

**1.4 GLEN WAVERLEY CIVIC PRECINCT PROJECT**

Responsible Director: Peter Panagakos

**RECOMMENDATION**

*That Council:*

- 1. Notes the completed Feasibility Study of the Glen Waverley Civic Precinct redevelopment project undertaken by ARM Architecture (ARM). Presented in Attachment 1.*
- 2. Resolves that the Glen Waverley Civic Precinct project proceed to the concept and schematic design stage and notes that officers will undertake a tender process for the concept and schematic design based on the completed feasibility study by ARM.*
- 3. Resolves that the Glen Waverley Civic Centre Project (Concept and Schematic Design only) be listed in the Draft Budget 2021/22, and form part of the draft budget and consultation process.*

**INTRODUCTION**

The purpose of this report is to present to Council the Feasibility Study that has been completed by ARM Architecture (ARM) for the redevelopment of the Glen Waverley Civic Precinct Project (the Project). This report will also discuss the options for next steps with the Project.

**BACKGROUND**

Glen Waverley is identified as a major activity centre under Plan Melbourne. As an activity centre, Glen Waverley is expected to provide a mix of businesses, retail, services and entertainment uses, additional housing and highly connected public transport services.

The population within the suburb of Glen Waverley is expected to grow and change over the period until 2031. An increase in population from 41,819 to 45,562 (an additional 3,743 people) is forecast, with an additional 1,601 dwellings required in the same period. Households will become smaller and the population will age.

The Glen Waverley Activity Centre Master Plan was published in 2013 and sets out a vision as a 24/7 centre, with increased community infrastructure, high quality public spaces, a water sensitive city, and a well-connected place linking to Monash University.

The Glen Waverley Activity Centre (GWAC) is one of Council's major commercial, community and recreational destinations in Monash. It has

grown considerably over the years as the population of Monash has grown. This growth has brought significant private investment into GWAC yet Council's investment into its service delivery and building improvements within the Civic Precinct has been limited.

Prior to the appointment of ARM Architecture to complete the Feasibility Study, Council had investigated the following;

- The current condition of the Glen Waverley library
- The lack of dedicated space for civic ceremonies within the GWAC
- The opportunities that exist to secure long term office accommodation for current and future staff levels.

In summary, the outcome of Council's investigations to date have confirmed the following:

1. The existing Glen Waverley library is approaching the end of its useful life and requires renovation or replacement and modernisation in addition to expansion to meet current and future service needs. It is not an energy efficient building.
2. Council has never had a dedicated space for civic events and citizenship ceremonies and instead, hires external venues to perform this function.
3. Council leases office space and car parking at the IBIS building located on The Kingsway, Glen Waverley at a commercial rental. The current lease term expires in 2022 with one additional renewal until 2027.

At the 31 July 2018 Council meeting, Council resolved:

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."*

The Glen Waverley Civic Precinct Project was allocated a budget of \$150,000 to complete a feasibility study.

A Request for Quote to complete a Feasibility Study for the Redevelopment of the Glen Waverley Civic Precinct was released with ARM Architecture appointed as the consultant.

## ***DISCUSSION***

The Glen Waverley Civic Precinct is the area where the Civic Centre and Library are located as shown in Figure 1 below:

***Figure 1: The Site***



Recognising the significance of the Site within the GWAC, the feasibility study set out to investigate its redevelopment potential, to improve accessibility to the community and provide high quality community facilities that demonstrate best value for investment.

### ***The Brief to Consultants***

The Brief to Consultants presented the above project background and work completed to date including Council's need to understand the redevelopment opportunity and cost of redeveloping the Site. The Consultants were also asked to prepare a Return Brief that confirmed Council's functional and area requirements for a redevelopment of the Site.

The Brief noted that:

- the Project is consistent with Council's commitment to provide modern, accessible and fit for purpose community and civic services and forms part of the strategic vision for the Glen Waverley Activity Centre (GWAC);
- the outcomes from this Project must support the Council's mission to create a vibrant and attractive civic precinct through integrated high quality indoor and outdoor spaces for:
  - Community learning and wellbeing
  - Civic services
  - Large public gatherings and events; and
  - Recreation and socialising.
- the Project provides an exciting new era of discovery for important community facilities and services to be redeveloped and be placed at the leading edge of contemporary public service provision; and
- that there are four functions to the Project being:
  - Library
  - Staff accommodation
  - Civic Hall; and
  - Public Plaza.

### The Feasibility Study

The Feasibility Study prepared by ARM Architecture (ARM) is provided in Attachment 1.

