

1.5 MIXED USE MULTI-LEVEL CAR PARK, MONTCLAIR AVENUE, GLEN WAVERLEY

Responsible Director: Peter Panagakos

RECOMMENDATION

That Council:

1. *Notes that there is currently investigative work underway by the Suburban Rail Loop Authority (SRLA) to identify the preferred locations for all its stations in Monash including the Glen Waverley Activity Centre (GWAC).*
2. *Notes that Council officers have commenced preliminary discussions with the SRLA regarding possible location options for the Suburban Rail Loop (SRL) station in the GWAC including identifying potential issues and opportunities for any location.*
3. *Notes that Council currently has three projects within the GWAC that are potentially affected by any eventual preferred station location and associated works. These projects are:*
 - (a) 2019147 – Principal Consultancy Services - Detailed design for a mixed use multi-level car park, 31-39 Montclair Avenue, Glen Waverley.*
 - (b) The Kingsway streetscape renewal works (the design for which is planned to commence following completion of (a) above); and*
 - (c) The marketing and sale of Council properties at 14 Bogong Avenue, Glen Waverley and 155 Coleman Parade, Glen Waverley to fund the Euneva Avenue carpark Level 1 office fit-out and provision of required/displaced car parking proposed to be provided in the proposed mixed use multi-level car park referred to in (a) above.*

("the Projects")

4. *Resolves that in relation to Project 2019147 – Principal Consultancy Services - Detailed design for a mixed use multi-level car park, 31-39 Montclair Avenue, Glen Waverley, Council will:*
 - (a) Suspend works on this project for a period of time of either up to six months or upon any announcement on the preferred location of the SRL station in the GWAC (including the opportunities and any possible impacts on the project and the broader GWAC), whichever is the sooner.*
 - (b) Note the work completed to date under contract 2019147 and directs officers to write to the principal consultant informing of Council's above decision to suspend work on this project in accordance with clause 10.3 of contract 2019147.*
 - (c) Note that Council officers will continue to meet with representatives of the SRLA regarding exploration of issues and opportunities for the SRL stations in*

Monash including the GWAC and notes that officers will report back to Council as appropriate.

(d) Direct offers to write to key stakeholders regarding the outcome of this report and prepare a media release regarding the same.

5. Directs officers to consider the re-prioritisation of the Projects including the possibility of bringing forward the Kingsway streetscape renewal works, at the appropriate time, noting the opportunities for this project are also associated with the SRLA investigations and that Council will consider a report on the outcome of any re-prioritisation at a future Council meeting.

6. Carry forward any remaining budget in relation to Project 2019147 – Principal Consultancy Services - Detailed design for a mixed use multi-level car park, 31-39 Montclair Avenue, Glen Waverley, to next financial year 2020-2021, until the status of the project is reconsidered by Council in accordance with point 5.

7. With regards to the sale of 14 Bogong Avenue and 155 Coleman Parade, Glen Waverley (the Properties):

(a) Note Council's previous resolutions at its meeting on 24 April 2018 (item 2.3, resolutions 2, 4, 5 and 8) regarding:

- Endorsing the relocation of Monash Youth Services (Glen Waverley site) and Wavecare Counselling Service to the refurbished Level One Euneva Avenue Car Park;*
- Agreeing to the sale of the Properties with the funds from the sale of the properties financing the redevelopment of the Euneva Car Park building Level One at Euneva Avenue Glen Waverley;*
- Noting that the sale of the 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; and*
- Commencing the statutory procedures pursuant to section 189 and 223 of the Local Government Act, 1989 for the sale of the Properties.*

(b) Notes that the Monash Youth Services and Wavecare Counselling Service have relocated to Level One Euneva Avenue Car Park from the Properties and the Properties are now vacant.

(c) Notes that the requirement for the replacement/required car parking proposed to be located within the proposed mixed use multi-level car park remains outstanding and will need to be provided in the future.

(d) Notes that the statutory procedures pursuant to sections 189 and 223 of the Local Government Act, 1989 for the sale of the Properties was satisfied by Council on 7 June 2019, that no submissions were received and Council resolved at its Ordinary Council meeting held on 26 November 2019 (item 7.1

- a copy of which is provided in Attachment 1 to this report) to progress the sale of the Properties.

(e) Resolves that given the need to suspend works on project 2019147 – detailed design for a mixed use multi-level car park at 31-39 Montclair Avenue, Glen Waverley that there is no immediate need for the income from the sale of the Properties to fund the replacement car spaces.

