

10.1 PROPOSED SALE OF CENTRAL CAR PARK, GLEN WAVERLEY

Responsible Committee:	Committee of Council
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RECOMMENDATION

That Council:

1. **Receives this report from the Committee established by Council pursuant to Section 114 of the *Local Government Act 2020* and Council’s Community Engagement Policy (“Committee”) to hear and consider any submissions received to Council’s public notice in respect of the proposal to sell Council’s land, being part of the land in certificate of title volume 11617 folio 563, and being part of the site known as Central Car Park located at 281 Springvale Road, Glen Waverley (“Land”).**

(“Proposal”)

2. **Notes the Committee met on Tuesday 12 December 2023 at 6.30pm to hear and consider submissions received in respect of the Proposal.**
3. **Notes that there were 7 submissions received.**
4. **Accepts the Committee’s recommendation to proceed with the sale of the Land, being part of the land in certificate of title volume 11617 folio 563, and being part of the site known as Central Car Park located at 281 Springvale Road, Glen Waverley.**
5. **Having complied with its obligations under Section 114 of the *Local Government Act 2020* and Council’s Community Engagement Policy, authorises the Chief Executive Officer or her delegate to sign all documentation required for the sale of the Land.**
6. **Notes that officers will commence the procurement process for Real Estate Consultancy Services - Marketing and Selling Agent, in accordance with Council’s procurement policy and that any contract will be awarded in accordance with Councils delegations.**
7. **Notes that in accordance with Item 8 of Council’s 26 September 2023 resolution, Council’s surveyor will proceed with the lodgment of a Plan of Subdivision to affect the excision of a lot of approximately 1,000m² for retention by Council for the development as a public plaza.**

INTRODUCTION

This report considers the outcome of the community engagement process pursuant to s.114 of the *Local Government Act 2020* and Council’s Community Engagement Policy for the proposal to sell

- Coleman Parade with Lot A to create a larger public plaza area (approximately 1,500 sqm total).
12. *Authorises Council’s Chief Executive Officer or her delegate to undertake the administrative procedures necessary to enable Council to fulfil the requirements of section 114 of the Act and Council’s Community Engagement Policy in respect of the Proposal.*
 13. *Appoints a Committee of Council comprising the Mayor and Glen Waverley Ward Councillors to hear any submitters requesting to be heard in support of their submissions, and to consider any submissions received, at a meeting to be held on a date and time to be determined by the CEO and to be held at the Monash City Council Civic Centre, 293 Springvale Road, Glen Waverley, or at such later date and time as the Chief Executive Officer may determine.*
 14. *Following the meeting of the Committee, directs the Committee to provide a report to Council on its considerations, including whether any submissions were received and, if so, a summary of those submissions, and make a recommendation to Council on whether or not to proceed with the Proposal”*

Public Notification

In accordance with Item 9 of the above resolution, a public notice advising of Council’s intention to sell the Land was published in the Age newspaper and on Council’s website on 28 October 2023, calling for submissions on the proposal to be received by 5:00pm on 27 November 2023.

A notice board with a version of the Public Notice and a QR code linking to the full online Public Notice was also installed at the Central Car Park site.

The Public Notice and notice board are shown in **Attachment 1**.

Public Response

A total of 7 submission were received, detailed as follows:

- 6 submissions were received during the submission period.
- One submission was received outside of the consultation period, but has been included.
- One submitter requested to speak to their submission at the Committee of Council meeting on 12 December 2023, being Submission Number 1 (**SUB1**).

All unedited submissions are provided in **Attachment 2**. Individuals have been de-identified to protect their privacy.

Response to Submissions

An email response was sent to the one submitter who did wish to speak to acknowledge receipt of their submission and to confirm the date, time and location of the Committee of Council meeting.

An email response was also sent to the submitters who did not wish to speak acknowledging receipt of their submission, noting that they did not request to be heard and advising that the submission would be considered by the Committee of Council at 6:30pm on 12 December 2023.

Officers’ responses are also included in **Attachment 2**.

Summary of Submissions

The following table shows the submission sentiments from the seven submissions received.

Table 1 – Submission Sentiments

Support	Not in Support	Unclear
3	3	1

The three submissions which were in support were from commercial entities offering their services to Council for the potential marketing/sale of the land.

One submission was received from an individual who believed the Land was on the market and was seeking further information on the Land; and the sentiment was unclear.

The three submissions that were not in support raised various concerns as shown below. Concerns regarding loss of car parking spaces was raised in all three of these submissions.

Other issues raised relate to the following:

1. Future developments in the Glen Waverley Activity Centre.
2. The future needs of Glen Waverley as population increases.
3. The Suburban Rail Loop Authority's (SRLA) precinct changes.
4. The sale of public assets.

Officers' response to the issue of car parking and other issues raised are provided below and are also included in the officers' responses in **Attachment 2**.

OFFICERS' RESPONSES TO CAR PARKING CONCERNS

Car Parking Concerns were raised and responded to in the report presented and considered by Council on 26 September 2023, relating to the outcome the community consultation on the Glen Waverley Civic Precinct Project.

The Officers' Response to carparking from the 26 September 2023 report, found in Theme 4 – GW Activity Centre Redevelopment & loss of carparking stated:

“Over the years, Council has made commitments to increase the supply of car parking in the Glen Waverley Activity Centre. The extension to the existing Bogong Car Park (construction commenced in July) is a recent example of increased car parking. The car park is being extended by 4 new levels to provide an additional 523 free public car spaces. This extension satisfies Council's obligation to provide car spaces funded from contributions collected from developers over the years.

As of August 2023, Council has now endorsed a review of car parking management in activity areas including the Activity Centre in order to better understand supply and demand, better utilise the existing parking capacity within each precinct through the use of appropriate parking management controls and plan appropriately. The outcomes of this study and recommendations will be put to Council no later than April 2025.

Key points regarding Car Parking in Glen Waverley Activity Centre.

- *There are currently 247 public car spaces at Central Car Park.*
- *With the acquisition of Council's at-grade car spaces in Montclair Avenue, Council is asking the SRLA to replace the existing car spaces prior to redeveloping that site.*
- *Given the Suburban Rail Loop impact on the GWAC and the car spaces that the SRLA will be providing, Council is currently reviewing traffic and car parking within the GWAC to understand any additional car parking need as referred to above.*

As outlined in response in key theme 2, the Bogong Avenue carpark when completed will provide for over 500 additional car spaces with a total of over 1000 car spaces. This would accommodate most of the car spaces that would be lost at both the Montclair Avenue and central carpark sites, noting that SRLA is providing more carparking north of the railway line, and, Council is looking to secure additional spaces for visitors (as opposed to commuters) to the Activity Centre in this SRLA car park for as long as possible. Whilst the overall number of carparking spaces are important, it is not feasible to continue to provide for more and more car parking. Other parking management strategies need to be looked at to ensure that there is adequate turnover of car spaces within the Activity Centre and well as to encourage people to explore other transport modes when the visit. This is further work that will need to be considered in the future."

In addition, the Officers' Response to carparking from the 26 September 2023 report, found in Theme 2 – Project cost and the funding proposal stated:

"It has also been recognised that the value of the central car park and its contribution to the Activity Centre and its continued vitality is more than as an at grade carpark. The Glen Waverley Activity Structure Plan 2016 (as amended) also recognises the future redevelopment of this site whilst also providing an area for public open space.

