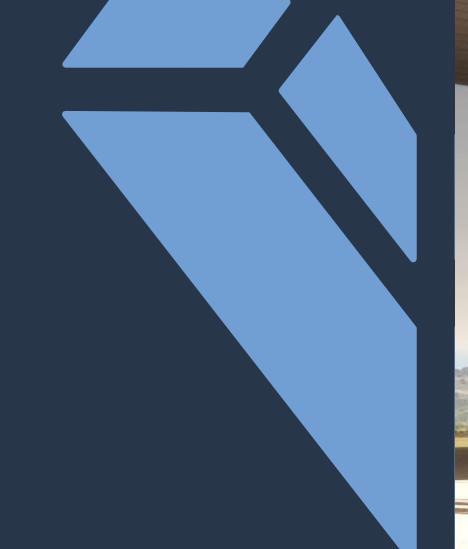
Lathlain Park Zone 1 Business case

LPAG Meeting
2 November 2022









Purpose

Summary of the LPRP Zone 1 Business Case





Proposed outcome

Informed LPAG group and basis for discuss and feedback from the group





Presentation Outline

- 1. Brief summary of business case
- 2. Process outline (past and future)
- 3. October OCM outcome and path forward

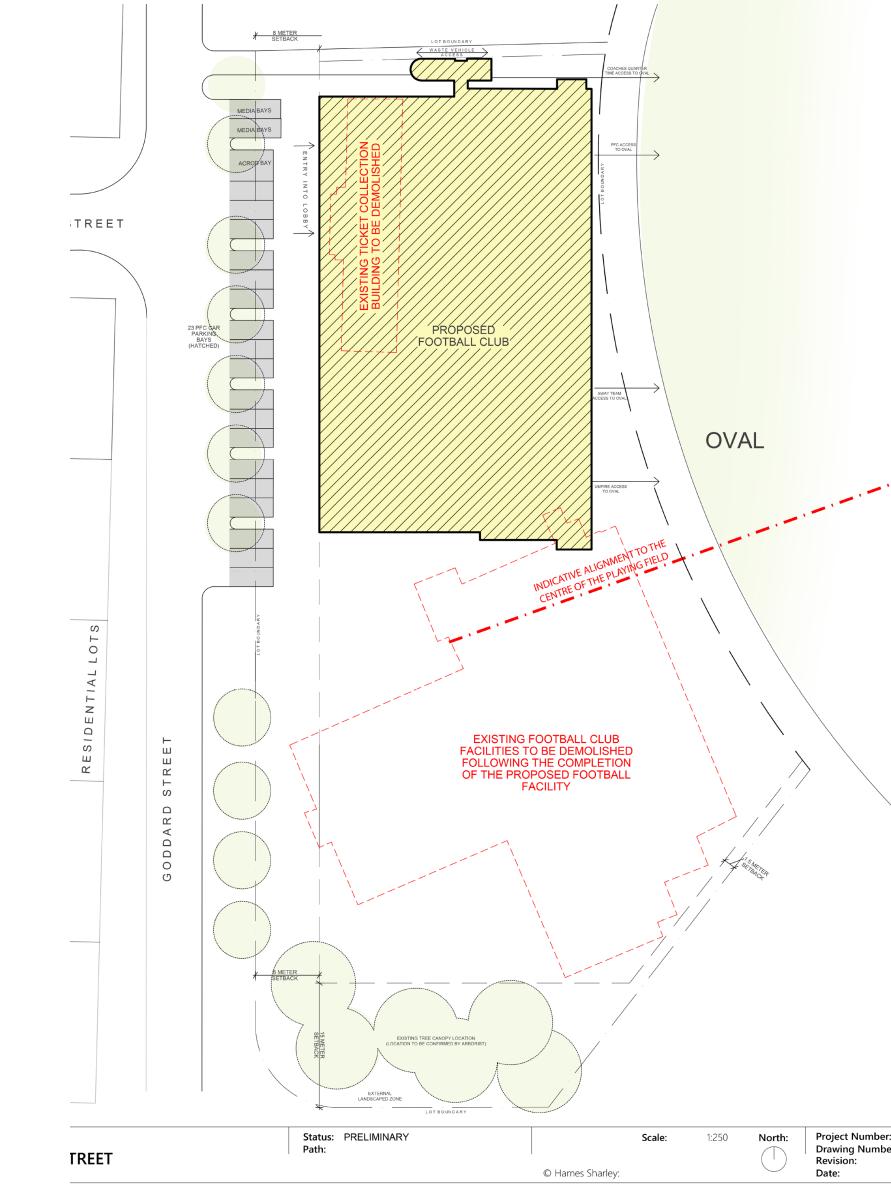


1. Business case brief summary



Business Case OptionsOption 1

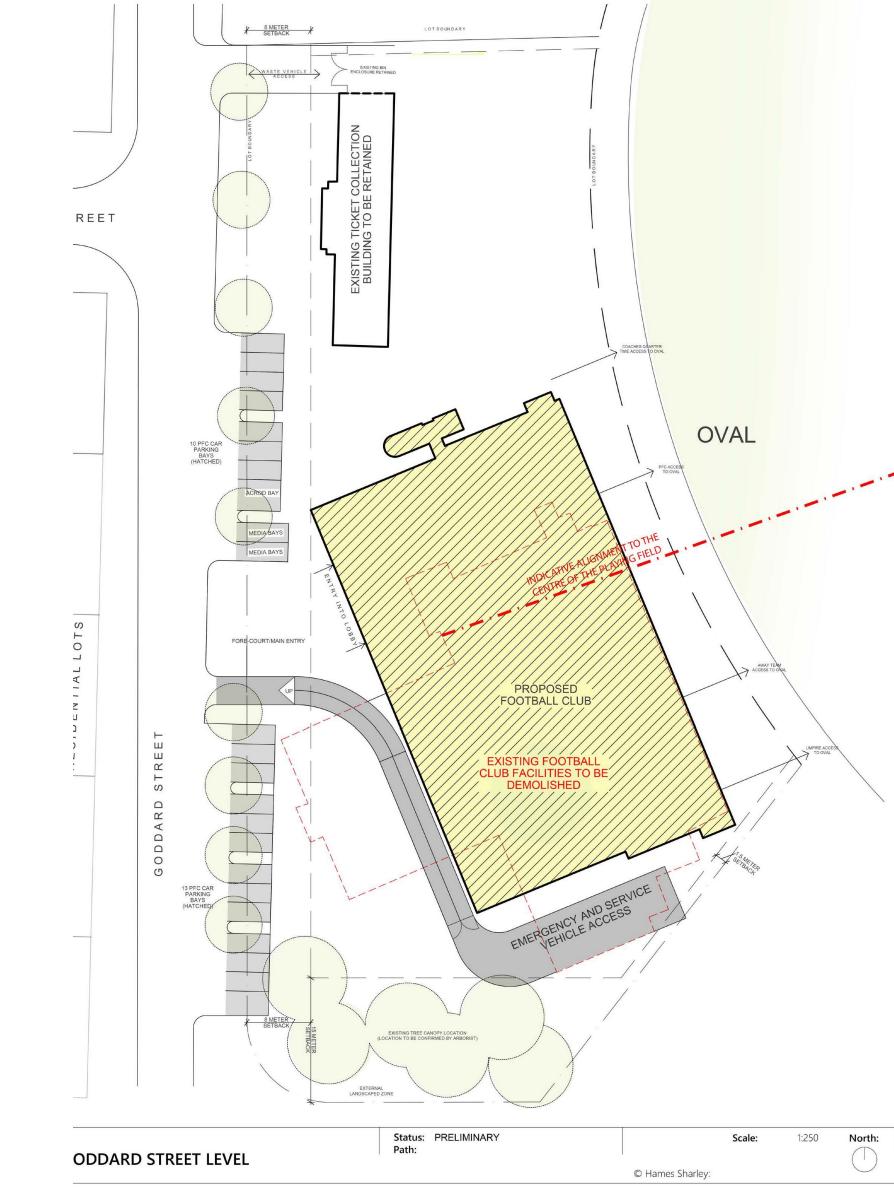
1a = Scenario 1 - North





Business Case OptionsOption 1

1b = Scenario 2 - South



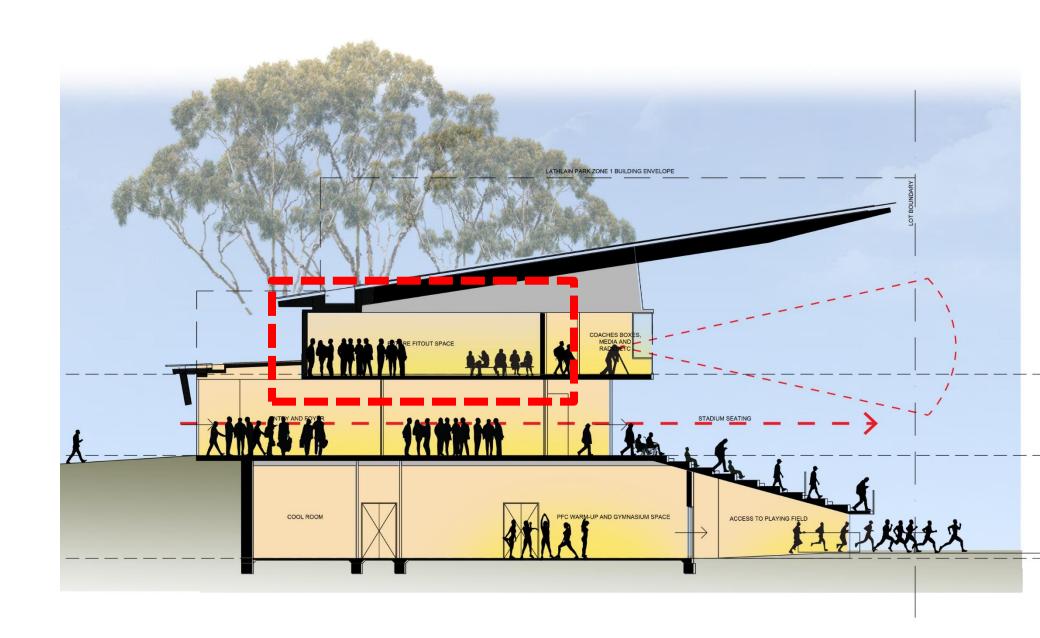


Business Case Options

Option 2

2a = Scenario 1 - North

2b = Scenario 2 - South





Business Case OptionsOption 3

Not progressed



