

### 6.3 GLEN WAVERLEY CENTRAL CAR PARK (CF2015101)

Submitting Committee: Glen Waverley Activity Centre Steering Committee (GWAC)

*That Council:*

1. *notes that the submission period of the Expression of Interest (EOI) process in relation to the land known as the Glen Waverley Central Car Park site (GWCCP) has concluded, and that 20 EOIs have been received;*
2. *notes the responses from the public consultation process on the potential sale and redevelopment of the GWCCP;*
3. *notes that there is general community support for changing the use of the site from a car park to a higher value use, although there are wide-ranging views on the preferred use of the site, whether part of the site should be sold, the scale of development and the need for a library and community hub on the site;*
4. *notes that there is general agreement that public open space is desirable on this site although there are differing opinions on the type and size of the open space that may be appropriate with views ranging from some to all of the site being used as open space;*
5. *accepts that some of the site must be made available for private development if anything is to occur on the site unless Council is willing to consider other funding streams such as significantly increasing rates, borrowing or introducing paid car parking;*
6. *resolves to proceed to a Request for Proposal (RFP) stage with a shortlisted selection of the EOI respondents;*
7. *notes that, due to confidentiality obligations, Council will separately determine in confidential business an appropriate short list of EOI respondents which will be invited to participate in the RFP;*
8. *as part of the RFP process, resolves to consider the addition of surrounding footpaths and possible part closure of Coleman Parade (as identified in the Glen Waverley Activity Centre Structure Plan (Structure Plan) and subject to further consultation and any Statutory processes) to add to and enhance the plaza being allowed for on the site, should Council ultimately decide to proceed with a sale of the land;*
9. *determines that in response to the community consultation, the limitations on Council's available funding opportunities and a desire to ensure fairness for all Monash residents, the RFP process will emphasise the following aspects in relation to the site:*
  - *that a prominent feature of the site must be a public square/plaza adjacent to Kingsway. The plaza must be provided in one area and be visible when looking from the northern and southern parts of Kingsway;*
  - *the library/community hub and public plaza must provide exceptional design outcomes and respond to community expectations as expressed through the consultation process. This includes, but is not limited to, matters like incorporating green space, trees, water features, indoor and outdoor multi-use areas and electronic screens;*
  - *that the library/community hub must be at least 6,000 square metres in area and*

- face, interact with, but not impinge on, any area set aside as a public plaza;*
- *that the height of any private development will be assessed on its merits (in particular it will be expected to provide an excellent architectural and urban design response) and its appropriateness within the Activity Centre having regard to the Structure Plan, the height of other developments that have been approved and a consideration of the benefits proposed to be provided to the community and the Activity Centre as part of the public use components of the site; and*
10. *endorses the preparation of the RFP documentation in line with the direction set in this report.*

## **INTRODUCTION**

The purpose of this report is to:

- provide Council with an update on the Expression of Interest (**EOI**) process in relation to the land known as the Glen Waverley Central Car Park site (**GWCCP**);
- inform Council of the outcome of the public consultation undertaken concurrently with the GWCCP EOI process; and
- provide Council with a recommendation on how to proceed further with the site.

It was important and valuable to consult the community at this point in the process so that the views of the community about options for the site could be further understood and considered. This consultation was intended to better inform Council's consideration of the EOIs received and to assist Council to develop specific requirements to which Council could ask proponents to respond, should Council decide to progress to the Request for Proposal (**RFP**) stage.

The consultation confirms that there are wide-ranging views about the best outcome for the site, but there is general support that something should occur on the site. The site is clearly seen as more valuable to the community than just being used as an at grade car park. Suggestions regarding the future of the site span a range of views, from transforming the site into a large green park/open space area through to various development options for the site. Most submissions call for the presence of open space (be it all or part of the site) and for some civic presence.

This report presents the community feedback to Council. It also recommends to Council that it is well worth proceeding from the EOI process to an RFP stage to identify the best proposal for the site which can then ultimately be exhibited to the community to enable the community to provide further feedback prior to Council resolving whether or not to proceed with any change from the current use. It is important to note that this report does not ask Council to make a binding decision in relation to the future of the site. Proceeding to an RFP stage does not bind Council or the community to any future outcome. Fundamentally, Council is being asked to continue with the process it has commenced and prepare for the next phase to enable the best proposal for the site to be properly placed before the community for further consideration and feedback. This process provides Council, upon the conclusion of the RFP stage, with an ability to speak

with the community further about an actual proposal with clearly presented plans in order for the community to express an informed perspective.

### **BACKGROUND**

On 27 October 2015, Council considered a report that recommended commencing an EOI process for the potential sale and development of part of the GWCCP site and resolved, in part, that Council:

*“Authorises the Chief Executive Officer to commence a public EOI process for the sale and development of part of the Central Car Park at 281 Springvale Road Glen Waverley including the development of a portion of the land, fronting Kingsway, for a Library/Community Hub and Public Plaza”.*

### **EXPRESSION OF INTEREST**

The EOI process commenced on 11 November 2015 and closed on 18 December 2015.

At the close of the submission period Council had received 20 submissions that presented a wide variety of ideas on how the site could be developed and how the community facilities could best be provided. The level of detail received at the EOI stage is largely conceptual.

The evaluation panel (comprised of Council officers and overseen by an independent probity adviser) has concluded its evaluation and has made recommendations to the GWAC Steering Committee. The Steering Committee has in turn made its recommendation to Council in a separate confidential business report to be considered following this report. Council will consider the recommendations of the GWAC Steering Committee and determine which respondents should be shortlisted and invited to participate in the RFP process. As there are contractual and commercial matters involved, the decision on which respondents to shortlist and the RFP process will be made in confidential business.

Whilst the Steering Committee cannot go into details regarding the EOIs received, broadly speaking most of the EOIs have addressed well the themes for which Council sought a response such as: including a library/community hub, providing public open space with a public plaza, incorporating public meeting spaces, replacing the existing car parking and proposing a mixed-use development for part of the site adjacent to Springvale Road.

### **COMMUNITY CONSULTATION**

Following the issuing of the EOI invitation, Council conducted three community forums (9 and 10 December 2015 and 28 January 2016).

Council wrote to all residents in the broader Glen Waverley area and to approximately 1,017 organisations (service clubs, traders, major community groups, schools etc) which were sent invitations to the consultation sessions and brochures about the potential land sale and redevelopment. In addition, information was published in the Monash Bulletin and on Council's website.

The three community forums focused on the site and its potential future use as outlined in the EOI. The sessions were well attended with a total of 95 people attending across the three sessions with a number of people attending more than one session. Council officers also met with Council's Young Persons Reference Group to canvas their input. A total of 12 people attended the reference group meeting. Prior to this consultation process, Council had also discussed the site at two meetings with traders, stakeholders and land owners in the Glen Waverley Activity Centre.

The Steering Committee, as well as Councillor Lake separately and Council officers also met with representatives of the John Monash Multicultural Square (JMMS) Group – a group formed to advocate around the future of this site – on four separate occasions including a well attended public forum which was organised by Council and chaired by the JMMS Group. More recently, representatives of the JMMS Group presented to a strategy meeting of councillors on 15 March 2016 on their vision for the site.

In addition to the three community forums, two Glen Waverley trader and stakeholder meetings, the meeting with the Young Persons Reference Group and the six meetings with representatives of the JMMS Group, questionnaire responses were also invited from interested residents. At the close of the survey period Council had received 119 responses (107 from the online survey and 12 in hard copy).

From the community forums, meetings with the Young Persons Reference Group, the JMMS Group, traders and from the community surveys, the general themes that have emerged are as follows:

- strong support for the development of a plaza/open space on the site that allows for public gatherings both formal and informal, although there were diverging views on whether it should be across all or part of the site;
- support for a library/community hub, but varying opinions on whether it should be located on the central car park land or another parcel of land;
- support the development of multipurpose meeting rooms and learning centre, but again, different views on whether it should be on this site;
- some support for the site to have some mixed use development, although a number of others expressed concern about losing public land and the potential height of any development;
- the lack of parking in the Activity Centre and wanting to provide providing additional parking;
- the lack of public open space in the Glen Waverley Activity Centre;
- concerns about public safety and an interest in increasing public lighting; and

- concern from some people about over development in the Activity Centre and more residential apartments.

A summary of the issues arising from the various consultations and meetings are detailed in the following attachments:

- community forums – Attachment A;
- community questionnaire – Attachment B; and
- Young Persons Reference Group – Attachment C.

The community consultation has highlighted that there is strong support to do something with this site. Whilst there are differing opinions and suggestions, it seems that the significance of this site to the future of the Glen Waverley Activity Centre is understood and accepted.