(f) Resolves that:

- 1. The resolution made in respect of item 7.1 at the Ordinary Council meeting held on 26 November 2019 is amended by deleting paragraphs 1(b) to (e) (inclusive); and*
- 2. Council not pursue the sale of the Properties at this time.*

(g) Notes that officers will present a future report to Council for consideration of the sale of the Properties (including undertaking all the required statutory processes again) once matters associated with the SRL station location within the GWAC are known and further consideration of the mixed use multi-deck car park can occur. The basis of funding the office fit-out works at Level One Euneva Avenue carpark and the associated provision/replacement of car parking through the sale of the Properties as originally intended and resolved upon by Council is still the recommended course of action.

(h) Resolves that in the above circumstances and until such time as Council resolves to sell the Properties or otherwise, that both Properties be made available for short-term use in accordance with the guiding principles as outlined in Council's Leasing & Licensing Policy, with a preference for supporting community groups or services such as Headspace.

INTRODUCTION

Council has been progressing projects within the Glen Waverley Activity Centre (GWAC) that aim to:

- improve the pedestrian amenity and support economic activity through a redevelopment of Kingsway;
- fulfil obligations arising from the series of parking cash in lieu contribution overlays that were in place for some years by constructing a new mixed use multi-level car park on Council's land in Montclair Avenue, Glen Waverley; and
- disposing of surplus Council land with sale proceeds contributing towards the cost of redeveloping office space and replacement car parking for the delivery of Council's community services.

These projects include:

1. The design for a mixed use multi-level car park in Montclair Avenue, Glen Waverley.

2. The design for the Kingsway streetscape renewal which is scheduled to commence once the above car park design has been completed.
3. The sale of two Council properties at 14 Bogong Avenue and 155 Coleman Parade, Glen Waverley.

("the Projects")

Concurrently, the Victoria State Government's Suburban Rail Loop Authority (SRLA) have commenced their early planning and design work to gather important data on local ground conditions on all potential station locations within Monash at Clayton, Monash University and Glen Waverley to inform the preferred location for the underground station boxes that will eventually become the Suburban Rail Loop (SRL) stations.

It is envisaged that the location of the SRL station in Glen Waverley will be located within the GWAC to support integration with the existing Glen Waverley line. Once the preferred location of the SRL station is known this will be integral to the future structure planning of the GWAC. The SRL station has the potential to be integrated with existing urban areas and create renewal opportunities and value uplift to the immediate surrounding areas. Given that this location is yet to be determined, it is unknown what the impact the preferred location for the SRL station may have on Council's existing projects underway in the GWAC.

It is not the purpose of this report to discuss the engagement with the SRLA and the impacts/benefits to the GWAC that need to be understood and negotiated with the SRLA.

The purpose of this report is to provide Council with an update on the status of the Projects and understanding that the above investigation works are being undertaken by SRLA concurrently, to discuss the perceived risks of progressing with the Projects at this stage and instead, consider the recommended next steps to re-prioritise the Projects in line with the investigative work of the SRLA:

DISCUSSION

The Projects

The Projects are formally described as follows:

Project No.	Description
1	2019147 - Detailed design of a mixed use multi-level car park, 31-39 Montclair Avenue, Glen Waverley
2	Kingsway Streetscape Renewal
3	Marketing and sale of Council land at 14 Bogong Avenue and 15 Coleman Parade, Glen Waverley

These locations are shown coloured yellow in the aerial image below:



They are all within a 300m radius of the Glen Waverley Railway Station (Bogong Avenue being at the 300m mark). With such a location within the GWAC, it is envisaged that it is highly likely that these sites will be impacted at some level once the preferred location of the SRL Station is determined.

The discussion to follow provides a status update on the Projects, the perceived risks that the SRLA’s work presents to the success of the Projects and recommended next steps for Council’s consideration:

Project 1 – Mixed-use multi-level car park, 31-39 Montclair Avenue, Glen Waverley

Status update

Council at its meeting on 27 August 2019, received a report regarding this project and resolved, amongst other things, to do the following:

“

- 1) *Awards the tender from Warren and Mahoney Architects Australia Pty Limited (ACN 607 221 198) for Contract No. 2019147 – Principal Consultancy for the detailed design of a mixed use multi-level carpark, 31-39 Montclair Avenue, Glen Waverley for the fixed lump sum amount of \$1,338,421 (inc GST) with an additional allowance of \$133,841 (inc GST) for contingencies.”*

The contract was awarded and Warren & Mahoney Architects Australia Pty Limited (W&M) have progressed the design work to the stage where design options have been prepared. The designs accommodate Council’s obligation to provide 1,004 car spaces (as reported to Council on 27 August 2019).

