

## RAILWAY LANDS SUB-COMMITTEE

Meeting held in the Conference Room, Operational Services Area, Level One of Civic Centre,  
10 Watson Terrace, Mount Gambier, on Tuesday, 4<sup>th</sup> March 2014 at 7.30 a.m.

### MINUTES

- PRESENT: Cr P Richardson (Presiding Member)  
Crs A Lee, and I Von Stanke
- APOLOGIES: Crs D Mutton and J Maher
- COUNCIL OFFICERS: Chief Executive Officer, Mark McShane  
Director - Operational Services, Daryl Sexton  
Engineering Manager, Daryl Morgan  
Manager - Regulatory Services, Michael Silvy  
Clerical Officer, Sarah Moretti

### COUNCIL MEMBERS

AS OBSERVERS: Cr M White

**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 Von Stanke moved that the Minutes of the previous meeting held on Wednesday, 25<sup>th</sup> September 2013 be taken as read and confirmed.

Cr Lee seconded

Carried

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

### 1. **PROPERTY MANAGEMENT - Project Management - Indicative Time Frame for Project Completion - Ref. AF12/378**

*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 schedule of works has been amended and should be used as a guide to indicate the various elements of Stage 1 of the project together with indicative time frames:

<b>TASK / ACTIVITY DESCRIPTION</b>	<b>TIMEFRAME</b>
Approval to accept Department of Planning, Transport and Infrastructure's offer	Complete July 2013
Advertisement for Demolition and Remediation	Completed Late July 2013
Consider tenders for Demolition and Remediation and award contracts	Complete September 2013
Site demolition	Complete Late November 2014
Site remediation works	Complete Early March 2014
Stage One works - time schedule to be developed	Commence Mid March 2014

Advertise for Expression of Interest - Artistic Balustrade panels
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Commence Late April 2014
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**Cr Von Stanke moved it be recommended:**

**(a) The report be received and contents noted.**

**Cr Lee seconded**

**Carried**

**2. PROPERTY MANAGEMENT - Air Quality Monitoring - Railway Lands Project and Former Mount Gambier Hospital Project - Ref. AF11/1570, AF12/379, AF11/1373**

*Goal: Environment*

*Strategic Objective: (i) Use every opportunity to increase the level of community understanding and awareness of the necessity of environmental sustainability.*

The Presiding Member reported:

- (a) Air quality monitoring for the Railway Lands project has been completed;
- (b) the purpose of this was to determine a base line level for particulate matter (dust) that may be present around these sites and to assist with the management of dust complaints during the contract works;
- (c) this additional control has provided Council with additional information to combat any negative publicity or criticism in this regard;
- (d) Land and Water Consulting carried out this task within their role as our environmental consultants at a final cost of approximately \$17,000 + GST.
- (e) results can be summarised as:
  - Monitoring commenced in early November
  - Some exceedences were experienced, however with the use of a larger water truck, dust control was better implemented
  - Some hot windy weather in late January caused levels to be elevated, however in mid February it was the smoke from the local fires that saw levels spike
  - Generally, while we experienced the odd spike, dust control has been good with levels kept below the desired guideline
  - The EPA visited the site at least twice – the air quality monitoring station and results were discussed with them with no issues raised

**Cr Von Stanke moved it be recommended:**

**(a) The report be received and contents noted.**

**Cr Lee seconded**

**Carried**

**3. FINANCIAL MANAGEMENT - Tenders - Railway Lands - Construction of Wetland and Creek - AF14/28**

*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 has recently called for and received tenders for Construction of the Wetland and Creek works as part of the Railway Lands Stage 1 project - Tender AF14/28;
- (b) This contract deals specifically with the construction of the concrete walled Pond 1, rock lined Pond 2 and rock lined Creek at the western end of the site (referred to previously as the WSUD Wetland Area).
- (c) The following works form part of this contract:
  - Placement of site facilities, supervision and administration of construction
  - Supply and install clay liner to pond 1 and 2 including testing
  - Supply and install concrete walls, foundations and wier to pond
  - Backfilling behind concrete wall
  - Supply and install of 'elcomax' liner, boulders (referred to as weathered moss rocks) and top soil
  - Install of site won (Council supplied) ballast to ponds and creek
  - Supply and install of concrete box culvert to creek at easement
  - Connection of pond 1 to existing stormwater system in Wehl Street South and creek to existing pit located on site
- (d) The Manager - Regulatory Services provided a further report detailing the tenders received.

