

**INVITATION FOR EXPRESSION OF INTEREST**

**PURCHASE AND DEVELOPMENT OF COUNCIL**

**LAND AT**

**281 SPRINGVALE ROAD, GLEN WAVERLEY**

**Contract No. 2015101**

This document is for public information only. Any party interested in responding to this Expression of Interest must first register and download the documents from the Monash City Council's eTendering portal  
[www.monash.vic.gov.au/About-Us/Tenders/Current-Tenders-and-Status](http://www.monash.vic.gov.au/About-Us/Tenders/Current-Tenders-and-Status)

**Closes 2:00 pm Friday 18 December 2015**



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**Date 15/10/2015**

**Invitation for Expression of Interest – Purchase and  
Development of Council land at 281 Springvale Road,  
Glen Waverley (Central Car park)**

**Contract No. 2015101**

**Prepared for: Monash City Council**

**Version 6 – 15 October 2015**

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# Invitation for Expression of Interest

**DATE** 12/11/2015

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## **1. Overview, Vision, Purpose and Indicative Timeframe**

### **1.1 Overview**

Monash City Council (**Council**) is seeking expressions of interest from parties (**Proponents**) who wish to purchase and develop the Site shown on the plan attached (Attachment C). The land that is the subject of this Invitation for Expression of Interest is the existing at grade car park at 281 Springvale Road, Glen Waverley (**Site**). Council invites this Expression of Interest with a view to achieving the following:

- 1.1.1 promotion of Council's vision for the Glen Waverley Activity Centre as described in the Land Development Brief (**Brief**) which accompanies this Invitation for Expression of Interest;
- 1.1.2 development of a high quality, mixed use retail, commercial and residential development of the Site which adds to the diversity and vitality of the Glen Waverley Activity Centre as a whole;
- 1.1.3 delivering a new Library/Community Hub and Public Plaza on the west side of the Site; and
- 1.1.4 Replacement of the existing carparking on the Site

### **1.2 Documentation**

This invitation for expressions of interest documentation includes the following;

- 1.2.1 The Land Development Brief, which provides an overview of the Site and Council's objectives and vision for the Site (Attachment A);
- 1.2.2 A package of Background Information relevant to the Glen Waverly area generally and the Glen Waverley Activity Centre in particular (Attachment B); and
- 1.2.3 The Site Plan and aerial photo of the Site (Attachment C).

### **1.3 Purposes**

Council's purposes in undertaking this expression of interest process, are as follows:

- 1.3.1 to provide sufficient details to enable each Proponent to make a preliminary assessment of the Site and prepare an informed Expression of Interest;
- 1.3.2 to enable Council to shortlist Proponents which satisfy:
  - (a) Council's objectives; and
  - (b) the evaluation criteria specified in clause 4.3; and

- 1.3.3 to permit Council to consider and assess any other pertinent issues in relation to the development of the Site.

#### 1.4 Indicative Timeframe

Action	Date
Invite expressions of interest	11 November 2015
Expressions of interest close	18 December 2015
Council to invite request for proposals from short listed Proponents	July 2016
Request for proposals close	September 2016
Council to consider report and potentially invite one or more Proponents to negotiate final documentation	January/February 2017

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## 2. Council's Objectives for the Project

The principal objectives of Council include:

- 2.1 to satisfy the outcomes of the Glen Waverley Activity Centre Structure Plan;
- 2.2 to satisfy the development objectives identified in the Land Development Brief;
- 2.3 to achieve a satisfactory financial outcome for the Site; and
- 2.4 to facilitate the delivery of a new Public Library/Community Hub and Public Plaza on the western part of the Site.

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## 3. The Expression of Interest Process

### 3.1 Timetable

Invitations for submission of proposals to this Expression of Interest open on 11 November 2015.

The last time for receipt of proposals from Proponents is 2.00 pm on Friday 18 December 2015.

### 3.2 Proposals

Each proposal must be made in writing and must include the following:

3.2.1 Registration Form

a completed, signed and dated registration form (a copy of which is attached to this Invitation for Expression of Interest);

3.2.2 Proposed Proponent's Details

the following details of the Proponent:

- (a) Proponent's name;
- (b) ACN (if applicable);
- (c) ABN (if applicable);
- (d) Address;
- (e) Postal Address;
- (f) Key contact person(s);
- (g) Telephone;
- (h) Facsimile;
- (i) Email;

3.2.3 Relevant experience of the Proponent and Referees

details of at least 3 projects of a similar nature to the Proposed Development that have been completed by the Proponent. The full name and contact details of a referee for each project should also be provided; including details of similar (if any) projects undertaken with a Government Agency.

3.2.4 Financial Capacity

evidence of the Proponent's capacity to undertake a project of the scale of the Proposed Development. Information such as size, value (\$) and number of previous projects in the last 5 years and size, value and number of current projects.

a statement from a Director or similarly authorised officer of the Proponent (or all member companies in the consortium if the proponent is a consortium) that on request from Council, copies of the Proponent's financial statements for the last three financial years and details of the Proponent's intended mechanism to finance the Proposed Development will be provided to Council.

Council reserves the right to undertake financial checks through Dun and Bradstreet and/or Corporate Scorecard and any information provided will be treated as strictly confidential and for the sole purpose of assessing the proposal.

[Please note that Council may require this information in order to complete shortlisting and failure of the Proponent to supply this information may at Council's discretion result in the Proponent being removed from the RFP shortlist];

## 3.2.5 Organisational Capability

evidence of the Proponent's current capacity and organisational resources to deliver on their proposal, including relevant qualification and experience of key personal to be involved with the Proposed Development;

## 3.2.6 Delivery of Council Objectives

the means by which Council's objectives, as set out in clause 2, will be met by the Proposed Development;

## 3.2.7 Description of the Proposed Development

a general description of the Proposed Development or development options the Proponent may be considering at this stage;

details of options the Proponent may be considering for the facilitation of Council's proposed library/community hub and public plaza as part of the future development on the Site; and

details of the Proponent's preferred options for the replacement of the 257 public car parking spaces that currently exist on the Site (see clause 3.2.1 of Land Development Brief for details of current restrictions).

## 3.2.8 Conflict of Interest

the disclosure of any direct or indirect conflict of interest of the Proponent or any agent or other consultant engaged by the Proponent in respect of the Council or the Site; and

## 3.2.9 Additional Information

any further information the Proponent may wish to provide Council in support of the Proposal.

## 3.2.10 Indicative offer for the land

an indicative offer to purchase the Site must be provided, having regard to the following:

- (a) providing 257 (existing) public car spaces at an alternate location within the Activity Centre in a multi level car park; or
- (b) providing 257 (existing) public car spaces on the land as part of the development in addition to the car parking requirements the development generates; and
- (c) how the Proponent intends to facilitate delivery of Council's proposed library/community hub and public plaza.

## 3.3 Procedure for Lodgement

All proposals must be completed in accordance with clause 3.2 and must be submitted in electronic format via Council's Electronic Tendering Portal by **no later than 2.00 pm on Friday 18 December 2015.**

Council's Electronic Tendering Portal is located at:

<http://www.monash.vic.gov.au/About-Us/Tenders>

Late proposals may not be accepted and will only be admitted to evaluation if Council (in its sole and absolute discretion) makes a decision to do so.

### **3.4 Variations**

The Council is under no obligation to:

3.4.1 provide a Proponent with a further opportunity after lodgement of its proposal to respond to this Invitation for Expression of Interest; or

3.4.2 allow a Proponent to vary its proposal, once that proposal has been lodged.

A Proponent will only possess the right to lodge a variation to its proposal, or lodge a supplementary proposal, where it has sought the approval of the Council in writing to do so and the Council, in writing, has granted its consent to such a request.

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## **4. Evaluation Process**

4.1 In considering proposals, Council may in its absolute discretion:

4.1.1 discuss with a Proponent, any matter requiring clarification in respect of the proposal; and

4.1.2 request or receive further information from a Proponent in respect of the proposal.

4.2 Following assessment of proposals, a short-list of acceptable Proponents will be determined.

4.3 In assessing each proposal received, Council will use the following evaluation criteria (not listed in order of importance):

4.3.1 the nature and extent to which the Proponent is able to demonstrate it understands and has responded to Council's Land Development Brief and has the ability to deliver Council's Objectives for the Project set out in clause 2;

4.3.2 the previous experience of the Proponent in carrying out developments of a similar nature to the Proposed Development;

4.3.3 the capacity of the Proponent to undertake a project of the scale of the Proposed Development;

4.3.4 the organisational capability of the Proponent to undertake the Proposed Development; and

4.3.5 the Proponents indicative offer for the purchase of the Site.

4.4 Council reserves the right to assess the merits of each proposal by taking into account any matter, fact or circumstance which Council may deem appropriate, in its absolute discretion.

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## **5. No obligation**

5.1 Upon completion of the expression of interest process, Council may:



- 5.1.1 proceed to a request for proposals from short-listed Proponents; or
- 5.1.2 terminate this Invitation for Expressions of Interest.
- 5.2 Council will not be bound to engage any Proponent or review any proposal that does not conform with the requirements set out in this document.
- 5.3 The Proponent acknowledges that Council is not bound to accept any proposal submitted in response to this Invitation for Expression of Interest and may terminate the expression of interest process at any time.
- 5.4 The submission of a proposal does not give rise to any contract governing, or in any way concerning, the expression of interest process, or any aspect of the expression of interest process. Council expressly disclaims any intention to enter into such a contract.

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## 6. Request for Proposal Process

- 6.1 If Council elects to proceed to a request for proposals (**RFP**) process, Council may require the shortlisted Proponents to provide extra information in their detailed proposals including, but not limited to:
  - 6.1.1 a written statement setting out the proposed purchase price, terms of payment and any other commercial terms on which the purchaser is prepared to purchase the Site;
  - 6.1.2 any variations the Proponent seeks to Council's terms sheets for the Contract of Sale and agreement pursuant to section 173 of the *Planning and Environment Act 1987* (Vic) (**Section 173 Agreement**) (which will be annexed to the RFP);
  - 6.1.3 details of the Proposed Development, including conceptual drawings, indicative floor plans and elevations of all buildings and a landscape plan;
  - 6.1.4 environmentally sensitive design initiatives;
  - 6.1.5 building footprint areas, GFA, number of car parks and their location;
  - 6.1.6 details of how the Proponent seeks to facilitate the proposed Library/Community Hub and Public Plaza into its development or adjacent to the Site;
  - 6.1.7 details on the replacement of the 257 carparking spaces existing on the Site; and
  - 6.1.8 details of the Proponent's project team.
- 6.2 Council's evaluation of the responses to the RFP will be based on:
  - 6.2.1 the material described in clause 6.1 above;
  - 6.2.2 the Proponent's responses to clause 3.2 of this Invitation for Expression of Interest; and
  - 6.2.3 any other matters Council considers relevant.
- 6.3 Following evaluation of Proponents' responses to the RFP, Council may invite one or more Proponents to:

- 6.3.1 enter into a Heads of Agreement to document the responsibilities of the various parties through the subsequent phases of the process;
  - 6.3.2 negotiate:
    - (a) the commercial terms on which the Proponent is prepared to purchase the Site; and
    - (b) any variations the Proponent seeks to Council's Contract of Sale and/or Section 173 Agreement; and
  - 6.3.3 provide such additional drawings and other material as Council may require in respect of the Proposed Development.
- 6.4 Council's evaluation of any final proposals submitted pursuant to such invitation will be based on:
- 6.4.1 the material described in clause 6.2; and
  - 6.4.2 the Proponent's response to the invitation described in clause 6.3.