The contract with W&M requires preparation of a detailed design for a planning permit application followed by architectural consultancy services during the tender for construction and construction stage. The anticipated timeframe to have reached the stage of reporting to Council to agree to a permit for the use and development of the site and release a tender for construction was September 2020.

Project risks and opportunities

Knowing that the SRLA are progressing their investigations, there is a risk to Council with progressing the design work for this project until the SRLA's investigations are complete and there is a level of certainty on the preferred location for the SRL station in the GWAC. At that point, Council will be fully informed and understand the issues and opportunities that may arise for this project.

In light of the Government announcements and the investigations of the SRLA into the eventual preferred station location in the GWAC it is a prudent course of action by Council to suspend this project for a period of time. Council's commitment to provide for car spaces under the cash in lieu schemes and replacement of any displaced car spaces remains.

Recommended next steps:

1. That Council agree to suspend works on this project for a period of time of either up to six months or upon any announcement of the preferred location for the SRL station in the GWAC (including the opportunities and any possible impacts on the project and the broader GWAC), whichever is the sooner.
2. Note the work completed to date by W&M under contract 2019147 and Council resolves to write to W&M informing them of Council's decision to suspend work in accordance with clause 10.3 of contract 2019147.
3. Note that Council officers will continue to meet with representatives of the SRLA regarding exploration of issues and opportunities for the SRL stations in Monash including the GWAC and notes that officers will report back to Council as appropriate.
4. That Council direct officers to write to key stakeholders regarding the outcome of this report and prepare a media release regarding the same.

Project 2 – Kingsway Streetscape Renewal

Status update

Council has previously resolved to move 99 car spaces from the Kingsway kerbside to the mixed use multi-level carpark project (project 1) and facilitate a rejuvenated and updated Kingsway streetscape. This means there is a direct relationship between project 1 and project 2.

Given this direct relationship, the Kingsway streetscape renewal works has not commenced as the 99 car spaces were proposed to be relocated before commencing works.

Recommended next steps:

1. Should Council resolve to suspend project 1 as recommended above, it provides an opportunity for Council to consider re-prioritising the Projects and commencing the design and consultation process for the Kingsway streetscape renewal works earlier. It is recommended that officers consider this opportunity and provide a report to Council on the possible reprioritisation of the Projects at the appropriate time.

Project 3– Sale of Council Properties - 14 Bogong Avenue, Glen Waverley & 155 Coleman Parade, Glen Waverley

Status update

Council at its meeting on 24 April 2018 resolved, amongst other things:

“That Council:

2. *Endorses the relocation of Monash Youth Services (Glen Waverley site) and Wavecare Counselling Service to the refurbished Level One Euneva Avenue Car Park;*
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;”.*

The Level One Euneva Avenue project is complete and Monash Youth Services and Wavecare Counselling Services have both relocated to this space. Both 14 Bogong Avenue and 155 Coleman Parade, Glen Waverley (the Properties) are now vacant.

The sale process for the Properties has progressed to the stage where Council has completed the statutory public notification process pursuant to Sections 189 and 223 of the Local Government Act, 1989 to which no submissions were received, the section 223 Committee appointed to hear and consider submissions met and put a recommendation to Council’s Ordinary Meeting on 26 November 2019 to progress the sale. A copy of the Council’s resolutions from this Ordinary Meeting are provided in Attachment 1.

There is no immediate need for the income from the sale of these Properties to fund the replacement car spaces and that the shortfall in the funding of the redevelopment works at Level One Euneva Car Park from the sale of the Properties of can be carried forward in Council's budget and funded from the sale of the Properties in a future budget.

Project Risks and Opportunities

There is an opportunity for Council to postpone progressing the sale of these Properties at this point in time until there is certainty regarding the preferred location for the SRL station and any issues and opportunities that may arise once this is known.

Recommended next steps:

1. Council agree that given the need to suspend works on project 2019147 – detailed design for a mixed use multi-level car park at 31-39 Montclair Avenue, Glen Waverley that there is no immediate need for the income from the sale of these Properties to fund the replacement car spaces and that the shortfall in the funding of the redevelopment works at Level One Euneva Car Park from the sale of the Properties can be carried forward in Council's budget and funded from the sale of the Properties in a future budget.
2. Resolves that:
 - i) The resolution made in respect of item 7.1 at the Ordinary Council meeting held on 26 November 2019 is amended by deleting paragraphs 1(b) to (e) (inclusive); and
 - ii) Council not pursue the sale of the Properties at this time.
3. Resolves that in the above circumstances and until such time as Council resolves to sell the Properties or otherwise, that both Properties be made available for short-term use in accordance with the guiding principles as outlined in Council's Leasing & Licensing Policy, with a preference for community uses or services such as Headspace.