There was also support for a new or expanded library and the development of multipurpose meeting rooms within the Activity Centre, although there are differing views about where these could best be located. Similarly, views about open space varied with general support for open space on part of the site, including some advocating that the whole site should be turned into open space.

There is also a strong desire to ensure that whatever happens with the site, that there should not be a loss of parking and a desire that the number of spaces should increase. These spaces should be easily and conveniently accessible to the entertainment precinct.

Finally, there was also view that the site should not be over-developed with excessively tall high-rise buildings and lots of concrete.

Council, in commencing the EOI process in parallel with this further consultation, was clear in its view that the only way that something can occur on the site is by including some private development on the site to offset the significant costs of replacing the car parking (estimated at \$17 million if provided in a basement) and the costs of transforming the site into whatever use is ultimately preferred. While not everyone agreed with this approach, most people who provided feedback accepted that this was a reasonable and financially responsible basis of proceeding with the site.

## ***DISCUSSION***

### ***Library/community hub***

The consultation revealed that there is a good level of support for a new library and community hub. There were a number of respondents however who did question the need for a library and others who expressed a view that a new library could be constructed in its current location. It is clear, however, that there are a number of compelling reasons why Council needs to invest in the Glen Waverley Library in the

short to medium term. The Glen Waverley Library was opened in 1976 and has had only one major refurbishment since then (in 1999) and it is well overdue to be redeveloped or replaced.

There are 79 councils in Victoria and 46 have either single municipality library services or library corporations. There are over 260 library 'branches' in Victoria (261 in 2012). Monash has six of these.

In a report commissioned for the State Library of Victoria and the Public Libraries Network of Victoria in 2011 entitled "*Dollars, Sense and Public Libraries*" it was reported that:

*"Victorian public libraries return \$3.56 for every \$1 spent.*

*Public libraries are primarily funded by local government with State Government support. For every dollar invested in public libraries, the community receives at least 3.6 times as much value in return. In 2007–08, the community benefit was \$681 million against a cost of \$191 million.*

*At the same time, public libraries made a significant contribution to state and local economies, supporting 4,430 jobs, contributing \$722 million to income, and adding \$120 million to the Victorian Gross State Product."*

The Glen Waverley Library is open for 65 hours per week which compares well with other public libraries in metropolitan Melbourne. For instance: Camberwell Library is open 54 hours per week, Dandenong Library is open 72 hours per week and Box Hill Library is open 58 hours per week. Many schools do have their own libraries but they do not have the resources, staff or flexibility of hours that public libraries have. However, the resources and target demographic for school libraries are much narrower than those of public libraries. The Monash Public Library Service features the relevant resources, staff and spread of opening hours to meet the needs its community. Glen Waverley Library is highly used by local students because it is accessible by public transport, has good resources including books and online information, is reasonably comfortable and has access to technology. Students and members of the public visit the public library for a variety of reasons, but on any given day an observer can see that people in the library are actively engaged in study, research, learning and collaboration. A public library is the heart of the community.

Libraries have an important role to play in promoting learning and encouraging reading. They are places of stimulation, exposing users to ideas and knowledge. Libraries are places of imagination and inspiration – providing books, technology, workshops, lectures and other programs to encourage creative ideas.

Public libraries are community-centred places, providing spaces for people to meet and exchange ideas and information. Libraries provide an environment for interacting with others in their community. There are large numbers of people in the community who choose to use them. There were around 318,000 visits to the Glen Waverley Library last

financial year – that’s nearly 1,000 visits every day. However, the space is bursting at the seams – at only 1,031 square metres. A new library space would enable a variety of activities to be offered to the community, including formal and informal workshops and training, creative spaces and meeting and working spaces for families, local communities and businesses.

A library for the next 30 years will look and be very different to the current library that has served the community for the past 30 years. Many other councils (such as Geelong, Melbourne and Maroondah) have invested in state of the art libraries which have proved incredibly popular in their communities. These spaces have transformed how people think of libraries from the traditional view of libraries being quiet places revolving around books to a more contemporary view that they are places of collaboration, sharing, noise, activity, fun, discovery and technology. These modern libraries emphasise that a library is the central hub of a local community and have all sorts of different offerings to attract a huge range of diverse residents into them.

### ***JMMS Group’s alternative proposal for the site***

Council received written submissions from the JMMS Group outlining its proposal that the whole site should be turned into an open outdoor public space. It was proposed that this could be funded by increasing rates across Monash by \$130 per property per year and introducing paid car parking on the site.

There is no dispute from the Steering Committee’s perspective that in an ideal world the entire site would be used for a public purpose, perhaps best achieved by a mix of civic buildings (such as a library and community meeting spaces) as well as a public plaza/town square, basement car parking and no private development. However, Council does not have limitless funds to achieve such an outcome. Indeed, the cost to deliver the JMMS proposal with 1100 car parks is estimated at more than \$80 million. Even a more modest proposal of simply relocating the existing car parking to basement level and providing the JMMS open space on the site would cost Council in the order of \$25 million. Council does not currently have access to this level of funds in reserve.

If Council was minded to proceed along these lines, it would need to convince the State Government to allow it to significantly increase rates beyond the rate cap, borrow money or introduce paid car parking (or a combination of these). A rate increase of \$130 per property as proposed by the JMMS Group would amount to a rate increase of 9% on top of the existing planned increase by Council for 2016/17 of 2.5%. At a total rate increase of 11.5%, this would represent an unprecedented rate increase in the history of City of Monash. The Steering Committee does not think that seeking to so drastically increase rates would be supported by the State Government and nor is it an appropriate response to funding the transformation of the site. The Steering Committee is of the view that this would be bitterly opposed by Monash ratepayers – particularly those living outside of Glen Waverley. This is why Council has been examining options around the possibility of transforming the site on a cost neutral basis for ratepayers.

There is also a fairness element to consider as well. While improving the use of the central car park will have a broad value across Monash, it is of particular relevance to Glen Waverley. It would potentially be unfair, even if Council did have access to limitless funds, for such a large amount to be invested just into Glen Waverley in preference to the rest of the municipality. Instead, the Steering Committee has been careful to seek a cost effective and viable way of delivering an improved public outcome for the site which is offset by the proceeds of some private development on part of the site. This potentially offers the opportunity to realise a significantly superior community outcome for the site and a replacement of all car parking without any significant cost imposition on Council or Monash ratepayers.

In response to the JMMS proposal that paid car parking be introduced in the municipality for the first time on the site, the Steering Committee does not recommend that Council pursue this option for several reasons.

Council does not have paid car parking anywhere else in the municipality and has no current intention of introducing it. The Steering Committee is of the view that paid car parking would not be supported by the overwhelming majority of Monash residents. It is also mindful of the recent conflict which has occurred in Yarraville in relation to a previous decision there by the City of Maribyrnong to introduce paid car parking where it did not previously exist. The Steering Committee has no wish to bring that kind of disruption and impact on Glen Waverley traders to Monash.

Further, Council would need to borrow the funds to construct the carpark and open space and would also need to fund the ongoing operational costs. Based on the JMMS Group proposal of a car park of 1,100 spaces, this would cost more than \$70 million for the car park alone and would have no effective pay back period.

The JMMS Group has assumed a likely demand for paid car parking which is quite unrealistic in the opinion of council officers given its proposal is based on the rest of the car parking currently available in Glen Waverley remaining free. The Steering Committee is totally unconvinced that there would be anything like the 75% occupancy rate achieved over an 18 hour period, 7 days a week, as suggested by JMMS, particularly given there is currently surplus car parking in Glen Waverley and people's preferences will always favour accessing free car parking over paid car parking when this is possible. It should be remembered that there are over 2,000 car spaces presently available in Council controlled car parks within the precinct. Further, the proposed fee of \$2.50 per hour is a considerably high rate for a place with an abundance of free parking.

The level of revenue would also be dependent on the extent of take up of the paid parking regime. Depending on the size of the carpark and taking into account all the costs, it could take Council well over 30 years to pay off any loan and to cater for the operating costs. If interest rates increased during this period from the present historic lows, it would further significantly impact on this equation and would likely cause parking fee rates to increase just to service the loan.

Whilst paid parking has the potential to generate income it can also influence undesirable parking behaviours whereby motorists look to free parking alternatives that in turn create further demand on existing parking resources and pressure on surrounding residential areas. For paid parking to work in the precinct it is the view of Council's officers that it would be necessary to extend paid parking into all of the other car parking areas in the centre. The Steering Committee believes this would be incredibly unpopular. Council is also mindful that traders have paid significant amounts of money toward the provision of parking in the centre and would no doubt be concerned about any impacts on their business if paid parking was suddenly introduced.

Despite the Steering Committee's unwillingness to embrace a number of the controversial aspects of the JMMS Group's proposal, the Steering Committee is nonetheless appreciative of the efforts which the JMMS Group went to in order to outline its vision for the future of the site. Given its comprehensive submission and its divergence from the Steering Committee's vision for the site, the Steering Committee decided to test some of these concepts further with the community through a further survey of Monash residents conducted by an independent third party.

