

## 2.3 EUNEVA CAR PARK LEVEL 1 COMMUNITY INFRASTRUCTURE PROJECT (KJ:COM141)

Responsible Directors: Julie Salomon and Peter Panagakos

### **EXECUTIVE SUMMARY**

#### ***PURPOSE***

The report seeks Council endorsement on a number of recommendations regarding service delivery within Euneva Avenue Car Park Building in Glen Waverley. These proposals will ensure community services within the City of Monash continue to meet the changing needs of the Monash community and meet best practice guidelines for service provision. It also seeks approval for the sale of 155 Coleman Parade, Glen Waverley and 14 Bogong Avenue, Glen Waverley and commencement of the statutory process at the appropriate time.

#### ***KEY CONSIDERATIONS/ISSUES***

Council has a long established role in providing infrastructure to support community access to activities and programs, thereby increasing social capital and strengthening community capacity.

There is an opportunity for Council to consolidate a range of complementary community support services into a central co-located space on level one of the Euneva Avenue Car Park. This consolidation would realise many benefits to the community including the provision of a central point for service delivery in the heart of the Glen Waverley Activity Centre. With Link Health and Community's current service delivery operating from the ground floor, this opportunity provides for increased activation of the Euneva Avenue Car Park precinct and will continue to contribute to the revitalisation of the area around the Glen Waverley train station.

This office development would result in the displacement of some cars as well as car parking generated as a result of the proposed works. This is discussed in this report.

The co-location and integration of services into the Euneva Avenue Car Park aligns directly with Plan Melbourne's 2017 – 2050 vision of **20-minute neighbourhoods**, where the majority of daily needs can be met in local neighbourhoods via active transport (walking, cycling or connecting to public transport). Euneva Avenue Car Park is in a prime location in the Glen Waverley Activity Centre allowing for residents to access all of their daily needs on foot, including schools, shops, meeting places, cafes, doctors, public transport, library, health services and in some cases, employment.

#### ***FINANCIAL IMPLICATIONS***

The key financial premise of this Euneva Avenue project is to self-fund the redevelopment proposals from the sale of associated properties and to generate a surplus cash return, where possible, for future Council purposes. The statutory process for the sale of 155 Coleman Parade Glen Waverley and 14 Bogong Avenue, Glen Waverley would commence at the appropriate time and the properties would only be sold once the new accommodation has been completed, therefore ensuring minimal disruption to the services involved. This report and seeks Council's endorsement to begin the process associated with the proposed works and in due course the sale of the properties.

***CONCLUSION/RECOMMENDATION***

The Euneva Carpark Level 1 project presents itself as an exciting opportunity for Council to consolidate a range of complementary community support services into a central co-located space, providing residents with greater access to a broad range of community services in a purpose built and suitable accommodation.

**2.3 EUNEVA CAR PARK LEVEL 1 COMMUNITY INFRASTRUCTURE PROJECT**

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**RECOMMENDATION***That Council:*