**Cr Lee moved it be recommended:**

- (a) The report be received and contents noted;**
- (b) Item be referred to Operational Services Committee for further consideration.**

**Cr Von Stanke seconded**

**Carried**

**4. FINANCIAL MANAGEMENT - Railway Lands - Stage 1 Works - AF11/1373**

*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 staff have requested from four (4) local contractors a price to construct the Platform Extension, Access Ramps, Stairs and Platform Balustrading;
- (b) this contract deals specifically with the construction of the concrete Platform extension, access ramps, stairs and platform balustrading.
- (c) the following works form part of this contract:
  - Platform extension including structural system in accordance with Tonkins retaining wall design, backfilling with compacted material and any demolition required to complete the works
  - Break in platform including demolition and excavation
  - Concrete block access ramps and stairs including applied texture coating to match the 'stucco' colour and finish on the existing retaining walls surrounding the Railway Station building

- Balustrade/fencing (fully welded system) to the platform (western end of break - 170lm, eastern end of break including extension - 300lm) including laced chainmesh panelling, handrailing to the stairs and ramps (type a - 40lm X 2, type b - 45lm X 1, type c - 70lm X 2) including balustrade infill panelling to the ramps as detailed

(d) Four (4) local contractors were invited to submit a price for the works, they were;

- Dycer Constructions
- Steplen Constructions
- Andrae Builders
- SMB Civil

<b>INVITED PRICE - PLATFORM EXTENSION, ACCESS RAMPS, STAIRS AND PLATFORM BALUSTRADING</b>			
Company	Conforming (Y/N)	Comments	Lump Sum (\$) (exc. GST)
Dycer Constructions	Y	Included is: balustrades (\$161,800), supply fill price (\$6,175), all ramps and stairs with textured finish, Class 3 finish concrete retaining walls, Webforge bridges (\$20,750), bridge tactile indicators (\$4,000).	\$418,317
Stепен Constructions	Y	Included is: balustrades, supply fill price, all ramps and stairs with textured finish, Class 3 finish concrete retaining walls, Webforge bridges (\$17,400), bridge tactile indicators (\$6,000).	\$410,991.81
Andrae Builders	Y	Included is: balustrades, supply fill price, all ramps and stairs with textured finish, Class 3 finish concrete retaining walls, Webforge bridges (\$17,400), bridge tactile indicators (\$6,000).	\$298,909.10
SMB Civil	N	Did not submit.	

(e) Council staff have requested from Gambier Earth Movers (as the selected contractors carrying out the remediation works) to provide a price for the construction of the Rail Easement Shared Path;

This contract deals specifically with the construction of the 3m wide asphalt shared path and balance of 10m easement (7m wide) covered in site won ballast material. GEM were requested to price this component of the project because of the potential savings by using the already on site contractor.

The cost provided by GEM was \$108,000 exc. GST.

(f) Council staff have requested from JB Irrigation (as the preferred contractor capable of carrying out the proposed works in the limited time frame) a price for the design and installation of a fully automated irrigation system, bore and pump station:

JB Irrigation have recently carried out large scale irrigation works at the Old Hospital and have indicated they are in a position to carry out the works immediately. Council staff have resisted the temptation to use dust suppressants on the site (saving nearly \$15,000) and opted to install the irrigated watering system immediately. There is a concern that dust could become a problem once the remediation contractors leave

the site – thus the urgent need to provide a quality irrigation system and a quick growing long term turf solution.

The cost provided by JB Irrigation was \$47,295 exc. GST for the irrigation system and \$25,600 exc. GST for the Bore and Pump Station which is consistent with the estimate allowed in the original budget of \$75,000 exc. GST.

- (g) Council staff have requested from Blue Lake Turf Supplies (as the preferred contractor capable of carrying out the proposed works in the limited time frame) a price for the supply and installation of a line planted kikuyu turf to the open space of the Railway Lands:

The cost provided by Blue Lake Turf Supplies was \$52,500 exc. GST for the supply and install of line planted male sterile kikuyu. Included in the price is a soil test, supply and spread three (3) applications of high analysis fertiliser at and monitoring of growth rates to ensure that the maximum growth can be obtained within a eight (8) week period.