The fear over loss of carparking is recognised. Council has embarked on a project to provide for over 500 additional car spaces at the Bogong Avenue carpark. When completed the carpark will provide for over 1000 car spaces and is adequate to accommodate most of the car spaces that would be lost at both the Montclair Avenue and central carpark sites. Further, the SRLA is looking to build more carparking as part of their project to the north of the railway line, and Council is looking to secure additional spaces for visitors to the Activity Centre in this carpark for as long as possible."

Council understands the need for parking in the Glen Waverley Activity Centre and is currently undertaking a project to create over 500 new spaces at the Bogong Avenue carpark as outlined above. In addition to this, the SRLA is planning to build more parking spaces at Railway Parade North, Glen Waverley, and as part of this project. Between these carparks, there will be a net gain of 241 car spaces in the Activity Centre from what previously existed even after allowing for the loss of the 247 spaces at the Central Car Park and 99 kerbside parks along to be removed as part of Council's long term plans to widen the Kingsway footpaths as part of the Kingsway transformation project.

At its meeting in August 2023, Council resolved to review car parking in and around Activity Centres, including Glen Waverley, to better understand the Community's needs and to inform

future parking and traffic management strategies. The findings from this review will be presented to Council no later than March 2025.

Council also resolved that any sale of the Central Car Park would include a number of conditions, including a requirement that any purchaser must maintain Central Car Park for public parking managed by Council until such a time as construction of any approved development commences. Council, does not currently have any paid parking that it manages within the Municipality.

The extension of Bogong Car Park is expected to be completed in early 2025, and it is not expected that any development of the Central carpark site would commence before its opening.

OFFICERS' RESPONSES TO OTHER ISSUES RAISED

1. Future developments in the Glen Waverley Activity Centre.

The Officers' Response to carparking from the 26 September 2023 report, found in Theme 4 – GW Activity Centre Redevelopment & loss of carparking stated:

“Plan Melbourne and the Monash Housing Strategy identify the Glen Waverley Activity Centre (and other larger activity centres in Monash) as a key locations for housing and employment growth. This, in part, allows Council to provide greater protections from inappropriate overdevelopment of our garden suburban areas outside of these activity centres.

To help guide this future growth Council prepared the Glen Waverley Activity Centre Structure Plan (Structure Plan) in 2013.

Council is currently reviewing the Structure Plan given it is 10 years old and in light of the announcement of Suburban Rail Loop Project.

As the population of Melbourne is forecast to grow significantly and state policy is to direct 70% of new housing to established areas, activity centres such as Glen Waverley will be required to accommodate increased housing. In the case of Glen Waverley this increase in population will likely be greater given the proposed construction of the suburban rail loop and new station at Glen Waverley. The SRLA will undertake their own precinct planning (noting the Precinct visions have been recently released by the Authority for community comment) and this will replace Council's previous strategic work. It is anticipated that it will seek to accommodate for significant growth in and around the Activity centre. The details however, are currently unknown.”

Any future development of the Central Car Park site or development within the Glen Waverley Activity Centre is subject to the requirements of the Monash Planning Scheme (MPS). At this point in time, Monash Council is the Responsible Authority for the site however in accordance with

Clause 52.30 of the MPS certain types of major applications may be determined by the Department of Transport and Planning (DTP).

Any future owner of Central Car Park will have to abide by the relevant planning requirements. A planning application for any proposed development require will require a public notice. Residents and the relevant authorities will have an opportunity to make a submission on the proposed development.

It is envisaged in State Policy, the Monash Planning Scheme and in the Glen Waverley Activity Centre Structure Plan 2016 (amended) that the Activity Centre would experience more significant redevelopment, including larger buildings, as can be seen by those that have been developed. This was not only necessary given the expectations of what the Activity Centre may deliver, but also allowed Council to provide controls at that time that provided for lesser or more incremental growth within our residential areas.

2. The future needs of Glen Waverley as population increases.

The officer response to Theme 3 – Distribution of SRLA funds to other projects from the 26 September 2023 report, stated:

“With regards to projects in other parts of the municipality, Council’s capital works program can be drawn upon to evidence funding allocation for projects across the municipality.

We heard concern regarding the allocation of funds to Glen Waverley, that the funds should be distributed across the municipality and/or onto other services/projects.

Glen Waverley is a critical activity centre and Council will need to plan for the wide range of services desired by the community as the population increases and intensifies. This will be increased should the SRLA project proceed.

Council does invest in its other suburbs with both operational and capital projects across the Municipality.

It is of course open to Council to consider spending any money it receives from the proposed SRLA land acquisitions and the sale of the central car park, if these were to proceed. Council has not currently resolved to consider spending this anticipated income elsewhere and has consulted with the community on this specific project. This sentiment and feedback is available to Councillors and will be considered if they choose to proceed with the project.

With regards to spending in other areas the following comments are made:

Roads and footpaths

The management of civil infrastructure such as roads and footpaths is a core business of Council. Council has ongoing annual renewal funding for this infrastructure. The level of investment we make each year with this infrastructure (as well as buildings) is informed by the results of condition audits matched with the individual asset attributes such as age, material, remaining useful life. The combination of this data is used to inform our maintenance and renewal programs. The majority of our work on roads and footpaths falls within the asset renewal class.

By way of example of expenditure, our capital works expenditure for the 2021/2022FY was \$43,017M of which \$35,243M was spent on asset renewal. \$8M of this was on roads and \$6.5M on footpaths and cycleways. Each year, we estimate a spend of between \$8-9M for roads.

Aged Care

Council is a provider of some services under the Commonwealth Home Support Programme (CHSP) under contract only. Monash Council's current contract with the Commonwealth is until 30 June 2024 and expects to be offered another contract to provide CHSP services till 30 June 2025.

Council is currently seeking clarity from the Commonwealth on the Support at Home program including financial pricing, to understand what our involvement may be in the future.

Health

Council services are in place to support a healthy and resilient community. The Public Health and Wellbeing Act 2008 (the Act) recognises the key role of Councils in improving the health and wellbeing of people in their municipality. Section 26 of the Act requires each council to prepare a municipal public health and wellbeing plan every 4 years. Council's Health & Wellbeing Plan 2021-2025 can be found at this link

<https://www.monash.vic.gov.au/files/assets/public/about-us/documents/monash-health-and-wellbeing-plan-2021-2025.pdf>

The framework for this plan includes three pillars being:

- 1. Active and health*
- 2. Engaged, confident and connected*
- 3. Safe and respectful*

As referred to or demonstrated in responses to Key Themes 1 and 2, community spaces such as libraries and event spaces (halls) are vital contributors to the social wellbeing of our community. They address all three pillars above with spaces to encourage healthy minds, address loneliness with connection, provide spaces that are inviting and pleasing to be in, encourage learning, are accessible and affordable, a space for the homeless to seek shelter, are accessible to all abilities and are well used by our community.

Investment in smaller retail shopping strips (Local Activity Centres)

There are a total of 55 Local Activity Centres (LAC's) across Monash. These LAC's were purposely designed to allow most residents to access them by foot but on-street parking is also provided. Council recognises the importance of these LAC's to the local community. In 2021 Council, implemented a rolling program to renew these 55 retail shopping strips over a period of time. This is included in the Annual Budget starting with Bellerive Avenue LAC in Mount Waverley.

Homelessness and Housing Affordability

Council acknowledges the dire state of homelessness in Monash and advocates through the Regional Local Government Homelessness & Social Housing Charter, as well as through coordinated local efforts, for the refurbishment and upgrade of existing public housing owned and managed by the State. Housing provision is not a core Council service. Our advocacy is through a number of methods, including providing submissions to Victorian and Australian Government consultations and Parliamentary inquiries in this space as well as direct and proactive advocacy through direct correspondence with local Members of Parliament, State and Federal Ministers and other policymakers.

