7.1.4 GLEN WAVERLEY CIVIC PRECINCT PROJECT- PROJECT UPDATE

Responsible Manager:	Daniel Dowling, Manager Property and City Design
Responsible Director:	Peter Panagakos, Director City Development

RECOMMENDATION

That Council

1. **Notes that work has progressed on the Glen Waverley Civic Precinct Project (Project), since Council's consideration and resolution at its 26 September 2023 meeting and that the building design has significantly evolved and changed with the form, detail and layout of the building having advanced significantly from the schematic design.**
2. **Notes that there are five Milestones to be completed during the life of this Project (as shown in Table 1 in this report) and that Milestones 1, 2 and 3A have been completed.**
3. **Notes that whilst there have been cost savings relating to construction costs, additional facade detailing, a fully operational wall in the civic hall and the early works package which had not been factored in at the time of the schematic design and this has eroded these savings. There is however an approximate $8million saving in the total project cost based on the latest cost plan (inclusive of the early works package) when compared with the schematic design estimated costs. The total project cost remains at more than $110million.**
4. **Resolves and adopts the Milestone 3A Summary Report at Attachment 1, inclusive of the recommended design outcome for community consultation in accordance with Council's Community Engagement Policy and Framework to seek community views on the project with a report on the feedback received to be presented to a future Council meeting for consideration.**
5. **Notes that with Milestones 1-3A completed, Council will, following the community consultation, consider moving to the next steps of the Project which are:**
   a) **progressing Milestone 3B, preparing and lodging an application for a planning permit for works within the Heritage Overlay (HO71);**
   b) **progressing Milestone 4, contract documentation and a tender for construction; and**
   c) **in due course consideration of a report to award a tender for construction to commence.**
6. **Notes that Council is still awaiting notification from the Suburban Rail Loop Authority regarding the acquisition of Council's carparks at Montclair Avenue, and whilst this is expected to occur before the end of 2025 the exact timing of the acquisition including when Council may ultimately be paid are not yet known.**
7. **Notes that the current indicative timeframe that is being worked to is a tender release date of Q3 2026 and construction commencing in 2027 (this may change and is still being reviewed). Matters that will affect this timing include the outcome with Zinfra on the new substation, confirmation on acquisition and the estimated date Council will receive funds from the SRLA for the acquisition of Council's car parks at Montclair Avenue, as well as decanting from the library (decision on timing likely to be post receiving tenders).**

INTRODUCTION

The purpose of this report is to discuss the evolution of the design and present to Council the Milestone 3A Summary report prepared by Lyons for the redevelopment of the Glen Waverley Civic Precinct Project (**Project**).

The report recommends that Council accepts and adopts the Milestone 3A Summary Report (Attachment 1), and the recommended design option and undertakes community consultation in accordance with Council's Community Engagement Policy and Framework to seek community views on the Project. Should Council resolve to undertake community consultation, a report on the feedback received will be presented to a future Council meeting for consideration.

COUNCIL PLAN STRATEGIC OBJECTIVES

Inclusive Services
Renew our community assets to deliver contemporary services.
Deliver high performing services.

BACKGROUND

Council has considered numerous reports on the Project since its inception. There have been various design studies that culminated in the schematic design report in 2022 (Schematic Design) for which community consultation was conducted from 12 July to 23 August 2023 and the outcome reported back to Council at its meeting on 26 September 2023. A link to the Council report and decisions are here:
26 September 2023 - Council Meeting

26 September 2023 - Council Meeting Minutes

At its meeting of 26 September 2023, in moving to the detailed design Milestones of the Project, Council amongst other matters resolved as follows:

"3. Directs that the following matters be further considered by officers and the Glen Waverley Activity Centre Advisory Committee (Advisory Committee) during the Detailed Design stage:

- ***a. Ensuring that the community events and meeting spaces to be designed are flexible and highly configurable multi-purpose spaces that can be used for a range of purposes including larger events, performances and smaller community group meetings.***
- ***b. Revisiting the design, form and architectural features of the building so that they are simplified and sympathetic to and sit harmoniously with the existing Harry Seidler designed Civic Building.***
- ***c. Opportunities for increased landscaping and greenery being incorporated into the design and areas immediately surrounding the site, including maximising opportunities for canopy trees and water sensitive urban design.***
- ***d. Any other opportunities to improve the design which are responsive to the community consultation feedback.***

4. Directs that officers and the Advisory Committee identify value management opportunities within the current design with an aim of reducing the overall cost. "

(Council Decisions)

Scope of Services

Council at its meeting on 27 February 2024, awarded the Tender for Consultancy Services (Architectural and other design services) for the Glen Waverley Civic Precinct Project to Lyons Architects (Lyons). The scope of services to be delivered by Lyons includes the milestones and tasks listed in Table 1 below.

Table 1 - Milestones

Milestones	Task
1	Return Brief & Value Management • Preliminary investigation, development and interrogation of the Brief and Schematic Design prepared by ARM. • Undertake value management. • Prepare a detailed programme.
2	**Design Development** • Preliminary selections of materials and finishes. • Detailed and targeted engagement with users and stakeholders. • Following presentations and workshops, a detailed design report will be prepared on the preferred design.
3A 3B	**Detailed Design & Planning Permit (if required)** • Develop a detailed design including final selection of materials and structures. • Prepare and submit a permit application (if required) including traffic assessment report, heritage advisor's report, waste management report. The report to Council at the end of this milestone will seek a decision on progressing to Milestones 4 & 5.
Hold Point: The following milestones are subject to a Council decision to proceed:	
4	**Contract/Construction documentation** • Prepare detailed documentation drawings, specifications and schedules to enable construction. • Preparation of the tender for a building contract.
5	**Construction** Building contract awarded and construction commences.

DISCUSSION

Since the appointment of Lyons, there has been a significant amount of work completed on the Project.

The building design is significantly different from that developed under the Schematic Design by ARM Architects. It is an evolution in the design of the building and responds to the resolution of Council (above) and in particular recommendation 3b.

The façade detail and detailing has undergone a number of reviews culminating in a final recommended option. The options and recommended option can be found at Attachment 2 – Façade Design Development.

The Project has reached the Hold Point referred to in Table 1 above, with the recent completion of Milestone 3A – Detailed Design. It is recommended that Council progress to community consultation on the preferred option and receive and consider a report on the outcome of the community consultation. Council will consider all feedback along with officers' responses and any changes to the design, if necessary. Council at that time will also consider moving to the next stage(s) of the Project being Milestones 3B (Planning) and 4 (detailed documentation drawings, specifications etc) and these are able to occur at the same time. This will lead to the tendering of the Project at the appropriate time.

The current indicative timeframe that is being worked to, is a tender release date of Q3 2026 and construction commencing in 2027 (this may change following the review).

Matters that will affect the timing include:

- the outcome of negotiations with Zinfra on the new substation,
- confirmation of acquisition and estimated date Council will receive funds from the Suburban Rail Loop Authority for the acquisition of Council's land at Montclair Avenue, and
- the decanting (and time needed) of the library, a decision on which is likely to be reached post awarding of tenders. Consideration is currently being given to the provision of Library services during construction.

EVOLUTION OF THE DESIGN

MILESTONE 1: Return Brief + Value Management

During Milestone 1: Review of the Schematic Design prepared by ARM Architecture to identify opportunities in response to the Council resolution as summarised below:

3.a. Ensuring that the community events and meeting spaces to be designed are flexible and highly configurable multi-purpose spaces that can be used for a range of purposes including larger events, performances and smaller community group meetings.

Design response:

- Review the auditorium style space with fixed tiered seating, not only in regard to its restricted functionality, but having regard to maintenance and usability issues.
- Explore the integration of hyper-flexible activity-based spaces. These may include but are not limited to:
  - Community meeting rooms for medium to generous sized events, integrated AV, flexible seating layout and adjacent catering support services.
  - Flexible studio style spaces for community run workshops and activities, integrated AV and resilient surfaces that can support higher levels of 'wear-and-tear'
  - Traditional meeting rooms, for between four persons and thirty people. These can be tailored to suit a range of seating arrangements and AV requirements.
  - Tiered conference style space with informal seating configuration.

3.b. Revisiting the design, form and architectural features of the building so that they are simplified and sympathetic to and sit harmoniously with the existing Harry Seidler designed Civic Building.

Design response:

- The design approach should celebrate the community, reflecting the unique identity of the people living in Monash. The design should aim to embody representation, giving occupants an opportunity to feel more connected to the architecture and the wider precinct.
- Development of an innovative and highly sustainable facade design. Refrain from overly complex ornamentation or geometries.
- To ensure harmony with the surrounding site, as well as enhancements to functionality and community appeal. The design approach should consider key adjacencies, particularly along Kingsway, Springvale Road, and the potential future development site to the north. The project has the potential to create a more cohesive urban fabric and stronger connections between the new buildings and its surroundings.

Having reviewed the Schematic Design the form (bulk and scale) and the façade became the most significant changes from the Schematic Design. The following key principles were established:

1. Maximise the public realm
2. Respect the Harry Seidler designed Civic Centre building
3. Establish a green permitter
4. Maintain Springvale Road aspect
5. Shelter the public realm from south-westerly winds
6. Define the end of Kings way and create a strong sense of arrival
7. Create a visually prominent civic anchor.

Façade

The façade of the schematic design was considered to be overly complex. It did not demonstrate consideration to the site's cultural history or the character of the surrounding neighbourhood.

Extensive studies were undertaken to reach a decision on the final material selection. This included consultation with traditional owners to understand the cultural history of the site and considering the local character of the surrounding neighbourhood to the site. There were a number of façade detailing options identified (Attachments 1 & 2) culminating in the final recommended design.

The site is located on the unceded lands of the Wurundjeri Woi Wurrung people of the Eastern Kulin Nation, with the broader City of Monash also encompassing Bunurong lands and waters.

Detail of this cultural narrative can be found in the Milestone 3A Summary Report.

3.c.: ***Opportunities for increased landscaping and greenery being incorporated into the design and areas immediately surrounding the site, including maximising opportunities for canopy trees and water sensitive urban design.***

Design response:

- ***The Public Realm***

  Several areas of design opportunity were identified:

  - Enhance connectivity between the new civic building and the existing Seidler building.
  - Designing a welcoming entry statement that serves as a visual link between the new building and the Seidler building.
  - Integrating more green spaces and biophilic elements into the public realm.
  - Incorporating public art and cultural elements that celebrate the architectural legacy of the Seidler building while introducing new artistic expressions.
  - Incorporating water sensitive urban design principles to manage stormwater runoff and improve water quality.
  - Opportunities to strengthen pedestrian connection between Kingsway retail strip, public transport, and other community infrastructure.

- ***Tree Retention***

  There is a significant opportunity in developing the building form and siting such that it allows for the maximum number of existing trees and landscape to be retained on site. There is potential to retain some of the existing trees to the south of the site, within the on-grade car parking.

4. Value Management

Design response:

The following preliminary list of project scope items was identified as potential value management opportunities.

1. Strategic design review of the Civic Hall functional requirements, establishing opportunities for a reduction in overall size.
2. Review and rationalisation of Civic Hall scope, including omission of tiered seating.
3. Review of Cafe facilities in Library and Learning spaces.
4. Review of Commercial Kitchen facilities.
5. Review of carparking provision.

In summary, the key recommended changes (value management opportunities) were:

1. Tiered seating removed from Civic Hall.
2. Operable wall included in the Civic Hall with acoustic separation.
3. A large multi-purpose meeting room provided on the ground floor.
4. A less complex façade of brick/glass with inspiration taken from the local surroundings, archeology/geology and traditional owner links to country.
5. A reduced building envelope providing for tree retention and enabling a larger public realm.
6. A reduced building footprint consistent with the original feasibility completed in 2019.
7. A building that meets 5 star, green star rating.
8. Future proofing the Café.
9. Providing options for 1 level or 2 levels of basement parking.

MILESTONE 2: Design Development

During this stage a variety of sub-consultants commenced their technical investigations and examination of a range of design opportunities each evaluated for alignment with the Project's vision, functionality, sustainability and cost effectiveness.

A summary of Milestone 2 is as follows:

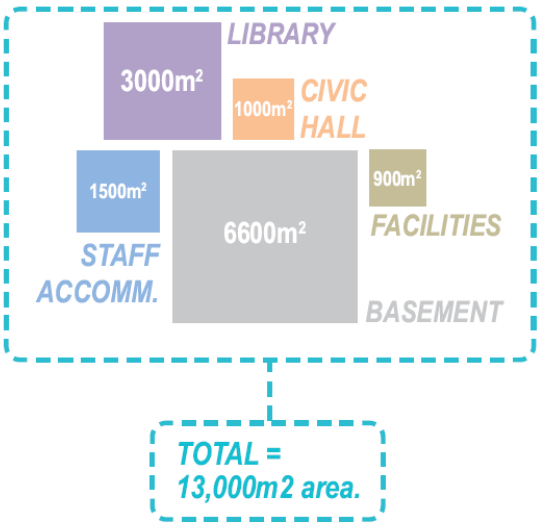
Respect to the Adjacent Civic Centre:

The building's size and positioning was re-assessed to ensure it compliments and respects the scale and character of the adjacent Seidler designed Civic Centre. This led to a reduction in size and positioning from the schematic design which also improves visual harmony between the structures, enhancing the overall civic precinct.

Rationalisation in Area:

The areas (p/m2) provided for each function as provided in the Schematic Design were measured against the original project scope of 13,000m2 (feasibility stage - 2019) to further confirm the opportunities for value management with a reduced building footprint. It was found that the schematic design footprint was 15,170m2. The breakup of the proposed areas is shown in Diagram 1 below:

Diagram 1: Schedule of Areas



Following stakeholder workshops, the areas shown in the above diagram were agreed to be suitable to meet service needs and resulted in a 14.3% reduction in the gross floor area from the Schematic Design. This size was ultimately further reduced with a rationalisation of the basement car parking.

Civic Hall

The Schematic Design showed the Hall as an auditorium style space with fixed tiered seating. This restricts functionality and poses a potential risk of ongoing maintenance and usability. In its place, the recommendation is for a Civic Hall with a traditional style space that can be set up for large ceremonies (500 max) or sit down functions (200). In addition, to ensure the use of the Hall is maximized, an operable wall with acoustic separation should be included to allow for smaller groups to meet.

The Façade and Building Design

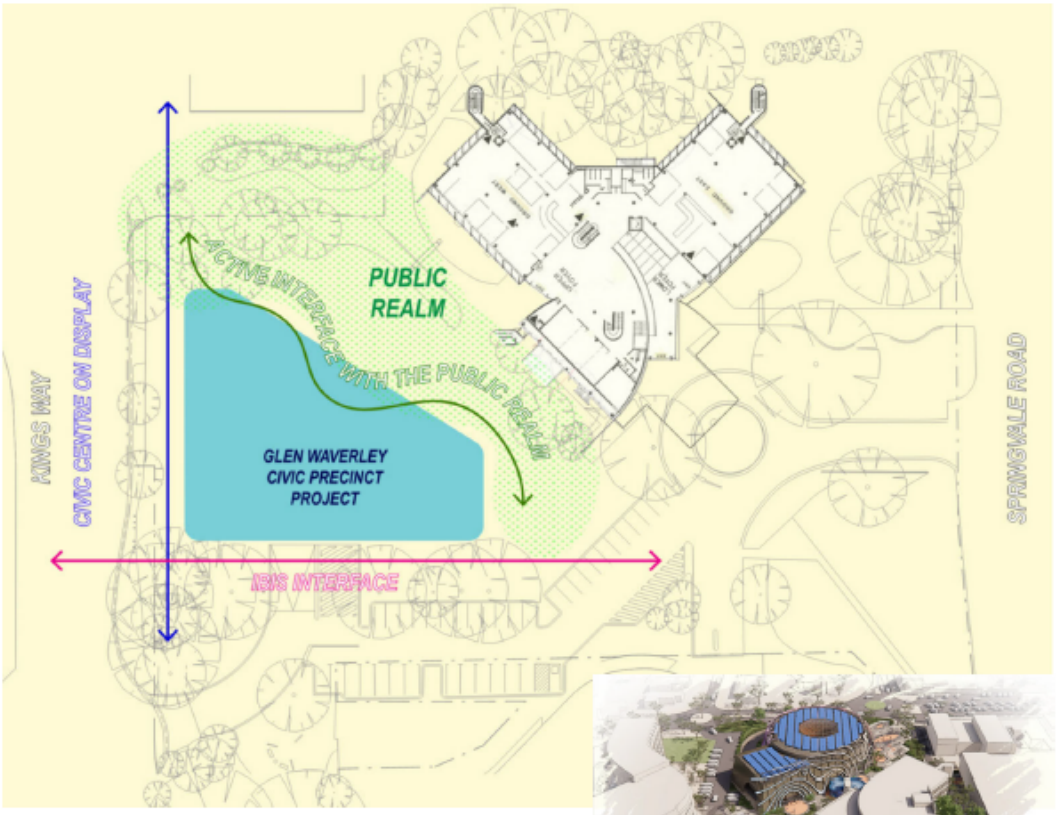
During Milestone 2, Lyons proposed brick as the preferred cladding material for the Project. Brick is a locally available material, not subject to international supply chain disruptions, nor does it require specialist fabrication that might place commercial constraints on the project. Importantly, there is also a strong cultural and social connection to the material, given both the pattern of European settlement and development in the municipality, and the longer connections to country and its association with the earth.

The Schematic Design shows a circular built form with a complex façade expression, and which required a larger building footprint so as to fit the various functions as the internal functionality was less efficient given the shape of the building and the need for an atrium for day lighting.

Increased Public Realm

The reduced building footprint allows for an increased area of public realm, enhancing outdoor spaces for community use and interaction. It allows for additional green areas, improves pedestrian flow, and strengthens the building's connection to its surroundings, including the existing Civic Centre.

A key design focus was on preserving existing trees on the site, integrating them into the landscape design. This not only protects local biodiversity but also enhances the aesthetic and environmental value of the public realm, contributing to a more sustainable Project.



Simplified Building Footprint

Reference Design

GLEN WAVERLY CIVIC PRECINCT PROJECT

Car parking

The Schematic Design provided for a total of 250 car spaces.

A traffic assessment was undertaken and is included in Attachment 3. This is discussed later in the report.

MILESTONE 3A – Detailed Design

The main focus of Milestone 3A was on the spatial layout of the various spaces for their intended uses, ensuring appropriate/complimentary adjacencies and working up options for the fabric and design of the building facade. Landscape design also had a particular focus.

There were many other sub-categories of discussion including, wayfinding with interpretive signage, building operations, management and technology, ESD and safety in design.

During this milestone, the key value management items of focus were:

1. designing a less complex façade of brick/glass with inspiration taken from the local surroundings, archeology/geology and traditional owner links to country;
2. a building that meets 5 star, Green Star rating (ESD);

3. not providing a Café but future proofing so it can provided in the future if desired; and
4. providing options for basement parking.

These are discussed below:

Façade

The development of the façade design occurred in conjunction with the internal planning, and the undulating form of the façade is an expression of this.

The architects have presented a series of façade options in the latter stages of Milestone 3. The options ranged from deep red to a lighter brown or golden sand coloured bricks, with differences in texture and pattern as the design developed. The result is rich textured pattern combining both a mix of brick colours and a dynamic texture that derives from a narrative of weaving and represents the architects' preferred design as shown below and Attachment 1.

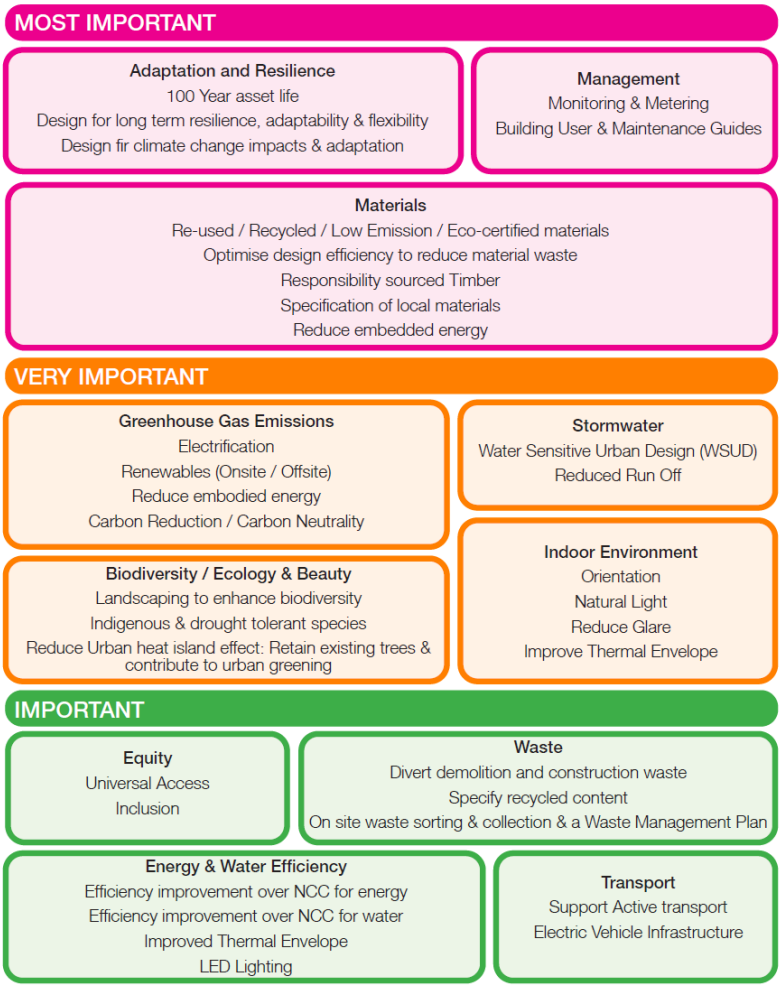


Environmental Sustainable Design

The Environmental Sustainable Design (ESD) inclusions for this Project are in direct response to Council's Environmentally Sustainable Design Policy for Council Buildings, endorsed by Council in January 2022, and which is to be followed for all new buildings and refurbishments.

The Project's ambition is to achieve a 5-star green star design and as built rating. Throughout development of the design sustainability principles across all aspects was a key focus. The diagram below taken from the M3 report shows hierarchy of the sustainability principles:

Diagram 3: ESD Hierarchy



ESD will be a continued focus with further modelling and documentation prepared to support formal Green Star certification if and when this Project progresses.

Café

The incorporation and provision of a Café was contained within the original design brief. When considering the viability of a café of approximately 71m2 as well as the associated costs, it was decided to future proof the area by providing for utility services (water, power waste etc) but not provide a cafe at this time. Council is able to at any time introduce a café. In the meantime the area will provide a lounge style/gathering space to further enhance the shared foyer.

Car Parking

Following on from Milestone 2, carparking was further assessed by onemilegrid (traffic consultants) with a view of providing an adequate supply of parking for the building as opposed to just adopting the planning scheme rates. Regard was had to actual demand, understanding that the different uses within the building will not peak at the same time. The approach (as it is typically with traffic engineering) was to ensure that there would be adequate, but not an oversupply of car parking provided. Their report is included in Attachment 3.

Relevant considerations in summary were:

- The civic hall is likely to be occupied predominately with events reaching the full capacity of 500 patrons expected to occur approximately 10-15 times per year on average. During

typical day/evening/weekend times, the civic hall may be booked for smaller events with patronage levels expected to reach up to 100 people (20%).

- The library is expected to peak on weekdays during the day (also understanding there is a significant student demand who do not arrive by car), with capacity reducing to approximately 50% during the evenings. At weekends, the patronage levels are more evenly spread out throughout the day, typically reaching up to two thirds of maximum occupancy (67%). During events when maximum occupancy of the civic hall occurs, it is conservatively assumed that the library will be at 50% occupancy.
- The office is expected to operate during typical business hours, with the possibility of 100% occupancy on weekdays during the day, and 0% on evenings and weekends.

Their demand assessment is included below:

Component	Temporal Demand			
	Day	Evening	Weekend	Event
Existing Parking Replacement	117 spaces	117 spaces	117 spaces	117 spaces
New office	45 spaces	0 spaces	0 spaces	0 spaces
New Hall	30 spaces (20%)	30 spaces (20%)	30 spaces (20%)	150 spaces (100%)
New Library	93 spaces (100%)	46 spaces (50%)	62 spaces (67%)	46 spaces (50%)
Existing Library Credit	-44 spaces	-44 spaces	-44 spaces	-44 spaces
Car Parking Demand	**241 spaces**	**149 spaces**	**165 spaces**	**269 spaces**
Car Parking Supply	**117 spaces**	**117 spaces**	**117 spaces**	**117 spaces**
Surplus / Shortfall	**-124 spaces**	**-32 spaces**	**-48 spaces**	**-152 spaces**

The consultant concluded that the proposed provision of carparking (117 spaces) was appropriate based on the following:

- The existing car parking availabilities in the surrounding road network are capable of accommodating the shortfall in demand during the peak weekday morning/early afternoon; and
- The Bogong car park upgrade is expected to provide sufficient car parking to accommodate the shortfall resulting from the development on weekday evenings, weekends and on event days.

Of note, of the 117 existing car spaces only 41 are available for public use during business hours. Currently 50 car spaces are permit controlled for use by staff, 8am to 4pm – Monday to Friday (including 6 for commuter fleet vehicles and 3 for Library staff. The remaining 26 are located under the Library and not publicly accessible at any time.

With the new building, staff will by and large no longer be accommodated on the civic centre site and will be required to park elsewhere. Any nominal provision or exemptions to restrictions for specific staff will be considered at the appropriate time. Whilst there is a shortfall of spaces shown in the traffic report, there will be a significant increase in car spaces available for use by the public compared to what currently exists.

The acceptance of the number of car spaces to be provided as supported by the traffic engineer means that parking can be provided across a larger single level basement as opposed to a smaller basement footprint over three levels as was originally proposed. This will aid in making the car

parking more accessible without the need to drive down numerous levels and the carpark will be more functional.

Detailed Design –Cost Estimates

In previous reports and during community consultation, Council identified that the cost of the Project is expected to be in excess of $110million. Through the Milestones and the work done there have been cost savings relating to construction costs. These savings were subsequently reduced when considering matters such as façade detailing and the fully automated operable wall eroding savings from the basement and carparking reduction achieved. After these had all been considered, there was an overall saving in the cost of the construction of the building.

However, the need for an early works package had not been factored in at the time of the schematic design and this added further construction cost to the Project. Whilst the construction costs now remain comparable to the Schematic Design, the overall project costs (as opposed just the construction cost) has reduced by approximately $8million, inclusive of the costs associated with the early works package. The total project cost remains at more than $110million.

It is not unexpected that costs will vary as the design of the Project has progressed and become more certain. During Schematic Design, matters such as details of the structure and structural loads, geometry of the building façade, the public realm required greater focus and resolved design, water management and detention tanks, consideration to interior design, development of flexible spaces, requirements for the commercial kitchen and the like were not resolved and could not be as accurately costed. Additionally, consideration of building services such as mechanical, electrical, fire, hydraulic and water management would need further resolution. There was also no consideration of the necessary early works.

The design is far more detailed and mature so costs are more certain, however, as the design progresses through Milestones 3B and 4, the costs will be updated and value management opportunities will continue to be sought. Ultimately, however, the final price of the building will be known once the Project is tendered.

NEXT STEPS

1. **Early Works Package**

   Power supply

   The current sub-station serving the Library and Civic Centre is located within the Library on the Kingsway frontage. This must be decommissioned and replaced in a different location prior to demolition of the Library to ensure that power supply to the Civic Centre is not disrupted.

   A new sub-station is subject to United Energy's approval and preliminary discussions have been held with Zinfra, who build, operate and manage United Energy's equipment. They have expressed interest in partnering with Council on a new sub-station as they have for some time been reviewing how best to upgrade the power supply to traders on Kingsway.

   The new sub-station is estimated to take 15-18 months to complete. This involves an initial 5 month consideration period by the Zinfra (3 months for survey work and 2 months for a firm offer inclusive of any contribution that they may make). This is then followed by a 1 month

design and an estimated 9 to 12 months for construction and commissioning of the new substation. More accurate timing and costs will be known following the initial 5 month period including the contribution (if any) that would be provided by Zinfra. Progressing the discussions with Zinfra involve an application and a $6k fee.

Diesel Generator

The existing 330kVA diesel generator located in the basement of the Library car park will be relocated to a location in the existing Civic Centre car park. This work will also need to be completed prior to the commencement of demolition of the Library to ensure a backup power supply is maintained for the Civic Centre.

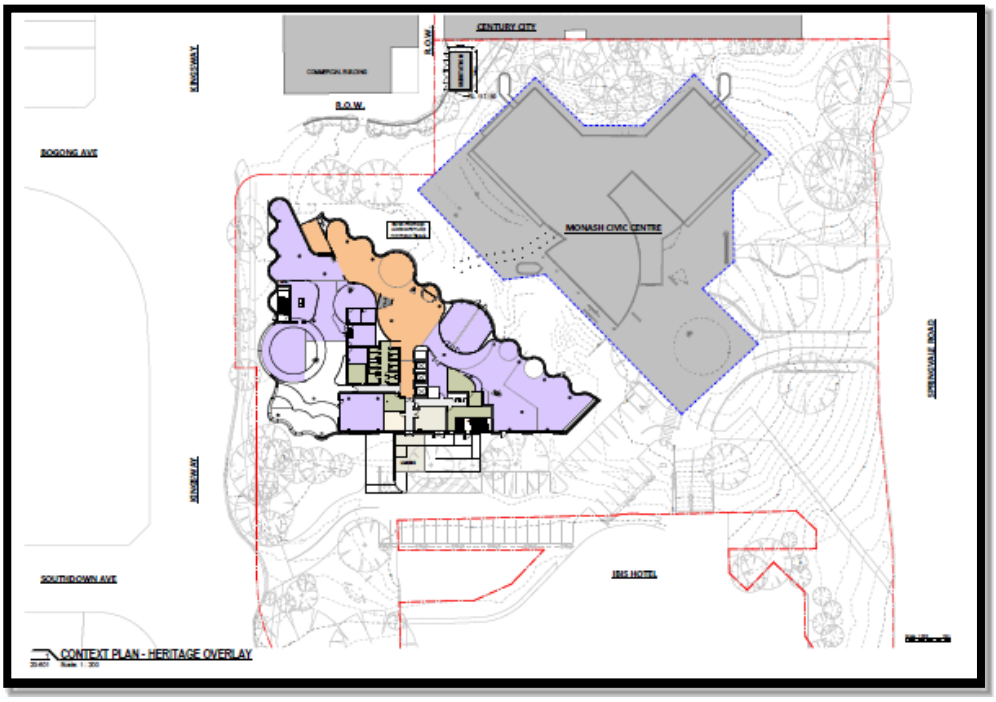
Water Authorities

Due to size of the new building, the existing water meter assembly servicing the Civic Centre will be upgraded with high hazard backflow prevention as well as upgrading the existing fire services metering assembly.

2. Planning Permit

The site of the Civic Precinct is zoned Public Use Zone 6 (Local Government). Council does not require a planning permit under this zone for its own works.

The Civic Centre and some surrounding land is however within a Heritage Overlay (H071). The boundary of the Heritage Overlay is shown in grey below.



A planning permit may be required for works within Heritage Overlay (HO71) that affects the Civic Centre building. These works include the changed vehicle access to the Civic Centre, part of the covered link between the two buildings and part of the proposed basement for the Project where these cross over into the Heritage Overlay.

Milestone 4 – Contract / Construction Documentation

Following community consultation, Council will consider commencement of Milestone 4 which is the preparation of detailed documentation drawings, specifications and schedules, preparation of a tender for a building contract. This will ultimately lead to the tendering of the Project. With Council considering the award of a contract and construction commencing at the appropriate time. The relevant factors to be considered and that influence the timing of tendering the Project and commencing construction have been discussed earlier in this report.

FINANCIAL IMPLICATIONS

Current Capital Budget

As resolved by Council at its meeting on 27 February 2024 (Item 7.1.7), Award Of Tender For Consultancy Services (Architectural And Other Design Services) For The Glen Waverley Civic Precinct Project, the capital budget expenditure established to cover the design work for this Project was agreed to as shown in the Table below.

Table 2: Capital Budget for Professional Services

Capital Budget Allocation	$ GST Ex.	$ GST Inc.
Project C09601 – Glen Waverley Civic Precinct Project (Professional Design Services Architectural and Other Design Services)	$8,000,000	$8,800,000
TOTAL PROJECT BUDGET (Professional Services)	$8,000,000	$8,800,000

The budget is on track with no variation requests to Council for increase funds for professional services at this point in time and it is anticipated that the budget allocation remains adequate with some possibility of savings.

POLICY IMPLICATIONS

Plan / Strategy	Theme	Goals/Objectives
Council Plan – 2021-2025	Sustainable City	Ensure an economically, socially, and environmentally sustainable municipality
	Enhanced Places	Improve public spaces and local employment by revitalising our employment hubs, activity centres and neighbourhood shops.
Asset Plan 2021-2031	State of our Assets	Determine the demand and value of the services our assets provide.
	Lifecycle Management	Understanding and meeting the impact of changing service needs

Strategic Asset Management	Asset Management	To provide assets that support the provision of best value services. Council assets will be accessible, safe and suitable for community use. The approach to asset management will balance competing social, environmental and economic needs for the benefit of current and future generations
Healthy & Resilient Monash Integrated plan	Engaged, confident and connected community	The Glen Waverley library is a place for enquiry, reflection, discovery and participation that fosters social connections and supports lifelong learning.
	Active and Healthy Built Spaces	We want the design to ensure that community needs, both now and into the future are central to the physical design of our buildings.
	Safe and Respectful	The Glen Waverley library will provide opportunities for lifelong learning, accessible design and for everyone to participate fully in community life.
Monash public library service strategy	Libraries as community living rooms	Development of a contemporary library building will optimise community participation, allowing residents to pursue and share literacy and creative interests.
Glen Waverley Structure Plan	To provide community, civic and cultural facilities and services that cater to the needs of existing and future populations	Support the re-use of the existing library for Council administrative services and meeting rooms when a new facility is developed.
Environmental Sustainability Strategy	ESD	Promote environmentally sustainable outcomes in urban planning, design and development.
Monash Planning Scheme	Clause 11.03 – Planning for Places – Activity Centres Clause 21.05 – Economic Development Clause 21.06 – Major Activity and Neighbourhood Centres Clause 22.13 -– Environmentally Sustainable Development	

CONSULTATION

Community consultation

Having completed Milestone 3, it is timely to introduce the updated design to the community and release the Milestone 3A Summary Report at Attachment 1, inclusive of the recommended design outcome, and seek community feedback. It is anticipated to commence from 23 June to 27 July. This is designed to be an engagement process that presents the design back to the community and invites specific feedback on areas people may be able to influence, building on the extensive and detailed consultation delivered earlier in the project.

The following Community consultation is proposed in accordance with Council's Community Engagement Policy and Framework:

- Online survey via Shape Monash from 23 June to 27 July
- Article in the Monash Bulletin during that time period
- Direct mail owners and occupiers in the 3150 postcode
- Posters in Glen Waverley Library and the Glen Waverley Civic Centre
- Promotion in relevant email newsletters and social media accounts
- Meetings will also be arranged with Council's advisory committees including trader groups.

A report on the outcome of the community consultation will be presented to a future Council meeting for consideration.

It is proposed to show the Milestone 3A report and supporting attachments from this report, including the evolution of the design and seek feedback on the preferred design option, including asking covering the below topics.

- How they would like to see the outdoor space activated;
- What type of events they would like to see provided in the hall;
- How people would like to experience the internal areas;
- Questions specific to how children and young people may experience the areas;
- Thoughts generally on the design and the colour of the façade of the building.

SOCIAL IMPLICATIONS

The Project aims to provide space that:

1. Fosters connection, learning and engagement and acts as a catalyst for social and cultural interaction.
2. Is adaptable and supports a diversity of activities and events of a cultural, community and civic focus; and
3. Presents as a centre of excellence for all Monash residents as a destination for inspiration, participation and creativity.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications to this report.

GENDER IMPACT ASSESSMENT

Gender Impact has been considered throughout the life of this project. A gender impact assessment was completed during the Schematic Design stage and which continued to evolve during this next stage of Detailed Design which included formation of a Social and Cultural Focus group where representatives from Council's Gender Equity Team attended as well as attending and contributing to many other focus groups.

Through the development of the design to date, and as a result of the GIA initially completed, the following items have been factored into how the design has evolved:

- Women make up majority of library users and are more likely than men to be carers of children, the elderly and users with special needs.
- Neurodiverse users and users with dementia have different experience of spaces and the sensory environment. These users are more likely to have women carers.
- Libraries need to be socially inclusive spaces and have multi-purpose areas that can be utilised by our diverse community including young adults, multicultural groups and LGTBIQA+ users as safe meeting places. This is also aligned to priorities in *Monash's Health & Wellbeing Plan* and *LGBTIQA+ Action Plan.*
- The provision of all-gender facilities is important to users; and
- More attention paid to the needs of carers of children such as enhancing the parents' room, awareness of the needs of neurodiverse users, particularly children, through choice of materials and finishes and layouts of spaces, addition of a changing places space. Location of digital learning facilities near the entrance and within proximity to staff who can assist vulnerable users.

CONCLUSION

The design work for the Project has reached the end of Milestone 3A culminating in the attached Milestone 3A summary report. The report details the work undertaken by Lyons through the various Milestones and recommends that Council progress to community consultation.

ATTACHMENT LIST

1. Attachment 1 - GWCP Milestone 3 A Summary Report [**7.1.4.1** - 150 pages]
2. Attachment 2 - Facade Development Studies Amended [**7.1.4.2** - 11 pages]
3. Attachment 3 - onemilegrid Traffic Impact Assessment [**7.1.4.3** - 37 pages]
4. GWCP Milestone 3 A Indigenous & Co- Design Consultation Report - Winsor Kerr [**7.1.4.4** - 83 pages]
5. GWCP Milestone 3 A Landscape Summary Report - GLAS [**7.1.4.5** - 55 pages]

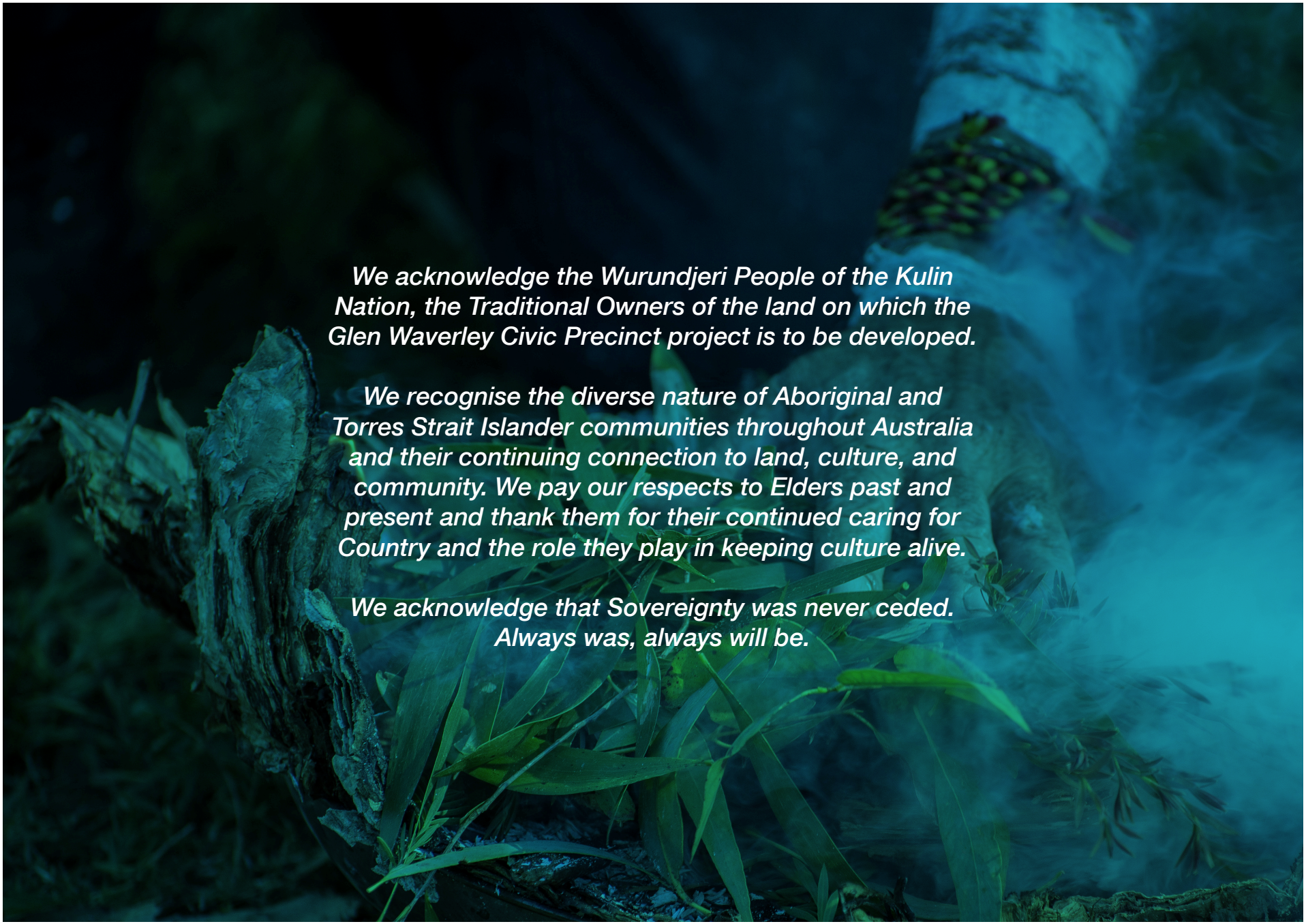


lyons

City of Monash - Glen Waverley Civic Precinct

MILESTONE 3A SUMMARY REPORT

May 2025


We acknowledge the Wurundjeri People of the Kulin Nation, the Traditional Owners of the land on which the Glen Waverley Civic Precinct project is to be developed.

We recognise the diverse nature of Aboriginal and Torres Strait Islander communities throughout Australia and their continuing connection to land, culture, and community. We pay our respects to Elders past and present and thank them for their continued caring for Country and the role they play in keeping culture alive.

We acknowledge that Sovereignty was never ceded. Always was, always will be.

Issue Record

Issue	Issued By	Issue Date
Milestone 3A Summary Issue	Adrian Stanic	12.05.2025



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1. Executive Summary

1.1 INTRODUCTION

Lyons (as principal design consultant) with Winsor Kerr and GLAS Landscape Architects were appointed by the City of Monash in March 2024 as a collaborative architecture and landscape architecture team for the Glen Waverley Civic Precinct Project. This Milestone 3A Summary Report follows on from the earlier 'Reference Design Assessment', 'Return Brief' and 'Milestone 2 Design Report' documents completed in March 2024, April 2024 and September 2024 respectively.

