

## 6.6 THE GLEN WAVERLEY LIBRARY & CIVIC PRECINCT

Submitting Councillor: Cr Saloumi

### **MOTION**

*That Council Officers table a report to Council at the 11 December 2018 Council Meeting on the progress made on considering options and if appropriate, possible timeframe for:*

- 1. An expanded library and civic space on the existing Glen Waverley Library site*
- 2. Relocation of Council officers currently accommodated at leased premises at The Ibis Building, 295 Springvale Road, Glen Waverley*

### **INTRODUCTION**

The Glen Waverley Activity Centre is a key destination for the community of Monash and the broader region activity.

As the Monash community grows, opportunities could be explored to significantly improve the community facilities and spaces in the Civic Precinct, which currently includes the heritage-listed, Seidler-designed Civic Centre, the Cenotaph and the Glen Waverley Library. The Council-owned Precinct, which covers 1.6 hectares, has been identified as an important anchor site at the southern end of Kingsway.

Council currently leases approximately 1,100m<sup>2</sup> of office space in the Ibis building (295 Springvale Road ) for a range of Council services. There is a significant ongoing financial costs associated with lease arrangement and an inefficiency in the use of two separate sites.

Any future development could provide the opportunity to include sufficient office space to replace space leased in the Ibis building and consolidate Council services in one major location.

The redevelopment of the Civic Precinct might include the opportunity for an appropriate connection between any new or expanded development and the existing Harry Seidler building which currently houses the main civic functions.

### **DISCUSSION**

On 31 July Cr Saloumi moved a Motion at 6.10 that noted:

At Clause 5

*“ that due to insufficient office space in the Civic Centre, Council has leased, since 2007, 1100sq m of office space, and associated staff parking, in the Ibis building adjacent to the Civic Centre i.e. at 295 Springvale Road, Glen Waverley.”*

At Clause 6

*“that by the end of the current five year lease in 2022, the cost of leasing these offices and parking bays for a total of fifteen years , will be in the vicinity of \$5.9 million’*

At Clause 8

*“that the wider footprint of the Glen Waverley Library, built in 1976 and refurbished in 1999, covers approximately 4000sq m of the 1.6 hectares that remain in Council ownership at the southern end of Kingsway. This entire site includes the Library, the Civic Centre at 293 Springvale Road, short term parking, surrounding parkland and the Cenotaph, and is collectively referred to as the Civic Precinct”*

At Clause 8

*“Accepts in principle that the Civic Precinct, as a whole, should be considered for future development in order to:*

- (a) Enhance accessibility to civic spaces, parking and public realm, within that precinct*
- (b) Provide Glen Waverley with a modern future focused, multi-use library*
- (c) Facilitate the relocation of Council staff from the Ibis building to a Council facility”*

In response to Cr Saloumi’s Motion, Cr Lake successfully moved an Amendment to 6.10 as follows:

*“That parts 1-9 of the motion be deleted and replaced with the following:*

- 1. That Council notes that Council officers began work earlier this year on considering possible options for a new library and civic space on the existing Glen Waverley Library site and that further information is planned to be reported to Council in the coming months.*
- 2. Given this work is underway, it is more appropriate, at this point, to let this work be completed prior to seeking any upfront or premature commitment from Council on possible ways forward.”*

Cr Lake confirmed in this Amendment that he had knowledge of work already in train by Officers to consider re-development options in the Civic Centre area, and that he supported that work taking place.

Cr Lake’s Amendment suggested that Council officers would furnish a report to Council in the coming months.

This Motion seeks this report.

### **FINANCIAL IMPLICATIONS**

For every year that there is a delay in addressing the relocation of Council Officers from leased premises at 295 Springvale Rd, Council pays an external provider in excess of \$500,000 p.a. for that office space. This recurrent operating expense could be permanently eliminated if officers were housed in a council-owned facility.

It has been suggested that the report to council would be provided by internal staff rather than involving consultants at this stage.

Although Clause 9 of the original Motion at 6.10 – was successfully removed by Cr Lake’s Amendment – it had included an acceptance in *“ principle that a feasibility study will be*

*required to support a business case for relocation of services and any expansion of the facilities offered by the Glen Waverley Library “*

**CONCLUSION**

Presently Greater Melbourne is growing at the rate of 330 person per day. In order to accommodate the needs of our growing community it is imperative to consider expansion of council facilities. This expansion may be most appropriate within the existing Civic Precinct incorporating 1.6 hectares at the Southern end of the Glen Waverley Activity Centre.

It is recommended to Council that there should be no delay in seeking the aforementioned Officer's report on progress they have made in consideration of the redevelopment of the Civic Precinct.