

8 August 2018

**MAYOR
COUNCILLORS
CITY OF MOUNT GAMBIER**

NOTICE is given that the Strategic Standing Committee will meet in the following Meeting Room on the day, date and time as follows:

Strategic Standing Committee
(Committee Room - Level 4):

Monday, 13 August 2018 at 5:30 p.m.

An agenda for the meeting is enclosed.



Mark McSHANE
CHIEF EXECUTIVE OFFICER

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5. STRATEGIC STANDING COMMITTEE REPORTS

Strategic Standing Committee Reports commence on the following page.



5.1. Policy Review - P420 Procurement & Disposal of Land and Assets - Report No. AR18/31419

COMMITTEE	Strategic Standing Committee
MEETING DATE:	13 August 2018
REPORT NO.	AR18/31419
RM8 REFERENCE	AF17/506
AUTHOR	Nick Serle
SUMMARY	This report presents Council Policy P420 Procurement & Disposal of Land and Assets.
COMMUNITY PLAN REFERENCE	Goal 1: Our People

REPORT RECOMMENDATION
<p>(a) That Strategic Standing Committee Report No. AR18/31419 titled '<i>Policy Review – P420 Procurement & Disposal of Land and Assets</i>' as presented to the Strategic Standing Committee on 13 August 2018 be noted.</p> <p>(b) That the updated Policy - P420 Procurement & Disposal of Land and Assets as attached to Strategic Standing Committee Report No. AR18/31419 be adopted.</p>

Moved:

Seconded:



Background

Council policies each have a specified review period. Accordingly policy "P420 – Procurement & Disposal of Land and Assets" has been reviewed and is presented for consideration.

Discussion

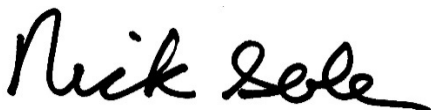
No material changes are proposed to the policy "P420 – Procurement & Disposal of Land and Assets" except to clarify the changeover value of a trade-in purchase, to add reference to the ReUse Market under the Asset Disposal section, and to change the title of Manager – Governance and Property to Manager Executive Administration.

Conclusion

The reviewed policy "P420 – Procurement & Disposal of Land and Assets" is attached and recommended for consideration and re-adoption with no material policy changes.

Attachments

[Attachment 1 \(AR18/31430\): Draft Policy P420 – Procurement & Disposal of Land and Assets](#)



Nick SERLE
GENERAL MANAGER CITY INFRASTRUCTURE



Mark McSHANE
CHIEF EXECUTIVE OFFICER

6 August 2018
AL



5.2. Internal Review of Council Actions - Report No. AR18/29829

COMMITTEE	Strategic Standing Committee
MEETING DATE:	13 August 2018
REPORT NO.	AR18/29829
RM8 REFERENCE	AF11/1749
AUTHOR	Michael McCarthy
SUMMARY	This report presents information that Council is required by Section 270(8) of the Act to consider on an annual basis in relation to applications for internal review of Council decisions.
COMMUNITY PLAN REFERENCE	Goal 3: Our Diverse Economy

REPORT RECOMMENDATION
<p>(a) That Strategic Standing Committee Report No. AR18/29829 titled '<i>Internal Review of Council Actions</i>' as presented to the Strategic Standing Committee on 13 August 2018 be noted.</p> <p>(b) That the background and discussion material contained in Strategic Standing Committee Report No. AR18/29829 relating only to Section 270 of the Local Government Act 1999 be included in Council's 2017/2018 Annual Report.</p>

Moved:

Seconded:



Background

Section 270 of the Local Government Act 1999 (the Act) relates to the internal review of council actions or decisions.

Council is required by Section 270(8) of the Act to initiate and consider a report on an annual basis that relates to the:

- Number of applications received under the provisions of Section 270; and
- Kinds of matters to which the applications relate; and
- Outcome of applications.

The Local Government (General) Regulations further prescribes that the report required under Section 270(8) is material that is included in the annual report of Council.

Discussion

During the 2017/2018 Financial Year, no formal applications were received in relation to Section 270 of the Act or Council's Internal Review of Council's Decisions Policy.

Conclusion

It is proposed that the background and discussion material in this report relating to Section 270 of the Local Government Act 1999 be included in Council's 2017/2018 Annual Report in fulfillment of the legislative/regulatory requirements.

Attachments

Nil



Michael McCARTHY
MANAGER EXECUTIVE ADMINISTRATION



Mark McSHANE
CHIEF EXECUTIVE OFFICER

6 August 2018
MMcC



5.3. Community Land Revocation/Transfer - 25 Alexander Street 5GTR-FM - Report No. AR18/30034

COMMITTEE	Strategic Standing Committee
MEETING DATE:	13 August 2018
REPORT NO.	AR18/30034
RM8 REFERENCE	AF11/1381
AUTHOR	Michael McCarthy
SUMMARY	This report presents approval of a proposal to revoke the community land classification of land at 25 Alexander Street; and proposes motions to revoke the classification; and to transfer the property to 5GTR-FM.
COMMUNITY PLAN REFERENCE	Goal 3: Our Diverse Economy

REPORT RECOMMENDATION

- (a) That Strategic Standing Committee Report No. AR18/30034 titled '*Community Land Revocation/Transfer - 25 Alexander Street 5GTR-FM*' as presented to the Strategic Standing Committee on 13 August 2018 be noted.
- (b) That, in accordance with Section 194(3)(b) of the Local Government Act 1999, the Community Land classification of the land identified as 25 Alexander Street, Mount Gambier being Allotment 102 within Deposited Plan 240, Certificate of Title 5180, Folio 718 be revoked.
- (c) That, the classification as community land being revoked, the property at 25 Alexander Street, Mount Gambier being Allotment 102 within Deposited Plan 240, Certificate of Title 5180, Folio 718 be transferred to South East Community Access Radio Incorporated for nil consideration consistent with Council's earlier 2001 and 2011 resolutions.
- (d) The Chief Executive Officer and Mayor be authorised to affix the Common Seal of the Council to any documentation necessary to give effect to resolutions (b) and (c).

Moved:

Seconded:



Background

In 2014 Council considered Corporate and Community Services (CCS) Report 42/2014 and 46/2014 in relation to a proposed revocation of community land classification and transfer of a Council owned property at 25 Alexander Street to the South East Community Access Radio (SECAR / 5GTR-FM).

This followed earlier Council resolutions in 2001 and 2011 that endorsed the preparing of documents to legally bind Council to transfer the freehold of 25 Alexander Street to SECAR / 5GTR-FM for nil consideration and for Council to meet all costs of the transfer. This position was formed on the basis that Council had financed the purchase of 25 Alexander Street in 1994 and SECAR / 5GTR-FM had repaid the principal and interest over a 20 year period with the last repayment in June 2014.

Unfortunately, these earlier resolutions did not acknowledge that 25 Alexander Street was caught by the community land provisions of the Local Government Act when it commenced in 1999 and a valid exclusion or revocation process, requiring public consultation and Ministerial approval, was necessary before the Council could legally enter into a contract to transfer the land.

Copies of CCS Report 46/2014, CCS Report 57/2011 and associated Council are attached for further background information as Attachments 1, 2 and 3.

Discussion

Public Consultation on the proposed revocation of community land classification from 25 Alexander Street was undertaken in 2014 and with no objections being received a report and covering letter were prepared for submission to the Minister seeking approval of the proposal.

Due to a range of administrative complications the submission was only submitted to the Minister in June 2018.

On 27 July 2018 Council received a letter dated 22 July 2018 from the Development Division of the Department of Planning, Transport and Infrastructure advising that the revocation proposal was approved under delegation, notwithstanding that a significant amount of time has passed since the original Council resolution.

If Council wishes to proceed with the revocation and transfer, it will need to pass a motion to revoke the community land classification pursuant to section 194(3)9b) of the Local Government Act 1999.

Conclusion

The necessary processes in accordance with section 194 of the Local Government Act 1999 having been undertaken and the necessary approval having been obtained, this report recommends that Council pass a motion to revoke the community land classification of 25 Alexander Street and to authorise the transfer of the property to SECAR / 5GTR-FM for nil consideration and for all transfer costs to be borne by Council.



Attachments

[Attachment 1 \(AR14/21712\): CCS Report No. 46 2014 - Land Transfer – 25 Alexander Street](#)

[Attachment 2 \(AR11/16194\): CCS Report No. 57/2011 – SECAR - 25 Alexander Street](#)

[Attachment 3 \(AR11/18331\): Council Resolution 15/11/2011 \(Item 13 CCS Report No. 57/2011\)](#)

[Attachment 4 \(AR18/29961\): Revocation Approval Letter – 25 Alexander Street](#)



Michael McCARTHY
MANAGER EXECUTIVE ADMINISTRATION



Pamela LEE
GENERAL MANAGER COUNCIL BUSINESS SERVICES

27 July 2018
MMcC



5.4. Mount Gambier Public Arts Strategy - AR18/30827

COMMITTEE	Strategic Standing Committee
MEETING DATE:	13 August 2018
REPORT NO.	AR18/30827
RM8 REFERENCE	AF18/305
AUTHOR	Barbara Cernovskis
SUMMARY	The Mount Gambier Public Arts Strategy steps out a clear framework for coordinated arts and cultural development for our community and is presented for endorsement.
COMMUNITY PLAN REFERENCE	Goal 1: Our People
	Goal 4: Our Climate, Natural Resources, Arts, Culture and Heritage

REPORT RECOMMENDATION

- (a) That Strategic Standing Committee Report No. AR18/30827 titled '*Mount Gambier Public Art Strategy*' as presented to the Strategic Standing Committee on 13 August 2018 be noted and endorsed.

Moved:

Seconded:



Background

At the meeting of Council on 17 April 2018 the following resolution endorsed the development of a Public Art Strategy for the City of Mount Gambier.

- (a) *That Council Report No. AR18/14419 titled '2017/18 Cultural Development Fund' as presented to the Council on 17 April 2018 be noted.*
- (b) *That Council approve the Cultural Development Fund submission 'Sculpture Trail' received from Ivo Tadic to the value of \$13,000*
- (c) *That Council approve the allocation of \$12,000 from the remaining 2017/18 Budget allocation for the Cultural Development Fund to develop a five year Public Art Strategy for the City of Mount Gambier.*

Discussion

After an Expression of Interest process Professor Ross Gibson was selected to develop a Mount Gambier Public Arts Strategy against the following criteria:

The Public Art Strategies are intended to transform Mount Gambier, already known for its natural beauties, into a nationally significant, regional cultural hub, as well as a vibrant place to live in, and an important art destination to visit. This should be done by developing innovative strategies for the commissioning, creation, and presentation of public art in Mount Gambier, and by fostering, facilitating and promoting interdisciplinary dialogue, creative collaboration, sustainable growth, artistic practices, and cultural developments. The proposals should include visions about unique and strong public engagement of diverse local communities, enhancing cultural identity, as well as have for a goal the broadening of community's experience and connection to the arts. The City of Mount Gambier is aware that art can define a city, as it has a proud history of commissioning public artworks and activation of public art spaces (e.g. Railway Lands). Therefore the proposed Public Arts Strategy should include ongoing maintenance of existing public artworks as well as the strategic commissioning of new artwork.