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## **7. Sale Documentation**

- 7.1 The successful Proponent (if any) from the RFP process will be required to enter into a Contract of Sale with Council in respect of the Site. As a condition of the Contract of Sale, the purchaser may be required to enter into further agreements with Council to facilitate the Proposed Development and to achieve Council's objectives, including a Section 173 Agreement with Council which imposes obligations upon the developer with respect to the following:
- 7.1.1 the type of development to be constructed on the Site;
  - 7.1.2 the timeframes for development of the Site; and
  - 7.1.3 the completion of Council's Library/Community hub and public plaza.
- 7.2 The Section 173 Agreement may require the developer to provide bank guarantees or other security to secure the performance of these obligations.

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## **8. Statutory Requirements**

The sale of the Site is subject to and conditional on the Council giving notice of its intention to sell the Site, hearing any submissions received in respect of such notice and resolving to sell the Site pursuant to sections 189 and 223 of the *Local Government Act 1989* (Vic).

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## **9. No Fettering of Council's Powers**

Nothing in this Invitation for Expression of Interest shall fetter or restrict the power or discretion of the Council to make or impose requirements or conditions in connection with any use or development of the Site or the granting of any planning approval, the approval or certification of any plans of subdivision or consolidation applicable to the Site or the issue of a Statement of Compliance in connection with any such plans.

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## 10. Probity

- 10.1 Council has appointed David Fraser (Phone: 03 9617 0200, Email: David.Fraser@oakton.com.au) as the independent Probity Adviser (**the Probity Adviser**) for this Expression of Interest process.
- 10.2 The Probity Adviser's role will be to independently advise on and monitor the procedural integrity (**Probity**) throughout this Expression of Interest process and any subsequent process.
- 10.3 The Probity Adviser will undertake an independent probity audit of the Expression of Interest process and report on the conduct of the Expression of Interest process at the conclusion of the evaluation process.
- 10.4 The Probity objectives adopted will seek to ensure:
- 10.4.1 all parties to the Expression of Interest process act honestly and in good faith;
  - 10.4.2 Proponents comply with applicable laws and government policies;
  - 10.4.3 Proponents and their associates do not engage in collusive practices, anti-competitive conduct or any other similar conduct;
  - 10.4.4 the confidentiality of all relevant tender information and data is maintained;
  - 10.4.5 no participants seek to influence decisions relating to the Expression of Interest process by improper means;
  - 10.4.6 there is fairness and impartiality in the evaluation and selection processes;
  - 10.4.7 proposals are assessed objectively and consistently;
  - 10.4.8 conflicts of interest are identified and addressed; and
  - 10.4.9 best value for money is obtained.
- 10.5 Proponents are invited to bring any matters of concern regarding the conduct of the Expression of Interest process to the attention of the Probity Adviser.
- 10.6 The Probity Adviser will have no role in the Expression of Interest evaluation.

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## 11. Costs and Expenses

Proponents will be responsible for all costs associated with making and submitting their proposal under this document. Under no circumstances will Council be liable to compensate any party for costs of any kind incurred in responding to this invitation.

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## 12. Agency

If Proponents are responding through agents, then they must:

- 12.1 note that the agent is acting for and will be remunerated by the Proponent; and
- 12.2 provide formal written confirmation of authority from the Proponent with their response.

Neither Council nor any of its consultants will deal with or recognise any party other than those who have submitted the requested formal authority.

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### 13. Conflict of Interest

Proponents must declare to the contact nominated in clause 19 of this Invitation for Expression of Interest any direct or indirect conflict of interest of:

- 13.1 the Proponent;
- 13.2 any agent acting for the Proponent; or
- 13.3 any other consultant acting for the Proponent,

in respect of the Council or the Site which exists or arises during this expression of interest process.

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### 14. Confidentiality

- 14.1 For the purposes of this clause 14:

**Information** means:

- 14.1.1 data, documents, letters, memoranda, papers, reports, charts, graphs, drawings, plans and specifications, know-how, designs, sketches, photographs, business and marketing information, arrangements and agreements with third parties, or any other information or communication disclosed in a written, printed or oral form, visually or by demonstration, electronic or computer mechanism:
  - (a) supplied by the Proponent in connection with this Expression of Interest process by the Proponent or its employees, solicitors, agents or consultants;
  - (b) supplied to the Proponent in connection with this Expression of Interest process by any of Council's employees, solicitors or agents; and
  - (c) produced in connection with this Expression of Interest process by any of Council's employees, solicitors, agents or consultants;
- 14.1.2 the content of any discussions in relation to this Expression of Interest process and the information and materials specified in clause 14.1.1 between the parties, their employees, agents and consultants.
- 14.2 The Proponent must treat the Information as confidential and maintain the secrecy and confidentiality of the Information. The Proponent must not disclose or grant access to the Information to any person other than:
  - 14.2.1 its directors, employees or consultants working on the proposal;
  - 14.2.2 other persons to whom the Council consents in writing prior to the disclosure; and
  - 14.2.3 its legal advisers when reviewing this Agreement.
- 14.3 The Proponent must inform in writing each person to whom the Information is disclosed that the Information is confidential and must not be disclosed (except as permitted under this

Agreement) and, if requested by Council, must provide Council with a written undertaking from each such person to maintain the confidentiality of the Information.

- 14.4 The Proponent must not use the Information or allow the Information to be used in a manner detrimental to Council or for any purpose other than for the proposal.
- 14.5 The Proponent must take all necessary precautions to prevent the unauthorised disclosure of the Information, including but not limited to:
  - 14.5.1 discussion of the Information only within the confines of closed meeting rooms or offices;
  - 14.5.2 ensuring no third party is present while the Information is discussed;
  - 14.5.3 not making more than two copies of the Information without the prior written consent of Council; and
  - 14.5.4 maintaining secure custody of the Information.
- 14.6 The provisions of clauses 14.1 - 14.5 (inclusive) do not extend to any of the Information which:
  - 14.6.1 is in or becomes part of the public domain otherwise than as a result of a breach by the Proponent of this clause 14;
  - 14.6.2 was known to the Proponent at the time of disclosure of the Information except as a result of prior confidential disclosure; or
  - 14.6.3 is required by any law to be disclosed. If a request is made for any such disclosure, the Proponent shall as soon as practicable thereafter notify Council and shall provide such advice and assistance as Council reasonably requests in relation thereto.
- 14.7 The Proponent, to the extent permitted by law, releases and indemnifies Council and its officers, employees, contractors and agents from and against all claims, demands, liabilities, losses, damages, proceedings, fines, penalties, costs, charges or expenses they may suffer or incur in connection with the use of the Information.

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## 15. Public statements

A Proponent must not make any public statements, including issuing any media releases, in relation to the development of the Site and must refer all enquiries from the media to Council's Manager Communications.

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## 16. Canvassing

- 16.1 The Proponent, its employees or consultants must not approach, or request any other person to approach, any Councillor, member of Council's staff or consultant engaged by Council:

- 16.1.1 to solicit support for its Proposal; or
- 16.1.2 otherwise seek to influence the outcome of the Expression of Interest process.
- 16.2 The Proponent will, to the extent practicable and reasonable, avoid socialising with Councillors or members of Council's team evaluating the Proposals and, where such socialising occurs, refrain from discussing its Proposal or the Project.
- 16.3 The Proponent will direct all communications during the Expression of Interest process to the Council's Representative in written form.
- 16.4 If the Proponent breaches this clause 16, Council may, in its sole discretion, disqualify the Proponent from participating in this expression of interest process.

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**17. Addenda**

- 17.1 Council may vary or supplement this Expression of Interest or change the conditions of this Expression of Interest at any time prior to the Closing Date by issuing an addenda to prospective Proponents.
- 17.2 Council agrees to use all reasonable efforts to issue any addenda to all prospective Proponents but does not accept responsibility if a prospective Proponent does not receive an addenda issued by Council.

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**18. Disclaimer**

- 18.1 This brief is intended to provide prospective Proponents with background information to this project. Whilst every care has been taken in the preparation of the information contained in this brief, and it is believed to be accurate, the Council gives no warranty, expressed or implied, as to the accuracy or completeness of any information contained in this brief or which may be provided in association with it, in writing or oral, or whether provided on or before the date of this brief or in future by the council, its officers or agents in relation to this brief, the Site or the project.
- 18.2 Neither the Council nor any of its consultants accept any responsibility to any Proponent or other third parties under the law of contract, tort or otherwise for any loss or damage which may arise from anything contained in this brief, any matter deemed to form part of this brief, the supporting information or documents referred to in this brief or any information supplied on behalf of the Council.
- 18.3 All information given to a Proponent and ultimately the preferred Proponent by the Council or its respective officers or agents will be given on an "all care and no responsibility" basis.
- 18.4 This brief and attachments are not intended to be exhaustive or to replace the need for prospective Proponents to make their own enquiries. It is incumbent on each organisation and ultimately the preferred Proponent to make its own enquiries, examinations, investigation, interpretations, deductions and conclusions and rely on its own information and verification of information provided. The information is provided on the basis that it is not binding on the Council.
- 18.5 By receiving delivery of this brief, each organisation and ultimately the purchaser shall, without qualifications, be deemed to have acknowledged acceptance of and shall be bound by the provisions of this clause 18.



- 18.6 The Council reserves the right not to proceed with the project and to decline to discuss the project further with any parties. No reimbursement of costs will be paid to persons or organisations preparing proposals in relation to this brief.
- 18.7 No unsuccessful organisation will be entitled to any redress against the Council or in the event that the Council permits any amendments or additions to any proposals or enters into any agreement in relation to the project with any other person whether an organisation or not.

