

# Lathlain Park Zone 1 Business case

LPAG Meeting  
2 November 2022



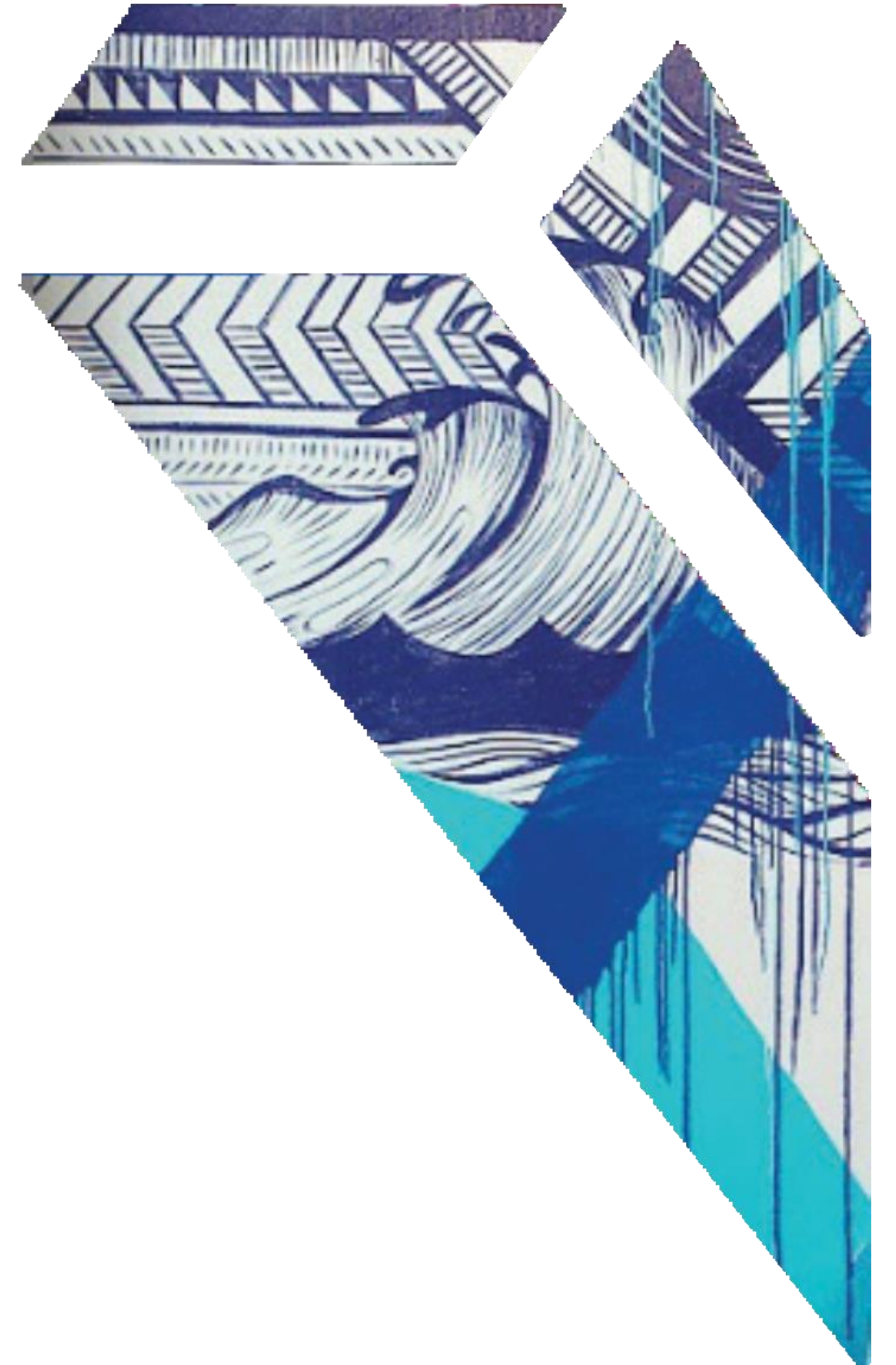
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# Purpose

## Summary of the LPRP Zone 1 Business Case







# Proposed outcome

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





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# 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**