It has been informed by the key briefing document - Consultancy Services (Architectural and other design services) for the Glen Waverley Civic Precinct Project: Specification in addition to supporting strategic alignment documentation and stakeholder engagement across Monash City Council from May 2024 to March 2025.

During Milestone 2, the design team established a series of value management strategies in response to the Council Notice of Motion, identifying opportunities to reduce overall project costs. In Milestone 3, these strategies were further developed and integrated into the design process. This included reassessing material selections to identify more cost-effective alternatives, optimising structural and spatial layouts to minimise waste and construction complexity, and refining building systems to enhance efficiency. The design team focused on high-impact areas where cost reductions could be achieved without compromising the project's quality, functionality, or integrity, ensuring a balanced approach to value management. These strategies are detailed in Section 3 of this Report.

This collaborative process with Monash City Council has included various user group 'streams' for key users, along with various other internal and external stakeholders (including Traditional Owners) and representatives to the council. This process is documented in Section 4 of this Report.

This phase's approval and review process has also included the following key groups within Monash City Council:

- Glen Waverley Activity Centre Steering Committee (GWACSC)
- Project Control Group (PCG)
- Project Working Group (PWG)

Following numerous stakeholder engagement sessions across relevant Monash City Council stakeholders, the design team have tested a range of design iterations and produced a recommended design option that delivers approximately 9,000m2 GFA of new spaces for the Glen Waverley Civic Precinct Project that is outlined within this Report.

In addition to the proposed building, the regeneration of the surrounding external public realm spaces involve a range of landscape environments – distinct in both their functional capacity and proposed ecologies —further celebrating diversity and Country within the revitalised precinct.

The brief has been revised through consultation with Monash City Council stakeholders based on a compact building envelope and cost parameters, to deliver key functional aspects enabling alignment to the Project Vision. As a result, the precinct will deliver a new diverse range of community spaces for learning, relaxation, support and ceremony. The design team have presented and received endorsement of the revised brief, completed a Milestone 3 presentation to the Project Working Group on 27 March 2025, and are on target to meet upcoming Public Consultation and Council Strategy deadlines.

The following Volume 1, 2 and 3 design reports encompass the full design brief, design drawings, user minutes and consultant reports aligning with the deliverables set by Monash City Council.

1.2 COLLABORATIVE DESIGN TEAM

The Lyons-led Glen Waverley Civic Precinct design team consists of the following firms; Lyons, Winsor Kerr and GLAS Landscape Architects.

Our team has jointly developed the Milestone 2 Design to bring architecture and landscape into a single urban plan and conceptual framework for the civic precinct that highlights diversity of space and design thinking to enhance user experience.

Our team has been expanded with consultancies in Services Engineering (ADP), Structural and Civil Engineering (Northrop), ESD, Accessibility and Fire Engineering (DDEG), Facade Engineering (Inhabit), Traffic and Parking Engineering (One Mile Grid), Signage and Wayfinding (Buro North), Waste Management (Leigh Design), Building Surveyor (SWP), Kitchen Design (Green Design Group), Heritage Consultants (Bryce Raworth), Land Surveyor (Taylors), Arborist (Melbourne Arborists Reports), Acoustic Engineering (Acoustic Logic), Strategic Planners (Human Habitats) and Economists (Future Foods).

City of Monash have also directly engaged cost planners Currie + Brown that are working with our design team.

1.3 UPHOLDING THE PROJECT VISION

Key to the Milestone 3 design has been holding onto the key objectives set by Monash City Council and noted in the Consultant Specification. The vision statements for the redevelopment of the site are that it will:

- foster connection, learning and engagement and act as a catalyst for social and cultural interaction;
- provide adaptable spaces that support a diversity of activities and events of cultural, community and civic focus; and
- present the Site as a centre of excellence for all Monash residents as a destination for inspiration, participation and creativity.



Civic Precinct Plan



Welcome Plaza

1.4 PROJECT OVERVIEW

Building upon the principles established in the Milestone 2 Design Report, (as approved by the PWG and PCG), the design team further developed key elements in greater detail. In addition, the 'Reference Design Assessment,' 'Return Brief,' and 'Consultant Specification,' were utilised as foundational reference points.

Following detailed stakeholder and user group briefings, this brief was collaboratively refined to align with Monash City Council's latest objectives, existing site conditions, and opportunities for enhanced design outcomes. These refinements formed the basis for further development in Milestone 3, ensuring a more precise integration of cost considerations. Key brief and design developments from Milestone 3 are summarised below and further detailed throughout this Report.

Respect to the Adjacent Civic Centre: The design team refined the building's size and positioning to complement the scale and character of the adjacent Seidler-designed Civic Centre. These adjustments enhance visual harmony, strengthen connections to the existing civic precinct, and reinforce integration with the broader urban environment, ensuring a cohesive and respectful design response.

Refinement of Building Planning: The design team further streamlined the building's layout, enhancing spatial efficiency while maintaining functionality. These refinements improve circulation, simplify planning, and optimise space use, reducing construction costs and improving operational efficiency, ultimately delivering a more sustainable and cost-effective design.

Reduction in Basement Parking Area: The design team significantly reduced the basement parking area, condensing the area into a single level, delivering substantial cost and efficiency benefits to the project. This optimisation minimises excavation and structural complexity, lowering construction costs while improving long-term operational efficiency. By streamlining the building's footprint without compromising functionality, the project achieves a more sustainable and cost-effective outcome.

Generous Northern Public Realm: The project features an expanded northern public realm, enhancing outdoor spaces for community use and interaction. This development provides substantial green areas, improves pedestrian flow, and strengthens the building's connection to its surroundings, including the existing Civic Centre.

Commitment to Tree Retention: Building on the key principle established in Milestone 2, the design team remained focused on preserving existing trees as an integral part of the landscape design. This approach protects local biodiversity, enhances the public realm, and reinforces the project's commitment to sustainability and environmental sensitivity.

Integration of Cultural Narrative and Pre-Settlement History: During this design phase, a highly successful engagement process with Wurundjeri Traditional Owners was undertaken, resulting in strong, tangible design outcomes. Led by Winsor Kerr, this process deepened the project's connection to Country, embedding cultural narratives and pre-settlement history into the design in meaningful and enduring ways.

Economic Assessment and Removal of Café Cold Shell: Building upon the principles established in the Milestone 2 Economic Assessment, the design team, led by Future Foods, refined the functional requirements, location, and layout of the Civic Hall and Kitchen to balance cost and usability. Following client direction, the café cold shell has been removed, however provision for a future café has been integrated into the project.

Building Form and Massing Development: Since Milestone 2, there have been no major changes to the building form and massing. The design continues to be guided by the massing principles as approved by the Project Working Group (PWG) and stakeholders. Block and stack studies have reinforced the three-storey design with a Level 1 Civic Hall, maintaining a balance between functionality and architectural presence.

Refinement of Briefing by Department: During this design phase, extensive user consultation was undertaken to further refine the briefing. Input from each department, as detailed in Section 4 of this Report, ensured that functional requirements were met and that the building's layout and facilities were tailored to support specific operational needs.

Early Works and Site Infrastructure: The design team, led by ADP as services engineers, has explored an early works package focused on reconfiguring site infrastructure, including a new substation and generator relocation. This investigation aims to streamline construction, mitigate risks, and ensure seamless integration of essential services within the broader project time line and design framework.

Technical User Consultation: In this milestone, the design team initiated extensive user consultation with technical users and facilities managers, focusing on waste management, building operations, safety and security, and ESD. This engagement ensured the design aligns with operational needs, enhances efficiency, and integrates sustainable, safe, and well-managed solutions into the project.

Façade Design Development: Significant advancements in the façade design have been made in response to internal stakeholder direction, cost advice, and Traditional Owner input. The design approach focuses on form, proportion, and detail to create a strong visual identity while ensuring coherence within the civic precinct. These refinements enhance both the building's presence and its connection to place.

Façade Material Development: Extensive material studies have guided the development of the façade, informing the selection of colours, textures, and finishes that reflect the local character while maintaining a cohesive architectural identity within the civic precinct. This remains an ongoing area of development and will be further refined in collaboration with Monash City Council.

Interior Design Methodology: The design team, in collaboration with internal stakeholders and the PWG, developed an interior design methodology unique to the Glen Waverley Civic Precinct project. This approach establishes a strong visual identity by integrating cohesive spatial planning, materiality, and detailing, ensuring a distinctive aesthetic that enhances user experience while reflecting the character and civic vision of the area.

Interior Materiality: Materials were carefully selected with a focus on cost, durability, and sensitivity to users, ensuring a balance between longevity, practicality, and experience. This approach integrates high-quality, cost-effective materials that enhance the project's visual identity while supporting accessibility, comfort, and long-term sustainability within the Glen Waverley civic context.

Equitable Access & Design: The project team has worked closely with Monash to develop an equitable and accessible design, ensuring both the building and external landscape areas respond to the diverse needs of all users. This collaborative approach prioritises inclusivity, creating welcoming, functional spaces that support mobility, sensory needs, and overall user experience.

Human Design Principles Framework: Building on the principles established in the previous milestone, the design team continued to develop the Human Design Principles Framework, reinforcing the commitment to inclusive, user-friendly spaces that promote well-being and engagement. This framework ensures the building remains both highly functional and enriching for all users.



Kings Way looking South

1.5 KEY BRIEF DEVELOPMENTS IN MILESTONE 3

The project design brief has remained relatively consistent with the Consultant Specification (completed by Monash City Council) throughout Milestone 3. Changes to briefing requirements in this phase have resulted through ongoing consultation with representatives from Monash City Council and internal stakeholders. Key groups informing changes to brief in this phase include:

- Glen Waverley Activity Centre Steering Committee (GWACSC)
- Project Control Group (PCG)
- Project Working Group (PWG)
- Monash City Council user consultation

Further detailed information on changes to the brief in Milestone 3 are outlined in Section 6, Functional Design Brief and the Schedule of Departures from the Consultant Specification

Following the completion of Milestone 2, prior to the commencement of Milestone 3, the following value management changes to the project were reviewed and approved by the PWG. Please refer to Section 3 of the Milestone 2 Design Report for further detail. These include:

- Area rationalisation to realign the overall project area to the verified functional brief requirement.
- Review of service requirements including the rationalisation of the Central Energy Plant, reduction in the basement mechanical allowance.
- Ongoing review of the potential opportunity to amend parking requirements allowing for a reduction in overall basement area and site excavation.



Community Reading Room

1.6 OUTSTANDING ITEMS

Upon completion of Milestone 3, there are a series of items flagged for capturing in the next design phase (Milestone 4) agreed with Monash City Council timing. (Timing based on an approach to early works and staging).

These outstanding items are captured for tracking in the future associated stage and include:

- Strategy for Early Works Package and Site Infrastructure Upgrades – Confirmation of approach for site infrastructure, including the new substation and generator relocation.
- Integration with Kings Way Upgrades – Coordination with Council to align project scope with planned street improvements.
- Engagement with Waste Consultant – Council direction on operational waste strategies, including possible engagement of a logistics consultant.
- Engagement with Facade and Roof Access and Maintenance Consultant – Confirmation of approach for maintenance and service access.
- Relevant ESD Initiatives –Council direction on sustainability measures and engagement of required consultants to facilitate the Green Star process. Payment and authorisation of building registration on the Green Building Council.
- Finalisation of Façade Materiality – Approval of material selection and refinement.
- Confirmation of Briefing for Civic Hall Stage – Review and approval of stage functionality and design requirements.
- Finalisation of Briefing for the Flexible Lounge – Refinement of functional requirements and user needs.
- Strategy for Decanting and Site Demolition – Council input on phasing and relocation planning.
- Confirmation of wayfinding briefing aspects such as braille and tactile signage requirements and additional languages strategy.
- Development of a Public Artwork and Interpretive Signage Strategy – A cohesive approach to embedding artwork and storytelling within the public realm and building interiors.
- Verification and approval of proposed building population numbers.

1.7 NEXT STEPS

Lyons, as Architect and Lead Consultant request approval of this Milestone 3A Summary Report contents to move into Milestone 4. The next key steps in the following design phase include:

- Seek approval from the PWG, PCG and Monash City Council to commence Milestone 3B (Planning Permit Application).
- Finalisation of the Procurement Methodology, selecting either Construct-Only (Milestone 4A) or Design & Construct (D&C) (Milestone 4B), with potential consultant novation and confirmation of any required Early Works package requirement,
- Value Management activities to realign any budget constraints with the ongoing design if required.
- Continued user consultations with various stakeholder groups with Monash City Council representatives throughout Milestone 4.
- Develop and finalise strategies for project staging, demolition and buildability scoping with stakeholders and quantity surveyors,
- Preparation of coordinated drawings, tender specification and relevant approvals in prior to the commencement of Milestone 5A,
- Assist in the tender selection process, providing services as outlined in the Consultant Specification.
- Progress Fire Engineering Brief and commence engagement with Fire Rescue Victoria,
- Continued exploration of opportunities to integrate meaningful Indigenous narrative into the design, with ongoing consultation with Traditional Owners,

The timing for the completion of Milestone 3B and Milestone 4 will be confirmed once the project start dates are clarified and a procurement strategy is finalised. Milestone 4 is anticipated to take approximately seven months to complete. The current cost plan assumes that a principal contractor will be appointed by June 2026, as advised by Monash.



Library Terrace



Western facade looking into the
Civic Hall

2. Terms of Reference

2.1 INTRODUCTION

The Glen Waverley Civic Precinct Project Milestone 3 Report has been based on the following Terms of Reference:

- Council Notice of Motion – 8.58 NOM No. 16 – Glen Waverley Civic Precinct Project
- Consultancy Services (Architectural and other design services) for the Glen Waverley Civic Precinct Project: Specification
- Glen Waverley Civic Precinct Milestone 2 Design Report (Volume 1 & 2)
- Glen Waverley Civic Precinct Reference Design Assessment
- Glen Waverley Civic Precinct Return Brief

2.2 STRATEGIC ALIGNMENT

The Glen Waverley Civic Precinct Project responds to various policies and strategy directions of Council including:

- Council Plan 2021-2025
- Asset Plan 2021-2031
- Council Plan 2017-2021
- Strategic Asset Management
- Healthy and Resilient Monash Integrated Plan
- Monash Future Libraries Report
- Glen Waverley Activity Centre Structure Plan
- Environmental Sustainability Strategy
- Monash Planning Scheme
- Monash Innovate Reconciliation Action Plan
- Suburban Rail Loop – Glen Waverley Draft Precinct Vision



Council Notice of Motion





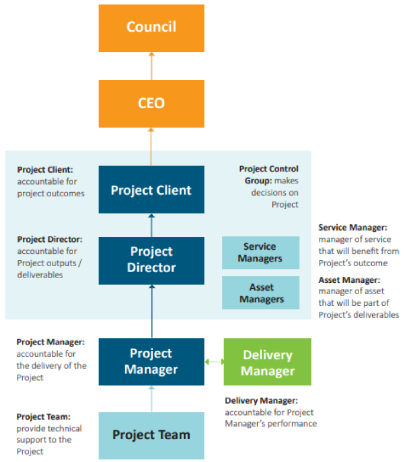
Key Strategic Alignment Documents

2.3 PROJECT GOVERNANCE

The projects governance framework is shown in the diagram below. It compromises of a reporting framework with four input and decision-making bodies being:

1. Input - Project Working Group (PWG) comprising of City of Monash personnel and reports to the Project Control Group for authority to proceed and variations to project scope, program and budget.
2. Input - Project Control Group (PCG) comprising of members of City of Monash Executive Leadership Team and key Managers.
3. Input - Glen Waverley Activity Centre Steering Committee (GWACSC) comprises Glen Waverley Ward Councillors, members of City of Monash Executive Leadership Team and key Managers.
4. Decision making - Council – the elected Councillors of the City of Monash

Project Roles and Responsibilities



Project Governance Structure

2.4 PROJECT CONSULTATION

The collaborative process with Monash City Council (MCC) has included several user group 'streams' for key users, along with various internal stakeholders to the GWCP Project. This phases' approval and review process has included the following key groups within MCC:

- *Glen Waverley Activity Centre Steering Committee (GWACSC)*
- *Project Control Group (PCG)*
- *Project Working Group (PWG)*

For further information and details refer to Section 4: Stakeholder Engagement Process.

2.5 DESIGN CONSULTANT TEAM

The current project Design Team involved in the Glen Waverley Civic Precinct Milestone 3 Report consists of:

- Architect/ Principal Consultant: Lyons Architects
- Collaborating Architect: Winsor Kerr
- Landscape Architect: GLAS
- Quantity Surveyor: Currie and Brown
- Services Engineer, Audio Visual Consultant: ADP Consulting
- Structural and Civil Engineer: Northrop
- Building Surveyor: Steve Watson and Partners
- Façade Engineer: Inhabit
- Acoustic Engineer: Acoustic Logic
- Fire Engineering, Sustainability Consultant, Access Consultant: DDEG
- Waste Management: Leigh Design
- Kitchen Consultant: Green Design Group
- Traffic Engineer: One Mile Grid
- Planning Consultant: Human Habitats
- Heritage Consultant: Bryce Raworth
- Crime Prevention Through Environmental Design (CPTED) Consultant: Introba
- Economic Assessment: Future Foods
- Signage and Wayfinding: Buro North

Design Consultant Schedule

The following consultation workshops and meetings have occurred through the Milestone 3 phase.

For further information, including stakeholder engagement sessions attended by representatives from Monash City Council, refer to Section 4: Stakeholder Engagement Process.

Meeting	Date
Consultant Team Meeting (All Consultants)	24.09.24 08.10.24 22.10.24 19.11.24 03.12.24 14.01.25 28.01.25 11.02.25 25.02.25 11.03.25 25.03.25
Structure + Services Coordination Meeting (Lyons, Northrop + ADP)	17.09.24 15.10.24 12.11.24 26.11.24 02.12.24 10.12.24 16.12.24 07.01.25 20.01.25 21.01.25 30.01.25 04.02.25 12.02.25 18.02.25 25.02.25 04.03.25
Design Collaborators Meeting (Lyons, GLAS + Winsor Kerr)	01.10.24 08.10.24 24.10.24 31.10.24 11.11.24 14.11.24 02.12.24 05.12.24 16.12.24 16.01.25 30.01.25 05.02.25 13.03.25 19.03.25 27.03.25
ESD Workshop	12.11.24 10.12.24 14.01.25 21.01.25 13.02.25 17.02.25
Façade Design Workshop (including Façade/ Structure Coordination Meetings)	09.10.24 17.10.24 31.10.24 12.11.24 19.11.24

Meeting	Date
Façade Design Workshop (including Façade/ Structure Coordination Meetings) *Cont.*	21.11.24 03.12.24 17.12.24 16.01.25 03.02.25 04.02.25 18.02.25 21.02.25 04.03.25 18.03.25
BIM Coordination Meeting	08.10.24
Traditional Owners Engagement Strategy Workshop (internal only)	08.10.24 11.11.24 29.11.24 22.01.25 06.03.25 11.03.25
Loading, Basement + At-Grade Parking Workshops	17.09.24 31.10.24 07.11.24 12.11.24 03.02.25
CPTED Workshop	17.09.24 29.11.24 09.12.24 14.01.25 21.01.25
Landscape + Civil Coordination Meeting	15.10.24 11.11.24 16.01.25 11.02.25
Civic Hall Services Workshop	22.10.24
Roof Coordination Workshop	28.11.24
Acoustic Design Review Meeting	28.02.25 11.03.25
Building Surveyor Review (including Access Review)	26.02.25
Signage + Wayfinding Design Meeting	23.01.25 21.02.25 19.03.25
External Lighting Design Workshop	23.01.25 06.01.25
Waste Workshop	19.09.24
AV Coordination Workshop	27.02.25
Town Planning Strategy Meeting (including Heritage Consultant Meetings)	28.01.25 12.02.25
Cost Plan Strategy Meeting	06.03.25 17.03.25

3. Cost Planning & Value Management

3.1 VALUE MANAGEMENT PROCESS AND STRATEGIES

Value management strategies, developed in Milestone 2 and endorsed by the PWG and PCG, focus on reducing cost without compromising quality or functionality. These include design, material, and construction optimisations, refined further in Milestone 3 to ensure alignment with project objectives. All updates were reviewed with the PWG to maintain design integrity.

The following summarises the high-level strategies carried through from Milestone 2 into Milestone 3.

Strategy 1: Functional Brief

The Functional Brief established in Milestone 2 has continued to evolve through a detailed and collaborative consultation process. Working closely with the PWG and user groups, the design team has undertaken further review to ensure the brief remains aligned with the project's objectives. This has involved refining specific requirements, validating priorities, and addressing any gaps to ensure the brief supports the overall vision and functional aspirations of the project.

Verification Process of changes to the Functional Brief:

- Continued analysis of Original Functional Brief
- Focused User Groups with Monash Stakeholders (including dedicated building facilities and management representatives)
- Presentation and Approval of changes by the Project Working Group (PWG)

Strategy 2: Compact Building Footprint

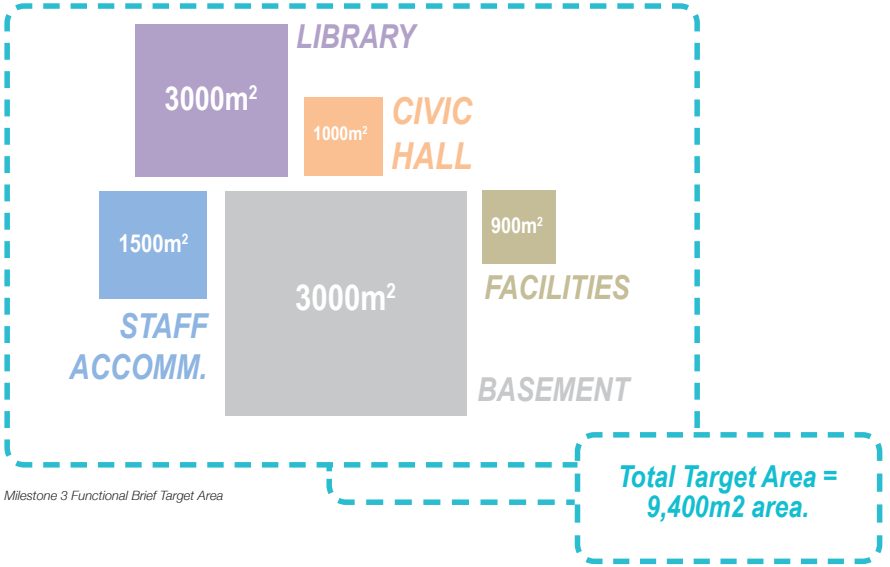
The compact building footprint strategy established in Milestone 2 remains a core aspect of the design. Throughout Milestones 2 and 3, the design team continued to test and confirm its benefits, reduced construction and operational costs, improved energy efficiency, and clearer internal planning and wayfinding. This approach ensures efficient use of space while supporting the project's broader objectives.

Key Adjustments in Milestone 2:

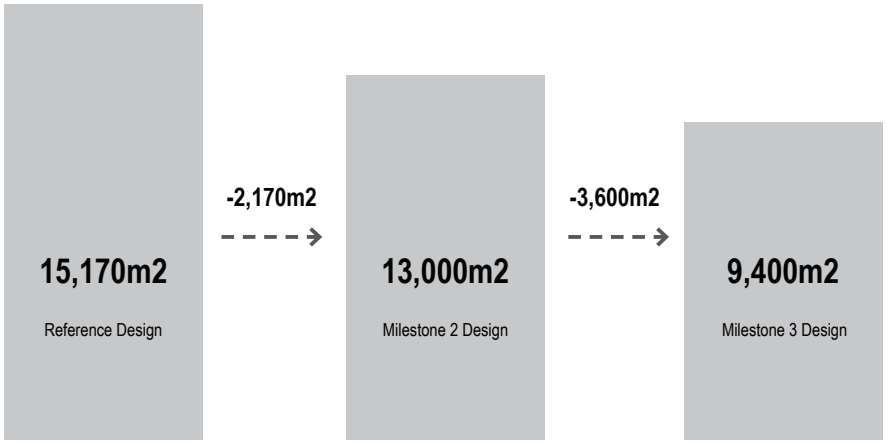
- Reduction in overall project area from 15,170sqm (Reference Design Plans, 2023) to a target of 13,000sqm (Milestone 2 Design Plans, 2024).

Verification Process of Changes to the Building Footprint:

- Direction from the PWG, PCG, and GWACSC to amend the parking provision strategy for the site, providing an opportunity to reduce the overall project area.
- Integration and implementation of amendments to the Functional Brief.
- Ongoing workshops with the Project Working Group (PWG) and the Project Control Group (PCG)



Milestone 3 Functional Brief Target Area



Rationalisation of Building Footprint

Strategy 3: Economic Assessment

As outlined in the Return Brief, the following project scope items were flagged for value management:

- Strategic review of Civic Hall functions to explore size reduction
- Rationalisation of Civic Hall scope, including removal of tiered seating
- Review of Café facilities within Library and Learning Spaces
- Review of Commercial Kitchen facilities

To evaluate these, specialist consultants Future Foods conducted an Economic Assessment during Milestone 2. Their cost-benefit analysis—unchanged in Milestone 3—continues to guide value management decisions.

Cafe Assessment

The assessment explored the feasibility of a café, analysing setup costs, revenue potential, and operational expenses. Three delivery models were considered:

1. Cold shell – tenant funds full fit-out
2. No café (capped services) – future café enabled with essential infrastructure
3. Warm shell – pre-fitted for immediate occupation by a social enterprise

The capped services model was found to be the most cost-effective, offering future flexibility without upfront costs. This option was endorsed by the PWG and PCG.

Verification Process of changes to the Café:

- Workshops with PWG and PCG
- Presentation to Glen Waverley Activity Centre Steering Committee
- Cost-benefit analysis by Currie & Brown confirming capped services as most efficient

Civic Hall & Commercial Kitchen Assessment

Economic analysis of the Civic Hall and kitchen assessed capital costs, operations, and income potential, ensuring long-term viability. These findings informed design decisions in Milestone 2—particularly sizing and location—which remain unchanged in Milestone 3.

Strategy 4: Basement Design

Acknowledging that the basement design in the Reference Design plans significantly exceeded the allowable briefed area, revising the carpark layout was critical to reducing overall building size and cost.

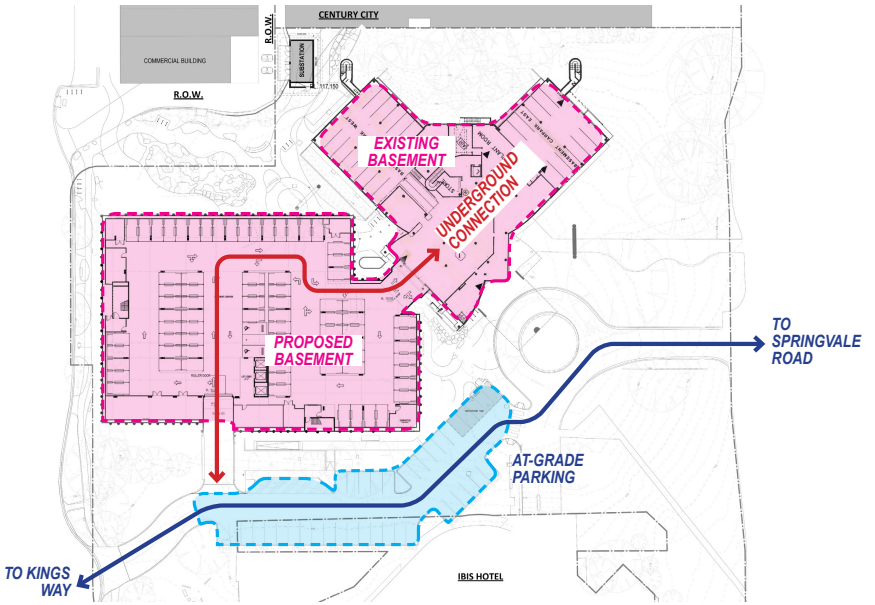
In Milestone 2, Currie + Brown's cost-benefit analysis determined that a three-level basement was more cost-effective than the original two-level design. Extensive stakeholder consultation was undertaken to confirm appropriate parking requirements for a development of this scale.

As part of Milestone 3's ongoing value management process, the City of Monash Traffic Engineering team reviewed on-site parking provisions in the context of surrounding network capacity. The review concluded that parking could be reduced to 117 spaces—matching existing site provision. In response, the project team explored single- and two-level basement options, with Currie + Brown confirming that a single-level basement with an expanded site footprint offered the best value outcome. Monash directed the team to proceed with this approach.

The revised single-level basement delivers major cost savings by reducing excavation, simplifying structure, and minimising environmental impact. It improves construction efficiency and user accessibility, while also reducing long-term maintenance needs. Importantly, it enables the retention of several significant canopy trees, aligning with the project's goal to preserve mature vegetation and enhance local ecology.

Key adjustments:

- Basement area reduced from 6,600sqm (Milestone 2, 2024) to target of 3,000sqm (Milestone 3, 2025)
- Updated basement carpark design
- Verification process included
- User workshops with expert consultants and Monash stakeholders
- Workshops with the PWG and PCG
- Presentation to the Glen Waverley Activity Centre Steering Committee (GWACSC)
- Cost-benefit analysis by Currie + Brown confirming the single-level option as most cost-effective



On-site Parking Strategy Overview



Western (Kings Way) facade

4. Stakeholder Engagement

4.1 OVERVIEW

The collaborative process with Monash City Council (MCC) has included several user group 'streams' for key users, along with various internal stakeholders to the GWCP Project. This phases' approval and review process has included the following key groups within MCC:

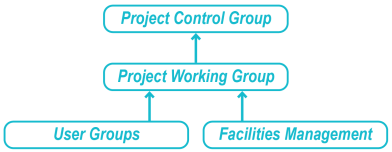
- *Glen Waverley Activity Centre Steering Committee (GWACSC)*
- *Project Control Group (PCG)*
- *Project Working Group (PWG)*

The framework within which consultation has occurred within this milestone is summarised in the diagram below.

User Group consultation has been conducted during Milestone 3, using the GWCP Stakeholder Map as a baseline to guide engagement. Relevant Monash City Council representatives were invited as required, based on their department or area of expertise. The purpose of these meetings was to build upon the fundamental principles established in Milestone 2 and further develop the project design and critical functional requirements in greater detail. PWG team members attended each user group session to contribute to strategic, project-wide discussions. Additionally, the PWG served as a 'User Group Debrief' forum, facilitating discussions with MCC representatives to review and provide direction on any brief change requests arising from the user group sessions.

The following consultation workshops and meetings with the PCG and GWACSC have occurred through Milestone 3:

- *02.12.24 – PCG Presentation*
- *17.12.24 – GWACSC Presentation*



Milestone 3 Engagement Framework



Level 1 Library

4.2 PROJECT WORKING GROUP (PWG)

The planning, evaluation and development of the GWCP Project in Milestone 3 was overseen by Project Working Group:

Project Working Group Representatives	
Christine Van der Ark	Coordinator Property & Strategic Projects
Andrew Shaw	Acting Manager of Property & City Design
Shane McMahon	Strategic Project Manager
Sandra Bruce	Operations Coordinator
Tong Te	Senior Strategic Transport Engineer
Margherita Barbante	Manager Arts and Libraries
Su-En Chng	Senior Architect
Hugh Bennett	Transport Engineer
Marg Spowart	Customer Experience
Daniel Ballan	Customer Experience & Community Facilities
April Williams	Circular Economy Lead
Nilupa Mahanama	Senior Coordinator Libraries
Claire Brace	Coordinator Sustainability
Anthony Ziem	Coordinator Facilities Maintenance
Carmel Ron	Zero Carbon Program Lead

The following consultation workshops and meetings with the PWG have occurred through Milestone 3:

- 03.10.24 - PWG
- 07.11.24 - PWG
- 06.12.24 - PWG
- 16.01.25 - PWG
- 20.02.25 - PWG
- 27.03.25 - PWG

For further details, refer to **Volume 3**: Project Working Group Minutes.



Milestone 3 Stakeholder Map

4.3 FOCUS GROUP WORKSHOPS BY USER

Building upon the workshops and outcomes of Milestone 2, the design team continued to engage with key internal stakeholders through a series of user groups focused on developing the design of key spaces in greater detail. These sessions provided further insights into project vision and opportunities, operational needs, and existing challenges. The primary objective was to refine the building's functionality to ensure alignment with daily workflows while also enhancing the user experience. Additionally, this collaborative process fostered a sense of ownership among staff by actively involving them in the design and decision-making process.

User Groups were broken into five key streams:

1. Public Realm
2. Libraries
3. Civic Hall, Arts + Events
4. Staff Accommodation (Office)
5. Social + Cultural Inclusion

The following consultation user group workshops and meetings have occurred through Milestone 3:

- 17.09.24 – Library User Experience Round 1
- 07.11.24 – Library User Experience Round 2
- 28.11.24 - Library User Experience Round 3
- 16.11.24 - Library User Experience Round 4
- 03.10.24 – Childrens Library Round 1
- 19.11.24 – Childrens Library Round 2
- 22.10.24 – Library Collections Round 1
- 21.01.25 – Library Collections Round 2
- 29.10.24 – Library Operations Round 1
- 19.11.24 – Library Operations Round 2
- 24.10.24 – Commercial Kitchen Round 1
- 26.11.24 – Commercial Kitchen Round 2
- 29.10.24 – Civic Hall Round 1
- 14.11.25 – Civic Hall Round 2
- 01.10.24 – Social + Cultural Inclusion (Amenities)
- 28.11.24 – Social + Cultural Inclusion (Accessibility)
- 12.11.24 – Staff Accommodation
- 13.12.24 – Public Realm User Experience
- 27.02.25 – Interior Design
- 24.03.25 – Signage + Wayfinding

For further details, refer to Volume 3, Appendix Y: Internal Stakeholder Focus Group Presentations & Minutes

4.4 FOCUS GROUP WORKSHOPS BY DISCIPLINE

Throughout Milestone 3, the design team engaged with relevant Monash City Council staff to refine key aspects of building functionality, management, and long-term maintenance. Unlike the broader workshops of Milestone 2, these sessions had a detailed technical focus, addressing maintenance needs, operational challenges, and system efficiency. The primary objective was to optimise building systems for long-term management, align them with maintenance workflows, and enhance operational reliability. These workshops also ensured that technical staff played an active role in decisions impacting the building's functionality and sustainability.

The following consultation user group workshops and meetings have occurred through Milestone 3:

- 17.09.24 – Security + Access Round 1
- 10.02.25 – Security + Access Round 2
- 24.09.24 – Traffic + Parking Round 1
- 14.11.24 – Traffic + Parking Round 2
- 23.10.24 – Building Services
- 03.12.24 – Electrical Services
- 31.10.24 – Waste Management
- 17.12.24 – Hydraulic + Fire Services
- 23.01.25 – Crime Prevention Through Environmental Design (CPTED)
- 23.01.25 – Environmentally Sustainable Design (ESD)
- 13.02.25 – Water Sensitive Urban Design (WSUD)
- 02.04.02 – Horticulture (Public Realm)
- 04.03.25 – Heritage Architecture

For further details, refer to Volume 3, Appendix Y: Internal Stakeholder Focus Group Presentations & Minutes

As part of Milestone 3, a Safety in Design workshop was held to assess and integrate safety considerations into the project's development. The session focused on identifying potential risks, ensuring compliance with relevant safety standards, and embedding best practices into the design. Key objectives included addressing construction and operational safety, mitigating hazards through design solutions, and enhancing long-term user safety. The workshop also provided a platform for collaboration between the design team, technical staff, and expert consultants to ensure a proactive approach to risk management.

The following Safety in Design Workshop occurred through Milestone 3:

- 06.02.25 – Safety in Design Workshop

Refer Appendix T: Safety In Design Register

As part of Milestone 3, a procurement workshop is planned to be held prior to the commencement of Milestone 4. This session will focus on defining the approach for sourcing and delivering key project elements, including procurement strategies, time lines, and risk management. The workshop aims to refine the procurement framework, identify critical procurement milestones, and address potential challenges in the tendering and contracting process. It will also facilitate collaboration between stakeholders to support a smooth transition from design to construction.



Revolving Door & Canopy Link

4.5 ENGAGEMENT WITH TRADITIONAL OWNERS

The engagement process with Traditional Owners involves respectful consultation to understand cultural values, land connections, and aspirations for the site. The objectives are to ensure the project honors Indigenous heritage, incorporates Traditional Owners' knowledge, and fosters meaningful partnerships that contribute to the project's cultural and environmental integrity.

Developed by collaborating architect Winsor Kerr, Lyons and the PWG, the fundamental engagement principles with Traditional Owners for the GWCP Project are as follows:

- **Reconciliation.** Engage in initiatives that promote healing and build trust between Indigenous and non-Indigenous peoples.
- **Indigenous Led**. Acknowledge and respect the authority of Indigenous leaders and Elders, integrating their guidance and decisions into all stages of the project. Allow for traditional knowledge integration into the project in a meaningful way.
- **Place Based.** Create designs that are sensitive to the specific geographical, cultural, and historical context of the place, reflecting the unique identity of the local Indigenous community.
- **Prioritise connection to Country, Place and Peoples**. Foster ongoing relationships with Indigenous communities, ensuring their connection to Country is maintained and supported through continuous engagement.
- **Support Traditional Custodians.** Support Traditional Custodians through capacity-building initiatives, including education, training, and employment opportunities related to the project.
- **Prioritise TC views and values.** Align project goals and designs with the values and priorities of Traditional Custodians, ensuring that their cultural and spiritual needs are met.
- **Promote Blak Business.** Prioritise the use of Indigenous-owned businesses and suppliers in project procurement processes, supporting the growth of Blak business enterprises.
- **Transparent.** Commit to honest and open communication with Indigenous stakeholders, ensuring that expectations, limitations, and potential impacts are clearly discussed.

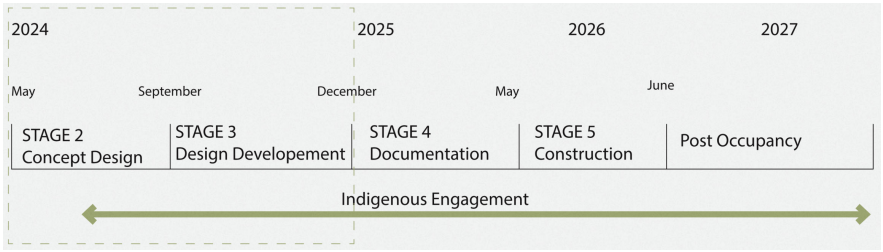
The following consultation workshops and meetings have occurred through Milestone 3:

- 21.11.25 – Walk on Country with Traditional Owners (Wurundjeri)
- 28.11.25 - Meeting with Traditional Owners (Wurundjeri)
- 30.01.25 - Meeting with Traditional Owners (Wurundjeri)
- 20.02.25 - Meeting with Traditional Owners (Wurundjeri)
- 13.03.25 - Meeting with Traditional Owners (Wurundjeri)

The design team engaged with Bunurong Traditional Owners as a sign of respect and to acknowledge their cultural perspectives, recognising the value of their input in shaping the project. However, as the site is on Wurundjeri Country, engagement has been more extensive with Wurundjeri Traditional Owners to ensure their knowledge, traditions, and connections to place are meaningfully integrated into the design.

- 24.10.24 – Engagement Meeting (Bunurong)

For further details, refer to Indigenous Design Opportunities Report prepared by Winsor Kerr in this Volume and Volume 3, Appendix Z: Co-Design Consultation Presentation & Minutes



Engagement Model - Winsor Kerr

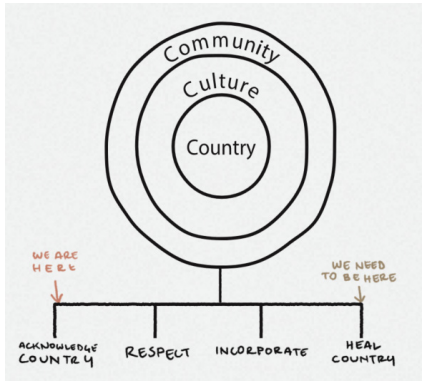


Image - Winsor Kerr

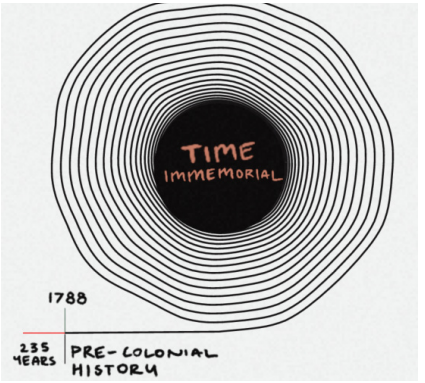
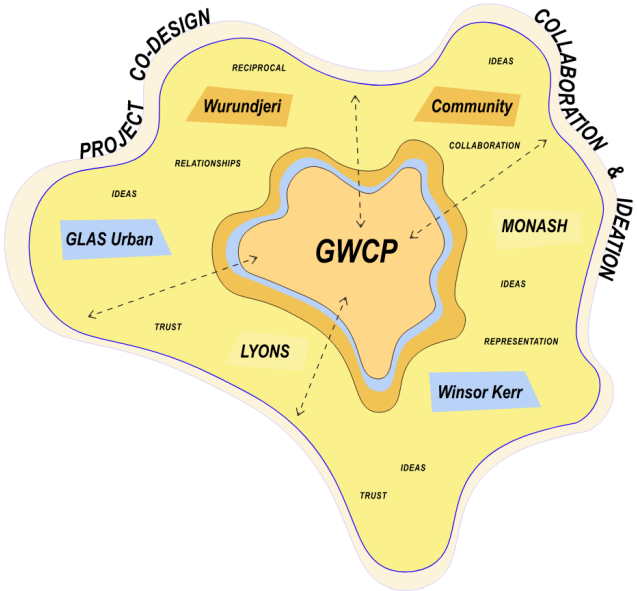


Image - Winsor Kerr



Project Design Aspirations

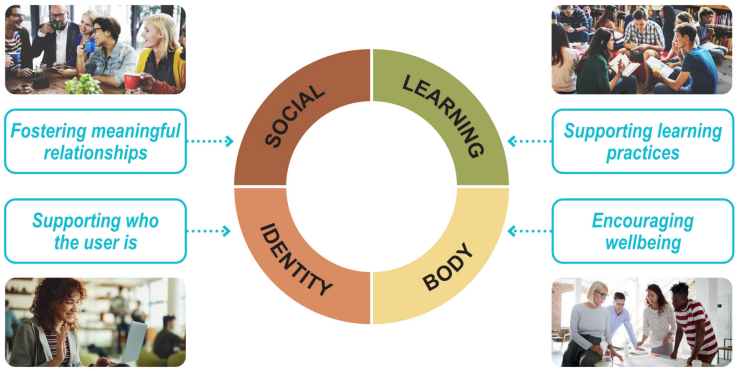
4.6 HUMAN DESIGN PRINCIPLES

During Milestone 3, the Human Design Principles Template (HDPT) was further developed, building upon the foundational principles established in Milestone 2. This process involved deeper engagement with users to refine and integrate these principles into the interior design, ensuring their application across key spaces.