As well as advocacy, another avenue of support that a number of Councils have entertained is the leasing of public land to housing providers on long term leases for the provision of housing developments. The City of Monash is currently considering such a proposal for its land at 65A Power Avenue, Chadstone. This has been the subject of recent community consultation and further information can be found here

<https://shape.monash.vic.gov.au/power-avenue>

Education

Whilst Council is not a direct provider of early education and care services, it works closely with the Victorian Government and plays an important role in supporting the delivering of early years services (early childhood education and care, occasional care, kindergarten, playgroups, toy libraries,). We have 30 sites from which services are delivered. 29 are leased to service providers and council runs one early childhood education and care service.

Public spaces such as libraries, are an important contributor to the education of children."

3. The Suburban Rail Loop Authority's (SRLA) Precinct Changes.

The existing Glen Waverley Activity Centre Structure Plan, (and prior to that the Masterplan) set out a growth plan for Glen Waverley. These documents contain clear directions on the future development of the Glen Waverley Activity Centre and the Central Car Park site in particular.

As detailed above in the Officers' Response to Theme 4 - GW Activity Centre Redevelopment & loss of car parking from the 26 September Report to Council, The SRLA has recently commenced precinct planning for each of the station precincts. They have recently released the Precinct

visions for community consultation.

This planning will pick up from the GW Structure Plan and whilst there may be some changes to density in the Activity Centre proposed, it is unlikely to result in significant changes in land use designations in the core area. In effect, the urban structure is set, particularly around the core area of the station.

Residents and the relevant reference groups will have the ability to comment and participate in the SRLA structure planning processes that are to come, that will influence how development in and around the Activity Centre may occur.

The future development potential and how the Land develops will be governed by the planning framework for the Activity Centre and this will apply independently of who owns Central Car Park. Further detail is provided in response to SUB02 in attachment 2 of this report.

4. The Sale of Public Assets

The Officer's Response to Theme 2 - Project cost and the funding proposal from the 26 September 2023 Council report stated:

"..... consistent with Council's resolution at the May 2023 Council meeting, the sale of the central carpark site is required to fund the project. The Council resolution does not envisage the project proceeding without this sale.

It has also been recognised that the value of the central car park and its contribution to the Activity Centre and its continued vitality is more than as an at grade carpark. The Glen Waverley Activity Structure Plan 2016 (as amended) also recognises the future redevelopment of this site whilst also providing an area for public open space."

The sale of Central Car Park both satisfies the recommendations for this site in the Glen Waverley Activity Centre Structure Plan and provides funding for the Glen Waverley Precinct Project, which will provide a number of significant benefits to the community.

Furthermore, as noted in the above Officer Responses, Council will not sell the entirety of the site and has resolved to excise an area from the site for a new public plaza and has further plans for the redevelopment of Kingsway to enhance the community experience of this area.

COMMITTEE OF COUNCIL MEETING

The Committee of Council met at 6.30pm on 12 December 2023 to consider the outcome of the above public notification process.

Councillor Nicky Luo (Mayor) and Cr Geoff Lake, both being the Glen Waverley Ward Councillors, made up the Committee.

The Agenda of the Committee was to consider any submissions received and make a recommendation to Council.

After considering the submissions received and noting the information regarding the Land, the outcome of the Committee was as follows:

“Proceed with the sale of the Land, being part of the land in certificate of title volume 11617 folio 563, and being part of the site known as Central Car Park located at 281 Springvale Road, Glen Waverley.”

POLICY IMPLICATIONS

As the proposal to sell the Land will facilitate the Glen Waverley Civic Precinct Project, it shares the same Policy Implications, being the following:

- Council Plan – 2021-2025
- Asset Plan 2021-2031
- Council Plan 2017-2021
- Strategic Asset Management Plan
- Healthy & Resilient Monash Integrated plan
- Monash public library service strategy
- Glen Waverley Structure Plan
- Environmental Sustainability Strategy
- Monash Planning Scheme

CONSULTATION

The community consultation process of Council’s proposal to sell the Land has been completed in accordance with Section 114 of the *Local Government Act 2020* and Council’s Community Engagement Policy.

FINANCIAL IMPLICATIONS

Funds from the sale of the Land are to be directed to the costs of the Glen Waverley Civic Precinct Project.

On 26 September 2023, Council also resolved as follows:

6. Agrees to apply the Public Open Space contribution percentage rate to the sale price it achieves for the Central Car Park and allocates this amount to Council’s public open space Land Acquisition Reserve (or if such a reserve does not exist at the point of sale, to a reserve established for this purpose).
7. Agrees to allocate any surplus funds remaining from the total land sales after all Project costs (Library and Civic Precinct, delivery of the public plaza abutting the central carpark site and the widening of Railway Parade North and any other ancillary costs associated with the sale of the land or public works that are required) are to be directed to Council’s open space Land Acquisition Reserve.

It is proposed that marketing and sale expenses will be funded from the sale proceeds.



CONCLUSION

It is recommended that Council accepts the Committee of Council's recommendation to proceed with the sale of the Land.

ATTACHMENT LIST

Attachment 1 – Public Notice and Site Board

Attachment 2 – Submissions and Officers Responses

Attachment 3 – SUB07 Submission Attachment

Attachment 1 – Public Notice And Site Board

Public Notice

11/30/23, 4:21 PM

Notice of Intention to Sell Land - Central Car Park (Glen Waverley) | City of Monash



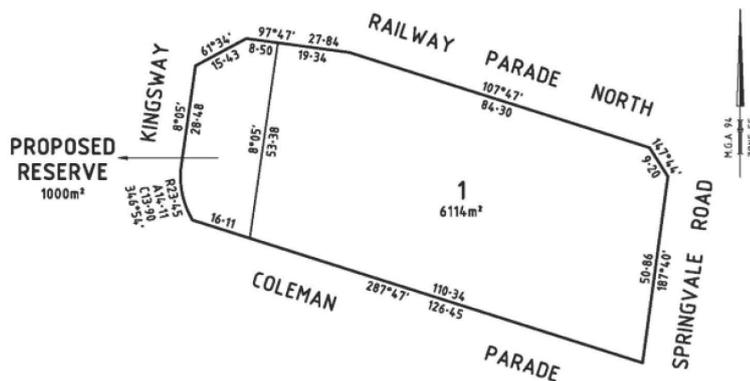
Home (<https://www.monash.vic.gov.au/Home>) / About Us (<https://www.monash.vic.gov.au/About-Us>) / Public Notices (<https://www.monash.vic.gov.au/About-Us/Public-Notices>) / Notice of Intention to Sell Land - Central Car Park (Glen Waverley)

Notice of Intention to Sell Land - Central Car Park (Glen Waverley)

No longer on display. Expired on 27 November 2023, 05:00 PM

Monash City Council (**Council**) gives notice under Section 114 of the *Local Government Act 2020 (Act)* that it intends to sell its land below (**Proposal**).

The land is shown as Lot 1 on the plan below (**Plan**), being part of the land in certificate of title volume 11617 folio 563, and being part of the site known as **Central Car Park** located at **281 Springvale Road, Glen Waverley**.



<https://www.monash.vic.gov.au/About-Us/Public-Notices/Notice-of-Intention-to-Sell-Land-Central-Car-Park>

1/3

The Proposal is that the land be sold by a public process.