The draft Mount Gambier Public Arts Strategy (Attachment 1) was made available for Elected Members in preparation for a designated informal gathering held on Monday 30 July 2018, where Professor Ross Gibson presented the strategy.

The Mount Gambier Public Arts Strategy steps out a clear framework for the coming five years and recommends that Council facilitate a suite of public artworks integrated across three categories:

- (a) Intimate installations and adornments (some of them deliberately ephemeral) that are encountered by local citizens in the everyday locations of Mount Gambier
- (b) High-impact, "beacon" installations that are appreciated not only by local citizens but also by visitors who are attracted from elsewhere



- (c) Recurrent events, such as festivals and conferences, which bring local citizens and visitors together to discuss and appreciate the aesthetic and social qualities of the public space, the public arts and other qualities and amenities in Mount Gambier.

The document further recommends that over the coming five years, local artists should always be encouraged to be involved in the development, production and installation of projects across the full suite of the three different types of artworks. Local citizens should be involved either as principal artists or as team-members or interns on projects led by more experienced artists. Throughout the process of developing, producing and installing artworks, consultative participation with the general community and 'hands-on' capacity-building within the local creative community are key strategic objectives. Such capacity-building entails both the deployment of local talent and the judicious exposure of local practitioners to 'imported' talent of the highest order and experience, talent which is keen not only to deliver outstanding artworks but also to offer tuition to local practitioners.

Conclusion

The recommendations presented in the strategy directly align with many of the envisaged outcomes, strategies, key projects and services and measure of success identified Goal 1 – Our People and Goal 4 – Our Climate, Natural Resources, Arts, Culture and Heritage in the Community Plan.

The Mount Gambier Public Arts Strategy identifies the uniqueness of Mount Gambier and illustrates the value of coordinated arts and cultural development for our community.

Attachments

[Attachment 1 \(AR18/28993\) Mount Gambier Public Art Strategy - 13/07/2018 - Ross Gibson](#)



Barbara CERNOVSKIS
GENERAL MANAGER COMMUNITY WELLBEING



Mark McSHANE
CHIEF EXECUTIVE OFFICER

2 August 2018
DL



6. MOTION(S) - With Notice

Nil Submitted

7. MOTION(S) - Without Notice

Nil

Meeting closed at p.m.

AR18/30193



8. REPORT ATTACHMENTS



 City of Mount Gambier	P420 PROCUREMENT, & DISPOSAL OF LAND AND ASSETS	Version No:	4
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		Next Review:	November 2019

1. INTRODUCTION

Section 49 of the Local Government Act 1999 requires Council to prepare and adopt policies on the contracting out of services, competitive tendering and the use of other measures to ensure that services are delivered cost-effectively, the use of local goods and services, and the sale or disposal of land or other assets.

Further, Section 49 (a1) of the Act requires Council to develop and maintain policies, practices and procedures directed towards obtaining value in the expenditure of public money, providing for ethical and fair treatment of participants, and ensuring probity, accountability and transparency in all disposal processes.

This Policy provides comprehensive guidance and authority to the Chief Executive Officer with respect to procurement and disposal processes.

All procurements and disposals are undertaken to give effect to Council's endorsed Budget and/or a specific resolution of Council.

This Policy:

- defines the methods by which Council can acquire goods and services;
- defines the methods by which Land and Assets are disposed of;
- demonstrates accountability and responsibility of Council to ratepayers;
- provides fairness and equity to all parties involved;
- enables all processes to be monitored and recorded; and
- ensures that the best possible outcome is achieved for the Council.

This Policy does not cover:

- non-procurement expenditure such as sponsorships, grants, funding arrangements, donations and employment contracts; or
- the purchase of land by the Council.

This Policy also does not cover:

- Land sold by Council for the non-payment of rates; or
- disposal of goods which are not owned by the Council, such as abandoned vehicles; as these are dealt with in the Act.

2. DEFINITIONS

In this Policy, unless the contrary intention appears, these words have the following meanings:

Act means the Local Government Act 1999

Asset means any physical item that the Council owns and that has at any time been treated pursuant to the Australian Accounting Standards as an 'asset', and includes all Plant and Equipment. It **does not include** financial investments or finance related activities.

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Authorised Officer means a Council Officer with formal (sub)delegation and/or financial authorisation granted by written instrument from the Chief Executive Officer to enter into contracts and transactions to a specified value and unless contrary provisions apply includes the Chief Executive Officer and General Managers.

Land includes community land, vacant land, operational land, road reserves, any legal interest in land, and any other land-related assets, including all buildings (community and operational) on Land.

Minor Plant, Materials and Equipment includes all minor plant and equipment owned by Council with an original value of less than \$5,000. It includes all loose tools, store items, furniture, second hand items removed from other Plant and Equipment (such as air conditioners, bricks and pavers) and surplus bulk items.

3. POLICY OBJECTIVES

Council aims to achieve advantageous outcomes by:

- enhancing value for money through fair, competitive, non-discriminatory procurement and disposal;
- promoting the use of Council's financial, physical and staffing resources in an efficient, effective and ethical manner;
- making decisions with probity, accountability and transparency;
- advancing and/or working within Council's economic, social and environmental policies;
- providing reasonable opportunity for competitive and appropriately qualified and experienced local businesses to supply to Council;
- appropriately managing risk; and
- ensuring compliance with all relevant legislation.

4. POLICY PRINCIPLES

Council must have regard to the following principles in its Procurement and Disposal of Land and Assets:

- *Encouragement of open and effective competition*
- *Obtaining Value for Money*

Value for Money is not restricted to price alone, assessment must include consideration of (where applicable):

- the contribution to Council's long term financial plan and strategic management plans;
- any relevant direct and indirect benefits to Council, both tangible and intangible;
- efficiency and effectiveness of the proposed activity;
- the performance history, and quality, scope of services and support of each prospective supplier;
- fitness for purpose of the proposed goods or service;
- whole of life costs;
- the costs of various disposal methods;
- internal administration costs;

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- technical compliance & knowledge issues;
- risk exposure; and
- the value of any associated environmental benefits.

- *Probity, Ethical Behaviour and Fair Dealing*
- *Accountability, Transparency and Reporting*
- *Ensuring compliance with all relevant legislation*
- *Encouragement of the development of competitive local business and industry*

Where other evaluation criteria are comparable, Council will also give consideration/weighting to the following:

- the creation of local employment opportunities;
- increased availability of local servicing support;
- increased convenience with communications with the supplier for contract management;
- economic growth within the local area;
- benefit to Council of associated local commercial transaction; and/or
- the short and long term impact of the procurement on local business.

- *Environmental protection*

Council will seek to:

- adopt purchasing practices which conserve natural resources;
- align the Council's procurement activities with principles of ecological / environmental sustainability and the Natural Step Framework;
- purchase recycled and environmentally preferred products where fit for purposes and it is possible and reasonable to do so;
- integrate relevant principles of waste minimisation and energy;
- foster the development of fit for purpose products and services which have a low environmental impact;
- provide leadership to business, industry and the community in promoting the use of environmentally sensitive goods and services.

- *Compliance with adopted Work, Health & Safety policies, procedures and practices.*
- *Procurement and Disposals are undertaken within the parameters of and authority granted by Council's endorsed Budget and/or a specific resolution of Council.*

5. PROCUREMENT METHODS

Generally, open and fair competition is best achieved by undertaking a tender process so that all interested parties have an opportunity to bid. However, there may be procurements in which a tender process will not necessarily deliver the most advantageous outcome for the Council – in such instances, other market approaches may be more appropriate.

The Council may, having regard to its Procurement Principles and any other factors considered relevant by the Council, in its absolute discretion determine to utilise one or more of the following procurement methods:

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Direct Purchasing

This is where Council purchases from a single source, without first obtaining competing bids.

This method may be suitable for low value, low risk goods and services, and where the supplier already has a successful service history with the Council.

Where Direct Purchasing is utilised as a procurement method for items obtained with relative frequency and volume, a supplier is to be requested to submit to Council and keep current a list of unit prices / rates for such items purchased under this purchasing method.

Direct Purchasing may be utilised by an Authorised Officer using petty cash (up to \$150) or credit card (in addition to Council's formal online requisitioning system) up to the value of \$2,000.

Direct Purchasing may also be utilised for routine purchases of any value from any single or group of suppliers under a supply contract with a fixed pricing regime established under a Tender, Panel Contract or Strategic Alliance arrangement in accordance with this Clause 5.

Quotations

This is where Council obtains quotations from prospective suppliers.

Generally, a minimum of two written quotations should be sought. If a written quote cannot be obtained, the Council must keep detailed written records of the oral quote obtained, including details of the commercial terms of the quote.

This method may be suitable for an Authorised Officer to purchase low value, low risk goods and services with an estimated value not exceeding \$10,000.

Request for Quotations (RFQ)

This is where Council obtains written quotations from prospective suppliers.

Generally, a minimum of three written quotations are sought.

This method may be suitable for simple, largely price-based purchases with an estimated value not exceeding \$50,000.

Requests for Expressions of Interest (REOI)

This is where Council issues an open invitation for a proposed good(s) and/or service(s) of any value.

This method may be used by an Authorised Officer where there is potentially a large market for the proposed goods and/or service, and the Council would like to be able to prepare a short list of suppliers to invite to participate in a tender or request for quotation process.

Request for Tenders (RFT)

This is where the Council issues a formal tender for the supply of goods and/or service where the estimated value is in excess of \$50,000.

Council may issue a "Select" Request for Tender where it has already issued a REOI, or where it has documented reasonable grounds for only dealing with a select group of potential suppliers.

Otherwise, Council may issue an "Open" Request for Tender.

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Prior to any procurement decision arising from a Request for Tender process each Tender is to be assessed against a pre-determined and documented set of criteria. Assessment is to be undertaken individually by a panel comprising at least 3 Council Officers of which at least one is not to have been involved in the development of the Tender specification or to be involved in the management of the Tender Contract.