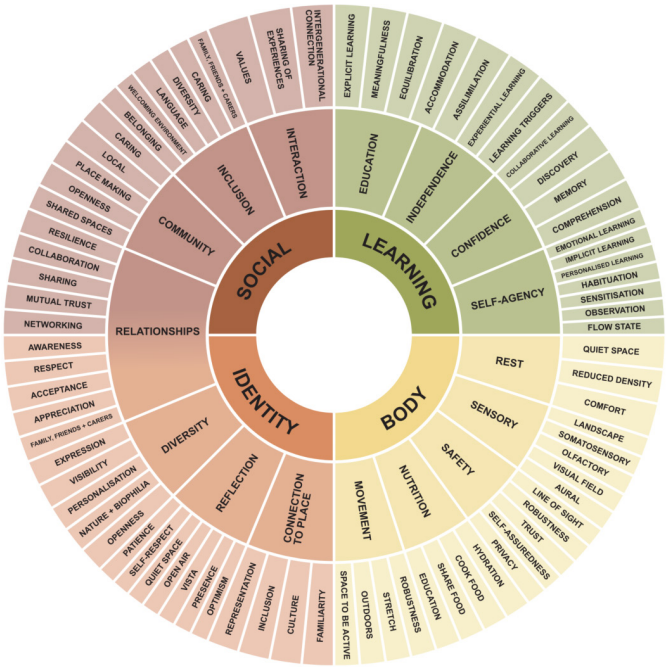
The HDPT framework, which is based on four key human factors—Learning, Identity, Social Connection, and Body—continued to serve as a critical tool for evaluating design ideas in community architecture. In this phase, the principles were translated into more detailed design strategies, aligning with feedback from the Project Working Group (PWG) and user group workshops.

As part of this process, 'design outputs' were developed to provide clear direction on how each space should respond to human-centred considerations. These outputs were directly applied to the evolving interior design, ensuring a cohesive approach that balanced creativity, functionality, and usability.

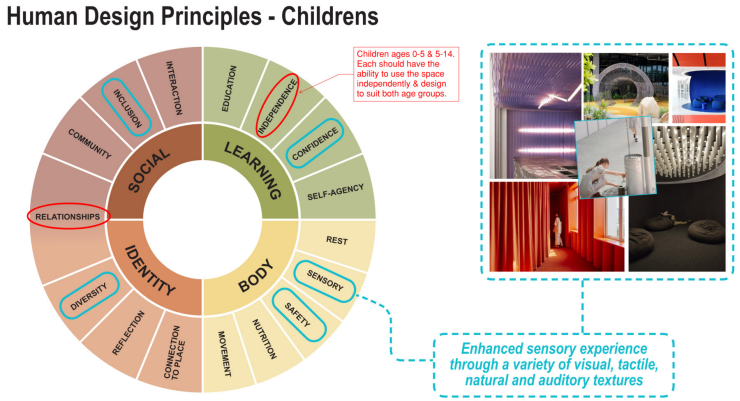
The structured methodology of the HDPT continued to guide design decisions, ensuring alignment with project objectives while maintaining clarity amidst time and budget constraints. Through ongoing collaboration between the consultant team and project stakeholders, the template was refined to reflect contemporary user needs and aspirations. The integration of the HDPT into the recommended design option demonstrates its role in shaping a responsive and meaningful built environment.



Human Design Principles Overview



Human Design Principles Template



Human Design Principles Design Outputs Example (Childrens)



Civic Hall in Gala Mode

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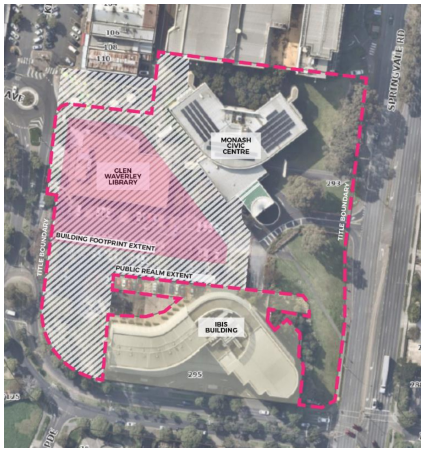
5. Site Investigations

5.1 SITE DESCRIPTION

The Glen Waverley Civic Precinct is located at the southern end of the vibrant Kings Way shopping strip and is currently occupied by three key buildings:

- **Civic Centre** – Designed by renowned architect Harry Seidler and constructed in 1984, this architecturally significant building serves as Monash Council's offices.
- **Glen Waverley Library** – Built in 1973, the library is now considered to be at the end of its useful life.
- **IBIS Business Hotel** – A privately owned building, with part of the space leased by Council for office use.

The surrounding public realm includes an underutilised lawn to the east and a passive paved plaza to the north. However, movement through the site is constrained, particularly at the narrow bottleneck between the Civic Centre and Library, leading into an area dominated by internal roads. The existing War Memorial, located adjacent to the IBIS Hotel, is a significant site feature that will be carefully considered in future design strategies.



Scope of Works


Library Forecourt


At-Grade Carpark - Library Forecourt

5.2 CONTEXT CONNECTIONS (GWAC & SRL)

The site is bound by Springvale Road on the east, Kings Way on the south and west and Retail and Century City on the north. There is a vehicular right of way serving the rear of the Kings Way retail strip towards the site's north. The project team has considered key contextual connections in their siting and massing strategy, including:

- Locality at southern end of the Glen Waverley Activity Centre (GWAC)
- Pedestrian connection to Kings Way shopping strip to the north
- Public transport infrastructure connections via Glen Waverley Train Station and bus station located to the north and the future Suburban Rail Loop works.
- Glen Waverley Anglican Church and low scale residential areas south and west of the site

Suburban Rail Loop

Planning for the future Suburban Rail Loop station in Glen Waverley is a critical consideration for the project, as it will significantly enhance regional connectivity and drive increased pedestrian movement throughout the precinct. The station's development presents an opportunity to strengthen active transport strategies, encouraging walking and cycling as primary modes of access. The project team has considered how these future transport shifts will shape movement patterns, ensuring seamless urban connections between the site, the new transport hub, and the broader Glen Waverley Activity Centre. This includes prioritising pedestrian-friendly pathways, safe crossings, and integrated wayfinding to support a well-connected and accessible public realm.



Extract from SRL Draft Precinct Vision

Bogong Multi-Level Carpark

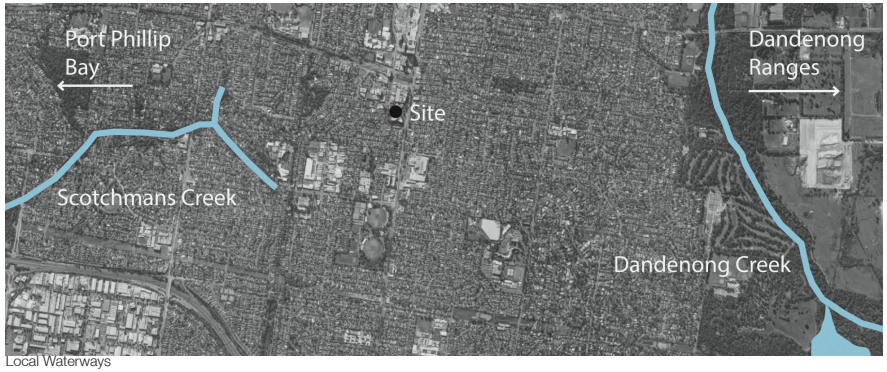
The new multi-level car park on Bogong Avenue will serve as a key access point for visitors, with a significant number arriving from the east. This has informed the site's circulation strategy, ensuring clear and intuitive pedestrian connections between the car park and key entry points. The design prioritises safe, well-defined pathways and wayfinding elements to enhance accessibility and create a seamless transition from parking to the wider precinct.

5.3 CULTURAL HERITAGE (PRE-SETTLEMENT)

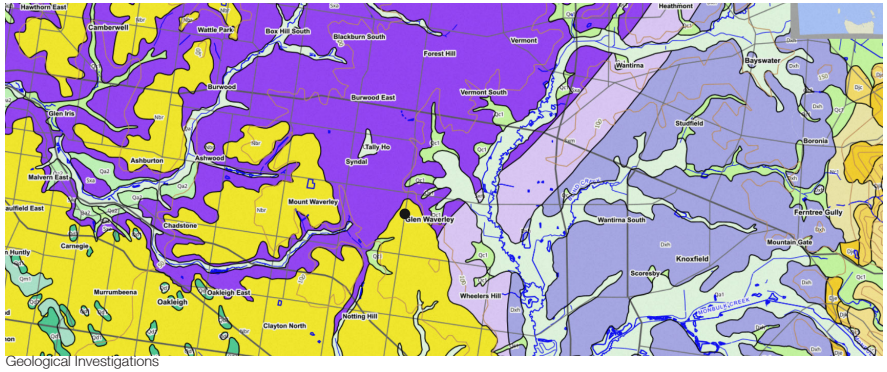
The project site is located on the unceded lands of the Wurundjeri Woi Wurrung people of the Eastern Kulin Nation, with the broader City of Monash also encompassing Bunurong lands and waters. As a place of shared culture, the project acknowledges the significance of engaging with both Traditional Custodian groups to ensure a meaningful connection to Country.

A comprehensive site study has been undertaken to understand the pre-settlement landscape, exploring its ecology, geology, biodiversity, and hydrology. This research informs design strategies that respect and respond to the site's natural systems.

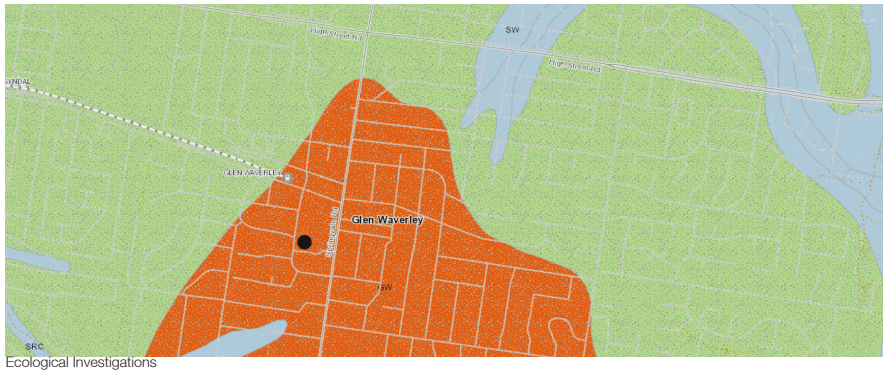
- **Geology** – The site sits within the geological formations of the Red Bluff Sandstone and the Melbourne Formation Siltstone, shaping its underlying structure.
- **Ecology** – Positioned between the Dandenong Ranges to the east and Port Phillip Bay to the west, the site is part of a biodiverse corridor linking mountains to the bay. Historically, the land was classified as 'Grassy Woodland,' featuring a mix of open eucalypt and She Oak woodland with a rich under-story of grasses and herbs.
- **Biodiversity** – Consideration for the preservation of native habitats and protection of endangered species is integral to the development approach.
- **Hydrology** – Located between Scotchman's Creek to the west and Dandenong Creek to the east, the site has been shaped by environmental forces and human impact, which have significantly altered water flows over time. Recognising these changes is essential in embedding sustainable water management strategies within the design.



Local Waterways



Geological Investigations



Ecological Investigations

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5.4 SITE TOPOGRAPHY

The site features a natural fall of approximately 6.5 meters from northwest to southeast over a 190-meter distance, with a more gradual slope across the northern plaza. This topography presents an opportunity to shape public spaces that respond to the land's natural contours, support Water Sensitive Urban Design (WSUD) strategies, and minimise excavation and earthworks. The public realm design will carefully integrate ramps and staircases to ensure equitable access, creating a seamless and inclusive experience for all users.

5.5 SURVEY INFORMATION

The feature and level survey conducted by Taylors Surveyors on March 20–21, 2024, served as the primary survey throughout Milestone 2 and 3, providing key site data for design development. For Milestone 3, an extended feature survey was undertaken to further refine the project's understanding of site conditions, with a particular focus on informing Water Sensitive Urban Design (WSUD) strategies and assessing implications for the Kings Way interface.

For further details, refer to Appendix S: Feature Survey prepared by Taylors.

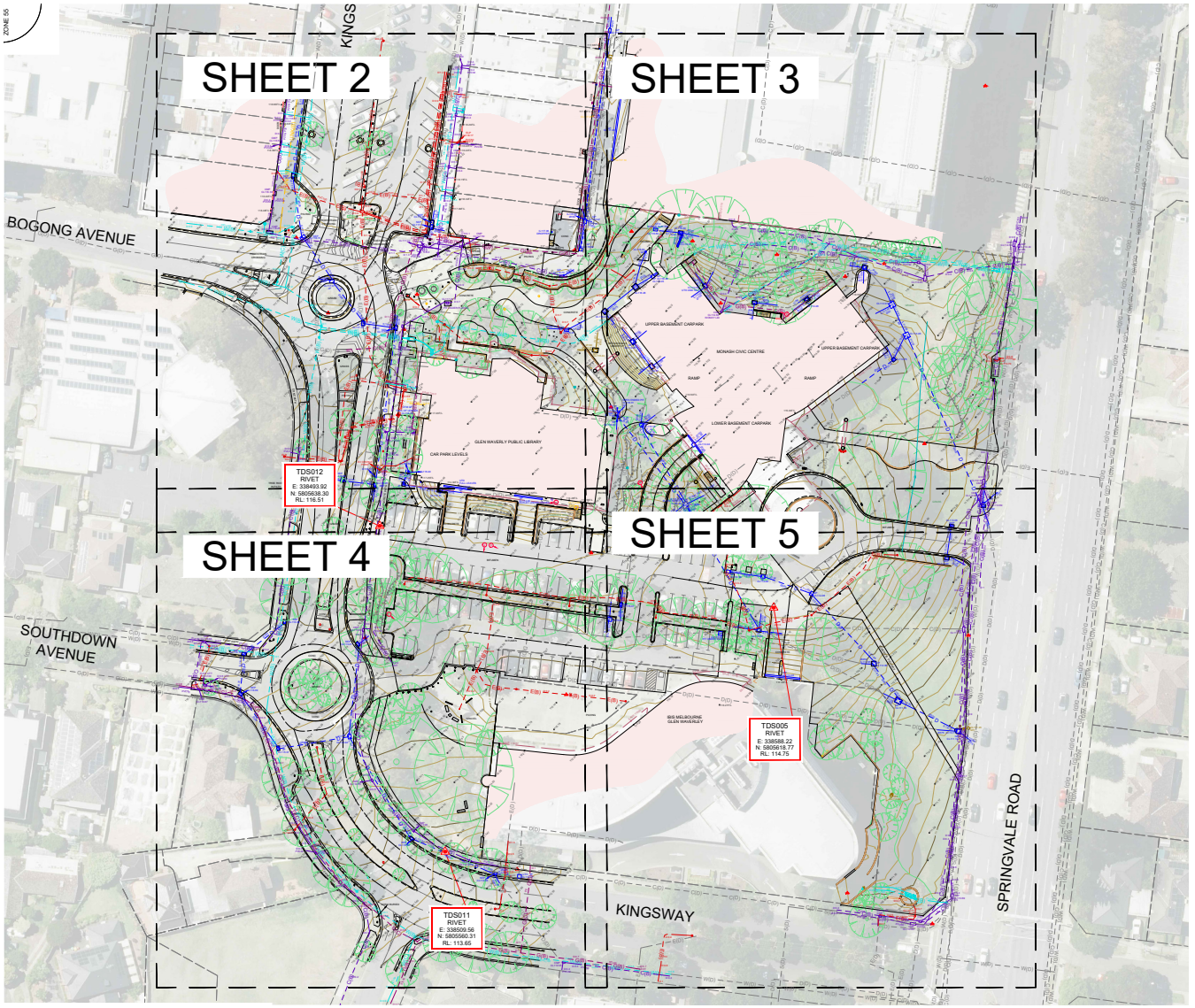
5.6 EXISTING SERVICE INFRASTRUCTURE

ADP Service Engineers have assessed the location and capacity of existing services infrastructure surrounding the site, with key findings summarised below:

- **Water and Sewer** – Infrastructure is located on Springvale Road, with both systems confirmed to have adequate capacity.
- **Communications** – Further coordination with Council is required to determine the network operator's requirements.
- **Fire Services** – The Fire Indicator Panel and Fire Boosters are located on Springvale Road, with capacity requiring further testing to determine if upgrades are needed.
- **Generator** – The existing Civic Centre is backed by a 300kVA diesel generator, currently located in the basement of the library. This will need to be relocated before demolition. In Milestone 3, two locations in the Council Building basement were reviewed by the services consultant in consultation with Monash for suitability. The lower level carpark was recommended as the preferred solution on the basis that there was fewer risks with respect to the generator fitting in the available space.

Electrical Substation

As the existing substation is integrated within the current library building, a new purpose-built, dedicated substation will need to be established on-site. This substation will serve both the proposed development and the existing Civic Centre, ensuring continuity of power supply and accommodating future infrastructure needs.



Feature Survey, including existing site infrastructure and Kings Way

5.7 ENABLING WORKS (EARLY WORKS PACKAGE)

As part of Milestone 3, the design team developed a proposal for an early works package to facilitate essential upgrades to site infrastructure ahead of the main construction phase. An early works package involves carrying out preliminary site preparation and infrastructure upgrades before demolition of the existing library building, prior to full-scale construction commencement. This approach helps to mitigate risks associated with lengthy authority time lines, and ensure critical services are in place, reducing potential disruptions once construction is underway. By addressing key infrastructure requirements early, the project team can establish a stable foundation for the new development while maintaining operational continuity for existing facilities.

The early works package proposed for the Glen Waverley City Precinct includes the following key components:

Power Supply

- A new 2MVA substation will be established on-site to service both the existing Monash Civic Centre and the new Glen Waverley City Precinct.
- The client will confirm whether both buildings will be separately metered or consolidated under a single authority meter, maintaining the current arrangement.
- Once the new substation is operational, the existing substation will be decommissioned and demolished, ensuring a seamless transition.
- New substation works and final location are subject to United Energy's approval.
- The existing 330kVA diesel generator, currently located in the Glen Waverley Library car park, will be relocated to the Monash Civic Centre car park. Some downtime is expected during this transition, with the final location to be confirmed.

Water Authorities

- Due to the size of the new building, the existing DN50 water meter assembly servicing the Monash Civic Centre will be upgraded to DN80 with high-hazard back-flow prevention to meet increased demand.
- The upgrade also accounts for fire services requirements, replacing the existing DN100 fire services metering assembly with a DN150 mag-flow meter and back-flow prevention to ensure adequate capacity and compliance with regulatory standards.

NBN / Comms

- Review dial before you dig and identify existing comms infrastructure to site
- Identify if an application to move existing infrastructures - if required complete NBN application

By implementing this early works package, the project will pro-actively address infrastructure upgrades, ensuring that essential services are in place before full construction commences. This strategic approach helps to minimise disruption, support efficient project delivery, and enhance long-term operational reliability for both the new development and the existing Monash Civic Centre.

Refer Consultant Advice Notice CAN No-G 03 and CAN No-G 04 in Appendix E.

The substation location was thoroughly investigated during Milestone 2, leading to its placement at the northern end of the site, south of the Century City building. This position makes use of the R.O.W. for access by authority vehicles and minimises its visual impact in the public realm. The substation's size is determined by authorities, with its concrete walls coated in black and covered by mesh to support climbing plants, helping it blend seamlessly into the landscape.

5.8 EXISTING TREES

The Pre-Planning Arboricultural Assessment, prepared in May 2024 by Melbourne Arborist Reports (refer to the Milestone 2 Design Report, Volume 2), assessed 81 existing trees on site. The report identified most trees as being in good health, with more than half classified as native to Victoria or Australia. Of these, 13 trees were classified as having high retention value, while 22 were identified as having moderate retention value. Retaining mature trees is a key principle of the project, contributing to biodiversity, public realm activation, and Monash's canopy coverage targets, while also enhancing visual connections to landscape elements from within the new building.

Throughout Milestone 3, the design team remained committed to the principle of maintaining significant mature canopy trees on-site. However, this commitment was particularly challenging given the increased footprint of the single-level basement design, which required careful coordination between structural, landscape, and civil engineering disciplines. Despite these challenges, many trees proposed to be retained in Milestone 2 will still be retained, ensuring the site's landscape character is preserved while balancing the functional requirements of the development. Additional consultation with the arborist is recommended to be undertaken in Milestone 4.



Extent of Arborist Review



Figure 14 Tree 11



Figure 15 Tree 12



Figure 16 Tree 13

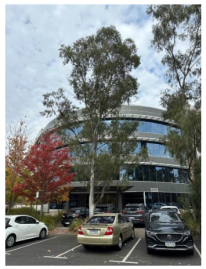


Figure 32 Tree 31

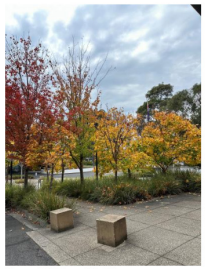


Figure 33 Trees 32-37

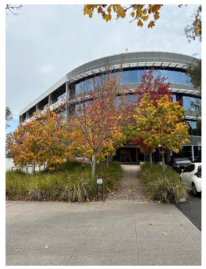


Figure 34 Trees 35-40

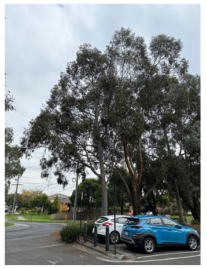


Figure 17 Tree 14



Figure 18 Tree 15



Figure 19 Trees 16 and 17

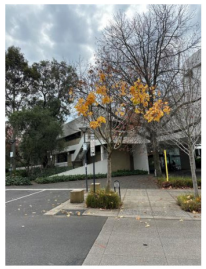


Figure 35 Tree 41



Figure 36 Tree 42



Figure 37 Trees 43 and 44

Extract from Arborist Report

6. Functional Brief

6.1 SCHEDULE OF ACCOMMODATION

The Schedule of Accommodation was initially established during Milestone 2 and further refined in Milestone 3 to ensure alignment with project requirements and stakeholder expectations. While minor adjustments were made to optimise functionality and spatial relationships, the overall composition remains largely unchanged. The total building area is 8,958 sqm, 442 sqm smaller than the targeted 9,400 sqm. While all scheduled rooms and zones meet or exceed the briefed areas, efficiencies were gained in circulation, plant, and services, originally estimated at 20% of the scheduled areas. The basement is also 200 sqm smaller than the targeted 3,000 sqm.

The current areas, as shown in the design, have been confirmed through internal stakeholder consultations and agreed upon by the Project Control Group (PCG) and Project Working Group (PWG), ensuring alignment with the project's strategic and operational objectives.

SUMMARY - GFA	Briefed Area	Milestone 2 Area	Milestone 3 Area
LIBRARY	3000	3187	2666
STAFF ACCOMMODATION	1510	1410	1374
CIVIC HALL	1000	1483	1277
FACILITIES	900	402	431
BASEMENT	6600	6078	2757
TRAVEL & SERVICES	Incl.	242	453
PROJECT TOTAL	13010	12802	8958

GLEN WAVERLEY CIVIC PRECINCT

SCHEDULE OF ACCOMMODATION

Revision: 2
Date: 03.04.25
Issue: Milestone 3 Report

LIBRARY						
Space	**Room Type**	**Briefed Area**	**Milestone 2 Area**	**Milestone 3 Area**	**Location**	**Comments**
COLLECTIONS						
Adult G	Zone	800	852	**70**	G	
Adult L1	Zone			**730**	1	
The Youth Collection	Zone	170	182	**170**	G	
Corridor L1	Zone		13		1	Corridor leading to egress
PROJECT ROOMS						
Quiet Study Room	Bookable Room	100	106	**62**	1	
Quiet Study Alcove	Zone			**40**	1	
Group Study	Zone	120	127	**120**	1	
Small Study Room 1	Bookable Room	10	77	**14**	G	
Small Study Room 2		10		**15**	G	
Small Study Room 3		10		**11**	G	
Small Study Room 4		10		**11**	G	
Small Study Room 5		10		**11**	G	
Small Group Study Space	Zone	50	99	**50**	G	
ENGAGEMENT SPACES						
Casual Reading Lounge	Zone	150	126	**150**	G	
Multifunction Rooms	Bookable Room	100	107	**108**	G	
Maker Space	Room	90	87	**90**	G	
Games	Zone	75	58	**75**	G	
Periodicals and Reading	Zone	50	117	**50**	G	
Community Reading	Zone	60	108	**60**	1	
Terrace	Zone	40	200	**34**	1	
Flexible Lounge	Zone	75	74	**76**	G	previously called Café
Active Entry	Zone	100	100	**100**	G	
Sound Studio	Bookable Room	15	17	**15**	1	
CHILDRENS						
Story Time	Zone	170	194	**170**	G	
Digital Learning	Zone	15	30	**15**	G	
Making Retreat	Zone	20	39	**20**	G	previously called Parent's Retreat
Children's Collection	Zone	130	207	**173**	G	

FACILITIES						
RFID Sorter Room + Return chutes	Room	60	64	**60**	G	
Open Office	Zone	120	120	**80**	2	Area allowance for open office space on Level 2 for 16 workstations
~~Meeting Room~~	~~Room~~	~~20~~	~~20~~	~~**0**~~	~~2~~	Consolidated with Staff Accomodation
~~Print + IT~~	~~Room~~	~~10~~	~~13~~	~~**0**~~	~~2~~	Consolidated with Staff Accomodation
Work Room	Room	30	44	**28**	G	
Secure Store	Room			**10**	G	Room added due to opportunity on plan
Compactus	Room		19	**27**	B	Utilising existing compactus
Furniture Store	Room			**21**	G	Added in Milestone 3
Circulation, Plant, Services Allowance (approx 20%)		380	Included	**Included**		
TOTAL		3000	3200	**2666**		

CIVIC

Space	Room Type	Briefed Area	Milestone 2 Area	Milestone 3 Area	Location	Comments
CIVIC HALL						
Civic Hall	Bookable Room/s	550	603	**569**	1	500 seated / 200 banquet capacity
Civic Terrace	Zone		23	**26**	1	
FOYER						
Airlock	Zone		34	**31**	G	
Shared Foyer G	Zone	300	444	**225**	G	
Foyer L1	Zone		244	**155**	1	
FACILITIES						
Civic Hall Store	Room	60	52	**84**	1	Increased as a result of test fit of required furniture
Operable Wall Storage	Room			**16**	1	
Green Room	Room	20	23	**24**	1	
Kitchen	Room	60	60	**65**	1	
Kitchen Store	Room			**11**	1	Added in Milestone 3
Corridor L1	Zone			**38**	1	Leading to Amenities
Ground Lift Lobby	Zone			**33**	G	
Circulation, Plant, Services Allowance (Approx 20%)		10	Included			
TOTAL		1000	1483	**1277**		

STAFF ACCOMODATION

Space	Room Type	Briefed Area	Milestone 2 Area	Milestone 3 Area	Location	Comments
OPEN WORKPLACE						
Open Office South	Zone	750	621	**229**	2	Total of 106 workstations
Open Office North	Zone			**528**	2	
STAFF COMMONS						
Entry	Zone	20	73	**41**	2	Includes corridors to office facilities
Staff Commons	Zone	100	108	**133**	2	Briefed as Lunch Room
Wellness Room	Room	15	17	**16**	2	
Staff Terrace	External	50	47	**44**	2	
TEAM SPACES						
Large Meeting Room 1	Room	70	64	**62**	2	
Large Meeting Room 2	Room	20	86	**23**	2	
Medium Meeting Room 1	Room	20	Incl	**18**	2	
Medium Meeting Room 2	Room	20	Incl	**17**	2	
Small Meeting Room	Room	24	16	**12**	2	
HR Meeting Room	Room	12	13	**17**	2	
PRIVATE SPACES						
Managers Office 1	Room	108	134	**14**	2	
Managers Office 2	Room			**14**	2	
Managers Office 3	Room			**13**	2	
Managers Office 4	Room			**13**	2	
Managers Office 5	Room			**13**	2	
Managers Office 6	Room			**14**	2	
Managers Office 7	Room			**13**	2	
Managers Office 8	Room			**13**	2	
Managers Office 9	Room			**14**	2	
Focus Pod 1	Room	30	35	**6**	2	
Focus Pod 2	Room			**6**	2	
Focus Pod 3	Room			**6**	2	
Focus Pod 4	Room			**6**	2	
FACILITIES						
Print Room + IT 1	Room	15	19	**12**	2	
Print Room + IT 2	Room	10		**12**	2	Previously part of Library Facilites
Server	Room	15	12	**16**	2	
Secure Store	Room	40	51	**15**	2	
~~Waste/ Recycling Room~~	~~Room~~	15	~~15~~	~~**0**~~	~~2~~	Removed in Milestone 3
Corridor	Zone			**34**	2	Leading to Amenities
Circulation, Plant, Services Allowance (Approx 15%)		176	11	**Incl.**		Egress corridor. Otherwise included in figures above.
TOTAL		1510	1322	**1374**		

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FACILITIES

Space	Room Type	Briefed Area	Milestone 2 Area	Milestone 3 Area	Location	Comments
AMENITIES						
Amenities- G	Zone	250	57	**59**	G	Includes 10 all gender toilets
Amenities- 1	Zone		56	**43**	1	Includes 8 all gender toilets
Amenities- 2	Zone		48	**39**	2	Includes 7 all gender toilets
DDA - G	Room			**7**	G	
DDA - 1	Room			**6**	1	
DDA - 2	Room			**7**	2	
End of Trip Facilities	Room	40	41	**39**	2	Includes 2 showers, 1 DDA shower, 2 WC's
Parents Room	Room	15	42	**24**	G	
DDA Parents	Room			**9**	G	
Bike Store	Room	40	45	**39**	G	Includes 14 bicycle parking spaces
Prayer Room	Room	15	15	**19**	1	
Changing Places	Room	20	20	**19**	G	Including WC and Shower
Corridor - G	Zone	0		**20**	G	Associated with amenities
SERVICES						
Loading	Zone	External	External	**External**	G	
Bin Room	Room	10	49	**44**	G	Waste consultant advised 40sqm minimum required to fit allocated bins.
Cleaners Room	Room	15	14	**20**	G	
Corridor	Zone			**37**		
Circulation, Plant, Services Allowance (Approx 20%)		495	15			
TOTAL		900	402	**431**		

BASEMENT

Space	Room Type	Briefed Area	Milestone 2 Area	Milestone 3 Area	Location	Comments
Basement Carpark	Zone		2116	**2441**	B	Excludes wet trench and entry ramp
Smoke Lobby 1	Room		34	**14**	B	
Smoke Lobby 2	Room			**10**	B	
Fire Services & Tanks	Room			**110**	B	
Fan Room	Room			**15**	B	
Hydraulic Services 1	Room			**34**	B	
Das Room	Room			**19**	B	
Main Switch Room	Room			**15**	B	
Comms Room	Room			**21**	B	
Hydraulic Services 2	Room			**53**	B	
Lift Lobby	Zone			**25**	B	
Refer Compactus in Library section						
TOTAL		6600	2150	**2757**		

TRAVEL & SERVICES

Space	Room Type	Briefed Area	Milestone 2 Area	Milestone 3 Area	Location	Comments
Vertical Transport	Lift Core		22	**29**	All levels	Includes 3 lifts
Plant Room	Zone		187	**347**	3	Open plant enclosure
Ceremonial Stair	Zone			**33**	G-1	Footprint only
Stair 2	Zone			**25**	All levels	Fire escape stair - footprint only
Stair 3	Zone		33	**19**	All levels	Fire escape stair - footprint only
Risers	Zone		Excluded	**Excluded**	All levels	
TOTAL		Included	242	**453**		

6.1.1 Building Population Numbers

Population numbers throughout the project have been refined further in Milestone 3 in collaboration with the Project Working Group (PWG). These populations inform egress requirements, amenities calculations and building services systems. Monash provided information on current library patronage, civic hall maximum patrons and staff numbers to inform minimum populations. These were compared against the populations that the building could serve in regards to egress widths and sanitary quantities. The resultant maximum population numbers are more than the expected occupancy and have been supported by Monash. When the building is occupied, it will be the responsibility of Monash to manage access to the building to ensure maximum population numbers are not exceeded. The current building population numbers and Monash supplied data are noted in the following tables.

Monash Supplied Data

Monash supplied input	Maximum Building Occupancy	Source
Library current maximum patronage at any given time	230 (2pm Sunday)	Library patronage data October 2023 to January 2024.
Maximum Civic Hall occupancy	500	Per Specification
Expected staff numbers across building	122 Level 2 Open Office 9 Managers 8 Library staff on floor 3 Civic Hall staff	Briefed by Monash

Maximum Occupancy across building

User Group	Maximum Building Occupancy
Public	1300
Staff)	142
Total	1436

Maximum Occupancy level by level*

Level	Maximum Occupancy based on egress widths
Basement	200
Ground Floor	975
Level 1	650
Level 2	200

**the total occupancy based on this table will exceed the maximum building occupancy, so it is not possible for each level to be at full occupancy.*



Public Realm

6.2 FUNCTIONAL BRIEF CHANGE REQUESTS

Requests to modify the functional brief were initiated by various user groups to better align the design with operational needs. These requests were reviewed and approved by the Project Working Group (PWG) before being presented as recommendations to the Project Control Group (PCG) and the Glen Waverley Activity Centre Steering Committee (GWACSC) for consideration. This process ensured that all proposed changes were thoroughly assessed and endorsed at each level of governance. Outcomes of these changes are as follows:

Amendment to Parking Provisions

As a directed design change in Milestone 3, the basement design was revised from a three-level compact footprint to a single-level basement with a wider footprint, reducing the overall basement area from 6,600 sqm to 3,000 sqm. This change stemmed from a review of on-site parking provisions and the decision to utilise the new Bogong Avenue multi-level car park for staff and overflow parking during peak demand. Importantly, this adjustment maintains no net loss of parking on-site while delivering significant cost savings for the project. It also better aligns with the broader strategic objectives, optimising land use and integrating with the precinct's long-term mobility strategy.

Kitchen Storage

The Commercial Kitchen User Group requested the inclusion of a 10 sqm kitchen storage room to support the functional needs of the civic hall. This space is required to store up to 400 sets of crockery, cutlery, and glassware, ensuring the venue is well-equipped for significant cultural events and community activities. To enhance operational efficiency, the storage room is strategically located on Level 1, adjacent to the commercial kitchen, allowing for seamless access and streamlined event logistics.

Civic Hall Storage

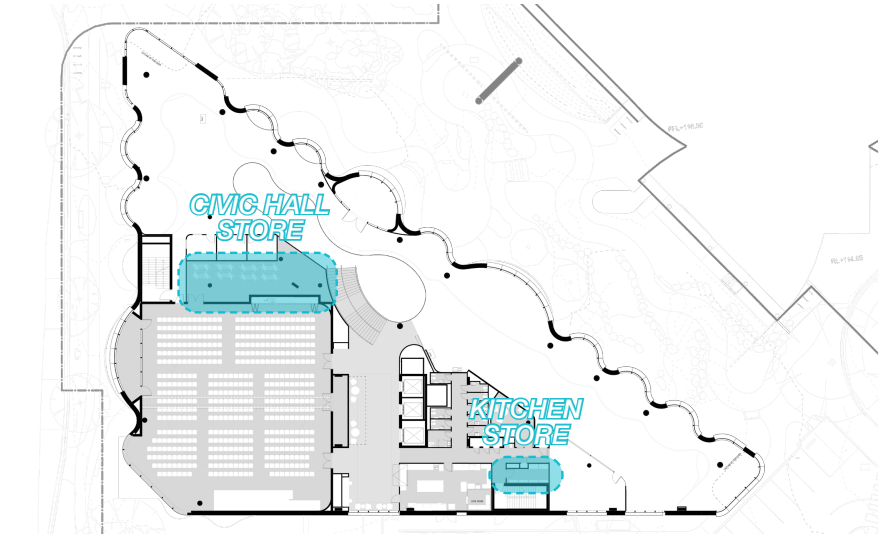
The Civic Hall User Group requested an additional 10 sqm of storage space for Civic Hall furniture, increasing the total Civic Hall storage from 60 sqm to 70 sqm. This change was driven by the need to ensure that stacks of chairs remain at a height deemed safe by Monash City Council, reducing the risk of injury for staff handling and accessing stored furniture. By providing adequate storage capacity, this adjustment enhances both workplace safety and operational efficiency, supporting the hall's ability to accommodate a wide range of events.



Ground Floor Plan



Basement Lift Lobby



Level 1 Floor Plan

Library Storage

The Library User group requested a 25 sqm storage room for library furniture to enhance the flexibility of key spaces, particularly the multi-function room. This additional storage allows the multi-function room to be fully cleared out during events, accommodating a wider range of programming and activities. The design team verified the storage room's size throughout the design process to ensure it met operational needs. Strategically located on the ground floor, directly adjacent to the multi-function room and children's library, this storage space provides convenient access and efficient space management for library staff.

Staff Accommodation Back-of-House Spaces

The Staff Accommodation user group reviewed the potential to consolidate waste, storage, print/IT, and library staff print rooms into two dedicated utility spaces and one secure store area. This reconfiguration allows the two utility rooms to be strategically positioned at either end of the staff accommodation plan, ensuring all staff have convenient access to a nearby printer and storage space. Additionally, the two larger rooms offer greater flexibility compared to a collection of smaller rooms. The centrally located secure store provides a dedicated space for high-value equipment or infrequently used items, giving each room a clear and functional purpose while improving overall efficiency.

6.3 FUTUREPROOFING

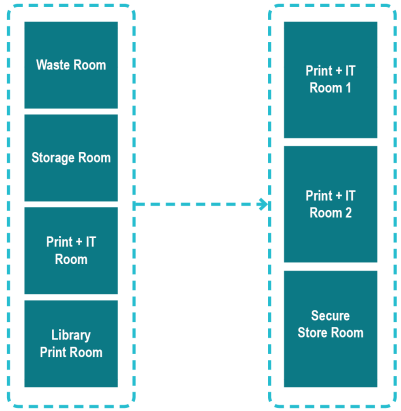
As part of this milestone, the design team was directed by the Project Working Group (PWG) to investigate the cost and spatial implications of future-proofing the proposed development for an additional two stories of office space, recognising the significant impact this would have on the overall building size and Schedule of Accommodation.

Future-proofing requires careful consideration of structural capacity, mechanical systems, and essential building services to ensure the design can support future vertical expansion without requiring major modifications. This includes allowing for additional structural loading, vertical circulation, service risers, and utility connections to accommodate potential future office space efficiently.

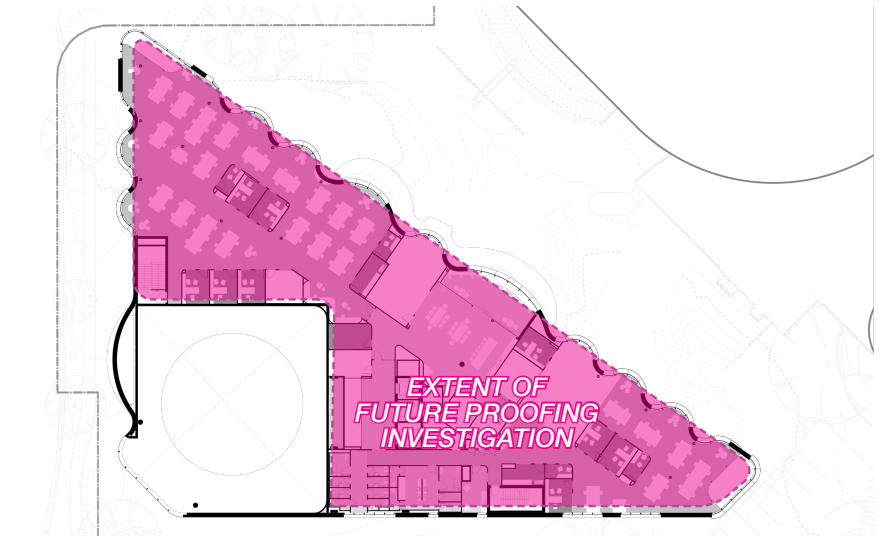
At this stage, there is no business case identifying a demand for additional office space, and the investigation was undertaken as a high-level feasibility study rather than a confirmed design requirement. The design team completed only a preliminary assessment including high level costings provided by Currie and Brown, which was presented to the Project Control Group (PCG) for consideration. However, no further direction was given to pursue or investigate more detailed costings, and the study remains an exploratory exercise rather than an active design strategy.