#### ***Further examination of community views***

Council engaged Lonergan Research to conduct a random telephone survey of residents during March 2016 to try to better understand community attitudes in response to some of the ideas arising from the JMMS Group's proposal and Council's consultation sessions more generally. In particular, the Steering Committee was keen to ascertain some of the prevailing views in the community in respect of the various funding options available to Council in respect of the site.

The survey had a sample size of 337 respondents which was roughly equally divided between Monash residents living in Glen Waverley and Monash residents living in the rest of the municipality. Being a random, statistically robust and independently constructed and managed survey, it offers a clear picture of prevailing attitudes within Monash towards the proposed development of the site.

The survey results confirm the feedback from the community consultation sessions that there is support for the redevelopment of the site with 52% of respondents indicating they are in support compared to 23% who indicated they are opposed.

The survey also indicates that residents are concerned about how the project should be funded, with the preference being for the development to be funded by incorporating some private development on the site (48% support compared to 34% opposed). This compares to much lower levels of support for other funding options such as paid parking (22% in support, 73% opposed) or increasing rates (15% support, 78% opposed). The support for offsetting private development, is consistent with Council's current objective to transform the site on a cost-neutral basis for ratepayers.

Of surprise to the Steering Committee was the strong level of support expressed by the survey respondents to the inclusion of a modern library on the site with 69% of

respondents indicating they would be more likely to support the development of the site if it included 'a new, significantly improved, state of the art library'. Any development also becomes more popular if parking availability in the Activity Centre is increased with 65% indicating they would be more likely to support the development of the site if it adds to the car parking in Glen Waverley. It is also a clear preference of the community that the community space component of the site incorporates a mixture of indoor and outdoor spaces with 78% of respondents indicating that it was important that this area features indoor community space as well as outdoor space.

In summary, the results of the survey confirm much of the feedback which Council received during the consultation sessions that residents are broadly supportive of the development of the site if it is predominately self-funded and it benefits the community with a state-of-the-art library, increased car parking and some public open space.

### ***FINANCIAL IMPLICATIONS***

It stands to reason that if Council wants to achieve an outstanding outcome for the site, it cannot do this without selling part of the site for private development to provide some funding. Due to financial limitations and needing to be fair to all Monash residents in how resources are allocated, Council is faced with a choice of either proceeding with something on the site which incorporates some offsetting revenue through private development or otherwise simply deciding to abandon any plans for the site and retain it as a car park.

Council has listened to the various submissions from the community and has considered all of the feedback provided. The Steering Committee is adamantly of the view that it is not in the interests of the broader Monash community that Council borrow funds to finance the transformation of the site or implement revenue raising strategies such as paid parking or rate increases to fund turning the entire car park into an open space area.

It would also be inequitable to develop community facilities in Glen Waverley in preference to, and at the expense of, other parts of the municipality which would be prevented from receiving funds for projects into the future. This is why the Steering Committee continues to recommend to Council that the only feasible and responsible way to proceed with plans for the site is by looking to offset some of that cost burden in other ways such as by incorporating some private development on the site itself. This is the only way that something can be considered on the site at this point in time. The alternative is that the at-grade car park will remain in place for the foreseeable future.

The Steering Committee is of the view that the use of part of the site for private development is a reasonable trade-off to achieve a public outcome for the community. It is pleasing that this view has been supported by the results of the recent telephone survey. That being said however, any private development will be required to meet the community's and Council's expectations. This will be managed through the RFP stage with shortlisted respondents being required to detail their responses to specific criteria

that Council will specify. Indeed, the themes from the community consultation have been considered and respondents to the RFP will have to respond to this feedback.

### **REQUEST FOR PROPOSAL**

This report seeks Council endorsement for Council to proceed to the RFP stage and for the appropriate documents to now be prepared.

The RFP documents will invite the shortlisted parties to provide a detailed response (including detailed designs) on how the site could be redeveloped including detailed responses and designs for the public plaza, library/community hub, replacement car parking and consideration of some of the key issues that have arisen from the community consultation.

Amongst a range of matters, it is proposed that the following requirements be considered for inclusion within the RFP documentation:

- Requiring the provision of public open space for a public square/plaza on the site fronting Kingsway in one parcel. In addition to this minimum on site requirement, Council will also ask any proponent to also consider adding to the plaza by enhancing the footpath space around the public plaza and library and incorporating it into the overall design. This inclusion would add approximately a further 930 m<sup>2</sup> of land to the plaza. Council could also consider the part closure of Coleman Parade (as identified in the Structure plan). This closure could add approximately a further 1000 m<sup>2</sup> to the area;
- that the height of any private development will be assessed on its merits and its appropriateness in the Activity Centre having regard to the Structure Plan and the height of other developments that have been approved. In particular it will be expected to provide an excellent architectural and urban design response including significant benefit to the community and the Activity Centre through what is proposed in the public realm;
- a minimum library and community hub of at least 6,000 m<sup>2</sup> with a direct interface to the proposed plaza and Kingsway;
- the library/hub must be set back from Kingsway to allow viewing of the public plaza from the southern end of Kingsway when looking north; and
- the existing carparking spaces on the site must be replaced in addition to the parking spaces required under the planning scheme for any development which occurs on the site.

The RFP will also require respondents to provide clear plans and a detailed development response so as to assist Council in understanding the community benefit and whether the response satisfies Council's and the communities' expectations. Once the RFP documentation is complete and has been evaluated, it will allow Council to discuss the best option further with the community before making any decisions on the future of this site.

This discussion would be on what is specifically proposed for the site as opposed to possible conceptual options. It is at this point that Council and the community will be in the best position to reach an informed position on whether to proceed with transforming the site. Indeed, it is important to emphasise at this point that Council has not decided to sell, redevelop or build on the site. Any decision in this regard will not occur until the RFP proposals have been received, evaluated and further public consultation is undertaken on the preferred proposal to ensure that the community understands what is proposed. Such a decision is regulated by the sale of land provisions of the *Local Government Act 1989* and involves a formal process with community consultation and the opportunity for formal verbal and written submissions. This will assist Council in understanding what the community's thoughts are on any proposal before making any decisions. It is expected that Council will be consider RFP responses in February 2017.

### **CONCLUSION**

Whilst there are varying and divergent views on what a redevelopment of the site may entail, there is clear community support that the site can be better utilised than its current use as an at-grade car park. Accordingly, the Steering Committee recommends that Council now proceed from the EOI process to the RFP stage to develop a preferred proposal for transformation of the site. This will then place Council and the community in a position next year to consider further whether such a proposal is an appropriate or desired outcome for the site.

Attachment A

**SUMMARY OF ISSUES ARISING FROM THE COMMUNITY CONSULTATION FORUMS**

| <b><u>PROPOSED NEW COMMUNITY PRECINCT FOR GLEN WAVERLEY</u></b><br><b><u>COMMUNITY FORUM OUTCOME SUMMARY</u></b><br><b><u>9 &amp; 10 DECEMBER 2015 &amp; 28 JANUARY 2016</u></b> |  |  |   |
|--|--|--|---|
| <b>What features would make a good community space for the Glen Waverley community for the next 10-20 yrs</b>  | <b>What activities would people like to see in a new community space for Glen Waverley</b> | <b>What should potential developers need to know and understand about the community and possible future development of the Central Car Park site?</b>  | <b>What benefits do you think a library for the future could deliver for our community</b>                        |
| Open & Fresh Air, Contemplative area (Schools should also be consulted).<br>The area is a goldmine area.   | Tai Chi, Trees, greenery, stage area   | No high buildings as there is the potential for wind tunnels and too much shade;<br>Wrong land to sell   | It provides a service for residents and students from other areas. Should be demolished and rebuilt on same site. |
| Accessible and central but not necessarily in the car park area. Greenery. More holistic area. Community space. Free universal access for all. Free space.                       | Booth for prospective dating   | We lack car parking for commuter and shoppers  | Good to be updated - more technology, social areas.   |
| Removal of cars from the central area. More bike lanes. New bus/train interchange.   | Performance area, Night market, Busking area, European ambience.                           | No high rise buildings - not too commercial, Environmental area. Council site could be better utilised. Could renovate ex. Library & city space with everything and develop carpark with apartments. | Social spaces. Community sharing and volunteering   |
| Meeting areas. Garden on top of car park   | Quiet study areas, incorporating shelters, concert area, table tennis                      | Manningham function centre gets \$8,000 per night. Current economy is a perfect time to borrow money.  | New Technologies - bigger spaces. Possibly multi-storey. More parking. Theatre space.                             |