The principal terms of the contract of sale for Lot 1 will be:

1. The price will be no less than the market value, as determined by a valuer by Council
2. Settlement will take place on the later of 90 days after the day of sale and from registration of the Plan
3. The purchaser will be required to enter into an agreement pursuant to section 17 of the *Planning and Environment Act 1987*, to be registered on the title to following settlement, requiring the following:
 - the design, construction and maintenance of an active interface between development on Lot 1 and the proposed reserve shown on the Plan;
 - provision of a footpath along the Railway Parade North frontage of the land which the purchaser can cantilever its development; and
 - Lot 1 must remain as a public carpark managed by Council until such time as construction of any approved development on the land is ready to commence.

A person may make a submission on the Proposal.

Any person proposing to **make a submission** must do so by **5pm on Monday 20 November 2023**.

All submissions will be considered in accordance with Council's Community Engagement Policy (**Policy**).

Any person making a written submission in accordance with the Policy is advised that all submissions and personal information in the submission will be handled by Council in accordance with the provisions of the *Privacy and Data Protection Act 2014*.

All submissions must quote Reference **"F19-10119.018"**, and be addressed to:

The Chief Executive Officer, Monash City Council, and:

- sent by post to: PO Box 1, Glen Waverley, Vic, 3150 or,
- emailed to: mail@monash.vic.gov.au (<mailto:mail@monash.vic.gov.au>) or
- hand delivered to Council's office at 293 Springvale Road, Glen Waverley.

11/30/23, 4:21 PM

Notice of Intention to Sell Land - Central Car Park (Glen Waverley) | City of Monash

All submissions received will be considered by a Committee of Council and a meeting of the Committee has been scheduled for this purpose at 6.30pm on Tuesday 12 December 2023 at the Monash City Council Civic Centre, 293 Springvale Road, Glen Waverley.

A person is able to request to be heard (or be represented by a person acting on their behalf) in support of their submission before the Committee of Council. To be heard, a person must advise in their written submission that they wish to be heard by the Committee.

Andi Diamond
(Chief Executive Officer)

Tagged as:

Intention to Lease/Sell Land

Site Board


CITY OF
MONASH

NOTICE OF INTENTION TO SELL LAND

Monash City Council (**Council**) gives notice under Section 114 of the *Local Government Act 2020 (Act)* that it intends to sell its land below (**Proposal**).

The land is shown as Lot 1 on the plan below (Plan), being part of the land in certificate of title volume 11617 folio 563, and being part of the site known as Central Car Park located at 281 Springvale Road, Glen Waverley.

The Proposal is that the land be sold by a public process.

A person may make a submission on the proposal which must be received by **5pm on Monday 27 November 2023**.

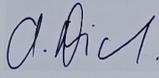
All submissions received will be considered by a Committee of Council and a meeting of the Committee has been scheduled for this purpose at 6.30pm on 12 December 2023 at the Monash City Council Civic Centre, 293 Springvale Road, Glen Waverley.

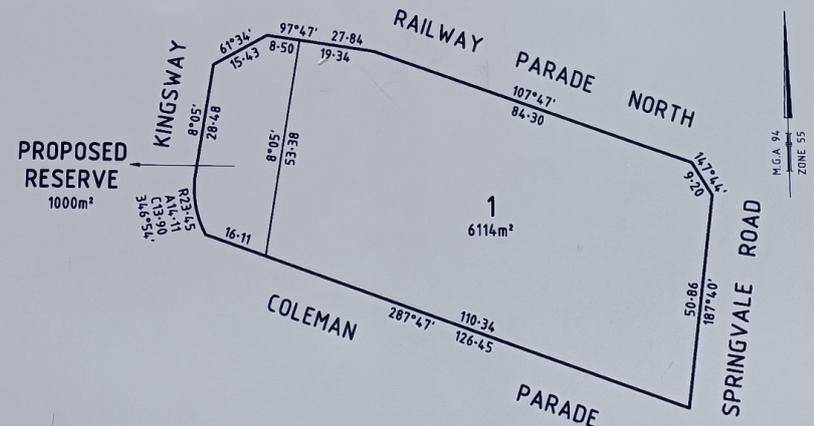
A person is able to be heard (or be represented by someone) by the Committee but must advise in their written submission that they wish to be heard before the Committee.

For more information, please follow the below QR code to Council's Public Notice or visit

 shape.monash.vic.gov.au/gwcp




Andi Diamond
(Chief Executive Officer)



Attachment 2 – Submissions and Officers’ Responses

Submission No.	Comments	Officers’ Response
SUB01	<p>The car park is a prime example of many that were created by “separate rate schemes” levied on surrounding ratepayer/businesses for the benefit of their customers and the public. This car park may have been funded by other means, without the obligation to maintain it, under the Local Government Act, but is nevertheless, an important asset to our municipality.</p> <p>It is the most central, well designed and landscaped convenient short stay car park in the Glen Waverley Activity Centre. Open car parks are favoured by the public (over decked car parks) however subconsciously, in hot or wet weather, because the patrons can readily see all surroundings.</p> <p>GWAC is receiving development of more tall buildings. The public realm needs open view corridors and pedestrian accessibility. Any development of this site would inevitably have basement parking. This Civic asset would be unavailable for at least two years during excavation and construction. Basement parking is not so accessible to unfamiliar visitors and will require fee payment due to its construction cost.</p> <p>I am sure it is tempting for Council to desire a new “landmark” building. The private sector has produced several tall buildings and The Glen</p>	<p><u>Car Parking</u></p> <p>This car park was not provided for through a separate rate scheme.</p> <p>While Central Car Park is key for the Activity Centre and its future, this site, and its value to the Activity Centre is more than just as an at grade car park. This is reflected in the Glen Waverley Activity Centre Structure Plan 2016 (amended), which supports the development of Central Car Park and the inclusion of public open space.</p> <p>Council understands the need for parking in the Glen Waverley Activity Centre and is currently undertaking a project to create over 500 new spaces at the Bogong Avenue carpark. In addition to this, the SRLA is planning to build more parking spaces at Railway Parade North, Glen Waverley, and as part of this project. Between these carparks, there will be a net gain of 241 car spaces in the Activity Centre from what previously existed even after allowing for the loss of the 247 spaces at the Central Car Park and 99 kerbside parks along to be removed as part of Council’s long term plans to widen the Kingsway footpaths as part of the Kingsway transformation project.</p> <p>Council also resolved at its meeting on 26 September 2023 that any sale would be the subject of conditions, including a requirement that any purchaser must maintain Central Car Park for public parking managed by Council until such a time as construction of any approved development commences.</p> <p>Furthermore, Council resolved in August 2023 to review car parking in and around Activity Centres, including Glen Waverley, to better understand the Community’s needs and to inform future parking and traffic management strategies. The findings from this review will be presented to Council no later than March 2025.</p> <p>Further information regarding car parking around the Glen Waverley Activity Centre can be found under the Officers’ Response to <u>Theme 4 - GW Activity Centre Redevelopment & loss of car parking</u> in the 26 September 2023 Council report titled <i>Re-Imagining Glen Waverley A Proposed New Glen Waverley Civic Precinct - Outcome Of Community Consultation</i> (link: https://www.monash.vic.gov.au/files/assets/public/v/1/about-us/council/agendas/2023/26-september/7.1.5-re-imagining-glen-waverley-a-proposed-new-glen-waverley-civic-precinct.pdf)</p> <p><u>Future Development</u></p> <p>The current consultation is for the sale of Council land only and not a planning permit application proposal.</p>

