

RAILWAY LANDS DEVELOPMENT AND MANAGEMENT COMMITTEE

Meeting held in the Conference Room, Level One of Civic Centre,
10 Watson Terrace, Mount Gambier, on Friday, 7th August 2015 at 12 Noon

MINUTES

PRESENT: Cr C Greco (Presiding Member)
Crs F Morello and S Mezinec

APOLOGIES: Nil

NOT IN ATTENDANCE: Crs S Perryman and M Lovett

COUNCIL OFFICERS: Director - Operational Services, Daryl Sexton
Manager - Regulatory Services, Michael Silvy
Community Development Project Officer, Ben Kilsby
Team Leader - Administration (Operational Services), Sally Wilson
Administration Officer - Operational Services, Elisa Solly

COUNCIL MEMBERS

AS OBSERVERS: Nil

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 Mezinec moved the minutes of the previous meeting held on Friday, 3rd July 2015 be taken as read and confirmed.

Cr Morello 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
Consider tenders for Demolition and Remediation and award contracts	Completed

Railway Lands Development and Management Committee Minutes of 7th August 2015 Cont'd...

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, 70% complete
Install Plaza pavers and street furniture	Pavers 100% Furniture 50%
Signal Box redevelopment as public toilets	90% complete
Major Art Commission concept design and selection of final pieces	In Progress

Cr Greco moved it be recommended:

(a) The report be received and contents noted.

Cr Mezinec seconded

Carried

2. PROPERTY MANAGEMENT - Land Division - Railway Lands - 1 Railway Terrace - Creation of Roadway - Ref. DA15/253

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) As resolved by Council, a Plan of Division has been lodged that creates a 3.1 metre wide roadway along the southern boundary of the Railway Lands (to allow buildings, at some future time, to be built on the property line);
- (b) this process requires formal referral to the Department for Planning, Transport and Infrastructure (DPTI) and they have voiced their concern (not unexpected) over the creation of a road on the 10 metre easement, and have requested the easement to be varied to ensure it is 10 metres wide adjacent to the proposed roadway;
- (c) the requested amendment was included on the plan (attached to the Railway Lands Development and Management Committee agenda) and as can be seen has little impact on the future use of the land. Given the width of the easement, the railway line, if ever reinstalled, could sit on the south side of the easement centre line.

Cr Greco moved it be recommended:

- (a) **The report be received;**
- (b) **Council instruct Cameron Lock Surveying to proceed to create a 'variation to the easement' as per their correspondence of 29th July 2015, to ensure the rail easement remains 10 metres wide from Wehl Street to Bay Road.**

Cr Morello seconded

Carried

3. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - 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 (as attached to the Railway Lands Development and Management Committee agenda) for it to be located south of the platform and east of the plaza in the Railway Lands;
- (b) the preferred option for construction is to apply a labyrinth 'pattern' to a finished concrete base;
- (c) the approximate cost of the altered drainage and sprinkler system, concrete pad, pattern and application of the applied surface is \$50,000 (plus GST). The pattern and application of the applied surface is specialised work that only a few contractors in SA can do;

- (d) Council have received a quote for the production of the labyrinth including the concrete slab from Colourpave Systems Australia Pty Ltd for \$32,000 (plus GST). Colourpave Australia have also been consulted with to carry out specialist floor surfacing at the Former Laundry building at the Old Hospital. They have experience with such projects and offer services not provided by local contractors;
- (e) given the complexity of the job and the specialist skills needed this is deemed to be a cost effective price and justifies the request to engage this contractor without calling for tenders.

Cr Mezenic moved it be recommended:

- (a) **The report be received;**
- (b) **Council proceed with a construction of a labyrinth located south of the platform and east of the plaza in the Railway Lands as indicated in the attached concept plan;**
- (c) **Colourpave Systems Australia Pty Ltd be engaged to construct the labyrinth in accordance with their quotation and Council Officers be authorised to complete alterations to drainage and sprinkler system, including all reinstatement works to a total cost of \$50,000 (plus GST). Council encourage Colourpave Systems Australia to utilise local contractors if reasonably practical to do so.**