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**19. Further Information**

All requests for further information regarding the project (including the names of the appropriate contacts at Council) should be directed in the first instance to:

Graeme Younger, Manager Property, City of Monash  
Phone: (03) 9518 3025  
Email: [graemey@monash.vic.gov.au](mailto:graemey@monash.vic.gov.au)

# Schedule

## Expression of Interest – Registration Form

<p><b>1. Proponent's Details</b> (Clause 3.2.2)</p> <p><i>Name</i></p> <p><i>ACN (if applicable)</i></p> <p><i>ABN (if applicable)</i></p> <p><i>Address</i></p> <p><i>Postal Address</i></p> <p><i>Key contact person(s)</i></p> <p><i>Telephone</i></p> <p><i>Facsimile</i></p> <p><i>Email</i></p>	<p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>			
<p><b>2. Relevant Experience of the Proponent and Referees</b> (Clause 3.2.3) <i>(details of at least 3 projects of a similar nature to the Proposed Development that have been completed by the Proponent. The full name and contact details of a referee for each project should also be provided. )</i></p>		<i>Project 1</i>	<i>Project 2</i>	<i>Project 3</i>
	<i>Project Address</i>			
	<i>Project Description</i>			
	<i>No. of Storeys</i>			
	<i>Construction Contract Value</i>			
	<i>Date of Completion</i>			
	<i>Extent and type of Local or State Government interest (if any)</i>			
	<i>Referee Name</i>			
	<i>Referee Phone No.</i>			
	<i>Referee Email Address</i>			







<p><b>6. Description of the Proposed Development</b></p> <p>(Clause 3.2.7)</p> <p><i>(a general description of the Proposed Development or development options the Proponent may be considering at this stage)</i></p> <p><i>Word limit – 1500 words plus up to 6 A2 size images</i></p>	<p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p><b>7. Conflict of Interest Declaration</b></p> <p>(Clauses 3.2.8 and 13)</p> <p><i>(details of any direct or indirect conflict of interest of the Proponent or the Proponent's agent in respect of the Council or the Site)</i></p>	<p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p><b>8. Additional Information</b></p> <p>(Clause 3.2.9)</p> <p><i>(any further information the Proponent may wish to provide to Council in support of the proposal including any pre commitments, special conditions or restrictions that would be required)</i></p> <p><i>Word limit - 500 words</i></p>	<p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p><b>9. Indicative Offer</b></p> <p>(Clause 3.2.10)</p> <p><i>(Indicative offer(s) are to be reflective of the Clause 3.2.10 with appropriate details provided)</i></p>	<p>\$.....</p> <p>\$.....</p>



<b>Confirmation of Completion of Details of the Proposal</b>	<b>Item</b>	<b>(Please tick to confirm item is addressed and statement is attached)</b>
(Clause 3.2):	▪ Registration Form (Clause 3.2.1)	<input type="checkbox"/>
	▪ Proposed Proponent's Details (Clause 3.2.2)	<input type="checkbox"/>
	▪ Relevant experience of the Proponent and Referees (Clause 3.2.3)	<input type="checkbox"/>
	▪ Financial capacity of the Proponent (Clause 3.2.4)	<input type="checkbox"/>
	▪ Organisational Capability of the Proponent (Clause 3.2.5)	<input type="checkbox"/>
	▪ Delivery of Council Objectives (Clause 3.2.6)	<input type="checkbox"/>
	▪ Description of the Proposed Development (Clause 3.2.7)	<input type="checkbox"/>
	▪ Conflict of Interest Declaration (Clause 3.2.8)	<input type="checkbox"/>
	▪ Additional Information (Clause 3.2.9)	<input type="checkbox"/>
	▪ Indicative Offer (Clause 3.2.10)	<input type="checkbox"/>
	▪ Completed Acknowledgement and Declaration	<input type="checkbox"/>



**Acknowledgment and Declaration**

We acknowledge that, by submitting this proposal, we accept and acknowledge that we are bound by the terms and conditions stated in the Invitation for Expression of Interest document.

We agree that, if requested by Council, we will provide confirmation of commitment to the EOI from each nominated participant or sub-contractor;

We declare that we have no direct or indirect conflict of interest in participating in the development outlined in the Invitation for Expression of Interest document other than those conflicts of interest declared in item 7 of the Registration Form

We confirm that, in preparing our EOI we have not relied upon the information provided by Council and agree to be bound by clause 18 of this EOI; and

We authorise the Council to contact our Bank, Accountant and Referees as noted above and to obtain from them any relevant information to assist Council in evaluating this proposal.

**SIGNED** for and on behalf of **## ACN ##** by  
##: )  
)  
) .....  
Name:  
Title:

**SIGNED** by ## in the presence of: )  
)  
) .....

.....  
Witness



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# Attachment A

Land Development Brief



CITY OF  
MONASH

**281 Springvale Road  
Glen Waverley  
(Central Car park)  
Land Development  
Brief  
Attachment A**

Version 10.0 – 22 October 2015

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## **1 Introduction**

The City of Monash (Council) owns a significant parcel of land within the Glen Waverley Activity Centre (GWAC) at 281 Springvale Road, Glen Waverley, known as the Central Car Park (CCP).

Council is seeking to competitively tender the sale and development of the site. The site is considered to be one of strategic importance to the future development and continued vitality of the Activity Centre. Council wishes to see a mixed use development (retail, commercial and residential) incorporating a significant Civic presence in the form of a Library, Community Hub and Public Plaza on the western part of the site in conjunction with a substantial private redevelopment of the land.

To commence the realisation of this aspiration, Council is seeking Expressions of Interest from appropriately experienced developers who are wanting to be considered for the opportunity to deliver on the full potential of this unique site.

The land that Council is offering (and which is the subject of this Brief) is located on the west side of Springvale Road and is bounded by Railway Parade North, Coleman Parade and Kingsway. The total site consists of approximately 7,114 square metres

This Land Development Brief has been prepared to introduce this significant opportunity to the market. It broadly identifies Council's vision, but recognises that a successful development of the land will rely upon the appropriate developer being creative and innovative in combining their vision for the site with Council's to deliver an extraordinary outcome. Council's vision for this land is shown within the Glen Waverley Masterplan and the Glen Waverley Activity Centre Structure Plan.

## **2 Land Sale Process**

Council proposes to sell the site by means of a two-phase process. The first step in the process is an Invitation for Expressions of Interest, which will be followed by a Request for Proposals from short-listed proponents.

It is important to note that Council has not made a decision on the sale of the land or on the form of the development and these decisions will not be made until Council has complied with all of its obligations under sections 189 and 223 of the Local Government Act.

## **3 Council's Requirements and Development Objectives**

### **3.1 Council's vision for the Glen Waverley Activity Centre**

The Glen Waverley Activity Centre will be a vibrant, more intensive and active urban centre, building on its distinctive cultural mix. The urban form will be clearly different from its surrounding residential areas, which will maintain a more traditional suburban scale of development.

Shops and services will increase in range and diversity and the quality of activities and experiences will improve to meet the needs both of a growing number of local residents, workers and visitors.



Glen Waverley will be recognised as a Centre that caters for people of all ages and mobility needs. There will be improved safety, security and accessibility measures in place, including more direct and attractive pedestrian and cycling routes through the Centre and improvements to the public transport infrastructure. The needs of motorists will be catered for by ensuring good access routes to businesses and improved parking facilities, however separated from the main routes for pedestrian, cyclists and public transport users.

High quality and diverse housing options will be available for a greater number of residents with a range of housing needs. Improved and additional open space and plazas, along with community and physical services will be in place for the local residents, workers and those who visit the centre. Although distinctly urban, the centre will be notable for its greenery and its sustainability measures.

### **3.2 Council's Aims for the Central Car Park Site**

As part of Council's overall vision for the enhancement of the Glen Waverley Activity Centre, Council is commencing a process where it may ultimately decide to sell its CCP land and seeks a development of the site. Any development on the site must incorporate a mix of uses, including ground level retail activation with commercial office uses and residential apartments above. Any future development will also incorporate Council's Civic presence and public plaza at the western part of the site in an integrated and complementary manner.

The Glen Waverley Activity Centre Structure Plan recognises that a development on this site will be at least 10 storeys in height. Council has an expectation that an extraordinary design is achieved through the involvement of professionals that deliver industry leading design and outcomes.

#### **3.2.1 Car parking**

There are currently 257 at grade car spaces on the site.

Council wishes to maintain this number of car spaces for public use within the Activity Centre.

Council is seeking to receive responses to its Expression of Interest that include options for the replacement of these car parking spaces, such options could include:-

1. The public car parking spaces that are currently on the site (257) remaining on the site be it below ground or in a new multi deck car park. This would be in addition to all carparking requirements associated with the proposed development being provided on the CCP site.

or

2. Relocation of the 257 existing public car parks to a new car park to be constructed/provided by the developer or Council (via contribution by the developer to the full value of the replacement carparking) on other council owned land in a nearby location. All car parking requirements associated with the development are provided on the CCP site.

Council would require that in the event the replacement public car parking is proposed to be relocated to another site within the Activity Centre that the 257

public car spaces would be replaced prior to any development commencing on the CCP site. This will be subject to Council agreeing to a satisfactory process and further discussions with the successful developer.

### **3.2.2 Library / Community Hub / Public Plaza**

Council seeks to facilitate the development of a library, community hub and public plaza on to the western end of the site fronting Kingsway.

#### **Library/Community Hub**

##### **Public Library Strategic Framework**

The Victorian Public Libraries 2030 Strategic Framework identifies how public libraries are positioned to meet the community needs and the changing requirements of a modern public library.

The strong focus is the encouragement of libraries to become vibrant creativity hubs, facilitating communal creative development and expression.

People will look for opportunities to partner and share with others, both as individuals and as organisations. This will mean that libraries should become co-working hubs, bringing people together to collaborate creatively, socially and professionally. For instance, home based or micro businesses could use the library as a place to collaborate, access information and test new technologies. Simultaneously libraries should cater for parents and toddlers who may attend book readings, older people who may use the library as an extension of their lounge, and students who want access to the most up to date technology for research and study.

Libraries need to be a place where learning is available for a diversity of ages and backgrounds and provided in variety of formats and media.

The library can therefore provide community learning programs that support 21<sup>st</sup> century literacies to meet the growing trend towards the continuous acquisition of new knowledge and skills to participate fully in a rapidly changing environment.

People will look for institutions they can trust and for places where relationships can be formed with people holding common interests. The public library can become the community agora – a meeting place for people to gather, share and learn. The library should provide quiet spaces and communal spaces and display a large book, periodical and multimedia collection as well as up to date technology.

#### **A contemporary technology space**

The Glen Waverley Library will need to provide spaces and equipment that support the most contemporary forms of technology but also have the flexibility to, as much as possible, provide communications capacity in the design of the building that can incorporate technologies that have not yet been developed. Its design should be futuristic and centred on the 2030 Victorian Public Library strategy.

All libraries increasingly deliver digital content – so how this is stored will be an important consideration in any new library. The library space should be able to

incorporate creatively social media and new technologies and should also provide flexible spaces for emerging storages and also for traditional book collections space.

### **Creative spaces**

Libraries are moving away from the collection of artefacts to engaging communities and encouraging people to interact with collections. Libraries also help our communities create their own knowledge so they need to provide 'maker spaces' or places for people to gather, create, make and learn using a variety of tools, equipment and technology.

