



6 Confidential Items

6.1 Marino Community Hall Section 48

Report Reference FRAC221213F6.1

Moved Ms Rantanen

Seconded Mr Hubbard

That pursuant to Section 90(2) and (3)(b) of the Local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, Manager City Activation, Chief Financial Officer, Project Design Advisor, Unit Manager Governance and Council Support, be excluded from the meeting as the Council receives and considers information relating to Marino Community Hall prudential report, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to commercial information including financial figures and concept designs.

Carried Unanimously

2.12pm the meeting went into confidence

General Manager City Development introduced the item and provided a summary of the project. The Marino Community Hall project is listed within the City of Marion's (CoM) 2019/23 Business Plan as a project and included as a \$6M project in the endorsed Annual Business Plan 22/23 in June 2022. Community consultation was undertaken to inform Council on the project scope and detailed designs including a feasibility and business case were completed. The Project Manager – Architect provided a summary of actions undertaken of the past twelve months from the early stages, feasibility and concept and community engagement.

Michael Arman – Director Public Advisory, BRM was present for the item

The Committee provided the following comments:

- It was noted there was a high expectation from the community to remain informed and ensuring this relationship was well managed. Management will continue to inform and engage with key stakeholders as the project progresses being mindful works will be undertaken in a residential area. These strategies will also form part of the EOI Process with contractors to have proven positive experience working in a residential area.
- The Committee queried whether the carpark aspect had been highlighted enough from a resident perspective, or significant risks on the register to monitor.
- There were some discussions around parking concerns and traffic management. Staff confirmed that public notification included the rear carpark, with no representations received specifically regarding car parking. Staff will continue to work with the Marino committee around finessing the design documentation to ensure it is appropriate. There appears to be no concerns from an approval perspective around the parking strategies, with management anticipating development approval by the end of the week.
- The delivery timeframe was questioned given the supply chain issues. Management are being cautious around delivery timeframes – especially to residents, keeping them highly informed. Any risks associated with the financial viability markers moving across this timeframe will be managed and assessed through the EOI process. For this reason a tender process was not the preferred method. Relevant contractors have been alerted of the upcoming procurement needs.
- The Committee queried whether the CoMPAS principles had been applied to this project. It was noted there are other facilities within the area, a potential for 600 new residents at Villawood, upgrade of Marion Golf Club and other nearby amenities. Management confirmed that the CoMPAS had not yet been endorsed by Council, therefore it had not been used specifically as a checklist, the principles and objectives of the framework were taken into

consideration. It was noted the project will be complimentary to the other facility and amenities nearby. It was also acknowledged there is a strong arts and culture aspect to the project, providing a point of difference.

- The Committee questioned the due diligence and how this is affected against the risk identified in the risk review around major projects (labour, elements of construction and rising costs). Mr Arman (BRM) advised the level of due diligence applied was appropriate for this level of projects. The changes to the risk register have all been picked up in the project costs. This was considered appropriate at the time of report.
- The Committee queried whether the uncommitted funding was a pre-requisite. Management confirmed it was, however, have had good verbal confirmation and public election pledges against this project. The Council endorsement was based on 50% external funding. Management noted the supply issues had been factored including local, national and international supply. There is a level of uncertainty in relation to additional costs identified, however this is noted on the risk register. There will be more confidence around this once the project proceeds to 100% documentation. Management noted Council Members were briefed on the status of the project and costs at a recent forum and a further report will be presented to Council with the tendered prices once finalised.
- Current versus future usages data was discussed. The Committee suggested it may be useful to include current usage and expectations for future usage including the uplift with the current catchment and the contribution of assistance from Community Connections.
- There were discussions regarding strategic priorities of the neighbouring properties and council. Management confirmed these discussions had occurred with nothing significant coming to light.

Moved Ms Rantanen

Seconded Mr Hubbard

That Council:

1. Notes that the Section 48 Prudential Report addresses requirements under the *Local Government Act 1999*.
2. Recommends to Council the adoption of the Section 48 Prudential Report and confirms the report adequately addresses the following issues in relation to the Marino Community Hall project:
 - a. The project's support of Council's strategic objectives.
 - b. The project's alignment with the objectives of the Council's Development Plan.
 - c. The assessment of the potential economic impacts of the Project.
 - d. The level of consultation identified for the Project.
 - e. The assessment of the Project's risks and the appropriateness of the mitigation strategies developed.
 - f. The Project's financial viability in the short and long term.
 - g. Council's capacity to deliver the project within its financial sustainability targets.
3. In accordance with Section 91(7) and (9) of the Local Government Act 1999, orders that the attachments to this report Marino Community Hall prudential report, 'having been considered in confidence under Section 90(2) and (3)(b)(i) and (ii) of the Act be kept confidential and not available for public inspection upon the basis that the information contains commercial information including financial figures and concept designs. This order is to remain in force until such time as it is reviewed, at which time a further order of confidentiality may be made. This confidentiality order will be reviewed at the General Council Meeting in December 2023.

Carried Unanimously

2.58 the meeting came out of confidence