### Methodology

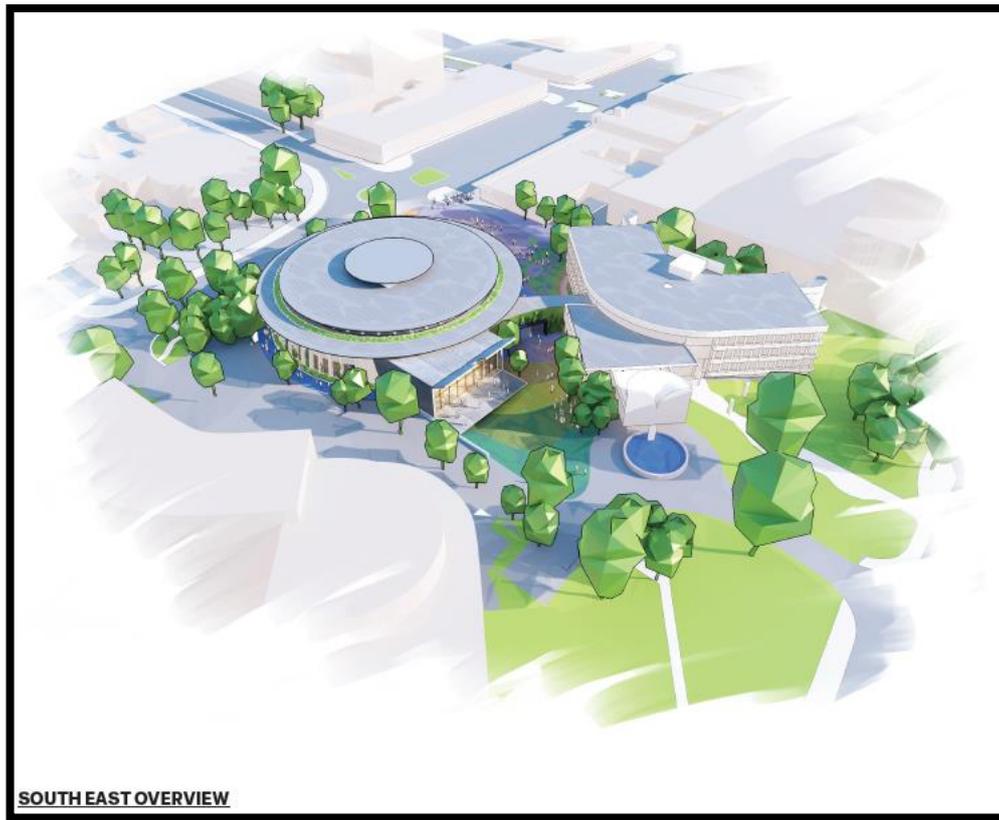
Following the appointment of ARM, there were a number of focus group meetings with relevant staff to gather information to inform their design studies.

The outcome of the focus group meetings saw the development of four (4) design iterations for presentation to the Project Control Group for decision on the preferred iteration.

### The Preferred Preliminary Feasibility Design

The preferred preliminary feasibility design is shown in Figure 2 below. It proposes a new three story building with two levels of library and a third recessed level of office. A new civic hall would be at ground level with a connection through to the main existing customer service entrance of the Civic Centre. Basement car parking is also proposed.

The new building is proposed to be surrounded by improved at grade car parking and landscaped areas.

**Figure 2 – Preferred Preliminary Feasibility Design**

Planning and Heritage consultants were engaged to provide advice on Preferred Preliminary feasibility study to ensure its appropriateness with regard to heritage and architectural significance of the existing Civic Centre building.

The following functional spaces and areas as detailed in the table below have been incorporated into the feasibility design. Item 4 of the Feasibility Study provides additional detail.

Function	Gross Area (m2)
Civic Centre	4,780
Library	3,000
Civic Hall	800
Office	1,500
Communal	700
Basement car parking (2 levels)	7,000
Landscaping	3,600

### Next Steps

This report recommends that Council proceed to the next phase of design which would be to develop a concept and schematic design. During this process, community consultation, including the traders in the Activity Centre would occur. At the completion of this work, Council would consider the concept and schematic designs and determine whether to proceed with a detailed design.

Should Council resolve to progress this work, it is expected that it could be completed in early 2022, with reports and updates presented to a Council meeting at the appropriate time. The development of the Project would include a community consultation plan in accordance with Council's Community Engagement Framework.