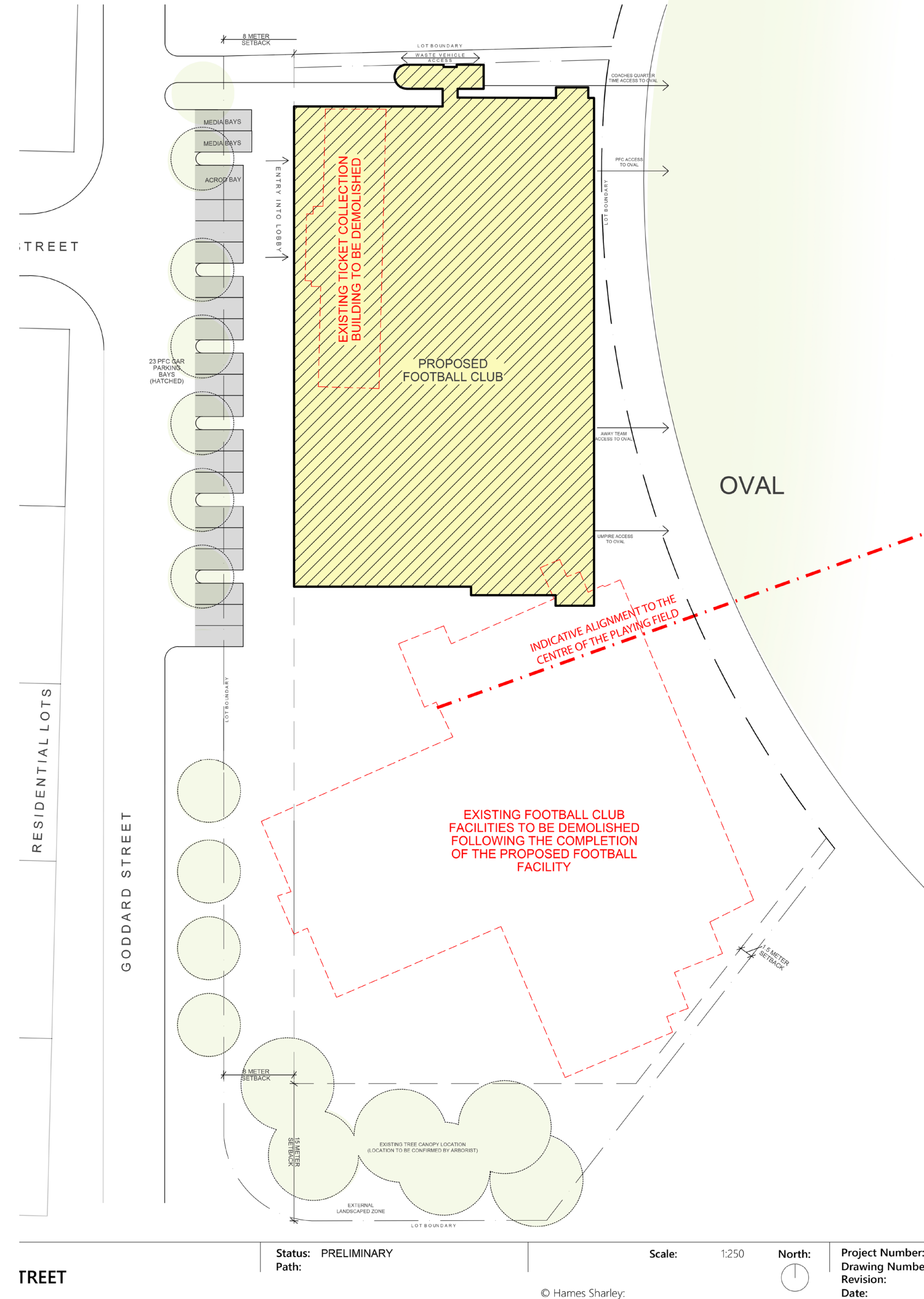




# Business Case Options

## Option 1

### 1a = Scenario 1 - North

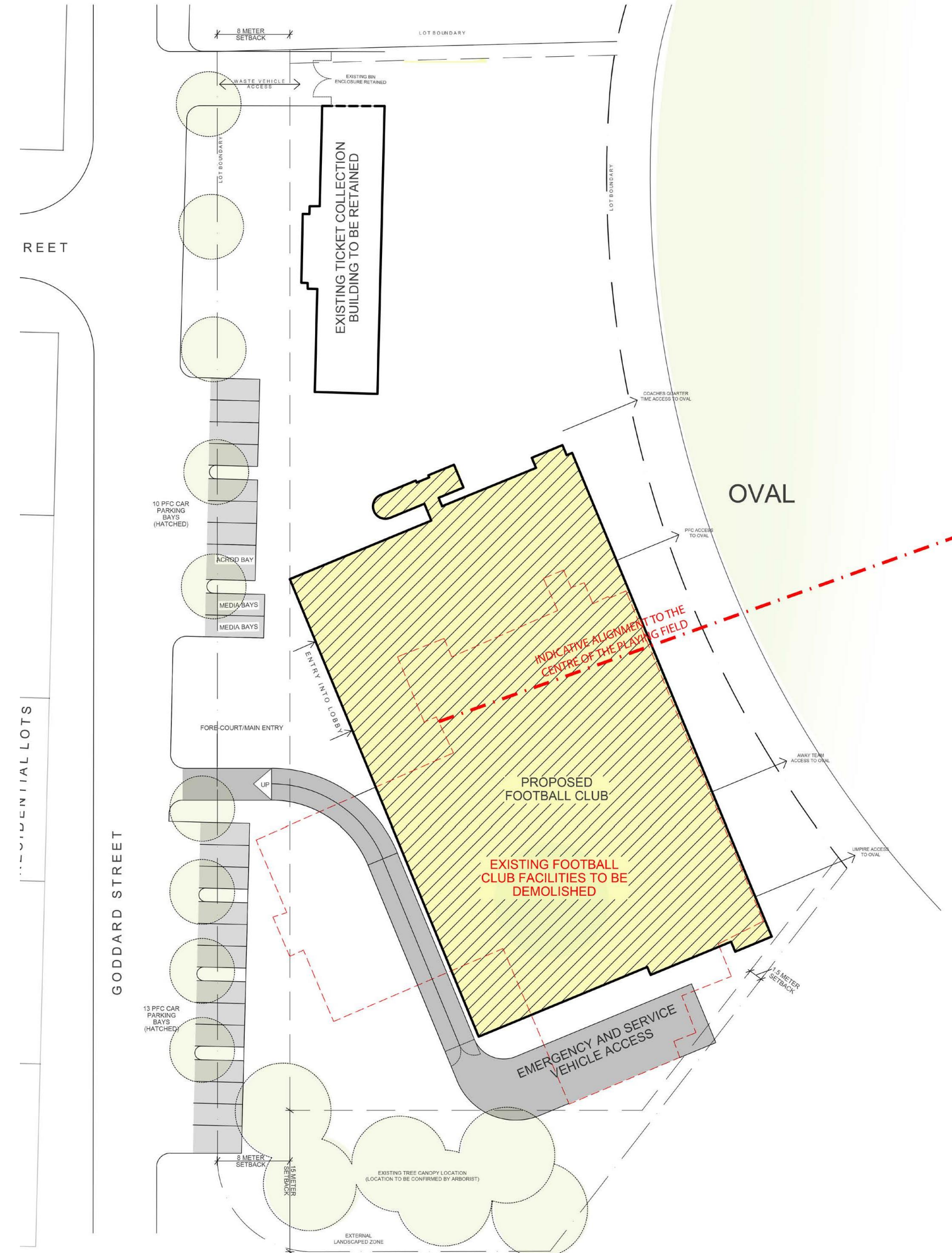




# Business Case Options

## Option 1

### 1b = Scenario 2 - South





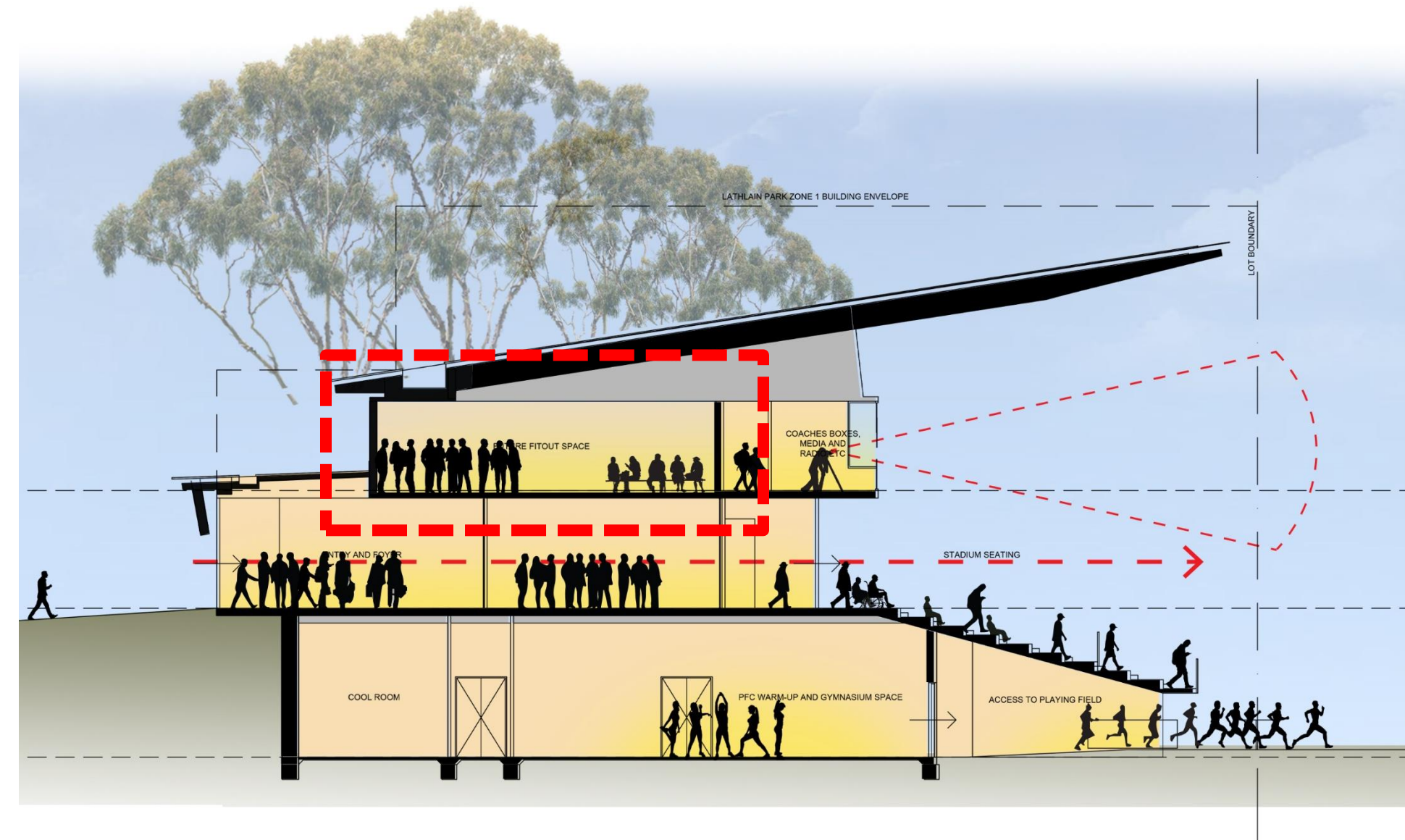