Panel Contracts

This is where the Council establishes panel arrangements with a select group of suppliers – generally, this occurs once the Council has completed its appointment of such suppliers in accordance with this Policy, and can include either:

- a standing offer from a pool of suppliers for the provision of goods and services on agreed terms; or
- the prequalification of certain suppliers who may or may not be engaged on terms to be agreed.

Once a panel has been established, the Council may purchase the particular goods and/or service through such panel arrangements.

A panel contract must be first endorsed by Council including the extent of goods and services and any value limit or conditions applicable to any particular contract, purchase or group/category of purchase.

An Authorised Officer may utilise a panel contract for direct purchasing of goods and services of any value within approved budget and authorisation limits.

Strategic Alliances

This is where the Council undertakes procurement through contract arrangements already established and administered by other organisations, including:

- LGA Procurement;
- a purchasing group of which the Council is (or becomes) a member;
- Procurement Australia;
- State Government contracts.

A Strategic alliance must first be endorsed by Council including the extent of goods and services and any value limit or conditions applicable to any particular alliance, purchase or group/category of purchase.

An Authorised Officer may utilise a strategic alliance for direct purchasing goods and services of any value within approved budget and authorisation limits.

A panel contract or strategic alliance will not require endorsement by Council where the panel or alliance is administered by the Local Government Association or under an arrangement between the constituent councils of a s43 subsidiary with which Council is associated (i.e. Limestone Coast Local Government Association).

6. PROCUREMENT STRUCTURE

The appropriate method of procurement will be determined by reference to a number of factors, including:

- *Value of the Purchase (all values exclusive of gst)*

Value of Purchase (\$)	Possible Method of Procurement	Assessment/Purchasing Decision Making Delegations
Not exceeding \$2,000	Direct Purchasing	Authorised Officer - up to \$ limit
Not exceeding \$10,000	Obtain at least 2 Quotations (3 written quotes over \$5,000)	Authorised Officer - up to \$ limit
Not exceeding \$50,000	Request for Quotation (RFQ)	Authorised Officer - up to \$ limit
In excess of \$20,000	Request for Expression of Interest (REOI)	N/A - refer RFQ/RFT limits
In excess of \$50,000	Request for Tender (RFT)	CEO up to \$100,000 Council - above \$100,000
Budget	Direct Purchasing (Formal Supply Contract)	Authorised Officer - up to \$ limit CEO – up to Budget
	Panel Contracts	Authorised Officer - up to \$ limit CEO – up to Budget
	Strategic Alliances	Authorised Officer - up to \$ limit CEO – up to Budget

In accordance with Clause 2 Definitions:

Authorised Officer means a Council Officer with formal (sub)delegation and/or financial authorisation granted by written instrument from the Chief Executive Officer to enter into contracts and transactions to a specified value and unless contrary provisions apply includes the Chief Executive Officer and General Managers.

The value of the purchase will be calculated as follows:

- *single one-off purchase* – the total amount, or estimated amount, of the purchase (excluding GST);
- *multiple purchases* – the gross value, or the estimated gross value, of the purchases (excluding GST); or
- *ongoing purchases over a period of time* – the annual gross value, or the estimated annual gross value, of the purchases (excluding GST).
- *purchase including a trade-in/changeover* – the net changeover value being the gross value of the item being purchased minus the value of the traded-in/changed-over asset.

Noting always that all procurements and disposals are undertaken to give effect to and implement Council's plans and objectives within the parameters of Council's endorsed Budget and/or a specific resolution of Council.

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- *cost of an open market approach versus the value of the acquisition and the potential benefits;*
- *the particular circumstances of the procurement activity;*
- *the objectives of the procurement;*
- *the size of the market and the number of competent suppliers;*
- *the Council's leverage in the marketplace;*
- *time constraints;*
- *a holistic assessment of the risks associated with the relevant activity and /or project, including the risk profile of the procurement and any risks associated with the preferred procurement method.*

For the purpose of this clause 6, any variation in determining the procurement method in accordance with the values prescribed in the above table must be endorsed by the Chief Executive Officer and be accompanied by detailed written reasons of the relevant factors.

7. CONSIDERATIONS PRIOR TO DISPOSAL OF LAND AND ASSETS

Any decision to dispose of Land and Assets will be made after considering (where applicable):

- *the usefulness of the Land or Asset;*
- *the current market value of the Land or Asset;*
- *the annual cost of maintenance;*
- *any alternative future use of the Land or Asset;*
- *any duplication of the Land or Asset or the service provided by the Land or Asset;*
- *any impact the disposal of the Land or Asset may have on the community;*
- *any cultural or historical significance of the Land or Asset;*
- *the positive and negative impacts the disposal of the Land or Asset may have on the operations of the Council;*
- *the long term plans and strategic direction of the Council;*
- *the remaining useful life, particularly of an Asset;*
- *a benefit and risk analysis of the proposed disposal;*
- *the results of any community consultation process;*
- *any restrictions on the proposed disposal;*
- *the content of any community land management plan; and*
- *any other relevant policies of the Council.*

Consideration given to these matters will be recorded in Council's corporate records management system and in the case of a decision to dispose of Land, will be presented in a report at a meeting of Council prior to the disposal decision being made.

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8. DISPOSAL METHODS

Land disposal

The Council may resolve to dispose of Land.

Where the Land forms or formed a road or part of a road, the Council must ensure that the Land is closed under the Roads Opening and Closing Act 1991 (SA) prior to its disposal.

Where Land is classified as community land, the Council must:

- undertake public consultation in accordance with the Act and the Council's public consultation policy; and
- ensure that the process for the revocation of the classification of Land as community land has been concluded prior to its disposal; and
- comply with all other requirements under the Act in respect of the disposal of community land.

Where the Council proposes to dispose of Land through the grant of a leasehold interest, the Council must have complied with its obligations under the Act, including its public consultation obligations under Section 202 of the Act.

The Council will, where appropriate, dispose of Land through one of the following methods:

- *open market sale* - advertisement for disposal of the Land through the local paper and where appropriate, a paper circulating in the State, or by procuring the services of a licensed real estate agent and/or auctioneer (following compliance with this Policy);
- *expressions of interest* - seeking expressions of interest for the Land;
- *select tender* - seeking tenders from a selected group of persons or companies;
- *open tender* - openly seeking bids through tenders, including public auction;
- *by negotiation* – with owners of land adjoining the Land or others with a pre-existing interest in the Land, or where the Land is to be used by a purchaser whose purpose for the Land is consistent with the Council's strategic objectives for the Land.

Selection of a suitable disposal method will include consideration of (where appropriate):

- the number of known potential purchasers of the Land;
- the original intention for the use of the Land;
- the current and possible preferred future use of the Land;
- the opportunity to promote local economic growth and development;
- delegation limits, taking into consideration accountability, responsibility, operation efficiency and urgency of the disposal;
- the total estimated value of the disposal; and
- compliance with statutory and other obligations.

The Council will not dispose of Land to any Council Member or employee of the Council who has been involved in any process related to a decision to dispose of the Land and/or the establishment of a reserve price.

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		Next Review:	November 2019

If Land is to be auctioned or placed on the open market or disposed of by an expression of interest or select tender, then (unless the Council resolves otherwise) an independent valuation must be obtained to establish the reserve price for the Land. The independent valuation must be made no more than 6 months prior to the proposed disposal.

If Land is to be disposed of via direct sale, then (unless the Council resolves otherwise) an independent valuation must be obtained to ensure that an appropriate market value is obtained. The independent valuation must be made no more than 6 months prior to the proposed disposal.

An independent valuation will not be required for a disposal where a value estimation being for less than \$25,000 has been prepared and documented for the Land.

The Council will seek to dispose of Land by whichever method is likely to provide the Council with a maximum return at or near current market valuation, unless there are reasons for the Council to accept a lesser return which is consistent with the Council's overall strategic direction. These reasons must be documented in writing.

If the disposal is not to be on the open market, the disposal amount should have due regard to the value of the Land (independent or estimation) and the recovery of associated costs necessary to achieve the transaction.

Assets disposal

The sale of Assets will be the responsibility of the relevant General Manager who is responsible for those Assets.

The Council will, where appropriate, dispose of Assets through one of the following methods:

- *trade-in* – trading in equipment to suppliers
- expressions of interest – seeking expressions of interest from buyers;
- *select tender* – seeking tenders from a selected group of persons or companies;
- *open tender* – openly seeking bids through tenders;
- *public auction* – advertisement for auction in a paper circulating in the area, or procuring the services of an auctioneer (following compliance with this Policy).
- *sale through the ReUse Market.*

Selection of a suitable method will include consideration of (where appropriate):

- the public demand and interest in the Asset;
- the method most likely to return the highest revenue;
- the value of the Asset;
- the costs of the disposal method compared to the expected returns; and
- compliance with statutory and other obligations.

	P420 PROCUREMENT, & DISPOSAL OF LAND AND ASSETS	Version No:	4
		Issued:	August 2017
		Next Review:	November 2019

Consideration will be given to direct disposal of Minor Plant and Equipment to a community/sporting group(s) where it is considered that such disposal provides a cost/service benefit to Council. Other groups may be provided with opportunity to participate in the disposal where the administrative resources necessary for such participation are not considered to outweigh or exceed the benefit/savings to be achieved or the Asset value.

Elected Members and employees of the Council will not be permitted to purchase Assets unless the purchase is at the ReUse Market for the advertised price or via an open tender process or a public auction, and the tender submitted or bid made is the highest.

The Council will not dispose of any Asset to any Council Member or employee of the Council who has been involved in the establishment of the sale price at the ReUse Market.

Purchasers of Assets must be required to agree in writing that before purchasing any Asset that no warranty is given by the Council in respect of the suitability and condition of the Asset for the purchaser and that the Council will not be responsible for the Asset in any respect following the sale.

9. CONSULTATION

The Council must undertake public consultation in respect of its proposed disposals in accordance with the requirements of the Act and its public consultation policies at all times.

10. RECORDS

The Council must record reasons for utilising a specific procurement or disposal method in each activity and where it uses a procurement or disposal method other than a tendering process.

11. EXCEPTIONS TO THIS POLICY

This Policy contains general guidelines to be followed by the Council in its procurement and disposal activities. There may be emergencies, or procurements or disposals in which a tender process will not necessarily deliver the best outcome for the Council, and other market approaches may be more appropriate.

In certain extenuating circumstances, the Chief Executive Officer may waive application of this Policy and pursue a method which will bring the best outcome for the Council.

