

## 17 Motion of which previous notice has been given

### 17.1 Cr Brian Oliver - Old Spaces New Places #3 - Concept Plan Options

In accordance with clause 4.3 of the *Town of Victoria Park Meeting Procedures Local Law 2019*, Cr Brian Oliver has submitted the following notice of motion.

#### Motion

That Council requests the Chief Executive Officer to provide the following information when the Concept Plan for the Old Spaces New Places Project #3 is presented back to Council for consideration:

1. Three Concept Plan options for the Old Spaces New Places Project #3 being:
  - a) Concept Plan option 1, with an estimated delivery budget of no more than \$500,000.
  - b) Concept Plan option 2, with an estimated delivery budget of no more than \$1,000,000.
  - c) Concept Plan option 3, with an estimated delivery budget of no more than \$2,000,000.
2. Requests the Chief Executive Officer to present funding options to deliver the Concept Plan options stated in point 1 above.

#### Reason

At a presentation to the Council of the draft Old Spaces New Places Project #3 Concept Plan, it was advised that the estimated delivery for the proposed draft Concept Plan was in the vicinity of \$1.8 million - \$2 million.

This Notice of Motion seeks to ensure Council, and in turn the community, is provided with options for how we approach this Concept Plan to ensure that we can deliver on projects– in short, gold, silver and bronze options.

The Town has existing, approved major infrastructure projects that are either unfunded, or require additional funding sources.

Ultimately our capacity to develop, fund and deliver new infrastructure projects will be enabled or limited by our approach of process and scope.

This Notice of Motion seeks a “possibility-based” approach by providing concept plan options that are responsive to current (global and local) pressures and sympathetic to community desires regarding place-planning, activation and rates expenditure.

In the current economically uncertain landscape, providing for an agile approach to new infrastructure planning (concepts) will allow Council to make the most appropriate decision with the information available to us.

#### Strategic alignment

##### Economic

Strategic outcome

Intended public value outcome or impact

|   |  |
|---|--|
| EC1 – A desirable place for commerce and tourism that supports equity, diverse local employment and entrepreneurship. | Concept Plan options will allow Council to consider the level of amenity improvement it seeks to deliver and achieve in the Old Spaces New Places Project #3 location. |
|---|--|

| Civic leadership   |  |
|--|--|
| Strategic outcome  | Intended public value outcome or impact  |
| CL3 – Well thought out and managed projects that are delivered successfully. | Concept Plan options will allow Council to give consideration to the financial implications of each option - our capacity to fund and the timeframe that may be required to deliver each option. |

## Officer response to notice of motion

|                            |                      |
|----------------------------|----------------------|
| <b>Location</b>            | Victoria Park        |
| <b>Reporting officer</b>   | David Doy            |
| <b>Responsible officer</b> | Natalie Martin-Goode |
| <b>Voting requirement</b>  | Simple majority      |
| <b>Attachments</b>         | Nil                  |

## Officer comment

0. The emerging concept for Old Spaces New Places No.3 was presented to Council at the March 2021 Concept Forum for feedback and discussion.
1. At the Concept Forum Council were advised that early cost projections for the project were between \$1.8 to \$2.1 million but that the specifications and elements within the design could be manipulated to achieve different cost outcomes.
2. After the Concept Forum the Town publicly advertised the concept design. The views of the local community and Elected Members have subsequently been compiled and will ultimately form a single refinement to the concept design options prior to coming back to Council for final approval.
3. In the meantime, the Town has prepared three variations of the design, which are described as high, medium and lower cost. All these options remain consistent with the design objectives informed by the community consultation and extensive pre-existing urban design analysis. The options, as discussed in the 2021 May Concept Forum explore the range of difference specifications and interchangeable elements.
4. It is the Town's intent to present these options as part of the final concept design report. Council will be asked to determine which option (or variation of an option) they would prefer to proceed to detailed design (which would be the next stage of the project).
5. The Town will likely also recommend an allocation of funds in the Long-Term Financial Plan (LTFP) in a future year that is consistent with the Town's ability to afford and resource the future work.