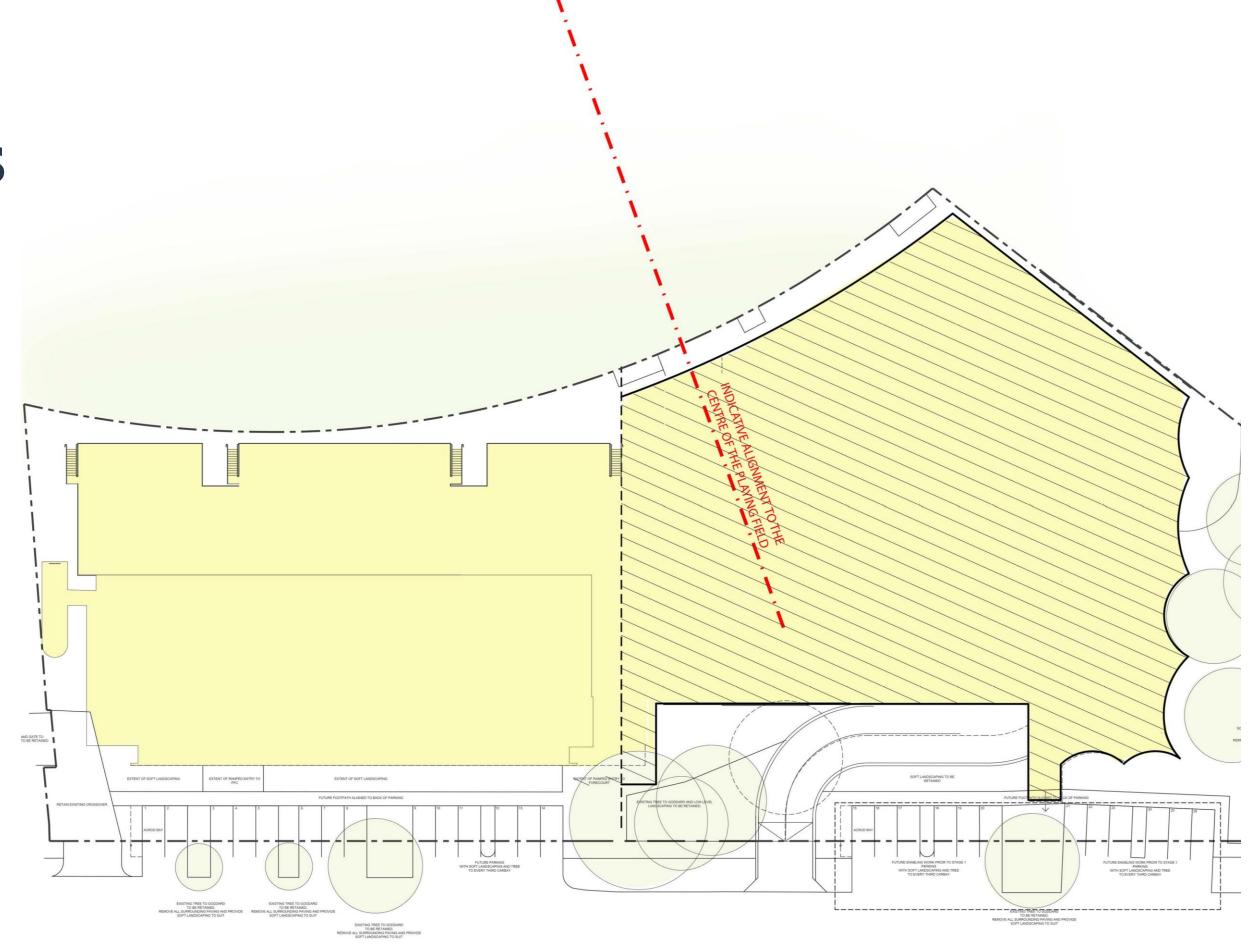
Business Case Options

Option 4

Scenario 1 – North is required

4a – Staged delivery

4b – Single package





Financial

Summary of funding

Options	Committed Funding	Cost Estimate	Current Shortfall	
Option 1A	\$14.2m	\$17.992m	\$3,792,000	
Option 1B	\$14.2m	\$17.212m	\$3,012,000	
Option 2A	\$14.2m	\$18.376m	\$4,176,000	
Option 2B	\$14.2m	\$17.597m	\$3,397,000	
Option 4A	\$32.2m	\$34.702m	\$2,502,000	
Option 4B	\$32.2m	\$32.539m	\$339,000	

Summary of cost benefit to the Town after 5 years

Options	Financial Benefit		
Option 1	\$221,027		
Option 2	\$510,643		
Option 4	\$716,735		



Criteria summary

Criteria	Option 1a	Option 1b	Option 2a	Option 2b	Option 4a	Option 4b
Ability to deliver through known funding opportunities	No	No	No	No	Yes	Yes
Avoids short term telecommunication relocation	Yes	No	Yes	No	Yes	No