Attachment 10.1.2 Attachment 2 Submissions and Officers Responses

<p>shopping centre redevelopment included three attractive residential towers. I understand Monash Council argued against the proposed multi-storey mixed use development at 251-261 Springvale Road at VCAT hearings in April and May 2023, presumably seeking a lesser scale of project. The office and hotel at 295 Springvale Road were attractively designed in accordance with Councils requirement for view corridor to the City office building foreground.</p> <p>The Monash community depends on Council to maintain a mature calm resolve to protect public assets while allowing development to occur around them. Other “District Centres”, notably Box Hill and Frankston have encouraged development of open car parks and now suffer the visual intrusion of closely spaced buildings and pedestrian/vehicular conflict.</p> <p>The City of Frankston had an open car park between Rossmith Avenue and Balmoral in the 1970s. Businesses surrounding the open car park traded successfully and customers enjoyed the ability to see all surrounding buildings and walk between them at ground level. In the fervour of “late 1980s” enthusiasm for development, the Council commenced a joint venture with a builder, to develop the “Quayside” (now Bayside) shopping centre, connected with the Myer store. The shopping centre is modestly successful although Myer recently closed its department store, which enjoyed eight years of open car park before the development.</p> <p>The surrounding streets and opposite facing shops suffered from the introduction of a building covering the former car park. A combination of loading docks, narrow streets and traffic congestion caused many of the surrounding shops to be vacant with poor pedestrian experience during subsequent years.</p> <p>Successful community shopping precincts such as Hamilton Place, Mt Waverley, Oakleigh and Burke Road, Camberwell are distinguished by having convenient, safely accessible open, at grade car parks.</p> <p>I could go on with broader contentions and examples of other such decisions which proved to be detrimental but have made the essential points here. I would be grateful to attend the Committee meeting at 6:30 pm on Tuesday 12 December 2023.</p>	<p>Any future development of this site is subject to the requirements of the Monash Planning Scheme (MPS). At this point in time, Monash Council is the Responsible Authority for the site however in accordance with Clause 52.30 of the MPS certain types of major applications may be determined by the Department of Transport and Planning (DTP). Multi-storey building height can be expected at this location which is within a Major Activity Centre. With respect to 251-261 Springvale Road, Council was accepting of a significant building height in this location however was seeking a reduction in the number of stories so that the building would sit lower than the nearby towers. Ultimately this was not supported at VCAT and a building height of 21 stories was approved. Planning applications are considered on a site by site basis having regard to a number of factors that determine what may, or may not be appropriate on a specific site.</p> <p><u>Building Density</u></p> <p>Council resolved on 26 September 2023 to excise a 1000m2 section of Central Car Park and retain this for a public plaza as shown on the Public Notice. On the above date, Council further noted its intent to combine approximately 500m2 of Council-owned land currently used as footpath/nature strip areas along Railway Parade North, Kingsway and Coleman Parade with the public plaza. More detail on how the Activity Centre may develop, including caring for pedestrian and vehicles are outlined in the Glen Waverley Activity Centre Structure Plan 2016 (amended). The Suburban Rail Loop Authority will also be undertaking Structure Planning in and around the Activity Centre as part of their project.</p> <p>This additional open space will help mitigate impacts of any future redevelopment of the Central Car Park site by enhancing the public realm of the activity centre with opportunities for new tree planting, seating areas and activation such as alfresco dining, markets and events. The new public plaza also compliments Council’s plans to transform Kingsway from a car dominated street to a pedestrian centred environment, including the removal of 99 kerbside parking spaces and pavement widening to facilitate outdoor dining and improved pedestrian access and amenity. Council anticipates releasing concept plans on the Kingsway project to the community for consultation in early 2024.</p> <p>Whilst traditionally at grade parks were prevalent, today, it is generally accepted that consolidated parking, preferably on the periphery of centres, not only allows land to be better utilised, but also to assist in removing vehicles and pedestrian/vehicle conflict from the core of Activity Centres. With the parking arrangements currently in Glen Waverley, the Kingsway spine experiences significant traffic movements, including through vehicles going from one car park to another to find a vacant parking space.</p>
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Attachment 10.1.2 Attachment 2 Submissions and Officers Responses