6. The concept design will form the basis for the detailed design stage which will provide a greater level of accuracy about the extent of works and costs involved. This information can then further refine the LTFP.
7. A resolution that shifts the project parameters to deliver concept options that are designed to specific cost targets could have the following consequences:
  - a) The most aspirational option (including various interchangeable elements) is eliminated and then therefore not able to be contemplated by Council when assessing the options before proceeding to the detailed design stage.
  - b) The lower cost option (\$500,000) is unlikely to result in a concept design that is true to the design intent that has emerged through the consultation and urban design analysis.
  - c) Design options that are close to the amounts of \$1,000,000 and \$2,000,000 mentioned in the proposed notice of motion are more achievable but would need to sacrifice some of the aspirational design elements in the design (ie. Catenary lighting, etc)
  - d) It is the Town's recommendation that the concept costing options undertaken by the Town following the 2021 May Concept Forum (including interchangeable elements that can be debated and, in some instances, manipulated between options) be presented as part of the final concept design report and that Council withhold from prescribing specific cost targets at this time (as per the Notice of Motion). The costing options undertaken by the Town should provide for the possibility-based approach to the concept design outlined in the Notice of Motion 'Reason' and allow Council the agility to decide upon on an option that is appropriate in the context of the multiple expenditure/investment decisions that are open for consideration during future LTFP discussions.
  - e) It is the Town's view that the cost targets of \$2,000,000 and \$1,000,000 can be accommodated without comprising the intent of the design, but a cost target of \$500,000 would result in a design that is not consistent with the intent of the project and its design.

## Legal compliance

Nil.

## Risk management consideration

| Risk impact category | Risk event description  | Consequence rating | Likelihood rating | Overall risk level score | Council's risk appetite | Risk treatment option and rationale for actions   |
|----------------------|---|--------------------|-------------------|--------------------------|-------------------------|---|
| Financial            | Further variations to the project result in cost and time delays. | Insignificant      | Possible          | Low                      | Low                     | TREAT risk by Adopting an internal program with a focus area on high-risk financial processes and activities. |
| Environmental        | N/A   |                    |                   |                          | Medium                  |   |
| Health and safety    | N/A   |                    |                   |                          | Low                     |   |
| Infrastructure/      | N/A   |                    |                   |                          | Medium                  |   |

|                           |  |       |          |        |     |   |
|---------------------------|--|-------|----------|--------|-----|---|
| ICT systems/<br>utilities |  |       |          |        |     |   |
| Legislative<br>compliance | N/A  |       |          | Low    |     |   |
| Reputation                | Adopting a concept design cost target of \$500,000 is likely to result in a design that is not consistent with the intent of the project and its design. | Minor | Possible | Medium | Low | TREAT the risk by interrogating what is achievable close to \$500,000 and then clearly outlining that to Council to assist future decision making regarding the concept design. |
| Service<br>delivery       | N/A  |       |          | Medium |     |   |

## Financial implications

|                              |  |
|------------------------------|--|
| <b>Current budget impact</b> | <p>Sufficient funds do not exist within the annual budget to accommodate the variation to the contract this motion would represent. There is currently \$16,777 available, however this is allocated to the agreed remaining components of the concept design stage of this project. If Council were to support the motion then additional funding will be required to refine the options to meet the proposed cost targets through:</p> <ul style="list-style-type: none"> <li>The listing for consideration of a further \$8,000 being allocated to an Old Spaces New Places No.3 budget in the 2021/2022 financial year.</li> </ul> |
| <b>Future budget impact</b>  | The motion would result in concepts being presented up to \$2,000,000 that could then be listed for consideration in the LTFP.   |

## Relevant documents

Nil.

## COUNCIL RESOLUTION (131/2021):

**Moved:** Cr Brian Oliver

**Seconded:** Cr Bronwyn Ife

That Council requests the Chief Executive Officer to:

1. Present three Concept Plan options for the Old Spaces New Places Project #3, when a report is presented back to Council on the item for its consideration, being:
  - a) Concept Plan option 1, with an estimated delivery budget of no more than \$500,000.
  - b) Concept Plan option 2, with an estimated delivery budget of no more than \$1,000,000.
  - c) Concept Plan option 3, with an estimated delivery budget of no more than \$2,000,000.
2. Present funding options to deliver the Concept Plan options stated in point 1 above.
3. List \$8,000 in the draft 2021/22 Budget for the Old Spaces New Places Project #3 to assist in addressing point 1 above.

**Carried (8 - 1)**

**For:** Mayor Karen Vernon, Cr Claire Anderson, Cr Vicki Potter, Cr Brian Oliver, Cr Luana Lisandro, Cr Wilfred Hendriks, Cr Bronwyn Ife, Cr Jesvin Karimi

**Against:** Cr Ronnhda Potter