Such circumstances might include, but not be limited to:

- emergency situations threatening life and property; or
- where the supply market is known; or
- timing constraints

The Chief Executive Officer must record in writing reasons for waiving application of this Policy.

This clause is not intended to override or avoid any other restrictive/prohibitive policy, delegation or other statutory or documented provisions or requirements.

	P420 PROCUREMENT, & DISPOSAL OF LAND AND ASSETS	Version No:	4
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		Next Review:	November 2019

12. DELEGATIONS

This policy is to be administered with regard to and consistent with duly made delegations, sub-delegations and financial authorisations of the Council and Chief Executive Officer.

13. PRUDENTIAL REQUIREMENTS

This policy is to be administered with regard to and consistent with Council’s Prudential Management Policy, practices and procedures and s48 of the Local Government Act 1999.

14. RISK MANAGEMENT

This policy is to be administered with regard to and consistent with Council’s Risk Management Framework Policy and risk management practices and procedures.

15. REVIEW OF POLICY

This Policy shall be reviewed at least once during each term of Council, and shall be reviewed and presented to Council following it’s first 12 months of operation. Council may revise or review this Policy at any time (but not so as to affect any process that has already commenced).

16. FURTHER INFORMATION

This Policy will be published on the Council’s website and will be available for inspection at the principal office of the Council.

A copy of this Policy will be provided to any person upon request following payment of a fee as prescribed in Council’s Schedule of Fees and Charges.

	P420 PROCUREMENT, & DISPOSAL OF LAND AND ASSETS	Version No:	4
		Issued:	August 2017
		Next Review:	November 2019

File Reference:	AF11/1740
Applicable Legislation:	Local Government Act 1999 (s49)
Reference: Community Plan	
Related Policies:	C375 Provision and Replacement of Council Vehicles F225 Fraud and Corruption Prevention R305 Risk Management Policy R180 Records Management Policy
Related Procedures:	
Related Documents:	LGA Procurement Handbook Procurement Contracting Document Templates (AF11/1901) WHS Policies/Document Templates (AF13/175)

17. DOCUMENT DETAILS

Responsibility:	Manager Executive Administration
Version:	4.0
Last revised date:	21 st August 2018
Effective date:	21 st August 2018
Minute reference:	Council Meeting 21 st August 2018 - Item ##
Next review date:	November, 2019
<u>Document History</u>	
First Adopted By Council:	25 th November 2014, 15 th March 2016
Reviewed/Amended:	18/2/1999 Superseded Policy Q110, C250 20/7/2000 Superseded Policy Q115, 15 th March 2016, 21 st February, 2017, 21 st August 2018

CORPORATE AND COMMUNITY SERVICES REPORT NO 46/2014**SUBJECT: LAND TRANSFER – 25 ALEXANDER STREET****REF: AF11/1471***Goal: Governance**Strategic Objective: Demonstrate innovative and responsive organisational governance.*

Member's attention is brought to the June 2014 expiry of a lease and loan repayment arrangement with South East Community Access Radio (5GTR FM) for a Council owned property at 25 Alexander Street.

Due to a typographical error in the Section 194 Report attached to Report 42/2014, the proposed community revocation land is represented with correct reference to the address of the subject property (25 Alexander Street) for endorsement by Council.

Background

- Council purchased No. 25 Alexander Street in 1994 for \$75,000 for occupation by 5GTR FM
- 5GTR FM have repaid to Council the principal sum of \$75,000 and interest over 20 (5+15) years with the last repayment due in June 2014.
- Council financed the purchase by external loan debenture of \$75,000 over 15 years at a fixed interest rate of 9.8% (last repayment June 2009)
- Council leased No. 25 Alexander Street to 5GTR FM for an initial term of 15 years from 1994-2009 and a subsequent 5 year term from 1 September 2009 to 31 August 2014.

At its meeting held on 19 June 2001 Council resolved:

- “(d) Chief Executive Officer be empowered to have prepared legal documents (i.e. agreements and caveats) the effect of which is to legally bind Council to transfer the freehold of 25 Alexander Street to South East Community Access Radio Inc (without consideration) on or about 15th June 2014 on the basis that SECAR have (or will) fully serviced the \$75,000 loan, and as such the property has not cost Council anything;*
- (e) Mayor and Chief Executive Officer be empowered to sign and affix the common seal to all relevant documents that provide the necessary guarantees that at 15th June 2014 (or thereabouts) Council will transfer the freehold of 25 Alexander Street from Council to South East Community Access Radio Inc for no consideration.”*

The matter of the 5GTR FM lease and loan were reported to Council in 2009 (when a loan extension was sought and granted) and again in 2011. The 2011 Report and Council Resolutions are attached (refer Attachments 1 & 2).

The matter of the transfer of the freehold of 25 Alexander Street was raised and endorsed by Council on each of these occasions but did not address community land implications and remain unable to be actioned.

Community Land Implications

25 Alexander Street was purchased by Council in 1994 prior to the commencement of the community land provisions contained in the Local Government Act 1999.

The community land provisions capture all local government land (land owned or under the care control and management of Council) with the exception of land that has been validly excluded from or revoked of its classification as community land.

Provisions that enabled eligible land already in Council ownership (such as 25 Alexander Street) to be excluded from community land classification expired on 31 December 2002.

Corporate and Community Services Report No. 46/2014 cont'd...

Had the June 2001 Council resolution been acted upon at the time then 25 Alexander Street could have been excluded from classification as community land and transferred to SECAR. In the circumstances, 25 Alexander Street is classified as community land and Council adopted a community land management plan for the land (Asset 109) on 15th April 2003, which provides the following description, purpose and objectives for 25 Alexander Street:

General Description:

Allotment containing building used as a radio station.

Purpose of Land:

To provide for a community radio broadcasting facility.

Objectives of Land:

To provide a community reserve within an area of development (currently used as a radio station).

Disposal (including transfer) of community land may only occur after revocation of its classification as community land. The process for revoking the community land classification is set out in Section 194 of the 1999 Act, and includes the following steps:

“

- *the council must prepare and make publicly available a report on the proposal*
- *the council must follow the relevant steps set out in its public consultation policy.*
- *the council—*
 - *must submit the proposal with a report on all submissions made on it as part of the public consultation process to the Minister; and*
 - *if the Minister approves the proposal—may make a resolution revoking the classification of the land as community land.”*

Revocation of Classification as Community Land – 25 Alexander Street

In order to give effect to the intended action of transferring 25 Alexander Street to SECAR as set out in the 2001, 2009 and 2011 Council Reports, the attached report (refer Attachment 3) has been prepared for the purpose of commencing public consultation on the proposal.

It is proposed that public consultation on the proposal to revoke the classification as community land and transfer of 25 Alexander Street to SECAR comprise of, as a minimum:

- Public Notice published in The Border Watch
- Notice published on Council’s Website with copy of report on proposal
- Report on proposal available for inspection at the Civic Centre

Including invitation to provide submissions on the proposal for a period of 21 days.

In the event that submissions objecting to the proposal are received, then a further report would be submitted to Council for consideration of the submissions received, and whether to proceed with submitting a proposal to the Minister seeking approval for the revocation.

Should no submissions be received, or no submissions objecting to the proposal, then the Chief Executive Officer will proceed immediately to prepare and submit a proposal to the Minister seeking approval for the revocation.

Lease of 25 Alexander Street

The current lease of 25 Alexander Street to SECAR will expire on 31 August 2014. In the circumstances it is proposed that the holdover provisions of the lease be invoked to continue on a monthly tenancy basis until such time as the community land revocation process and proposed transfer have been determined.

Corporate and Community Services Report No. 46/2014 cont'd...

The rental to apply to the monthly tenancy from 1 September 2014 will remain based upon the 'declared figure' as specified in Council Policy - R200 Community Land (Reserves) Lease / Licence / Rental Arrangements.

RECOMMENDATION

- (a) Corporate and Community Services Report No. 46/2014 be received;
- (b) The attached report (attachment 3) be adopted for the purpose of conducting public consultation on the community land revocation proposal for 25 Alexander Street.
- (c) A further report be presented for Council to consider any submissions received on the revocation of community land classification and transfer proposal for 25 Alexander Street, and whether to submit a report seeking the Minister's approval for the revocation.
- (d) In the event that no submissions are received (or no submissions are received objecting to the proposal), the Chief Executive Officer be authorised to submit a report seeking the Minister's approval for the revocation, and a further report be presented for Council to consider the Minister's response.

MICHAEL McCARTHY
GOVERNANCE OFFICER

Sighted:

Mark McSHANE
CHIEF EXECUTIVE OFFICER

19th June 2014
MMcC/FM

ATTACHMENT 1 – AR11/16194 – 2011 CCS Report No. 57/2011 (8th November 2011)
ATTACHMENT 2 – AR11/18331 – 15th November 2011 Council Resolution
ATTACHMENT 3 – Section 194 Report - 25 Alexander Street, Mount Gambier CT 5180/718

PROPOSAL FOR REVOCATION OF CLASSIFICATION AS COMMUNITY LAND
25 Alexander Street, Mount Gambier CT 5180/718
Section 194 Local Government Act 1999

REPORT

1. Reasons for the Proposal.

Council has been approached by South East Community Access Radio Incorporated (5GTR FM) requesting the transfer of the freehold title of property occupied at 25 Alexander Street, Mount Gambier.

The freehold title of the subject property and building was purchased by Council in 1994 for the purpose of accommodating the South East Community Access Radio (5GTR FM). South East Community Access Radio has serviced the loan obtained by Council to purchase the property, with the final payment due in June 2014.

During the term of the loan Council has formally recorded its intention to transfer the freehold title of the property to South East Community Access Radio Inc. on repayment of the loan.

The property is classified as community land in accordance with the provisions of the Local Government Act 1999. Despite the property having been eligible for exclusion from this classification, the necessary process for exclusion was not undertaken.

It is necessary to revoke the classification as community land before the land is able to be transferred to South East Community Access Radio Inc.

2. Statement of any Dedication, Reservation or Trust

The subject property being Allotment 102 in Deposited Plan No 240 is contained in Certificate of Title Volume 5180 Folio 718 and is registered in the name of the City of Mount Gambier.

No Government assistance was provided to acquire the land.

The land was purchased as freehold title in 1994 with a loan serviced by South East Community Access Radio Inc. and has not been subject to any reservation, dedication or trust.

3. Purpose of Proposal.

To enable the transfer of the whole of the subject property at 25 Alexander Street, Mount Gambier to the South East Community Access Radio Inc.