Allows PFC operations to continue during construction.	Yes	No	Yes	No	Yes	No
Allows PFC portion to progress and meet federal funding milstones	Yes	Yes	Yes	Yes	Yes	Yes/No
Meets project aspirations and vision (LPAG) and Social Infrastructure Strategy objectives	No	No	No	No	Yes	Yes
Provides community space in addition to function centre	No	No	Yes	Yes	Yes	Yes
Potential for large scale future development	Yes	No	Yes	No	No	No

2. Process outline (past and future)





TOWN OF VICTORIA PARK COUNCIL DECISIONS



AUGUST 2021

- + Endorsed the Vision and Aspirations
- Endorsed the development of four high level concept designs being:
 - Option 1: Low Intervention
 - Option 2: Low Intervention plus

future proof

- Option 3: Medium Intervention
- Option 4: High Intervention
- Endorsed the schedule, floor plan and budget to be progressed as Concept Design Option 1
- Request project Briefs to inform Options 2-4 be brought back to consider for endorsement.
- + Requested third party interest to explored further
- Request for advocacy for additional external funding to Deliver Concept Design Options 2-4.
- + Requests a report back to council that considers:
 - Four Concept Plans
 - Funding Options to deliver each option
 - Outcomes of third Party Interest
 - The recommended management model



DECEMBER 2021

- Council accepts submission and shortlists Wirrpanda Foundation to progress to the negotiation stage of tenure arrangement to be part of the LPRP Zone 1 as result of the expression of Interest process run to ascertain third party interest and exploring further funding options.
- Accepts the Federal Funding and executes the Funding Agreement