Full cover should be achieved in eight (8) weeks providing planting can start no later than the end of February while soil temperatures are at it's warmest, after this time growth rates may be slower towards the end of the eight (8) week period depending on the weather.

- (h) A table was provided at the meeting (see attached) as an update on the various components of Stage 1 and the current status of the actual work against those figures identified in the budget.

**Cr Lee moved it be recommended:**

- (a) **The report be received;**
- (b) **Council accept the tender from Andrae Builders to undertake the construction of the Platform Extension, Access Ramps, Stairs and Platform Balustrading as per Job No 0304-33, Zone A and B plans and Details at the price of \$298,909.10 (excluding GST);**

**Cr Richardson seconded** **Carried**

**Cr Lee moved it be recommended:**

- (c) **Council Officers be authorised to negotiate the final price with Gambier Earth Movers to construct the Rail Easement Shared Path within the project budget;**

**Cr Von Stanke seconded** **Carried**

**Cr Richardson moved it be recommended:**

- (d) **Council accept the price from JB Irrigation to design and install a fully automated irrigation system, bore and pump station for \$72,895 (excluding GST);**

**Cr Lee seconded** **Carried**

**Cr Von Stanke moved it be recommended:**

- (e) **Council Officers be authorised to negotiate a price with Blue Lake Turf Supplies to remediate the soil and sow seed to the open space of the Railway Lands within the project budget;**

**Cr Lee seconded**

**Carried**

**Cr Lee moved it be recommended:**

- (f) Council appoint Mr Daryl Sexton, Director - Operational Services as the Superintendent to the contracts awarded in accordance with Item 4 for the authorisation of progress claims, including authorisation of defects, variations and issuing of certificates etc.**

**Cr Von Stanke seconded**

**Carried**

**5. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Involvement of The Rotary Club Mount Gambier West - 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 staff were approached by representatives of the Rotary Club of Mount Gambier West to discuss the possibility of assisting Council with works at the Railway Lands and donating some of their accumulated cash reserve for Community Projects;
- (b) at a meeting held on Wednesday 29<sup>th</sup> January 2014 with Ary Vandenhurk the following projects were submitted as possible tasks suitable for assistance from the Club:
- Landscaping of Proposed Wetland and Creek (say 500 aquatic plants and native grasses)
  - Perimeter Fencing fabrication and install (salvaged Railway Iron – 285lm approximately)
  - Telegraph Pole (heads are salvaged) repair and reinstatement on new railway iron poles (8 units)
  - Bridge fabrication and install (design not yet done)
- (c) Council staff received a phone call from Mr Vandehurk on Wednesday 19<sup>th</sup> February to advise that the Club voted on the projects last night and agreed to assist Council achieve all four (4) of the identified tasks as well as commit \$40,000 toward the project. These details are yet to be confirmed in writing.

**Cr Lee moved it be recommended:**

- (a) The report be received;**
- (b) Council Officers to continue to liaise with representatives of the Rotary Club of Mount Gambier West with a view to formalising a partnership between the Club and Council for the completion of various tasks in the Railway Lands redevelopment project.**

**Cr Von Stanke seconded**

**Carried**

**6. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Seed Funding Application To Arts SA For Artistic Balustrade Design - 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) Background and Context

- A major component of the Stage 1 works is the extension of the existing platform and a galvanised iron chainmesh balustrade surrounding the entire platform. This balustrade is a BCA requirement because of the fall height. Given the site will become a more readily available public space a balustrade is required.
- A chainmesh balustrade is somewhat utilitarian in its aesthetic but is required to 'fit in' with the industrial theme of the site. One way to add some 'feature' to the chainmesh is to include an artistic panel within the fence. Woven (laced) wire art is relatively new worldwide and this concept, if approved would be the first of its kind in Australia. Arts SA and Multi Sports Concepts (importers of the product into Australia) are both extremely excited about this project.