| <p align="center"><b><u>PROPOSED NEW COMMUNITY PRECINCT FOR GLEN WAVERLEY</u></b><br/> <b><u>COMMUNITY FORUM OUTCOME SUMMARY</u></b><br/> <b><u>9 &amp; 10 DECEMBER 2015 &amp; 28 JANUARY 2016</u></b></p> |  |  |  |
|--|--|--|--|
| <p><b>What features would make a good community space for the Glen Waverley community for the next 10-20 yrs</b></p>   | <p><b>What activities would people like to see in a new community space for Glen Waverley</b></p>  | <p><b>What should potential developers need to know and understand about the community and possible future development of the Central Car Park site?</b></p>     | <p><b>What benefits do you think a library for the future could deliver for our community</b></p>  |
| <p>More green/trees and seating. No food vans. Cultural days - all cultures represented, such as Chinese New Year. No library in this space.</p>   | <p>Craft, markets, art precinct, performance space.</p>  | <p>Not too commercial. More walking space.</p>   | <p>New technologies.</p>   |
| <p>Quiet space, underground car parks, more greenery. Theatre spaces. Dancing area. Seating. Crèche. Safe play areas for kids.</p>   | <p>Accessibility, more public transport and parking.</p>   | <p>Not high rise</p>   | <p>Better to be relocated to Bogong Reserve/</p>   |
| <p>More seating areas. Underground car parking; Pay for car parking</p>  | <p>More dedicated areas for community facilities. Swimming pool - treatment area, gym. Areas and activities for senior residents. Community gardens. Native forest area, water feature</p> | <p>Does not need to be in the centre of G/W. Less concrete. The existing library could be made multistorey instead of being moved. More parking is required.</p> | <p>Virtual workspaces. Interactive. Additional business. Assistance for people who need it. Could become a more community focused area, i.e. poetry readings, folk singing, karaoke.</p> |
| <p>Town Square</p>   |  |  |  |

| <b><u>PROPOSED NEW COMMUNITY PRECINCT FOR GLEN WAVERLEY</u></b><br><b><u>COMMUNITY FORUM OUTCOME SUMMARY</u></b><br><b><u>9 &amp; 10 DECEMBER 2015 &amp; 28 JANUARY 2016</u></b> |  |   |   |
|--|--|---|---|
| <b>What features would make a good community space for the Glen Waverley community for the next 10-20 yrs</b>  | <b>What activities would people like to see in a new community space for Glen Waverley</b>   | <b>What should potential developers need to know and understand about the community and possible future development of the Central Car Park site?</b>   | <b>What benefits do you think a library for the future could deliver for our community</b>  |
| Art precinct, theatre space, trees, gardens, underground car parking. Museum and performance stages.   | Similar to Drum theatre in Dandenong.  | Less concrete. Not too high. Already too much traffic. Keep it green.   | Needs modernising   |
| Central garden area  | Regular installation art. Screens for gaming and advertisements. More cafes. Giant chessboard. Flying fox. Chute to remove all rubbish from the area. Food trucks. Dating booth. A pond to be frozen for future activity. Karaoke. | Mix the area into business and pleasure. No multi-story buildings unless apartments up to 10 storeys. Need more parking for commuters and shoppers. Longer car parking times in Euneva. Mum's and bubs' areas. Include future expansion consideration. Reduce size of the Civic Centre - council workers to work from home. | Consult students of all levels  |
| Green central area. Seats. Fountains. Urban forest   | Lunch spaces and events.   | Consultation with the younger generation for future prospects. Better use of Council land. No more apartments being built. Redevelopment of library and Civic centre. Reduction of traffic.   | For use of all ages. Student use for tuition, study and interaction. Café. Conference rooms. Children's playground. Quiet spaces. |

| <b><u>PROPOSED NEW COMMUNITY PRECINCT FOR GLEN WAVERLEY</u></b><br><b><u>COMMUNITY FORUM OUTCOME SUMMARY</u></b><br><b><u>9 &amp; 10 DECEMBER 2015 &amp; 28 JANUARY 2016</u></b> |  |   |  |
|--|--|---|--|
| <b>What features would make a good community space for the Glen Waverley community for the next 10-20 yrs</b>  | <b>What activities would people like to see in a new community space for Glen Waverley</b> | <b>What should potential developers need to know and understand about the community and possible future development of the Central Car Park site?</b> | <b>What benefits do you think a library for the future could deliver for our community</b> |
| Make it green, open accessible, safe, relaxing and pleasant.   | Museums. Art events. More space for leisure.   | Bus terminal should be covered. Reconsider the use of space around the Civic Centre.  | Use space around the existing library better.  |
| Multi-age community spaces.  | Open space generates pedestrian traffic more people experience the shops and be local.     | No more churches. No parking on Kingsway. Meeting rooms should only be inside buildings.  | Better parking.  |
| Free Wi-Fi   | Buy Dan Murphy and make it into a community space.   | Traffic needs to be reduced. No more than 10 storey buildings. Underground parking. Better bus connections.   | Do we really need one? It will be used as a babysitting service for children.              |
| Better safety /CCTV, more lighting; feel safer parking at ground level   | Enjoying socialising, breathing fresh air  | No cost to the ratepayers/no rate raising   | Are we duplicating services of Neighbourhood Houses  |
| Police Booth   | Place for group performances and bands   | Library could be renovated to accommodate IBIS/Council staff.   | Treated as spaces for pick up and drop off   |
| BBQ areas.   | Markets, Socializing, exercise, sport  | meeting rooms should be in the library ; don't have capacity of 800-900 civic/city area like Box Hill Town Hall                                       | Eliminate cars from Kingsway   |
| More neighbourhood houses.   | Open spaces, activity and community programs, John Monash statue                           | They should go away   | Adequate parking with pressure on the business   |

| <p align="center"><b><u>PROPOSED NEW COMMUNITY PRECINCT FOR GLEN WAVERLEY</u></b><br/> <b><u>COMMUNITY FORUM OUTCOME SUMMARY</u></b><br/> <b><u>9 &amp; 10 DECEMBER 2015 &amp; 28 JANUARY 2016</u></b></p> |   |  |   |
|--|---|--|---|
| <p><b>What features would make a good community space for the Glen Waverley community for the next 10-20 yrs</b></p>   | <p><b>What activities would people like to see in a new community space for Glen Waverley</b></p> | <p><b>What should potential developers need to know and understand about the community and possible future development of the Central Car Park site?</b></p> | <p><b>What benefits do you think a library for the future could deliver for our community</b></p> |
| World class Square 24/7 365days  | Open, cycle paths, trees, performance space, community exercising, dog walking, free Wi-Fi        | No tall buildings in new development   | More space, improved book collection and reference, more computers                                |
| Entertainment platform   | Relaxing, separate activity space community and group activities                                  | Build a community, trees, no high rise   | Demolish existing library, build to house library and Councillors offices.                        |
| No high rise buildings   | Surrounding roads need to be wider  | No high-rise, trees, no retail, no residential, state of the art library   | Renovate and redevelop existing Library   |
| Open park, public square, cycle access   | Community leisure and creative activity space, outdoor reading rooms, virtue library rooms        | No high-rise or shops, keep trees, pedestrian/vehicle flow   | Keep community assets,  |
| Community space  | Toilets, community space, free Wi-Fi network, no shops  | No high-rises, increased rates and services  | No need in 20 years replaced by Amazon, rebuild, relocate IBIS staff                              |
| Town Square  | Green space, community space for activities and festivals   | Ample parking, cycle parking, residential only   | Extend existing library, put all IT upstairs  |
| Community town space   |   |  | How about State Lib?>35 years old   |

| <b><u>PROPOSED NEW COMMUNITY PRECINCT FOR GLEN WAVERLEY</u></b><br><b><u>COMMUNITY FORUM OUTCOME SUMMARY</u></b><br><b><u>9 &amp; 10 DECEMBER 2015 &amp; 28 JANUARY 2016</u></b> |  |   |   |
|--|--|---|---|
| <b>What features would make a good community space for the Glen Waverley community for the next 10-20 yrs</b>  | <b>What activities would people like to see in a new community space for Glen Waverley</b> | <b>What should potential developers need to know and understand about the community and possible future development of the Central Car Park site?</b> | <b>What benefits do you think a library for the future could deliver for our community</b>            |
| Open green space, toilets  | Festivals, musical performances, tables and seating  | Council needs to decide the redevelopment and incorporate the community centre.   | Library extended on current site  |
| Free convenient car parking, green space   | History of Monash, social activities, walk dog, underground carpark, space to relax        | Need to know nothing, land is owned by Community, not Council   | Opportunities for students, community meeting place   |
| Ample parking, open space  | Meeting and social space   | Railway, underground parking, open space  | None. Use virtual libraries in universities and schools. See Bryant Park NY concept. Open green space |
| Open green space with underground parking  |  | Keep developers out. Council to come up with alternate funding sources  | No need for libraries in 20 years   |
| Underground carpark with trees on top  |  | No high-rise, Feng Shui, greenness, quietness   | More space, attract more students, PC's/Wi-Fi   |
| Art Space, smarter carparking  |  | Why does the 'jewel in the crown' have to be developed of concrete, Paid underground carpark  | Keep library as a separate issue  |
| Amphitheatre, big screen   |  |   | Demolish old library and rebuild - state of the art library.  |