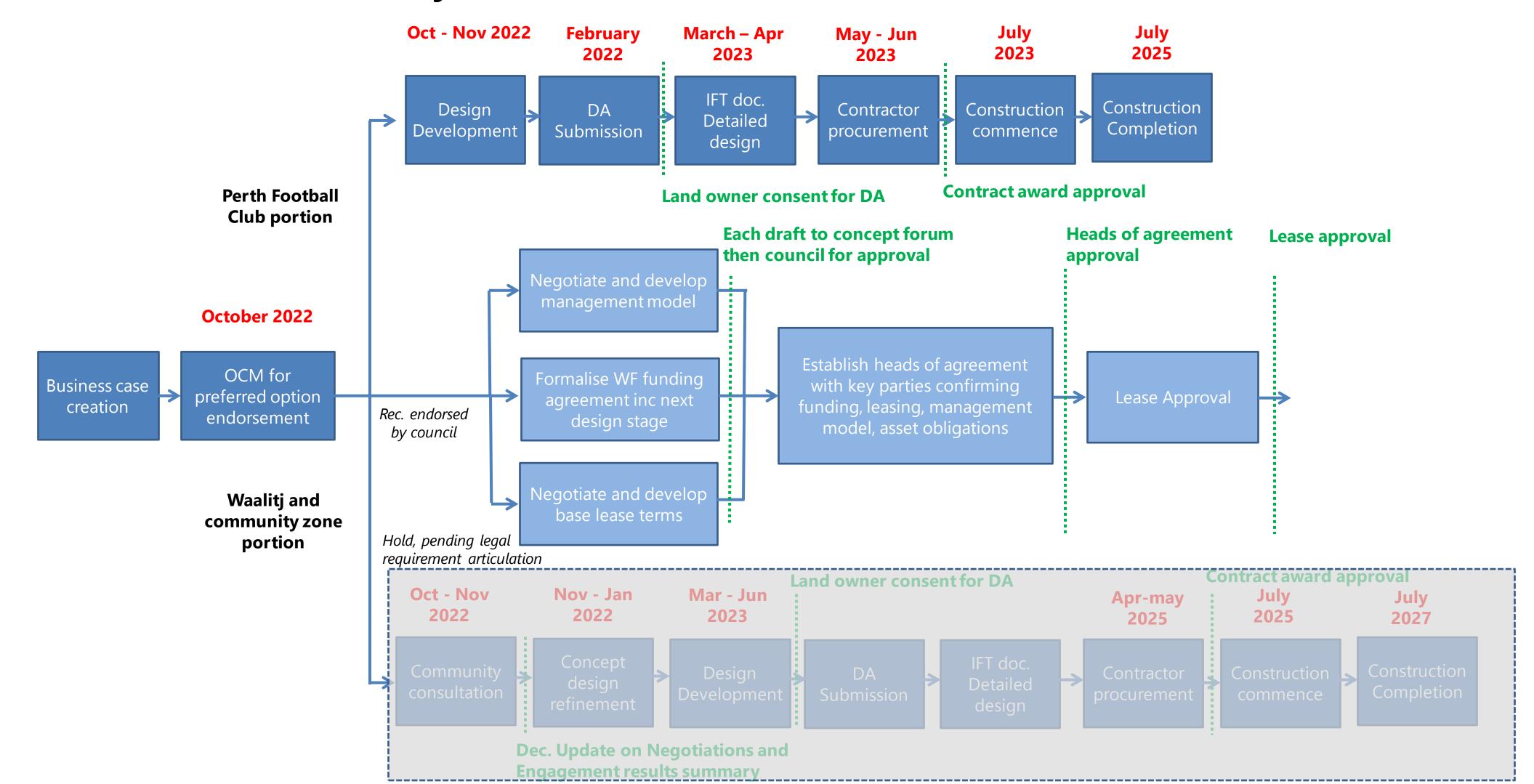


FEBRUARY 2022

- Endorsed three project briefs to progress to the concept design stage in additional to the previously endorsed Option 1 project Brief.
- Endorsed the LPRP Zone 1 project to be split into two stages ensuring the delivery of stage 1 is consistent with the elected member endorsed federal funding agreement and is aligned with the August 2021 OCM endorsed brief
- Accepts that the Option 1 brief complies with the requirements of the Federal Grant which was executed in December 2021



LPRP Zone 1 – Summary timeline



3. October OCM outcome and path forward



2. Endorses "Scenario 1: Staged Delivery" from Attachment 1 as the preferred delivery approach and its addition of building location and delivery staging to the concept briefs as endorsed by Council at August 2021 and February 2022.



