

RAILWAY LANDS DEVELOPMENT AND MANAGEMENT COMMITTEE

Meeting held in the Conference Room, Level One of Civic Centre,
10 Watson Terrace, Mount Gambier, on Friday, 1st May 2015 at 12 Noon

MINUTES

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

APOLOGIES: Cr Greco moved the apology received from Cr S Meziniec be accepted.
Cr Morello seconded Carried

NOT PRESENT: Cr M Lovett

COUNCIL OFFICERS: Director - Operational Services, Daryl Sexton
Administration Officer - Operational Services, Sarah Moretti

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 Greco moved the minutes of the previous meeting held on Friday, 27th March 2015 be taken as read and confirmed.

Cr Perryman 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

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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	In Progress, 90% complete
Artistic Balustrade panels	In Progress
Tree Planting	Completed
Construct Sunken Amphitheatre	Completed
Resurfacing existing platform	Not commenced
Fencing to pond area	Completed
Supply & Install Solar Path and Plaza Lights	In Progress, 95% complete
Supply & Install feature lighting	In Progress, 90% complete
Install footpath pavers	In Progress, 30% complete
Install Plaza pavers and street furniture	In Progress, 50% complete
Signal Box redevelopment as public toilets	In Progress, 30% 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 Morello seconded

Carried

2. PROPERTY MANAGEMENT - Railway Lands - Budget Adjustment - Ref. AF13/439

Goal: Building Communities

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- 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 current Railway Lands Development Budget has a budget allocation of \$280,000 for "Artworks". The purpose of this report is to examine if some of this funding could be removed from the Artworks component of the budget and transferred to another project/s?;
- (b) one option is to consider the artistic balustrade (valued at \$60,000) as "Art" and fund this from the Artwork budget, thus "freeing up \$60,000 which can be used for other project/s;
- (c) the Committee is requested to consider the budget transfer noted in (a) and (b) above and allocate the \$60,000 to the future upgrade of the Former Railway Station building.

Cr Greco moved that consent be granted for this item to be withdrawn.

Cr Perryman seconded

Carried

3. PROPERTY MANAGEMENT - Possible use of Railway Lands - Letter from Rotary Club of Mount Gambier - Ref. AF14/166

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) Recognise and support our volunteers, community organisations and their sustainability as they continue to be the foundation of the community*

The Presiding Member reported:

- (a) Council at its meeting held on Tuesday, 21st April 2015 resolved:
 - "(a) Correspondence received (attached to the minutes) from Mr Alan Richardson (Chair), Rotary Club of Mount Gambier Community Committee be received;*
 - (b) this matter be left to lie on the table for discussion at the next scheduled meeting of the Railway Lands Development and Management Committee."*

Cr Perryman moved it be recommended:

- (a) The report be received;**
- (b) the letter from the Rotary Club of Mount Gambier Community Committee be lifted from the table;**
- (c) Council respectfully decline the request of the Rotary Club of Mount Gambier Community Committee as Council is of the view that the carriage does not suit the amenity of the space.**

Cr Morello seconded

Carried

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4. PROPERTY MANAGEMENT - Railway Lands - Expression of Interest - Railway Station Building Occupancy - 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) Council at its meeting held on Tuesday, 21st April 2015 resolved:

“(a) The report be received;

(b) Council now proceed to call for Expressions of Interest (EOI) from the community seeking proposals for occupancy and use of the former Railway Station building, with responses to the EOI to address, as a minimum, the issues listed in this report;

(c) following receipt of the EOI's this Committee review same to shortlist the formal responses for further investigation and discussion with a view to presenting Council with a final recommendation;

(d) the EOI to remain open for two (2) months from the date of release.”

(b) the Expression of Interest has been prepared (copy is attached to the agenda) and will be released to the public on Wednesday, 29th April 2015 with a closing date for submissions of Friday, 3rd July 2015.

Cr Greco moved it be recommended:

(a) The report be received and noted for information.