Attachment B

**SUMMARY OF COMMUNITY SURVEY**

| Proposed Community Precinct for Glen Waverley<br>Community Survey Results<br>Question 1 |  |           |              |
|---|--|-----------|--------------|
| <b>Question 1</b>   | Do You Support creating a Town Square and Community Precinct in the centre of Glen Waverley on part of the current car park site |           |              |
| <b>No of Respondents</b>  | <b>Yes</b>   | <b>No</b> | <b>Maybe</b> |
|   | 68   | 20        | 16           |

| <b>Question 1 Details</b>   | <b>No</b> |
|---|-----------|
| New innovative and useful spaces for community use; with cafés, leisure activities  | 2         |
| More meeting areas for family and friends. Creates an area for a large community to interact together without any reservations; brings people of different ages together  | 5         |
| Currently lacks a central open space, for events and for everyday purpose for all. This is the perfect central area to build one  | 4         |
| Replace with a new carpark with more car parking spaces within easy reach.  | 5         |
| A high profile "city square" with greenery, library etc could be a vital part of the ongoing development.   | 2         |
| Need a new Library as current library and community activity areas are overcrowded, insufficient and out-dated.   | 6         |
| Build 3 -4 levels over the ground level carpark adjacent to the station , to accommodate the desperate need for parking or keep it as a car park  | 4         |
| There is little parkland, just leave it as open green space.  | 2         |
| Build an underground carpark, creating an urban forest with trees and grass on the ground level   | 5         |
| Create a vibrant living and cultural space in the centre of the commercial district. Create a heart to the area as the Civic Centre is on the periphery, and is soulless.<br>The car park space must be replaced in total, and preferably significantly enlarged  | 3         |
| The car park is almost always completely full.<br>A new square space for a people/pedestrian with a garden park and community precinct would be an asset.<br>There is however increasing high density accommodation, restaurants and entertainment in a very small area.<br>More car parking is required right now. An underground car park would need to have more than the current car park capacity. | 3         |
| Better use of the space is required. There is a major need for new and bigger library.  | 3         |

| Question 1 Details  | No |
|---|----|
| Support a development of an aesthetic space, unlike the IKON building or station precinct which looks busy and cluttered.   | 2  |
| It will make Glen Waverley a better place to live in and draw in more visitors.   | 1  |
| The Central Carpark site is an extremely valuable land and hence the parking spaces should be moved to another location to enable the development of the Central Square.<br>Better to plan for open space now rather than reclaim later.<br>Green space is important for health.  | 1  |
| Need a new central meeting place with all the facilities in Glen Waverley as Kingsway is a dangerous area with too much traffic and a thoroughfare  | 2  |
| My support depends on the car parking provision   | 1  |
| Creating a safe and multifunctional public space will draw community members to share their life and experience.<br>It's a place to celebrate cultural events, and to showcase of the collaborative works, a space for local government and community groups to promote their initiatives.<br>It's a place for local residents to visit and gain inspirational ideas, seeing new technologies, green sustainable models, etc.                             | 3  |
| It will make Glen Waverley a better place to live and draw in more visitors.<br>Most residents will welcome this proposal. Residents from different cultures need a platform for communication, mingling and joint development.   | 1  |
| The focus is to be on a recreational area with trees, lawns and gardens and some cafes, benches and sun shades  | 1  |
| Would make it a lot friendlier and encourage community activities   | 3  |
| The carpark and Kingsway are a unique opportunity to build pedestrian friendly cross-roads between The Glen, GWSC school, train and bus station, library and the restaurants in Kingsway  | 1  |
| The City of Monash lacks community hubs and nice places people can get together for different activities. There are strips of shops etc. in various areas but very few "community" oriented spaces that would attract families etc.   | 1  |
| No Municipality has a dynamically interactive inclusive space that provokes creativity and is a catalyst for further education.   | 1  |
| In keeping with Council's zoning for the activity centre, the height limitations should be less than 10 storeys not higher than 10 storeys. It should be of such creative architectural design that it inspires future design and development for the whole activity centre with light access, setbacks and transparency through to Springvale Road. Parking placed underneath this development should enter and exit traffic to and from Springvale Road | 2  |

| Question 1 Details  | No |
|---|----|
| Council should show foresight in maintaining current % of public open space and also aim for maximum greening.  | 2  |
| Car park is dead space at the moment. The site will create a cultural hub for our community   | 1  |
| Glen Waverley needs to become more pedestrian friendly and this is a step in the right direction.<br>It is a growing and vibrant centre in the east of Melbourne and Council should work to make it the premier destination for people in Monash. | 2  |
| It would improve the Glen Waverley shopping area  | 1  |
| New innovative and useful spaces; love to see a library and community space in a central area   | 3  |
| Number of people using the area justifies spending additional resources to beautify the area.   | 1  |
| Desperate need of open space, grass, greenery and updated library facilities.   | 2  |
| Will increase the sense of community, which in turn will improve links with other community groups.   | 1  |
| Central and ground level, convenient to use; better utilised with open space.   | 1  |
| The space is central and a bit wasted as just car parking. It would be great to see less emphasis on cars in the area.  | 1  |
| Happy to reduce car park size to 2/3 of the current area; and create some green space such as tall trees or fountain & grass on the western side.   | 2  |
| Lack of open space particularly with small apartments   | 1  |
| Loss of parking, parking is limited and there is a problem already - mainly at nights   | 5  |
| No buildings are required to be built. There are lots of parking spaces. Euneva and Bogong spaces are not fully used  | 4  |
| Existing Library can be extended upwards  | 2  |
| Not convinced about the proposal being 10 storey minimum. Wind channels are already present in that area and would make open plan uncomfortable.  | 1  |
| As Glen Waverley has a garden feel about it, a huge development in the existing car park area would be inappropriate.   | 1  |
| Ensure that the central area isn't completely overfilled with commercial and high density residential developments.   | 1  |
| Development not needed; Let it remain as is.  | 5  |
| The last open space, don't want another mini Singapore, Hong Kong, losing the village atmosphere  | 1  |
| Glen Waverley Shopping Precinct is totally over populated already making it almost impossible to park your car.<br>Pressure on parking/car park is a parkers' nightmare   | 3  |

| Question 1 Details  | No |
|---|----|
| <p>Every city and town of quality has a central open public space available for recreation for its citizens whilst also providing essential 'lungs'. This is increasingly important as current rapid development is denuding the Glen Waverley area of its once renowned tree cover.</p> <p>To rest such a decision on a cost benefit analysis is short sighted.</p> <p>If the Council desires the gratitude of future generations it would establish a City Square</p> | 1  |
| <p>Would not support a large scale and expensive development which included high rise buildings for apartments, retail outlets and car parks because the area is already too congested.</p>   | 1  |
| <p>A huge development on the existing car park area would be inappropriate.</p> <p>High rise buildings are not the answer to the current need for more office space and apartments.</p>   | 1  |
| <p>Do not need any more high rise buildings. A new library and town square should be surrounded by a park and an underground carpark.</p>   | 1  |
| <p>The car park and Kingsway are a unique opportunity to build a pedestrian friendly cross-roads between The Glen, GWSC school, train station, bus station, library and the restaurants in Kingsway</p>   | 1  |
| <p>Include green spaces in lieu of the trees that would be removed.</p> <p>Also, the green space should be sufficient to replace the green areas that will be lost when The Glen shopping centre is extended.</p>   | 1  |
| <p>Glen Waverley is a thriving success story because it is accessible by car. Removing car access will make it like the windswept ghetto like the Docklands.</p>  | 1  |
| <p>There is not sufficient parking in the shopping/restaurant precinct now. The multi story white elephant of a car park is too far from shops etc and would not park there to use the lift to get to ground level from 3 - 4 hour parking on the top floors. It is far too isolated and lacking any security.</p>  | 1  |
| <p>In an ever-mobile society, places for intentional and chance encounters are an important part of community networking. This particular site is arguably one of the most premium sites for achieving this within the Glen Waverley activity district.</p>   | 1  |
| <p>Was never mentioned that we will lose parking spaces. More parking needed when the 20 story building in O'Sullivan Road is built. The traffic is becoming more and more congested.</p>   | 1  |
| <p>There aren't enough large central spaces in our local area.</p>  | 1  |
| <p>We do not need more coffee shops, meeting places, or another 10 storey building</p>  | 1  |