### **Learning Spaces**

Spaces in the library should be available for formal teaching and learning by external organisations such as universities or TAFEs – but these spaces need also to be flexible.

### **Generally**

The proposed Glen Waverley library /community hub should be flexible and incorporate a space for toddler and young children's play that is integrated with a learning space.

The building should be welcoming to all, including parents, grandparents, over 65's and people from the culturally and linguistically diverse backgrounds.

The facility should include 'Silicon Valley' type nodes for private study but also have shared study spaces. There should be 'silent' spaces and 'noisy' spaces.

The facility should be a place for learning; for all ages; for study; for micro and home based businesses and for a diverse range of people.

Council envisages that the floor area of the library/community hub will be significant and will be at least 4,000 – 6,000 square metres over four to five (4 - 5) levels.

The broad vision for this hub includes but is not limited to:

- A place that challenges current thinking, is futuristic in vision, but truly caters for the needs of our youngest to our oldest resident.
- A place that provides the feeling of a welcoming community hub which incorporates innovative IT systems, play, reference, study, workshops and social space for both individual and larger groups.
- A place that provides a high quality library and back of house facilities.
- Ground level activation in the form of some commercial opportunities and Civic presence (preferably the library) so as to enhance and complement the public plaza.
- The library may extend over a number of levels, but will have a significant presence at ground level and direct access to the civic plaza.
- Breakout space that can be used by local community groups for small and large meetings.
- Community meeting space incorporating large and small meeting areas. A strong focus on multiuse capacity. The hub should allow for auditorium/conference facilities and meeting space for large groups of up to 600. This would enable citizenship, training and large public meeting areas.

- A commercial kitchen that can provide meals for conference and other major functions.
- A cafe that can operate independently from the Library/Hub but also has access from the library and the public plaza.
- Multi-functionality.
- Quiet, reflective as well as group space.
- The concept must challenge the current thinking in the provision of a public community hub and demonstrate design excellence.
- Car parking allocation to meet the needs of this building.

## Public Plaza

The plaza is intended to act as a town centre, providing a high quality outdoor space that encourages cultural activities reflective of the Monash community. The vision for the plaza allows for, but is not limited to, the following:

- Staging of events, activities and enables people to meet and interact;
- Active integration of the outdoor space of the plaza with the indoor space of the library/community hub;
- Pedestrian interaction between the plaza, railway station and Kingsway entertainment precinct;
- Design to minimise over shadowing from nearby buildings on the plaza;
- Hard and soft landscaping to provide a comfortable and aesthetically pleasing environment.

## Sustainability

The Library/Hub and public plaza will exemplify environmentally sustainable design principles, established via a collaborative design process to achieve an innovative integrated design concept.

The result will be a highly energy efficient environment, designed to consider occupant wellbeing, with an emphasis on passive design and robust materials which respond to operational demand.

The following will be considered throughout the design process:

- Indoor environment – aimed at achieving a healthy environment for occupants, (including where practical natural lighting and ventilation, low VOC materials);
- Energy efficiency- aimed at reducing impacts on non-renewable energy resources;
- Water efficiency and integrated water management systems – aimed at reducing reliance on potable water resources and impacts on water quality, (including water efficient fixtures, water sensitive urban design and onsite treatment and reuse of rainwater and wastewater);
- Sustainable building materials, selected to consider life cycle impacts;
- Sustainable transport and waste management initiatives;
- Urban ecology- (including landscaping which provides urban habitat, cooling and shade, conserves water and promotes user interaction);
- Integrated building management systems and technology.

**Note:** Further details on Council's requirements for the library, community hub and public plaza will be provided to shortlisted developers within subsequent phases of the process.

The provision of these facilities must be considered as part of the proponents' offer.

Council requires sole ownership of this facility and will not enter into any Owners Corporation arrangement. The size of the public plaza and civic building has not yet been determined and Council welcomes innovative design proposals as part of this process.

### 3.3 Council's Development Objectives

The Council has identified the following preferred Development Objectives for the site which will be used to guide the evaluation and selection of the shortlisting of respondents from the EOIs. These are:

- To encourage a mixed use development of the site which further contributes to the diversity and vitality of the GWAC;
- To achieve a high quality, mixed use development which responds to the Glen Waverley Masterplan, Glen Waverley Activity Centre Structure Plan and complies with the Monash Planning Scheme;
- To provide a variety of housing opportunities, including a range of high quality dwelling types aimed at a significant proportion of owner occupiers with a portion consisting of 3 bedroom dwellings and investigating the provision of affordable housing;
- To provide the required number of car parking spaces (as per the Monash Planning Scheme) for the proposed development on the site. Council will not agree to waive or reduce any parking requirement;
- To provide for the replacement of the existing 257 public car parks on site (or on a nearby site as may be agreed);
- To facilitate delivery of a new Library/Community Hub and Public Plaza;
- To enhance the character of the Glen Waverley Activity Centre and provide an enhanced streetscape;
- To encourage north – south pedestrian and vehicular movements through the central part of the site from Coleman Parade to Railway Parade North. This could take the form of a 10 metre wide easement that will provide for a two lane road and footpath;
- Setbacks from the Springvale Road and Coleman Parade boundaries of zero, with a ground level setback of 2 meters from the Railway Parade North boundary with an allowable overhang a minimum of two levels above ground level;
- To encourage a development that is sympathetic to the environment and which incorporates extensive environmental sustainable principles;
- To commence development works within a defined period of settlement of the purchase of the land and to ensure that car parking on the site remains available for as long as possible.

### 3.4 Outcomes sought by Council

In addition to the above Development Objectives, Council is seeking to:

- Obtain the developer’s assurance on its ability to meet the obligations of the contract of sale and Council’s development expectations and objectives in a timely manner. This will include the provision of substantial performance security to Council; and
- Achieve a satisfactory financial outcome for the site.

## 4 Site Information

### 4.1 The Central Car Park Site

Currently used as an at grade car park, the Central Car Park is owned by the City of Monash and is located at 281 Springvale Road Glen Waverley within the GWAC. Totalling approximately 7,114 square metres in area (refer Figure 1 and Figure 2) the site is located on the west side of Springvale Road and has four street frontages and forms a significant “island “site located in the middle of the Glen Waverley Activity Centre.

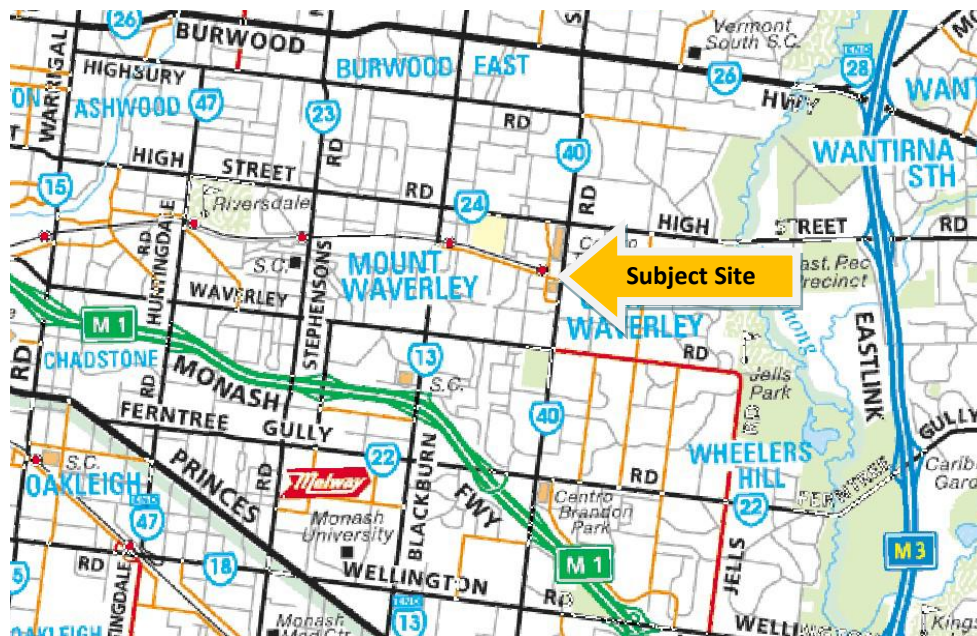


Figure 1 Regional Map Indicating Location of Site

Source: Melbourne on CD Edition 39



Figure 2 Aerial View Indicating Site

## 4.2 Site Location and Size

The property is described as 281 Springvale Road Glen Waverley (currently Lot 1 on Plan of Subdivision 544730B in certificate of Title Volume 11187 Folio 051) (Appendix A).

Part of the road and footpath on the north west and eastern boundaries have been constructed on the site.

Council will realign the site boundary to reflect the required road and footpath widths. The total land parcel area will be approximately 7,114 m<sup>2</sup> (refer Figure 5).

The parcel will have frontages to Springvale Road of approximately 52.3m and Kingsway of approximately 42.5 metres. Frontage to Coleman Parade is approximately 126.4 metres and Railway Parade North is approximately 110.0 metres. The site has a fall of approximately 1.5 m from the east to the west. The surface of the car park has had some minor excavation meaning that the surface of the car park is generally flat.

### 4.2.1 Site Boundary Adjustment

It may be possible, if required, and subject to negotiations and agreement with the successful proponent, that the final area to be sold may be varied.

In addition to the site boundary adjustment proposed, any development on the site will need to be set back 5 metres from the title boundary for a minimum two levels above ground level along the Railway Parade North boundary.

### 4.3 Encumbrances

Currently the site is encumbered by restrictions that require:

- the 257 car spaces currently on this site are to continue to be provided within the Activity Centre;
- the accommodation of the future extension of the Glen Waverley Railway Line on the southern boundary of the site along Coleman Parade. This restriction may have implications on the construction of a basement or foundations. This restriction is not negotiable;
- Development of the site in a manner which does not prevent the provision of pedestrian access between the site and the property at 39 Kingsway Glen Waverley. This restriction is not negotiable.

## 5 Planning Context

### 5.1 The Glen Waverley Activity Centre

The Glen Waverley Activity Centre (GWAC) is located approximately 20 kilometres southeast of Melbourne's Central Business District and within proximity to the Monash Freeway, East Link and Princes Highway. The GWAC includes the commercial land between High Street Road to the north, Springvale Road to the east and the proposed ring road of Snedden Drive, O'Sullivan Street and Bogong Avenue to the west. It also encompasses residential land within the vicinity of this commercial core.

### 5.2 Designated Land Uses of the Centre

Figure 3 Glen Waverley Activity Centre Land Use Plan (GWAC Structure Plan) is the Land Use Plan from the Glen Waverley Activity Centre Structure Plan 2014. Along with the commercial land to the north, west and south, the Central Car Park site forms the key core of the Central Mixed Use Area. This area encourages hospitality/entertainment/retail/community uses at ground floor with housing/offices/hotel/community uses located on higher levels. Additionally, the plan identifies the eastern and western ends of the car park site as appropriate locations for future land use anchors.