SUB02	<p>I am a “Community” member of the Glen Waverley Precinct Reference Group (PRG) for the area surrounding the proposed Glen Waverley Underground Station for the planned Suburban Rail Loop (SRL).</p> <p>To facilitate the orderly planning and future development of the areas surrounding the stations to be constructed as key parts of the SRL the area surrounding each station has been nominated as “Neighbourhood Precinct”. The nominated areas fall within a 1.6 Kilometre radius of each station. The aim of having nominated “Neighbourhood Precincts” is to ensure that each precinct is subject to an orderly planning procedure that meets local community expectations.</p> <p>I am making this submission because I believe that the sale of the above Council Land should be delayed or cancelled completely.</p> <p>The reasons why I believe that the sale should be delayed or cancelled completely are as follows:</p> <ol style="list-style-type: none"> 1.The land proposed to be sold is located within the 1.6 kilometre radius of the proposed Glen Waverley Underground Station that has been declared to be a “Neighbourhood Precinct” by the Suburban Rail Loop Authority (SRLA) as part of its planning responsibilities. 2.As the land proposed to be sold is part of a declared “Neighbourhood Precinct” it is subject to the requirements of the SLRA as to the future use and configuration of the Precincts surrounding the SRLA stations. 3.At this point of time (November 2023) the SLRA is actively gathering comments, suggestions and input from the general public to establish a basis for the future planning of all of the “Neighbourhood Precincts”. 4.Accordingly the Glen Waverley Precinct is a key component of this process. Any premature decisions made regarding the future use of any parcel of land within the Precinct could have a detrimental effect on the whole viability of the future development of the Glen Waverley activity area. 5.The existing Central Carpark is an important and key part of the planning of the Precinct due to its location being so close to the existing Glen Waverley Metro Rail station and the planned Glen Waverley SRL Underground Station. 6.The exiting Central Carpark occupies a total area of 7,114 square metres (76,574 square feet in the old measurements). This is a substantial area of land 	<p>The comments regarding the Suburban Rail Loop and the timing of the sale are noted.</p> <p><u>Council agrees that the site is a key site within the Activity Centre as identified within the Glen Waverley Activity Centre Structure Plan 2016 (amended), where it identifies its future development potential.</u></p>
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<p>that could be used to form the basis of a future planning arrangement for the whole precinct.</p> <p>7. One of the current planning difficulties for the Glen Waverley Precinct is that the existing area is basically divided into rather small site areas under numerous ownerships. The original planning subdivision of the area was obviously carried out on the basis that each site would be a separate small shop or dwelling that formed the basis of local business in the 1800s when Glen Waverley was a rural area serviced by a small township known as Black Flat.</p> <p>8. With the expansion of the Greater Melbourne urban area Glen Waverley has become a thriving suburb of stand-alone residences and shops. In recent years there have been more changes due to the advent of multi-level shopping centres and low to medium rise apartment buildings. This has greatly increased the local population and placed more demand on local services.</p> <p>9. The ultimate construction of the SRL and the opening of the underground Glen Waverley station will place more emphasis and strain on the existing business area due to the improved accessibility of the area to surrounding suburbs. This improved accessibility and the associated demand for housing and services will require major changes to how the GW precinct operates and how it functions in order to meet community expectations.</p> <p>10. To accommodate these changes a well thought-out plan will be necessary to ensure the future viability of the whole precinct.</p> <p>11. It may be necessary for a “Master Plan” covering the whole area to be drawn up in order to ensure that an orderly and measured outcome is achieved. The “Master Plan” could set out the various uses that can be implemented in each sector of the Precinct. Because of the way that the business area was originally subdivided it may be necessary for a number of small subdivided sites to be consolidated into larger sites to ensure a better overall outcome for the precinct as set out in the “Master Plan”.</p>	<p><u>Population Growth</u></p> <p>Plan Melbourne and the Monash Housing Strategy identify the Glen Waverley Activity Centre (and other larger activity centres in Monash) as a key locations for housing and employment growth.</p> <p>This, in part, allows Council to provide greater protections from inappropriate overdevelopment of our garden suburban areas outside of these activity centres.</p> <p>Council is currently reviewing the Glen Waverley Activity Centre Structure Plan given it is 10 years old and in light of the announcement of Suburban Rail Loop Project.</p> <p>Council has also committed to investing in community services, retail shopping strips and housing affordability through a number of programs. For further information, please see the Officers’ Response to <i>Theme 3 - Distribution of SRLA funds to other projects</i> in the 26 September 2023 Council report titled <u>Re-Imagining Glen Waverley A Proposed New Glen Waverley Civic Precinct - Outcome Of Community Consultation</u> (link: https://www.monash.vic.gov.au/files/assets/public/v/1/about-us/council/agendas/2023/26-september/7.1.5-re-imagining-glen-waverley-a-proposed-new-glen-waverley-civic-precinct.pdf)</p> <p><u>Glen Waverley Activity Centre</u></p> <p>The existing Glen Waverley Activity Centre Structure Plan, (and prior to that the Masterplan) set out a growth plan for Glen Waverley. These documents contain clear directions on the future development of the Glen Waverley Activity Centre and the Central Car Park site in particular.</p>
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	<p>12. It is Council's intention that the Western end of the overall Carpark area be retained as a "Proposed Reserve" or "Open Space". This section of the site is shown as an area of 1,000 square metres or 14 percent of the total carpark area. This is a very small area in a part of Glen Waverley that is lacking in open space where people working in the Precinct can sit to relax in the open air.</p> <p>13. The Council's plan is to sell the remaining area of the Central Car Park site (6,114 square metres) to a developer with only three restrictions on the use of the site being in place. The three restrictions placed on a future purchaser/developer of the section of the site being sold are: The maintenance of an active interface between the developed site and the "Proposed Reserve" but there is no stipulation provided on how the interface must be achieved. A footpath must be provided along the Railway Parade North frontage with the Developer being able to cantilever a building over the footpath. No details are given as to the width or construction of the required footpath. The site must remain as a "Public" carpark managed by Council until any future development is ready to commence. No stipulation is given regarding to Carpark remaining as a "Free" carpark during this period.</p> <p>14. No mention has been made about future parking in the area where there is a distinct lack of parking, especially at weekends when the restaurants in the business area are extremely busy. Sunday brunch is very popular at the Chinese restaurants thus making parking for patrons very difficult.</p> <p>15. The proposal states that the price will be no less than the "Market Value" as determined by a "Valuation" held by Council. It does not state if the "Valuation" is, or will be, based on a current "Market Value" using today's (2023) values or a future "Market Value" based on what the value of the site will be when the SRL is in operation in around 2035. It is an important aspect taken that the SRL is aiming to prevent speculators purchasing land in</p>	<p>As you have noted, the SRLA has recently commenced precinct planning for each of the station precincts. This planning will pick up from the GW Structure Plan and whilst there may be some changes to density in the Activity Centre proposed, it is unlikely to result in significant changes in land use designations in the core area. In effect, the urban structure is set, particularly around the core area of the station.</p> <p>The future development potential and how the site develops will be governed by the planning framework for the Activity Centre and this will apply independently of who owns Central Car Park.</p> <p><u>Proposed Reserve</u></p> <p>Please see the Officers' Response under <u>Building Density</u> in SUB1 above for information on the proposed reserve.</p> <p><u>Car Parking</u></p> <p>Please see the Officers' Response under <u>Car Parking</u> in SUB1 above. Council's current position in relation to car parking, is to not charge for car parking. As you have mentioned, the land must remain as a public car park managed by Council until such time as construction of any approved development on the land is ready to commence.</p> <p><u>Footpaths</u></p> <p>Footpaths will be constructed to Council's standards. Details of Council's Civil Engineering Standards can be found here: https://www.monash.vic.gov.au/Planning-Development/Asset-Protection-Permits/Standard-Drawings</p>
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Attachment 10.1.2 Attachment 2 Submissions and Officers Responses

<p>order to sell it for huge profits when the SRL is operational.</p> <p>Based on the above details I consider that the Council's plan to sell the Glen Waverley Central Carpark should be at least delayed until all of the SRLA Precinct Planning determinations are completed and an overall Precinct Planning scheme or Master Plan is in place.</p> <p>As a member of the Glen Waverley Precinct Reference Group for the SRLA I believe that the SRLA and the GWPRG should be given a chance to provide input towards the future use of such a vital site within the Neighbourhood Precinct without needing to negotiate with developers who probably be concentrating on making the maximum possible profit from the site.</p> <p>Selling the Carpark site to a developer at this stage of the planning process could jeopardise any chance of having a controlled outcome for the whole of the Glen Waverley business centre.</p> <p>A developer could also further subdivide the site into small allotments that would result in a variety of uses that are inappropriate for the area.</p> <p>I understand that all submissions will be reviewed and considered by a Committee of Council on Tuesday 12 December 2023. I will be happy to put forward any additional information about the future of the site at that meeting should Council consider it to be desirable.</p> <p>It is imperative that all decisions that are made about the area are well considered and take into account all relative information. There is only one chance available to provide a good outcome for the</p>	<p>As above, please see the Officers' Response under <u>Car Parking in SUB1</u>.</p> <p><u>Please refer to the response in SUB1 for details on replacement and additional parking within the Activity Centre.</u></p> <p><u>Market Value</u></p> <p>Section 114(e) of the Local Government Act 2020 requires that a valuation of land is made not more than 6 months prior to its sale or exchange. Council cannot speculate on what the intentions of a future land owner may be if the site is sold.</p> <p>Please see the Officers' Response under <u>Glen Waverley Activity Centre</u> in this submission.</p> <p><u>Consultation</u></p> <p>Residents and relevant Reference groups will have the ability to comment and participate in the SRLA structure planning processes that are to come, that will influence how development in and around the Activity Centre may occur. Currently, the guiding document is the Glen Waverley Activity Centre Structure Plan 2016 (amended). A planning application for any proposed development require will require a public notice. Residents and the relevant authorities will have an opportunity to make a submission on the proposed development.</p> <p><u>Sale of Central Car Park</u></p> <p>The sale of Central Car Park does not avail Council of control over the Activity Centre. The sale of Central Car Park satisfies the recommendations for this site in the Glen Waverley Activity Centre Structure Plan. Furthermore, as noted in the above Officer Responses, Council has resolved to excise an area from the site for a new public plaza and further plans for the redevelopment of Kingsway to enhance the community experience of this area.</p>
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	<p>Precinct and the Council should not rush into a decision that may be later regretted.</p>	<p><u>Development</u></p> <p>Any future owner of Central Car Park will still have to abide by the relevant planning requirements. The site is contained within a DDO12 overlay of the Monash Planning Scheme, which provides an opportunity for heights in excess of ten stories. It is unlikely that a developer would not utilise this opportunity and unlikely that Council would support a development proposal which is inconsistent with the Planning Scheme. Any such proposal would also be the subject of public notification and the normal VCAT processes, unless the Minister for Planning was the Responsible Authority as envisaged through recent Planning changes introduced by the State Government.</p> <p>All other comments are noted.</p>
SUB03	<p>Don't do it. Selling off public assets is never a good idea. Selling off another car park while the main park is out of action is a really bad idea.</p>	<p><u>Sale of Central Car Park</u></p> <p>Funds from the sale of Central Car Park will be allocated towards the Glen Waverley Precinct Project, which will provide a number of significant benefits to the community. Central Car Park has been recommended for development since 2013. For more information, please see Council's website: https://shape.monash.vic.gov.au/gwcp</p> <p><u>Car Parking</u></p> <p>Please see the Officers' Response under <u>Car Parking</u> in SUB1.</p>
SUB04	<p><u>Email</u></p> <p>Please find attached our supporting submission for the sale of 281 Springvale Road car park. We welcome participating in a future process for the sale of the land.</p> <p>Kind regards</p> <p><u>Letter</u></p> <p>I am writing on behalf of Hexa, an experienced property development group with a proven track record in delivering major urban infill projects. Our directors, who are local to the Glen Waverley area, are excited about the potential of delivering a high-quality urban outcome for the community.</p> <p>We strongly support the sale and development of the car park site at 281 Springvale Road, Glen Waverley. This development will not only enable the delivery of community infrastructure and facilities for use by the community, but also stimulate employment and provide well-located residential housing in a major activity centre.</p> <p>We believe that this project aligns with the Council's objectives of enhancing liveability, promoting sustainable growth, and fostering community engagement. We look forward to the opportunity to</p>	<p><u>Public Consultation</u></p> <p>The current public consultation is the required statutory process pursuant to Section 114 of the Local Government Act 2020, to allow an opportunity for interested parties to make a submission with respect to Council's intention to sell the Land.</p> <p>As Council has not yet resolved whether or not to proceed with the sale of the Land, Council is not seeking additional services at this time.</p> <p>Should Council resolve to proceed with the sale of the Land, any procurement of services in relation to the sale will be undertaken in accordance with Council's Procurement Policy.</p>

