

RAILWAY LANDS DEVELOPMENT AND MANAGEMENT COMMITTEE

Meeting held in the Conference Room, Level One of Civic Centre,
10 Watson Terrace, Mount Gambier, on Friday, 3rd July 2015 at 12 Noon

MINUTES

PRESENT: Cr C Greco (Presiding Member)
Mayor A Lee, Crs F Morello and S Mezinec

NOT IN ATTENDANCE: Crs S Perryman and M Lovett

APOLOGIES: Nil

COUNCIL OFFICERS: Director - Operational Services, Daryl Sexton
Engineering Manager, Daryl Morgan
Manager - Regulatory Services, Michael Silvy
Community Development Project Officer, Ben Kilsby
Administration Officer - Operational Services, Sarah Moretti
Administration Officer - Operational Services, Elisa Solly

COUNCIL MEMBERS

AS OBSERVERS: Cr I Von Stanke

WE ACKNOWLEDGE THE BOANDIK PEOPLES AS THE TRADITIONAL CUSTODIANS OF THE LAND WHERE WE MEET TODAY. WE RESPECT THEIR SPIRITUAL RELATIONSHIP WITH THE LAND AND RECOGNISE THE DEEP FEELINGS OF ATTACHMENT OUR INDIGENOUS PEOPLES HAVE WITH THIS LAND.

MINUTES: Cr Morello moved the minutes of the previous meeting held on Friday, 5th June 2015 be taken as read and confirmed.

Cr Mezinec seconded

Carried

QUESTIONS: (a) With Notice - nil submitted.
(b) Without Notice - nil received.

1. PROPERTY MANAGEMENT - Railway Lands - Update on Progress of Development Works - Ref. AF13/439

Goal: Building Communities

Strategic Objective: (i) Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met
(ii) The identified needs of the community are met, through implementing Long Term Asset Management Plans and Infrastructure Plans

The Presiding Member reported:

(a) The following update on the progress of works is provided below:

TASK / ACTIVITY DESCRIPTION	TIMEFRAME
Approval to accept Department of Planning, Transport and Infrastructure's offer	Completed
Advertisement for Demolition and Remediation	Completed

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Consider tenders for Demolition and Remediation and award contracts	Completed
Site demolition	Completed
Site remediation works	Completed
Construction of WSUD ponds and creek	Completed
Construct rail easement shared path	Completed
Irrigation bore and irrigation system	Completed
Rejuvenation of soil and planting of turf	Completed
Paths, sandpit, concrete plinths and mulch for nature play area	Completed
Refurbishment of railway heritage items including telegraph poles, fencing and construction of foot bridges by Rotary	In Progress
Reconstruct/extend platform and provide access ramps, stairs and balustrading	Completed
Artistic Balustrade panels	In Progress
Tree Planting	Completed
Construct Sunken Amphitheatre	Completed
Resurfacing existing platform	In Progress
Fencing to pond area	Completed
Supply & Install Solar Path and Plaza Lights	Completed
Supply & Install feature lighting	Completed
Install footpath pavers	In Progress, 65% complete
Install Plaza pavers and street furniture	Pavers 100% Furniture 50%
Signal Box redevelopment as public toilets	In Progress, 50% complete
Major Art Commission concept design and selection of final pieces	Funding Approved

Cr Morello moved it be recommended:

(a) The report be received and contents noted.

Cr Meziniec seconded

Carried

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2. PROPERTY MANAGEMENT - Committees - Railway Lands Development and Management Committee - Labyrinth - Ref. AF13/439

Goal: *Building Communities*

Strategic Objective: (i) *Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met*

The Presiding Member reported:

- (a) Council Officers have investigated the design and construction of a labyrinth and have produced a concept (previously provided) that fits within the confines of the partially constructed amphitheatre in the Railway Lands;
- (b) the preferred option is to apply a labyrinth 'pattern' to finished pavers or a concrete base;
- (c) the approximate cost of the pattern and application of the applied surface is \$50,000 and this is specialised work that only few contractors in SA can do;
- (d) it has been determined that a labyrinth 'applied pattern' cannot be successfully applied to the concrete pavers specified for the base of the amphitheatre because the applied material will 'bleed' too much into the shotblast surface of the pavers;
- (e) In order for the pattern to be successful a new concrete slab would need to be poured (approximately \$30,000) or new 'smooth' pavers purchased for the base of the amphitheatre (\$15,000) which is not the preferred option from an urban design point of view;

Cr Greco moved it be recommended:

- (a) The report be received;**
- (b) Council not proceed with a labyrinth in the amphitheatre;**
- (c) Council continue to develop plans for a labyrinth south of the platform and east of the plaza.**

Cr Morello seconded

Carried

3. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Official Opening - Ref. AF13/439

Goal: *Building Communities*

Strategic Objective: (i) *Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met*

The Presiding Member reported:

- (a) The Railway Lands Redevelopment Project is nearing completion and the works are anticipated to be completed by November 2015;
- (b) it is requested this Committee consider an official opening date for the site (a possible date being Friday, 13th November 2015);
- (c) Council will need to give adequate advance notice to allow politicians and invited guests to make appropriate arrangements to attend the opening.

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Cr Morello moved it be recommended:

- (a) The report be received;**
- (b) the official opening date for the Railway Lands Redevelopment Project be scheduled for Sunday, 15th November 2015.**

Cr Meziniec seconded

Carried

4. PROPERTY MANAGEMENT - Railway Lands - Rail Trail Project - Letter to Department of Planning, Transport and Infrastructure - Ref. AF15/343

Goal: Building Communities

Strategic Objective: (i) Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met

The Presiding Member reported:

- (a) Council is aware that approaches have been made to the Department of Planning, Transport and Infrastructure (DPTI) seeking “access” to the east-west rail corridor through Mount Gambier for the purpose of constructing a shared bicycle path;
- (b) attached to the agenda was a copy of correspondence from Council to DPTI (dated 19th May 2015);
- (c) Council is currently preparing technical documentation for further submission to DPTI which will allow these discussions to continue.