Council has adopted a Structure Plan for the Glen Waverley Activity Centre which seeks to encourage mixed-use development in excess of 10 storeys on the subject site. As an adopted document, the Structure Plan provides a strategic policy basis for the future development of the site and has the status of a seriously entertained planning document. Council is currently finalising planning scheme provisions to give effect to the Structure Plan.

Amendment C120 was exhibited in mid-2015 and will seek to incorporate the key recommendations of the Structure Plan into the Monash Planning Scheme. Amendment C120 will include a new schedule to the Design and Development Overlay that sets out height and setback controls and a new local policy designed to give effect to the Structure Plan.

More detailed land use direction for the site is provided in Appendix B.



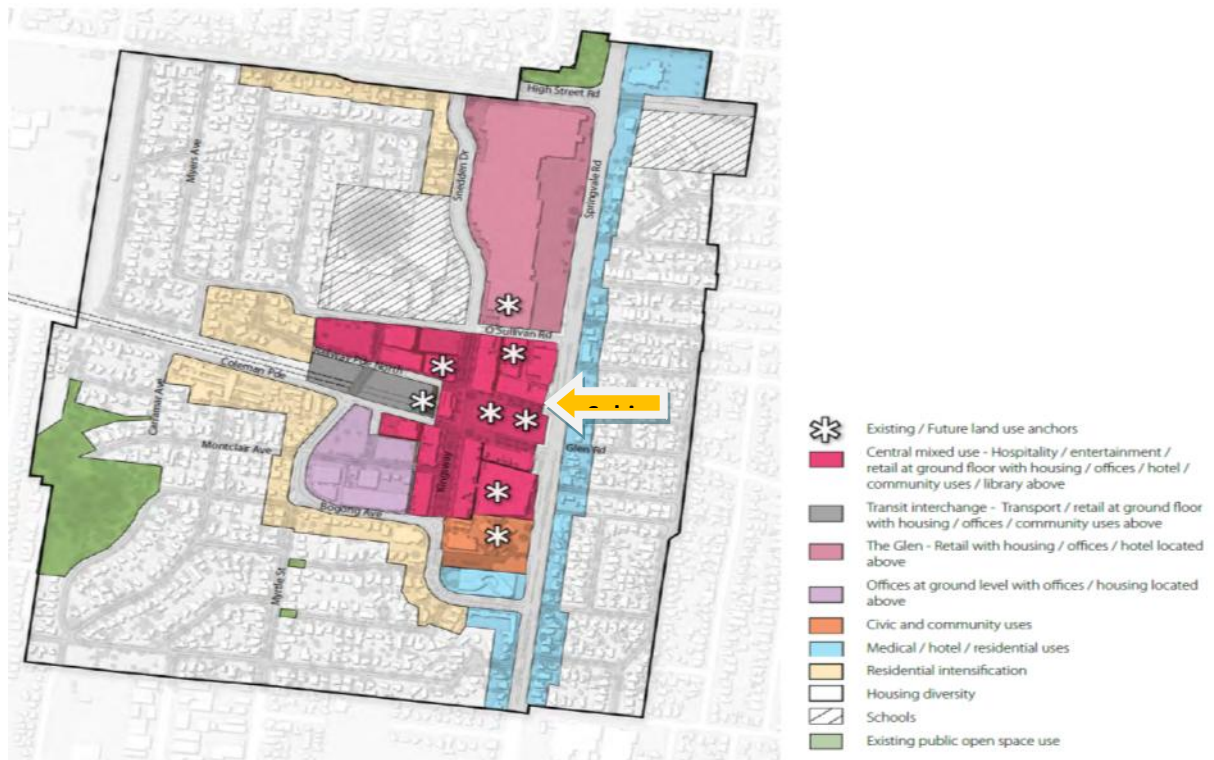


Figure 3 Glen Waverley Activity Centre Land Use Plan (GWAC Structure Plan)

The Glen Waverley Activity Centre Master Plan, Glen Waverley Activity Centre Structure Plan 2014 and associated documentation can be viewed on line at:

<http://www.monash.vic.gov.au/Building-Planning/Strategic-Planning/Structure-Plans/Glen-Waverley-Activity-Centre>

## 5.2.1 Planning Controls

### Zoning

The site is zoned Commercial 1 (C1Z) under the Monash Planning Scheme. Refer Appendix C.

### Parking Overlay

Along with the commercial core of the Glen Waverley Activity Centre, the site is included within a Parking Overlay – Schedule 1 (PO1). PO1 sets out car parking requirements for selected land uses and financial contribution requirements for car parking shortfalls.

**Note:** This development will not have access to the provisions of Parking Overlay PO1, and is expected to be self sufficient in its car parking provision.

## Amendment C120

Amendment C120 seeks to give statutory weight to the Structure Plan and introduce new / amended planning provisions to reflect the structure plan.

The proposed development will have to comply with the Glen Waverley Activity Centre Structure Plan 2014 and the Monash Planning Scheme and the proposed provisions of Amendment C120.

It should be noted that the current status of the Glen Waverley Activity Centre Structure Plan is that it has been adopted by Council and has the status of a seriously entertained planning document. The information provided within this Brief is for information only and is correct at the time of preparation of this brief. The developer will be required to have regard to and adhere to the Structure Plan. The relevant schedules of the structure plan applicable to this site are detailed in Figure 4 and Appendix D.



Figure 10: Built Form Areas

Figure 4 Preferred Setbacks and Building Heights

### 5.2.2 Height Controls

Height controls will be in accordance with the Glen Waverley Activity Centre Structure Plan 2014. The subject site falls within Built Form Area B where there is

opportunity for heights in excess of 10 storeys. The following requirements of Built Form Area B are also relevant to the development of the subject site:

- Potential for additional building height on the identified 'Opportunity Sites' where design excellence is achieved. This includes the design of upper level forms that minimise overshadowing of adjoining public realm and contribute to an attractive skyline, the creation of a high quality land mark building, best practice ESD outcomes and net community benefit;
- Street edge / podium height of 2-3 storeys with additional height recessed 5m from the primary street frontage;
- Building heights and setbacks designed to minimise shadowing of Kingsway footpaths and proposed public plaza in accordance with Figure 10 of the Structure Plan (Figure 4 above);
- Zero setbacks with active and engaging frontages to Coleman Parade, and Springvale Road and two (2) metres setback to Railway Parade North for a minimum two levels from the ground.

## 6 Enquiries

All enquiries concerning this Development Brief should firstly be directed to Council in accordance with the method set out in the Invitation for Expressions of Interest document.

## 7 Disclaimer

This Land Development Brief (the Brief) has been prepared by The City of Monash.

This Brief does not constitute an offer or contract of sale or any part of an offer or contract of sale. It is intended only as a guide and an aid to further investigation by potential purchasers. Potential purchasers accept this Brief on the condition that they will make their own enquiries and obtain their own independent advice in order to verify the accuracy of the information presented in this Brief.

The content of this Brief has been derived, in part, from sources other than The City of Monash and may be based on assumptions. In passing this information on, The City of Monash does not warrant that such information or assumptions are accurate or correct.

To the extent that this Brief includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based upon the information known to The City of Monash at the date of preparing this Brief and assumptions which may be incorrect. The City of Monash does not warrant that such statements are or will be accurate or correct.

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# Appendix A – Title Plans

## Proposed Plan of Subdivision

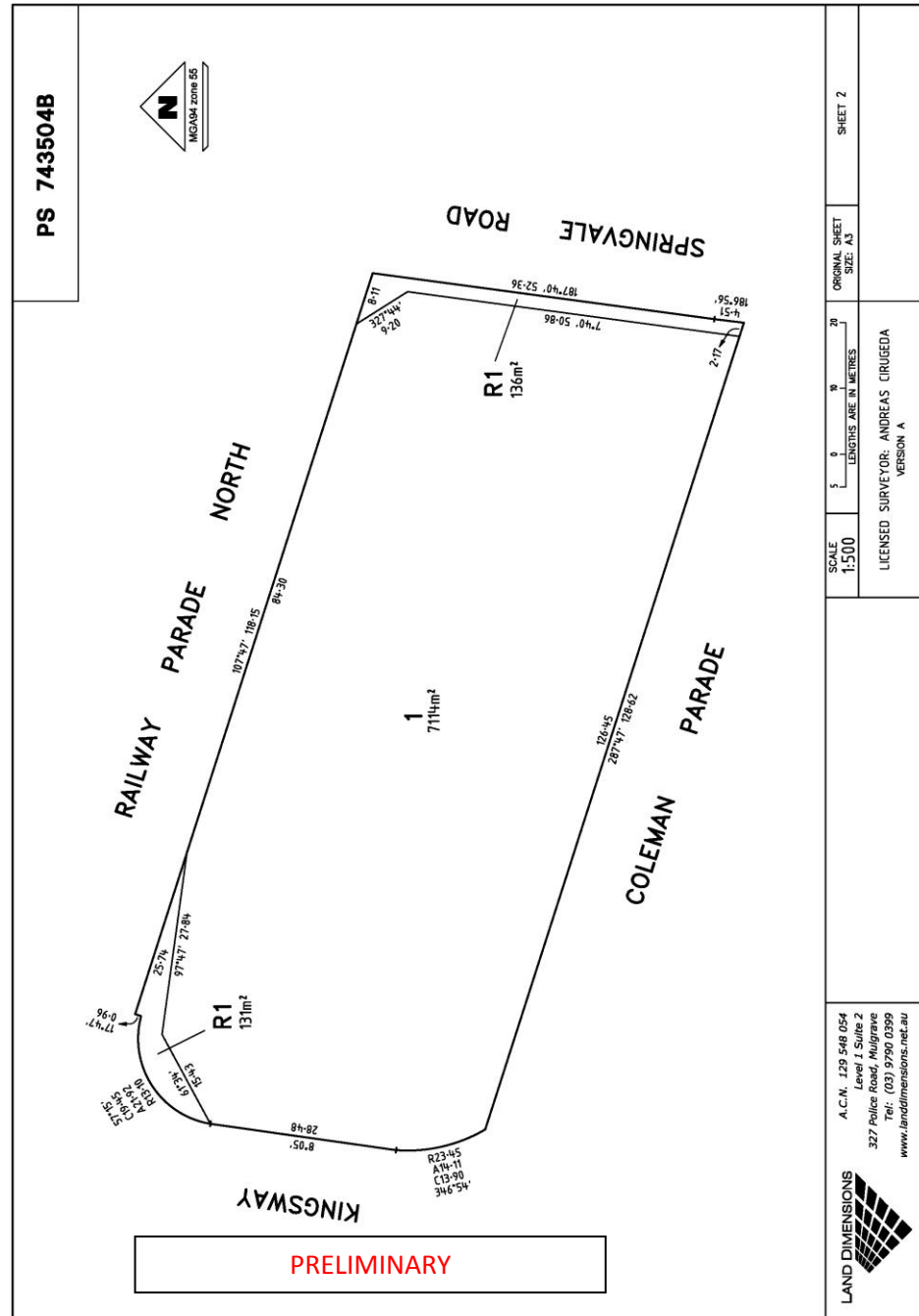


Figure 5 Proposed Plan of Subdivision

## Appendix B - Land Use Direction Glen Waverley Structure Plan

Section 4.1 of the Structure Plan 'Activities and Land Use' includes the following strategies and actions specifically relating to the Central Car Park site:

### Strategies:

- Provide cafe, restaurant and entertainment uses at ground level along Kingsway;
- Establish a community hub including a library and other community facilities on the Central Car Park site;
- Provide for a stronger Public and community presence on centrally located sites within the GWAC;
- Focus high density residential development in key redevelopment sites within the GWAC commercial area.

