

AGENDA ITEM NO.: 15.1

TO: Council Meeting on 25 July 2017

DIRECTOR: Nathan Cunningham, Director Community & Planning

REPORT AUTHOR: Brendan Lott, Manager Community Development

SUBJECT: Project Update - Community Hub, Library and Innovation Centre (CLIC)

1. EXECUTIVE SUMMARY

The CLIC project is currently focused on the following key task areas; with specific actions for each of these tasks described within the Discussion section of this report.

- 1.1 Spatial layout work – Brown Falconer Architects have been working through the Spatial Layout body of work based on the required footprint of the CLIC and Civic facility.
- 1.2 Community Reference Group (CRG) - met on 5 July 2017 and participated in an ‘emotional brief’ process similar to that conducted by architects Brown Falconer (working in collaboration with Hudson Howells and Snohetta) for Elected Members.
- 1.3 Change Management - Council’s management team have recently participated in two days of intensive training to gain a more detailed understanding together with practical skills for successfully managing change within the workplace.
- 1.4 Transition Team – This group has begun to implement a range of communication and engagement initiatives with staff as well as visiting various sites to explore the opportunities to house staff and services of Council during construction of the CLIC.
- 1.5 Council’s Engagement Hub website – This site continues to provide a one-stop-shop for our community, filled with information on the CLIC project.
- 1.6 Prudential Report - Dean Newbery & Partners (chartered accountants) have commenced the work on a Prudential Report.
- 1.7 Prospect Road Site - Commercial real estate group CBRE have begun work on promotional materials to release the opportunity to market within the next month.
- 1.8 Project Executive Group (PEG) - continues to meet regularly to work through the detail of the documentation and research associated with the CLIC Project.

2. RECOMMENDATION

- (1) Council receives and notes the progress update for the Community Hub, Library and Innovation Centre (CLIC) for the period 27 June until 25 July 2017.
- (2) Council receives and notes the Project Executive Group (PEG) Actions List (as presented in Attachment 1).

3. RELEVANCE TO CORE STRATEGIES / POLICY

3.1 Council's Community Engagement and Consultation Policy – November 2012

3.2 **Strategic Plan to 2020 Theme 1 – People** “Know, empower, celebrate, educate and activate our community”

Strategy 1.1 Know our community

Strategy 1.4 Celebrate our diverse and creative community

3.3 **Strategic Plan to 2020 Theme 2 – Place** “Loved heritage, leafy streets, fabulous places”

Strategy 2.1 Respect the past, create our future

3.4 **Strategic Plan to 2020 Theme 4 – Services** “Leaders of the sector providing efficient, responsive, accessible services”

Strategy 4.1 Excellence in Infrastructure

Strategy 4.2 Sound Financial Management

Strategy 4.4 Accountable and people-focused services

- The actions and initiatives detailed within this report are directly connected to the above aspects of Council's current Strategic Plan. The Community Engagement and Communication Plan for the project are based upon the requirement to 'know' our communities, be inclusive of a broad cross section of our residents and ensuring that residents are well informed of the steps being taken for the development of the CLIC, with clearly identified opportunities to become involved and influence the project outcome.
- Delivery of the CLIC will be based upon that aspect of the Strategic Plan referring to 'fabulous places', requiring a high quality facility that is loved by our communities.
- Strategies within Theme 4 of the Strategic Plan (Services) speak to Council's requirement that the CLIC is delivered on time and on budget according to our standards of excellence.

4. COMMUNITY INVOLVEMENT

4.1 Community involvement within the CLIC project over the past four weeks is described within the Discussion section of this report under the sub-headings of Community Reference Group and Engagement Hub.

5. DISCUSSION

Spatial Layout Work

5.1 Brown Falconer Architects have been working through the Spatial Layout body of work based on the required footprint of the CLIC and Civic facility. It is pleasing to report that the site analysis confirms that a Land Division is able to be undertaken which can satisfy the known needs of the Council facility as well as providing for generous land for a market driven development. The options of the market driven development are to be explored through the site marketing set to be undertaken by CBRE on behalf of Council.

- 5.2 Further, the indicative site layout confirms that likely car parking requirements for the new facility can be met on-site and that by incorporating the CLIC facility with those of a new Civic Centre, efficiencies in space allocation are able to be realised.
- 5.3 A more detailed discussion on this topic has occurred with PEG in recent weeks and it is important to note that the work of Brown Falconer has concluded that a site with a 20m frontage to Prospect Road (adjacent the existing Town Hall) can achieve the necessary building footprint (and the car parking on the whole site) to provide all the facilities and services to be included in the combined CLIC and Civic Centre.

Community Reference Group

- 5.4 CLIC Community Reference Group (CRG) has participated in an 'emotional brief' process similar to that conducted by architects Brown Falconer (working in collaboration with Hudson Howells and Snohetta) for Elected Members.
- 5.5 The briefing captured CRG members' emotional reference and aesthetic preferences of buildings and facilities that possess elements, in their design or form, that the members believe reflect aspirations of the broader Prospect community for the CLIC facility. The CRG feedback is provided to PEG at their 18 July meeting.

Change Management

- 5.6 Council's management team have recently participated in two days of intensive training to gain an understanding of, and practical skills for, successfully managing change within the workplace. CLIC will have a wide ranging impact upon staff both during the transition period as well as through new work practices and environments as the new CLIC facility becomes operational.

Transition Team

- 5.7 CLIC Transition Team have begun to implement a range of communication and engagement initiatives with staff to ensure a common understanding of the steps being taken and that will need to be taken to ensure continuity of service to our community during the transition from the current facilities to the new CLIC facility. Further updates will be presented with greater detail in coming months.

Engagement Hub

- 5.8 Council's Engagement Hub website continues to provide a one-stop-shop for our community, providing easy access to all documentation and activities associated with the project. There are 33 registered users and 11,840 visits to the site since it was established mid November 2016.
- 5.9 It is likely that the site will attract much more interest and contributions from our community once some of the more significant stages of the project begin to be implemented. The website is able to be updated to be more interactive around key decisions / project milestones.

Prudential Report

- 5.10 Dean Newbery & Partners (chartered accountants) have commenced investigations for producing a Prudential Report. The process focuses on capital adequacy and credit exposures on a consolidated basis, for the CLIC Project. A draft report is scheduled for completion at the end of October and this will lead to a final Prudential Report then being prepared.

Prospect Road Site

5.11 Commercial real estate group CBRE have begun work on promotional materials, including detailed photography, to market a portion of the Civic Centre site on Prospect Road with the aim of attracting interest in relation to sale/redevelopment and other options. This detail is being refined through discussions with PEG.

Project Executive Group

5.12 PEG continues to meet regularly to work through the detail of the documentation and research associated with the CLIC Project. The Actions List coming out of each meeting (**Attachment 1**) has been updated with items progressed by key Council staff.

ATTACHMENTS

Attachment 1 Project Executive Group Actions List