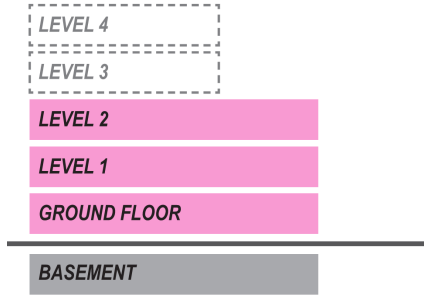
Level 2 Floor Plan



Consolidation of Staff Accommodation Back-of-House Spaces



Extent of future-proofing investigation



Future Proofing Diagram

6.4 DEPARTURES FROM CONSULTANT SPECIFICATION

Departures From Consultant Specification

Project: Glen Waverley Civic Precinct
Submitted by: Lyons
Stage: Milestone 3
Date: 03.04.2025

Item	Brief Ref	Page No.	Operation / Area	Description	Alternative Solution Proposed	Justification for Alternative
1	PART A - 2.2	5	Civic Hall	The Civic Hall should also be a flexible event space (through retractable seating).	Retractable seating not provided in Civic Hall.	Confirmation by Civic Hall Focus Group + PWG that retractable seating is not required and will decrease functionality of the space. Cost saving. Loose seating arrangement provided.
2	PART B - 2	13	Public Realm	Developing a public green with seating, soft landscaping, water play/features and water sensitive urban design measures.	Water play features not included in Public Realm design.	Confirmation by Public Realm Focus Group + PWG that water play feature presents an unreasonable risk to user safety. Cost saving.
3	PART C - A.3.a	26	Project Wide	The Consultant must design the project to enable it to be constructed to deliver a minimum one-hundred year functional lifespan.	The project is to be designed to deliver a functional lifespace that is appropriate the the type and scale of building.	Expert consultant advice noting that critical building components (including external façade systems) are not able to be designed and manufactured to a 100-year life span. Significant service cost implications.
4	PART C - B	28	Kings Way	The Western boundary and scope includes the creation of an arrival point for vehicular entry into the new basement parking.	Vehicular entry to the basement parking to be provided via the 'through-road' to the south of the site.	Confirmation by Carpark + Facilities Focus Group, Traffic Consultant + PWG that this is the more functional entry point for vehicular access into the basement parking.
5	PART C - C	33	Public Realm	The design must consider public infrastructure……such as water play.	Water play features not included in Public Realm design.	Confirmation by Public Realm Focus Group + PWG that water play feature presents an unreasonable risk to user safety. Cost saving.
6	PART C - D	34	Public Realm	A 360sqm flexible event plaza…..should cater for activities ranging from markets to performances.	Event plaza space reconfigured in size and function to better align to the civic objectives of the Public Realm and wider project.	Confirmation by Public Realm Focus Group + PWG that a large event plaza space is no longer required. Confirmation from expert consultants that a large flat event space of this size is not achievable due to the topography of the site.
7	PART C - D.1	34	Public Realm	Water Play.	Water play features not included in Public Realm design.	Confirmation by Public Realm Focus Group + PWG that water play feature presents an unreasonable risk to user safety. Cost saving.
8	PART C - E.1.a	37	Public Realm	New Link and Civic Centre Building.	Physical link connection between the existing Civic Centre and new building provided through open, sheltered canopy.	Confirmation by Civic Hall, Arts + Events Focus Group + PWG that fully enclosed link is not required and presents an unreasonable ongoing management risk. Expert consultant advice (Civil, Landscape and CPTED) confirm link presents unnecessary risk to user safety and obstruction of overland water flows across the site. Cost saving.
~~9~~	~~PART C - E.1.b~~	~~37~~	~~ESD~~	~~All electric building and infrastructure.~~	~~Inclusion of diesel generator within the project, making the building no longer 'all electric'~~	~~Confirmation by the PWG that the existing diesel generator is to be included within the proposed project.~~

Departures From Consultant Specification

Project: Glen Waverley Civic Precinct
Submitted by: Lyons
Stage: Milestone 3
Date: 03.04.2025

Item	Brief Ref	Page No.	Operation / Area	Description	Alternative Solution Proposed	Justification for Alternative
10	PART C - F.1.d.xiv	46	Library	Location of the larger multipurpose meeting space in close/direct proximity to the Civic Hall.	Location of the larger multipurpose meeting space located on Ground Floor adjacent to the Public Realm.	Confirmation by Libraries Focus Group + PWG that location of the multi-purpose meeting space as indicated on the Milestone 3 plans is the preferred location.
11	PART C - G	47	Civic Hall	This space, including supporting spaces, must be located on ground floor.	Civic Hall, including supporting spaces, to be located on Level 1.	Confirmation by Civic Hall Focus Group, Libraries Focus Group, PWG and PCG that Level 1 is the preferred location for the Civic Hall. Cost saving.
12	PART C - G	49	Civic Hall	A flat floor space with retractable seating…is preferred.	Retractable seating not provided in Civic Hall.	Confirmation by Civic Hall Focus Group + PWG that retractable seating is not required and will decrease functionality of the space. Cost saving. Loose seating arrangement provided.
13	PART C - G	49	Civic Hall	Direct links to the external plaza if feasibly, noting the performance constraint.	Direct link to external plaza no longer feasible.	Confirmation by Civic Hall Focus Group, Libraries Focus Group, PWG and PCG that Level 1 is the preferred location for the Civic Hall. Direct connection not feasible in this location. Cost saving. Civic Hall Deck integrated to provide direct link to outdoor space
14	PART C - G	49	Civic Hall	Full/partial glazed back of stage to activate Springvale Road views.	Full/partial glazed back of stage provided to activate Kings Way views.	Confirmation by Civic Hall Focus Group, Libraries Focus Group, PWG and PCG that the location indicated on the Milestone 3 plans is the preferred location for the Civic Hall.
15	PART C - G	50	Civic Hall	Flexible retractable seating to allow for flexible audience and performan/function configurations.	Retractable seating not provided in Civic Hall.	Confirmation by Civic Hall Focus Group + PWG that retractable seating is not required and will decrease functionality of the space. Cost saving.
16	PART C - G	50	Civic Hall	The Hall must have retractable seating that is automatic, effortless, fast and effecicent.	Retractable seating not provided in Civic Hall.	Confirmation by Civic Hall Focus Group + PWG that retractable seating is not required and will decrease functionality of the space. Cost saving.
17	PART C - G.b	50	Back of House	End of trip facilities for the greater project can also serve as performers showers and change rooms.	End of trip faciltiies to be provided for Monash City Council staff only.	Confirmation by Civic Hall Focus Group + PWG that end of trip facilities for the general public are not required. Cost saving.
18	PART C - G.c	51	Kitchen	AV connections and equipment for cooking demonstrations	Kitchen not currently within AV scope.	Kitchen not currently within AV scope.
19	PART C - H.a	52	Office	Proposed meeting room provision: 1 x 10 pax and 2 x 6 pax only.	1 x 14 pax + 1 x 12 pax meeting room added to scope in lieu of 1 x 10 pax meeting room.	Confirmation by Staff Accommodation Focus Group + PWG that larger meeting rooms are required and are preferrable over small meeting rooms.

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Departures From Consultant Specification

Project: Glen Waverley Civic Precinct
Submitted by: Lyons
Stage: Milestone 3
Date: 03.04.2025

Item	Brief Ref	Page No.	Operation / Area	Description	Alternative Solution Proposed	Justification for Alternative
~~20~~	~~PART C - H.a~~	~~52~~	~~Office~~	~~Proposed meeting room provision: 1 x 10 pax and 2 x 6 pax only.~~	~~1 x 14 pax meeting room added to scope.~~	~~Confirmation by Staff Accommodation Focus Group + PWG that larger meeting rooms are required and are preferrable over small meeting rooms.~~
21	PART C - H.b	52	Office	Bike storage and end of trip facilities.....located in the basement.	Bike storage to be located on ground floor. Staff end of trip to be located on Level 2.	Confirmation by Staff Accommodation Focus Group + PWG locations of bike storage and end of trip as indicated on the Milestone 2 plans are the preferred location. Cost saving.
22	PART C - H.b.ii	53	Office	End of trip facilities could be used for modest performer change facilities.	End of trip faciltiies to be provided for Monash City Council staff only.	Confirmation by Civic Hall Focus Group + PWG that end of trip facilities for the general public are not required. Cost saving.
~~23~~	~~PART C - H.b.iii~~	~~54~~	~~Basement~~	~~Basement Parking Requirements~~	~~Parking requirements amended in accordance with expert consultant advice.~~	~~Confirmation by PWG and expert consultant advice that parking requirements to be provided in accordance with Milestone 2 Traffic Impact Assessment.~~
24	PART C - F.1.d.i	40	Library	The café needs to be lockable outside of its trading hours without detracting from the overall space experience.	Café 'cold shell' not provided. Service provisions for potential future Café integrated into design.	Confirmation by the PWG that providing a 'Flexible Lounge' style space, with service provision for a potential future café, as shown in the Milestone 3 plans, is the preferred design outcome.
25	PART C - F.1.d.iv	41	Library	The Café.	Café 'cold shell' not provided. Service provisions for potential future Café integrated into design.	Confirmation by the PWG that providing a 'Flexible Lounge' style space, with service provision for a potential future café, as shown in the Milestone 3 plans, is the preferred design outcome.
26	PART C - F.1.d.vi	43	Library	Children's area and storytelling space should be located away from entry/exit points for safety….	Secure access doors providing direct link between Children's area and external areas provided.	Request from the Children's Library Focus Group for secure access doors.
27	PART C - F.1.d.xiv	45	Library	….games area to include….table screen for interactive learning.	Table screen not provided in Games Zone.	Confirmation by Library Focus Group that a table screen is not required in this space.
28	PART C - F.1.d.xv	47	Library	1 x working room - allow to accommodation…..8 linear meters of powered compactus shelving.	Compactus to be located in dedicated space in the Basement, not in Work Room.	Confirmation by Library Focus Group that the preferred location for the compactus is in the Basement.
29	PART C - G	49	Civic Hall	The Hall requires a clear height of 9m.	A clear height of 6m has been provided.	Confirmation by Civic Hall Focus Group + PWG that a clear ceiling height of 6m is acceptable. Cost saving.
30	PART C - F	42	Library	Allowance in space for 9 return bin sorter with room to allow for handling	Allowance in space for a 7 return bin sorter	Confirmation by Library Operations Focus Group that the 7 return bin sorter is required, in lieu of the 9 bin sorter.



Library Youth Zone

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7. ESD Pathway

7.1 ESD OVERVIEW

In line with the direction provided by the Project Working Group (PWG), the design team has progressed the project in accordance with the requirements for achieving a 5-Star Green Star Design & As Built rating, reflecting Monash City Council's strong commitment to environmental leadership and sustainable development.

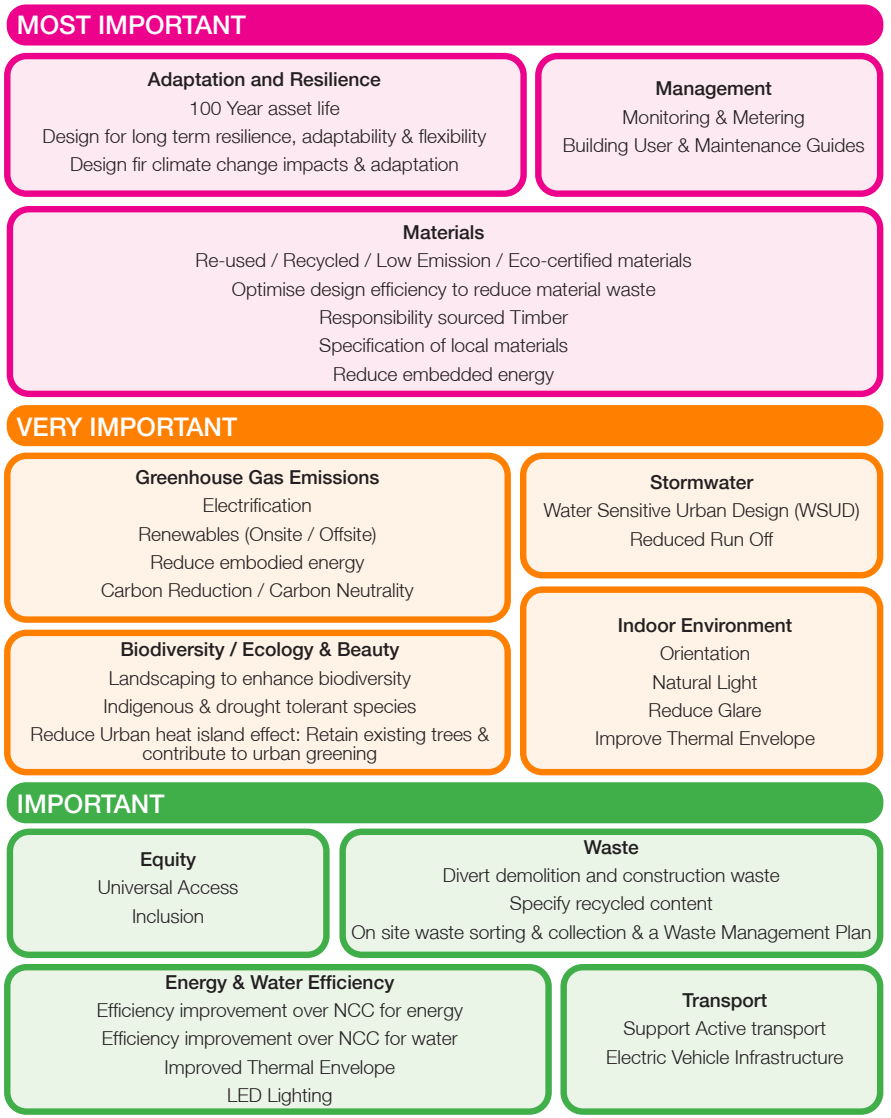
Working closely with ESD consultants DDEG and relevant stakeholders, the team has continued to embed sustainability principles across all aspects of the design. The focus remains on low-impact materials, energy and water efficiency, resilience, and indoor environmental quality, with each strategy carefully reviewed to ensure alignment with the Green Star framework and Council's broader sustainability objectives.

As requested by Monash stakeholders in the ESD Focus Group, the design team will continue to investigate additional ESD initiatives outside of Green Star certification that can deliver quantifiable outcomes within the ESD budget. These include targeting improvements on minimum building fabric performance and inclusion of energy storage batteries.

Building on the work completed in earlier stages, the design continues to prioritise:

- Adaptation and resilience, ensuring the building can respond to future climate and operational changes
- Effective management systems, including real-time monitoring, metering, and maintenance strategies to optimise performance
- Sustainable material selection, with an emphasis on recycled, low-impact, and locally sourced products to reduce embodied carbon

The Milestone 3 design reinforces the project's ambition to set a new benchmark for civic sustainability, with further detailed ESD modelling and documentation to be developed in the upcoming design phase to support formal Green Star certification.



ESD Value Drivers Diagram

7.2 TIMBER HYBRID STRUCTURE

During Milestone 3, a hybrid mass timber system was explored to reduce the project's carbon emissions. Collaborations with structural and services engineers assessed its viability.

However, the preferred system is a concrete and steel structure, chosen for cost efficiency, buildability, and better compatibility with the building's geometry. Low-carbon concrete will be used to specifically target reduced carbon emissions.

Refer to Appendix C: Structural Engineering Report and Drawings for further detail on the timber hybrid structure investigations.



Kings Way looking North

8. Architectural Design Development

8.1 ARCHITECTURAL DESIGN DEVELOPMENT OVERVIEW

The Glen Waverley Civic Precinct (GWCP) Project will establish a vibrant civic heart for the Monash community—creating spaces for celebration, discovery, learning, and participation. During Milestone 3, the project's architectural design outcomes were developed in alignment with the Project Vision Statement. The GWCP Project aims to:

- Foster connection, learning, and engagement, serving as a catalyst for social and cultural interaction.
- Provide flexible, adaptable spaces that support a wide range of civic, cultural, and community-focused activities and events.
- Position the site as a centre of excellence for all Monash residents—a destination for inspiration, creativity, and active participation.

This section details the architectural design outcomes achieved during Milestone 3. It outlines the urban and architectural strategies that have been refined and developed in response to the Project Vision, reflecting a cohesive and future-focused vision for the Glen Waverley Civic Precinct.



Presentation to Springvale Road



New civic presence on Kings Way



Main Entry on Kings Way

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8.2 EXTERNAL DESIGN STRATEGIES

The following section defines the project's approach to urban design, public realm and landscape integration, and façade design, including the roofscape. In Milestone 3 the design team developed these elements to work together to create a cohesive, inviting, and contextually responsive built environment that enhances both the civic presence and user experience of the development.

This section should be read in conjunction with the Landscape Design Report and the Indigenous Design Report, which provide further detail on the integration of landscape strategies and cultural design elements within the project.

8.2.1 Key Developments

The architectural design has continued to evolve from the foundations set in Milestone 2, with further refinement in Milestone 3 in collaboration with the Project Working Group (PWG) and Project Control Group (PCG). This phase focused on enhancing spatial functionality, responding to user feedback, and aligning with the project's strategic objectives. The following section outlines the key design developments during this stage:

- Review of façade materiality—texture, patterning, and colour—to strengthen visual identity and contextual fit.
- Refinement of architectural expression to reflect ideas of learning and civic engagement.
- Assessment of key views from Springvale Road and Kings Way to ensure a strong civic presence and urban contribution.
- Improved access and entry design, responding to evolving conditions such as the Bogong Avenue car park opening.
- Integration of cultural design elements in consultation with Wurundjeri Traditional Owners, ensuring a meaningful connection to Country.
- Continued development of the public realm, including planting strategies to boost biodiversity, shade, and amenity.
- Refinement of the canopy link to support a more seamless and welcoming pedestrian experience.
- Ongoing façade rationalisation to meet cost objectives while preserving architectural quality.
- Development of the roof plant design to minimise street visibility and maintain a cohesive architectural form.

These design refinements have helped shape the project's form, function, and civic identity. Further detail is provided in the following section.



Civic Precinct Plan



External weaving circle

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Building Massing Evolution

The development of the building's massing has been shaped by a desire to create a cohesive civic precinct that harmonises with its urban and cultural context while meeting the aspirations set out in the Council's Notice of Motion No. 16 – 26 September 2023. In response to these directives, the design team undertook a rigorous review of siting, form, and adjacencies to strengthen urban connections, protect cultural landmarks, and ensure flexibility, amenity, and cost-conscious design outcomes.

Design Response and Refinement

During the early stages of design development, the team explored and tested a range of massing options, including arc, triangle, and box-shaped forms, to determine the most appropriate architectural outcome for the site. Each option was assessed against key criteria including urban integration, public realm interface, programmatic functionality, and visual relationship to the existing Seidler-designed Civic Centre.

Through this iterative process and in close collaboration with the Project Working Group (PWG), the triangle and arc configurations were identified as the most suitable responses. These forms offered the greatest potential to balance civic presence, permeability, and contextual sensitivity while providing a strong framework for future design refinement.

The recommended design prioritises three major spatial relationships:

- Kings Way Interface – A strong, activated edge along Kings Way enhances engagement with the retail strip and defines a prominent civic frontage.
- Springvale Road Interface – The mass tapers towards Springvale Road, allowing the adjacent Seidler-designed Civic Centre to remain visually dominant, with ample breathing space that foregrounds its architectural significance.
- Northern Public Realm – A widened public space on the northern edge of the site improves pedestrian access, connects to the future development parcel, and shelters key public functions.

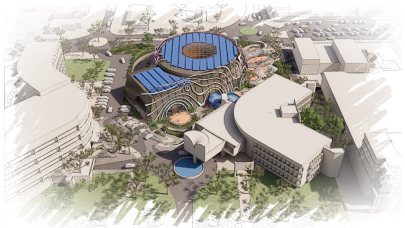
These moves are underpinned by a careful analysis of site constraints, including the Section 173 Agreement and existing edge conditions. The massing accommodates all rights-of-way and infrastructure access, including pedestrian linkages, vehicle ramps, and connections to adjacent municipal buildings.

Key Massing Strategies

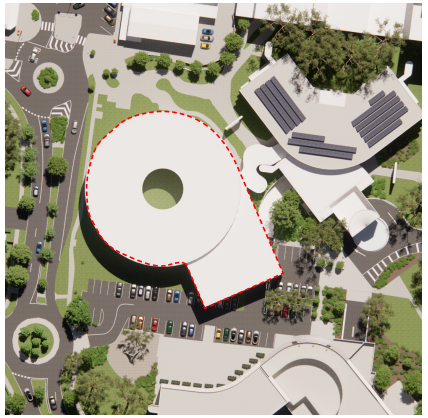
- Generous, cohesive public realm – Strengthens pedestrian movement and east–west connectivity, particularly along Kings Way.
- Respect for the Seidler Civic Centre – Preserves the building's prominence through deliberate spatial separation and reduced bulk along Springvale Road.
- Maintenance of green edges – Retains existing canopy trees and reinforces a green boundary along Kings Way.
- Active civic edges – Activates the southern and western site boundaries through library, hall, and public interface programming.
- Indoor-outdoor synergy – Aligns internal learning and library spaces with adjacent public realm to enhance usability and visibility.
- Sheltered outdoor spaces – Massing and overhangs are used to protect key public areas from prevailing winds, improving year-round comfort.
- Civic legibility and wayfinding – Establishes a landmark built form at the end of Kings Way, reinforcing arrival sequences and civic identity.

Architectural Expression and Scale

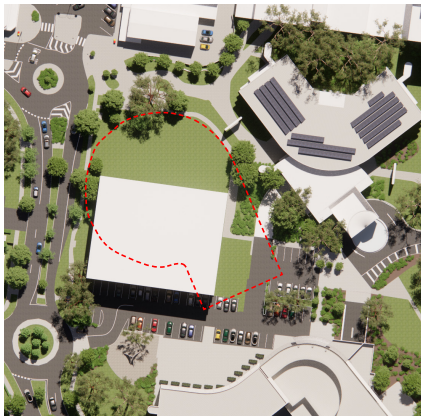
Architecturally, the massing is articulated to break down the building's overall scale, with each corner of the triangular form responding to specific site conditions. These include the formal address to Springvale Road, the civic entry adjacent to Kings Way, and the more transparent edge to the landscaped space and canopy trees. The geometry remains clean and legible, but incorporates visual variation and permeability where appropriate, ensuring a building that feels civic, contemporary, and contextually grounded.



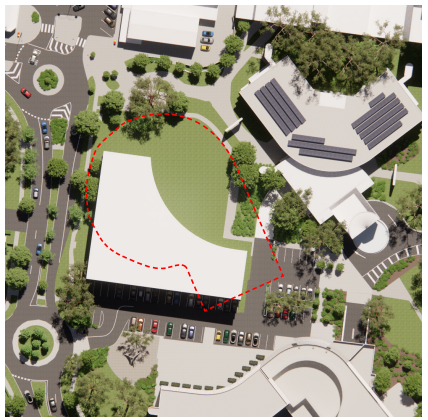
Schematic Design (Reference Design) prepared by ARM Architecture



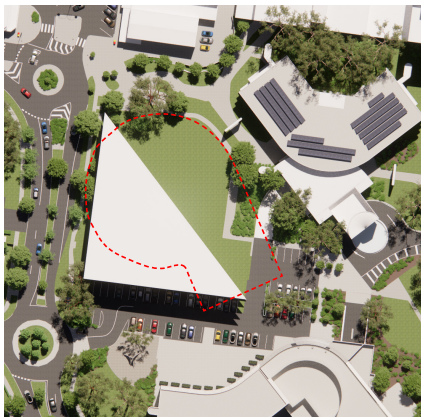
Reference Design prepared by ARM Architecture, March 2023



Box: A square box located to the southern side of the site, supporting a large public realm to the north. Simplified form may be cost effective outcome. Access to natural light in deep floor plates may be compromised in some instances. North-West corner to be adjusted to better navigate relationship with Seidler building.



Arc: A rectangle with an arc shaped carved subtraction located to the northern face, supporting a large public realm. Formal response respects Seidler building successfully, providing ample space between buildings. Form provides a framed public realm, with increased protection from prevailing winds.



Triangle: A triangular form located to the southern side of the site, supporting a large public realm to the north. Formal response respects Seidler building successfully, providing ample space between buildings. Triangular form strengthens green axis through site, visually connecting Kings Way to Springvale Road.

Recommended Design Option



Aerial view looking towards the Public Realm

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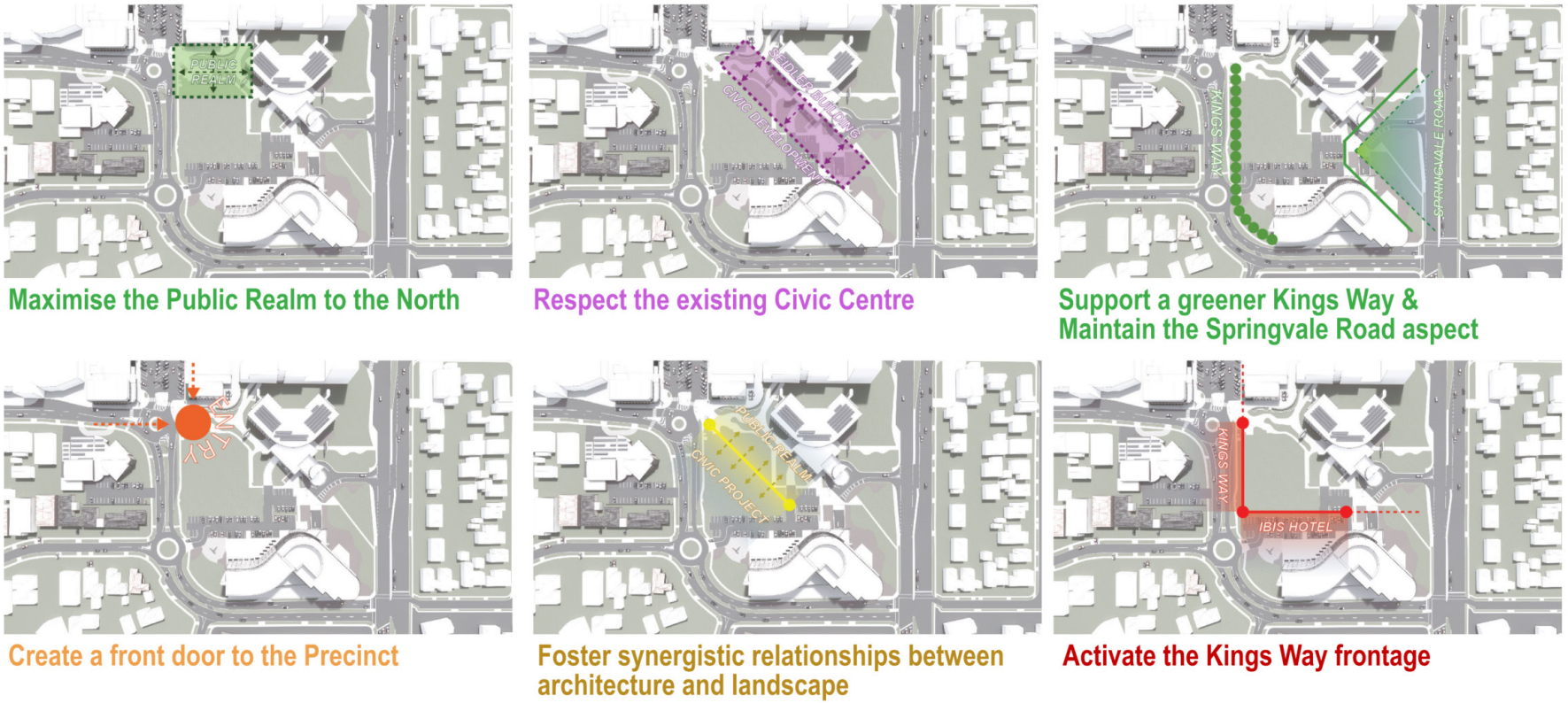
8.2.2 Building Sitting and Massing Strategy

Key Massing Concepts

1. A generous, cohesive, and accessible public realm – Strengthening pedestrian movement and connections to Kings Way.
2. Respect for the Seidler Building – Maintaining ample space between the existing Seidler Building and the proposed civic development.
3. Maintaining existing edge conditions – Supporting a 'green boundary' along Kings Way by retaining significant trees and respecting the views of the Seidler Building and lawns from Springvale Road.
4. Establishing strong, active edges – Activating Kings Way with a dynamic street frontage and reinforcing a civic presence along the southern edge of the site.
5. Forming synergistic relationships – Strengthening the connection between the public realm and interior library and learning spaces.
6. Sheltering the public realm – Providing protection from prevailing south-westerly winds to improve outdoor comfort and usability.
7. A strong sense of arrival – Creating a landmark presence at the end of Kings Way, enhancing wayfinding and entry sequencing into the Civic Precinct.



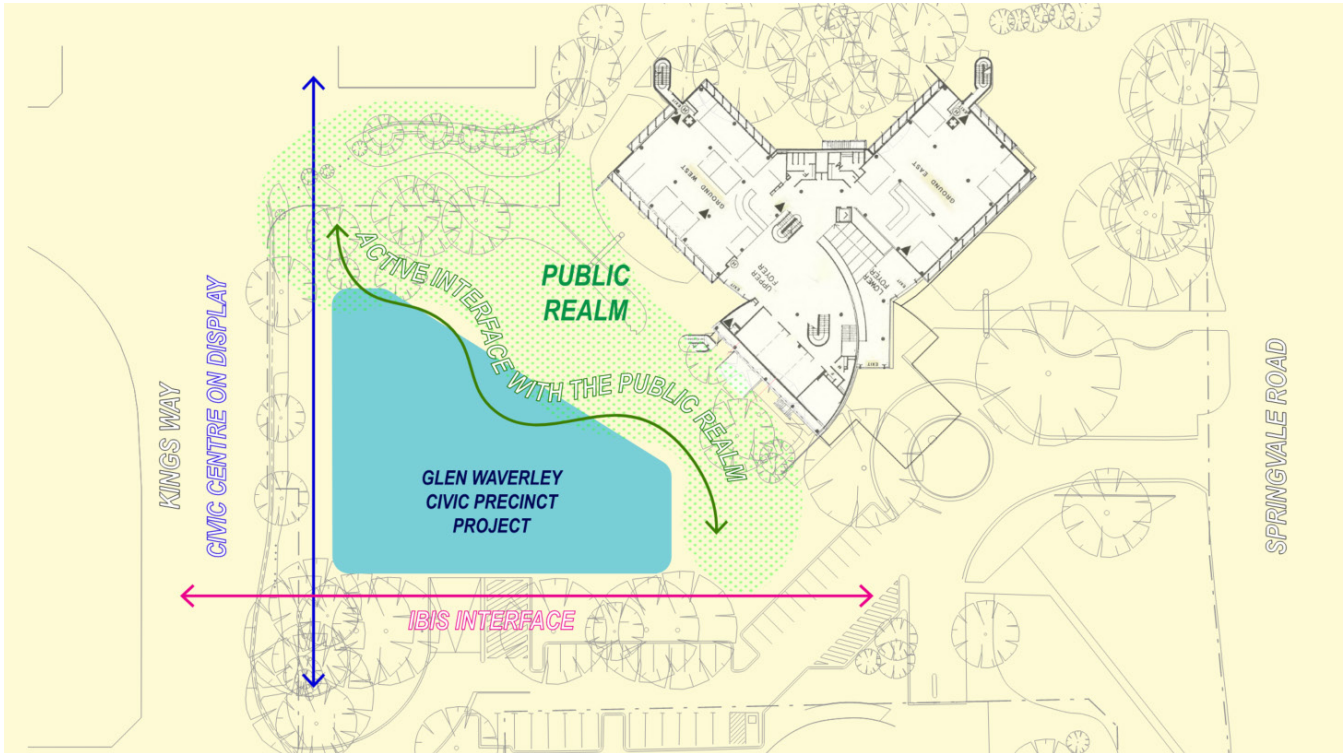
[IMAGE – KEY MASSING CONCEPTS]

Development of Building Siting & Mass

The building siting and massing strategy established in Milestone 2 remains largely unchanged in Milestone 3, with key design moves refining and strengthening its intent. The design approach continues to prioritise harmonisation with the surrounding site, ensuring functional enhancements, community appeal, and urban connectivity. Key adjacencies—particularly along Kings Way, Springvale Road, and the potential future development site to the north—have been carefully considered to reinforce the project's role within the broader precinct.

A more generous and accessible public realm remains a core component of the strategy, particularly along the northern edge of the site, where it strengthens the connection with Kings Way. This approach creates more breathing space around the Seidler Building, ensuring its architectural significance is maintained while improving site connectivity and accessibility. The relationship between the public realm and civic development has been further refined to enhance synergies between indoor and outdoor spaces, fostering a dynamic and inclusive civic environment.

The proposed development has also been designed with careful consideration of the Glen Waverley Cenotaph, ensuring that its cultural significance is respected and that the adjacent open space remains appropriate for significant memorial services. Additionally, all massing strategies continue to align with the Section 173 agreement, ensuring compliance with site planning obligations.



Key Urban Interfaces



Aerial view looking South



Aerial view looking North



Aerial view looking West

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8.2.3 Block + Stack Strategy

The block and stack strategy established in Milestone 2 remains largely unchanged, with refinements and further development to strengthen its alignment with project objectives. These diagrams serve as essential tools in organising and prioritising spaces, defining spatial relationships, circulation patterns, and functional adjacencies. They allow the design team, internal stakeholders, and the Project Working Group (PWG) to optimise the overall layout for efficiency, usability, and long-term adaptability.

Library

The library is retains its locality across Ground and Level 1 facing the public realm and Kings Way, reinforcing accessibility and visibility, making it easier for visitors to enter and navigate. This positioning fosters a welcoming and inviting presence that encourages community engagement and higher foot traffic, strengthening its role as a civic and cultural hub.

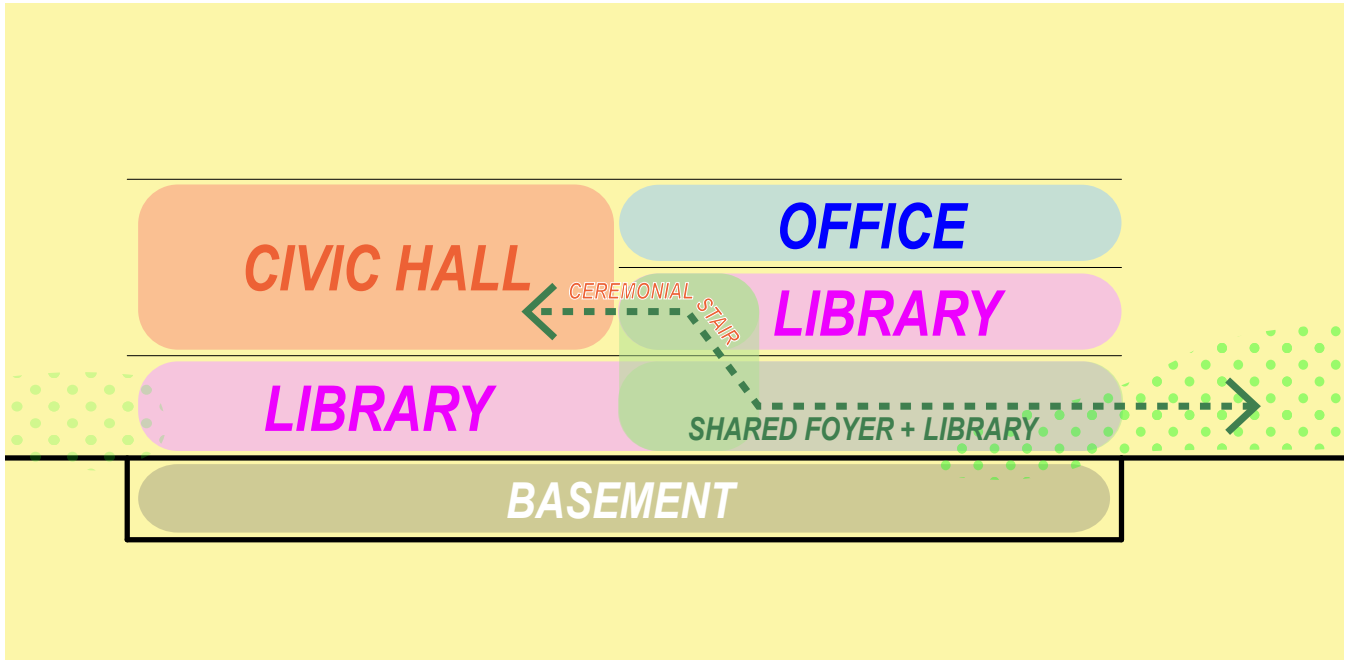
Civic Hall

The Civic Hall and its supporting facilities remain on Level 1, ensuring a secure and controlled access environment suitable for large gatherings and events. This placement optimises the ground floor for more public-facing library functions while also elevating the Civic Hall, enhancing its prominence and formal character.

The vertical movement of large crowds has been carefully reviewed with input from expert vertical transport consultants and Monash City Council representatives. The PWG confirmed that locating the Civic Hall on Level 1 does not compromise accessibility, as appropriate architectural strategies—including sufficient lifts and large ceremonial-style stairs—are integrated to manage movement efficiently.

Staff Accommodation (Office)

The staff accommodation remains positioned on Level 2, providing optimal natural light, reduced street noise, and expansive views, fostering a pleasant and productive work environment. In addition to general office spaces, library staff have also been located on Level 2, strengthening their connection to the wider organisation and encouraging greater collaboration across teams. This placement enhances privacy and security for staff while keeping lower levels dedicated to public-facing functions, ensuring a clear distinction between operational and community spaces.



Block and Stack Strategy

8.2.4 Context + Connections (including Canopy Design)

The design in Milestone 3 has been further developed to align more closely with the wider urban objectives of the Glen Waverley Activity Centre (GWAC) and to respond to shifting movement patterns and key infrastructure developments. The opening of the multi-level car park on Bogong Avenue has significantly influenced the site's circulation strategy, offering an opportunity to relocate a portion of the project's parking to this structure, thereby reducing the need for extensive basement parking within the development.

With the main flow of users now arriving at the northeast corner of the site, the design has been amended to include a large airlock at this key entry point, ensuring a welcoming and functional arrival experience for visitors accessing the building from Bogong Avenue and Kings Way. This adjustment enhances pedestrian flow and connectivity, allowing for seamless movement between the urban realm and the new development.

To maintain a strong connection to the existing Civic Centre and public realm, the design also includes a supporting revolving door along the northern façade, creating an additional access point that reinforces the building's engagement with the civic precinct. To further strengthen the link between the new development and the Civic Centre, a covered pedestrian connection has been incorporated, providing weather protection and ensuring comfortable access between the two buildings in all conditions.

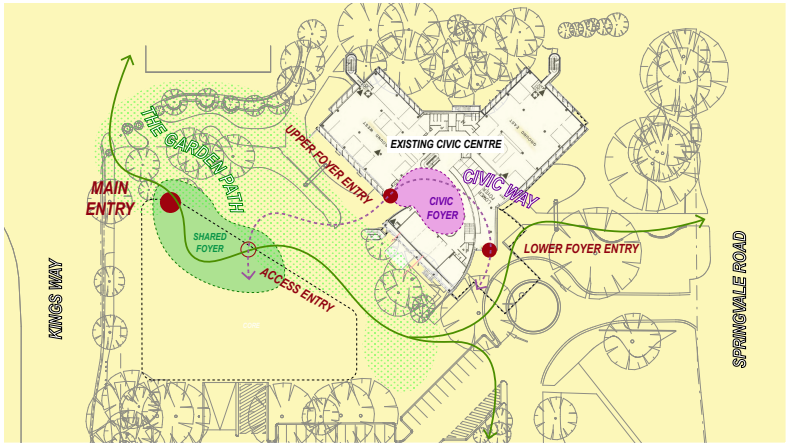
The canopy link between the new development and the existing Civic Centre has been designed to be as visually unobtrusive as possible, ensuring it integrates seamlessly with the surrounding landscape and heritage context. Its lightweight structure and refined materiality allow it to provide functional weather protection while remaining sympathetic to the existing Seidler-designed Civic Centre. The design carefully considers sightlines and spatial relationships, ensuring the canopy enhances pedestrian connectivity without detracting from the heritage significance of the site or the broader public realm experience.

It is important to note that the canopy link offers covered access along the shortest route between the two buildings, which includes stair access. While the building code does not require covered pathways between buildings, there are potential risks for complaints under the Disability Discrimination Act (DDA). Providing a covered link for the accessible pathway would not be practical, as it could have significant impacts on the public realm.

These refinements ensure the project responds pro-actively to evolving urban conditions, supporting seamless connectivity, efficient circulation, and an enhanced public realm experience within Glen Waverley's growing civic and transport hub.



Urban flows map



Network of civic entries



Canopy Link

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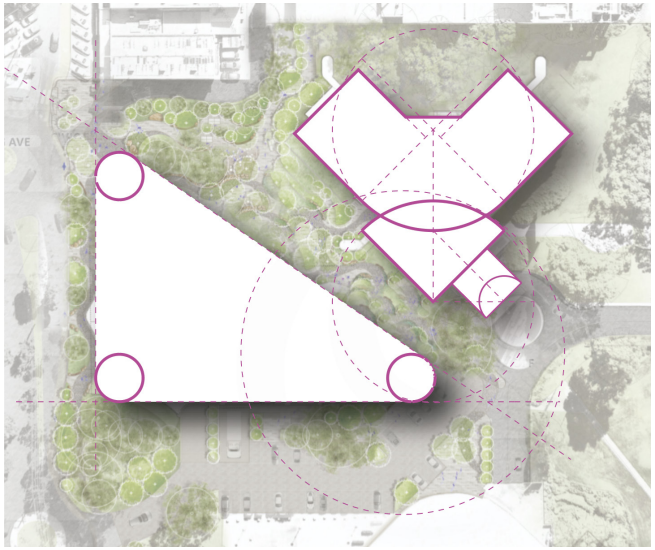
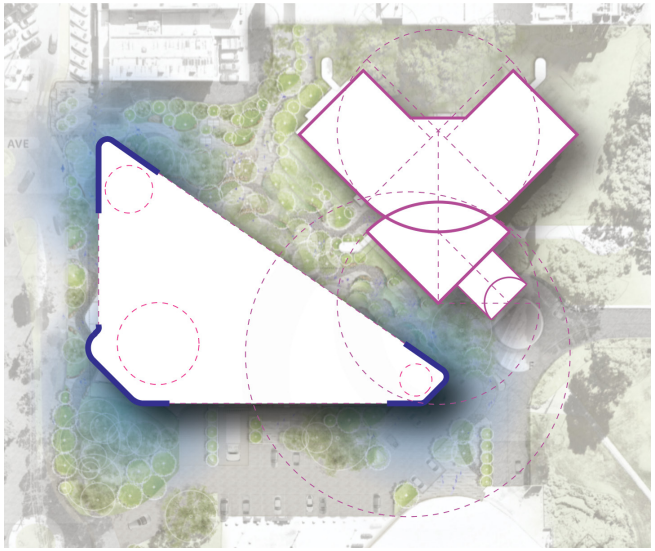
8.2.5 Massing and Architectural Expression

In alignment with these strategic objectives, the proposed building and massing maintains a triangular form, with defined edges along Kings Way and the rear interface, and a more porous, responsive edge facing the public realm. The bulk of the building mass is concentrated along Kings Way, reinforcing an urban connection to the adjacent shopping strip, while tapering towards Springvale Road to minimise visual impact on the existing Civic Centre.

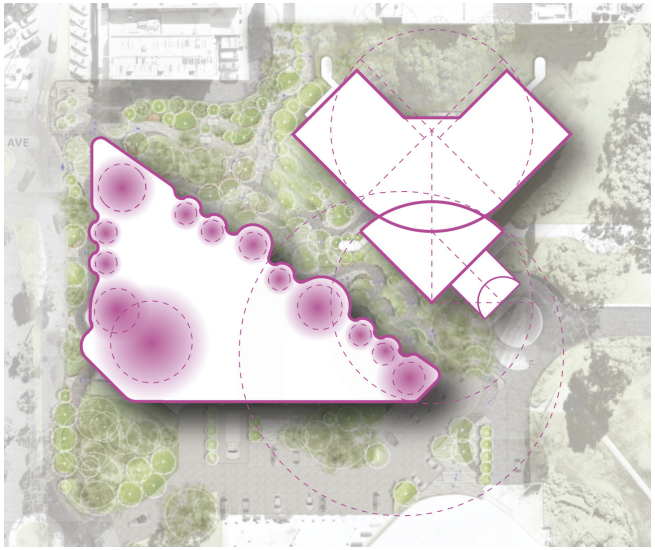
The triangular form allows each corner of the building to respond uniquely to its context, with distinct architectural treatments that break down the overall visual mass. The materiality and articulation of the building mass is detailed later in this section.