### Actions:

B.3 Support the redevelopment of the Central Car Park site with hospitality and entertainment uses at ground level that front onto the town Plaza;

D.1 Undertake research to assess the community and cultural facilities that could be located within the future community hub on the Central Car Park site and which will meet the needs of the increasingly diverse households in the area;

D.2 Investigate opportunities for partnerships with the private industry to deliver future community facilities within the GWAC, whilst ensuring the facilities are sufficiently flexible and can be extended as demand grows over time;

D.4 Utilise future public spaces such as the town Plaza and Kingsway shared space for public events and markets.

## Appendix C - Planning Scheme Map

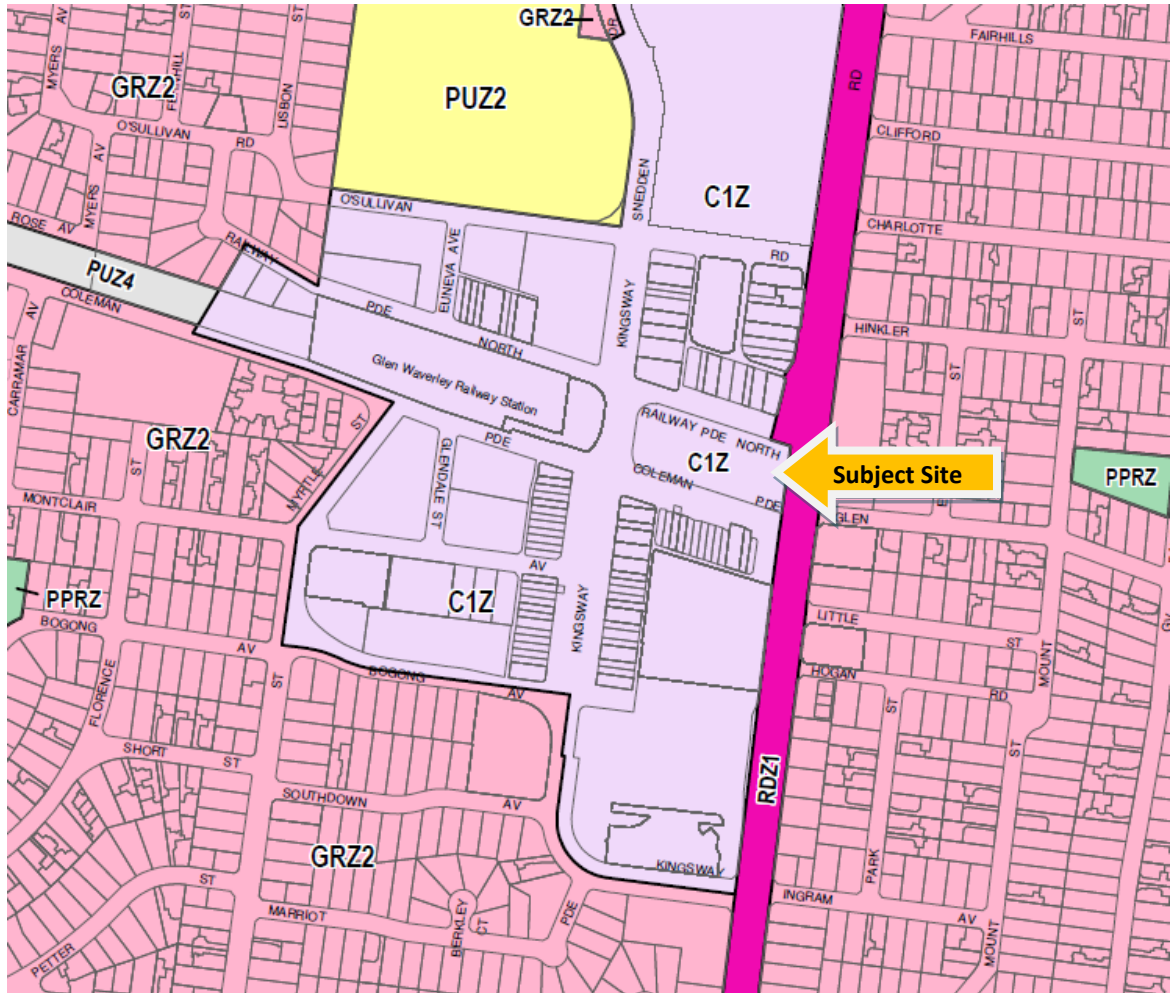


Figure 6 Planning Scheme Map

## Appendix D - Built Form

### 4.2 BUILT FORM

This theme outlines initiatives to achieve excellence in design and promote high quality built form across the activity centre that respects the various characters of the GWAC's precincts.

Figure 9 identifies the built form opportunities across the GWAC.

#### F. BUILDING FORM AND DESIGN

The design of buildings makes a significant contribution to the character and identity of a place. More importantly, it plays a key role in defining the street level experience.

A major contribution to the positive street level experience in the GWAC is the narrow shopfronts (fine grain built form) which may come under threat when lots are consolidated. Narrow shopfronts are highly valued by the community and shoppers as they create visual interest through individual character and provide for a greater diversity of mixes and experiences. Future development of large sites should provide for fine grain articulation and tenancies at ground level to reinforce this positive and valuable element of the GWAC Commercial Centre.

Transparent and engaging shopfronts also contribute positively to street life. The Structure Plan identifies all of the streets within the GWAC commercial area where active frontages are required in order to provide for a continual flow of activity along the streets.

As an Activity Centre, Glen Waverley will need to provide a greater amount of retail, hospitality, commercial, community and residential land uses to meet the needs of the growing population. The additional land uses will be taken up within existing and new buildings with greater heights.

The GWAC is uniquely placed to provide significant increases in building heights because of the large land holdings within the commercial area. The approach to determining future building heights opportunities across the GWAC needs to consider a number of factors.

Shadowing of the public realm is one key consideration in determining building heights and setbacks. The footpaths of Kingsway are key public spaces that play a valuable role in the vibrancy and success of the entire GWAC. These spaces should be free from shadowing at key times of the year in order to encourage outdoor dining. Similarly, the proposed town square is another space where access to sunlight is critical.

Residential interfaces are also a major consideration in determining heights. The proposed building heights scale down to adjoining areas to provide heights that are compatible with existing one and two storey streetscapes, while providing an edge to the Commercial Centre of the GWAC.



### **Built Form Opportunities**

Building heights identified are indicative. Design excellence that complies with the built form objective and strategies may allow for further opportunities.

Refer to Figure 10 for locations of Built Form Areas A-L

#### *Area B*

- Opportunity for heights in excess of 10 storeys
- Potential for additional building height on the identified 'Opportunity Sites' where design excellence is achieved. This includes the design of upper level forms that minimise overshadowing of adjoining public realm and contribute to an attractive skyline, the creation of a high quality land mark building, best practice ESD outcomes and net community benefit
- Street edge / podium height of 2-3 storeys with additional height recessed 5m from the primary street frontage.
- Building heights and setbacks designed to minimise shadowing of Kingsway footpaths and proposed town square in accordance with Figure 9
- Zero front and side setbacks with active and engaging frontages to Railway Parade North, Coleman Parade, O'Sullivan Road and Springvale Road
- Provide a ground level setback of 1.5m to both sides of the north south laneway that connects Railway Parade North to O'Sullivan Road. Provide active and engaging frontages to the laneway



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## Attachment B

Background Information



**281 Springvale Road  
Glen Waverley  
(Central Car park)  
Background Information  
Attachment B**

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## **1 Introduction**

The City of Monash (Council) is proposing to competitively tender the sale and development of the Central Car Park site at 281 Springvale Road Glen Waverley (the Site).

This background information has been compiled to assist potential proponents at the EOI stage of the tender process.

## **2 Regional Context (Plan Melbourne)**

The Glen Waverley Activity Centre (GWAC) is a key Activity Centre in Plan Melbourne's Eastern Region. The Eastern Subregion is expected to experience significant growth in population from just over 1 million people currently to 1.5 – 2 million by 2031. Similarly significant growth in jobs is expected. The extract from Plan Melbourne articulates the scale of development and change envisaged and supported by the State Government in this region over the next 25 years. (Figure 1 and Figure 2)

# EASTERN SUBREGION

## MUNICIPALITIES

Boroondara, Knox, Manningham, Maroondah, Monash, Whitehorse, Yarra Ranges

## CURRENT POPULATION

1,046,000

## FUTURE GROWTH TO 2031

150,000 TO 200,000

## CURRENT NUMBER OF JOBS

366,400

## FUTURE JOB GROWTH TO 2031

75,000 TO 100,000

## PLACES OF STATE SIGNIFICANCE

**National employment cluster** – Monash

**Metropolitan activity centres** – Box Hill, Ringwood

**State-significant industrial precinct** – Monash

**Health and/or education precincts** – Box Hill Hospital, Monash Medical Centre (Clayton), Deakin University (Burwood), Swinburne University (Hawthorn), Monash University (Clayton), Knox Private Hospital

## PLACES OF LOCAL SIGNIFICANCE

**Activity centres** – Bayswater, Boronia, Brandon Park, Burwood East-Tally Ho, Burwood Heights, Camberwell Junction, Chirnside Park, Clayton, Croydon, Doncaster East-The Pines, Doncaster Hill, Forest Hill Chase, Glen Waverley, Hawthorn-Glenferrie Road, Kew Junction, Lilydale, Mount Waverley, Mountain Gate, Nunawading, Oakleigh, Rowville-Stud Park, Wantirna South-Knox Central

## Neighbourhood centres

## URBAN RENEWAL OPPORTUNITIES

Ringwood station, Oakleigh to Dandenong station corridor, Glen Waverley station, Lilydale Quarry, Nunawading station, Hughesdale

## IMPORTANT FUTURE INITIATIVES

East West Link

Cranbourne-Pakenham Rail Corridor Project

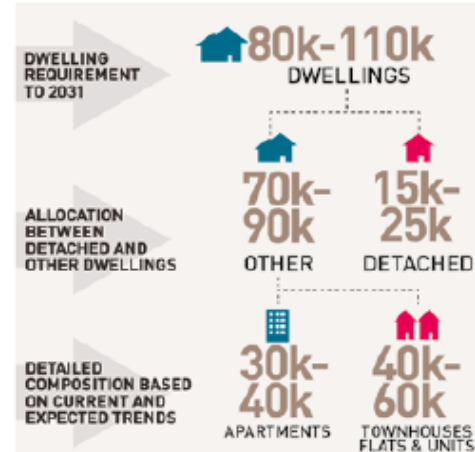
Potential North East Link

Rowville Rail Link

Doncaster Rail Link

A key focus for the Eastern Subregion will be consolidating its future growth in targeted areas (including in the Monash Employment Cluster, Box Hill and Ringwood). Opportunities for transport upgrades include potential road and rail links.