(b) Decorative woven (laced) wire panels by Demakersvan

- Lace Fence was produced by young Dutch designer Joep Verhoeven as his graduate project while studying at Design Academy Eindhoven
- The idea is based on the anonymous chainlink security fences that are ubiquitous on industrial estates and sports grounds around the world. These are usually made of galvanised steel wire, which is woven into a continuous mesh by a process akin to giant-scale knitting, and then erected on posts
- Working with plastic-coated copper wire – which is more malleable than steel – Verhoeven wove intricate patterns, inspired by traditional Dutch lace-making techniques, into the fence, creating a delicate screen of foliage and flowers. Thus, a product that is a symbol of privacy, denial and even paranoia becomes something celebratory and strangely domestic

(c) Seed Funding Application

- The City of Mount Gambier is seeking Expressions of Interest (EOI) from South Australian artists/artists teams/illustrators to develop high quality illustration concepts to be later fabricated as decorative woven (laced) wire balustrade panels at the redeveloped Mount Gambier Railway Lands site
- The preferred concepts for the site will be selected and the artist/artist teams/illustrators will be engaged to undertake design development (detail engineering/design documentation and budget preparation) for the concept design in conjunction with Dutch design company, Demakersvan, who have pioneered the lace fence concept
- The project is proposed to be designed and installed by the end of August 2014

(d) Location for the Commission

- The location of the final commission will be the proposed balustrade surrounding the existing passenger platform. This platform is elevated some 1.1m above natural ground level and will be extended to incorporate a large open space for future undefined civic activities
- The balustrade/fencing will be a galvanised steel fully welded system on base plates bolted to the platform concrete edge plinth. Approximate length of the overall balustrading surrounding the platform is 170 lineal metres (western end of stair case break) and 300 lineal metres (eastern end of break including

proposed platform extension). The overall length of the artistic panels will be approximately 80 lineal metres

(e) Budget

- The total budget for fabrication is \$40,000 plus GST – this is included in the project costs table
- Each of the three (3) shortlisted artists/art teams/illustrators will be allocated a \$3,000 concept design fee to develop and present concept artwork for five (5) panels that can/could be interconnected or repeated to form a longer panel. The total value of seed funding sought from Arts SA is \$9,000 plus GST to cover the concept design fee of the shortlisted artists/artist teams/illustrators
- Approval of the funding application is likely to be known by late February/Early March

**Cr Lee moved it be recommended:**

**(a) The report be received;**

**(b) Council Officers await a response from Arts SA regarding the funding application and proceed with the expression of interest if successful.**

**Cr Richardson seconded**

**Carried**

**7. PROPERTY MANAGEMENT - Railway Lands Redevelopment Project - Railway Lands Stage 2 Funding Application - AF13/439**

The Presiding Member reported:

(a) Council at its meeting held on 15<sup>th</sup> October 2013 resolved as follows;

*“(a) The report be received;*

*(b) Council endorse the pre-application for both the Railway Lands project (Stage 2) and Former Hospital Redevelopment (Stage 2) and authorise staff to submit full applications if invited to do so.”*

(b) Council have recently been advised that this application has been successful to the amount of \$1,000,000 which is to be matched dollar for dollar by the City of Mount Gambier under the terms of the funding program.

(c) The following is the scope of works as outlined in the application;



<b>RAILWAY LANDS STAGE 2 WORKS SCHEDULE</b>			
<b>Activity</b>	<b>Outcomes</b>	<b>Funding Contribution</b>	<b>Council Contribution</b>
Detailed Design Documentation and Site Management	Develop detailed design and construction drawings and provide a Consultant to site Manage the project		\$100,000
Feature Landscaping Elements & Street furniture	Supply, deliver, lay and prepare feature landscaped areas (\$200k), kerbing (\$60k) and street furniture (\$20k)		\$280,000
Paving	Supply, delivery and lay pavers		\$300,000
Artwork/Sculptures/Entrance Treatment	Allowance for specific artwork (\$180k) and sculptures and stand alone entrance treatment at Bay Road (\$100k)	\$250,000	\$30,000
Public Amenities Building and Platform	Re-construct Old Signal Box as Public Toilet (\$250k) on completed reconstructed/extended Platform	\$250,000	
Public lighting, signage, bollards and fencing	Pathway and feature lighting (\$150k), feature signage (\$20k), bollards and fencing installation (\$20k)		\$190,000
Outdoor Learning Environment and recreation zone	Shelters (\$250k) and Outdoor Learning Environment landscaping elements (\$250k)	\$500,000	
Contingency Sum	Allowing for project scope alterations, cost escalations or added features		\$100,000
<b>TOTAL</b>		<b>\$1,000,000</b>	<b>\$1,000,000</b>

(d) Given the current outstanding works of Stage 1 and the above Stage 2 works it is anticipated that a final completion date for all works is 31<sup>st</sup> December 2015.