Urban massing strategy



Responsive corner treatment



Expression of interior conditions on the external skin



Civic precinct entry from Springvale Road



Children's external space in the Public Realm

8.2.6 Façade Development & Methodology

The design team developed the façade design in Milestone 3 in alignment with the principles established in the Milestone 2 Design Report and in collaboration with the PWG, PCG, and GWACSC. This process has focused on refining the architectural expression, materiality, and integration with the surrounding context while ensuring the façade remains cohesive with the broader design vision. The façade design remains an ongoing design item, with opportunities for further refinement in the next design phase in response to stakeholder feedback. The following section outlines these investigations and design methodology that has informed, and will continue to inform, its development.

Respecting the Seidler designed Civic Centre.

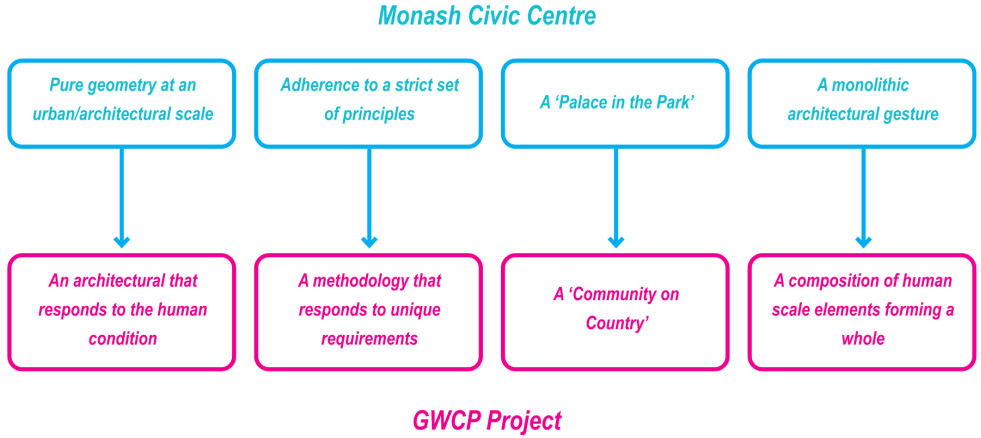
The design team began with a commitment to respecting the Seidler-designed Civic Centre, carefully balancing heritage sensitivity with a contemporary expression. A detailed study of Harry Seidler's architectural principles—geometric clarity, materiality, and structure—shaped a design response that is both sympathetic to the original and reflective of today's diverse and inclusive community.

- This investigation focused on four key architectural ideas from Seidler's work, reinterpreted through a contemporary, community-driven lens:
- From urban geometry to human-centred design – Where Seidler employed bold urban-scale forms, our design focuses on welcoming, inclusive, and adaptable spaces responsive to human experience.
- From rigid principles to responsive design – Rather than fixed rules, our approach adapts to the project's specific spatial, cultural, and functional needs.
- From 'a palace in the park' to 'a community on Country' – Shifting from a monumental, isolated form to a connected civic place grounded in cultural meaning and belonging.
- From monolithic to human-scale composition – Instead of a single sculptural gesture, our design assembles approachable, human-scale elements to foster accessibility and engagement.

These reinterpretations inform an architectural language that honours Seidler's legacy while evolving it for a contemporary civic context.



Historical studies into the Civic Campus



Responding to Seidler and the Civic Campus

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Architectural Form + Expression

The architectural expression of the building has been developed through a layered approach, beginning with its massing and siting within the Civic Campus and refined through distinct formal responses at each of its three corners. This strategy ensures the building remains contextually responsive, enhancing its civic presence, engagement with the public realm, and connection to key urban adjacencies. The design is further enriched by vertical expressions of light and interior-driven façade articulations, reinforcing the relationship between the built form and its function.

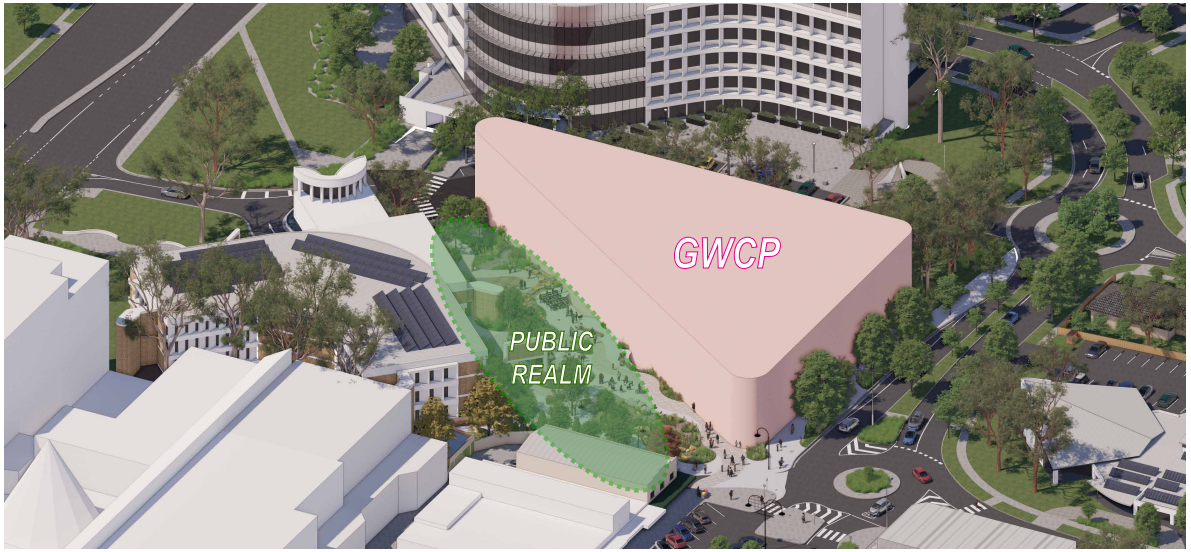
1. Massing and Siting as a Response to the Civic Campus

The building's massing and siting establish a strong urban relationship with the Civic Campus, forming the base layer of its architectural identity. Positioned to reinforce clear connections to the existing Civic Centre, the design ensures a cohesive integration with the broader precinct while maintaining sightlines, pedestrian flow, and public realm continuity. The triangular form allows the building to sit confidently within its urban setting, balancing civic prominence with permeability and accessibility.

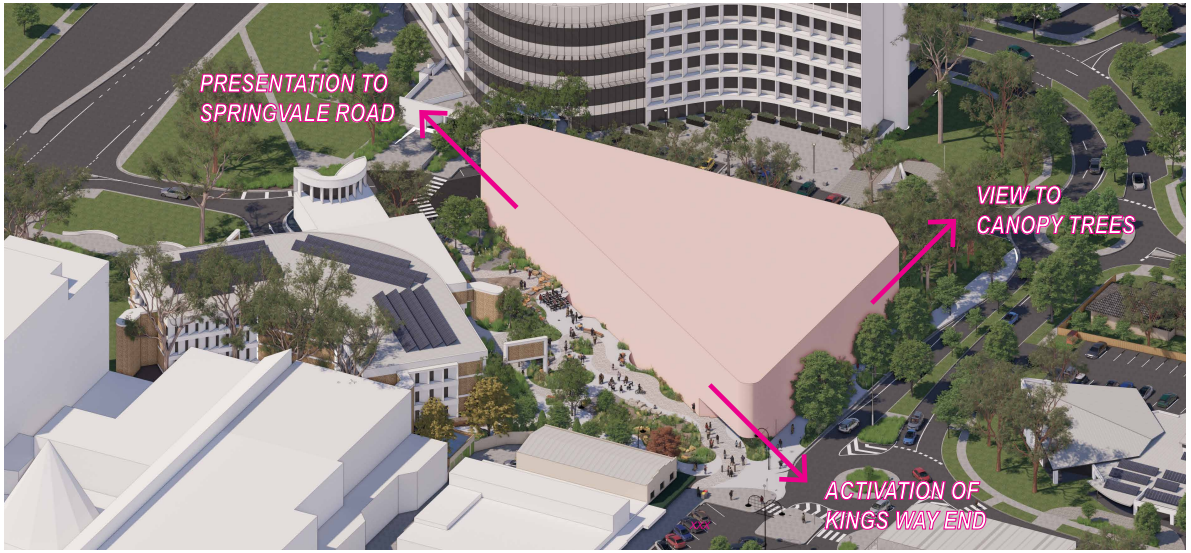
2. Unique Architectural Expression at Each Corner

To further refine the architectural identity, each corner of the triangular form has been developed as a distinct architectural moment, responding directly to its immediate surroundings. These corners shape the building's image, presence, and engagement with the urban landscape, ensuring it remains dynamic and contextually relevant from multiple vantage points.

- *Springvale Road Corner – Framing the Civic Centre Relationship:* This corner is carefully composed to present the building's image along Springvale Road, ensuring it sits harmoniously beside the Civic Centre façade. The materiality, proportion, and articulation here are designed to complement the existing architectural language while maintaining a clear identity for the new development.
- *Kings Way Entry Corner – Engaging the Retail Precinct:* The primary entry is positioned at the corner closest to Kings Way, responding to the dynamic retail and hospitality precinct. This corner is designed to be highly activated and welcoming, reinforcing the pedestrian movement patterns from the street, the Bogong Avenue car park, and future transit developments.
- *Civic Hall Corner – Framing the Landscape and Canopy Trees*: The third corner is shaped by its relationship to the significant mature canopy trees, ensuring that the view to and through this landscape remains an integral part of the architectural composition. The design here is more visually permeable, emphasising the connection between built form and nature while creating a strong civic frontage for the Civic Hall.



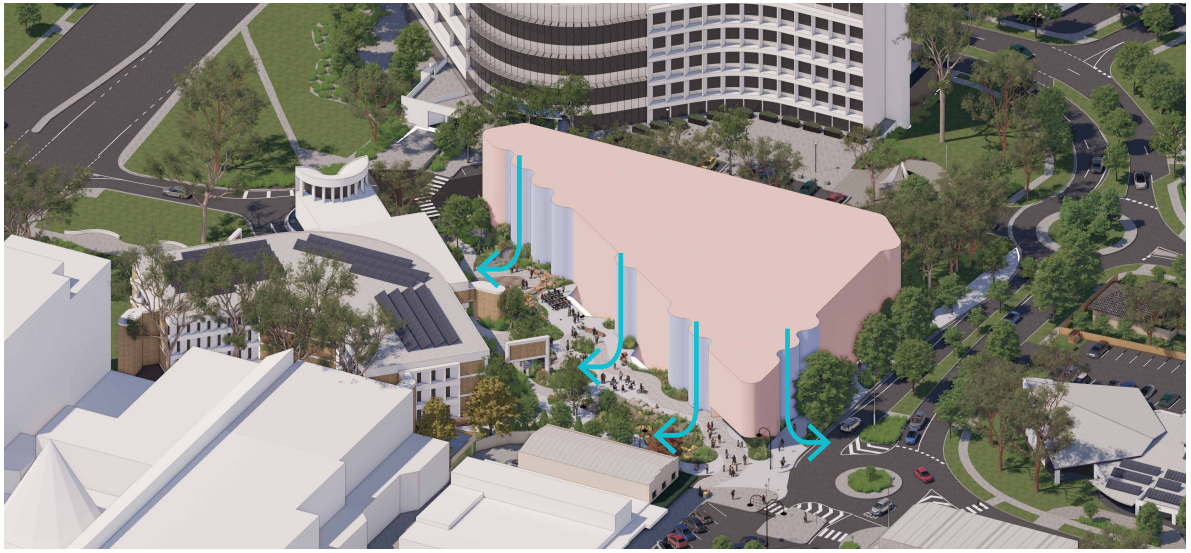
Response to the Civic Campus



Unique architectural expressions

3. Vertical Columns of Light and Connection to the Public Realm

Large vertical windows are strategically introduced throughout the building to create columns of light, visually connecting key interior conditions to the public realm and Kings Way. These openings enhance transparency and engagement, allowing the activities within to be visible from the street while bringing natural light deep into the interior spaces. This approach strengthens the building's presence within the civic precinct, reinforcing its role as an open and accessible public institution.

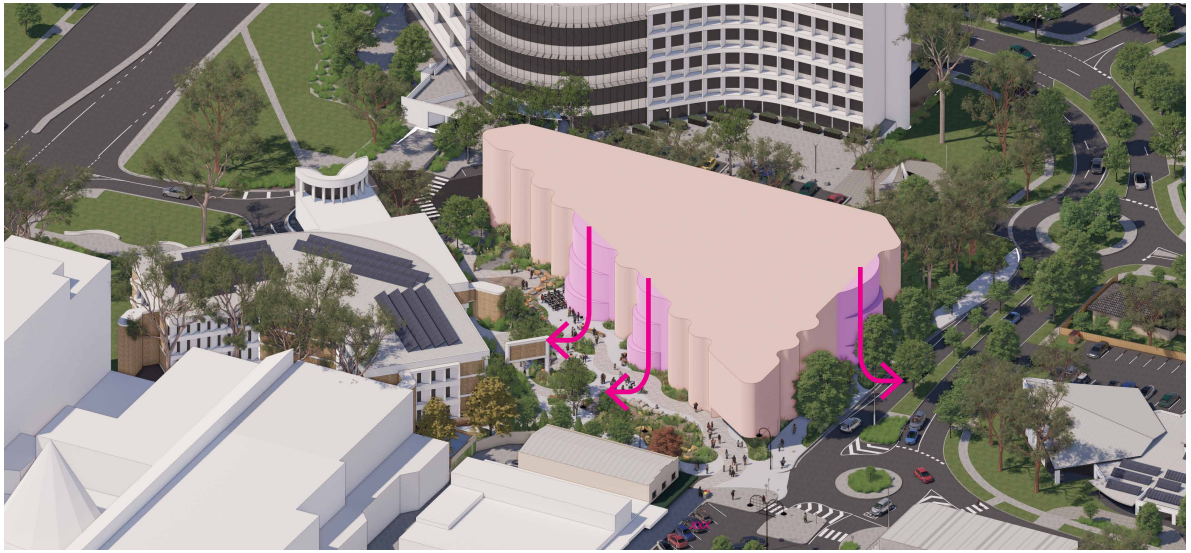


Vertical columns of light

4. Interior-Driven Façade Articulations

Certain unique interior conditions—such as the Multi-Function Room, Civic Hall Terrace, and Staff Commons—are designed as interstitial spaces that "press" against the façade, creating subtle ripples and pulses in the external expression. These moments of façade articulation reflect internal spatial dynamics, ensuring that the exterior form is directly informed by interior activity. This design move creates a dialogue between structure and function, reinforcing the building's civic and human-centred design approach.

By approaching the architectural expression through broad urban strategies, detailed corner-specific responses, vertical openings, and interior-driven façade movements, the design achieves a balanced yet distinctive identity. This approach ensures the building remains responsive, accessible, and deeply connected to both its civic and urban context.



Facade articulations

Constructing a Rationalised, Cost-Effective Façade System.

Throughout Milestone 3, the façade design underwent multiple iterations, with a mid-milestone interim façade costing completed to ensure alignment with the expectations set out in the Milestone 2 Cost Plan. The design team has worked in close collaboration with expert façade consultants, Inhabit, to refine a rationalised façade system that balances architectural intent, durability, and cost efficiency.

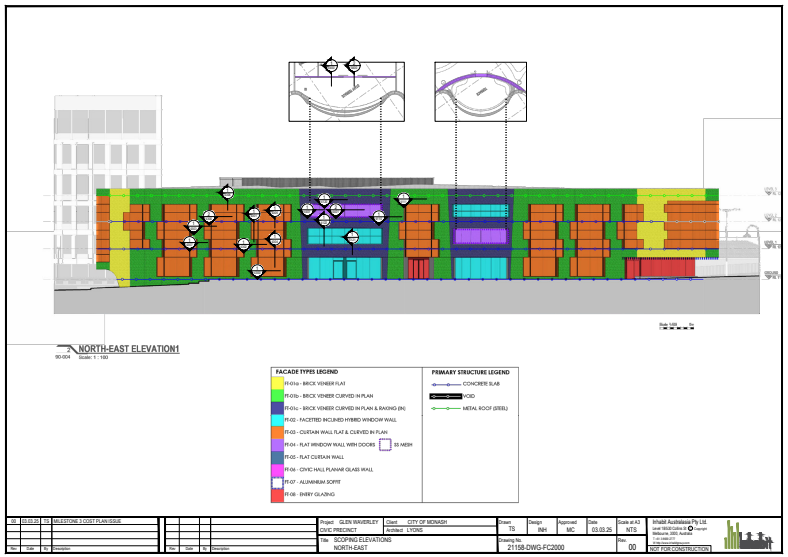
The design incorporates familiar and cost-effective materials, including face brickwork and aluminum-framed double-glazed fixed windows, carefully selected to respond to both urban and interior conditions. This intense engagement with façade specialists has allowed the team to develop a more efficient and achievable design while maintaining a strong civic presence and architectural integrity.

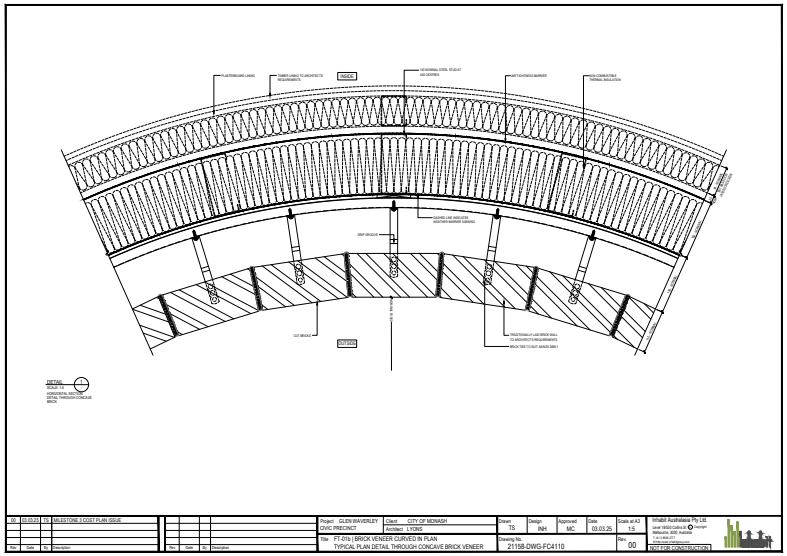
Environmentally Responsive Facade

The façade design in Milestone 3 continues to align with the objectives established in Milestone 2, ensuring it remains culturally and climatically responsive by considering orientation, external views, and the occupation of internal spaces. The scale, depth, and materiality of the façade have been further refined to meet performance requirements, balancing solar control, energy efficiency, and architectural expression.

A key development in Milestone 3 has been the thoughtful integration of sun-shading elements, designed in a way that does not disrupt the architectural language of the project. These elements enhance thermal comfort and reduce mechanical cooling demands, while maintaining a cohesive and visually engaging façade. The façade strategy includes:

- A maximum of 50% clear glazing along the northern façade (facing the Public Realm) to mitigate extreme heat loads, reducing reliance on mechanical ventilation while preserving strong visual connections to the landscape.
- A maximum of 20% clear glazing along the western façade (facing Kings Way), minimising heat gain while maintaining selective transparency where appropriate.
- The implementation of high performance glazing systems, shading devices, and a well-sealed and insulated thermal envelope to ensure the building achieves strong ESD performance.





Typical masonry facade detail by Inhabit



Facade Type Extents by Inhabit

Finishes and Materiality

For Milestone 3, the design team developed a material palette for the building, ensuring alignment with the existing site context and broader civic identity. This material strategy has been refined with a focus on visual coherence, durability, and architectural expression. There is potential for further exploration and refinement in the next design phase, subject to ongoing stakeholder feedback.

Site material investigations included a detailed analysis of the existing material palette, particularly the stone blocks used as panels and architectural features of the existing Civic Centre. By incorporating a 'block' type material into the proposed development, the design establishes a textural relationship with the site, reinforcing its cohesion as a unified civic precinct rather than a collection of separate structures.

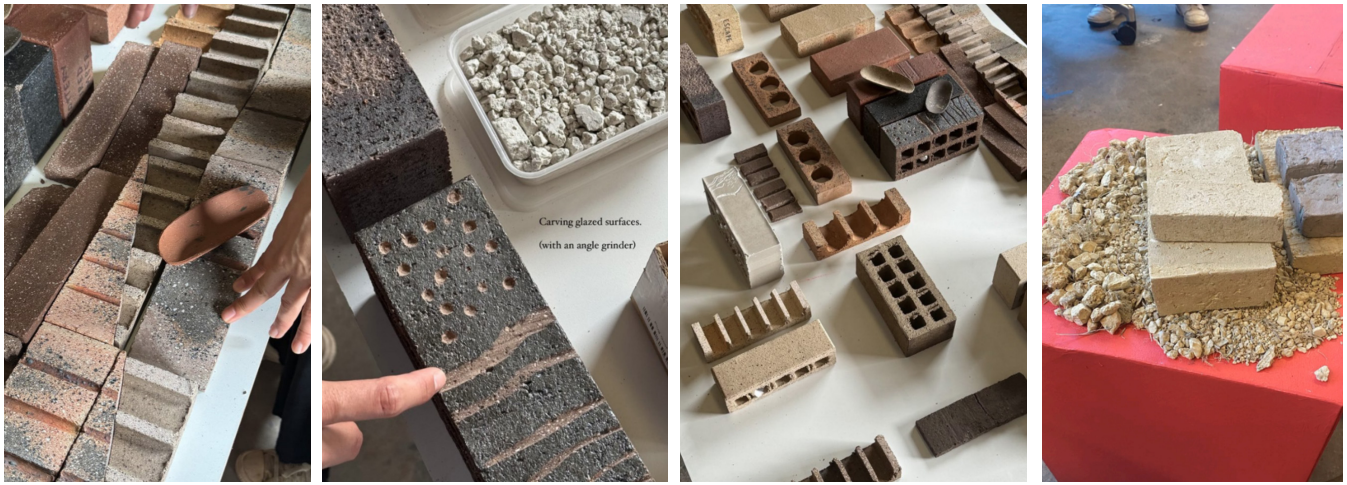
Furthermore, the use of a local, recognisable material, used through the Glen Waverley Activity Centre and the wider suburban context, provides users an opportunity to connect to the building in a more emotive and meaningful way.

At a high level, the feature finishes for the proposed development include:

- A masonry (face brickwork) facade with detailed texture, colour and patterning that response to the context through the inclusion of punched windows and larger expanses of solid facade.
- Neutral shop front style glazing with minimal mullions to public facing areas on the ground floor.



Contextual material relationship to Glen Waverley



Design investigations into masonry materials

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Cultural Narratives

The façade design has been shaped by an extensive and successful collaboration with Wurundjeri Traditional Owners, ensuring that cultural narratives and shared knowledge are meaningfully embedded into the architectural expression. One of the key themes explored in these discussions was the notion of weaving together knowledge, a concept that resonated deeply as a symbol of connection, learning, and the interweaving of diverse cultures.

The act of weaving holds significance across many different cultures, representing the way people, stories, and traditions come together through the act of sharing knowledge and experience. Within the context of this project, the idea of weaving was seen as an appropriate and inclusive metaphor—one that acknowledges and respects First Nations perspectives while also extending an invitation to the broader, multicultural community that will engage with the building.

The design team has translated this concept of weaving into the façade design through the careful use of colour and patterning. Rather than creating a motif that explicitly belongs to a single cultural tradition, the approach ensures that the façade remains open, welcoming, and representative of many. The subtle interplay of textures, tones, and rhythmic patterning reinforces a sense of interwoven connections, creating a building that celebrates diversity and shared knowledge while maintaining a strong civic identity.

This approach ensures that the façade is not just an architectural element but a cultural statement—one that is grounded in deep collaboration with Wurundjeri Traditional Owners, yet broad enough to embrace and invite people from all backgrounds into the space.



Weaving samples from Australia and around the world



Masonry patterns and colours weaving across the facade

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Approach from Kings Way



Approach from Bogong Avenue



Approach from Springvale Road at dusk



Revolving Door & Canopy Link



Vehicle access from Kings Way



Southern facade interface



Aspect from the Cenotaph



At-grade carpark approaching Springvale Road

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Main Entry



Public Realm

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Facade Design Evolution

Since the completion of the Schematic Design (commonly referred to as the Reference Design), the façade of the Glen Waverley Civic Precinct project has undergone a considered transformation. This evolution reflects a response to Council's Notice of Motion No. 16 – 26 September 2023, which called for architectural features that respect the existing Harry Seidler-designed Civic Centre, while embracing fiscal responsibility, cultural expression, and increased sustainability.

From Reference to Response: Building on Seidler's Legacy:

The original schematic design acknowledged the presence of the adjacent Seidler building, yet opportunities remained to deepen the architectural dialogue and better align the new façade with Seidler's formal legacy and civic prominence. The current design takes a more deliberate approach: grounded in detailed analysis of Seidler's principles, geometry, materiality, and structure, and reinterprets these through a contemporary, community-focused lens.

Four key ideas underpin the updated design approach:

- Urban geometry to human-centred design: Where Seidler employed bold urban forms, the revised design introduces inclusive, adaptable spaces scaled to everyday civic life.
- Rigid principles to responsive design: The design approach adapts to context, spatially, culturally, and environmentally, rather than following a singular formal logic.
- 'A palace in the park' to 'a community on Country': The civic identity shifts from monumentality to connectedness, embedding Indigenous cultural meaning and community presence.
- Monolithic to human-scale composition: The building is now conceived through distinct elements and corners, each tailored to its urban condition and public interface.

Three Corners, Three Contexts:

The refined triangular form responds to its site with three distinctive architectural moments:

- Springvale Road Corner: Harmonises with the Civic Centre via proportion, rhythm, and material language while asserting its own contemporary identity.
- Kings Way Entry Corner: Activates the primary public entrance in dialogue with the surrounding retail and hospitality precinct.
- Civic Hall Corner: Frames the relationship to existing canopy trees and landscape, offering permeability and transparency to the adjoining public realm.

This composition enhances legibility and urban engagement while reinforcing the building's civic stature

Material Strategy and Cultural Narrative:

A new material palette has been developed, drawing from both the site's existing language and broader civic context. The use of a textured masonry façade, including patterned brickwork, neutral glazing, and punched openings, echoes the robustness of the Seidler building while offering warmth and variation. Importantly, the design refrains from overly complex geometries, supporting long-term maintainability and usability.

The material strategy has been further refined through a series of test palettes that explore variations in brick colour, texture, and patterning. These curated palettes reflect a range of aesthetic and functional themes and are intended to guide the development of a coherent and expressive façade. Each option responds to site context, environmental conditions, and maintenance considerations, offering a basis for collaborative decision-making. These test palettes will be further developed with input from the client to ensure they align with the architectural intent and contribute to a unified, engaging civic expression.

Crucially, the façade now embeds cultural narratives through its material and expressive qualities. Developed in close collaboration with Wurundjeri Traditional Owners, the façade design interprets the concept of weaving, a shared and cross-cultural symbol of connection, learning, and interdependence. Rather than a literal motif, this concept is evoked through subtle textural shifts, colour variation, and rhythmic façade patterning. The result is a building that is both grounded in Country and open to the multicultural community it serves..



Schematic Design (Reference Design)
prepared by ARM Architecture



Facade Design Explorations



Facade Design presented to the GWACSC (December 2025)



Facade Design presented to the GWACSC (March 2025)



Facade Design presented to the GWACSC (March 2025)



Milestone 3 Facade Design (April 2025)

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Maintenance and Façade Replacement Strategies

Progression in regulatory requirements over past years in glazed building envelop coincide with lack of local capacity to manufacture high quality glass that allow high visual transmittance, whilst providing required thermal performance. The project's façade engineer's Inhabit advise that regardless or curved or flat geometries, there is necessity to procure glass from overseas to achieve the expected glass requirements. This raised concerns by Monash's facilities management team about the risks of curved glazing at the ground level. In response, the design team have conducted a risk assessment and mitigation strategy.

Risks identified

- Damage of glass including graffiti, etching and breakage
- Time frames and cost associated with replacement of glass which is required to be procured from overseas
- Risk to public safety due to potential glass breakage.
- Risk to building security from unauthorised access.

Mitigation Strategies

- Specification of glass to minimise risks including structural robustness, passive protection and removal of breakage by nickel sulphide fracture
- Investigate glass spares regime – quantity and storage require further review.
- All glass in project to be designed with ability to replace. Key fundamentals include removable sunshades and sealant.
- Include requirements in Façade Performance Specification for inclusion of procurement contacts and step-by-step replacement guidelines.
- Temporary make good measures to be investigated including curved plywood and temporary curved glass.
- Surface treatment such as sacrificial anti-graffiti film to be applied to ground level glazing.
- CPTED strategies to deter vandalism such as passive surveillance, external lighting and strategic location of CCTV cameras.

The design team will continue to develop this strategy in the next Milestone, and support Monash with their benchmarking studies of other local curved glass projects.



Kings Way facade

Next Steps

The façade design presented in this report represents the recommended outcome by the design team, having been developed through a rigorous design process and extensive collaboration with key stakeholders. The approach balances architectural expression, cultural integration, environmental performance, and cost alignment, ensuring a cohesive and responsive civic presence.

The design team acknowledges that there may be ongoing refinements in the next design phase, particularly regarding the finalisation of colours and patterns. These elements offer further opportunities for exploration to ensure the façade remains inclusive, contextually appropriate, and reflective of the project's broader design ambitions. Future design development will continue to be informed by stakeholder feedback, material investigations, and further engagement with Wurundjeri Traditional Owners, ensuring that the final outcome maintains both cultural integrity and architectural excellence.

For further technical details, refer to Appendix F: Facade Report prepared by Inhabit. Please note that the design and visualisations of the façade have progressed further than presented in consultant reports such as the Façade and Landscape reports. The façade design shown in the architectural sections of the report is the most up-to-date.



Main Entry at dusk

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8.3 INTERIOR DESIGN STRATEGIES

The following section outlines the project's approach to internal building planning, look and feel, and interior material selection. In Milestone 3, the design team refined these elements to ensure a cohesive, functional, and welcoming interior environment that aligns with the project's broader architectural and civic objectives. The interior design strategy focuses on enhancing user experience, supporting diverse activities, and fostering a strong connection between internal spaces and the surrounding public realm.



Main Building Entry



Shared Foyer

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8.3.1 Key Developments

The interior design has continued to develop from the foundations established in Milestone 2, with further refinement in Milestone 3 in collaboration with the Project Working Group (PWG) and Project Control Group (PCG). This phase focused on improving spatial layouts, materiality, and detailing to better meet user needs, enhance functionality, and align with strategic objectives. Key developments are outlined below:

- Development of a distinctive interior identity that complements the overall architectural vision.
- Establishment of a collaborative design methodology encouraging stakeholder input.
- Creation of guiding principles for materials and finishes to ensure coherence, durability, and alignment with project values.
- Exploration of culturally embedded design elements to enrich and diversify the interior experience.
- Incorporation of expert advice to ensure universal accessibility across public spaces.
- Integration of acoustic strategies to support comfort and clarity in high-traffic areas like the Civic Hall and library.
- Redesign of the central foyer to improve arrival experience and circulation.
- Introduction of direct access from the Children's Library to the public realm for improved connectivity.
- Removal of the cold shell café to optimise interior planning and meet project goals.
- Updates to the Schedule of Accommodation, including improved storage solutions.
- Realignment of the Level 1 Civic Hall foyer to enhance southern views and wayfinding.
- Rationalisation of back-of-house areas for greater efficiency.
- Reduction of terrace sizes to match the functional brief.
- Replanning of interiors to reflect façade changes and ensure design cohesion.
- Review of open library areas against benchmark case studies to achieve best-practice outcomes.

These refinements have been central to enhancing the interior's form, functionality, and civic character. Further detail follows in the next section.



Reading Nook in the Shared Foyer

8.3.2 Interior Design Methodology

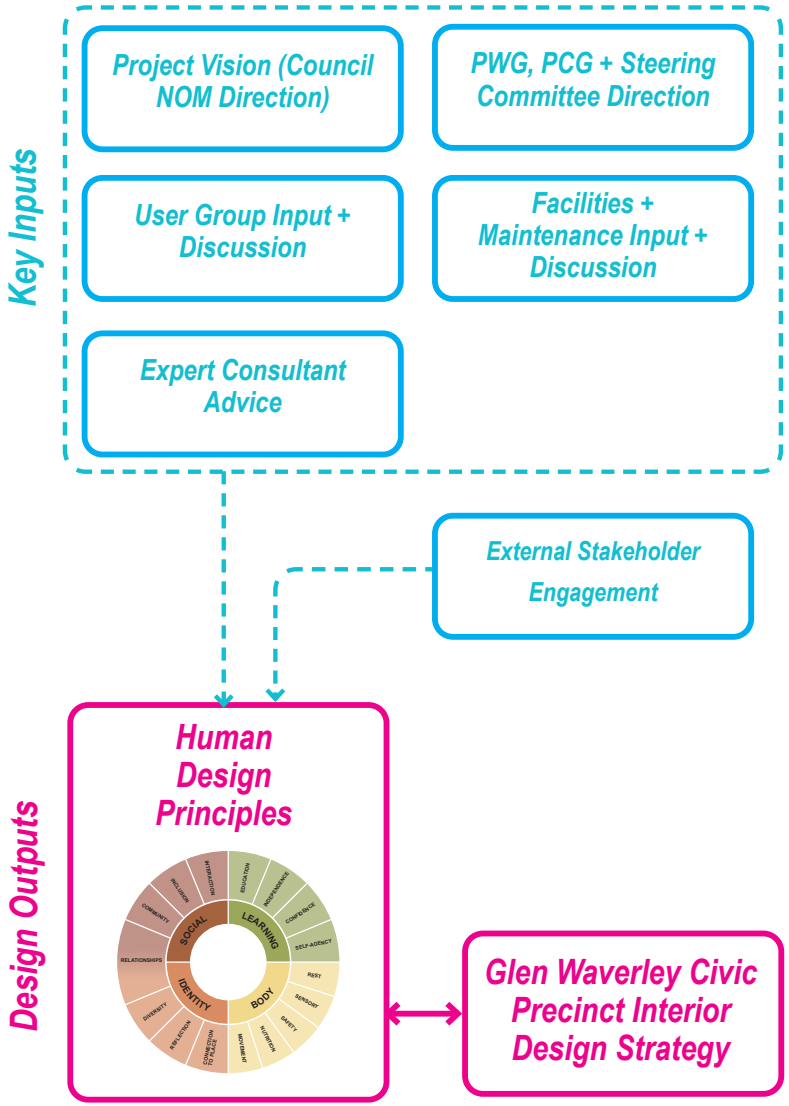
The interior design methodology for the Glen Waverley Civic Precinct (GWCP) project follows a rigorous, collaborative, and iterative process, ensuring that the design outcomes align with the project's vision, operational needs, and broader civic objectives. The approach is guided by key inputs that shape the human-centred design principles (outlined earlier in this report) and inform the final design output presented in this report.

The following key inputs have been instrumental in shaping the interior design:

1. Project Vision and Strategic Objectives - The foundational principles of the interior design are grounded in the project vision, as outlined in the Council Notice of Motion and Consultant Specification. This vision establishes the civic and community-focused intent of the spaces, ensuring that all design decisions align with the strategic direction set by Monash City Council.
2. User Group Input and Discussion - A collaborative engagement process with key user groups has played a critical role in shaping the functionality, usability, and flexibility of the interior spaces. Feedback from library staff, community representatives, civic hall users, and council teams has informed the spatial planning, ensuring that the design responds to diverse user needs and supports a wide range of activities.
3. Monash City Council Facilities and Maintenance Input - The facilities and maintenance teams have provided insights into operational efficiency, durability, and lifecycle considerations, ensuring that materials, finishes, and interior layouts are practical, maintainable, and cost-effective over time. Their feedback has directly influenced material selections, storage provisions, and spatial durability strategies.
4. PWG, PCG, and GWACSC Discussion and Advice - Ongoing review and feedback from the Project Working Group (PWG), Project Control Group (PCG), and Glen Waverley Activity Centre Steering Committee (GWACSC) have helped refine the design strategy to ensure that it aligns with the project's objectives, budget, and operational considerations. These groups have provided guidance on major design decisions, ensuring the interiors maintain a cohesive civic identity.
5. Expert Consultant Advice - The integration of expert consultant advice has ensured that the interior design meets best-practice standards for accessibility, acoustics, and spatial comfort.
    - Accessibility consultants have provided guidance on universal design principles, ensuring that all spaces are equitable, safe, and easy to navigate for people of all abilities.
    - Acoustic consultants have contributed to the spatial and material strategy, optimising sound performance in key areas such as the Civic Hall, library spaces, and meeting rooms to enhance speech clarity and reduce noise transfer.
6. External Stakeholder Engagement (Engagement with Traditional Owners) - The design team has collaborated with Wurundjeri Traditional Owners to explore meaningful opportunities for cultural integration within the interiors. This engagement has informed the conceptual development of spatial narratives, materiality, and embedded cultural references, ensuring that the interior spaces acknowledge, respect, and celebrate Indigenous perspectives in an authentic and inclusive way.

These key inputs have informed the human-centred design principles previously outlined in this report, ensuring that the interior spaces prioritise comfort, inclusivity, flexibility, and connection to place. By applying these principles, the design team has developed a cohesive and responsive interior architecture, resulting in the design output presented in this report.

In the next design phase, the design team will continue to refine the interior detailing, materials, and user experience, ensuring that the final design remains adaptable and reflective of stakeholder needs while upholding the project's overarching vision.



Interior Design Methodology

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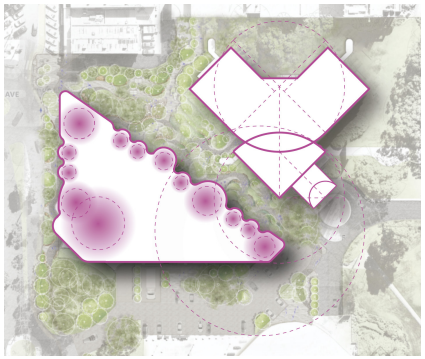
Interior Design Language + Expression

Establishing a clear and readable interior design language is essential to creating a cohesive and intuitive user experience. For this project, a unique interior language was developed to reflect the identity of Glen Waverley and Monash City Council, ensuring the spaces feel distinctly civic yet welcoming and community-oriented. The architectural expression of the interiors works in direct harmony with the façade, creating a holistic visual language where the bubble-like forms and ripples along the façade respond directly to significant interior conditions. These spatial gestures are expressed through both programming and materiality, reinforcing the concept of movement, energy, and connection.

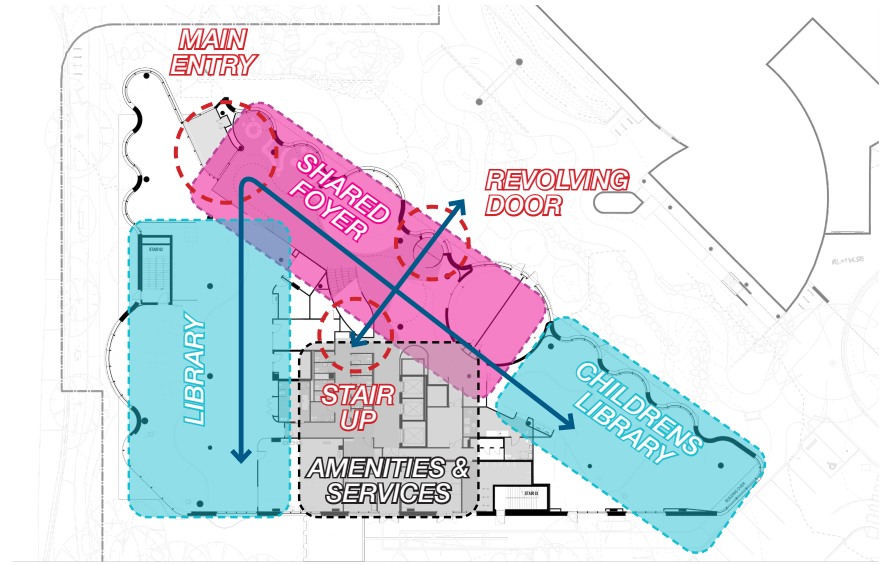
Public-facing spaces are strategically located along the perimeter of the building, strengthening visual and physical connections to the landscape and surrounding public realm. This approach enhances engagement with the external environment, reinforcing the project's civic and community-driven objectives. Meanwhile, back-of-house spaces are consolidated along the southern façade at the centre of the floor plan, ensuring functional efficiency while preventing obstructions to views and access to natural light. This spatial organisation ensures the building remains highly accessible, open, and engaging, while also being practical and efficient for daily operations.