# Business Case Options

## Option 2

2a = Scenario 1 - North

2b = Scenario 2 - South







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# Business Case Options

## Option 3

Not progressed



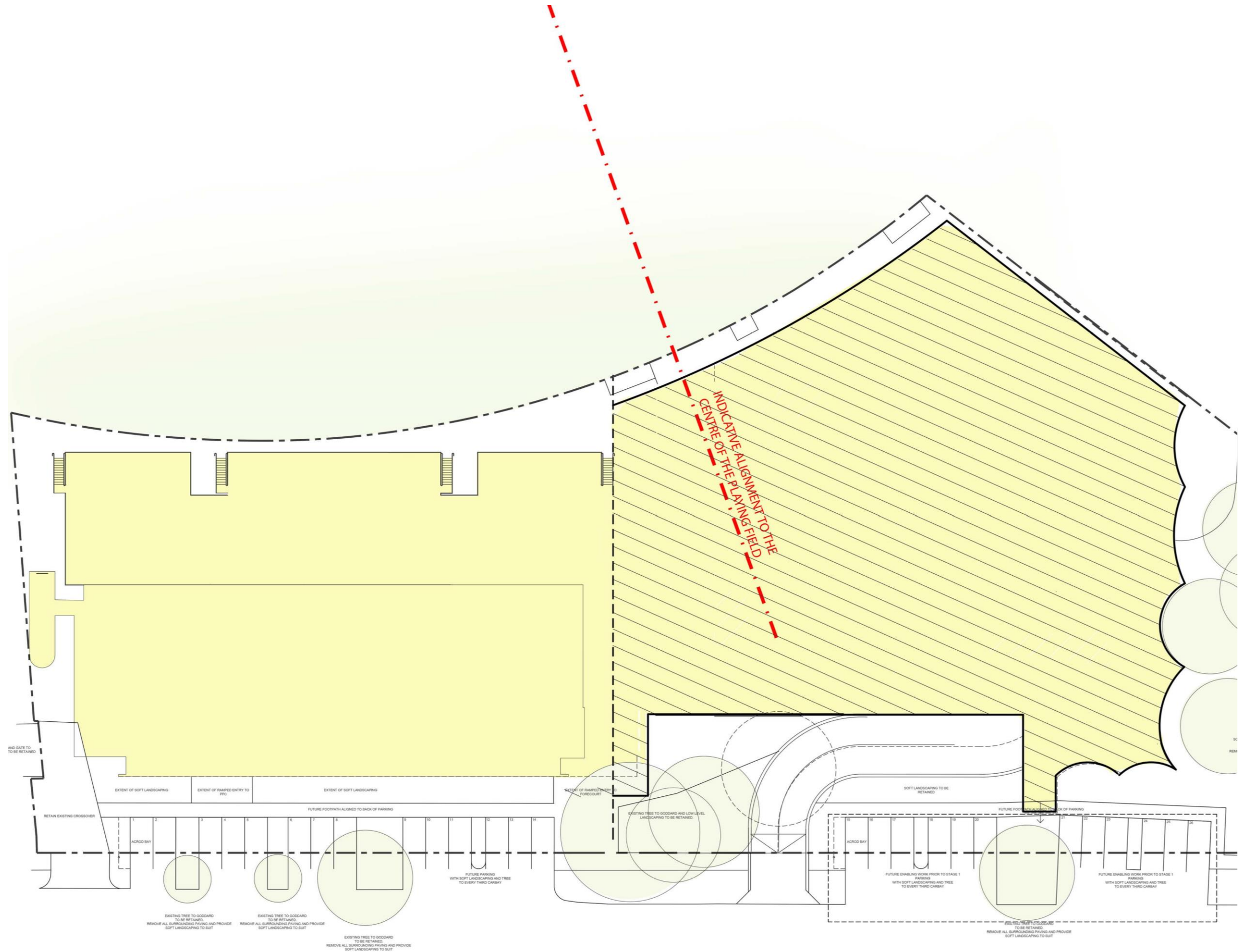