**Cr Richardson moved it be recommended:**

**(a) The report be received;**

**(b) Council refer a figure of \$1,000,000 to the 2014/15 budget process for consideration in order to meet the obligations of the funding application.**

**Cr Lee seconded**

**Carried**

**MOTIONS WITHOUT NOTICE - Nil**

The meeting closed at 8:00 a.m.

AF11/1373  
4 March 2014  
SM

CONFIRMED THIS

DAY OF

2014.

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PRESIDING MEMBER

ACTIVITY (STAGE 1)	TARGET OUTCOMES	BUDGET	ACTUAL	COMMENTS	STATUS
Detailed Design Documentation and Site Management	Develop detailed design and construction drawings and provide a Consultant to site Manage the project	\$100,000	\$100,000	Environmental Management (including laboratory testing and air quality monitoring) complete as of Feb 21 2014	Complete
Land Contamination removal	Remediate, re-use and remove contaminated soil	\$750,000	\$389,609	Tender amount from GEM for \$389,609 plus variations.	Complete
Tree Planting	Supply, deliver and plant 128 mature trees & 18 palms	\$130,000	\$85,000	Quote accepted from Established Tree Transplanters for \$30,970 inc. delivery plus supply of Palms \$40,200. Tree planting allowance also provided.	Trees ordered, awaiting supply for installation mid 2014.
Grass areas	Supply, deliver, lay and prepare landscaped areas - 35,000m2	\$73,000	\$53,000	Quote accepted from Blue Lake Turf Supplies for 3.5ha @ \$15,000/ha for male sterile kikuyu line planted.	Awaiting approval
Paving	Supply, deliver, lay and prepare concrete paving - 2,500m2	\$300,000	\$320,000		Not commenced
Concrete kerbing	Supply, deliver, lay and prepare concrete kerbing (\$60k)	\$60,000	\$60,000		Not commenced
WSUD Wetland area	Construction of basins with pipe system and landscaping to surrounds	\$410,000	\$600,000	Tenders called in February. Three tenders received.	Awaiting approval
Landscaping Wetland & Creek	Supply and installation of plants to Wetland and Creek		-\$5,000	Rotary Club to donate \$10,000 toward the planting component. Cost of plants likely to be approximately \$5,000.	Awaiting approval
Refurbishment of Railway Heritage Items	Repairs to and re-establishment of Heritage items on site - boundary fencing, telegraph poles		-\$15,000	Rotary Club to donate \$30,000 toward repairs & re-establishment of Heritage items on site. Cost of materials likely to cost \$15,000.	Awaiting approval
Drainage/Irrigation	Irrigation/drainage bore (\$35k) and irrigation system (\$40k)	\$75,000	\$75,000	Quote accepted from JB Irrigation for \$47,295. Bore & pump quote accepted from JB Irrigation for \$25,600.	Awaiting approval
Platform Upgrade	Reconstruct/extend Platform and provide access ramps, stairs and balustrading to entire platform	\$70,000	\$350,000	Prices called from four local contractors. Three prices received. Lowest price from Andrae Builders \$300,000. Actual figure includes cost to design and produce decorative lace balustrade panels.	Awaiting approval
Site demolition	Demolish ancillary structures/items	\$20,000	\$23,710	Tender awarded to Heenan Earthmoving.	Complete
Southern boundary refurbishment	Provide financial support to adjacent land owners to upgrade their properties	\$50,000	\$50,000	Further consideration required.	Not commenced
Shared bike path on rail easement	Construction of 3m wide asphalt shared path together with a crushed rock surface to remainder of the rail easement	\$60,000	\$100,000	Quote received from GEM for \$108,861.	Awaiting approval
Site Electrical requirements	New 3 phase power supply to Pump Shed/Railway Station building		\$32,500	Quote received from Stuckey Electrical for \$32,500	Awaiting approval
Lighting	Solar lighting along shared path			Awaiting advice from Electrical Contractor	Not commenced
Pump shed	Refurbishment of existing shed to be used as pump control room		\$10,000	Estimate only, requires confirmation.	Not commenced
Contingency Sum	Allowing for project scope alterations, cost escalations or added features	\$150,000	\$120,000	Contingency sum used for Environmental Management Fees	Complete
<b>TOTAL</b>		<b>\$2,248,000</b>	<b>\$2,348,819</b>		
<b>DIFFERENCE</b>			<b>-\$100,819</b>		