- 3. Approve the Chief Executive Officer to proceed to negotiations with The Perth Football Club to discuss the following:
 - A) establishing confirmed funding
 - B) lease term
 - C) roles and responsibilities for management of the facility
 - D) asset obligations; and
 - E) agreed model for local community usage.



4. Approve the Chief Executive Officer to commence stage 1 design development (Football Club, Function Centre and Community Space) with the approved consultant team based on concept option 2a.





OPTION 2

Option 2

Oval Level Ground Floorplan Scale 1:200





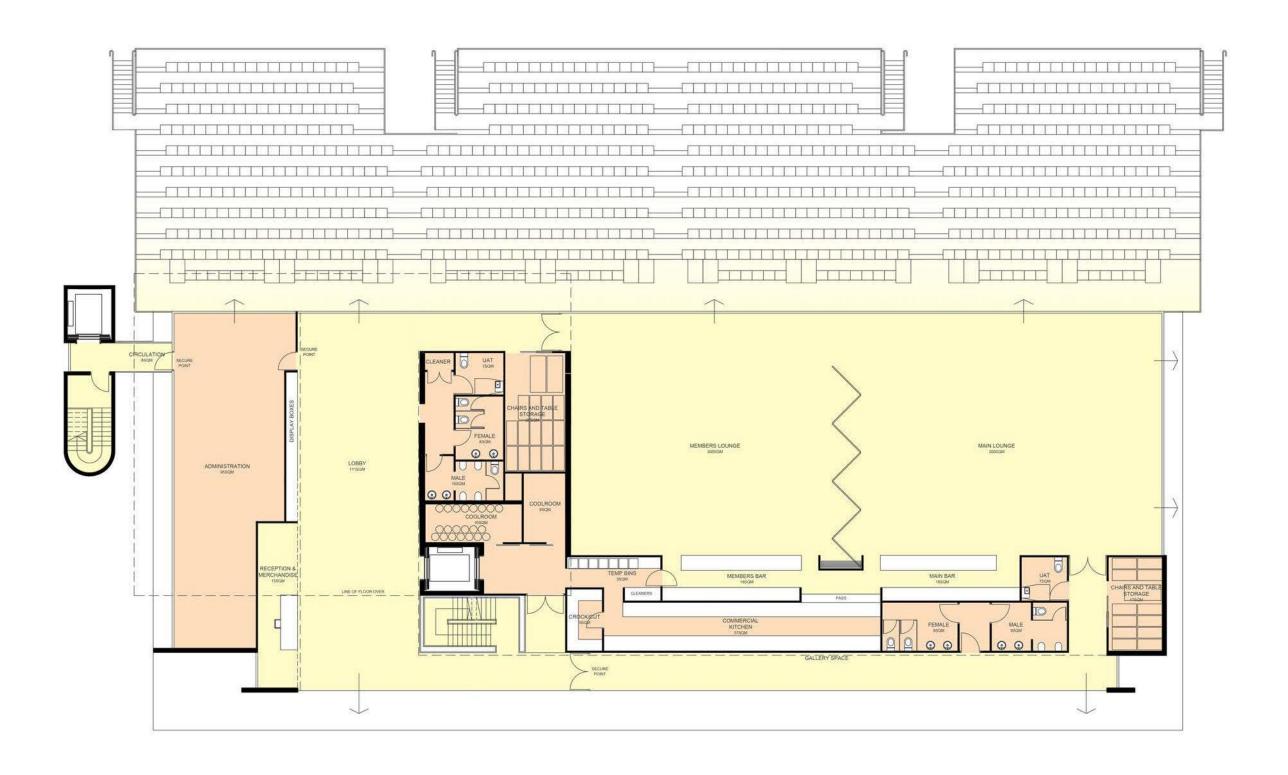




Option 2

42 Hames Sharley July, 2022

Oval Level Ground Floorplan Scale 1:200





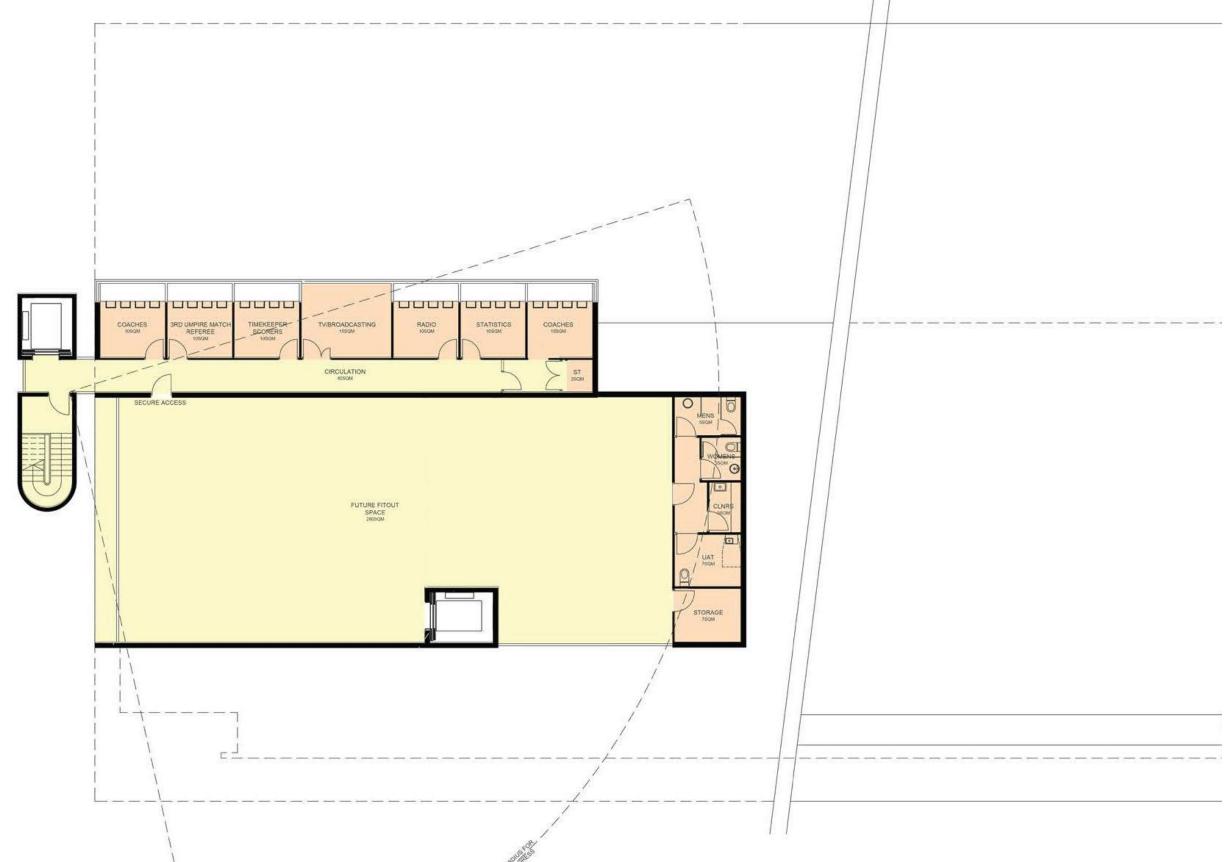


Option 2

OPTION 2

Oval Level Ground Floorplan Scale 1:200

Scal







Hames Sharley



July, 2022

Option 2



Section A

Scale 1:200





5. Update Long Term Financial Plan to account for the current funding shortfall in option 2a of \$4,126,000 while additional funding is sourced.



- 6. Request the Chief Executive Officer to present a report back to Council by December 2022 on the following:
- a) A progress report on commercial negotiations with the Perth Football Club.
 - b) Update on stage 1 progress.
- 7. Request the Chief Executive Officer to present a report back to Council by December 2022 that articulates the requirements of concept option 4a.



Since October OCM

- Variation to federal funding agreement (timing & scope)
- Commercial Terms meeting with PFC
- Design consultant commencement
- Legal advice for option 4a requirements