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| Question 1 Details  | No |
|---|----|
| Creating spaces that are central, easily accessible, relaxing and that are not discriminatory or focused on money making are essential in fostering positive connections in community.  | 1  |
| Concerned about parking. I hope the replacement car park would also be free.  | 1  |
| The car park is the heart and centre of Glen Waverley since the removal of the train station from Springvale Rd. Don't take away; Council has already taking so much of the culture and character away from this suburb. Keep this part of Glen Waverley history where it is. Don't let developers build apartments on this land and turn this suburb into a skyline. Keep the library where it is and have the community centre there. Build the library up. | 1  |

| Proposed Community Precinct for Glen Waverley<br>Community Survey Results<br>Question 2 |   |
|---|---|
| <b>Question 2</b>   | Do You Have any Ideas on What you would like to see included in the Town square outdoor space |

**Note this question did not require any Yes, No or Maybe responses**

| Question 2 Details  | No |
|---|----|
| A space to fit 2,000 people at a gathering would be appropriate for a growing city  | 1  |
| Open green areas with lawns, plants, shaded areas, Trees, big trees, urban forest/large park  | 21 |
| Passive enjoyment for the public, close to facilities   | 1  |
| More Public space which will make it easier for Chinese people to mingle with others  | 1  |
| Benches/seatings, tables under cover  | 5  |
| Quiet areas and activity areas  | 2  |
| Giant screen, theatre, gallery, café's similar to Fed Square; Changing display area with the season; larger art installations; similar to Lego shows; lure Art, fashion shows, outdoor movie screen | 3  |
| Wheel chair friendly access for people with disabilities and provide good lighting  | 2  |
| Picnic tables and free electric BBQ/pizza oven facilities. No commercial operations   | 3  |
| Life size chess board   | 2  |
| A Fountain/water feature, Drinking taps   | 6  |
| Extra/bigger car parking nearby   | 5  |
| Small Information Centre  | 1  |
| Small play area for kids (climbing frames, tunnel), unusual type of playground  | 1  |

| Question 2 Details  | No |
|---|----|
| Security cameras for safety after hours   | 1  |
| Hawker stalls located along the path linking the Glen Shopping Centre with Kingsway to spread the concentration of the crowds.  | 1  |
| Safe and multifunctional public space to share life and experience. To celebrate cultural events, to showcase collaborative works, a space for local government and community groups to promote their initiatives. A place for local residents to visit and gain inspirational ideas, seeing new technologies, green sustainable models.            | 1  |
| Move Monash Art Gallery form Wheelers Hill to Glen Waverley near the people.  | 1  |
| Relaxing quiet healing areas away from the noise of general hustle bustle, car filled society.  | 1  |
| More short term parking close to banking and post facilities for residents.   | 1  |
| Amphitheatre, theatre, Stage for public performance, concerts   | 4  |
| Library and meeting rooms   | 5  |
| Some trees with bright grassed area, well lit at night with motion activated light.<br>Area for occasional public functions up to 200 people  | 2  |
| Free Wi-Fi or run off library membership  | 3  |
| Mini Police station manned part time daily  | 2  |
| A natural Australian theme. Entertainment, comfortable seating.   | 1  |
| Large food court, public spaces. Relocate eating places from around Kingsway to the new facility.<br>Good to get some services such as another post shop, dry cleaning, Medicare etc  | 1  |
| An outdoor stage, outdoor informal meeting places, outdoor areas for activities such as dancing and tai chi, community artwork and performances, representation of all groups in the community, history displays, community welfare outreach kiosk, an artist in residence working with groups in the community - ALL groups, to design the square. | 1  |
| Public seating and also outdoor tables and chairs for workers to go out and have lunch.<br>Varying topography make seats by having really large steps (similar to Federation Square); chess set, other games from other places.   | 1  |

| Question 2 Details  | No |
|---|----|
| As much natural native landscape as possible including grassed areas to sit on. Possibly the ability to turn the area into a facility that can host outdoor movie/sports screening in special periods/events. Areas for outdoor classes/gatherings of the community (e.g. to practice tai chi or meditation etc). | 2  |
| Some green space, seats and nice sculptures and possible an "art wall" to block Springvale Rd noise and pollution somewhat.   | 1  |
| Multicultural square  | 1  |
| Use the whole CCP site.   | 1  |
| Toilets, retractable shelters, staged area, seating, for shade ( there are 30 gums there now), bike racks, no road through centre of site, flag poles,  | 1  |
| Spaces to be wheelchair/scooter friendly, have accessible toilets with changing spaces for larger children and adults, and disabled parking   | 1  |
| More open space than you've allocated in the Master Plan Summary. Minimum open usable space to be 60% of the existing car park size.  | 1  |
| Open paved areas with outdoor eateries, green space for children, trees, areas to relax, contemplate life away from cars and associated noise   | 1  |
| Indoor and outdoor activities, skill building or learning oriented for children. Easy access to parking. Meeting rooms and function spaces within the library or building to hold business meetings and events. Support the early education of preschool age children.  | 1  |
| At least 2 multipurpose mini amphitheatres, one open air, one sheltered, on interactivity. Ongoing contributions can be sought from students and academics alike.   | 2  |
| Feature outdoor restaurant /entertainment concept;  | 1  |
| Ensure designs consider wind direction and turbulence. Have on-site consultations. Remember Glen Waverley is a regional precinct not just for Glen Waverley residents.  | 1  |
| Outdoor exhibition  | 1  |
| Instead of building 11 story building; build a 20+ story building to give you more open space.  | 1  |
| No additional Council buildings   | 1  |

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| Question 2 Details   | No |
|--|----|
| No more high-rise buildings; area already windy  | 3  |
| No concrete jungle   | 3  |
| No more café's   | 1  |
| Leave it alone   | 2  |
| Leave it as it is with the convenient parking for restaurant and cinema  | 1  |
| No apartments; No 10 storey building. Think of citizen and not how to make money for developers. No big Chinese writing. | 1  |
| Has Council thought about moving MYFS also.  | 1  |

| Proposed Community Precinct for Glen Waverley<br>Community Survey Results<br>Question 3 |  |    |       |
|---|--|----|-------|
| Question 3  | Do you support creating a large library of the future on part of this land |    |       |
| No of Respondents   | Yes  | No | Maybe |
|   | 68   | 20 | 16    |

| Question 3 Details  | No |
|---|----|
| The needs of library users are changing and the available facilities are constantly expanding.  | 1  |
| Population of Glen Waverley and Monash have increased greatly, hence it is hard to find space in the library, especially during exam and SAC times.   | 1  |
| Currently it is small, crowded and noisy at times   | 3  |
| Current library is old and too small and facilities are not up-to- date.  | 5  |
| Support a larger and modern library at its current location   | 3  |
| Current library is out of date, lacks in space resources such as proper children's area, small group discussion/meeting/training rooms and no multi-purpose rooms for locals.   | 2  |
| The population number of elderly and often single people is increasing, most seniors value the old style books and the current library is very old, cramped and unattractive.   | 1  |
| Current library is well used; popular place for all ages and encourages citizens from all backgrounds to improve their literacy and /or relax with a magazine or music  | 1  |
| Would like to see the community precinct bring in people of all ages - the library would encourage this mixing.   | 2  |
| Kids and youth want more knowledge of technology from year to year. This proposal will draw the kids away from unhealthy activities.  | 1  |
| Current libraries around the area well utilised, and need expansion. As the population ages there will be increased demand for on-loan books, and for access to interest groups. The younger generation also needs the Wi-Fi/research/community environment in order to thrive. Horizons also need upgraded computers in the library are all old and tired. | 1  |

| Question 3 Details  | No |
|---|----|
| A new modern library could be the heart of the city, a library that will serve the bustling place   | 1  |
| Library processes also have to be more streamlined and automated like libraries in other councils   | 1  |
| The Library gives life to the square near the Council Offices. Without it that end of town will be dead - and the traders will lose the flow of pedestrians from Library to public transport or the shops. The Town Square on Central Car Park and the Library near the Council offices promotes the flow of people along Kingsway.<br>Glen Waverley is well endowed with Libraries, a refurbishment may be needed. | 1  |
| Culturally significant art work for people to make murals on. Sensory gardens and sculptures for people to sit on. Edible plants  | 1  |
| The library should have small foot print as the amount of public open space must be maximised. This could possibly mean building a multistorey library. This building could also act as a barrier to Springvale Road traffic for the public square.   | 1  |
| Interactive Education is the foundation of our future. A great benefit to the community and add value to Monash attributes  | 1  |
| Some outdoor glass pavilion that encourage people to comfortably socialise even during wet weather  | 1  |
| Current library is very good; does not need to be larger  | 2  |
| Re-build the library on the current site; extend over the Council carpark to have three levels.   | 1  |
| Do not know how well it is used.  | 1  |
| Build a Town Hall (similar to Box Hill) for our community   | 1  |
| Possible parking issues   | 1  |
| Redevelop the Existing library into a multistorey building incorporating meeting  | 1  |
| Current location works well being away from the shopping precinct. Why develop on a new site when the current site can be updated.  | 1  |
| I would be concerned if this made the library noisier than it already is - not a space with all sorts of over-lapping events.   | 1  |
| Construct in carpark next to Dan Murphy's.  | 1  |
| The old fashioned library is very outdated. Open space communal areas are of better use. Green, organic and healthy living in the outside shaded areas.   | 1  |
| Considering the increasing use of digital technology, we are not sure of the definition of a "large library" and why a bigger one is needed. Maybe more users with increased population?  | 1  |