1. *Authorises officers to progress to a detailed design for the proposed office accommodation on Level One Euneva Car Park and receive a further report containing the final design and quantity surveyor estimates at which time officers will seek approval to commence works;*
2. *Endorses the relocation of Monash Youth Services (Glen Waverley site) and Wavecare Counselling Service to the refurbished Level One Euneva Avenue Car Park;*
3. *Endorses the relocation of Kerrie Road Maternal and Child Health (MCH) service to the ground floor of the Euneva building within Link Health and Community;*
4. *Agree to the sale of 155 Coleman Parade Glen Waverley (Volume 9770 Folio 636) and 14 Bogong Avenue Glen Waverley (Volume 7933 Folio 192) with the funds from the sale of the two properties financing the redevelopment of the Euneva Car Park Building Level One at Euneva Avenue Glen Waverley;*
5. *Notes that the sale of both properties is required to fully fund the project including the replacement car parking and agrees that any surplus funds are put toward future community infrastructure projects as may be endorsed by Council at future Council meetings.*
6. *Notes that the sale of the two properties will not be finalised until the Euneva Avenue site is constructed and occupied, minimising disruption to the two services;*
7. *Notes that Kerrie Rd MCH in Boyanna St, Glen Waverley will be retained for community use through a public Expression of Interest process once the relocation to Euneva has been completed;*
8. *Authorises the CEO or her delegate at the appropriate time to:*
  - a. *give public notice of Council's intention to sell the following parcels of Council owned land by way of public auction:*
    - i. *155 Coleman Parade, Glen Waverley; and*
    - ii. *14 Bogong Avenue, Glen Waverley;*
  - b. *appoint a Committee of Council comprising the Mayor and the Glen Waverley Ward Councillors to consider submissions received under Section 223 of the Act;*
  - c. *having complied with its obligations under ss 189 and 223 of the Act, resolve to sell by public auction (or, if passed in at auction, by private treaty);*
  - d. *authorise the Chief Executive Officer or her delegate, on behalf of Council, to negotiate a sale in the event that the reserve price is not achieved during auction;*
  - e. *authorise the Chief Executive Officer or her delegate, on behalf of Council, to sign and seal all documentation (including a transfer of land) required to effect a sale of each property referred to in paragraph 4 above.*

## **INTRODUCTION**

The report seeks Council endorsement of a number of recommendations regarding service delivery within the Euneva Avenue Car Park building in Glen Waverley. These recommendations will ensure community services within the City of Monash continue to meet the changing needs of the Monash community and meet best practice guidelines for service provision. It also seeks approval to sell 155 Coleman Parade, Glen Waverley and 14 Bogong Avenue, Glen Waverley.

## **BACKGROUND**

Council has a long established role in providing infrastructure to support community access to activities and programs, thereby increasing social capital and strengthening community capacity. The municipality is experiencing a level of population growth and demographic change that will have an impact on the community's needs and expectations for services and facilities now and into the future.

As part of the Community Infrastructure Study that was undertaken in 2015, a number of buildings currently housing community based service providers in the Glen Waverley area were identified as no longer fit for purpose and highlighted opportunities where standalone service provision could be improved through collaboration and the co-location of complementary community support services.

The Euneva Avenue Car Park consists of a ground floor office and a basement car park tenanted by Link Health and Community, together with a multi-deck car park of 353 car parks for the Glen Waverley Activity Centre. The Department of Health contributed funds for the basement car park and office development and hold a long term lease over the ground floor office and basement car park in the building.

As part of future proofing the building, a portion of level one was designed to allow for conversion to an office. The area that can be converted is on the northern side of the complex and is located directly above the existing ground floor office space. The area available is in the order of 560 m<sup>2</sup>.

## **DISCUSSION**

The options for Council to consolidate a range of complementary community support services into a central co-located space would have many benefits to the community in providing a central point for integrated service delivery in the heart of the Glen Waverley Activity Centre. In addition, this opportunity provides increased activation around the Euneva Avenue car park and will continue to contribute to the revitalisation of the area around the Glen Waverley train station.

### *Alignment with 20-Minute Neighbourhood Principle*

The co-location, collaboration and integration of services into Euneva Avenue Car Park aligns with the **20-minute Neighbourhood principle** as prioritised by Plan Melbourne 2017 – 2050 (Principle 5).

20-minute Neighbourhoods refers to the ability of Melbournians to 'live locally' by meeting most of their everyday needs within a 20-minute *walk, cycle or local public transport trip* of their home.

20-minute Neighbourhoods will be critical to managing the impact of Melbourne's rapid population boom set to occur within the next 13 years. Melbourne is forecasted to grow from 4.8 million in 2017 to 10 million by 2030. Neighbourhoods and cities will need to be designed to meet the bulk of residents' daily needs within the local environment.