4. Affect of the Proposal.

25 Alexander Street was purchased as freehold title for the sole purpose of accommodating South East Community Access Radio Inc (5GTR FM). The purchase was funded by a 15 year (extended to 20 years) loan that the occupier (South East Community Access Radio Inc) has serviced loan over the 20 year term. The occupier has also been responsible for all maintenance and expenditure on the site over that period.

A Community Land Management Plan was adopted for the property (Asset 109) in April 2003 with the following description, purpose and objectives:

General Description:

Allotment containing building used as a radio station.

Purpose of Land:

To provide for a community radio broadcasting facility.

Objectives of Land:

To provide a community reserve within an area of development (currently used as a radio station).

The ownership/holding of the property at 25 Alexander Street has been at nil cost to the community, and has been subject of a lease to South East Community Access Radio Inc for the full duration of Council ownership.

The land does not provide open space or any other community benefit (with the exception of accommodating the radio station) and it is not anticipated that the revocation and transfer will have any impact on the community.

4. Owner of the Land.

The subject land is owned by the City of Mount Gambier.

Location - 25 Alexander Street (Lot 102)

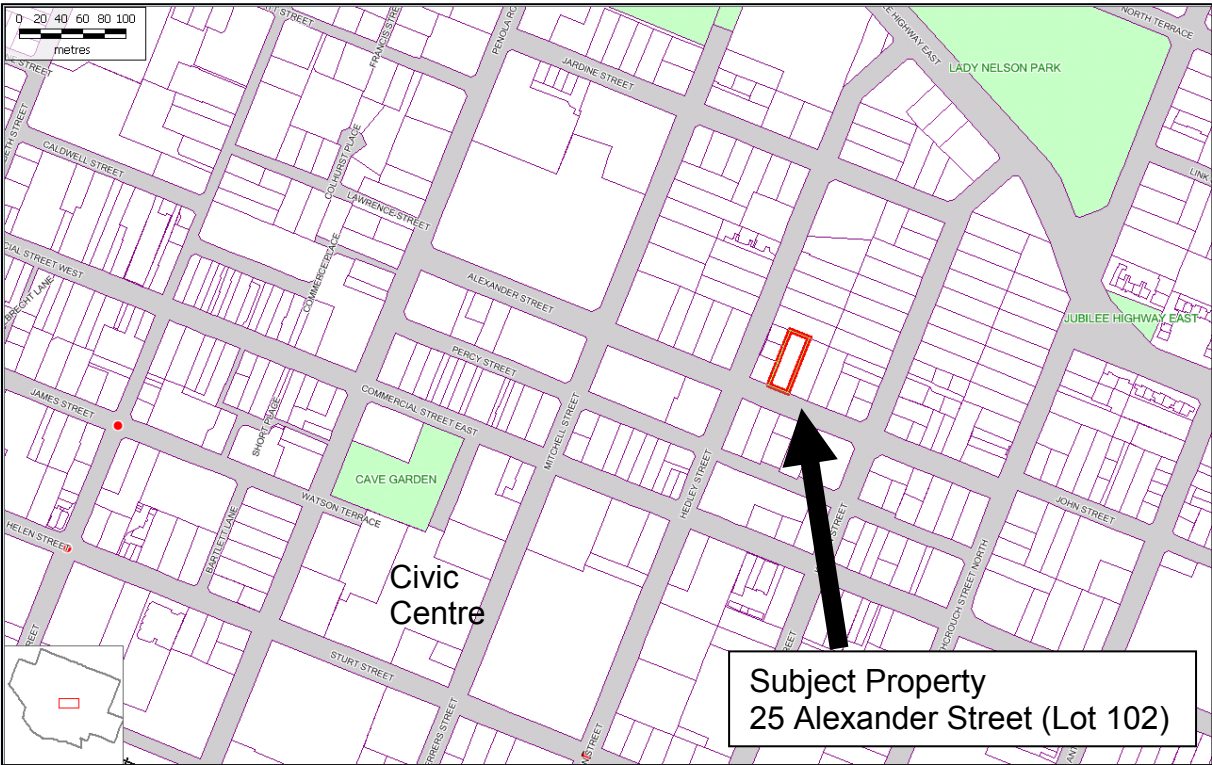


Photo - 25 Alexander Street (Lot 102)



CORPORATE AND COMMUNITY SERVICES REPORT NO. 57/2011

SUBJECT: SOUTH EAST COMMUNITY ACCESS RADIO - 25 ALEXANDER STREET

REF: AF11/1471

Goal: Building Communities

Strategy: Support the community's development through nurturing collaborative relationships and partnerships and through direct access to Council for recognition, funding facilitation and in kind support.

BACKGROUND (from 2009 CCS Report)

During the year 1994 Council purchased the freehold property situated at 25 Alexander Street (previously a house) for \$75,000.

Council purchased the property to enable the community not for profit organisation South East Community Access Radio Inc (5GTR FM) to occupy same as new studio's and offices for the community radio station.

To finance the purchase, Council raised a fixed term loan from the LGFA (\$75,000 @ 15 years @ 9.8%) through its normal borrowings.

Agreement was reached with SECAR to lease 25 Alexander Street from Council for 15 years commencing 1st September 1994 to 31st August 2009.

The term of 15 years coincides with the loan term.

It was agreed at the time that the "rental" be 10c per annum if demanded on the basis that SECAR would also fully reimburse to Council the debt servicing costs of the \$75,000 loan i.e. principal and interest.

A separate lease was prepared (expires 31st August 2009).

A separate loan repayment schedule was also prepared.

(This term of 15 years was later extended by Council (in 2009) to 2014 providing for a 20 years loan term and the lease extended to coincide to the same date).

The purpose of the Report is to inform the year 2009 Council that in my view Council ought to transfer the freehold of 25 Alexander Street to SECAR for no consideration at an appropriate time in the future.

The reasoning is that technically the property has not cost Council anything i.e. the purchase price of \$75,000 plus interest has been fully reimbursed to Council by SECAR by half yearly repayments.

It is to be noted that the Council of 1994 did not resolve that it would transfer the freehold in the future however this course of action appears to be the most fair way.

SECAR is of the opinion also that Council should transfer the freehold to the organisation in the year 2009 (as you will read this Report this year is now 2014).

The transfer of the freehold in the 2009 (or 2014) assumes:

1. SECAR has met all the loan repayments since 1994.

Corporate and Community Services Report No. 57/2011cont'd...

2. SECAR is still in existence by the year 2009 (or 2014).

In the year 2009 (or 2014) the matter ought to be raised with Council for Council to resolve to transfer the freehold to SECAR for no consideration.

CURRENT SITUATION

With that background, Council in 2009 agreed to a further lease term of five (5) years for the lease of 25 Alexander Street to South East Community Access Radio.

This provides for both the lease term and loan term to expire on same date i.e. 31st August, 2014.

CONCLUSION

Given that there has been no Council resolution to give effect to the transfer of the property, it will be recommended that this now occur.

RECOMMENDATION

- (a) Corporate and Community Services Report No. 57/2011 be received;
- (b) Council authorise the transfer of the freehold title to South East Community Access Radio (SECAR) on 31st August, 2014 for nil consideration on the condition that:
 - (i) SECAR has extinguished all outstanding loan principal repayments, to Council;
 - (ii) SECAR (or it's successors) are still in existence in 2014.
- (c) the Mayor and CEO be authorised to execute any documentation in relation to the property transfer.



Grant HUMPHRIES
DIRECTOR - CORPORATE AND COMMUNITY SERVICES

Sighted:



Greg MULLER
CHIEF EXECUTIVE OFFICER

26th October, 2011
MJT

(Refer Item of Corporate and Community Services Minutes)

COUNCIL MEETING 15TH NOVEMBER, 2011

CORPORATE AND COMMUNITY SERVICES COMMITTEE MINUTES – 8th November, 2011

▶ 13. **CORPORATE AND COMMUNITY SERVICES REPORT NO. 57/2011 - South East Community Access Radio - 25 Alexander Street - Ref. AF11/1471**

Goal: Building Communities
Strategic Objective: Support the community's development through nurturing collaborative relationships and partnerships and through direct access to Council for recognition, funding facilitation and in kind support.

Cr Richardson moved it be recommended:

- (a) Corporate and Community Services Report No. 57/2011 be received;
- (b) Council authorise the transfer of the freehold title to South East Community Access Radio Inc. (SECAR) on 31st August, 2014 for nil consideration on the condition that:
 - (i) SECAR has extinguished all outstanding loan principal repayments, to Council;
 - (ii) SECAR (or it's successors) are still in existence in 2014.
- (c) the Mayor and CEO be authorised to execute any documentation in relation to the property transfer and meet all costs of the transfer;
- (d) SECAR be commended on their long term achievements and their commitment to the property and the community generally in repaying the loan principal to Council.

Cr Lee seconded

Carried

Cr Maher moved the recommendation of the Corporate and Community Services Committee as contained in item 13 be adopted.

Cr Richardson seconded

Carried



Government of South Australia

Department of Planning,
Transport and Infrastructure

In reply please quote 18MPL0299
Enquiries to David Whiterod
Telephone 7109 7142

DEVELOPMENT DIVISION

50 Flinders Street
Adelaide SA 5000

GPO Box 1533
Adelaide SA 5001

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ABN 92 366 288 135

Mark McShane
Chief Executive Officer
City of Mount Gambier
PO Box 56
Mount Gambier SA 5290

Dear Mr McShane

I write in response to your letter seeking approval for the City of Mount Gambier (the Council's) proposal to revoke the community land classification of 25 Alexander Street, Mount Gambier.

I have considered the information provided to me by the Council and in making my decision (under delegation) I have taken into account the nature of the public consultation undertaken by the Council.

Notwithstanding the public consultation undertaken in July 2014, a significant amount of time has passed since the original Council resolution on 15 July 2014. As the intention of Council was to transfer ownership of the site to South East Community Radio Inc. (5GTR FM) once the loan was paid in full and that there were no objections to the transfer during the public consultation, it is considered that it is not necessary to undertake further public consultation on this proposal.

After carefully considering the effect of the revocation on the area and the local community, I am of the opinion that, on balance, the revocation will be more positive than not in its effect. I approve the Council's proposal to revoke the classification as community land of Allotment 102 in Deposited Plan No 240 contained in Certificate of Title Volume 5180 Folio 718.

If the Council wishes to proceed with the revocation it will need to pass a motion to revoke the community land classification pursuant to section 194(3)(b) of the *Local Government Act 1999*.

Yours sincerely

A handwritten signature in black ink, appearing to be "Sally Smith".