# Business Case Options

## 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

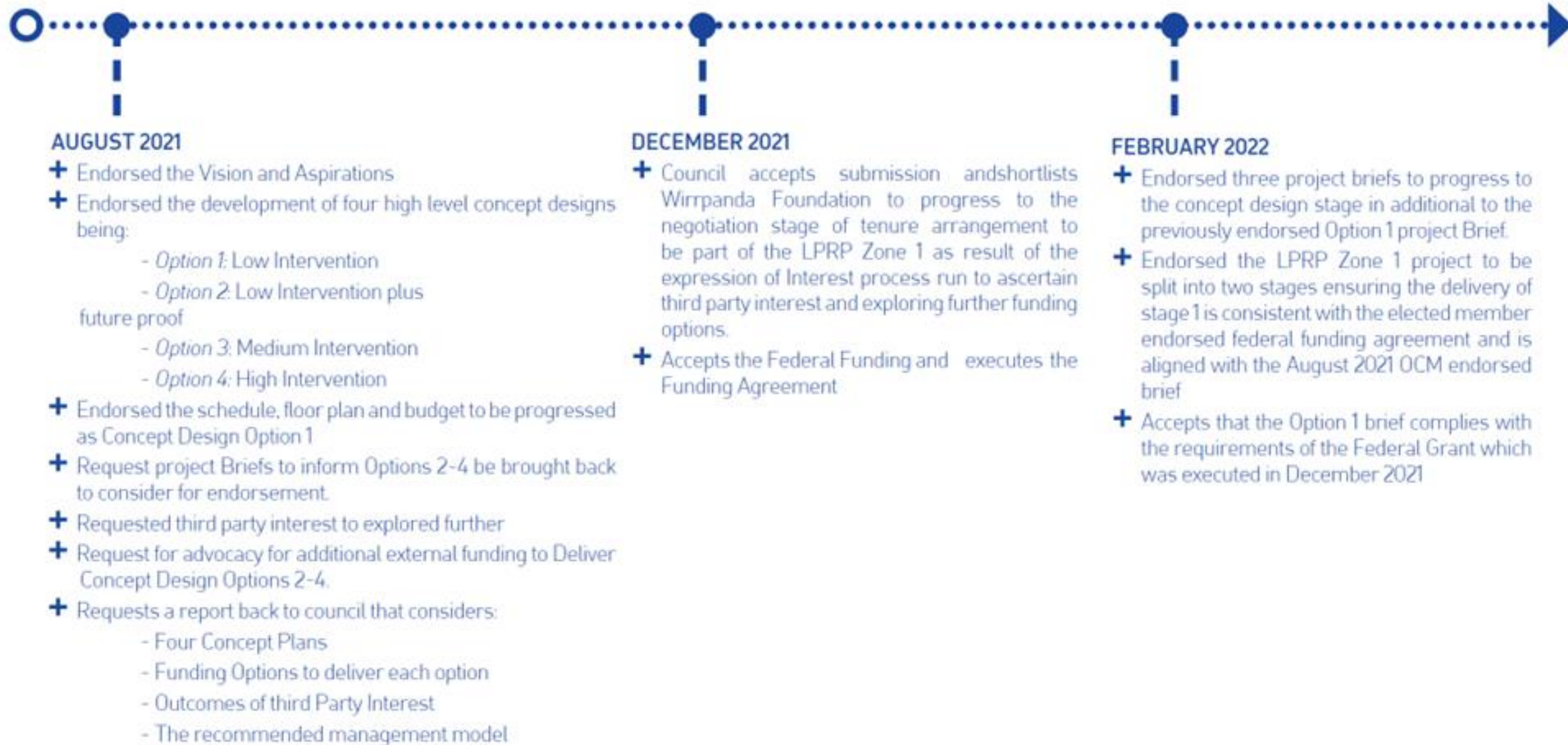
Criteria	Option 1a	Option 1b	Option 2a	Option 2b	Option 4a	Option 4b
Ability to deliver through known funding opportunities	No	No	No	No	Yes	Yes
Avoids short term telecommunication relocation	Yes	No	Yes	No	Yes	No
Allows PFC operations to continue during construction.	Yes	No	Yes	No	Yes	No
Allows PFC portion to progress and meet federal funding milestones	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





