

**6.10 THE GLEN WAVERLEY LIBRARY & CIVIC PRECINCT**

Submitting Councillor - Cr Saloumi

**MOTION***That Council:*

- 1) *Notes that the Glen Waverley Activity Centre is a key destination for the community of Monash and the broader region activity;*
- 2) *Notes that as the population of Monash continues to grow, the role that the Glen Waverley Activity Centre will also expand;*
- 3) *Notes that, aside from the construction of multi deck car parking, there has been little improvement to civic facilities and infrastructure in this Activity Centre for many years;*
- 4) *Accepts in principle that the Civic Precinct is an important anchor site at the southern end of Kingsway;*
- 5) *Notes 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;*
- 6) *Notes 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;*
- 7) *Notes 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;*
- 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*
- 9) *Accepts 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.*

## **INTRODUCTION**

The Glen Waverley Activity Centre is one of two major commercial, community and recreational destinations in Monash. As host to the Council's main office it also performs the highest civic role of activity centres in Monash. The Glen Waverley Activity Centre has grown considerably over the years as the population of Monash has grown. Over that time there has been significant private investment in the activity centre, however investment in civic facilities and places, such as the library, has been limited.

An opportunity may exist to significantly improve the community facilities and spaces in the civic precinct of the activity centre to continue to meet the needs and expectations of the community now and into the future.

## **BACKGROUND**

Council has historically undertaken or facilitated *catalyst* projects in the Glen Waverley Activity Centre in order to promote and encourage the growth of the Centre.

There continues to be significant private sector growth and interest in the Centre. A major redevelopment The Glen is currently underway, which will see residential development about the shopping centre and an increased focus on high quality urban design and public spaces.

We also now see significant residential development occurring in the Centre with a significant number of apartments approved and construction having commenced in the last 12 months.

## **ISSUE/DISCUSSION**

The Glen Waverley Structure plan and prior to that the Glen Waverley Master plan highlighted the need to increase and improve public space in the activity centre.

The redevelopment of the library environs and associated civic space might include a number of key design elements and opportunities.

### *A refreshed and improved public space*

The civic precinct around the library and Civic Centre provides an excellent opportunity to improve usability and activation of the public space in the activity centre. We have witnessed the community benefitting from the very modest investment in street furniture in plaza area outside of the current library. The success of this investment in community infrastructure shows that there is a strong need in the community for quality and accessible urban spaces.

### *A Modern Future-focused Multi-use Library*

It is important that the services and facilities available at the Glen Waverley Library continue to be assessed to ensure that they best meet emerging community needs – especially in terms of

the mix of functional spaces and furnishings (e.g. collections, programs, study, reading, Wi-Fi connection) and the flexibility to adapt these spaces over time.

A future feasibility study will be crucial to evaluating the needs of an increasingly diverse population base.

#### *A gathering and meeting space*

Whilst the Civic Centre is a wonderful building, its size and design means that it has difficulty catering appropriately for large civic and community functions. Again the significant growth that has occurred and is forecast to occur means that size issue will remain a challenge for Council and the community.

Any redevelopment of the library and surrounds might greatly improve the use of Council's facilities and provide a focal point and destination in the activity centre. This would again reinforce the civic and community role of the southern end of the activity centre.

#### *Expanded Civic office space*

Council currently leases approximately 1,100m<sup>2</sup> of office space in the Ibis building for a range of Council services. There is a significant ongoing financial cost associated with lease arrangements 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.

#### *Equitable Access and Parking provision*

Access via active and public transport, the provision of ample parking, and express drop off/ pick up points will be of critical importance to encouraging universal access to a revitalized precinct should such be supported by a future study.

### **FINANCIAL IMPLICATIONS**

At this time there are no financial implications for Council associated with this motion.

Attachment –

Fig 1 Library and Environs 4000sq m

Fig 2 Civic Precinct 1.6 hectares