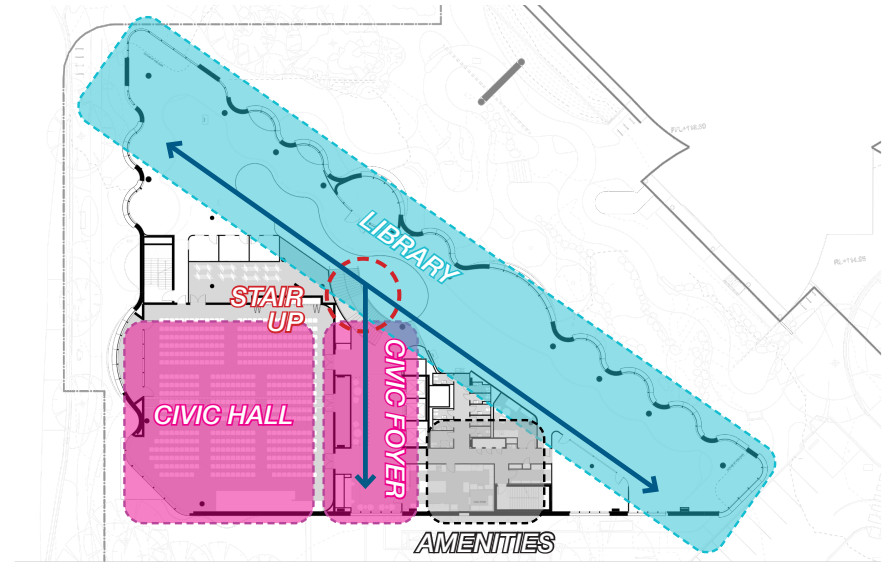
Architectural Expression Strategy



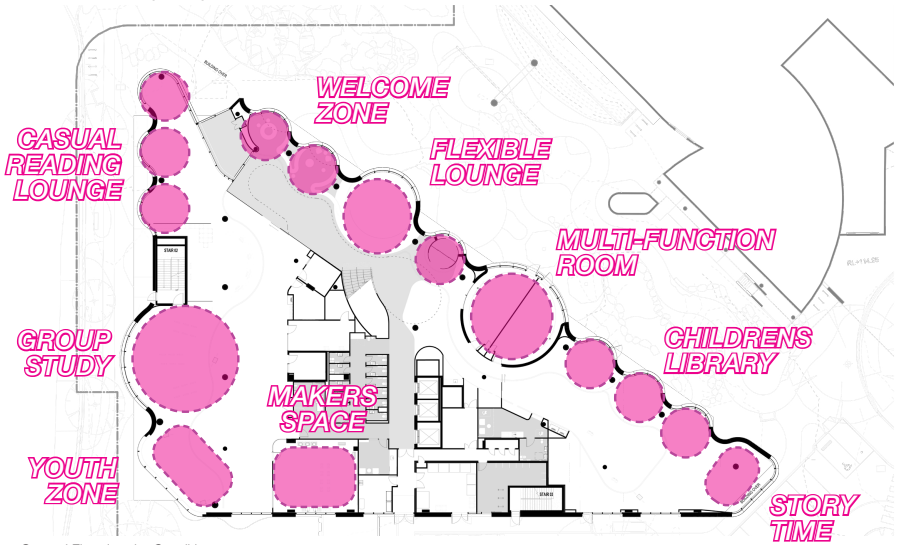
Group Study area looking onto Kings Way



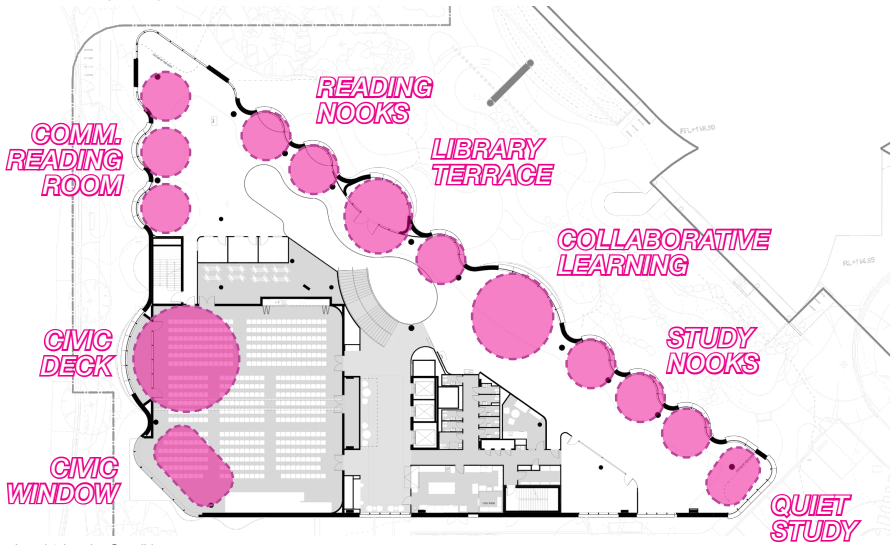
Ground Floor Planning Strategy



Level 1 Planning Strategy



Ground Floor Interior Conditions



Level 1 Interior Conditions

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8.3.3 Building Access + Egress

A well-defined access and egress strategy is essential to ensuring the functionality, safety, and operational efficiency of the building. The design incorporates a clear hierarchy of entry points, balancing public accessibility, staff movement, and emergency egress requirements. These access points have been carefully planned to enhance connectivity with the surrounding urban fabric, facilitate efficient circulation, and comply with safety and regulatory standards.

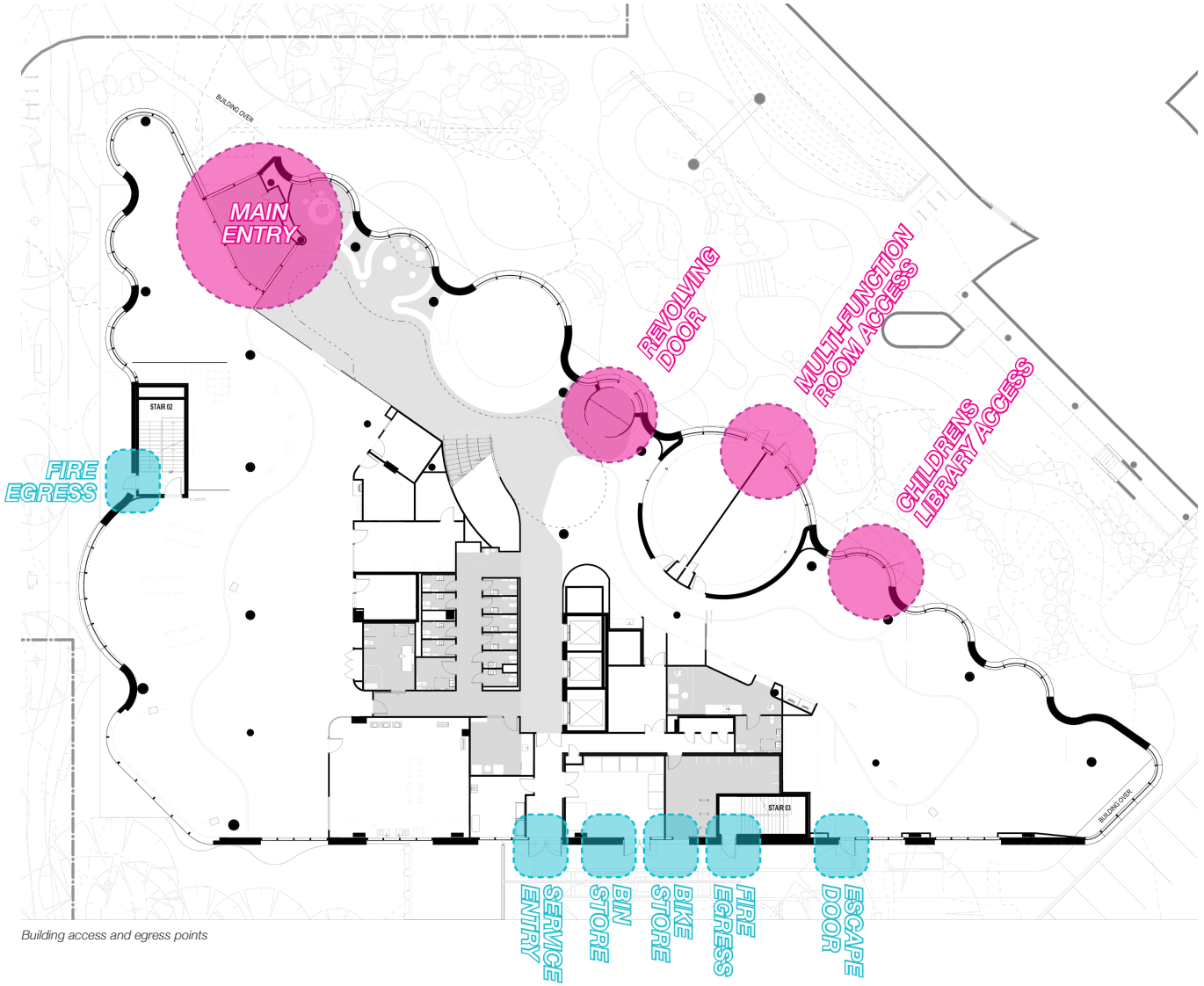
Primary Building Access Points

1. Main airlock and primary entry (north side, adjacent to Kings Way) – Serves as the main arrival point, providing a welcoming and clearly defined access for visitors.
2. Revolving door (central north façade) – Establishes a strong visual and physical connection to the existing Civic Centre, enhancing integration between the two buildings.
3. Large glazed doors (Multi-Function Room) – Enable the space to open up to the external landscape, allowing for flexible, mixed-mode operation that connects indoor and outdoor activities.
4. Secure staff-operated door (Children's Library to external landscape) – Facilitates safe access for outdoor storytime events, allowing controlled interaction with the landscape.

Egress & Service Access Points

5. Escape door (rear of Children's Library, egressing into the at-grade car park) – For emergency use only, providing a direct exit route.
6. Service entry (southern façade, adjacent to the loading dock) – Designed as a dedicated entry for deliveries and collections, ensuring efficient back-of-house operations.
7. Staff-only secure door (Bike Store to at-grade car park) – Allows staff to securely access the bike store without passing through public areas.
8. Secure double doors (Bin Store, southern façade) – Direct connection between the bin store and loading area to enable a streamlined collection process.
9. Fire emergency egress door (Southern escape stair) – Provides a direct exit to the outside, ensuring safe evacuation without re-entering the building.
10. Fire emergency egress door (West façade, exiting onto Kings Way) – Ensures users can safely evacuate to the public realm in an emergency.

These well-distributed access and egress points ensure that the building remains highly functional, secure, and compliant with safety regulations, supporting seamless daily operations and emergency response procedures.



Building access and egress points

8.3.4 Materials & Finishes

The selection of materials plays a crucial role in shaping the atmosphere, identity, and user experience of the interior spaces. The material strategy has been developed to align with the broader architectural vision, ensuring a cohesive, welcoming, and enduring design language.

Guiding Principles

The following principles define the design intent behind material selection, ensuring the interiors reflect cultural identity, sensory engagement, and spatial quality:

- Cultural Expression & Identity – Materials should celebrate the cultural diversity and heritage of the community, fostering a sense of belonging and inclusivity.
- Tactile & Sensory Experience – Surfaces should invite touch and engagement, using texture, warmth, and variation to create a welcoming and comfortable environment.
- Timelessness & Character – Materials should evoke a sense of permanence and authenticity, avoiding overly trend-driven choices while maintaining a strong and lasting design identity.
- Light Interaction & Depth – Finishes should respond dynamically to both natural and artificial light, enhancing spatial depth, warmth, and visual interest throughout the day.

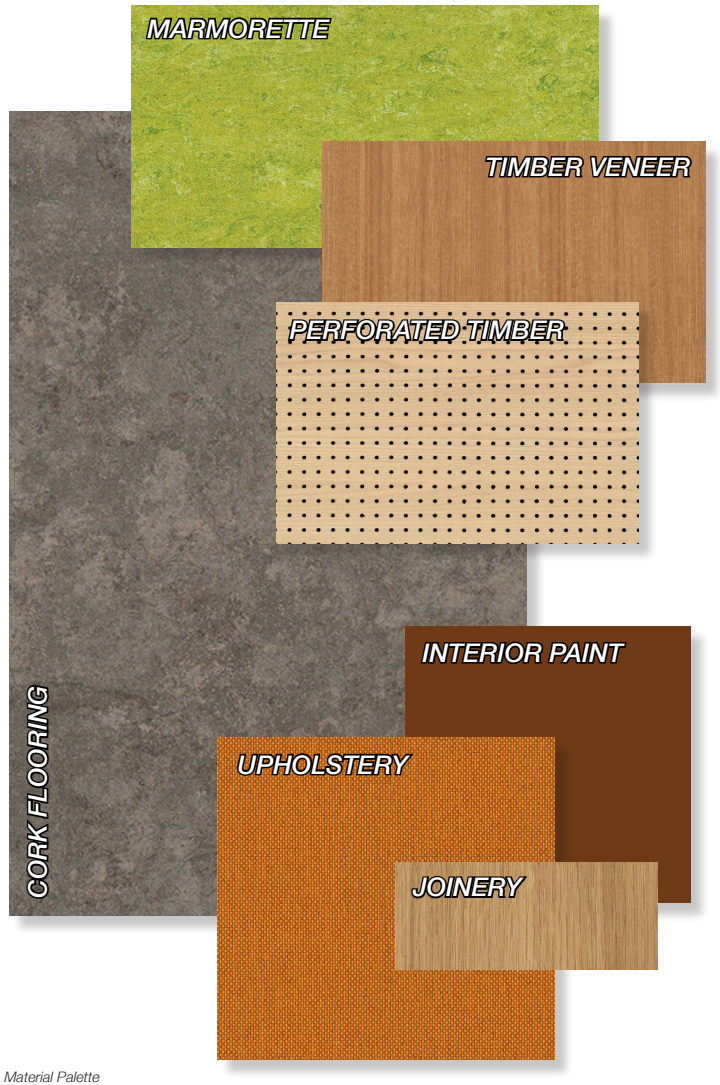
These principles ensure that the interior material palette enhances both functionality and aesthetics, creating a rich and engaging user experience that remains relevant and adaptable over time.

Functional Considerations

Alongside design intent, material selection must also prioritise performance, longevity, and environmental responsibility, ensuring interior finishes remain functional, cost-effective, and sustainable. The following considerations guide material choices to balance practicality and aesthetics:

- Cost-Effectiveness & Longevity – Materials should balance upfront affordability with durability, minimising long-term maintenance and replacement costs.
- Ease of Maintenance & Cleanability – Finishes should be resistant to wear, stains, and damage, ensuring they remain visually and functionally effective with minimal upkeep.
- Acoustic Performance – Surfaces should contribute to a comfortable auditory environment, reducing noise transfer and enhancing speech intelligibility in key spaces.
- Sustainability & Environmental Impact – Preference for locally sourced, low-emission, and recyclable materials that support energy efficiency and responsible resource use.

By integrating these design principles and functional considerations, the interior material strategy ensures a high-performing, resilient, and sustainable environment that remains practical, adaptable, and aligned with the project's civic and community-focused vision.



Overall Building Material Palette

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Material Palette

The interior materials palette has been carefully curated to align with the guiding principles of cultural expression, sensory experience, durability, and sustainability. Each material has been selected for its ability to enhance the functionality, longevity, and overall design identity of the interior spaces while ensuring ease of maintenance and a high-quality user experience.

Foyer Material Palette

The foyer serves as the primary arrival and transition space, requiring materials that balance durability with a welcoming civic presence. The materials selected for this area reinforce tactility, warmth, and connection to the landscape:

- Commercial cork flooring – Provides natural warmth, excellent acoustic properties, and a resilient, sustainable surface that withstands high foot traffic.
- Marmoleum flooring – A durable, low-maintenance, and environmentally friendly material that enhances longevity and ease of cleaning.
- Timber ceilings and wall treatments – Introduce natural texture and warmth, reinforcing the tactile and sensory experience of the space.
- Feature paint colours responding to the landscape – Creates a visual dialogue with the surrounding environment, enhancing cultural expression and identity.



Shared Foyer Material Board (Refer Volume 2 for full size board)



Welcome Zone in the Shared Foyer

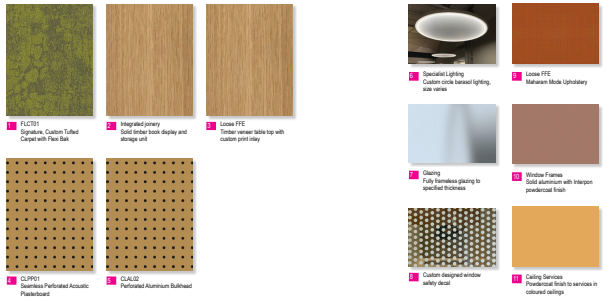
Library Material Palette

The library requires materials that support a calm, comfortable, and adaptable environment while ensuring long-term durability for public use. The selected materials enhance acoustics, visual warmth, and flexibility:

- Commercial carpet flooring – Provides softness underfoot, reduces noise, and ensures a comfortable reading and study environment.
- Perforated plasterboard ceilings – Improves acoustic performance, controlling reverberation and creating a more peaceful space for focused activities.
- Muted paint colours – Ensures a softer, more subdued atmosphere, enhancing focus and relaxation.
- Feature timber trims and upholstery colours responding to the landscape – Introduces natural warmth and subtle colour accents, reinforcing a connection to the surrounding environment while maintaining visual cohesion.

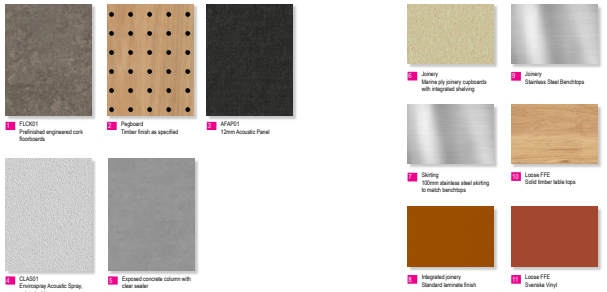
This coordinated material strategy ensures that the foyer and library spaces maintain a distinct yet complementary identity, supporting the broader architectural vision and long-term functionality of the project.





Casual Reading Lounge Material Board (Refer Volume 2 for full size board)





Makers Space Material Board (Refer Volume 2 for full size board)





Adult Collections Material Board (Refer Volume 2 for full size board)

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Ground Floor Interior Design Strategy



Level 1 Interior Design Strategy

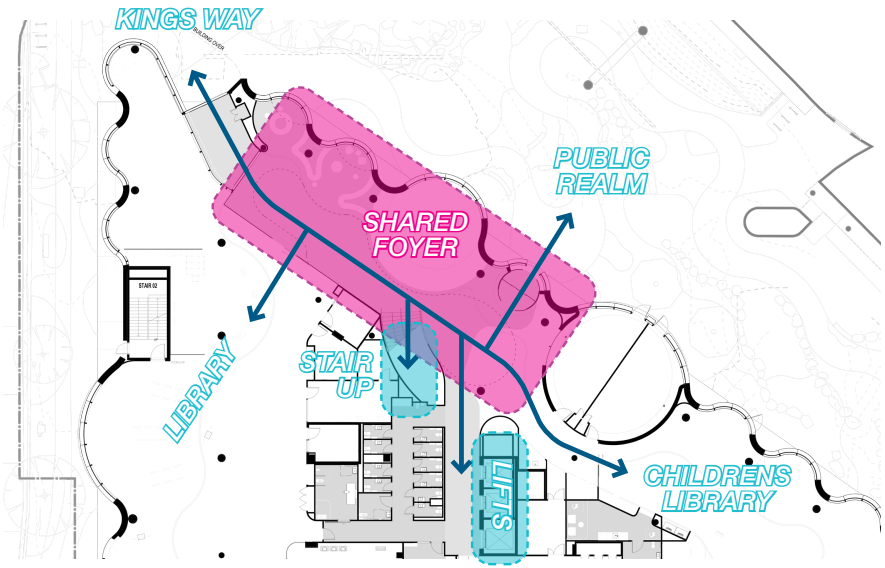
8.3.5 Shared Foyer

The Shared Foyer serves as the primary front-of-house space, functioning as both an entry foyer and a gathering area for pre- and post-event milling. The design team has carefully addressed the functional brief requirements, ensuring the foyer is of an appropriate size and scale to accommodate event activity while remaining free of obstructions.

Key design considerations include:

- Spatial Generosity & Flow – The foyer has been designed with uncluttered circulation paths, allowing for comfortable movement and ensuring clear sightlines to key destinations within the facility.
- Complementary Architectural Expression – The interior finishes and materiality have been carefully selected to complement a collective community experience, reinforcing the foyer as a destination while maintaining a strong civic presence.
- Connection to External Spaces – The design provides direct access to key external spaces, allowing events to seamlessly spill into the plaza, enhancing activation and providing flexibility for both indoor and outdoor engagement.
- Integration of Public Artwork – A significant public artwork opportunity is located within the foyer, allowing for a truly unique design element that strengthens the building's identity and contributes to its cultural and civic significance.
- Internal Planting & Landscape Connection – The inclusion of internal planting reinforces a connection to the external landscape, creating a sense of continuity between interior and exterior spaces while enhancing the well-being and sensory experience of visitors.
- Awe-Inspiring Spatial Experience – A double-height void has been incorporated into the design, ensuring the foyer evokes a strong sense of arrival and civic presence, elevating the spatial experience for visitors.
- Clear Sightlines & Wayfinding – The foyer has been designed with intuitive navigation, providing clear sightlines to critical decision points, including the library entry, the stair to the Civic Hall, and the Multi-Function Space, ensuring a seamless and legible visitor experience.
- Integration of Event Functionality – The space has been designed to support pre- and post-event activities, offering a welcoming environment that enhances the overall user experience of the Civic Hall.

By addressing these key aspects, the shared foyer supports both functional efficiency and a strong architectural identity, ensuring it remains a vibrant and flexible civic gathering space.



Shared Foyer Planning



Main Entry Airlock



Ceremonial Stair to Civic Hall



Shared Foyer



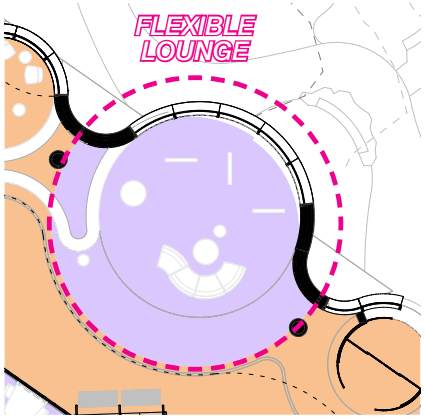
Shared Foyer from top of Ceremonial Stairs

8.3.6 Flexible Lounge

A flexible lounge space has been designed as a distinctive yet seamless extension of the shared foyer, offering a welcoming and adaptable environment that supports a variety of informal and programmed uses. While integrated into the main foyer zone, the lounge maintains its own identity through spatial definition, furniture curation, and material expression.

The space is purposefully designed for flexibility, accommodating a wide range of uses including casual meetings, informal work or study, community drop-in sessions, and pre- or post-event gatherings. It also serves as a potential venue for small-scale exhibitions, pop-up displays, and art installations—offering a platform for local artists, cultural storytelling, and community-led content. The open and visible nature of the space encourages interaction and engagement with passersby, allowing exhibitions to become part of the everyday experience of the building.

To support future activation, service provisions for a potential café or mobile coffee cart have been integrated into the design. Power, water, drainage, and ventilation have been pre-planned to accommodate future fitout with minimal disruption. This future-facing approach adds value to the space, enabling it to evolve over time and enhancing opportunities for social connection, community gathering, and local economic participation.



Flexible Lounge Floor Plan



Flexible Lounge

lyons

8.3.7 Library

Since Milestone 3, the principles guiding the design of the library have remained largely unchanged, ensuring a consistent vision for functionality, accessibility, and user experience. However, the design has been further developed and refined to better align with user requirements, incorporating feedback from Monash internal stakeholders and the Project Working Group (PWG). The design continues to uphold the following strategic objectives:

1. Empower users & encourage a sense of ownership over the building.
2. Cultivate curiosity and a passion for learning, celebrating the act of reading.
3. Showcase the diversity of media, books, and collections within the library.
4. Support a variety of learning needs and ways of engaging with knowledge.
5. Connect seamlessly to the surrounding public realm and learning landscape.
6. Provide spaces that offer a sense of calm, reinforcing the concept of libraries as community living rooms.
7. Allowing for flexibility to ensure the library can adapt to a broad range of activities and uses over time.

Library Planning & User Experience

The library remains strategically located across the Ground and Level 1, reinforcing accessibility and convenience. This layout enhances visibility, intuitive wayfinding, and spatial flexibility, ensuring the library can adapt to changing community needs. The use of large, open floor plates allows for easy reconfiguration of spaces, supporting a range of activities from quiet study to community events.



Casual Reading Lounge looking North

Enhanced Access & Security Considerations

In developing the library for enhanced access and potential 24-hour operation ('enhanced access'), careful security planning has been integrated into the design, with detailed input from the security services engineer and Crime Prevention Through Environmental Design consultant. Measures include:

- Surveillance systems to monitor activity and ensure safety.
- Controlled access points to regulate entry and protect library assets.
- Secure staff areas to provide a safe working environment while maintaining accessibility for the public.

Wayfinding & Circulation

In collaboration with expert wayfinding consultant Buro North, the design team has embedded clear sightlines and intuitive navigation strategies into the library layout. This ensures that users can easily locate key areas and resources, reducing confusion and enhancing the overall user experience.

For further detail, refer to Appendix M: Wayfinding and Signage Report.

Maximising Natural Light & Activation

Active library spaces have been strategically positioned along the northern edge of the building to maximise natural light and external views. This design approach:

- Strengthens the visual and physical connection between indoor and outdoor spaces.
- Creates a welcoming, light-filled environment that enhances user comfort.
- Encourages foot traffic and activity, fostering a vibrant and dynamic public realm.

By refining these elements in response to stakeholder and user feedback, the library continues to evolve as an adaptable, inclusive, and engaging civic space, reinforcing its role as a centre for knowledge, connection, and lifelong learning.



Small Group Study space looking onto Springvale Road

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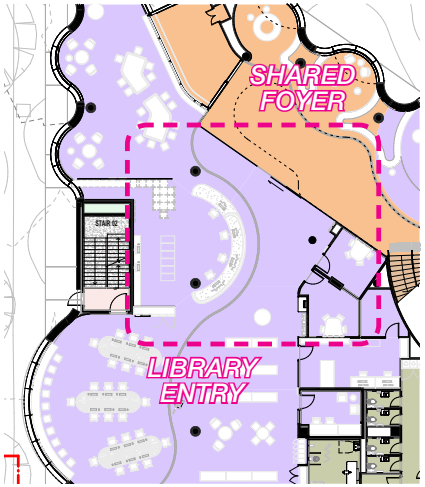
Library Entry, Periodicals + Casual Reading Lounge

The design team has carefully responded to the brief's vision for a vibrant and welcoming library entry, ensuring it is an active, comfortable, and engaging space that seamlessly integrates with the cultural and civic identity of the building. Rather than presenting a formal, institutional entry, the design prioritises a warm and inviting atmosphere, directly off the Shared Foyer space, encouraging visitors to dwell, explore, and engage with library services from the moment they arrive.

Active Library Entry

- A Dynamic & Welcoming Arrival Experience – The entry is designed as a vibrant introduction to the library, balancing functionality and aesthetic impact to reinforce its central role in community life.
- Integration Entry, Periodicals, and Lounge Spaces – These elements are seamlessly connected, fostering a natural flow of activity while allowing for a curated, immersive library experience.
- Clear & Intuitive Navigation – The space incorporates informal wayfinding cues, with open display areas for library and events information, a welcoming point for patron assistance, and clear directions to the book returns chute, ensuring an easy and seamless user experience.
- Flexible Security & After-Hours Closure – The library can be securely zoned off when not in use, allowing the foyer to remain accessible for Civic Hall events while ensuring library security after hours.



Ground Floor Plan



RFID Sorter Room & Service Point



Library Entry off the Shared Foyer



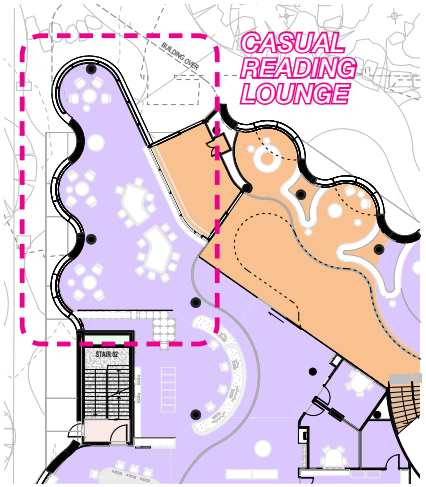
RFID Sorter Room looking to the Shared Foyer

Integrated Casual Reading & Periodicals Lounge

The Casual Reading Lounge and Periodicals Area have been seamlessly integrated to create a flexible, inviting, and multi-functional space that supports both quiet reading and social engagement. This combined space accommodates a range of user needs, ensuring comfort, accessibility, and adaptability throughout the day.

- A Dynamic & Flexible Environment – Designed to shift in function based on time of day, the space supports quiet reading, individual study, informal meetings, and after-school gatherings.
- Varied & Inclusive Seating Arrangements – A mix of individual seating, small group pods, and lounge areas caters to different user preferences, ensuring comfort and accessibility for all ages and abilities.
- Prime Location with External Views – Seating is positioned to maximise natural light and external vistas, creating a calm and inviting atmosphere.
- Custom & Standard Joinery – Dedicated display and storage solutions accommodate high-turnover newspapers, magazines, and books, ensuring easy access and organisation.
- Comfortable Reading & Study Areas – A combination of traditional seating, contemporary lounges, and large reading tables provides flexibility for both casual readers and focused study sessions.

By integrating these spaces, the Active Entry, Casual Reading & Periodicals Lounge fosters a welcoming and adaptable library environment, supporting individual reflection, social connection, and lifelong learning.



Ground Floor Plan



Reading Table in the Casual Reading Lounge

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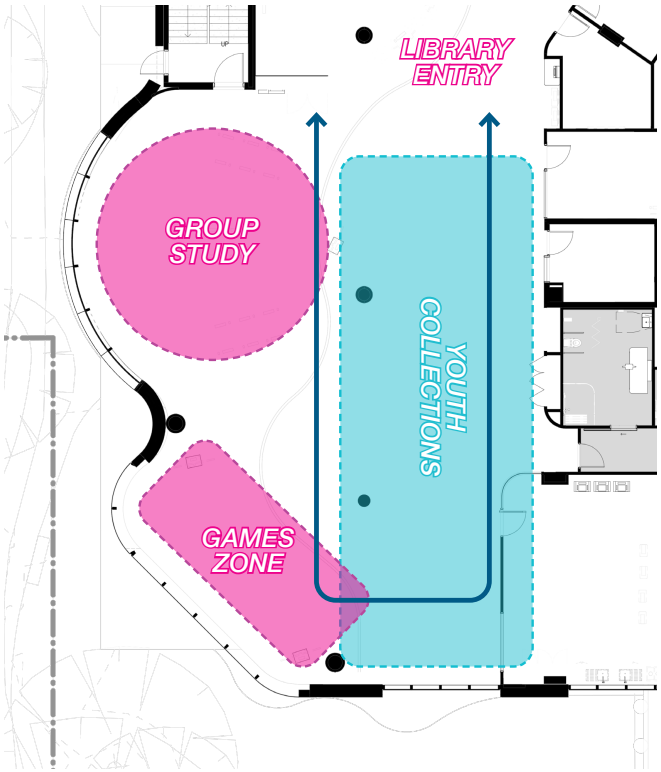
Youth Zone + Group Study

The Youth Area has been designed as a highly flexible and inclusive space, responding to the evolving needs of young library users. Rather than restricting youth to a single zone, the design allows them to utilise various areas throughout the library for study, collaboration, and social engagement, ensuring they are not confined to a designated space.

Key design responses include:

- Integrated Group Study & Public Computers – A dedicated group study area has been integrated into this space, maximising space utilisation and providing 12 fixed public computer points, supporting classes, digital learning, and research activities.
- Flexible Games Zone – A versatile gaming area equipped with mobile AV equipment that can easily adapt to different activities. This space also functions as a comfortable lounge area, encouraging social interaction and relaxation.
- Multi-Purpose Youth Zone – Designed to support group study, discussion, and informal gatherings, the space accommodates small and medium-sized groups while ensuring youth can engage freely without disrupting other library users.
- Integrated Study & Collaboration Spaces – While a dedicated youth zone exists, the library is designed to allow young users to comfortably study and collaborate across all areas, ensuring they are fully integrated into the library environment rather than isolated.
- Adaptability for Broader Use – The youth space is intentionally designed to be utilised by adults when student occupation is low, ensuring its long-term flexibility and maximising library space efficiency.
- Charging & Device Support – Recognising that youth often bring their own devices, the space includes ample charging points to support extended use and digital engagement.
- Acoustic Treatment – The design acknowledges the louder activities typically associated with youth use. Acoustic ceiling treatments are incorporated to absorb noise and reduce sound disruption.
- Youth Collections - In consultation with the Library Collections stakeholders, the youth collection is strategically distributed within this zone as well as within the Level 1 adult area. This arrangement promotes exploration of the adult section by young visitors, supporting their smooth transition into more mature content.

By integrating these elements, the Youth Area fosters a welcoming, adaptable, and dynamic environment, supporting both recreational and academic activities while maintaining a strong connection to the broader library space.



Youth Zone Functional Relationships



Games Zone



Youth Collections



Integrated Study Points



Group Study

lyons

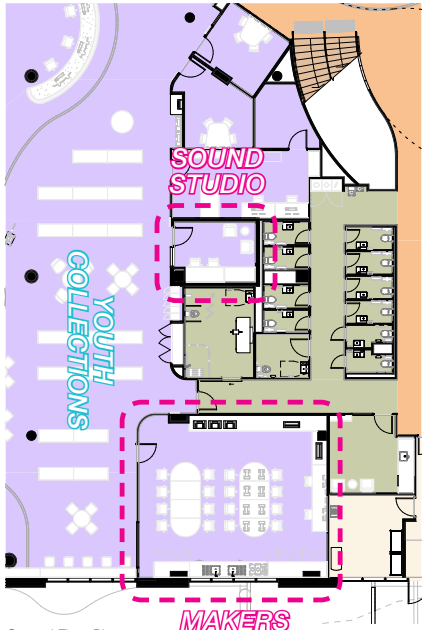
Makers Spaces + Sound Studio

Developed in collaboration with users, the Maker Space is a versatile, hands-on environment designed to support creative projects, workshops, and demonstration classes. Accommodating up to 20 participants and equipped with state-of-the-art 3D printers, sewing, and embroidery equipment, the space fosters learning, experimentation, and collaboration for library services, council programs, and community groups.

Key design responses include:

- Flexible Central Zone – The heart of the Maker Space features spacious, versatile tables—one dedicated to sewing, while the other remains open for various activities. The area is equipped with built-in whiteboards and a large AV screen, and a wide acoustic sliding door allows selected programs to extend beyond the library, enhancing the flexibility of the space.
- Perimeter Storage and Fixed Benches – The perimeter of the Maker Space is lined with fixed benches, ensuring the central area remains open and unobstructed. Ample under-bench storage is available, along with dedicated bench space for 3D printers, desktop computers, and other equipment. An industrial sink and stainless steel counter support wet activities, offering view of the native trees outside through a large window.
- Opportunities for Display – The making activities are designed to produce items for display, demonstration, and instruction. To support this, the walls are fully utilised with plywood pegboard, a material often used in tool workshops, enabling shelves and hooks to be easily arranged and adjusted as needed by the library staff.
- Crafted Aesthetic – Thoughtfully selected finishes provide durability while maintaining a warm and crafted aesthetic, seamlessly integrating with the library's overall interior design language. Ironbark timber finishes provide a cultural connection to Country.
- Acoustic Requirements High-performance acoustic finishes, like the acoustically treated ceiling, help absorb noise from noisy activities such as sewing or workshops.

The Sound Studio is designed primarily for podcasting and media production, providing a professional-grade environment for recording and collaboration. It features specialised acoustic glazing for sound isolation while maintaining visual connectivity and carefully selected materials to minimise external noise interference. While aligning with the broader architectural vision of the library, the studio also has a distinct professional aesthetic unique to the space, reinforcing its role as a high-quality facility for digital content creation.



Ground Floor Plan



Makers Space



Sound Studio



Makers Space

lyons

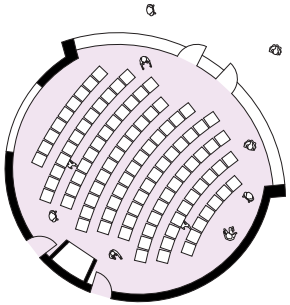
Multi-Function Room

The Multi-Function Room has been designed as a flexible, bookable community space with a capacity of 100 people seated, ensuring it can accommodate a wide range of meetings, events, and gatherings. It is easily accessible from both the library and the public foyer, reinforcing its role as an inclusive and adaptable civic facility.

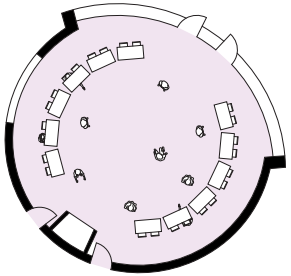
Key design features include:

- Fully integrated AV systems to support video conferencing and live streaming, ensuring the room is equipped for both in-person and hybrid events.
- Operable wall system that allows the space to be divided into two separate meeting rooms, providing greater flexibility for different group sizes and functions.
- Material palette inspired by the external environment, with brick walls and stone flooring, creating a sense of connection to the outdoors and reinforcing a cohesive visual identity with the broader architectural language.
- Extensive use of glass to ensure strong visual connections through the space when not in use, enhancing transparency, openness, and passive surveillance.
- Flexible furniture solutions that allow for easy reconfiguration, ensuring the space can seamlessly transition between different setups to support community engagement and social inclusion.

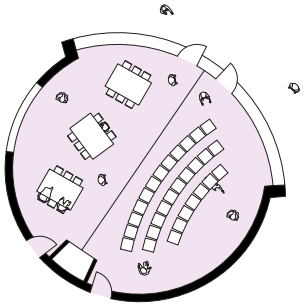
Through these design responses, the Multi-Function Meeting Room provides a highly adaptable, well-equipped, and visually connected space that enhances community interaction and civic participation.



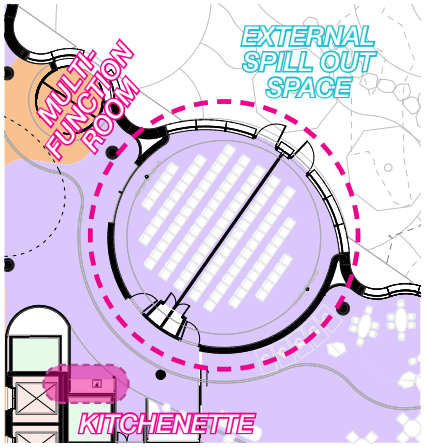
Presentation Mode - 100-person capacity seated



Market Mode - 12-stall capacity



Workshop Mode - Operable Wall Closed



Ground Floor Plan



Multifunction Room 1



External spill out space

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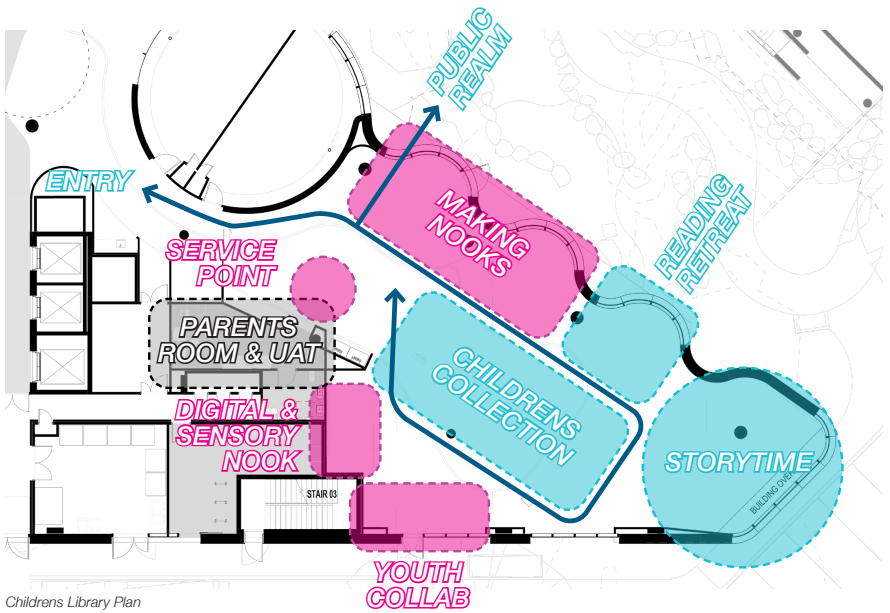
Children's Library

The Children's Library is a vibrant and engaging space, designed to foster a love of reading, storytelling, and imaginative play. As one of the busiest and most dynamic areas within the library, the design team has worked closely with stakeholders to create an culturally themed environment that is both magical and functional, ensuring it meets the needs of children, carers, and library staff.

Key design responses include:

- Ground Floor Location, Accessibility & Security – The Children's Library is strategically located on the ground floor for easy family access, with ample space for pram movement and parking. The design also allows the area to be securely zoned off from other parts of the library, enhancing safety and providing a protected environment for children and caregivers.
- Dedicated Storytime Area – A permanently designated Storytime space eliminates the need for setup and disassembly, ensuring a seamless and ready-to-use environment for regular events. A playful, tiered landscape offers seating and integrated book displays, fostering an engaging and immersive experience for children. A mobile screen provides versatility during storytime, easily stowed away when not in use.
- Furniture for All Ages – Seating and furnishings are designed to accommodate children of all ages and carers, offering a variety of furniture heights and a variety of seating options in the tired landscape. Face-out and book-bin type book displays have been created for toddlers and young children, shelving throughout the Children's Library is set at a lower height. These practical design solutions prioritise comfort and usability for shared reading and engagement.
- Acoustic Sensitivity – To manage noise levels, the placement of the Children's Library and the careful selection of materials ensure acoustic separation from quieter areas, minimising disturbance to other library users. Highly absorptive materials are provided in noisier areas such as the Storytime space.
- Natural Light & Sensory Considerations – The space is designed to be light-filled and visually engaging, incorporating natural materials, warm tones, and soft textures to support inclusive and sensory-friendly experiences, catering to children with diverse needs. The digital learning space has been conceived to double as a sensory zone, with the potential for the screens and soundscape to support visual and auditory needs. Further consultation with Monash is needed to refine the specific requirements for this sensory space..
- Cultural Narrative & Themed Design – Informed by engagement with Wurundjeri Traditional Owners, the Children's Library incorporates stories reflecting Indigenous knowledge and connection to Country, through materiality, custom joinery and playful graphics, speaking to the Wurundjeri relationship with She-Oak forests and protection.
- Connection to Outdoor Play – Thoughtful planning ensures direct, safe access to an adjacent outdoor play area, supporting sensory play and active engagement with the external environment and reinforcing the connection to the She-Oak forest.
- Proximity to Amenities & Parent's Room – The Children's Library is located near amenities, including a dedicated parent's room and accessible toilet including child sized sanitary fixtures, providing a quiet retreat and essential facilities for caregivers.

By integrating these elements, the Children's Library becomes a dynamic and inclusive space, designed to inspire young minds, support caregivers, and provide a memorable early learning experience for all users.



Childrens Library Plan



Children's Library Entry



Children's Library



Storytime



Digital & Sensory Nook



Children's Collections



Storytime



Parents Room

lyons

Adult Collections

The Adult Collections Area has been carefully designed to provide a comfortable, engaging, and flexible environment that supports a diverse range of reading, study, and research activities. The design team has responded to the functional brief by ensuring that this space balances accessibility, collection visibility, and a variety of seating options while fostering an atmosphere of calm and contemplation.