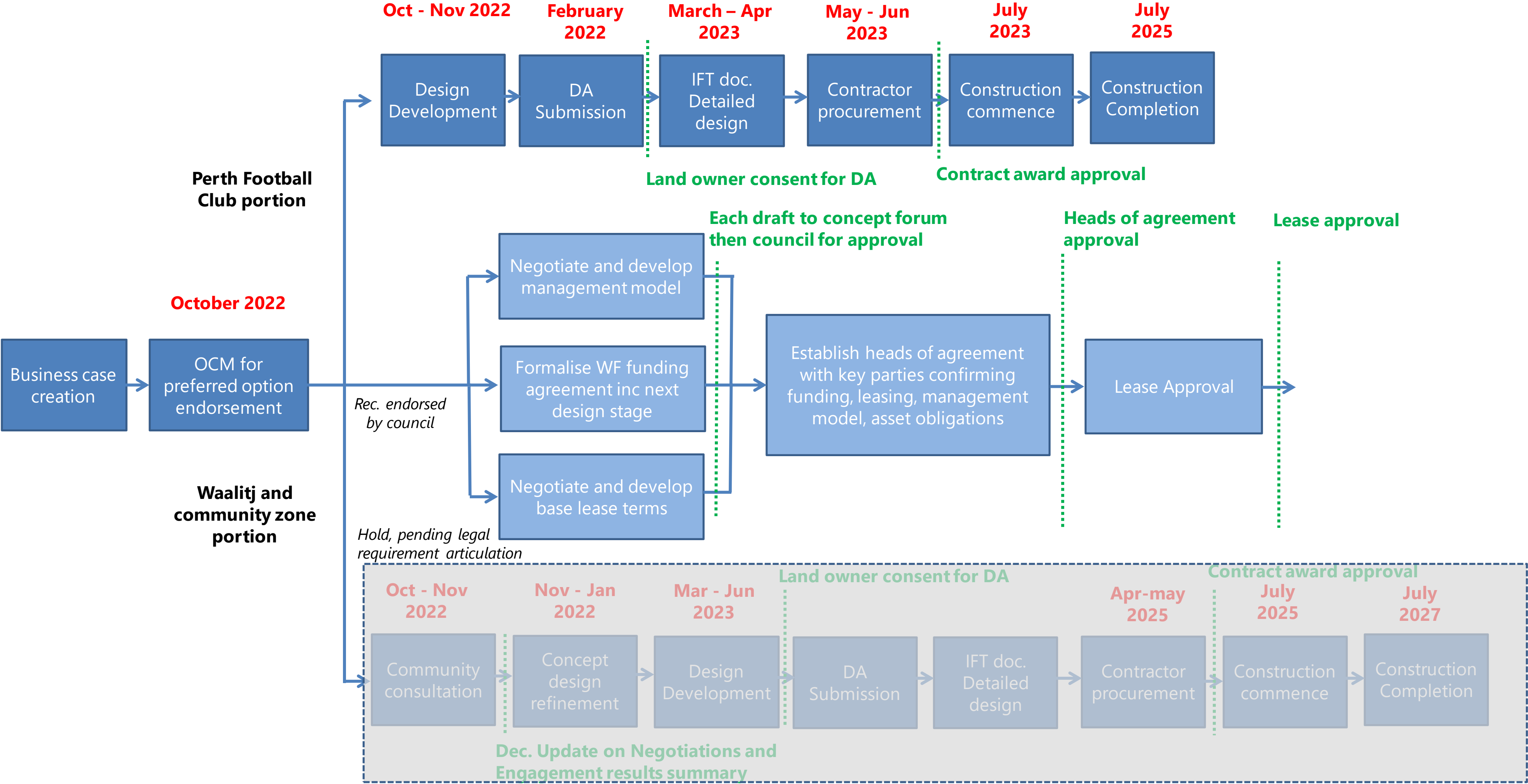
## 2. Process outline (past and future)

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# 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.*







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*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