Attachment 10.1.2 Attachment 2 Submissions and Officers Responses

	<p>contribute positively to the Glen Waverley community through this development.</p> <p>Furthermore, we would like to highlight that the proposed development is in line with the broader urban development strategy of Melbourne, promoting densification of established areas to make efficient use of existing infrastructure. This project will contribute to the vibrancy and vitality of Glen Waverley, enhancing its appeal as a place to live, work, and visit.</p> <p>In addition, the development will provide a range of housing options, catering to different segments of the community. This diversity in housing will contribute to the social sustainability of Glen Waverley, ensuring it remains an inclusive community that caters to all.</p> <p>Hexa’s commitment to community development and urban renewal, combined with our local knowledge and development expertise, positions us uniquely to ensure that the redevelopment of 281 Springvale Road will bring substantial benefits to the Glen Waverley community if the sale of the car park site is approved.</p> <p>Thank you for considering our submission.</p>	
SUB5	<p><u>Email</u></p> <p>Our team at Advise Transact would like to submit the attached letter for your review in relation to the Notice of Intention to Sell Land advertised in The Age Newspaper on Saturday 28th October 2023.</p> <p>The property in question is Lot 1, being part of the land in certificate of title volume 11617 folio 563 and being part of the site known as Central Car Park located at 281 Springvale Road, Glen Waverley.</p> <p>Reference: F19-10119.018</p> <p>We are not estate agents, rather we are vendor (seller) side consultants that assist in the procurement, set up and running of a sales and marketing campaign with a focus on achieving risk mitigation and price maximisation concurrently.</p> <p>We would love the opportunity to meet with you and your team to discuss further.</p> <p>Should you have any questions in relation to the attached or our services please contact us direct at any stage.</p> <p>Sincerely, XXX</p> <p><u>Letter</u></p>	<p>Please see the Officers’ Response under <u>Public Consultation</u> in SUB4 above.</p>

Attachment 10.1.2 Attachment 2 Submissions and Officers Responses

	<p>We write further to a newspaper advertisement that appeared in the Melbourne AGE last weekend.</p> <p>Whilst we do not often solicit new business appointments, the opportunity caught the eye of both XXX & and XXX who are joint founders and Managing Directors of Advise Transact.</p> <p>We believe the prospect of your land holding is very exciting and we would welcome an opportunity to meet with you to discuss the specific services that Advise Transact assists with.</p> <p>We are not estate agents, we are vendor (seller) side consultants that assist in the procurement, set up, and running of a sales and marketing campaign.</p> <p>Our team takes great pride in providing our clients with unbiased, professional advice across their assets that aligns with their desired outcome and welcome the opportunity to work with you.</p> <p>Having spent 20 years as Commercial Estate Agents, and now as Transaction Managers, we leverage our experience to assist owners and estate agents through the divestment process by providing strategic advice not only during and in the immediate lead-up to a campaign, but also through any hurdles that might appear along the way.</p> <p>We would love the opportunity to meet you and discuss your vision for the intended divestment and process ahead. A meeting would be on the terms of a total 'non-obligation' discussion.</p> <p>Yours Sincerely,</p>	
SUB06	<p>Hi Monash Council's officers,</p> <p>May I know the asking price for this land? Could you please send me the vendor statement? Have this one done by the land surveyor report?</p> <p>My contact number is: XXX</p> <p>Name: XXX</p> <p>Thank you</p>	<p>Please see the Officers' Response under <u>Public Consultation</u> in SUB4 above.</p> <p>As advised in the acknowledgement email to your submission, as Council has yet to resolve whether or not to proceed with the sale of the Land, the Land is not currently on the market.</p>
SUB07	<p><u>Email</u></p> <p>Please kindly find the attached for your perusal, the written submission and letter of offer for the redevelopment of the subject property at 281 Springvale Rd, Glen Waverley VIC 3150.</p> <p>We look forward to hearing from you in due course.</p> <p>Thank you.</p> <p><u>Email #2</u></p>	<p>Please see the Officers' Response under <u>Public Consultation</u> in SUB4 above.</p>

Attachment 10.1.2 Attachment 2 Submissions and Officers Responses

	<p>As discussed, we hereby retract our Letter of Offer and in lieu provide the attached submission in its place for your perusal and records.</p> <p>Thank you.</p> <p><u>Letter</u></p> <p>See Attachment 3</p>	
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Attachment 3 – SUB7 Submission Attachment



29 November 2023

Att: Andi Diamond (Chief Executive Officer)

Monash Council
PO Box 1
Glen Waverley
VICTORIA 3150
Australia

Email cc: mail@monash.vic.gov.au

Dear Ms Diamond,

RE: F19-10119.018 – Submission – 281 Springvale Rd, Glen Waverley VIC 3150

We are pleased to provide our full support for Council's intention to sell the land at 281 Springvale Rd, Glen Waverley VIC 3150.

DESIGN PROPOSAL

Experience

Golden Age Group is an established tier-one property developer having developed large scale, high-density, mixed-use projects between Melbourne and Sydney.

Of note, Golden Age Group, was the developer behind the Sky Garden Residences in Glen Waverley. The project consisted of 536-apartments across three towers, with a vast podium garden above Vicinity's The Glen Shopping Centre – a largescale commercial shopping centre. The project was a joint collaboration between Vicinity Centre and Golden Age Group to develop and establish a mixed-use project that facilitated community interaction through the open 'town-square' beneath the development, as well as a residential private oasis of high-caliber above the retail complex.

