

**OFFICERS' ADVICE****CONCEPT FOR THE REDEVELOPMENT OF THE GLEN WAVERLEY LIBRARY & CIVIC PRECINCT**

Submitting Councillor: Cr Lynnette Saloumi

**MOTION***That Council:*

- 1) *Notes that the Glen Waverley Activity Centre is a key destination for the community of Monash and the broader region activity;*
- 2) *Notes that as the population of Monash continues to grow, the role that the Glen Waverley Activity Centre will also expand;*
- 3) *Notes that, aside from the construction of multi deck car parking, there has been little improvement to civic facilities and infrastructure in this Activity Centre for many years;*
- 4) *Accepts in principle that the Civic Precinct is an important anchor site at the southern end of Kingsway;*
- 5) *Notes that due to insufficient office space in the Civic Centre, Council has leased, since 2007, 1100sq m of office space, and associated staff parking, in the Ibis building adjacent to the Civic Centre i.e. at 295 Springvale Road, Glen Waverley;*
- 6) *Notes that by the end of the current five year lease in 2022, the cost of leasing these offices and parking bays for a total of fifteen years , will be in the vicinity of \$5.9 million;*
- 7) *Notes that the wider footprint of the Glen Waverley Library, built in 1976 and refurbished in 1999, covers approximately 4000sq m of the 1.6 hectares that remain in Council ownership at the southern end of Kingsway. This entire site includes the Library, the Civic Centre at 293 Springvale Road, short term parking, surrounding parkland and the Cenotaph, and is collectively referred to as the Civic Precinct;*
- 8) *Accepts in principle that the Civic Precinct, as a whole, should be considered for future development in order to:*
  - (a) Enhance accessibility to civic spaces, parking and public realm, within that precinct*
  - (b) Provide Glen Waverley with a modern future focused, multi-use library*
  - (c) Facilitate the relocation of Council staff from the Ibis building to a Council facility*
- 9) *Accepts in principle that a feasibility study will be required to support a business case for relocation of services and any expansion of the facilities offered by the Glen Waverley Library.*

**BUDGET IMPLICATIONS**

This NOM does not have any budget implications.

Should Council wish to progress the recommendations in point 8 and 9 of the resolution, a budget of approximately \$180,000 would be required. This is made up of \$50,000 for the library services feasibility study and \$130,000 for more detailed design of the library and

surrounding civic spaces. This budget would need to be allocated by Council as it cannot be accommodated within existing budgets, nor is there the capacity to undertake this detailed work in house.

Council currently incurs an annual leasing cost in the order of \$500,000 (GST inclusive) per annum associated with the office space and accompanying car parks leased in the Ibis building. The initial term of the current lease expires in 2022 with the option for a further 5 years at Council's discretion.

Any redevelopment that replaces the need for this office space in a Council owned facility would generate a recurrent saving to Council.

### **IMPACT ON INTERNAL RESOURCES**

As the NOM does not direct the officers to undertake any project work immediately it has no impact on internal resources.

### **COUNCIL PLAN AND COUNCIL POLICIES**

The principles contained in the NOM are consistent with Council's *Healthy and Resilient Monash Integrated Plan* and also represents an important feature of the *Monash Public Library Service Strategy 2015-2018*.

### **RELEVANCE TO WORK ALREADY UNDERTAKEN BY OFFICERS OR COMMITTEES**

The adopted Glen Waverley Structure plan identified the need to increase and improve public space in the activity centre. Redevelopment of the current library and the surrounding civic spaces is specifically flagged as an action in the Structure Plan.

A key objective of the Structure Plan is to: *"To provide community, civic and cultural facilities and services that cater to the needs of existing and future populations."*

To assist in achieving this objective the Structure Plan contains a strategy to: *"Support the re-use of the existing library for Council administrative services and meeting rooms when a new civic facility is developed."*

### **FURTHER CONSIDERATIONS**

The Glen Waverley Library is one of the top ten busiest public libraries in the state. Whilst Council provides spaces that are flexible for a wide range of activities and events of cultural, community and civic focus, there is limited space to provide a contemporary library service to meet the current and future needs of our community.

This NOM recognises that future investigation and feasibility of positioning the Glen Waverley Library as modern library incorporating contemporary technology, creative spaces and learning spaces is needed.

The potential to redevelop the Civic Precinct would help to give effect to the Glen Waverley structure plan and improve the quality and provision of public space in the activity centre.