



PROJECT GOVERNANCE MANLY 2015

Manly 2015 is considered a major project by the State Government and the Division of Local Government.

Given this, there are various governance gateways that Council needs to make arrangements for as Council proceeds from taking the Manly 2015 Masterplan from a vision to a fully realized project on the ground.

1. Undertaking due diligence in terms of the financial aspects of the project.

KPMG have been engaged by Council to assess the financial feasibility of the project.

Council must also ensure that all financial aspects of the project for now and into the future are contained within and projected forward in Councils Long Term Financial Plan which is subject to the scrutiny of NSW Treasury Corp.

2. Council is required for all major projects to submit a comprehensive business case for the project which requires sign off from the Division of Local Government before the project can proceed.

A lot of detail is required in the business case but in general terms the Division of Local Government will want to know and sign off of on:

- What it is Council is doing and why ?
- Full detailed financials for the project for its construction and ongoing operational costs. Evidence that the project costing are included in Councils Long Term Financial Plan adopted as part of Councils 10 Year Community Strategic Plan.
- The community engagement process that has been undertaken as the project was developed and in an ongoing sense.
- The detail behind the costings that Council has planned and evidence that Quantity Surveyors and the like have been involved in assisting formulate these costings.
- Council will also need to detail its capacity to manage the implementation of the project and its ongoing management and maintenance.



3. Obtaining Development Approval

As Manly 2015 moves into the detailed planning phase the Manly Oval Car Park and “Village Centre” sites will be subject to obtaining formal development approval.

The cost of the projects dictates that this would occur via The Joint Regional Planning Panel. Plans will be exhibited and appropriate conditions imposed as with any planning approval process. Issues such as the following are dealt with during the detailed planning phase:

- Detailed design of building structures
- Water table and hydrology matters
- Traffic management plans and arrangements – during and after construction.
- Geo-technical information
- Issues relating to residential amenity

4. A Probity Plan is required to be prepared

Council has engaged a Project Probity Auditor for the project.

The Probity Auditors role is to ensure Councils adheres to its probity plan and follows due, legal and statutory processes in implementing the project and in general terms does what it says it will do as the project is implemented.

The Probity Auditor will report back to Council at period intervals as the project progresses and as key milestones are completed.

5. Establishment of a Project Control Group

Once Council has completed its capital expenditure requirements with the Division of Local Government and has a “live project” a formal Project Control Group will be established with responsibility for implementing the Manly 2015 project . This will be made up of the Council’s Executive, The Executive Manager of Major Projects and Key subcontractors engaged to work on the project with specialist expertise. The project control group will meet regularly and all key decisions will be formally minuted. This group will also facilitate the provision of information to the probity auditor as requested.

6. Tendering Gateway



At the point where all the necessary approvals have been obtained Council will need to engage contractors to enable it to proceed with implementing the Manly 2015 Masterplan.

Major works contracts will be subject to quotations, expression of interest & tenders processes as appropriate. The current planning is to look at design and construct fixed price tenders and contractual arrangements for the major building aspects of the project. However, the best value option will be assessed tender by tender as they come up by Councils Project Control Group.