The ability for Monash residents to access a range of integrated services from the Euneva Avenue building whilst accessing a range of other everyday needs across the Glen Waverley Activity Centre, including Council, the library, cafes, The Glen, schools, meeting places and Glen Waverley train station and bus depot, has far-reaching community benefits across the social, economic, health, safety and environmental domains.

Officers have initiated discussions with Monash Youth Services, Wavecare Counselling Service (Wavecare) and Monash Maternal and Child Health Services (Kerrie Rd MCHC) all of whom have expressed an interest in moving to the new office accommodation and whose buildings were identified as no longer fit for purpose or the level of service needs are not being met as a result of the Community Infrastructure Study.

***Wavecare Counselling Services – 155 Coleman Parade, Glen Waverley***

Wavecare delivers a range of services to the Monash community that include: counselling; a planned activity group for frail older residents, critical incident and emergency management and an employee assistance program. The agency is open weekdays from 9.00am to 5.00pm with after-hours services on Tuesdays to 7.00 pm and by appointment on Thursday evenings and Saturday mornings.

Wavecare operates out of a converted house that is no longer considered fit for purpose. Additionally given the condition of the building they have no capacity to expand the quantum or types of services they deliver to the Monash community.

The current building that Wavecare occupies in Coleman Parade has had no significant work undertaken on it over the past 10 years, except for maintenance. Council has been aware the best outcome for Wavecare to be sustainable and to operate within best practice guidelines is to co-locate within a multi-disciplinary team. It is important that Council be aware that it would need to invest a substantial amount of money into the building to ensure that it is accessible, safe and of the minimum standard expected in a Council facility.

This rectification work is not currently budgeted for and is estimated to be in excess of \$800,000. Alternatively Council could decide to demolish the building and rebuild a fit for purpose building that would meet the service needs and community expectations. If a rebuild was to occur, it is estimated the cost would be in excess of \$2million (subject to design and detailed costings being undertaken).

***Monash Youth Services – 14 Bogong Avenue, Glen Waverley***

Monash Youth Services (MYS) have its Glen Waverley operations based at Bogong Avenue with additional service outposts based in Clayton. MYS delivers a broad range of services to young people that include: counselling and support for young people and their families, parenting programs, volunteer programs, school-based programs and leadership programs. The building in Bogong Ave is a converted house and whilst functional, does not support current best practice for service delivery. It is in need of repair and rejuvenation.

***Maternal and Child Health Service***

Council Officers have also investigated the opportunity for Maternal and Child Health (MCH) nurses from the Kerrie Rd MCH Centre located at 35 Boyanna Road, Glen Waverley moving to the Euneva building.

Link Health and Community (Link Health) and Monash Council are currently discussing the proposal for the MCH Nurses to be located on the ground floor of the Link Health premises at the Euneva building to strengthen the relationship with General Practitioners and allied health services to provide a more integrated service for families.

This opportunity will provide our residents with greater access to a diverse range of integrated community based health and wellbeing services in a convenient location close to public transport and the Glen Waverley Activity Centre. Council has recently relocated its Oakleigh MCH service to the Link Health and Community Johnston Street site and the outcomes are proving beneficial for both the clients and the MCH nurses. It has been an extremely successful co-location that is following best practice for multi-disciplinary service delivery.

It is anticipated that the current Kerrie Rd MCH Centre will be retained for use by the community through a public Expression of Interest process once the relocation to Euneva has been completed.

***Co-location opportunities***

A key principle to successful community infrastructure is ensuring that future buildings and spaces are ones that are shared and flexible for multipurpose use. As a result, expressions of interest will be sought from a range of complimentary and specialist services to access the 'hot desks' that will be available. These organisations may include legal services and specialist multicultural services.

This diversity of support services available in the one accessible location will ensure that services, programs and activities will be seamless and responsive to the needs of the Monash community.

***Consultation***

Discussions have been occurring since February 2016 with both MYS and Wavecare in regard to their relocation to a shared space; both services have agreed to the relocation of their services to the Euneva building and are excited by the prospect. MCH Nurses have been briefed of the possible relocation and are extremely supportive of the move as they recognise the benefits to their clients both in terms of their wellbeing, convenience and access to services.