| Question 3 Details  | No |
|---|----|
| I have seen nothing to say we need to have more library services than surrounding municipalities.   | 1  |
| The library will have restricted hours and when shut will not add to vibrancy of Kingsway.  | 2  |
| There is an opportunity to create an outstanding civic square with outdoor dining around the outside, think of the City Square in Melbourne or the piazzas of Venice. Is there really a strong need for a new library? Is this the best location for one? Is the current site unsuitable? I would request that you look into the needs of the community a little further. | 1  |

| Proposed Community Precinct for Glen Waverley<br>Community Survey Results<br>Question 4 |  |           |              |
|---|--|-----------|--------------|
| <b>Question 4</b>   | Do you support creating a range of multipurpose meeting spaces as part of the library which can be used by anyone in our community such as neighbours, families, business associates, students and community groups. |           |              |
| <b>No of Respondents</b>  | <b>Yes</b>   | <b>No</b> | <b>Maybe</b> |
|   | 62   | 22        | 20           |

| <b>Question 4 Details</b>   | <b>No</b> |
|---|-----------|
| Experience in other modern libraries usually provides a valuable service. Would be well used by many community groups.  | 1         |
| Needs to be designed to ensure the rest of the library is not inundated with noise. Provide a number of smaller, enclosed meeting rooms can be very beneficial for students engaging in tutoring or group study   | 1         |
| Library warrants an upgrade.  | 1         |
| Libraries need quite environments for learning and reading; They should be kept separate from Community Centres   | 3         |
| Sense of community is so important. This proposal would help to create and nurture a sense of belonging to a community to any stranger and should be encouraged and supported.  | 1         |
| Will encourage stronger bonds in the community, good and healthy way. We need more cohesion in our community, and this will be helped by a central gathering places.  | 2         |
| Promotes volunteer groups if provided free. More community space needed for influx of apartment dwellers.   | 1         |
| I understand the need for more council offices and hence the idea moving of the library to the car park area. Would prefer building a multi-story venue on the existing library site and front open space to house council offices multi-purpose meeting rooms. On the expanded ground floor would be a massive computer centre for library users and students requiring study spaces. On the second floor again a state of the art space for housing the book collection etc | 1         |
| Like to see the residents use this space for little money to be sociable and encourage the aged to be active and discourage loneliness.   | 1         |
| Perfect in the central area   | 1         |

| Question 4 Details   | No |
|--|----|
| Only if each group have their own space, not if they are all lumped in one open space.   | 1  |
| Definitely, 24/7 access with scheduled activities to keep the area vital attractive and welcoming for commuters  | 1  |
| The order of priority should be the open space square, followed by the alternate car park option/s, then the library and lastly meeting spaces. The demand for these spaces would be affected by the cost to the users.                              | 1  |
| As it is suggested, individuals and groups can book to use the rooms and appreciate living, working or studying in city of Monash.   | 1  |
| If the redeveloped current site has room to accommodate this then yes it would be great to have access to these facilities.  | 1  |
| The area lacks indoor and outdoor meeting places that aren't in privately owned space  | 1  |
| When you extend the library you will use up all that space. Want it as a green open space to enjoy. If it takes over that space then that will encourage development of buildings or high rise buildings and then no open space is left in that area | 1  |
| Facilities for disabled people should be provided  | 1  |
| Bring people together. Encourage community interaction with community groups having access to facilities.  | 1  |
| Would love to see more community events in the area, cultural, arts, science, debating, support groups, parent and children groups. To facilitate these types of community activities could create a rich, well rounded community.                   | 1  |
| The current library should have space for community gathering, quiet study area, run community programs (short courses for adults, interest groups, teenagers, children).  | 1  |
| Some meeting space is valuable but Library activity should dominate.   | 1  |
| If new library is built, use current library as large conference room/s saving funds   | 1  |
| The library should not be needed to busiest part of the entertainment area.  | 1  |
| May be important in the future but it should be away from quiet study areas.   | 1  |
| Not needed; use Council meeting rooms.   | 1  |
| Libraries should be kept separate from community centres.  | 1  |
| Use current resources such as council offices, sporting ground rooms and school facilities first.  | 1  |
| Cannot see that it is a good idea as parking would be a problem  | 1  |

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| Question 4 Details  | No |
|---|----|
| If we have to lose a well used central carpark I don't want it replaced with more buildings, no matter how the suggestion is "dressed up"   | 1  |
| Large libraries are not welcoming and most residents would not use the spaces as intended.<br>There are many neighbourhood houses around Monash that could be spruced up for these purposes.<br>The primary purpose of a library is to encourage learning and community gathering | 1  |
| Take the sustainable approach and work with the extensive meeting places across Monash.   | 1  |
| Area in front of the existing library could be better utilised  | 1  |

| Proposed Community Precinct for Glen Waverley<br>Community Survey Results<br>Question 5 |  |    |       |
|---|--|----|-------|
| Question 5  | Would you be interested in accessing some of these meeting spaces from time to time? For what activities |    |       |
| No of Respondents   | Yes  | No | Maybe |
|   |  | 46 | 30    |

| Question 5 Details  | No |
|---|----|
| University of the Third Age   | 1  |
| As a member of a support group with specific medical condition, I find such facilities are very informative and helpful e.g.: public transport. | 1  |
| Educational and community activities  | 1  |
| Genealogy   | 1  |
| Carers support  | 1  |
| Concerts  | 1  |
| Pilates, yoga, dog friendly classes, puppy training,  | 1  |
| Music appreciation, laughter groups, belly dancing, men active stretching classes   | 1  |
| Only benefit people around Kingsway   | 1  |
| Use it to meet other families and friends for book clubs, for event planning, meetings with financial planners.                                 | 2  |
| Activities for seniors  | 1  |
| Knowledge sharing, tutoring (free or not) and holding competitions for school kids  | 1  |
| Use of room for social/community group meetings up to twenty people e.g.: Tai Chi or Presentations  | 1  |
| Running open technology workshops.<br>Having a maker space to help people create their own objects and repair current possessions.              | 1  |
| Community groups and community based classes/workshops  | 2  |
| Ways to help people in the community e.g. tutor new arrivals in English and help them settle into Australia                                     | 1  |

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| Question 5 Details  | No |
|---|----|
| If there are meeting room open to public, I would organise various ladies' group meetings for discussion on books and on events in our life on a monthly basis.<br>Or maybe encourage our children to form a study group and do homework and help each other on a weekly basis. | 1  |
| I prefer to fully utilise existing facilities.  | 1  |
| Work meetings   | 1  |
| Only open public square   | 1  |
| Coffee shops, cafes, casual eateries, place to sit and enjoy  | 1  |
| Non-profit community group meetings   | 1  |
| Maybe, nothing specific but I appreciate the need for various groups to have a community space.   | 1  |
| Listening to professional speakers and alike  | 1  |

| Proposed Community Precinct for Glen Waverley<br>Community Survey Results<br>Question 6 |  |           |
|---|--|-----------|
| <b>Question 6</b>   | Are you a current user of a local library? |           |
| <b>No of Respondents</b>  | <b>Yes</b>                                 | <b>No</b> |
|   | 77   | 26        |

| Details   |  | No |
|---|--|----|
| <b>If Yes</b><br>What do you currently use in the library   | Books and research   | 4  |
|   | CDs and DVDs   | 5  |
|   | Daily newspapers, magazines and journals   | 4  |
|   | Access internet PC   | 5  |
|   | Pleasant, peaceful & quiet reading area. Larger quiet study areas  | 2  |
|   | All kinds of Books   | 37 |
|   | Meeting up with friends to participating in community activities that may take place in this new community space | 1  |
|   | Distance learning, conferencing  | 1  |
| What are some things you would love to be able to do or access at a new significantly enhanced library in Glen Waverley | More computers for public use  | 1  |
|   | Improve the Internet PCs ( install Google Chrome)  | 1  |
|   | More books - fiction are needed, especially newly released publications from a variety of genres.                | 4  |
|   | Borrow all range of resources  | 1  |
|   | Sitting area and reference areas- should be policed better for appropriate behaviour by all                      | 1  |
|   | Building another library may be necessary  | 1  |
|   | Use current resources such as council offices, sporting ground rooms and school facilities first.                | 1  |