## Oval Level Ground Floorplan

Scale 1:200



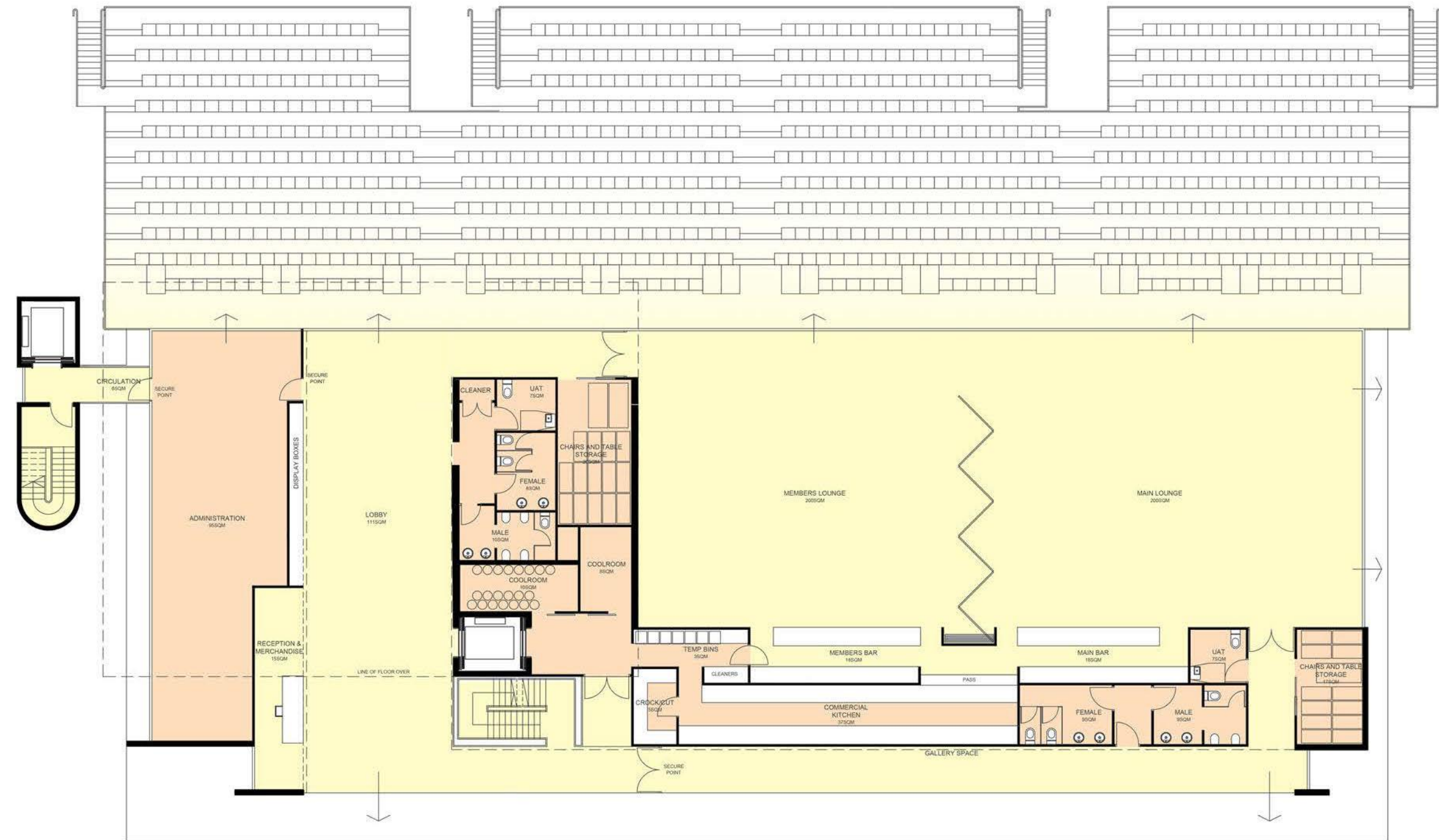
North



# Option 2

## Oval Level Ground Floorplan

Scale 1:200







# Option 2

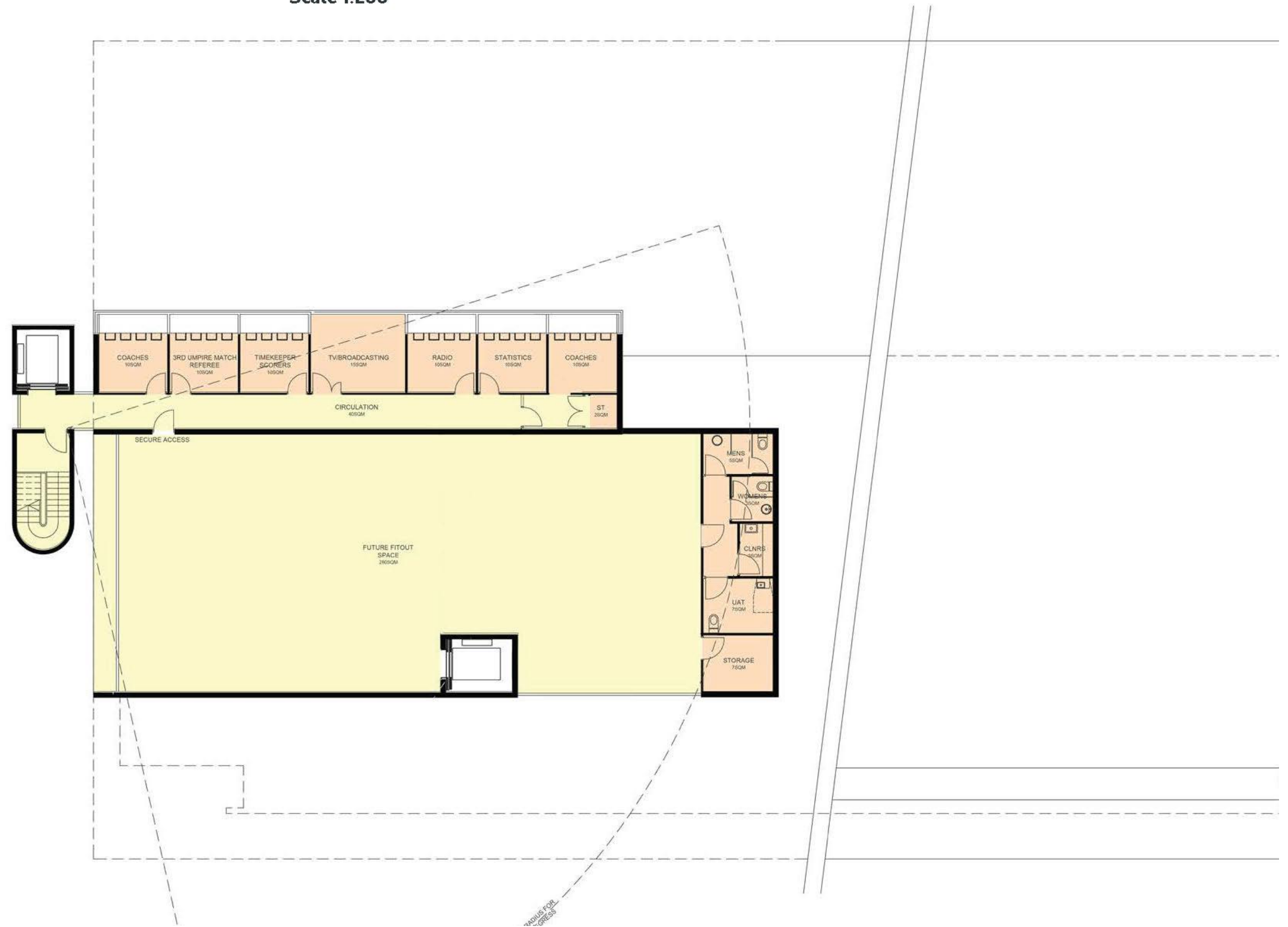
OPTION 2

## Oval Level Ground Floorplan

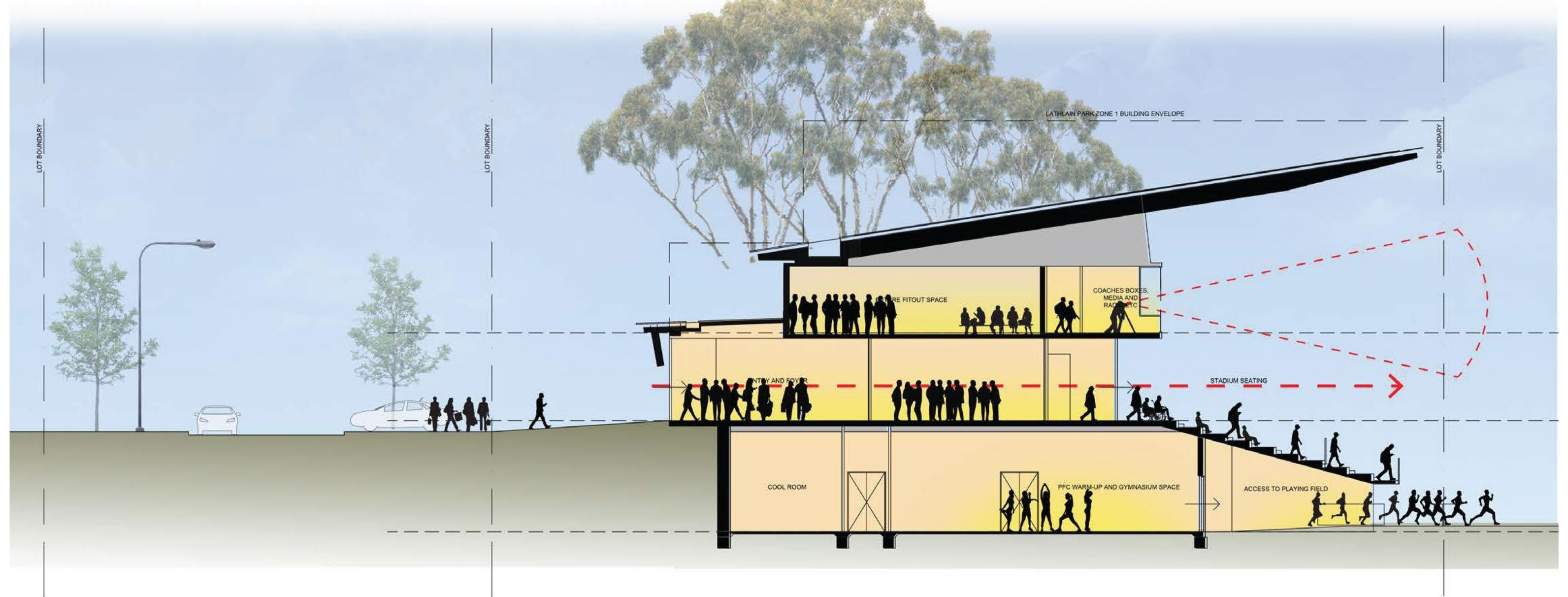
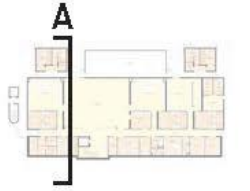
Scale 1:200



North



# Option 2



## Section A

Scale 1:200





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*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.*



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## Since October OCM

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