Cr Morello seconded

Carried

4. 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) Council Officers have consulted with artists Trevor Wren and Danica Gacesa Mclean to refine the details of 'Signalling Change' for an alternative location within the Railway Lands - see attached plan for reference to the location in accordance with the approved Master Plan;
- (b) the artists have shown a keen interest in pursuing the alternative location for their piece to be installed;
- (c) it is 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 ('Tracks'):	\$150,000
Second Art Piece ('Signalling Change'):	\$100,000
Labyrinth:	\$50,000
Wooden carved sculptures for nature play area:	\$40,000
Wall art/murals (possibly two)	\$20,000
Feature Entrance Wall	\$20,000
TOTAL ARTS EXPENDITURE:	\$380,000

Cr Mezenic moved it be recommended:

- (a) The report be received;**
- (b) Council engage Trevor Wren & Danica Gacesa Mclean to refine the details of 'Signalling Change' for the alternative location within the Railway Lands for a total project cost of \$100,000 plus GST;**
- (c) Manager - Regulatory Services to report back to the Railway Lands Development and Management Committee with the revised concept for 'Signalling Change' for final approval;**
- (d) the project budget for artwork be confirmed as:**

Major Art Piece ('Tracks')	\$150,000
Second Art Piece ('Signalling Change')	\$100,000
Labryinth	\$50,000
Wooden carved sculptures for nature play area	\$40,000
Wall art/murals (possibly two)	\$20,000
Feature Entrance Wall	\$20,000
TOTAL ARTS EXPENDITURE	\$380,000

Cr Morello seconded

Carried

MOTION WITH NOTICE -

5. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Activity Spaces - 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) Cr Mezinec provided a verbal report to request Council consider investigating the incorporation of a skate park and/or other activity spaces (e.g. rage cage sports facilities) into the Railway Lands Precinct;**
- (b) investigations to include researching potential designs and costs with a view to preparing a project plan and budget for Councils 2016-2017 Budget deliberations.**

Cr Greco moved it be recommended:

- (c) The verbal report from Cr Mezinec be received;**
- (d) this matter be adjourned for further discussion at the next scheduled meeting of the Railway Lands Development and Management Committee.**

Cr Mezenic seconded

Carried

MOTIONS WITHOUT NOTICE - Nil

6. CONSIDERATION FOR EXCLUSION OF PUBLIC

Cr Greco moved that the following item be received, discussed and considered in confidence by excluding the public pursuant to Section 90 (2) of the Local Government Act 1999, and an order be made that the public (with the exception of other Council Members and Council Officers now present) be excluded from the meeting in order for the item to be considered in confidence as the Council is satisfied that the item is a matter that can be considered in confidence pursuant to the grounds referenced in Section 90 (3) of the said Act as follows:

- **S.90(3)(b) - information the disclosure of which:**
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is:
 - conducting business; or
 - proposing to conduct business;or would prejudice the commercial position of the council; and
 - (ii) would, on balance, be contrary to the public interest.

The Council is satisfied that the information to be received, discussed or considered in relation to this item is information the disclosure of which could confer a commercial advantage on a person with whom the council is conducting or proposing to conduct business, or would prejudice the commercial position of the council, in that the Council is proposing to negotiate with respondent(s) to an Expression of Interest process and the disclosure of financial and other information and the terms and conditions of a subsequent engagement could reasonably be expected to confer an advantage on the respondent(s) and prejudice the Council's commercial position during negotiations.

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances as the disclosure of Council's commercial position may prejudice Council's ability to be able to negotiate the best proposal for the benefit of the Council and the community in this matter.

<u>Item No.</u>	<u>Subject Matter</u>	<u>S90 (3) Grounds</u>
Railway Lands Development and Management		
7.	<u>PROPERTY MANAGEMENT</u> - Railway Lands - Expression of Interest - Management of Community Markets - Ref. AF14/166	(b)
8.	<u>PROPERTY MANAGEMENT</u> - Railway Lands - Expression of Interest - Occupation and Use Of Old Railway Station Building - Ref. AF13/439	(b)
9.	CONSIDERATION FOR KEEPING MATTERS CONFIDENTIAL	

Cr Morello seconded

Carried

The meeting closed at 12:45 p.m.

AF15/37

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