### **POLICY IMPLICATIONS**

There are numerous policy implications for Council with this project including the following:

Plan / Strategy	Goals / Objectives	Alignment with Project
Council Plan 2017-2021	<b><i>A liveable sustainable city:</i></b>	Proactively managing risks from climate change and reducing Council's greenhouse emissions through design.
Council Plan 2017-2021	<b><i>An inclusive community:</i></b>	While we want the space to have relevance to everyone in our community – we want particular attention to be placed on creating amazing specific spaces and/or attractions which will resonate with the following diverse groups:  Toddlers and children;  High school and university students;  Males 30 to 65 (who are a demographic which Council struggles most to connect with, attract to Council services and engage meaningfully with); and  Over 65s (particularly from a non-English speaking background).
Council Plan 2017-2021	Responsive and efficient services: Delivering responsive high quality services.	We want to create a cutting edge library and community space for today as well as for the future.  We want to demonstrate fast and efficient services to our

Plan / Strategy	Goals / Objectives	Alignment with Project
		community with ease of wayfinding at the Civic Centre and reducing business fragmentation.
Council Plan 2017-2021	Inviting Open and Urban Spaces	We want our Civic Centre to celebrate the vitality and diversity of our city by optimising the capacity for passive and active interactions between internal and external spaces.
Strategic Asset Management	To provide assets that support the provision of best value services. Council assets will be accessible, safe and suitable for community use. The approach to asset management will balance competing social, environmental and economic needs for the benefit of current and future generations	This is the core of the Project. The scope of services to the lead consultant include ensuring the design considers all access options and environmentally sustainable design principles are followed.
Healthy & Resilient Monash Integrated plan	<p>Engaged, confident and connected community</p> <p>Active and Healthy Built Spaces</p> <p>Safe and Respectful</p>	<p>The Glen Waverley library is a place for enquiry, reflection, discovery and participation that fosters social connections and supports lifelong learning.</p> <p>We want the design to ensure that community needs, both now and into the future are central to the physical design of our buildings.</p> <p>The Glen Waverley library will provide opportunities for lifelong learning, accessible design and for everyone to participate fully in community life.</p>
Monash public library service strategy	Libraries as community living rooms	Development of a contemporary library building will optimise community participation, allowing residents to pursue and share literacy and creative interests.
Glen Waverley Structure Plan	To provide community, civic and cultural facilities and services that cater to the	Support the re-use of the existing library for Council administrative services and meeting rooms when a new facility is developed.

Plan / Strategy	Goals / Objectives	Alignment with Project
	needs of existing and future populations	

### ***SOCIAL IMPLICATIONS***

There are many social implications with this Project. Progressing it would provide Council with an opportunity to provide space that:

1. Fosters connection, learning and engagement and acts as a catalyst for social and cultural interaction.
2. Is adaptable and supports a diversity of activities and events of a cultural, community and civic focus; and
3. Presents as a centre of excellence for all Monash residents as a destination for inspiration, participation and creativity.

### ***THE GENDER EQUALITY ACT 2020***

The Gender Equality Act 2020 commenced on 31 March 2021. The Act includes Local Government within its definition of “Defined Entities” who have obligations to comply with the Act including promoting gender equality and conducting a gender impact assessment on our policies, programs and services where they have a direct and significant impact on the public.

The Project will comprise of a program of works aimed at improving services to benefit our citizens. To ensure Council is considering the benefits to all of its citizens, a Gender Impact Assessment will be conducted during the concept design stage and as part of a community consultation plan.

### ***HUMAN RIGHTS CONSIDERATIONS***

The Project does not impact any rights listed in the Charter of Human Rights and Responsibilities Act 2006.

### ***CONSULTATION***

At this stage of the Project, consultation has been limited to discussions with key internal stakeholders as part of the focus group meetings mentioned above. A community consultation plan (inclusive of traders within the Activity Centre) would be prepared if this Project proceeds further.

### ***FINANCIAL IMPLICATIONS***

The Glen Waverley Civic Centre Project (Concept and Schematic Design only) should be listed in the Draft Budget 2021/22, and form part of the draft budget and consultation process. Costs associated with this work are not yet known and will be the subject of a Tender process the outcome of which will then be reported to Council for consideration. Should a tender be accepted, Council will determine whether to accept it and proceed with the work.

If at a later stage Council proceeds beyond the concept & design stage, future stages would likely be considered and included in a subsequent budget process.

### ***CONCLUSION***

Following Council's resolution of 31 July 2018, Council has completed the attached Feasibility Study into the redevelopment of the Site. The Feasibility Study captures the aspirations of Council for the functional areas required for ongoing and improved service delivery.

Council is being asked to note this work and resolve to go to tender for the development of a concept and schematic design which is the next step in the design process to ultimately determine whether Council progresses with the development of the building.