Sally Smith
A/CHIEF DEVELOPMENT OFFICER

22 July 2018

DRAFT

(for workshopping)

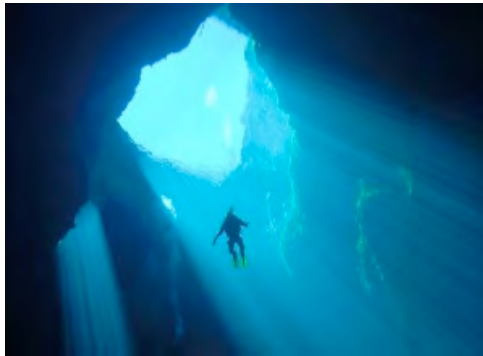
Mount Gambier Public Arts Strategy

July-13-2018

by

Ross Gibson

Centenary Professor of Creative & Cultural Research
University of Canberra



Kilsby's Sinkhole, Mount Schank, SA
<http://www.kilsbysinkhole.com/>



Walter De Maria, 'Lightning Field', USA, 1977.

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EXECUTIVE SUMMARY

Every example of Public Art in Mount Gambier should fit into one of the following three categories:

- (i) intimate installations and adornments (some of them deliberately ephemeral) that are encountered by local citizens in the everyday locations of Mount Gambier.
- (ii) high-impact, 'beacon' installations that are appreciated not only by local citizens but also but visitors who are attracted from elsewhere
- (iii) recurrent events, such as festivals and conferences, which bring local citizens and visitors together to discuss and appreciate the aesthetic and social qualities of the public spaces, the public arts and other qualities and amenities in Mount Gambier.

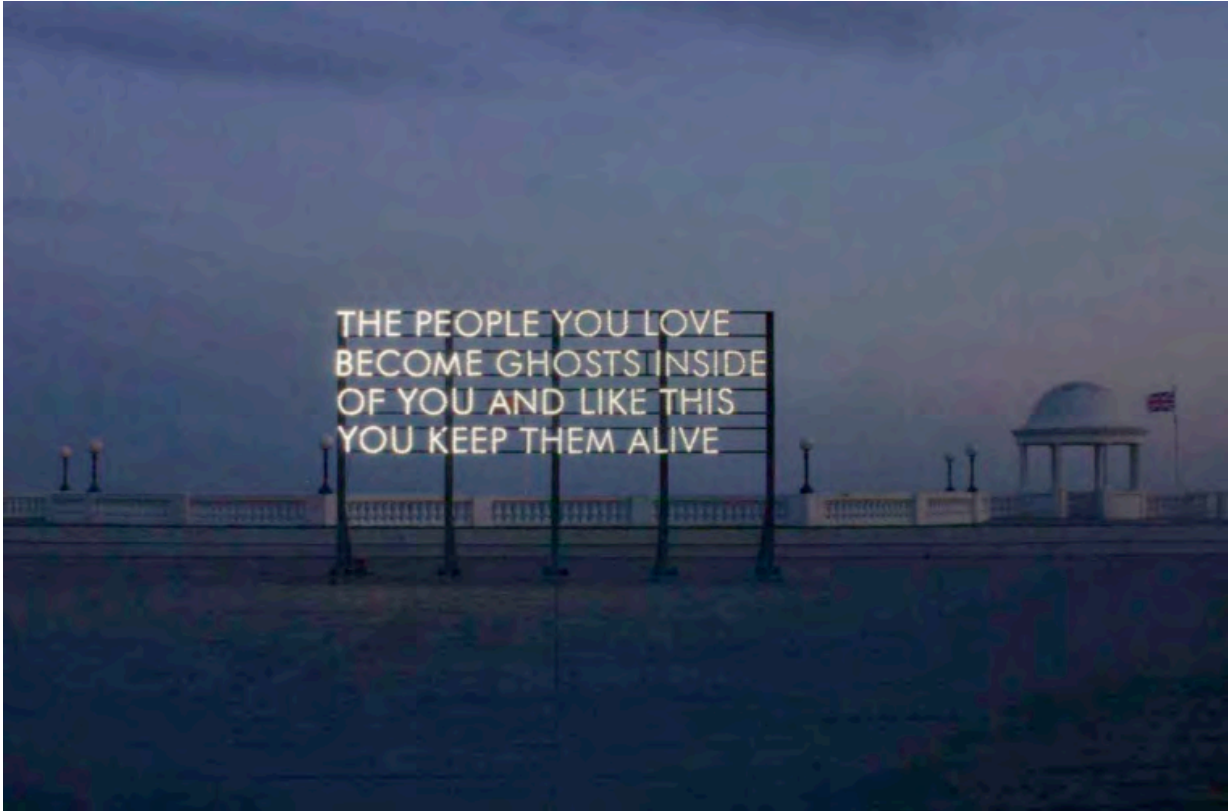
Over the coming five years, the Council should facilitate a suite of public artworks integrated across the three above-mentioned categories.

Some works should be funded and created out of artists' own initiative, with maximum encouragement and red-tape reduction but minimal direct involvement from Council; these works will almost always be in the first above-mentioned category. Council should directly fund some of these first kinds of artworks.

Council may also decide to invest in a more ambitious and expensive 'beacon' project from time-to-time. Some 'beacon' works should be funded via partnerships between Council and State and Federal cultural agencies or with particular businesses and industries that see benefits in such a collaboration. Council should be proactive in identifying and negotiating with such partners and informing them of the opportunities and benefits.

The third category of public artworks - events, festivals and conferences - will usually be funded by Council or by State/Federal agencies or by business and industry, or by collaborations amongst all these parties. Additionally, local citizens should be encouraged and informed how to develop, off their own initiative, special cultural gatherings. Council should develop protocols for encouraging, advising and sometimes materially assisting such private-citizen initiatives.

Over the coming five years, local artists should always be encouraged to be involved in the development, production and installation of projects across the full suite of the three different types of artworks. Local citizens should be involved either as principal artists or as team-members or interns on projects led by more experienced artists. Throughout the process of developing, producing and installing artworks, consultative participation with the general community and 'hands-on' capacity-building within the local creative community are key strategic objectives. Such capacity-building entails both the deployment of local talent and the judicious exposure of local practitioners to 'imported' talent of the highest order and experience, talent which is keen not only to deliver outstanding artworks but also to offer tuition to local practitioners.



Robert Montgomery Scotland, 2010

PART ONE -- Definitions and Key Terms

1.1 Scope

This document presents a strategy for generating public art in Mount Gambier during the coming five years. The strategy outlines points-of-focus and ways to deliver a rich and varied suite of effective, strong-impact public arts.

The document aligns to the Council's existing Culture and Heritage Plan and to the Community Plan. It takes account of community consultations undertaken during the composition of the Culture and Heritage Plan. It also takes account of detailed discussions and interviews with Riddoch Gallery staff and selected local artists, conducted by Ross Gibson during visits to Mount Gambier in May and June 2018. It also aligns to policies and strategies in the broader South Australian context; for examples the South Australian Regional Visitor Strategy and the missions of Country Arts SA and the Limestone Coast Local Government Association and the Mount Gambier Chamber of Commerce.

1.2 Defining 'Public Art'

Public Artworks are defined as artistic installations and built-forms as well as scheduled events that are encountered by citizens throughout the everyday, outside environment of Mount Gambier as well as in the city's public spaces and facilities.

In this document, three distinct but connected categories of public art are always kept in view:

- (i) intimate installations and adornments (some of them deliberately quick and ephemeral) encountered by delighted local citizens in the everyday locations of Mount Gambier.
- (ii) high-impact, 'beacon' installations that are appreciated not only by local citizens but also by visitors who are attracted from elsewhere such that they are encouraged to stay overnight and appreciate other aspects of the city. These high-impact works should be strikingly photographable and should have a strong presence on social media. They should also be the subjects of enthusiastic word-of-mouth reportage by visitors from near and far.
- (iii) recurrent events, such as festivals and conferences, which bring local citizens and visitors together to discuss and appreciate the aesthetic and social qualities of the public spaces, the public arts and other cultural qualities and amenities in Mount Gambier.

In all their forms, public artworks add to the perceived cultural value and life-style attractiveness of a civic environment. This value to tourism and business-development within a region has become evermore emphatic over the recent decade as cultural tourism has become an increasingly strong yet discerning activity within Australia and across southeast Asia and the Pacific.

Public art can take the form not only of statue-like objects or murals. It can also be light-works, sound-works, video-projections, walks, orchestrated performances in unusual locations, rituals and gatherings. Furthermore, citizens' abiding memories and stories related to encounters with art in public places can be as important as the artworks themselves.

In other words, public artworks can and should live *inside* people as much as they exist in the public domain; and they should be passed on and preserved via the stories people tell each other about encountering the works. Thus fostering citizens' treasured personal memories and word-of-mouth enthusiasm about public artworks is inherent to a successful public artwork strategy.

1.3 Mission

The mission for public art in Mount Gambier is to facilitate the provision of a rich range of public arts installations and events that bring pleasure, excitement and a proud sense of identity to the citizens of Mount Gambier whilst also bringing curious and appreciative visitors to the city and the environs.

The mission for public art emphasises the opportunities that the commissioning and facilitation of public art offers for community-engagement and artistic capacity-building in the city.

1.4 Purpose

The purpose of the Public Art Strategy for Mount Gambier is:

- to provide a framework of values and guidelines as well as concrete objectives and suggested projects leading to the commissioning and integration of public art in the everyday environments of Mount Gambier, from inception through installation, maintenance and potential decommissioning.
- to scope possible funding streams and productive partnerships and everyday modes of encouragement for creating public art that is integrated to the larger set of missions and plans endorsed by Council in service of the citizens of Mount Gambier.

1.5 Geographic Range

The Public Art Strategy relates to the jurisdiction of Mount Gambier Council. But it also takes account of public venues and attractions contiguous to the council footprint, attractions in nearby environs which draw visitors in to Mount Gambier.

The rationale for extending the geographic range of the Public Art Strategy beyond the confines of Mount Gambier proper is to enhance the relationship of the city to its surrounds, strengthening connectivity and permeability to larger economic, cultural and environmental opportunities that flow into the city from nearby.

1.6 Distinctiveness of Mount Gambier as a Site for Public Art

The Culture and Heritage Plan and the associated council documents summarise the special qualities of Mount Gambier and describe the pride of the citizens. With such findings already clarified via community consultation, the stage is set for creating public art which contributes to the development of 'a culturally inspired city' (to quote the Culture and Heritage Plan).