Key design responses include:

- Defined Collection Zones – The layout ensures clear organisation of books and media, allowing for easy navigation and intuitive wayfinding. Shelving heights and placements have been carefully considered to balance accessibility and openness. In collaboration with the library collection stakeholders, the collection has been sized and distributed across Ground and Level 1 to be co-located with other library functions such as reading areas, study zones or the youth zone. A large number of display shelves are distributed throughout, featuring both proprietary and custom systems, effectively support Monash's objectives by encouraging visitors to explore and discover new books. Refer library collections schedule and diagram
- Consolidation on Level 1 – The Adult Collections Area has been largely consolidated on Level 1, separating it from louder, more active areas on the ground floor, reinforcing the importance of a calmer and quieter reading environment.
- A Range of Seating Options – The area incorporates a mix of study desks, lounge seating, and quiet booths, catering to different user needs, whether for focused reading, collaborative work, or relaxed browsing.
- Flexible Shelving System – All shelving is on wheels, allowing for easy reconfiguration as collections evolve, ensuring the space remains adaptable to future needs. The shelving solution a fully flexible off-the-shelf system that allows wide range of customisation.
- Natural Light & Ambience – Seating and lounges are positioned along the façade near windows, maximising daylight and creating a bright, inviting environment. Collections are set further back, protecting books from direct sunlight while maintaining an open, airy feel.
- Integration with the Public Realm – The positioning of the Adult Collections Area maintains a strong visual connection to the surrounding landscape, reinforcing a sense of place and community.
- Acoustic Considerations – Carefully selected materials, including carpeted flooring, acoustic panels, and upholstered seating, ensure a quiet and distraction-free environment, supporting the library's role as a peaceful retreat for learning and reflection.

Through these design strategies, the Adult Collections Area enhances user experience, encourages exploration, and supports a dynamic yet tranquil learning environment.



Level 1 Service Point



Non-Fiction Collections



Collaborative Learning Area

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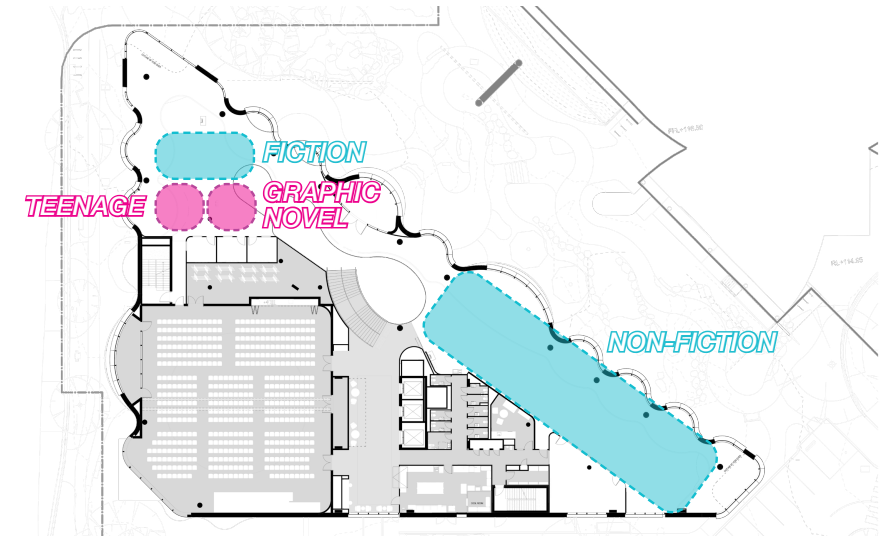
Collection Schedule

Milestone 3 4.04.2025

	From Brief			Adult Shelving			Children's Shelving		
	Collection Category	*Size*	*Location*	*FN-SV01 + FN-SV02 1500H Double Bay*	*JN-SH05 Special Display*	*JN-SH01 Special Display*	*FN-SV06 + FN-SV08 1200H Double Bay*	*JN-SH06 + JN-SH07 Custom Book Bin*	*JN-SH08 + JN-SE01 Special Display*
1	**Adult**								
1.1	Fiction	5000	L1	8		1			
1.2	Paperbacks	1250	L1	1		1			
1.3	Large Print	2000	G	5					
1.4	Graphic Novel	400	L1	1					
1.5	Non-fiction	15000	L1	27					
2	**Community Languages**								
2.1	Chinese	4000	G	6					
2.2	Sinhalese, Tamil, French, German, Persian	700	G	1					
3	**Community Languages (Magazines)**								
3.1	Chinese, French, German, Hindi, Japanese, Tamil	21	G			1			
4	**Magazines**								
4.1		149	G		1				
5	**Newspapers**								
5.1		6	G			1			
6	**Audiovisual**								
6.1	DVD	1500	G	2					
6.2	Audiobook	700	G	1					
7	**Childrens**								
7.1	Picture books	4500	G					9	2
7.2	Board books	1500	G					4	
7.3	Early Readers	1300	G				1		
7.4	Junior Fictions	5000	G				10		1
7.5	Junior Paperback	1900	G				2		1
7.6	Junior Graphic Novel	1000	G				5		
8	**Community Language (Junior)**								
8.1	Bilingual & Chinese	2500	G	2					
9	**Teenage**								
9.1	Teenage Fiction, Paperback and Graphic Novel	3250	G	4		1			
10	**Library of Things**								
10.1									
11	**Customer Reservations**								
11.1	Reservation Shelving		G	2					
12	**Display and Quick Picks**								
12.1									
11.2	LoT Reservation Shelving (In lockable cupboard)		G						
TOTALS				*60*	*1*	*5*	*18*	*13*	*4*



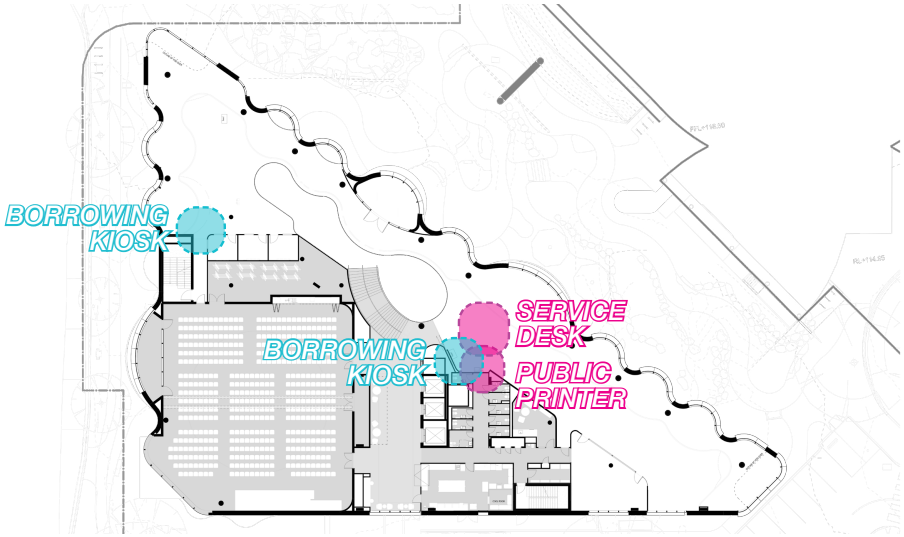
Ground Floor Collections Locations



Level 1 Collections Locations



Ground Floor Library Equipment



Level 1 Library Equipment



Level 1 informal study spaces



Adult Collections



Ground Floor Collections



Level 1 informal study spaces

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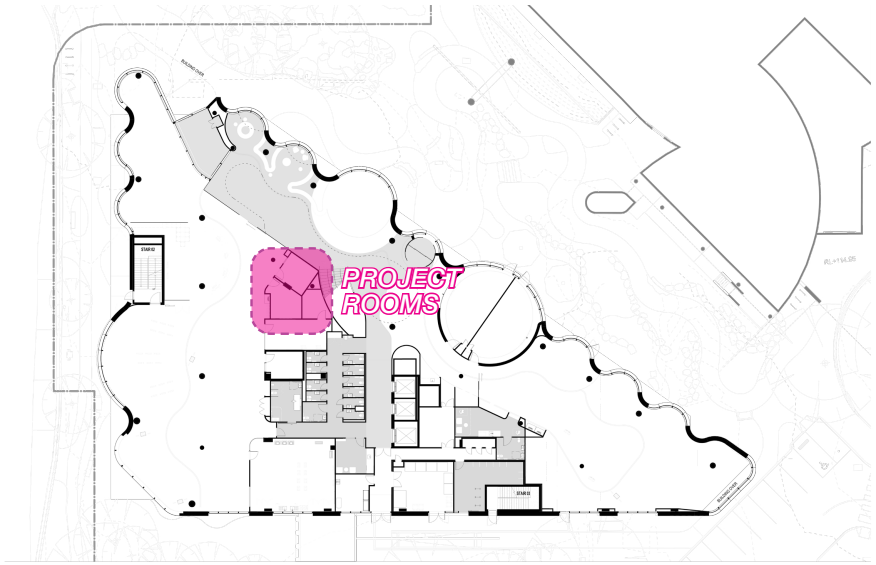
Small Group Study, Quiet Study + Study Rooms

The design team has developed a suite of study and meeting spaces in collaboration with various library user group streams and the PWG, ensuring they respond directly to community needs and functional requirements.

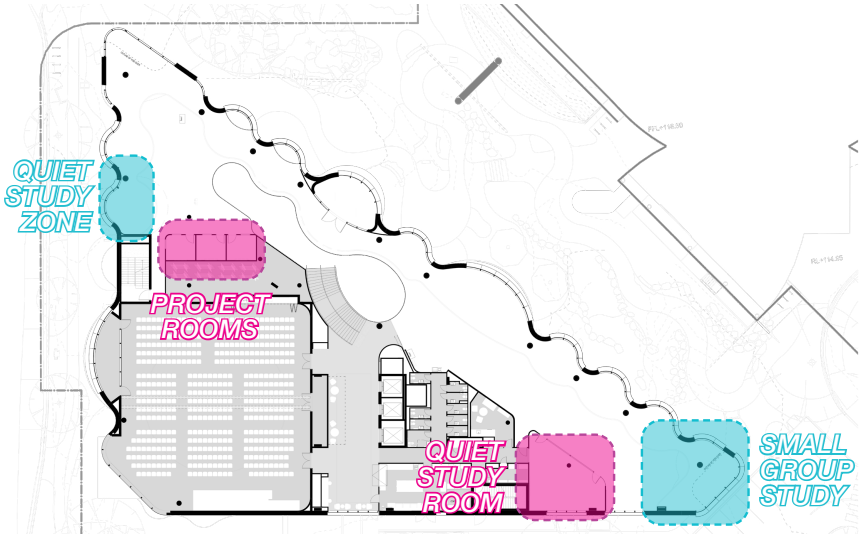
A key development in Milestone 3 was the integration of a portion of the Quiet Study Room into the adult collections area as an unenclosed space, increasing flexibility. This enabled the more formal Quiet Study Room to be reduced in size while creating a critical medium-sized meeting and presentation space previously missing from the functional brief. The remaining Quiet Study Room remains a dedicated, acoustically treated space for focused study, equipped with AV capabilities for virtual meetings and programs

Five small study rooms, evenly distributed with two on the ground floor and three on Level 1, provide equitable access for private study and small group discussions. Designed for flexibility, these rooms encourage maximum use and engagement, with integrated AV and communication capabilities supporting virtual meetings and hybrid learning opportunities.

The Small Group Study Area is designed as a calm, focused space for individual and small group study. Positioned in the eastern corner of the floor plan, it offers expansive views toward the existing Civic Centre, Springvale Road, and the Dandenongs, reinforcing its civic significance and connection to the broader landscape. Developed as a feature space, it includes dedicated integrated joinery equipped with acoustic treatments to enhance concentration and charging points for device accessibility. This thoughtful design ensures a balanced environment that supports study while maintaining a strong visual and spatial presence within the library. Positioned with views overlooking Springvale Road and the existing Civic Centre, the space reinforces its civic identity and connection to the broader community. Adjacent to a double-height void, this study space is distinctly highlighted as a key destination within the library, presenting an opportunity for a feature light sculpture, introducing a potential public artwork that enhances its identity and visual presence



Ground Floor Plan



Level 1 Floor Plan



Typical Project Room



Small Group Study



Quiet Study Room



Quiet Study Zone

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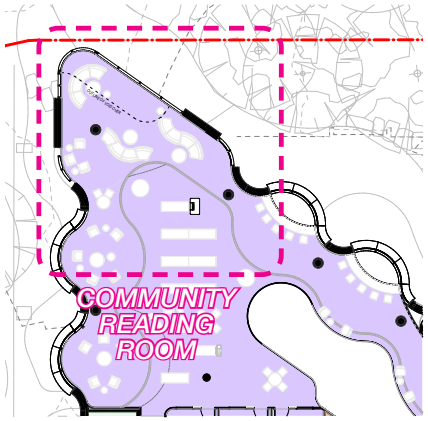
Community Reading Room

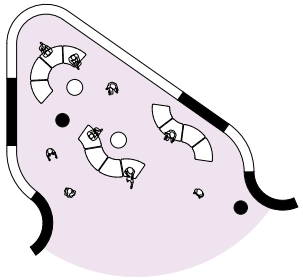
Developed in collaboration with Library user groups, the Community Reading Room has been designed as a feature space within the library, offering both flexibility for small gatherings and events and a comfortable lounge-style setting for everyday use. Located on Level 1 at the northwest corner, it maintains a strong visual connection to Kings Way and the Glen Waverley Activity Centre, reinforcing its role as a civic and community-oriented space. Positioned adjacent to a double-height void, the lounge is further emphasised as a key destination within the library. Additionally, there is an opportunity for a feature light sculpture, creating a potential public artwork element that enhances the space's identity and visual impact.



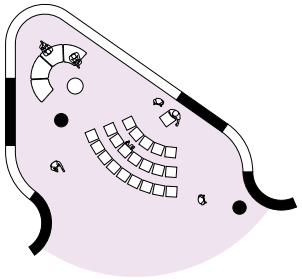
Community Reading Room Plan



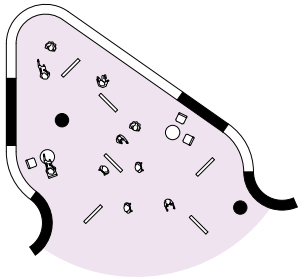
Community Reading Room 1



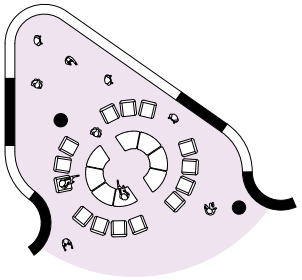
Typical Lounge Model



Presentation Mode



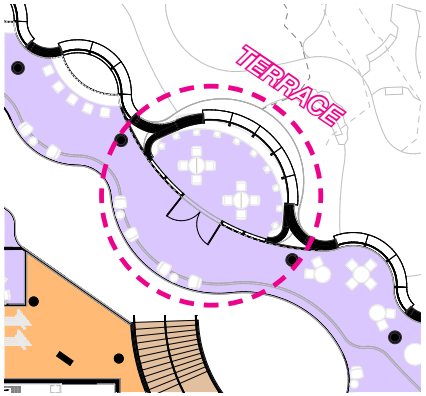
Exhibition Mode (temporary pop-up)



Meeting in the Round

Library Terrace

Located on Level 1, the Library Terrace offers a calm and sheltered outdoor space, distinct from the more active external areas on the ground floor. Designed as an extension of the library's study environment, it allows users to read, study, or relax in the fresh air while remaining protected from the elements. The terrace features integrated seating and planting, enhancing comfort, privacy, and connection to the surrounding landscape. This space provides a tranquil alternative for library users seeking a quiet outdoor setting for focused work or informal gatherings.



Level 1 Floor Plan



Library Terrace looking East



Library Terrace looking West



Library Terrace entry

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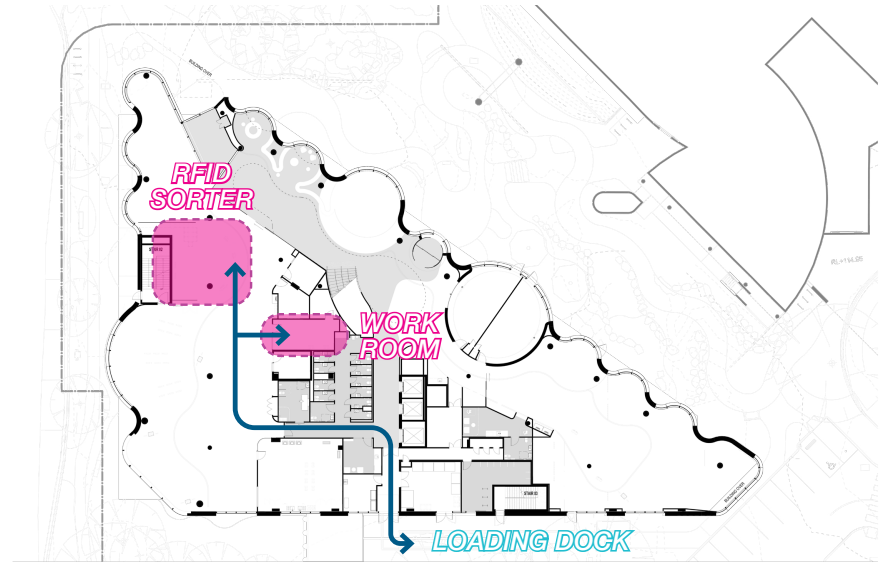
RFID Sorter, Workroom + Library Staff Space

The RFID sorter room, located near the main library entry, ensures convenient access for returns and processing. It features two accessible returns chutes—one external on Kings Way for after-hours use and one inside the library. A nine-bin RFID sorting system supports efficient handling, with ergonomic fittings and storage for returned items destined for redistribution across Monash library branches. With its open design, the RFID sorter room encourages transparency and engagement, seamlessly connecting with adjacent library spaces.

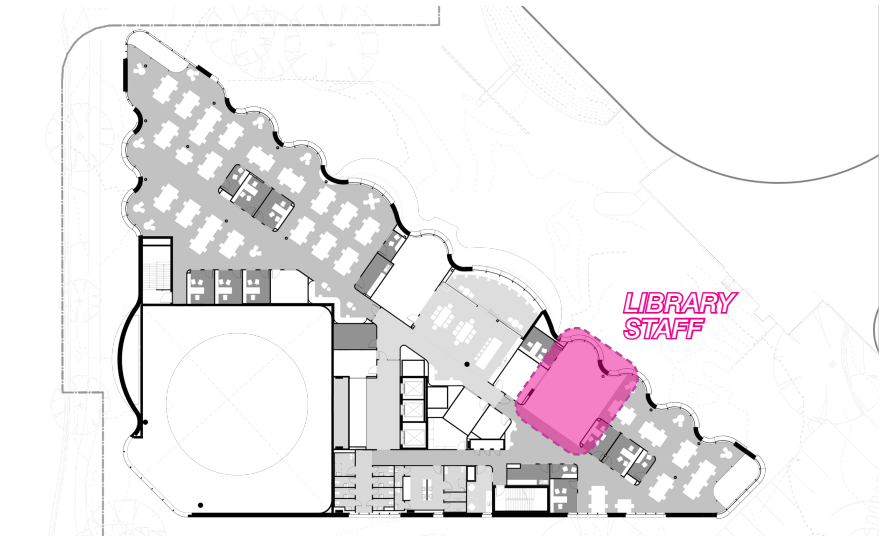
The ground floor library service counter was initially planned to be positioned in front of the open RFID sorter room. However, further spatial and design analysis revealed the advantage of merging these functions into a single, streamlined counter, accessible to both staff. The detail of this counter will be refined in collaboration with library staff during the next milestone.

Adjacent to the RFID sorter room, the staff workroom supports the preparation of library programs, crafts, Home Library Service (HLS) deliveries, and digital content. It provides ample space for staff to work efficiently while ensuring clear circulation. The close proximity to the sorter room allows seamless workflow between material returns, processing, and redistribution.

Located on Level 2, the library staff workspace integrates with Monash City Council facilities, reducing duplication of amenities and fostering collaboration. Designed as an open-plan office for 15 staff, it includes access to shared meeting spaces and open collaboration settings. The layout ensures staff have dedicated work areas while benefiting from shared amenities, maximising space efficiency and functionality.



Ground Floor Plan



Level 2 Floor Plan



Level 1 Library

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8.3.8 Civic Hall

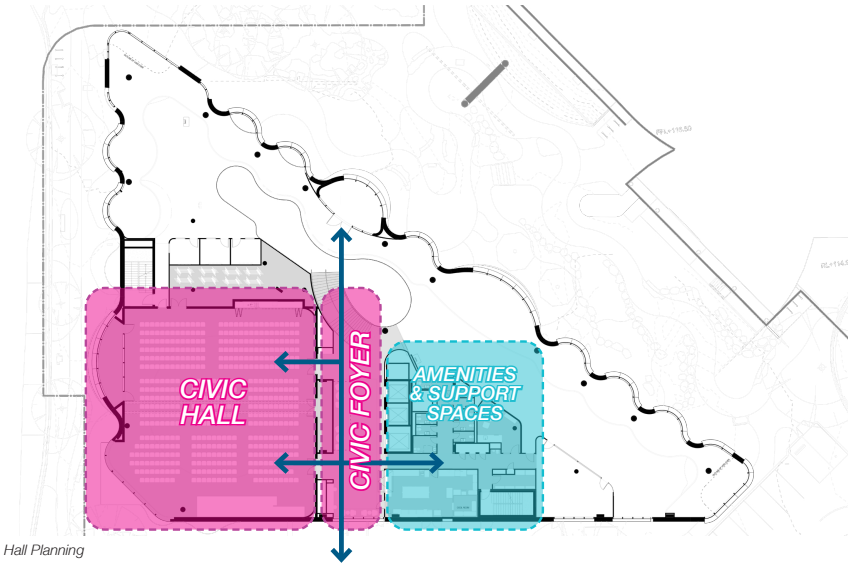
Civic Hall

The Civic Hall has been designed as a highly flexible, multipurpose space capable of hosting citizenship ceremonies for at least 500 attendees, as well as a diverse range of community events. Situated on Level 1, the Civic Hall benefits from its strategic placement, as described in the 'Block and Stack' section earlier in this report. It remains connected to the adjacent foyer, allowing for pre-event and intermission gatherings, with a dedicated Civic Hall deck designed for connection to the external landscape and providing views back to Kings Way. A flat-floor configuration with loose seating and a demountable stage allows for multiple event formats, from large community gatherings and banquets to lectures, performances, and exhibitions. The stage and seating layout and configuration were developed in collaboration with the PWG and the Civic Hall Focus Group, informed by findings of the Economic Assessment prepared in Milestone 2. The hall's clear height of 6 meters, internal proportions, and acoustic treatment ensure optimal audience experience, while a comprehensive ceiling-mounted lighting grid supports various event requirements.

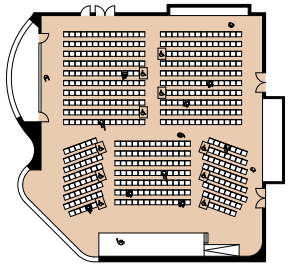
The design prioritises community accessibility and adaptability, enabling Monash's 400+ community groups to host events that cater to their diverse membership sizes, from small gatherings to large-scale activities.

The hall's operable walls are designed as a fully motorised double-wall system for acoustic performance, a direction set by the PWG, allowing it to be subdivided into smaller function spaces, while ample, easily accessible storage facilitates efficient format changes. A key feature of the hall is the full-height window, which provides expansive views of the mature canopy trees and sky, enhancing the connection to the external environment. To ensure lighting control within the space as required, motorised blackout blinds have been incorporated. The hall is also positioned near general amenities and a loading dock to enhance functionality for large-scale events.

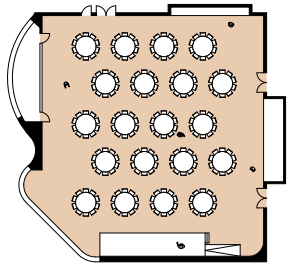
Architectural considerations ensure the hall embodies a civic character suited to its role as a venue for important community ceremonies, with a material palette that enhances both aesthetics and functionality. Sustainable cork flooring over a sprung floor provides durability and acoustic benefits, while timber wall panelling introduces warmth and a refined civic presence. Perforated acoustic panels are integrated to optimise sound quality, ensuring the space supports a variety of event formats while maintaining a comfortable auditory environment. The technical audiovisual, electrical, and lighting configuration for the space, as presented in this report, has been reviewed and approved by the Civic Hall Focus Group and PWG, ensuring it meets the functional and performance needs of the hall while maximising community use.



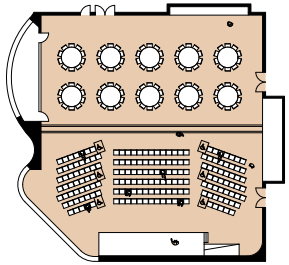
Civic Hall Planning



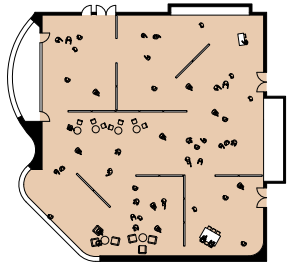
Ceremony Mode - 500-person capacity (seated)



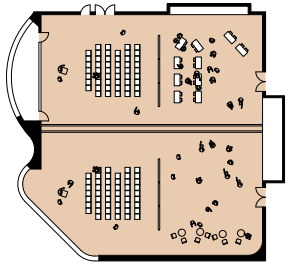
Gala Model - 200-person capacity (seated)



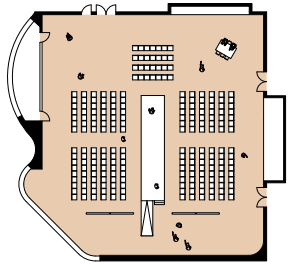
Multi-Function Mode with operable wall closed



Exhibition Mode with operable wall open



Multi-Function Mode with operable wall closed



Catwalk Mode - 220-person capacity (seated)



Civic Hall in Ceremony Mode



Civic Hall in Gala Mode



Civic Hall in Catwalk Mode



Civic Hall in Round Mode



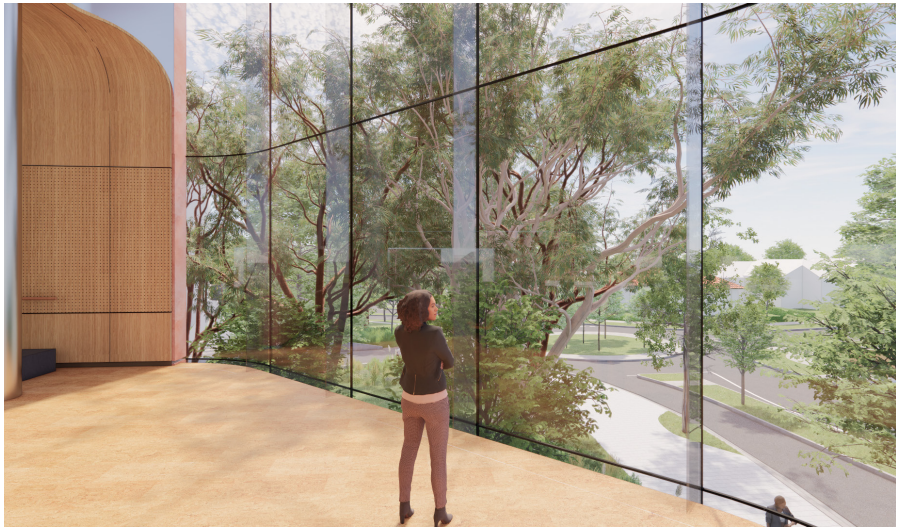
Civic Hall in Ceremony Mode with motorised curtains closed



Civic Hall with operable wall closed



Civic Hall in Flex Mode (empty)



Civic Hall window looking south along Kings Way



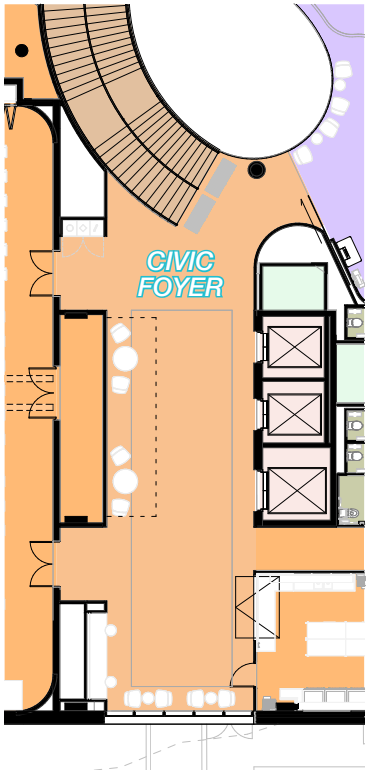
Civic Hall Terrace



Civic Hall in Gala Mode with operable wall closed

Civic Foyer

Located on Level 1, the Civic Foyer serves as a gathering space for pre- and post-event milling. A key development of Milestone 3 was the rationalisation of the space to provide direct access into the foyer from the ceremonial stair, lifts, commercial kitchen and the hall itself, improving overall circulation and accessibility. This design approach has created an opportunity to visually connect the foyer to both the north and south, offering views through the building to the external landscape spaces, further enhancing the sense of openness and connection to the surrounding environment. The architectural design and internal finishes complement the Civic Hall experience, reinforcing its significance as a community destination. This thoughtful design approach ensures seamless movement between spaces and supports the dynamic use of the facility for various events.



Civic Foyer Plan



Civic Foyer



Civic Foyer with southern aspect

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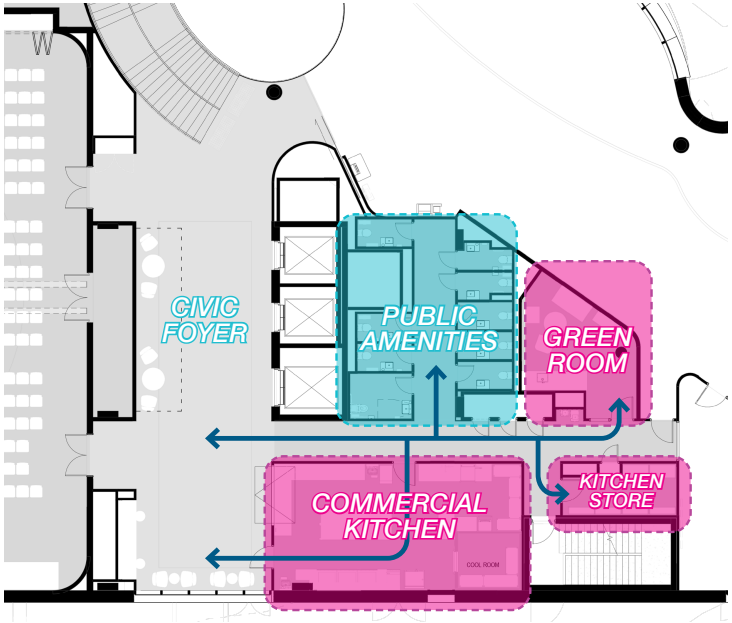
Green Room

Designed in collaboration with the Civic Hall Focus Group, the Green Room serves as a dedicated space for invited guests to gather before significant events in the hall. Equipped with a small kitchenette for beverages and a comfortable lounge setup, it provides a relaxed and private environment for speakers, performers, and dignitaries. Positioned directly adjacent to the Level 1 amenities, the Green Room also offers convenient access to changing facilities if required. This strategic placement ensures seamless pre-event preparation while maintaining proximity to the Civic Hall for efficient transitions between spaces



Civic Hall Functional Relationships



Green Room



Green Room

Commercial Kitchen

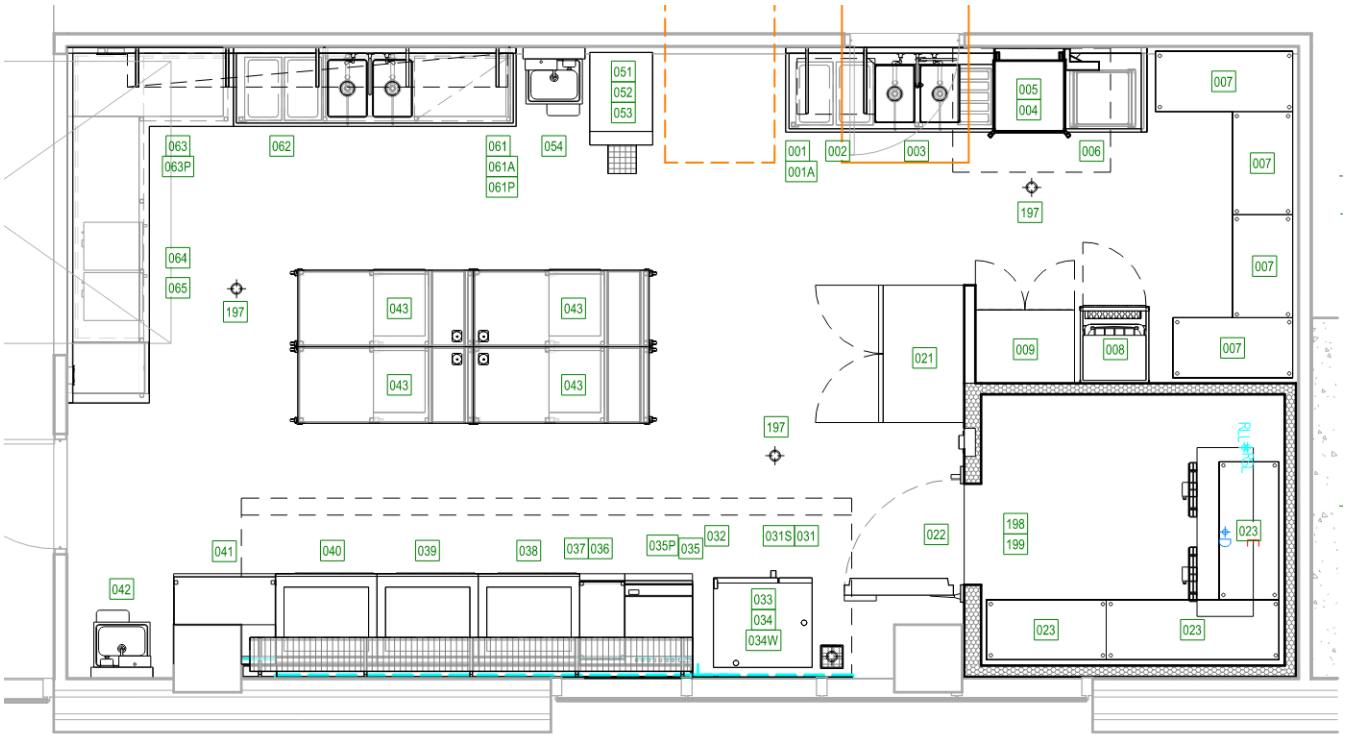
The Commercial Kitchen has been designed to support both event catering and community use, with its size, location, and inclusion justified by the Milestone 2 Economic Assessment. It can support a 500-person canapé event or a 200-person banquet and features a generous stove top, cool-room, ovens, commercial dish and glass washers, stainless steel benches, and lockable storage. The space has direct service connections to the hall and foyer and is accessible to other facility users.

The Milestone 3 briefing remained largely unchanged, with refinements led by the Commercial Kitchen Focus Group in collaboration with Green Design Group such as better understanding of the community usage of the kitchen.

The Commercial Kitchen is designed to support cultural events in the Civic Hall, as well as host cooking demonstrations and classes. While it requires commercial-grade, non-residential equipment, the Kitchen Consultant has carefully chosen appliances that are user-friendly. Monash will need to establish training, maintenance, and cleaning protocols to ensure the kitchen effectively supports both community and commercial use.

In Milestone 3, a dedicated kitchen storage area anticipated for crockery storage was included to enhance functionality, with details provided in the Schedule of Accommodation section earlier in this report.

For further details, refer to Appendix N: Green Design Group Design Report



Commercial Kitchen Plan

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8.3.9 Staff Accommodation

Guiding Design Principles

The guiding design principles established in Milestone 2 for the staff accommodation areas remain largely unchanged in Milestone 3. Developed through multiple iterations in collaboration with stakeholders, these principles align with the project's strategic objectives to create a productive and adaptable work environment.

The **Neighbourhood Model** fosters self-determined team clusters, strengthening group identity and collaboration within a trusted network. This approach enhances teamwork, productivity, and a sense of belonging.

A **Flexible Framework** ensures adaptability to evolving staff needs. Reconfigurable spaces accommodate changes in team sizes, remote work preferences, and organisational shifts, maintaining long-term functionality.

Diversity in Space Types moves beyond conventional layouts, offering a variety of workspaces tailored to different tasks and work styles. This flexibility supports innovation and engagement while fostering a dynamic workplace culture.

The staff accommodation is strategically located on Level 2 for privacy, noise reduction, and security. The position also offers visual connections to the Public Realm, Kings Way, and the Glen Waverley Activity Centre, enriching the work environment.

Clear sightlines enhance visual connectivity, natural light distribution, and wayfinding, fostering communication and collaboration. Centrally located meeting spaces contain noise, balancing interaction with focused work needs.

The preferred layout integrates the neighbourhood working model, with focus pods and manager offices strategically distributed for accessibility. This design aligns with the client's vision for an adaptable, inclusive, and cohesive workplace.

As previously noted in this report, the Staff Accommodation open workspace, including manager office quantities and locations, has been designed per the Consultant Specification in collaboration with the Staff Accommodation User Group and PWG. While the design aligns with the agreed framework, uncertainty remains about which Monash City Council teams will occupy the space. Confirming this is essential before advancing further design development to ensure the layout meets operational needs.

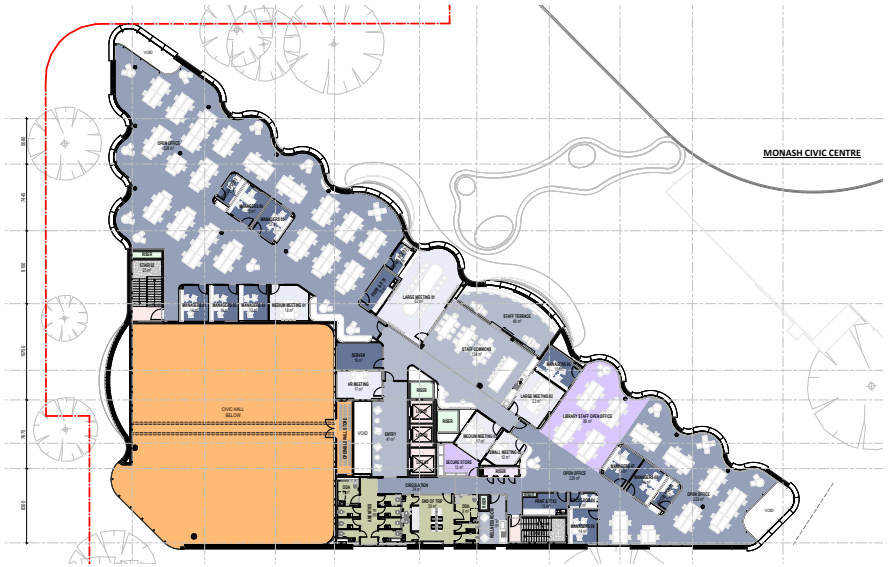
Interior Design Strategy

The interior design strategy for the Staff Accommodation prioritises cost-effectiveness and economy, ensuring a practical yet well-considered workplace environment. Material selections focus on durability, ease of maintenance, and affordability, aligning with the broader interior design principles of the project to maintain consistency across all spaces.

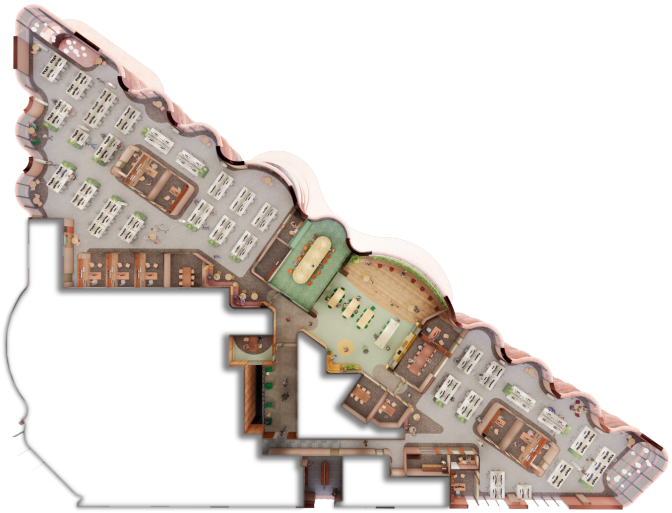
Guided by the principles of functionality, comfort, and adaptability, the workspace areas are designed to be calm and conducive to productivity. A neutral, muted palette with subtle textures and natural finishes creates a low-distraction environment, supporting focus and efficiency. Acoustics have been carefully considered, with soft furnishings and strategic material choices to manage noise and enhance concentration.

In contrast, the Staff Commons has a more energetic and vibrant design, fostering social connection and informal interaction. Warmer tones, varied textures, and a mix of seating options create an inviting and dynamic atmosphere, encouraging engagement and collaboration among staff.

This approach ensures that the Staff Accommodation spaces remain economical without compromising comfort or functionality, aligning with the overall project's interior design strategy while delivering a workplace that supports both individual focus and team connection.



Level 2 Floor Plan



Level 2 Interior Design Strategy



Staff Accommodation Entry

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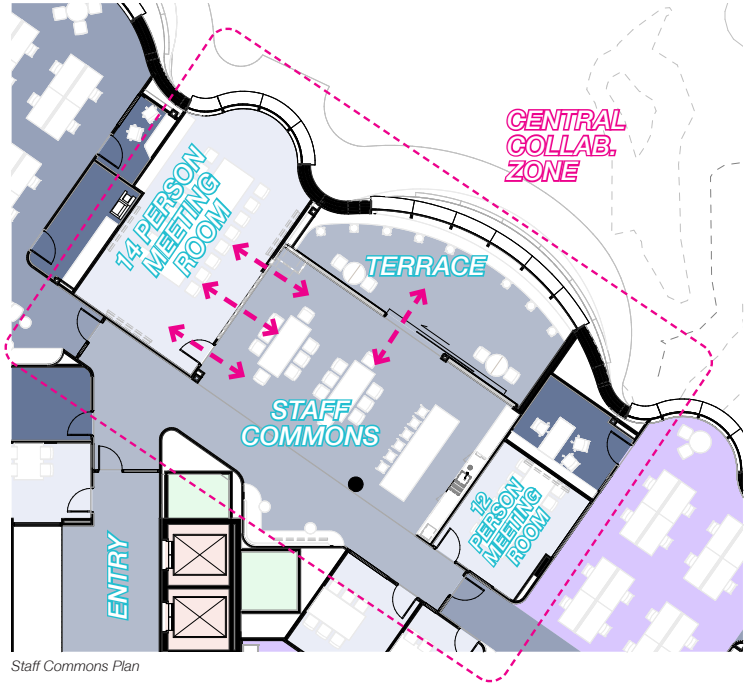
Staff Commons

The Staff Commons serves as a central social and breakout space, fostering a sense of community and informal collaboration among staff. This generously sized area includes a kitchen, communal tables, and booth seating, providing a comfortable environment for meals, casual meetings, and relaxation.

Directly connected to the Staff Terrace, the space extends outdoors, offering staff an external retreat with north-facing views over the landscaped area and towards the existing Civic Centre. This outdoor setting enhances well-being by providing access to fresh air and natural surroundings.

An operable wall between the Staff Commons and the adjacent large meeting room allows for seamless expansion, creating a flexible venue for town hall-style meetings, staff gatherings, and events. This adaptability ensures the space can support both everyday use and larger-scale engagements as needed.