Council Officers have had preliminary discussions with a representative of the Glen Waverley Traders Association whom did not raise any concerns with the proposed displacement of car spaces however did state a desire for the next Glen Waverley car park to be built as soon as possible and for any displaced car spaces to be incorporated at the same time.

The co-location of MYFS, Wavecare and MCH services alongside Link Health and Community presents itself as an exciting opportunity for all service providers, with a number of natural synergies and the ability to complement each other's professional capabilities.

Preliminary plans have been developed for the first floor in consultation with both MYS and Wavecare; however this process is still continuing to ensure that all requirements can be accommodated for (refer Appendix 1). MCH Nurses will be engaged in the design process when Link Health progresses with their designs.

Moving forward, a working group will be established with the occupants of this refurbishment to ensure that each service has an opportunity to continue their contribution to the design and implementation phase of the project. A further report to Council will be presented in the coming months detailing the final design and quantity surveyor costs.

### ***Car Park Replacement***

The public car park component of the Euneva Car Park development currently provides 353 car parking bays with forty seven (47) being provided as a result of a separate rate scheme, two hundred and sixty (260) as a result of Parking Precinct Plan 2, thirty eight (38) contributed by VicTrack for the Ikon Development and eight (8) uncommitted.

There has been a long standing practice of adding car parking to the Activity Centre, the cost of which has been partially off-set by contributions from traders via a formal contributions scheme. Council has spent significant money on the provision of these carspaces over subsequent schemes.

As there are eight (8) car spaces that are uncommitted, in other words, solely provided by Council, officers recommend that these unallocated carspaces be allocated to this project. Whilst it is desirable to achieve a no net loss of parking in the activity centre, these spaces will continue to be made available for the benefit of the centre. Whilst Council has an obligation to replace carspaces that have had trader contributions, these eight (8) carspaces are not affected by this requirement. It is not justifiable that Council should pay twice for the provision of car spaces that it has provided and these can be relied upon for Council purposes.

The footprint of the subject area will displace twenty six (26) car parking bays however two (2) spaces will be created in the design. This means that the office development would result in the net displacement of twenty four (24) spaces.

In addition to the replacement of the displaced car parking spaces, an additional twenty (20) car parking spaces will need to be provided for the office development in accordance with the Planning Scheme.

As identified above, it is recommended that Council commit the 8 unallocated car spaces that have already been constructed to this project. This would mean that Council would be providing

a total of thirty six (36) car spaces that have either been displaced or are generated by the proposal as described above.

At its meeting on 29 January 2016, Council agreed that the costs for both the replacement car parking and the car parking generated by the proposed use should be borne as part of the development cost.

It would be proposed that these car spaces be provided when Council decides to build a new car park funded partly from parking contributions Council has received. It is not possible however that the spaces be replaced prior as desired by the traders, as the design and construction of the next Glen Waverley car park is still some way off and the need to provide suitable accommodation for these services is required as a priority.

### ***FINANCIAL IMPLICATIONS***

The guiding principles for the Community Infrastructure projects that were agreed to by Council in January 2016 underpin the key financial premise of this project that is to self-fund the redevelopment proposals from the sale of the Properties (if approved through the statutory process) and to generate a surplus cash return, where possible, for future council purposes.

Please refer to Attachment 2 (Confidential).

### ***POLICY IMPLICATIONS***

The recommendations in this report are aligned with Council's direction to foster confident and connected communities by maximising the use of Council's local facilities for a diverse range of programs, activities and opportunities.

### ***CONCLUSION***

The Euneva Car Park Building Level One project presents itself as an exciting opportunity for Council to consolidate a range of complementary community support services into a central co-located space and providing residents with greater access to a broad range of integrated community services.

### ***ATTACHMENTS***

**Attachment 1:** Concept Design

**Attachment 2:** Financial Implications (Confidential)