Public art should be envisaged which harmonises with the following special local qualities:

the unique combination of land and sea environments,

the striking blend of sedimentary (limestone) and volcanic (basalt) geology,

the spacious street-plan and the availability of excellent building stock within the CBD and the envioning suburbs,

the present-day cultural diversity and spirit of inclusiveness,

the diversity in the local economy (especially forestry, fishing and agriculture, with tourism beckoning as a major new influence, as noted in the SA Govt's recently published 'Regional Visitor Strategy'),

the city's location at the half-way point between Melbourne and Adelaide, well-connected by road and air-transport,

links to the tertiary education sector and a burgeoning youth-festival culture,

the recent development of the 'railway lands' and the installation of large photographic 'paste-ups' around the CBD streetscape,

the existence of well-loved, distinctive environments such a the Cave Garden, the sink-holes and the Crater Lake Precinct, all providing fascinating venues for performances and other ephemeral interventions,

the benign climate with its clean air and open skies and vivid light,

the rich heritage of indigenous history shaping the country,

the keen remembrance (treasured by local history enthusiasts) of the many subsequent stories that have played out in the district since settlement.

1.7 Defining Qualities of Acceptable Artworks

Public artworks commissioned or permitted should have several, if not all of the following qualities

high aesthetic standards;

originality and integrity of the artwork;

technical feasibility and ability to successfully realise the proposal;

contribution of the artwork to the animation, enhancement, enjoyment or understanding of its context;

appropriateness of the artwork to the context of the site;

impact on the public's day-to-day use of the public domain;

durability of the artwork and its ability to withstand weathering and physical contact over time;

affordable life-cycle costs;
consistency with relevant planning, urban design, heritage and environmental legislation
and Council policies.



Maya Lin, 'Wave Field' at Storm King USA, 1995

PART TWO -- The Guiding Values and Principles for facilitating Public Artworks in Mount Gambier

2.1 Consultation and Capacity-building

Local artists should always be encouraged to get involved in the development, production and installation of the work, either as principal artists or as team-members or interns on projects led by more experienced artists. Throughout the process of developing, producing and installing the work, consultative participation with the general community and ‘hands-on’ capacity-building within the local creative community are key strategic objectives. Capacity-building entails both the deployment of local talent and the judicious exposure of local practitioners to ‘imported’ talent of the highest order and experience, talent which is keen not only to deliver outstanding artworks but also to offer tuition to local practitioners.

2.2 An Integrated Approach to Funding

Some works should be funded and created out of artists’ own initiative, with maximum encouragement and red-tape reduction but minimal direct involvement from Council; these works will almost always be intimate-scaled. Some works will be funded via a commissioning process which disburses dedicated Council funds; most of these works will be intimate-scaled, but Council might see real benefit in investing in a ‘beacon’ project from time-to-time. Some works will be funded via partnerships with State and Federal cultural agencies or with businesses and industries that see benefits in such collaboration. Council should be proactive in identifying such partners and informing them of the opportunities and benefits. As for the funding of events, festivals and conferences: these will usually be funded by Council or by State/Federal agencies or by business and industry. However, local citizens should be encouraged to develop plans, off their own initiative, for cultural gatherings; and Council should develop protocols for encouraging, advising and sometimes materially assisting such private-citizen initiatives.

2.3 Local Distinctiveness

The distinctiveness of Mount Gambier as detailed above -- especially its natural environment, its Indigenous and settler heritages, and its present-day economic resilience and multi-cultural diversity -- should always be available as strong thematic elements in all public artworks.

2.4 Encouragement of Local Creativity

Council should advertise its keen-ness for local creative people to become involved and to show initiative in developing the public-art identity of Mount Gambier. As part of this process of encouraging the public-arts creativity of citizens, Council should also work to streamline their funding-application forms and their ‘development application’ processes, where feasible, in relation to the installation of public artworks.

2.5 Archiving

All public art projects -- no matter how ephemeral, no matter how they were funded – should be carefully documented, described and critically evaluated such that a thorough and lasting public record of their existence and their effectiveness is kept in Council records or in a Library Register.

2.6 Circulation

Attention should be paid to the placement of artworks clustered as drawcards around the CBD and the environs of the city, attracting viewers (locals and visitors) to the critical mass of each cluster and then drawing pedestrians and vehicular travellers onward, around and across the city, thereby animating the locale and instilling pride and benign kind of creative competitiveness in various parts of the city.

2.7 Sustainability

As a general principle, artworks should be facilitated that have considerable longevity with a minimum of regular maintenance. ‘Lightly installed’ is a desirable characteristic. Works requiring staff to be assigned to them in order to ensure optimal performance should be considered a liability. Temporary works -- quickly and cheaply installed and just as readily dismantled when their allotted or most effective time is complete – should also be encouraged. For example, ‘paste-up’ wall-works and/or stencil paintings and billboard-style pieces. Works which demand a heavy ‘carbon footprint’ or which produce waste that is difficult and environmentally burdensome to eliminate should be avoided.

2.8 Partnerships

Council and/or Riddoch Gallery staff should identify and encourage opportunities for partnerships with industry, business, the Chamber of Commerce, Universities and neighbouring Councils.

2.9 Staffing

In order to expand the reach and effectiveness of public art, and thereby to reap the economic and social benefits of such expansion, Council should constantly review the level of staffing that is truly required. It is fair to say the present minimal staffing levels of the Riddoch Gallery appear to be stretched already and will need to be expanded in order to deliver the exciting enhancements envisaged with the public art strategy.

2.10 Time Strands

Artworks which blend different periods of historical time can help local citizens and visitors sense the depth and dignity that have long been a foundation of life in Mount Gambier. Such historical richness, depth and ‘braided’ complexity in the local identity, when highlighted with evocative artworks, can intensify a general sense of civic pride.



Maria-Fernanda Cardoso, 'While I Live I will Grow', Green Square, Sydney, 2018

PART THREE -- Suggested First Actions for Council

3.1 Minimising Red-Tape

Reduce red-tape impediments to legal but quick, ephemeral or citizen-initiated public-art activities.

3.2 Encouraging Citizens' Initiative

Riddoch Gallery staff and relevant Council staff should develop one-page 'how-to' guidelines for citizen-artists and property-owners interested in installing works in particular locations. The pamphlets would be organised along the lines of something like: "So You are an Artist and You want to Install a Public Artwork" and "So You are a Property-owner and you would like to Commission a Public Artwork on your Property".

3.3 Staffing Needs

Analyse the real staffing needs, in Council and the Library and the Riddoch Gallery, associated with a newly invigorated public-arts approach.

3.4 Audit of Possible Sites

Riddoch Gallery staff and relevant Council staff should produce and publish a map of all known valid and viable sites around the CBD and further afield which could feature in public artworks, especially low-cost, ephemeral works created by local artists who are advised how to produce and install pieces independently.

3.5 Measures of Success

Drawing from the table of 'Measures for Success' that are listed in the Mount Gambier Culture and Heritage Plan, Council needs to specify which measures are highest priority.

(NOTE: the consultant's impression – from reading the Plan's consultation-data and from formal dialogues with Council staff – is that artistic capacity-building for local citizens, community-participation, pride-enhancement and economic activation are the main issues to be measured in relation to public art. The Culture and Heritage Plan, on page 15 and following, offers sound advice about how to perform such measurement.)



Ross Gibson, 'Bluster Town', Wynyard Station, Sydney, 2017

PART FOUR -- Council Commitments to Artists and Artworks (and vice versa)

4.1 Payments to Artists

(a) Design Development Phase

In situations where Council is commissioning a major work from a particular artist, negotiations should be held concerning a fee for the preparation of design drawings, a prototype illustrating a portion of the design, a design intent statement, detailed budget breakdowns for the refinement of the design and fabrication of the work and a time line for the project's phases during fabrication, construction and installation. The fee shall be calculated and agreed amongst all parties on the basis of the likely time required to complete the design development and any expenses likely to be incurred.

(b) Fabrication/Installation Phase

The artist oversees the fabrication and installation of the artwork in terms of artistic integrity. This will necessitate a number of inspections to maintain quality assurance for this process. A fee will be calculated and negotiated for this phase according to the number of inspections and degree of involvement of the artist during this phase. Alternatively, the artist may nominate a local proxy who will take charge of these overseeing responsibilities.

4.2 Copyright, ownership and moral rights

In the commissioning of artists for the design and fabrication of works of art for public places, the artists retain the copyright to the Design for the work of art throughout the Schematic Design, Design Development, and Fabrication stages of the commissioning process, and that the artist retains the copyright to the artwork after it has been installed and becomes the property of the Council. While the artist retains the copyright in all phases, Council owns the physical design submission document prepared by the artist in the Schematic Design and Design Development phases of the commissioning process.

In retaining the copyright the artist agrees not to reproduce the artwork in a similar form and at a similar scale without first obtaining the consent of Council in writing.

Although the artist continues to hold the copyright to the artwork, Council is given an irrevocable licence to exhibit the Design and/or reproduce the Design in any publications. Should Council wish to publish or reproduce the design in 'for profit' publications or deployments, Council should seek the artist's consent and, if granted, negotiate to pay an appropriate fee.

The commissioned work will be displayed or installed at its designated Installation Site, and a notice including the name of the artist will be publicly displayed and identified in the vicinity of the installed artwork.

Where the artist's design is exhibited or published in any Council publication, or where any media release is made which concerns the work, Council will name the artist;

Council will not intentionally destroy, damage, alter or modify the artwork without prior notification of the artist.

As owner of the work, Council will have an irrevocable right to dispose of the artwork at their discretion after providing proper notification to the artist of the intention to do so. Council and artist should work toward a mutually-acceptable solution for the artwork's removal from its installation site (ditto re. its re-use, re-location, or return to the artist).

4.3 Artwork Maintenance Principals

[NOTE: these guidelines are offered without the consultant being aware of any existing protocols. If such protocols already exist and suffice, then the following 'Maintenance Principles' are included merely for review and comparison.]

All commissioning documents shall specify the life of the artwork. By considering the maintenance requirements at the outset, then the specifications for materials can be ascertained. In those instances where the commission is for ephemeral works, then the artist can select less durable materials. The procedure of considering the maintenance requirements at the outset also ensures that the owner of the work (i.e. Council) is made aware of the life-cycle costs at the approval stage, thereby ensuring Council's capacity to commission artworks is cross-referenced to Council's capacity to maintain them.

Council shall assume responsibility for the maintenance of all public artworks commissioned and installed by Council on specified sites and will ensure that a five-year maintenance plan is developed for each work.

(a) Maintenance Statement Required from Artist

It is a requirement that the commissioned artists provide a maintenance statement with full details of the steps required to look after the work and any conservation measures recommended.

