



# Proposed new community precinct for Glen Waverley

**The Central Car Park site is a premier location in Glen Waverley. Council wants to use the central location of this site to establish the community precinct which Glen Waverley has always lacked, but has always deserved.**

## Have Your Say

Tell us what you would like to see included in the community precinct:

» **BY ATTENDING** one of a series of community conversations:

**Where** **Monash Civic Centre** (293 Springvale Road, Glen Waverley)

**When** **Wed 9 December**, 7pm-9pm or

**Thurs 10 December**, 1pm-3pm or

**Thurs 28 January**, 7pm-9pm

» **BY VISITING**

[www.monash.vic.gov.au/proposal-for-Glen-Waverley-community-precinct](http://www.monash.vic.gov.au/proposal-for-Glen-Waverley-community-precinct)

» **BY CALLING** Council on 9518 3678.

Adjacent to Kingsway, and opposite the train station, we see a terrific opportunity to build a **town square** that will be a meeting place for anyone who uses Glen Waverley - a place for people to eat lunch, meet friends, reflect or just catch some sun.

Framing the square on the site, we hope to construct a **new library** and **community meeting spaces**.

This is an opportunity to build a library of the future - a place of community, vibrant activity (but also with quiet areas for reading), socialising, coffee and play.

At its core, we see a place of discovery and imagination for children. But we also want this space to be as relevant to adults as it will be to young people. It will offer the latest technology - such as 3D printers - as well as the chance to form connections with others in the community.

We are planning a number of highly flexible community spaces which can accommodate small meetings through to gatherings of up to 600 people.

We don't want ratepayers to have to pay increased rates, so we want an outstanding developer to develop the rest of the site adjacent to Springvale Road. This aims to generate most of the funding needed to deliver the town square, library, community meeting spaces and the relocation of the current car parking to elsewhere in the activity centre.

This concept is still at an early stage and we want your input to make it the best it can be. While we have been daring to 'think big' these last few years in conceiving this project, we now want to challenge everyone in Monash to do the same to help shape it as the key community focal point for Glen Waverley for the next 100 years.



*An artist's impression of the public square and community precinct*



# About the proposal

## Need for a new library

### Space issues

The current library was built in 1976, 40 years ago. It is tired, dated and no longer big enough to cater for the people who want to use it. That's people in the morning who are not able to get a computer or access a space to read a newspaper or magazine. And that's school kids in the afternoon and evening forced to sit on the floor because literally every seat in the place is taken by the time they arrive.

More than 318,000 visits are made to the Glen Waverley Library every year, **the most visits to any library across Monash**. Anecdotally we know there are also many other people who don't use it because they are frustrated that they can't access enough space or technology in the library.

### New opportunities

As well as simply meeting community demand, we think we can substantially improve the offering. We are inspired by what has been achieved elsewhere in Victoria, in places like Geelong, Docklands and Ringwood. New libraries in these areas are innovative, exciting and playful spaces of learning, fun and community connections.

**First and foremost, we are looking for a place to connect people.** What better way to do that than through play spaces for kids, cafes for adults, meeting spaces for students and adults and performance spaces for everyone?

We also want to attract those in the community who never venture inside the current library. That means it needs to offer new things - exciting and/or useful things - which aren't currently provided. This is one of the reasons we want your input and ideas.

## The possibilities...

### Increased size

We are planning combined library and meeting spaces which are around five times the size of the current library. Among other things, this will allow dedicated performance areas for regular children's story time readings.

### Focus on learning

Many families have been attracted to Monash because of our outstanding schools. Our community's focus on learning and education is one of our area's strengths. We want a library we can be proud of that will support current and future students in Monash to learn, discover, imagine, create and play.

### Community meeting spaces

Due to strong demand for community spaces in Glen Waverley, there is little capacity for new community groups or a group of friends to access meeting spaces. This doesn't make sense and we would like to address it.

What we think is really needed are some **multipurpose and flexible common meeting spaces which can be used every day and night by people in our community** to meet neighbours, fellow students, people with common interests or business associates.



## A cost-neutral approach

Monash Council doesn't believe ratepayers should be made to pay to relocate the car parking (about \$17 million) and build the library, meeting spaces and public square. **The only way a major project like this one can be considered is if there is some revenue generated from the rest of the site to offset the costs of development.**

We think it may be possible for this transformative community precinct to be delivered in a way that is cost neutral for Monash ratepayers. However, this won't be clear until Council has finished the EOI process and has a sense of what interest there may be in the site and what might be achievable.

## Private development

We will need to wait for the EOI process to conclude to get a sense of what interest there may be to develop the rest of the site. However, we expect it is likely that ground floor retail, office and apartments would be a likely outcome. There is also a chance that other uses such as a hotel might be possible. Each of these also has the potential to contribute to the vibrancy of Glen Waverley.

Following the strategic planning and community consultation work undertaken over the past few years and the Glen Waverley Structure Plan, **a height of greater than ten storeys is envisaged for the site.** This is not a blank cheque though for unrestricted height. Any proposal would need to be based on a high quality design and would need to add significantly to the amenity of the local area.

## Replacement of car parking

The 257 car spaces on the site have been directly contributed to by local traders. If a development occurs, the spaces will need to be replaced within the activity centre. It is not legally possible for Council to simply remove these spaces without replacing them. In any event, we wouldn't want to remove parking from the centre.



# Answers to key questions

## Have you thought about retaining the whole site and turning it into a public park?

Yes, some residents have raised this with us. However, this is not financially feasible. The estimated cost of doing so would be about \$25 million and Council simply does not have access to that kind of money. This is in contrast to what we think might be **a cost neutral outcome by enabling appropriate development on part of the site.** We think that creating a combined floor area for the library and meeting spaces that is significantly bigger than the size of the current site, and incorporating a smaller town square area, is a preferable outcome that will better serve many more people in the community.

## What about some of the other ideas raised for the site like celebrating multiculturalism, recognising Sir John Monash and different recreational offerings?

We think these are all good ideas and well worth considering further as part of the town square concept which is proposed by Council.

## What will happen to the existing library?

One option would be that it becomes a further office space for Council. At present, Council rents a floor in the Ibis building next door to Council's Civic Centre in Glen Waverley. This costs Council about \$500,000 per annum in rent. This money could be saved if these staff were moved into the existing library and this money could be better used elsewhere to benefit the community.

## Why is the Council proceeding with the EOI process if it is still considering ideas for the site?

Because we want to get a sense from the market of what might be feasible in relation to the site and the project. Based on our planning over the past four years, we are also convinced that this broad conceptual plan for the site is the only way to achieve a change from the status quo use of the site as a car park given the financial constraints facing Council. What remains are answers to questions like **how can the community spaces be optimally configured to appeal to the most number of residents in our community?**

## Is Council's mind already made up on this?

No, that's why we are wanting to have further conversations with the community about how best to plan for these community spaces.

## What is the process from here?

Council will consult the community further over the next few months to refine the requirements for the community spaces envisaged for the site (the public square, library and community meeting spaces). At the conclusion of the EOI process, Council will consider which (if any) participants in the process should be invited to submit more formal proposals for the site. Ultimately, should it prove feasible to proceed and if Council wishes to do so, Council will then instigate a formal process to consider the sale of part of the land to a third party. The Local Government Act mandates that certain processes would then need to occur including a fully transparent community consultation process prior to Council making a decision on whether or not to proceed.