POLICY IMPLICATIONS

The projects have been framed within reference to the Glen Waverley Activity Centre Structure Plan and / or are consistent with themes of the Monash Council Plan (2017-2021) as follows:

Monash Council Plan (2017-2021)

The following are relevant strategic objectives and strategies from the Council Plan:

A liveable sustainable city

- Strengthening our strategic policy and local planning framework
- Increasing our community engagement and education about town planning

Inviting open and urban spaces

- Ensuring the walkability of our city
- Enhancing our activity centres with an increased focus on the moveability and prioritisation of pedestrians

An inclusive community

- Delivering integrated planning and community strengthening

Responsive and efficient services

- Enhancing community consultation and involvement in our decision-making

FINANCIAL IMPLICATIONS

Council has allocated a capital expenditure budget to Project 1 for this financial year. Projects 2 and 3 do not have allocated expenditure budgets. Suspending the contract for project 1 for up to 6 months will mean this project will run behind schedule resulting in a budget underspend for the capital budget allocated to this project for this financial year.

The Table below shows the current expenditure for this this budget allocation and expenditure.

	Adopted Budget	MARCH 2020 YTD	BALANCE
Expenses	2019/20	2019/20	2019/20
Salary	93,767	44,733	49,034
Consultants	2,118,546	374,013	1,744,533
Total Expenditure	2,212,313	418,746	1,793,567

Council could carry forward any remaining budget in relation to Project 2019147 – Principal Consultancy Services - Detailed design for a mixed use multi-level car park, 31-39 Montclair Avenue, Glen Waverley, to next financial year 2020-2021.

CONSULTATION

Key stakeholders will be advised in writing of the outcome of this report and a media release will be prepared to inform the broader community.

CONCLUSION

Whilst Council has committed to the Projects that will deliver increased car spaces in the GWAC partially funded by developer contributions and provide improved community

space, the timeframe for the Projects has coincided with the timing of investigations by the SRLA requiring Council to consider re-prioritising their delivery timeframes.

Council's and the SRLA's projects are significant projects for the GWAC and our broader community. It is expected that an all of government approach will be followed for the changes to occur within the GWAC. It is appropriate for Council to suspend delivery of the Projects at this point in time in consideration of the active SRLA's investigations and for Council to re-evaluate Project priorities until such time as a level of certainty has been reached with the preferred location for the SRL station in the GWAC.

ATTACHMENT 1MINUTES OF THE ORDINARY MEETING OF
THE MONASH CITY COUNCIL HELD ON
26 NOVEMBER 20199

7. COMMITTEE REPORTS**7.1 Sale of 14 Bogong Avenue and 155 Coleman Parade Glen Waverley**Moved Cr Lake,Seconded Cr Paterson*That Council:*

1. *Receives this report from the Committee established by Council in respect of the proposed sale of Council's properties at 14 Bogong Avenue Glen Waverley (Volume 7933 Folio 192) and 155 Coleman Parade Glen Waverley (Volume 9770 Folio 636) (Properties) and:*
 - a) *notes that no submissions were received in respect of the proposed sale of the Properties;*
 - b) *accepts the Committee's recommendation to sell the Properties; and*
 - c) *having complied with its obligations under ss189 and 223 of the Local Government Act 1989, directs the Chief Executive Officer or her delegate to progress the sale of the Properties by public auction or, if passed in at auction, by private treaty.*
 - d) *authorises the Chief Executive Officer or her delegate, on behalf of Council, to negotiate a sale of the Properties in the event that the reserve price is not achieved during auction;*
 - e) *authorises 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 the Properties.*
2. *Notes that the sale of the Properties is required to fully fund the Euneva Car Park Level 1 Community Infrastructure Project including the replacement car parking and agrees that any surplus funds are put towards future community infrastructure projects as may be endorsed by Council at future Council meetings.*
3. *Notes that the sale of the Properties will not be finalised until the Euneva Car Park Level 1 Community Infrastructure Project is constructed and occupied, minimising disruption to the Monash Youth Services (Glen Waverley site) and Wavecare Counselling Services respectively.*
4. *Notes that a further report will be considered by Council regarding the valuation of the Properties prior to any sale.*

CARRIED