The statement shall include:

A list of the artists, designers and major sub contractors with appropriate contact details;

An inventory of all installed equipment including lighting components and software comprising the work listing the type of artwork, manufacture details, capacity, operating parameters, size and serial number, supplier's names, addresses and telephone numbers;

A description of the installed services, their purpose and mode of operation with reference to equipment;

An inspection, testing and maintenance program in tabular form showing the frequency and level of routine attention required for each component of the work throughout its intended lifespan;

Operating procedures for the work including starting and stopping instructions and instructions for restarting after power interruption and in case of emergency;

‘As installed’ drawings for the work and all related equipment and services.

(b) Preparation of a Public Art Maintenance Forward Plan

Council should develop a Public Art Maintenance Forward Plan which will account for the annual and projected future costs of:

- routine inspection, cleaning, and preparation of a Condition Report for each work of public art;
- repair of any damage or undue deterioration in each existing work of art;
- The de-accessioning or removal of any commissioned works of art in public places which, following the formal assessment by Council and an appropriate conservator, are not viable to repair or renovate within reasonable cost parameters, or which are already scheduled for decommissioning within agreements previously undertaken.

(c) Deaccessioning Artworks

It is sometimes necessary to relocate, remove or dispose of a public artwork if there are significant changes to the context in which the artwork is located or if it presents a risk to the public or is not able to be maintained.

All commissioning documents shall specify the life of the artwork and its deaccessioning requirements. The commissioning documents shall also ensure that Council, as the owner of the artwork, has the right to dispose of the artwork at their discretion providing that specified deaccessioning requirements are met.

Where Council intends to remove, relocate, destroy or demolish any public artwork, the following process should be observed:

- First, Council should make reasonable enquiries as to the identity and location of the artist (or the artist’s representative). If, after making reasonable enquiries, Council cannot identify or locate the artist (or the artist’s representative) Council may remove, relocate, destroy or demolish the public artwork as it sees fit;
- If Council identifies and locates the artist (or the artist’s representative), it will before the removal, relocation, destruction or demolition of the artwork give the artist (or the artist’s representative), written notice stating:
 - (a) Council’s intention to remove, relocate, destroy or demolish the artwork; and
 - (b) Then the artist may, within 3 weeks of the notice, seek access to the artwork for making a record of the artwork.
- If requested, Council will consult in good faith with the artist in relation to the removal, relocation, destruction or demolition of the artwork. However, the owner is under no

obligation to agree to any demands of the artist, whether or not those demands or requests are reasonable;

- Where the deaccessioned artwork is moveable (that is, anything that may be picked up and carried around), Council will also give the artist a reasonable opportunity to remove the artwork from the place where it is situated before taking any further action.



Ramus Illumination & Born in a Taxi Theatre Company, 'Enlighten' 2016



Teshima Museum, Seto Sea, Japan 2013

PART FIVE -- Five-Year Work-flow for a Suite of ‘Exemplar’ Public-Art Projects in Mount Gambier

In conclusion, the following section offers suggestions for a five-year schedule (2019 – 2023 inclusive) that governs the development and delivery of an integrated suite of specific ‘exemplar’ artworks covering the three categories of artworks already described: (i) intimate-scale and/or ephemeral, (ii) high-impact, attractor or ‘beacon’ artworks and (iii) recurrent events and rituals.

In presenting this suite of examples, the section describes real, actionable outcomes that could be delivered in the short-term (2019), the mid-term (2019 -21) and the long-term (2022 and beyond).

NOTE: Council and Library and Riddoch Gallery staff will have their own list of potential projects to add to this sample array.

5.1 Short-term suggested deliverables for 2019

(a) Shopfront Video Projections. Install video-projections in empty shopfront locations around the CBD. Commission work from local artists and students (secondary and tertiary). Also invite artists from elsewhere to offer works for exhibition.



Kate Richard & Ross Gibson, “Unhomely”, Sydney 2014

(b) Walking Rituals. Invite local artists and artists from elsewhere to write a one-page description of a ‘walking-ritual’ project that they envisage being performed in a particular site in Mount Gambier or in the enviroing region. Invite citizens and selected guest-artists to perform the rituals.



Richard Long “simple creative acts of walking and marking” UK

(c) Ephemeral Paste-up and Stencil Art. After running a workshop for young people and any other interested citizens, teaching basic principles of paste-up and stencil wall-arts, identify a range of walls and surfaces that are designated ‘legal’.



Anonymous Paste-up in Melbourne CBD 2012

Advertise the availability of these legal walls and surfaces. ‘Pepper’ the walls and surfaces with some quickly and cheaply commissioned ‘starter’ pieces. Issue a simple statement about the need

for all artists to consider the values and feelings of all other citizens and artists. Then wait for works to appear.

(d) The Unplugged Cave Garden Challenge. Create a regular performance-session for the Cave Garden next to the Riddoch Gallery. Down toward the bottom of the Cave Garden, set up a simple, small platform that is quick-to-install and quick-to-dismantle so that the audience looks down on the performers and the sound spirals up from the earth to the onlookers.



Brian Ritchie shakuhachi performance

Commission 'Cave Garden Performances' from sound-artists, musicians and vocal performers. Turn the limitations of the site into its strengths. I.E. **specify that all performances must have no mains or generator electrical power; and that the only instruments and/or equipment permitted are what can be carried in one trip by a performer(s) wearing back-pack.**

Examples of an ideal performance: Shakuhachi concert by Brian Ritchie or Riley Lee; east-European throat singing; African praise-singing; trumpet solos from Morrison academy students; unaccompanied operatic arias; calliope and hurdy-gurdy recitals; bagpipe performances; musical saw recitals.

5.2 Mid-term suggested deliverables 2019 – 2021

Commence planning in late 2018 to develop and deliver the following larger kinds of projects.

(a) Indigenous Rituals in Country. Commence negotiations with local indigenous people (not only artists), to see if there is a walking or foraging-in-country project that might be developed -- walking through particular story-country; gathering rocks or seeds or plants for artefact or ornament-making.

(b) Crater Lake Precinct Laser Project. Commission a lighting-artist to create a simple, programmable laser-light installation in or around the Blue Lake and/or the larger Crater Lake Precinct. (Consider sponsorship opportunities with lighting companies; collaboration opportunities with Universities; grant-application opportunities with Australia Council, Country Arts SA, State Regional Development, State and Federal Tourism Departments.)

(c) Revive the Archive. Partnering with the Mount Gambier Library and the Local History Society, present a ‘masterclass’ with established ‘archive artists’, then encourage and commission local artists and storytellers to create video installations and digital-storytelling projects drawing on local history artefacts and images as well as drawing on the National Library’s Trove digital collection. Display results in shopfronts and in the Library and on a dedicated website.

Initiate this project during the biennial Video Festival but continue it throughout the rest of the year.

Partnership opportunity with schools and Universities.

NOTE: for a superb ‘model’ of such a project, see www.storycorps.org

(d) Mount Gambier Drone Art Competition. Develop a high-profile project for stills photographers and video-artists. After running a masterclass with a local and/or a visiting drone-camera artist, establish a competition for drone art *produced in and about the Mount Gambier environment*. Negotiate the cooperation of landholders and particular property-holders to allow artists to interpret special private spaces as well as designated, Council-controlled spaces.

NOTE: Align this competition both to the annual Video Art Festival and to the annual Land Art Festival. (See section 5.2 (e), below, for more details about the annual Land Art Festival.)

(e) Mount Gambier Biennial Land Art Conference and Festival. Establish a biennial gathering which attracts local citizens and visiting artists and writers to discuss, re-define and create new versions of ‘Land Art’, re-considered perhaps as ‘Environmental Art’ or ‘Eco Arts’.

NOTE: the time and place are perfect for Mount Gambier to become a world centre for discussions as well as commissions and constructions that re-define the important late-twentieth-century ‘genre’ of ‘land art’. Such discussions and commissions and constructions would bring national and international fame and esteem to Mount Gambier and, over time, would draw visitors from around Australia and around the world. An exhibition and publication program should be established to align to the biennial Festival.

Partnership opportunities with the Australia Council, Country Arts SA, Universities, philanthropic trusts, industry, Chamber of Commerce, regional and state and national galleries.

5.3 Long-term deliverables 2022 and Beyond.

While delivering on the schedules exemplified in the two time-frames described above, Riddoch Gallery and Council staff should also be laying groundwork for more ambitious, long-term ventures drawing on (and paying off) larger budgets that would have to be assembled from partnerships with state and federal governments, industry and philanthropic trust. These ambitious, long-term projects should be imagined as international beacon that draw esteem, visitors and economic gain toward Mount Gambier. If the right investors could be found, these ventures could combine with the public art projects already instigated in such a way that we could

see the beginnings of a visionary enterprise to rival, in the long run, great facilities such as DIA Beacon or Mass_MOCA or Storm King Sculpture Park in the USA, or the ‘art islands’ in the Seto Sea in Japan.

Establishing a set of international ‘beacon’ or ‘attractor’ projects at Mount Gambier would place the region in a developing ‘traveller’s trail’ of cultural tourism that links Adelaide to Melbourne via key sites at Mount Gambier, the Western Districts of Victoria, Hamilton, Ballarat, Bendigo, Tarra Warra and Geelong. (See the SA Regional Visitor Strategy, 2018)



Anthony Gormley UK 2006



Miyajima Shrine, Hiroshima, Japan

(a) A Crater Lakes Precinct Laser Project. A lighting-artist could be commissioned to create a simple-but-dramatic, programmable laser-light installation in or around the Blue Lake and/or the larger Crater Lake Precinct. When the project not active, it is invisible; but when 'on', it transforms the lake(s) and intensifies observers' appreciation of the extraordinary aesthetic qualities of the site(s). Such a project connects with the distinctive 'Land Art' theme that could emerge to define cultural activity in the region.

Sponsorship opportunities arise here with lighting companies, with Universities; grant-application opportunities exist with Australia Council, Country Arts SA, State Regional Development, State and Federal Tourism Departments.

(b) A Wind-Powered Art Project. In collaboration with alternative-energy and wind-power companies, a large wind-powered project could be commissioned. This would be another 'beacon' project, which would highlight the special environmental advantages and innovative consciousness of the region. Such a project connects with the distinctive 'Land Art' theme that could emerge to define cultural activity in the region.

(c) An Ocean-located 'Beacon' Project. In partnership with the crayfishing industry, an environmentally responsive and sympathetic beacon of some kind could be commissioned that occupies a portion of the continental shelf on the coastline south of Mount Gambier. Such a project connects with the distinctive 'Land Art' theme that could emerge to define cultural activity in the region.