|   | Details  | No |
|---|--|----|
| <p><b>If No</b><br/>Given that you are not a current user of a library, what could be offered in these spaces which would make you want to come back inside and use these spaces?</p> | Meeting up with friends to participate in community activities that may take place in this new community space   | 1  |
|   | Exhibition   | 1  |
|   | A street market with a small platform for live and tasteful music like Eat Street Brisbane   | 1  |
|   | Electronic resources, books.   | 3  |
|   | Internet, interactive screens and educational games. Preschooler programs for kids based around literacy   | 1  |
|   | I think any additional community facilities are welcomed. Ensure that they aren't contained within the development planned for the site, or else they could be perceived as private facilities for those residing in the building (should there be apartments incorporated). Separate entry ways must be identified to ensure that the community feels that the new facilities are for use by them, and not the occupants of the apartment building. | 1  |
|   | I would love to see more community events in the area, cultural, arts, science, debating, support groups, parent and children groups. I think making a facility that has the capacity to facilitate these types of community activities could create a rich, well rounded community. I would especially love to see a community arts Centre in this area.  | 1  |
|   | Needs to be designed to ensure the rest of the library is not inundated with noise. Providing a number of smaller, enclosed meeting rooms can be very beneficial for students engaging in tutoring or group study.   | 1  |
| Currently, I am happy with the Mount Waverley library   | 1  |    |

| Proposed Community Precinct for Glen Waverley<br>Community Survey Results<br>Question 7 |   |
|---|---|
| Question 7  | Do you have any other comments on this proposal |

| Question 7 Details   | No |
|--|----|
| Unnecessary & unwanted more multi storey buildings;  | 1  |
| Larger population concentrated in a small area;  | 2  |
| Car parking will be the issue  | 1  |
| Fully support the proposal; more so if ratepayers do not have to fully fund the development.   | 1  |
| Will make Glen Waverley an attractive place to live.   | 1  |
| Make Kingsway a car-free zone and create a Pedestrian Mall from the Glen Shopping Centre past the Railway station to the Council Offices with more Al fresco dining, lots of open space with grass and trees | 1  |
| Current Library staff are good; Good staff are essential.  | 1  |
| Need to limit festivals to perhaps alternate years   | 1  |
| We need an attractive well functioning library to improve the literacy of the younger generation (under 35s)   | 1  |
| Great idea if you can find a way of making up for the loss of parking  | 2  |
| Revamp the existing library; creation of a town square is important  | 1  |
| Hope we could source funding from Govt instead of losing such a central space to another bunch of buildings that will limit access and getting around  | 2  |
| More carpark without using more land   | 1  |
| Connect Glen Shopping Centre with Kingsway with inter-connecting covered hawker food stalls etc  | 2  |
| Provision of car parking is inadequate   | 1  |
| Visit Maroochydore library to learn about how to use space   | 1  |

| Question 7 Details  | No |
|---|----|
| Thorough community consultation process should be undertaken with those who utilise Glen Waverley and non-Monash residents including students of all levels and teachers regarding the new library concept  | 1  |
| Wonder Council will listen to the broader public. Costs of recreational area should be borne by rate-payers, and then we get what we want. It will not be a concern for developers if Glen Waverly becomes congested due to this development  | 1  |
| Master Plan summary and Monash Bulletin of December 2015 give confusing information on Community open space. Which is correct? Also suggest Coleman Parade between Glendale Street and Kingsway should be changed to a car priority route; or underground Kingsway and Coleman Parade from Glendale Street to Railway Parade North, and turn the area above into a community open space and continue with Coleman Parade underground and connect to proposed underground car park and finally close Kingsway completely   | 1  |
| A street market with small platforms or locations for live and tasteful entertainment. This could include vendors selling street food. Ideas may be taken from Brisbane's Eat Street. That was the most memorable part of our short stay in Brisbane last year.   | 1  |
| Make sure parking we remove is replaced elsewhere as parking is already in the Glen Waverley Precinct   | 1  |
| Focus on civic square& take it further; develop half the land; library should have flexible spaces, like Docklands.   | 1  |
| Terrible idea as Glen Waverley is already too crowded and turning into an ugly urban concrete jungle. So many apartment developments in play already such as over the Glen Shopping Centre and the newly constructed towering apartment block that took over the Glen Waverley train station. Now you want to put another 10 storey development right in the middle of the Kingsway? It will be a blight on the landscape and is creating a huge imbalance in the housing and infrastructure. This is proof that the council is just interested in jumping on the bandwagon and increasing rate revenue from huge numbers of empty foreign owned apartments at the expense of what is really in the interests and comfort of its residents. | 3  |
| I tend to buy books on topics I'm interested in. e.g.: Minis mk1 and mk2 from a publisher in the UK. But Libraries don't have books like that.  | 1  |
| The area lacks indoor and outdoor meeting places that aren't in privately owned space.  | 1  |
| There is currently a lack of good places to meet and work collaboratively in Glen Waverley. Students need more space to be able to study together. Meeting rooms could be rented out cheaply to tutors and business people.   | 1  |

| Question 7 Details   | No |
|--|----|
| I understand the need for more council offices and hence the idea moving of the library to the car park area. I would prefer building a multi-story venue on the existing library site and front open space to house council offices multi-purpose meeting rooms etc. On the expanded ground floor would be a massive computer centre for library users and students requiring study spaces. On the second floor again a state of the art space for housing the book collection etc.   | 1  |
| Proposal for a partly elevated walkway possibly beginning at the Ibis and passing through the current council site (possibly converted to a tourist attraction or theatre), proceeding through Century City Walk possibly on ground level, intercepting the current walkway. Then passing through the community precinct remaining undercover. An option could be that the walkway is elevated through this section and passes discreetly through the buildings at the community precinct. This would also allow for crossing over Coleman and Railway Parades. The walkway would then continue through a modern arcade between Railway Parade and the revamped Glen shopping centre. The walkway could retain its elevated position by means of a second level in the arcade. Funding or supporting infrastructure could be contributed by a number of establishments who benefit from the walkway. | 1  |
| Less high rise buildings   | 2  |
| Apartments do not have visitor carparking  | 1  |
| Minimise cars in Kingsway and around restaurants   | 2  |
| Not convinced with the merits of this. Sacrificing too much space for private use which could be better used as public space, also can be construed as a Council grab for cash. Council to set a limit of no more than 25-30% of the existing space to be privatised   | 1  |
| Use current resources such as council offices, sporting ground rooms and school facilities first.  | 1  |
| I would love to see more community events in the area, cultural, arts, science, debating, support groups, parent and children groups. I think making a facility that has the capacity to facilitate these types of community activities could create a rich, well rounded community.   | 1  |
| I would especially love to see a community arts centre in this area.   | 5  |
| This might be an opportunity to resolve transition congestion around the community.  | 1  |
| There is are not many options available for small groups to meet at present, and as more people start to live in very small 1 and 2 bedroom apartments opportunities to join community groups will become more important and spaces to meet will become more needed.   | 1  |
| Yes I do and I think it should include an auditorium as well as a separate children's' area with a projector and touch screens.  | 1  |

| Question 7 Details   | No |
|--|----|
| There are many other community centres & public venues for people to hold indoor activities. | 1  |

**SUMMARY OF ISSUES ARISING FROM THE YOUNG PERSONS REFERENCE GROUP**

Monash Young Persons Reference Group has identified what they would like for the library area and the community space for the proposed Glen Waverley precinct. They have also identified a couple of concerns with the proposed project.

**Proposed Library**

- Enough space for everyone!
- A silent study area - Clear division in library for social and study spaces- Could this be determined by floor levels.
- Materials that are disability-friendly (e.g. sensory and activity section)
- Technology for meetings and discussions (e.g. TV screens in meeting rooms)
- A lounge room to talk, socialise and have informal meetings
- Multicultural books
- A design Reflect multicultural and Indigenous Australians.

**Proposed Community Space**

- Spaces that are safe and accessible at night (after 9pm)
- An open food court style space where people can eat food and congregate
- An environmentally-friendly design (e.g. natural lighting, solar powered, "natural" colour)
- Shelter or covered areas (Melbourne weather)
- Disability-friendly facilities (e.g. blind or low-vision technology)
- A design that reflects the multicultural society in Glen Waverley
- Power points
- Free Wi-Fi

**Concerned**

- Will the proposed project affect public transport in the long term?
- Security /safety
- Certain groups dominating the spaces