## HOUSING REQUIREMENTS - BY TYPE TO 2031



## SPATIAL ESTIMATES - BY AREA TO 2031

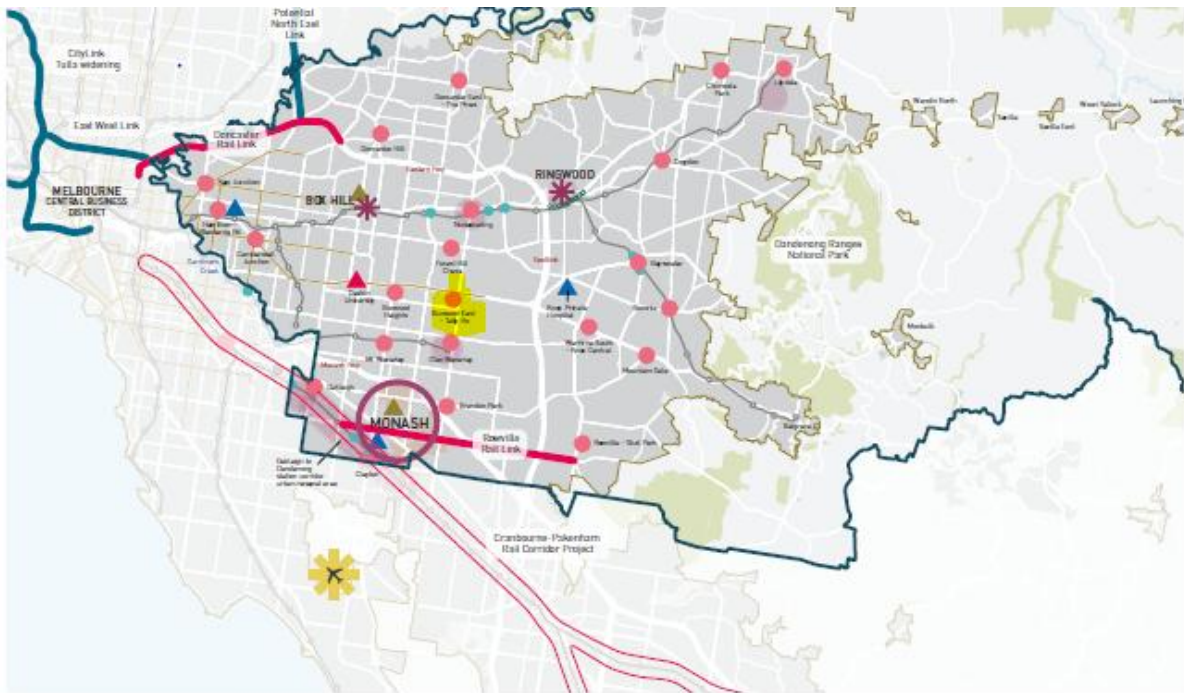


FIGURE SOURCE: DEPARTMENT OF TRANSPORT, PLANNING AND LOCAL INFRASTRUCTURE, PRELIMINARY POPULATION PROJECTIONS, 2014

NOTE 1: ALL PROJECTS REQUIRING BUDGET FUNDING WILL BE CAREFULLY ASSESSED IN RELATION TO BUDGET CAPACITY.

NOTE 2: THE HOUSING FIGURES REFER TO NET ADDITIONS TO DWELLINGS AND NET GROSS ADDITIONS AND THEREFORE DO NOT TAKE INTO ACCOUNT DEMOLITION AND REPLACEMENT OF DWELLINGS.

Figure 1 - Plan Melbourne Eastern Subregion Statistics



**MAP 33 - EASTERN SUBREGION**

SOURCE: DEPARTMENT OF TRANSPORT, PLANNING AND LOCAL INFRASTRUCTURE, 2014  
 NOTE: THIS MAP IS DIAGRAMMATIC OF THE STRUCTURAL ELEMENTS OF PLAN MELBOURNE.



- Eastern subregion boundary
- Metropolitan region
- Metropolitan urban boundary
- Urban area
- Road network
- Rail network
- Level crossing removal
- Tram network
- Road initiative
- Rail initiative
- Cranbourne-Pakenham Rail Corridor Project
- Monash Employment Cluster
- Transport gateway - existing
- State-significant industrial precinct - existing
- Metropolitan activity centre - existing
- Activity centre - existing
- Health/Education precinct
- Health precinct
- Education precinct
- Boulevard to be investigated/implemented
- Urban renewal area
- Major open space
- Waterway

Figure 2 - Plan Melbourne Eastern Subregion

### 3 Monash Context

The City of Monash is located 20km southeast of the CBD and contains the suburbs of Wheelers Hill, Mulgrave, Glen Waverley, Mount Waverley, Ashwood, Huntingdale, Notting Hill, Clayton, Oakleigh, Hughesdale, Oakleigh East and parts of Chadstone, Burwood and Oakleigh South.

The municipality is predominantly residential in nature, with substantial industrial, commercial and recreational areas. The City is served by the Monash Freeway, Eastlink, Dandenong Road, North Road, Wellington Road and the Cranbourne/ Pakenham and Glen Waverley railway lines.

In 2014 Monash has an estimated resident population of 179,740, living in 65,498 households, making it one of the most populous municipalities in Melbourne.

The City continues to be home to a culturally diverse community, with around 45 per cent of residents born overseas. Monash is in the top ten local government areas for new settlers to Australia.

Monash is a centre for 'high tech' industry with a number of major companies based in the area, including Robert Bosch, NEC, Philips, Adidas, BMW, Telstra, Biota, Nestle Ice Cream and Toyota Research.

The City is also home to Melbourne's most substantial innovation cluster, with notable features including Monash University's Science Technology Research and Innovation Precinct, CSIRO, Australian Synchrotron, the Victoria Police Academy and the Monash Medical Centre.

More than 16,300 workplaces in the City of Monash provide approximately 119,000 jobs, making our City second only to the Melbourne CBD for job opportunities.

Council faces challenges posed by changes in demographics, housing types, community aspirations and diversity, business investment and social issues. The changing demographics show that there is a slowing of population growth with the City's population shifting to an older profile. The fastest increase is evident in the fifty and over age group.

Although there is a significant concentration of separate houses in the City, there is also a trend towards higher density dwelling development. A maturing population, combined with broader local employment opportunities, heightens the need for improved public and road transport infrastructure.

The suburb of Glen Waverley has a population of approximately 40,000 and is situated at the northern edge of Melbourne's largest employment centre outside the CBD. Council's website profiles the local community at

<http://profile.id.com.au/monash/about/?WebID=130>

## 4 Glen Waverley

The Glen Waverley Activity Centre (GWAC) is made up of the commercial land generally between High Street Road to the north, Springvale Road to the east and the proposed ring road of Snedden Drive, O'Sullivan Street and Bogong Street to the west and the residential area west, south and east of the commercial land to Rose Avenue, Lincoln Avenue and Mount Street (refer to Figure 4).

Council continues to plan for the growth of the activity centre and to give effect to the vision of Plan Melbourne and recently instigated significant planning initiatives for Glen Waverley including:

- Creating a vision for the Glen Waverley Activity Centre
- Adopting the *Glen Waverley Activity Centre Structure Plan 2014* to better plan for the Glen Waverley Retail Precinct and adjoining areas. Amendment C120 was exhibited in early 2015 and seeks to incorporate the key recommendations of the Structure Plan into the Monash Planning Scheme. Amendment C120 will include a new schedule to the Design and Development Overlay that sets out height and setback controls and a new local policy designed to give effect to the Structure Plan.



The Glen Waverley Activity Centre Structure Plan 2014 and associated documentation can be viewed on line at:

<http://www.monash.vic.gov.au/Building-Planning/Strategic-Planning/Structure-Plans/Glen-Waverley-Activity-Centre>

Council has also facilitated the development of the Ikon building immediately to the east of the rail station. Council has also recently approved The Glen redevelopment that sees additional retail and residential apartments over three (3) buildings varying in height between 9 and 20 levels and the Village Walk redevelopment at 15 levels that will include retail and residential tower development with basement carparking.

The Central Car Park is owned by the City of Monash and is located at 281 Springvale Road Glen Waverley within the GWAC and is currently used as an at grade car park.

The total land parcel is approximately 7,114 square meters and has four street frontages forming a significant “island” site located in the middle of the Glen Waverley Activity Centre. It has frontages to Springvale Road of approximately 52.3 metres and Kingsway of approximately 42.5 metres. Frontage to Coleman Parade is approximately 126.40 metres and Railway Parade North is approximately 110.0 metres. The site has a fall of approximately 1.5 m from the east to the west. The surface of the car park has had some minor excavation meaning that the surface of the car park is generally flat.

The Site lies at the heart of the Activity Centre and offers a number of attributes including:

- strategic and prominent central site within the retail centre of Glen Waverley, which, in addition to the traditional strip shopping centre includes ‘The Glen’ regional shopping centre, Century City Walk (cinema complex), and a range of accommodation options at the Novotel, Hotel Ibis and The Waverley International.
- high profile, high exposure site with frontage to Springvale Road
- positioned with frontage to the Kingsway entertainment/restaurant precinct adjacent to the Glen Waverley train station and bus interchange providing easy access to high quality public transport.
- excellent and convenient access to regional road network
- proximity to quality primary and secondary schools, Holmesglen TAFE and Monash University
- Glen Waverley’s established and developing demographic profile is driving substantial gentrification, growth and development.
- the Site has all the physical, legal and market characteristics that make it ripe for redevelopment.
- once developed will connect the north and south part of the Centre

Council’s proposal to include major community facilities on the Site, in the form of a library/community hub and public plaza, further reinforces the strategic importance and attractiveness of this site. In addition holding costs on the land can be minimised for the

successful developer, as settlement can be deferred by negotiation to a date prior to the commencement of construction.



