

7.1 SALE OF 14 BOGONG AVENUE AND 155 COLEMAN PARADE GLEN WAVERLEY

Responsible Committee: Section 223 Committee of Council

RECOMMENDATION:*That Council:*

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

INTRODUCTION

This report considers the outcome of the public notification process pursuant to s.223 of the Local Government Act 1989 (**Act**) for the sale of Council properties at 14 Bogong Avenue, Glen Waverley (Volume 7933 Folio 192) and 155 Coleman Parade, Glen Waverley (Volume 9770 Folio 636) (**Properties**). The location of the Properties is shown in Attachment 1 to this report.

BACKGROUND

Council on 24 April 2018 considered a report on the Euneva Car Park Level 1 Community Infrastructure Project and resolved as follows:

That Council:

- 1. Authorises officers to progress to a detailed design for the proposed office accommodation on Level One Euneva Car Park and receive a further report containing the final design and quantity surveyor estimates at which time officers will seek approval to commence works;*
- 2. Endorses the relocation of Monash Youth Services (Glen Waverley site) and Wavecare Counselling Service to the refurbished Level One Euneva Avenue Car Park;*
- 3. Endorses the relocation of Kerrie Road Maternal and Child Health (MCH) service to the ground floor of the Euneva building within Link Health and Community;*
- 4. Agree to the sale of 155 Coleman Parade Glen Waverley (Volume 9770 Folio 636) and 14 Bogong Avenue Glen Waverley (Volume 7933 Folio 192) with the funds from the sale of the two properties financing the redevelopment of the Euneva Car Park Building Level One at Euneva Avenue Glen Waverley;*
- 5. Notes that the sale of both properties is required to fully fund the project including the replacement car parking and agrees that any surplus funds are put toward future community infrastructure projects as may be endorsed by Council at future Council meetings.*
- 6. Notes that the sale of the two properties will not be finalised until the Euneva Avenue site is constructed and occupied, minimising disruption to the two services;*
- 7. Notes that Kerrie Rd MCH in Boyanna St, Glen Waverley will be retained for community use through a public Expression of Interest process once the relocation to Euneva has been completed;*
- 8. Authorises the CEO or her delegate at the appropriate time to:*
 - a. give public notice of Council's intention to sell the following parcels of Council owned land by way of public auction:*
 - i. 155 Coleman Parade, Glen Waverley; and*
 - ii. 14 Bogong Avenue, Glen Waverley;*

- b. appoint a Committee of Council comprising the Mayor and the Glen Waverley Ward Councillors to consider submissions received under Section 223 of the Act;*
- c. having complied with its obligations under ss 189 and 223 of the Act, resolve to sell by public auction (or, if passed in at auction, by private treaty);*
- d. authorise the Chief Executive Officer or her delegate, on behalf of Council, to negotiate a sale in the event that the reserve price is not achieved during auction;*
- e. authorise the Chief Executive Officer or her delegate, on behalf of Council, to sign and seal all documentation (including a transfer of land) required to effect a sale of each property referred to in paragraph 4 above.*

DISCUSSION

The Public Notification Process

In accordance with s.223 of the Act, public notification of the Intention to sell the Properties ran from 7 May 2019 until 7 June 2019. The notification was published in the Monash Leader and on Council's website. There were no enquiries and no written submissions received during this public notification period and there has not been any subsequent submission received.

The Committee of Council - Recommendation

The Committee of Council, comprising the Mayor and the Glen Waverley Ward Councillors considered the outcome of the public notification process on 22 October 2019 and resolved to present this report to Council, recommending proceeding with the sales of the Properties.

Councillor Saloumi voted against the proposal to sell the properties.

POLICY IMPLICATIONS

The revenue from the sales of the Properties is to fund the cost of the Euneva Car Park Building Level One Project. This is aligned with Council's direction to foster confident and connected communities by maximising the use of Council's local facilities for a diverse range of programs, activities and opportunities.

CONSULTATION

As referred to above, public notification of the Intention to sell the Properties has been completed in accordance with the s.223 of the Act and no submissions received.

FINANCIAL IMPLICATIONS

The guiding principles for the Community Infrastructure projects that were agreed to by Council in January 2016 underpin the key financial premise of the

Euneva Car Park Building Level One Project to be a self-funded redevelopment from the sale of the Properties (if approved through statutory process) and to generate a surplus cash return, where possible, for future Council purposes.

CONCLUSION

It is recommended that Council accepts the Committee of Council's recommendation to proceed with the sale of the Properties and that the revenue from the sales be put towards the project at Euneva Car Park - Level One.

It should also be noted that the sale and settlement of the Properties will not be finalised until the project at Euneva Car Park – Level One is constructed and occupied, minimising disruption to the Monash Youth Services (Glen Waverley site and Wavecare Counselling Service).

ATTACHMENT 1

LOCATION PLAN FOR 14 BOGONG AVENUE GLEN WAVERLEY AND 155 COLEMAN PARADE GLEN WAVERLEY