Cr Perryman seconded

Carried

5. PROPERTY MANAGEMENT - Railway Lands - Expression of Interest - Community Markets - Ref. AF14/166

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) Recognise and support our volunteers, community organisations and their sustainability as they continue to be the foundation of the community*

The Presiding Member reported:

(a) Council at its meeting held on Tuesday, 21st April 2015 resolved:

“(a) Railway Lands Development and Management Committee Report No. 1/2015 be received;

(b) Council now release an Expression of Interest to the wider community seeking proposals from individuals or organisations to:

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- *Develop an overall plan/strategy for regular markets at the Railway Lands.*
- *Develop a management proposal to manage the operation of the regular markets at the Railway Lands, which will include an establishment budget, ongoing budget and long term financials for staffing/capacity, promotion, management of stalls, infrastructure, traffic management, insurances, complaints handling procedures etc.*

(c) *Expressions of Interest be reviewed by the Railway Lands Development and Management Committee to identify a preferred proposal and the preparation of a recommendation for the consideration of Council."*

(b) the Expression of Interest has been prepared (copy is attached to the agenda) and will be released to the public on Wednesday, 29th April 2015 with a closing date for submissions of Friday, 3rd July 2015.

Cr Greco moved it be recommended:

(a) The report be received and noted for information.

Cr Perryman seconded

Carried

6. PROPERTY MANAGEMENT - Redevelopment of Railway Lands - Liaison with adjacent Property Owners/Occupiers - Ref. AF14/166

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) *Recognise and support our volunteers, community organisations and their sustainability as they continue to be the foundation of the community*

The Presiding Member reported:

(a) Council at its meeting of Tuesday, 21st April 2015 resolved:

"(a) Council write to adjacent property owners/occupiers, including the Mount Gambier Chamber of Commerce, to advise that Council will be seeking to discuss their possible future involvement with the Railway Lands precinct and that Council will extend an invitation to a discussion in the coming weeks;

(b) The Administration present a suggested process of engagement with adjacent property owners/occupiers, and the Mount Gambier Chamber of Commerce, at the next scheduled meeting of the Railway Lands Development and Management Committee."

(b) in relation to part (a) of the above resolution the Administration has prepared a letter to be sent to all owners/occupiers on Monday, 27th April 2015 (an aerial map is attached to the agenda detailing the properties) advising that Council will offer the opportunity for owners/occupiers to meet with Council in the coming weeks to discuss possible future involvement;

(c) Council now has three (3) "engagement" projects to undertake with regard to the Railway Lands, being:

- Members facilitated Workshop regarding intergenerational activities at the site;

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- Community facilitated Workshop regarding intergenerational activities at the site;
- Engagement with adjacent property owners/occupiers;

Council staff have identified two (2) people for the role of facilitator for the first two (2) Workshops noted above and it is anticipated this will be finalised very soon and dates set for both consultations;

- (d) logically it makes sense for the first two (2) Workshops to be undertaken prior to the engagement with adjacent property owners/occupiers. All users need to integrate in some form and be complementary to each other for this site to work in a harmonious fashion;
- (e) the engagement with property owners/occupiers should perhaps be held in two (2) sessions, being the afternoon and evening, to give participants the choice of which best suits them and to spread the numbers out;
- (f) the meeting will need to be Chaired by the Mayor or Presiding Member of the Committee and Senior Staff will be available to assist with recording and collating ideas. It is suggested that both sessions be restricted to say two (2) hours duration to ensure they remain focused;
- (g) following this engagement, follow up meetings with individuals and/or clusters of individuals may be necessary to further review proposals;
- (h) Members may wish to discuss this overall approach to the engagement process.

Cr Perryman moved it be recommended:

- (a) The report be received;**
- (b) Council accept the order of engagements set out in this report and offer adjacent property owners/occupiers a choice of two (2) Workshops to attend, with Workshops being held in the Reception Area of the Civic Centre at a date/time to be determined.**
- (c) Councils consultation database be emailed to the Members of this committee for review and feedback regarding future invitations to the community engagement workshop.**

Cr Morello seconded

Carried

MOTIONS WITHOUT NOTICE

The meeting closed at p.m.

AF15/37
1 May 2015
SM

CONFIRMED THIS

DAY OF

2015.

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PRESIDING MEMBER