Source: Melbourne on CD Edition 39

Figure 3 – Locality Plan of Glen Waverley Activity Centre

**Legend**

- ★ Glen Waverley Activity Centre
- ★ Melbourne Central Business District

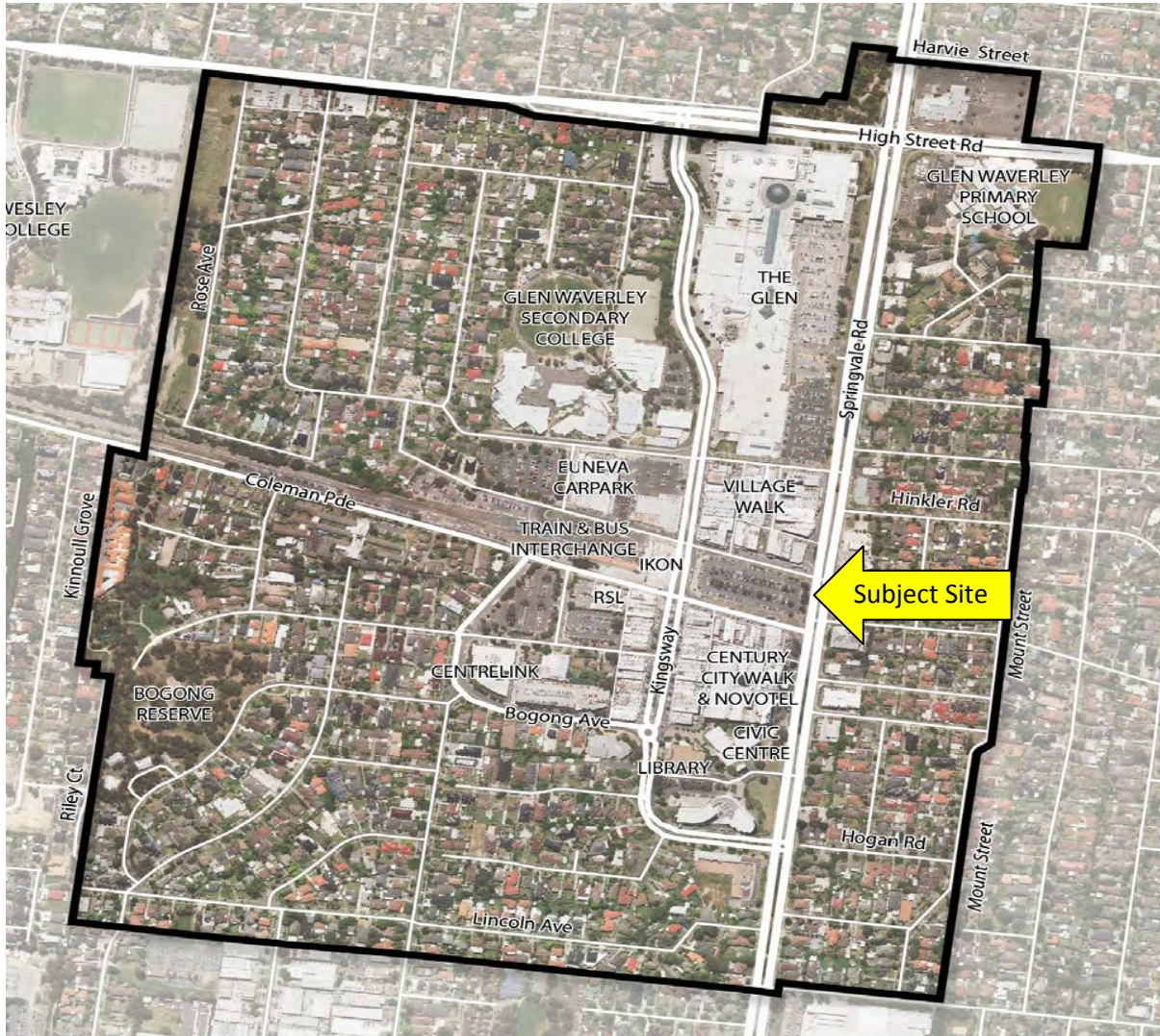


Figure 4 - Boundary of the Glen Waverley Activity Centre

## 5 Retail Amenity

The Glen Waverley Activity Centre has a history dating back over 50 years, with an established economic, cultural and heritage value to the local community. The GWAC services a wide catchment providing convenience and specialty shopping with strengths in multi-cultural and diverse culinary specialty shops. Kingsway continues to benefit from the upgrading of older style retail premises to contemporary food, beverage and multi-cultural restaurants.



The Glen Shopping Centre is approximately 150 metres to the north and is anchored by David Jones, Target, Coles and Woolworth's supermarkets and approximately 200 specialty retailers. The recent planning approval will see this development grow with more retail space and residential towers.

As well as the vibrant main-street restaurant offering, a range of entertainment opportunities, community and regional services attract people to the centre.

## **6 Access and Public Transport**

Glen Waverley is at the centre of Melbourne's eastern and southern employment markets and is close to major roads and rail. The site lies less than ten minutes from Princes Highway the Monash Freeway and Eastlink. The Melbourne CBD is approximately 20kms to the North West or a short 30 minute rail journey.

The Activity Centre has excellent access to public transport with trains travelling frequently to Melbourne, and a major bus interchange adjacent to the train station.

The Glen Waverley railway station is less than 100 metres to the west of the subject Site.

## **7 Recreation**

Recreational, lifestyle and sporting facilities are conveniently accessed within Jells Park (playgrounds, public barbecues, gardens) and the Glen Waverley Public Golf Course is approximately 2km metres to the east. Also within proximity is the Riversdale Golf Club to the west and Monash Aquatic Recreation Centre (swimming pool, gymnasium) to the south.

The area has many significant community facilities such as public open space, library, churches, and places for community activities and meetings.

## **8 Education**

The GWAC is well serviced with educational options. There are a range of both Government and private schools including the Glen Waverley Secondary College and Wesley College, Mount View Primary School, Saints Leonards School, Glenallen School and Scope all located within or relatively close to the Activity Centre.

A short walk to the south gives access to the Holmesglen Institute of TAFE (Glen Waverley Campus) and major educational institutions including Monash University with direct public transport access to the campuses.

## **9 Hospitals**

The Glen Waverley Activity Centre is in proximity to the Monash Medical Centre in Clayton (a major regional hospital). Monash Medical Centre, operated by Southern Health, is a 640 bed teaching and research hospital of international standing providing a comprehensive range of specialist surgical, medical, allied health and mental health services to the community. In addition, the Waverley Private Hospital is within 2 kilometres of the GWAC.

## **10 Council Facilitating Change of the Activity Centre**

The City of Monash is facilitating the development of GWAC as a major retail and commercial centre for the south-eastern metropolitan region. Council is also seeking to encourage further development on the peripheries of the Centre.

Medium to high-density residential, and commercial developments are considered appropriate throughout the Centre to broaden the business base and increase the residential population within the core of the Activity centre.

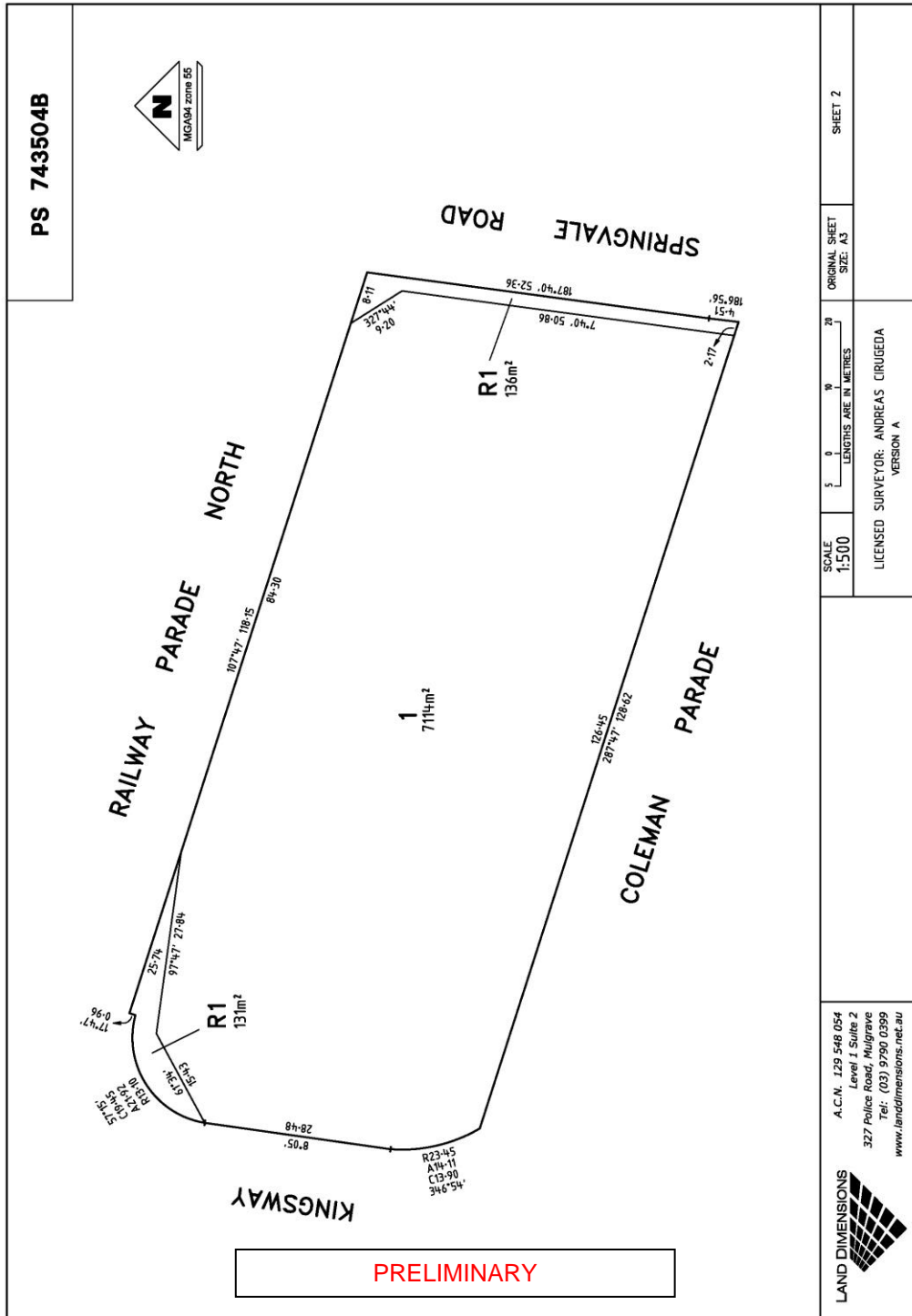
## **11 Encumbrances, Planning Controls and Designated Land Uses of the Centre**

Details of the planning controls and encumbrances are contained in the Land Development Brief included in the EOI documentation at Attachment A.



# Attachment C

Proposed Plan of Subdivision





Site Plan



Aerial View of Site