Cr Greco moved it be recommended:

- (a) The report be received;**
- (b) Council note the ongoing discussions between Council and DPTI in relation to access to the unused east-west rail corridor within the City.**

Cr Morello seconded

Carried

5. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Selection of Artist for Major Art Commission - AF11/2475

Goal: Building Communities

Strategic Objective: (i) Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met

The Presiding Member reported:

- (a) On the 17th March 2015 Council resolved that “*the Manager - Regulatory Services be authorised to submit a funding application to Arts SA for a further contribution (towards an additional art piece) of \$100,000*”;
- (b) in accordance with the requirements of the Arts SA funding program, an application was made for the preferred piece that met the requirements of the following criteria:
 - the artist's selection process will result in high-quality, innovative, original work with high artistic merit,
 - the project is likely to result in a work that enhances the public experience of contemporary art,
 - the project implementation budget is committed,

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- the timeline supports the development of high quality work,
 - the stakeholder/community engagement process supports the development of high quality work,
 - the site, locality and anticipated scale of the work/s is appropriate,
 - the project is perceived as viable;
- (c) the other requirement of the application was Council must provide at least 30% (cash or in kind) of the project implementation budget and provide evidence in the application of the financial commitment to the project – therefore the funding application was made for \$100,000 of a total project cost of \$150,000 which includes the supply and install of the art piece (\$100,000) AND additional works (\$50,000) not included (ground surface treatments, feature lighting and footings etc.);
- (d) the funding application was made for the 'Tracks' piece (by Exhibition Studios) as the preferred option and as voted by the public in the recent community consultation process. 'End of the Line' (by Greg Johns and recommended by the Project Advisory Committee) was not suitable for the funding application as it was not perceived to be 'new' work;
- (e) Arts SA major arts funding is highly competitive and only one project is awarded per year. On the 17th of June Council was advised its submission was successful. It is the first and only successful submission awarded to a regional project since the funding program was established in 2007;
- (f) It is now recommended the 'Arts' portion of the budget for the Railway Lands project be confirmed and the following is a breakdown of how that may occur:

DPTI 'Open Space' Funding Allocation:	\$280,000
Art SA Funding Allocation:	\$100,000
TOTAL ARTS BUDGET:	\$380,000
Major Art Piece:	\$150,000
Second Art Piece (as determined by Council):	\$100,000
Artistic Balustrade (move to Arts Budget):	\$60,000*
Site specific art projects (wood sculptures, murals etc.):	\$70,000
TOTAL ARTS EXPENDITURE:	\$380,000

*This figure can be used to offset (credit) the current project deficit of approximately \$130,000 as previously reported.

Cr Morello moved it be recommended:

- (a) **The report be received;**
- (b) **the Manager - Regulatory Services be authorised to engage Exhibition Studios to design, supply and install the Major Art piece 'Tracks' to a budget of \$100,000 (plus GST) and in accordance with their project submission, total item budget \$150,000;**
- (c) **Council negotiate with the artist team responsible for 'Signalling Change' and proceed with this piece as the second significant artwork on the site as per the approved Master Plan and in accordance with the above budget breakdown at a total cost of \$100,000;**
- (d) **the project budget be:**
- | | |
|--|------------------|
| Major Art Piece | \$150,000 |
| Second Art Piece | \$100,000 |
| Site specific art projects (still to be determined) | \$130,000 |
| TOTAL ARTS EXPENDITURE | \$380,000 |

Cr Meziniec seconded

Carried

6. PROPERTY MANAGEMENT - Railway Lands - Site Signage - Ref. AF13/439

Goal: Building Communities

Strategic Objective: (i) Strive for an increase in services and facilities to ensure the community has equitable access and that the identified needs of the community are met

The Presiding Member reported:

- (a) a feature entrance wall at the entrance of the site from Wehl Street South forms part of the approved Master Plan. This feature wall is planned to have lettering on it 'naming' the site - an image will be presented at the meeting of the wall and sign;
- (b) some Members may not be aware that a double sided display, public launch and initial community feedback process was initiated on 24th November 2011 for the proposed Railway Lands concept plan. The initial consultation period was to conclude 31st January 2012, however this was later extended to the 29th February 2012;

The community were advised of the concept through the media and provided the opportunity to provide feedback via the following mediums:

- Email via city@mountgambier.sa.gov.au
- 'Have your Say' at www.mountgambier.sa.gov.au
- Follow Twitter #railwaylands
- Feedback from Civic Centre Courtyard display
- Written submissions
- Text to 0407 794 188

The consultation feedback sheets also canvassed the community for name suggestions of the site. The responses received clearly highlighted a preference for Rail or Railway to be used;

- 47 responses included suggestions for naming the site
- 22 (47%) of the responses want a reference to Rail or Railway in the name of the site

- (c) Council officers recommend the site be named 'Mount Gambier Railway Lands'.

Cr Greco moved it be recommended:

- (a) **The report be received;**
- (b) **Council proceed with the feature entrance wall as part of the project and install site signage with the lettering 'Mount Gambier Railway Lands' as indicated in the concept image.**

Cr Meziniec seconded

Carried

MOTIONS WITHOUT NOTICE - Nil

The meeting closed at 12.50 p.m.

AF15/37
3 July 2015 - ES

CONFIRMED THIS

DAY OF

2015.

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PRESIDING MEMBER