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Melbourne VIC 3000

Telephone +61 3 9671 3928
Facsimile +61 3 9671 3178

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www.goldenagegroup.com.au

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Understanding of the Site, Planning Outcomes and Context

The site is in a prime location for redevelopment, being at the heart of the Glen Waverley Activity Centre (GWAC). Housing, office, community uses and ground level retail and hospitality are sought for this precinct, noting there is specific guidance that seeks a public square, library and community hub on this site. We expect the ideal outcome is for Council and the developer to collaborate on delivering a community offer for the site, in addition to the reserve set aside for open space fronting Kingsway.

The reserve for open space is both a constraint and opportunity for the site, noting there is an expectation that built form transitions down to this to provide a more human scale whilst protecting the sensitivity of Kingsway from overshadowing. This is from an urban design perspective but also from a microclimatic perspective (both to this created reserve and the surrounding streets) – shadows particularly but also wind. Careful site planning will be critical noting the site's location and the inference in policy/strategy to its function as a node for the activity centre, being also located on the doorstep of the train station. This is part is an effort to unify the activity centre to encourage activity throughout the whole precinct, provide a hearth and link disconnected areas. Future development will need to support enhanced pedestrian movement through not only the site itself, but also to the broader areas of the activity centre.

Key built form seeks heights above 10 storeys, or a minimum in other words and there are setback requirements. Massing and heights will therefore be dependent on context and the nearby Sky Garden / 251 Springvale Road developments, which will be useful in this regard, and design excellence here is a must. Existing and emerging character will be important to consider more broadly, including the residential hinterland east of Springvale.

Community Interface

The proposed masterplan would encapsulate a redevelopment and regeneration of the 1,000sqm reserve to be a public open space, designed to widen the Kingsway road reserve and become the new beating heart of Glen Waverley.

The design would encourage pedestrian activity, congregation and a stage for seasonal events alike.

An additional 1,000sqm of internal community hub space would be delivered adjacent and fronting onto the reserve as either an events space, council gallery, extension of the existing library or other activity centre within the development's ground floor podium.

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Built-Form

The proposed design at a preliminary level would have a ground level setback of 3m along all boundaries to allow for increased widening of footpaths and pedestrian accessways.

A three-level podium then rises comprising of Ground Retail, Level 1 Retail, and Level 2 residential amenities (swimming pool, gym, dining rooms, formal lounges, etc.). The western elevation of the ground-level podium opens onto the Council reserve, inter-connecting to become one cohesive public open space.

Above the podium wall, the podium rooftop transforms into an exclusive residential open garden, taking on the same formula as Sky Garden with large open lawn spaces for activities, intimate spaces for gatherings and entertainment.

Three slender towers sit above the podium comprising of circa 358 apartments. The built-form was split into three towers in order to reduce the mass and bulk of two larger yielding towers, as well as for providing increased natural light and air, providing vistas towards the city and Mt Dandenong respectively. The two eastern towers stand at 22 levels (ground + 21 levels) each, whilst the western tower sits at 10 levels (ground + 9 levels), in order to be sympathetic to and preserve the overshadowing of the Kingsway precinct.

A mix of 1/2/3 bedroom apartments designed with the owner-occupier in mind fill the occupants of the three towers.

A single basement level across the site of Lot 1 comprises of 648 car spaces with 258 retail public car parks and 390 residential car spaces.

The façade materiality will be sure to be of high-quality window wall/curtain wall system, elements of solidity, contemporary in nature, timeless and durable in keeping with the Sky Garden and The Glen Shopping Centre precedence that has been delivered.

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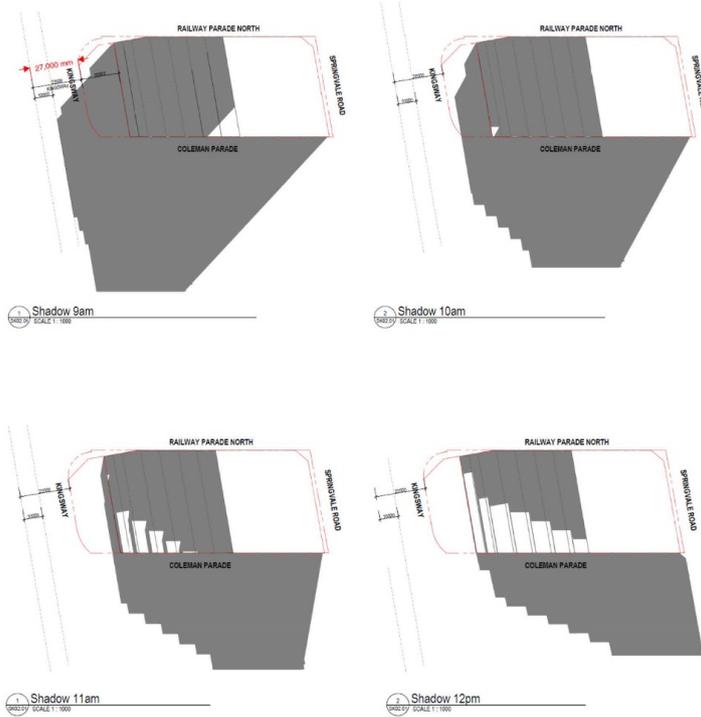


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281 Springvale Road
Indicative Yield Study: Three Residential Towers

LEVEL	GFA (INCL TERRACE) (m ²)	GFA (EXCL TERRACE) (m ²)	NSA (EXCL TERRACE) (m ²)	CIRCULAT ION & SERVICES (m ²)	TERRACE (m ²)	TOTAL NO	1 BED			2 BED			3 BED				
							NO	NSA (m ²) 50m ²	TERRACE (m ²)	NO	NSA (m ²) 70m ²	TERRACE (m ²)	NO	NSA (m ²) 100m ²	TERRACE (m ²)		
BASEMENT 2	0	0															
BASEMENT 1	6,111	6,111															
GROUND	5,353	5,275	3,695														
LEVEL 01	5,353	5,275	3,695														
LEVEL 02	5,353	5,275	2,945														
EAST TOWER 1	12,822	11,686	5,825	1,785	1,216	Current	38	1,968	934	56	6,725	788	12	400	144		
EAST TOWER 2	12,822	11,686	5,825	1,785	1,216	340	38	1,968	934	56	6,725	788	12	400	144		
WEST TOWER	6,258	5,693	4,065	1,635	565	80	10	588	80	48	3,360	384	6	800	56		
TOTALS	54,008	50,840	34,026	4,800	2,992	212	86	4,368	888	240	16,800	1,628	32	1,000	354		
								48.6%			113.2%				35.1%		

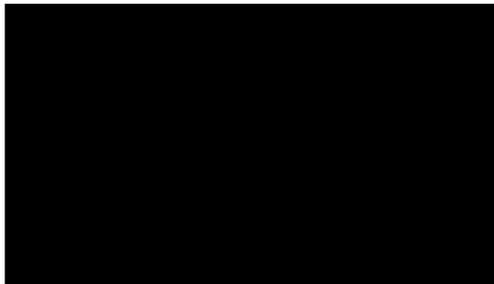
Carpark Calculation

Retail/ Commercial 2.5/100sqm	10,535	250
Residential 1/2 bed	335	320
3 bed	32	64
646 spaces		

Contact Details

Name: [REDACTED]
 Company: [REDACTED]
 Position: [REDACTED]
 Address: [REDACTED]
 Phone: [REDACTED]
 E-mail: [REDACTED]

Thank-you for your consideration and we look forward to discussing with you further.



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