Staff Commons Plan



Staff Commons



Staff Commons

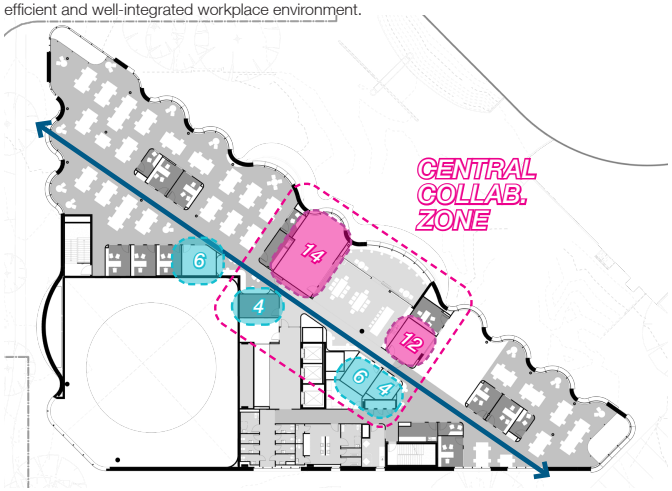
Meeting Spaces

The functional brief for staff accommodation meeting spaces, as initially outlined by Monash, was modified in response to user group feedback, which identified a greater need for medium-sized meeting rooms to support staff collaboration and operational requirements. The original brief emphasised flexibility and a mix of formal and informal meeting spaces; however, the user group requested additional enclosed rooms to better facilitate team discussions, project work, and confidential meetings.

In response to this feedback, the current design includes:

- **2 x 4-person meeting rooms** – providing smaller, focused spaces for one-on-one discussions, private calls, or small team collaborations.
- **2 x 6-person meeting rooms** – designed to accommodate medium-sized group meetings, reflecting the increased demand for this scale of space.
- **1 x 12-person meeting room** – catering to larger team discussions, department meetings, and cross-functional collaboration.
- **1 x 14-person executive meeting room** – a high-end space intended for formal presentations, leadership meetings, and strategic discussions. This room features upgraded finishes and technology to support executive-level engagement.

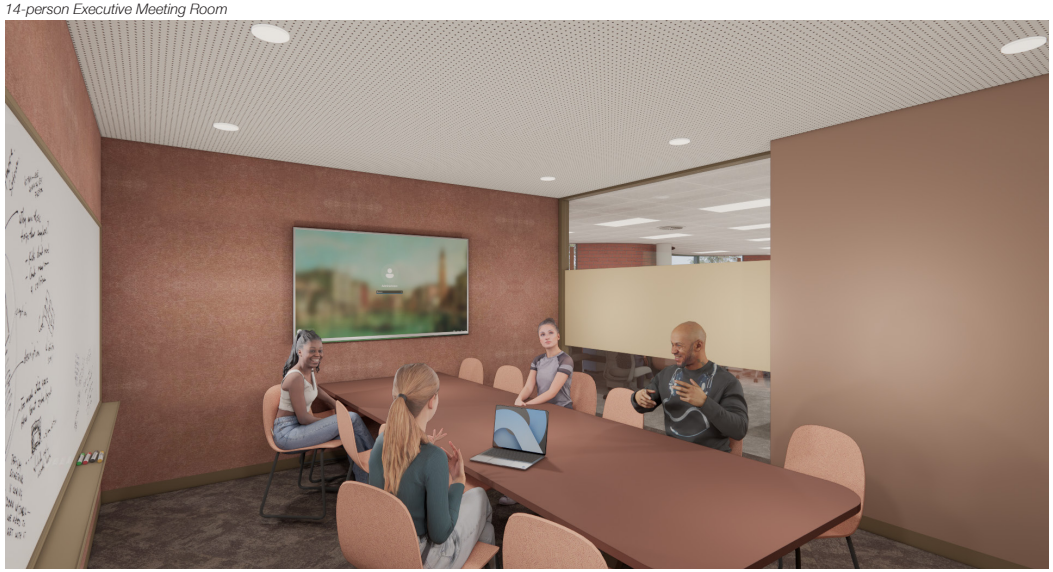
This refined layout balances the need for enclosed meeting spaces with the overarching design principles of flexibility and adaptability. It ensures that teams have access to appropriately scaled meeting facilities while maintaining an efficient and well-integrated workplace environment.



Meeting Space Locations



14-person Executive Meeting Room



Typical Meeting Room

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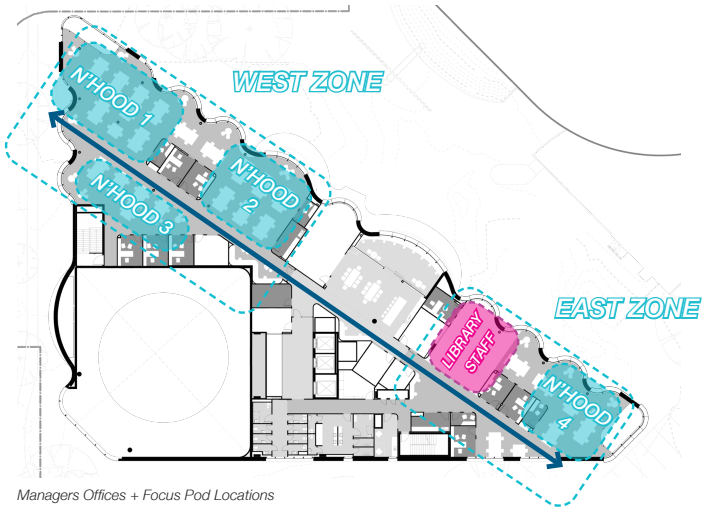
Open Workplace

The open workplace has been designed to accommodate 115 Council staff, replacing the existing leased office space in the neighbouring IBIS building. Located on the level above the Library, the workplace spans the full floor plate and is not accessible to the public. Secure access is provided via card swipe in the lifts and at the second-floor lobby, with clear and convenient circulation from both the Library and Civic Hall foyers, and direct connection via a covered canopy to the existing Civic Centre.

The layout responds directly to the brief requirements, providing 122 open-plan workstations (106 for Council Staff and 16 for Library Staff) and 9 cellular offices, arranged to support collaboration, focus work, and team connectivity. The planning balances density with amenity, using natural light, acoustics, and circulation to create a healthy and comfortable work environment.

Impromptu collaborative booths and informal meeting zones have been seamlessly integrated throughout the open workplace to support agile working and reduce reliance on bookable meeting rooms. These semi-enclosed spaces offer staff the flexibility to hold quick catch-ups, one-on-one discussions, or small group conversations without formal scheduling. Strategically located along circulation paths and adjacent to work zones, they provide visual and acoustic separation while maintaining openness and connectivity. This approach not only supports day-to-day collaboration but also ensures that formal meeting rooms remain available for larger or pre-planned gatherings, improving the overall functionality and efficiency of the office environment.



Managers Offices + Focus Pod Locations



Neighbourhood 4 looking North



Neighbourhood 2



Neighbourhood 1

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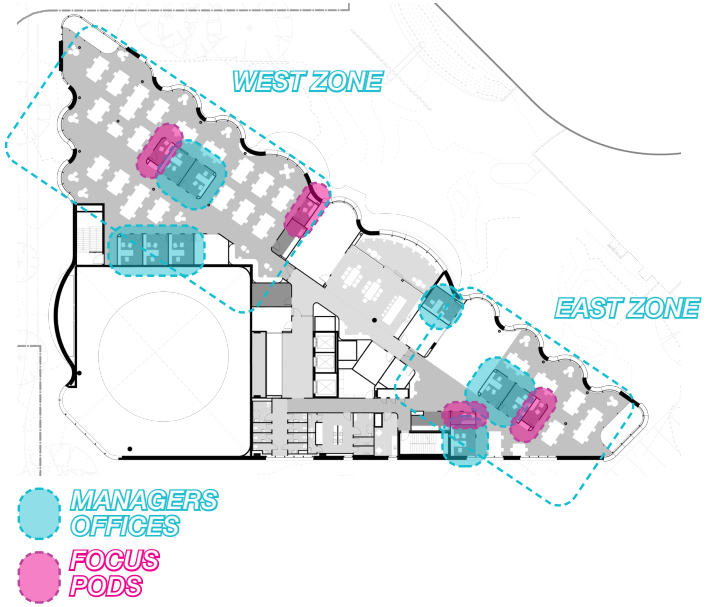
Managers Offices

A total of nine managers' offices are distributed strategically across the workplace floor to ensure team leaders are easily accessible while maintaining privacy and acoustic separation. These enclosed offices have been designed with integrated storage to support efficient workflows and minimise visual clutter. Each office provides a quiet environment for focused work, confidential conversations, or one-on-one meetings, contributing to a well-balanced and professional workplace setting.

Focus Pods

To support concentration and individual privacy within the open-plan environment, a series of focus pods have been integrated throughout the floor. These are small, enclosed spaces available to all staff, offering a quiet retreat for deep focus, private phone calls, or virtual meetings. Their placement helps to alleviate pressure on bookable meeting rooms and provides a critical acoustic buffer within the broader collaborative setting. Designed with comfort and sound insulation in mind, the pods contribute to a more versatile and supportive work environment for a variety of work styles and needs.



Managers Offices + Focus Pod Locations



Typical Managers Office



Typical Focus Pod

Wellness Room

A staff Wellness Room has been incorporated into the design, providing a quiet, private space for staff to rest, recharge, or manage personal needs throughout the workday. This dedicated space supports staff well-being, mental health, and inclusivity, accommodating various needs such as short breaks, meditation, or personal care.

The inclusion of a wellness room reflects a commitment to a healthy and supportive workplace environment, promoting overall staff comfort, productivity, and retention. By offering a retreat from the demands of the workspace, it contributes to a more balanced and considerate work culture.

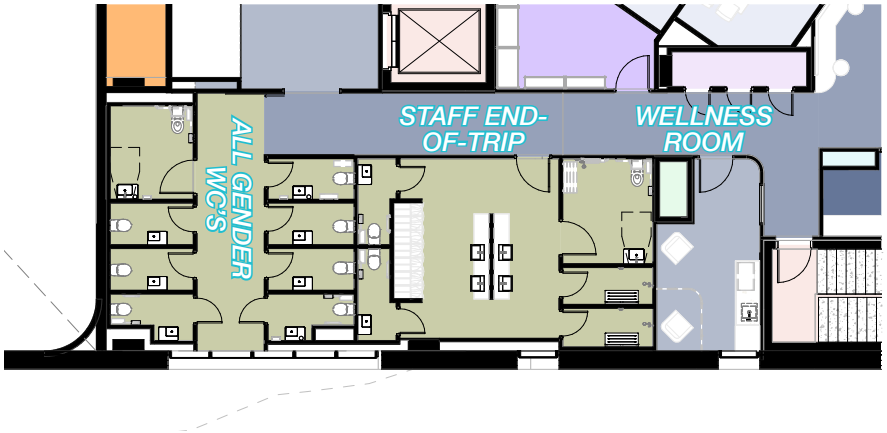
Support + Back-of-House Spaces

As detailed earlier in this report, the Staff Accommodation user group assessed the consolidation of waste, storage, print/IT, and library staff print rooms into two utility spaces and one secure store. This reconfiguration places utility rooms at either end of the staff area, ensuring convenient access while enhancing flexibility compared to multiple smaller rooms. The centrally located secure store provides dedicated space for high-value or infrequently used items, optimising functionality and efficiency.

End of Trip

The End-of-Trip Facilities are secure, staff-only amenities located on Level 2, providing convenient access for employees while ensuring privacy and security. Designed in response to the functional brief, they include all-gender accessible showers, toilets, individual change cubicles, and secure lockers, supporting active transport and staff well-being.

Positioned adjacent to the staff amenities, these facilities are seamlessly integrated into the broader amenity strategy for the project, which is detailed later in this report. Their proximity to vertical circulation ensures efficient access between staff and public spaces. This strategic placement enhances both day-to-day functionality and broader operational flexibility.



Secure Staff Amenities



Staff End-of-Trip



Staff End-of-Trip Lockers

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8.3.10 Building Amenities + Facilities

The design of the building amenities and facilities has been developed in close collaboration with key Monash City Council representatives from various disciplines, ensuring that each space aligns with operational, accessibility, and community needs. Where applicable, expert consultant advice has informed design decisions to ensure compliance, efficiency, and best-practice outcomes. For detailed building services information, including mechanical, hydraulic, and electrical systems, refer to Volume 2, Appendix E.

Amenities and service spaces are strategically located along the southern edge of the building, where access to natural light is less critical. A key focus of this milestone has been to consolidate and rationalise these areas to enhance planning efficiency and operational effectiveness. Materials have been selected primarily for functionality, cleanability, and durability, ensuring longevity and ease of maintenance.

A critical outstanding item to be resolved in the next design phase is the location, size, and operation of the bin room, which may require specialist input from a logistics consultant. Engagement with this consultant, if required, will occur in the subsequent design phase to ensure the solution meets regulatory and operational requirements.

Amenities Overview

The development of the amenities strategy was a key focus of Milestone 2, ensuring that the building's facilities align with both operational needs and Monash City Council's diversity and inclusion policies. A dedicated Social and Cultural Inclusion Focus Group, comprising Monash City Council representatives, was established to review best practices and guide decision-making. The outcome of this process directed the design team to proceed with all-gender facilities, reinforcing the Council's commitment to accessibility and inclusivity. Various models were workshopped with the Focus Group, with the clear preference resulting in individual cubicles with hand washing and drying fixtures, to improve privacy and cultural safety.

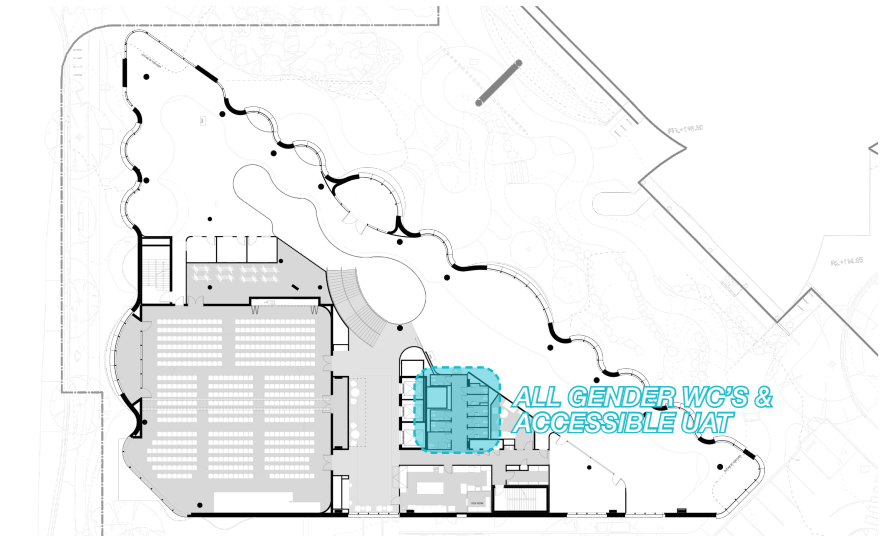
The project includes the following amenities:

- Ground Floor:
  - All-gender WCs
  - All-gender Ambulant WC's
  - Changing Places room for high-support needs users
  - Accessible UAT (Unisex Accessible Toilet)
  - Dedicated parenting room with UAT
  - Prayer room
- Level 1:
  - All-gender WCs
  - All-gender Ambulant WC's
  - Accessible UAT
- Level 2 (Staff Only):
  - All-gender WCs and showers
  - Accessible shower and UAT, forming part of the staff-only end-of-trip facilities

To ensure regulatory compliance, the quantity and configuration of amenities were reviewed and verified by expert access consultants and the building surveyor. The interior design strategy for these spaces prioritises a neutral, calming aesthetic, maintaining consistency with the wider interior design objectives of the project while fostering a comfortable and inclusive environment. Engagement with an external accessible consultant to the project is required in the next Milestone to obtain a Performance Solution for the all-gender WC's and ambulant toilets which are currently not recognised in the building code.



Ground Floor Public Amenities

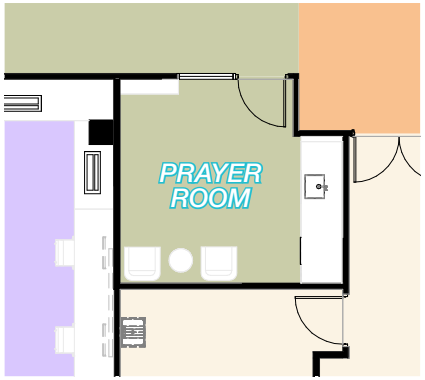


Level 1 Public Amenities

Prayer Room

A prayer room has been incorporated into the design to provide a quiet, dedicated space for reflection, prayer, or meditation, supporting the diverse spiritual and cultural needs of the community. Within the context of the Glen Waverley Civic Precinct project, a prayer room offers an inclusive, respectful environment for individuals to practice their faith or find moments of solitude.

The space is designed with soft lighting, simple furnishings, a small kitchenette, and a neutral color palette to create a calming atmosphere. It is located on the ground floor, near the public amenities, ensuring accessibility and convenience for visitors.



Prayer Room Plan



Prayer Room

lyons

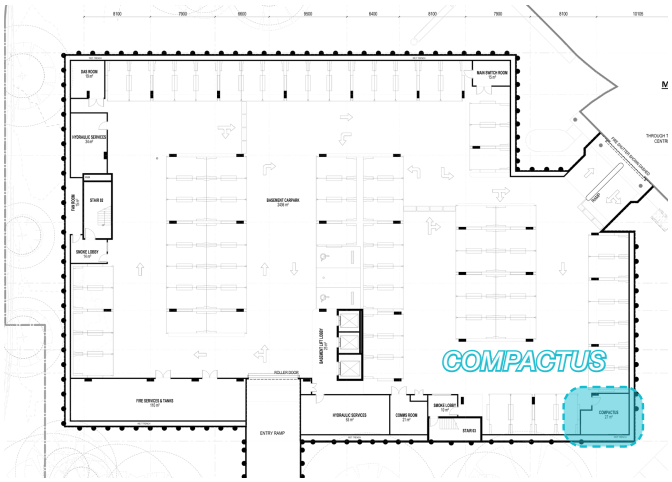
Storage

The storage strategy has been developed in consultation with user group streams from each department and verified by the PWG, ensuring adequate provision for operational and functional needs. Storage spaces have been strategically distributed throughout the building to support accessibility and efficiency.

A summary of storage spaces includes:

- **Basement –** Compactus room for library use utilising an existing compactus that will be relocated to this space. This room will be used to house larger items from the Library of Things. Large items borrowed from the Library of Things can be picked up from the carpark on arrangement with the Library staff.
- **Ground Floor –** Furniture store for library use and secure storage for smaller items from the Library of Things
- **Level 1 –** Civic Hall storage for event furniture and a kitchen store for crockery and catering equipment
- **Level 2 –** Two print and IT store rooms for staff use and one secure store room for staff equipment

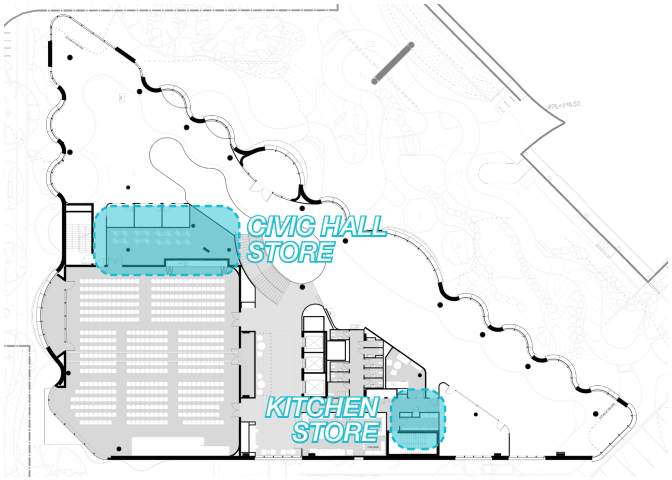
Further details on these storage rooms can be found earlier in this report within their respective sections.



Storage Diagram 1



Ground Floor Storage Locations



Level 1 Storage Locations



Level 2 Storage Locations

Building Facilities

The Cleaner's Room, Bin Room, and Server Room have been designed in alignment with the guiding principles for back-of-house spaces, as outlined earlier in this report. These spaces prioritise functionality, durability, and operational efficiency, ensuring they support the building's day-to-day operations effectively. These spaces are separated from the public foyer via a secure access door for public safety.

- **Cleaner's Room –** Provides dedicated storage for cleaning equipment and supplies, positioned centrally on Ground Floor for efficient access by facility staff.
- **Bin Room –** A dedicated space for building waste management needs servicing both the new building and existing Civic Centre waste requirements. The capacity, size, location, and operation are subject to further confirmation in the next design phase by Monash to ensure optimal functionality and compliance. The bin room has direct access to the loading dock, ensuring efficient waste collection without requiring bins to be transported through the project, minimising disruption and maintaining a clean and functional environment. Waste from the existing Civic Centre will be transferred through the basement link between the carparks and brought up the goods lift. Further understanding of this process is required, potentially through engagement with a logistics consultant.
- **Server Room –** A dedicated staff-level server room, supporting internal IT infrastructure. This facility is not for wider project use and has been designed to ensure security, accessibility, and adequate climate control for equipment protection.

These spaces have been strategically positioned within the building to optimise workflow and operational efficiency while maintaining a discreet presence within the overall design.

Bike Store

A secure staff-only bike store has been included in the design, ensuring safe and convenient storage for employees who cycle to work. Public bike parking is provided throughout the external areas of the site to accommodate visitor needs. The size and capacity of the bike store have been verified by traffic consultant One Mile Grid, ensuring compliance with relevant requirements – this includes parking for 12 employees in the bike store and 39 visitor parks in the public realm. Located on the ground floor along the southern edge, the bike store provides direct access to the building, allowing staff to enter and exit without passing through the public shared foyers, enhancing both security and convenience.

Plant Room

The rooftop plant is a critical component of the building's infrastructure, housing essential mechanical, hydraulic, and electrical service equipment. As a key focus of Milestone 3, its design involved extensive consultation with service engineers ADP to ensure functionality, efficiency, and compliance with regulatory requirements.

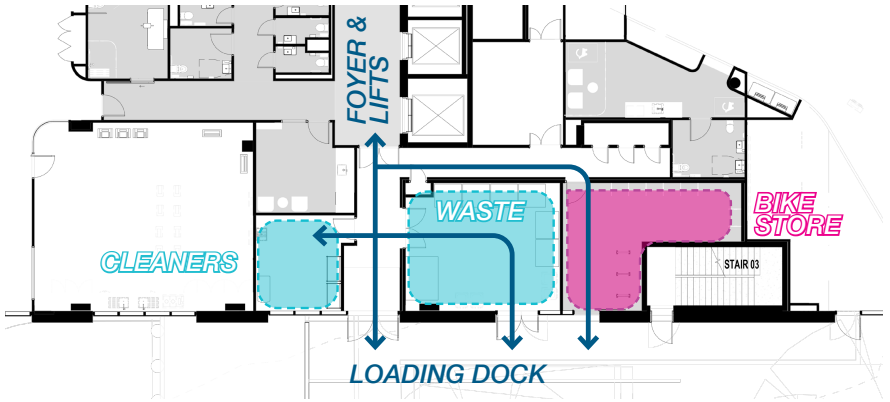
The size and location of the rooftop plant have been carefully reviewed by relevant Monash City Council representatives, balancing operational needs with minimising visual and acoustic impact on the surrounding area. A high-performance acoustic louvre screen has been integrated into the design to reduce noise transmission to required EPA levels, particularly to nearby residential buildings, ensuring the plant operates discreetly within the urban context.

For further details on the equipment, layout, and access provisions for the rooftop plant, refer to Volume 2 of this report.

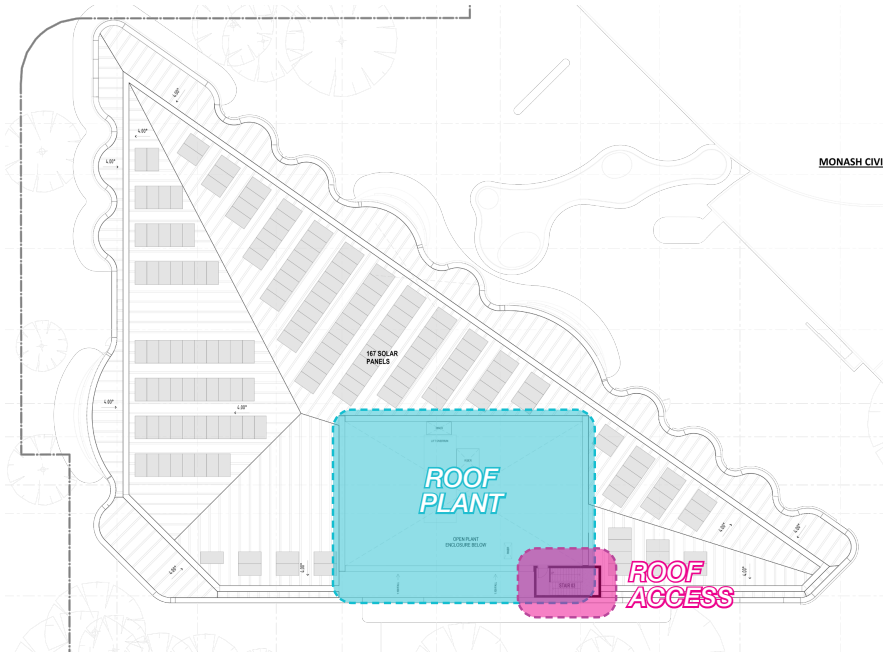
Facade, Roof Access and Maintenance

The project team has begun a preliminary review of façade and roof access and maintenance with Kattsafe, a supplier of high-quality access and fall protection systems. It is expected that a combination of cleaning poles, elevated work platforms (EWP), and rope access will be needed. The roof plant is primarily located on the Level 3 slab, accessible via stairs. Additional roof plant will be accessible via roof walkways. These considerations were discussed with Monash during the Safety in Design Workshop. A more detailed strategy will be developed in the next milestone, in collaboration with an Access and Maintenance Consultant and the City of Monash.

Refer Kattsafe proposal in Appendix W: Milestone 3 Architectural Costing Package.



Building Facilities Functional Relationships



Roof Plan

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8.3.11 Basement

The basement design was refined in Milestones 2 and 3 for better cost efficiency, sustainability, and functionality. While Milestone 2 supported a three-level basement, further review in Milestone 3 led to a more efficient single-level design with an expanded footprint.

The change reduced the basement from 6,600 sqm to 3,000 sqm, cutting excavation and construction complexity. It preserves canopy trees, minimises disruption, and improves accessibility. The parking strategy, reviewed with Monash City Council and traffic experts, ensures adequate provision, supported by the Bogong Carpark upgrade and surrounding roads. The basement accommodates essential building infrastructure, including:

- **Library compactus** – Dedicated storage for library collections.
- **Fire services and tanks** – To support fire services throughout the building.
- **Hydraulic services** – Supporting water supply and drainage systems.
- **Comms room** – Managing IT infrastructure for seamless building operations.
- **Mains Switch Room** – Supporting electrical infrastructure.
- **DAS (Distributed Antenna System) room** – Enhancing internal communication signals.
- **Fan Room** – Supporting mechanical and ventilation systems.
- **Carpark Guidance System** – Technology integration to provide monitoring and indicators for carparks. The cost of this has been allowed for, but there is potential to streamline this system given the small size of the carpark. Monash have also advised aligning with systems provided at the Bogong Carpark.

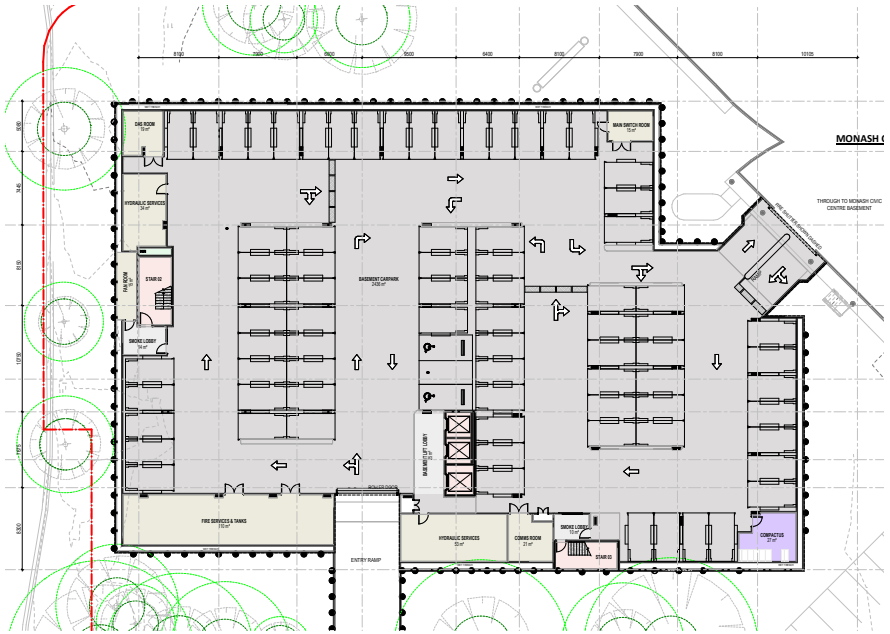
The basement design, including critical services and layout, has been endorsed by the PWG. The main entry is via the at-grade parking layout for efficient vehicle circulation. Car circulation routes, recommended by the traffic consultant, include an underground connection to the Civic Centre basement for staff access via a boom gate. A roller door manages after-hours security. Accessible parking is near the lifts, and smoke lobbies connect the carpark to the stair cores for emergencies. The number of EV charging bays will be confirmed in the next design phase..

The carpark has a 'drained' basement solution as opposed to a 'tanked' basement, presenting the most cost-effective basement solution as developed in Milestone 2. CPTED considerations have been applied including specific locations for CCTV coverage and full pedestrian circulation around the central lift core.

The design strategy envisions the basement as a subterranean space cut into red bluff sandstone, connecting to ideas of geology and Country. Gradient hues in red bluff sandstone tones are applied to columns through painted finishes and a higher quality tiled finish to the lift core. This provides colour and warmth to the predominantly grey basement, whilst highlighting the lift core to assist with wayfinding.

In essence, the revised basement design is a well-balanced foundation—streamlined, cost-effective, and operationally efficient, ensuring the building runs smoothly while minimising long-term maintenance burdens.

For further details, refer to Appendix H: Traffic Impact Assessment prepared by One Mile Grid



Basement Plan



Basement Lift Lobby

9. Architectural Drawings

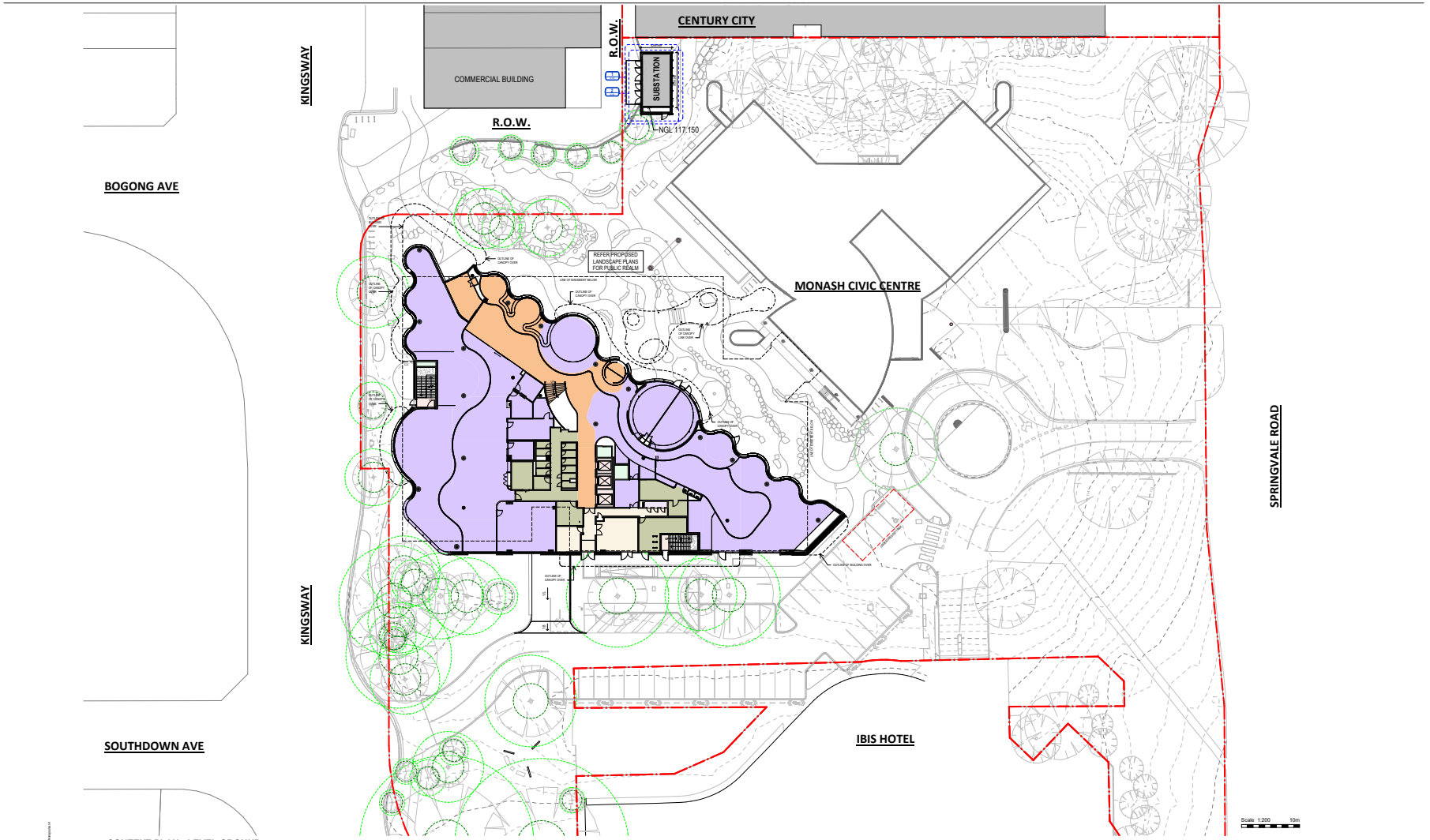
9.3.1 ARCHITECTURAL DRAWINGS

The following section presents a set of presentation-style architectural drawings developed as part of Milestone 3, in close collaboration with the Project Working Group and various representatives from Monash City Council. These drawings reflect the culmination of an iterative design process, incorporating feedback and evolving ideas to ensure alignment with the Council's vision and overall project goals.

They illustrate the refined layouts and key design elements that define the project at this stage, offering a clear visual representation of the agreed design direction. While this section includes a selection of drawings formatted for presentation purposes, the full set of detailed architectural drawings and schedules can be found in Volume 2, Appendix A. Together, these drawings provide a comprehensive foundation for the ongoing design development work in Milestone 4.



Kings Way Frontage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COMMERCIAL BUILDING
R.O.W.
SUBSTATION
NGL 117.150
KINGSWAY
BOGONG AVE
REFER PROPOSED LANDSCAPE PLANS FOR PUBLIC REALM
MONASH CIVIC CENTRE
SPRINGVALE ROAD
KINGSWAY
SOUTHDOWN AVE
IBIS HOTEL
Scale 1:200
10m
CONTEXT PLAN - LEVEL GROUND
CITY OF MONASH
GLEN WAVERLEY CIVIC PRECINCT (GWCP)
GLEN WAVERLEY CIVIC CENTRE
293 SPRINGVALE ROAD, GLEN WAVERLEY VIC 3150
MILESTONE 3
CONTEXT PLAN - GROUND
PRELIMINARY
AUG 2024
LYONS
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GW01
GWCP-AR-DRW-05-010
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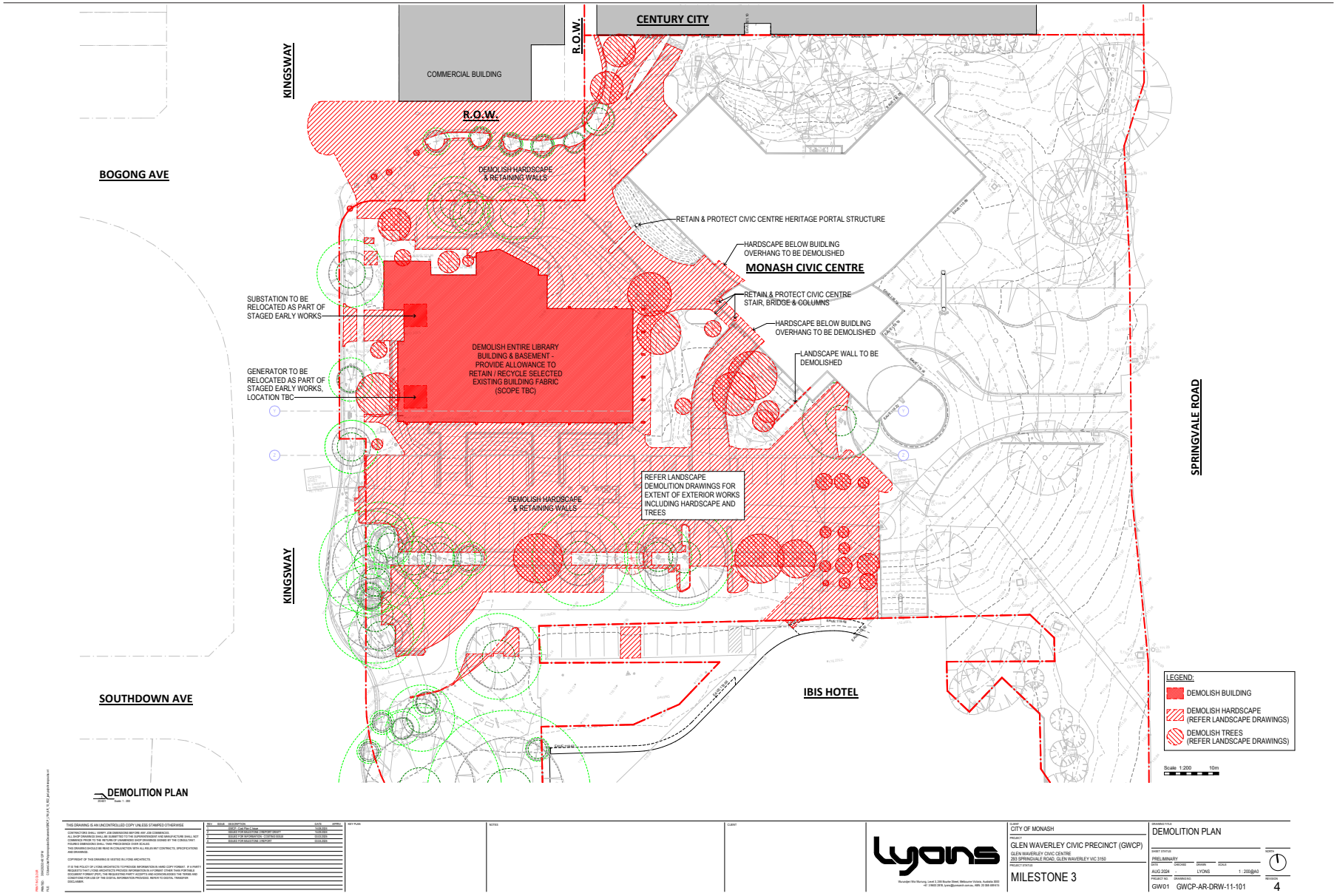
CENTURY CITY
R.O.W.
KINGSWAY
COMMERCIAL BUILDING
R.O.W.
BOGONG AVE
DEMOLISH HARDSCAPE & RETAINING WALLS
RETAIN & PROTECT CIVIC CENTRE HERITAGE PORTAL STRUCTURE
HARDSCAPE BELOW BUIDLING OVERHANG TO BE DEMOLISHED
MONASH CIVIC CENTRE
SUBSTATION TO BE RELOCATED AS PART OF STAGED EARLY WORKS
RETAIN & PROTECT CIVIC CENTRE STAIR, BRIDGE & COLUMNS
HARDSCAPE BELOW BUIDLING OVERHANG TO BE DEMOLISHED
DEMOLISH ENTIRE LIBRARY BUILDING & BASEMENT - PROVIDE ALLOWANCE TO RETAIN / RECYCLE SELECTED EXISTING BUILDING FABRIC (SCOPE TBC)
LANDSCAPE WALL TO BE DEMOLISHED
GENERATOR TO BE RELOCATED AS PART OF STAGED EARLY WORKS, LOCATION TBC
SPRINGVALE ROAD
REFER LANDSCAPE DEMOLITION DRAWINGS FOR EXTENT OF EXTERIOR WORKS INCLUDING HARDSCAPE AND TREES
DEMOLISH HARDSCAPE & RETAINING WALLS
KINGSWAY
SOUTHDOWN AVE
IBIS HOTEL
LEGEND:
DEMOLISH BUILDING
DEMOLISH HARDSCAPE (REFER LANDSCAPE DRAWINGS)
DEMOLISH TREES (REFER LANDSCAPE DRAWINGS)
Scale 1:200 10m
DEMOLITION PLAN
CITY OF MONASH
GLEN WAVERLEY CIVIC PRECINCT (GWCP)
GLEN WAVERLEY CIVIC CENTRE
293 SPRINGVALE ROAD, GLEN WAVERLEY VIC 3150
MILESTONE 3
DEMOLITION PLAN
PRELIMINARY
AUG 2024
LYONS
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GW01 GWCP-AR-DRW-11-101
4



PRESENTATION PLAN - GROUND LEVEL

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2		GWCP - SAFETY Issue	23.08.2024	
3		ISSUED FOR SAFETY	16.09.2024	
4		ISSUED FOR MILESTONE 3 REPORT DRAFT	26.09.2024	
5		ISSUED FOR INFORMATION	01.10.2024	
6		ISSUED FOR INFORMATION	08.11.2024	
7		ISSUED FOR INFORMATION - GENERAL BUILDING UPDATE	12.11.2024	
8		ISSUED FOR INFORMATION - GENERAL	12.11.2024	
9		ISSUED FOR INFORMATION	12.11.2024	
10		ISSUED FOR INFORMATION	12.11.2024	
11		ISSUED FOR MILESTONE 3 REPORT	03.04.2025	

KEY PLAN

NOTES

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CLIENT: CITY OF MONASH
PROJECT: GLEN WAVERLEY CIVIC PRECINCT (GWCP)
GLEN WAVERLEY CIVIC CENTRE
293 SPRINGVALE ROAD, GLEN WAVERLEY VIC 3150
PROJECT STATUS: MILESTONE 3

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SHEET STATUS: PRELIMINARY
NORTH
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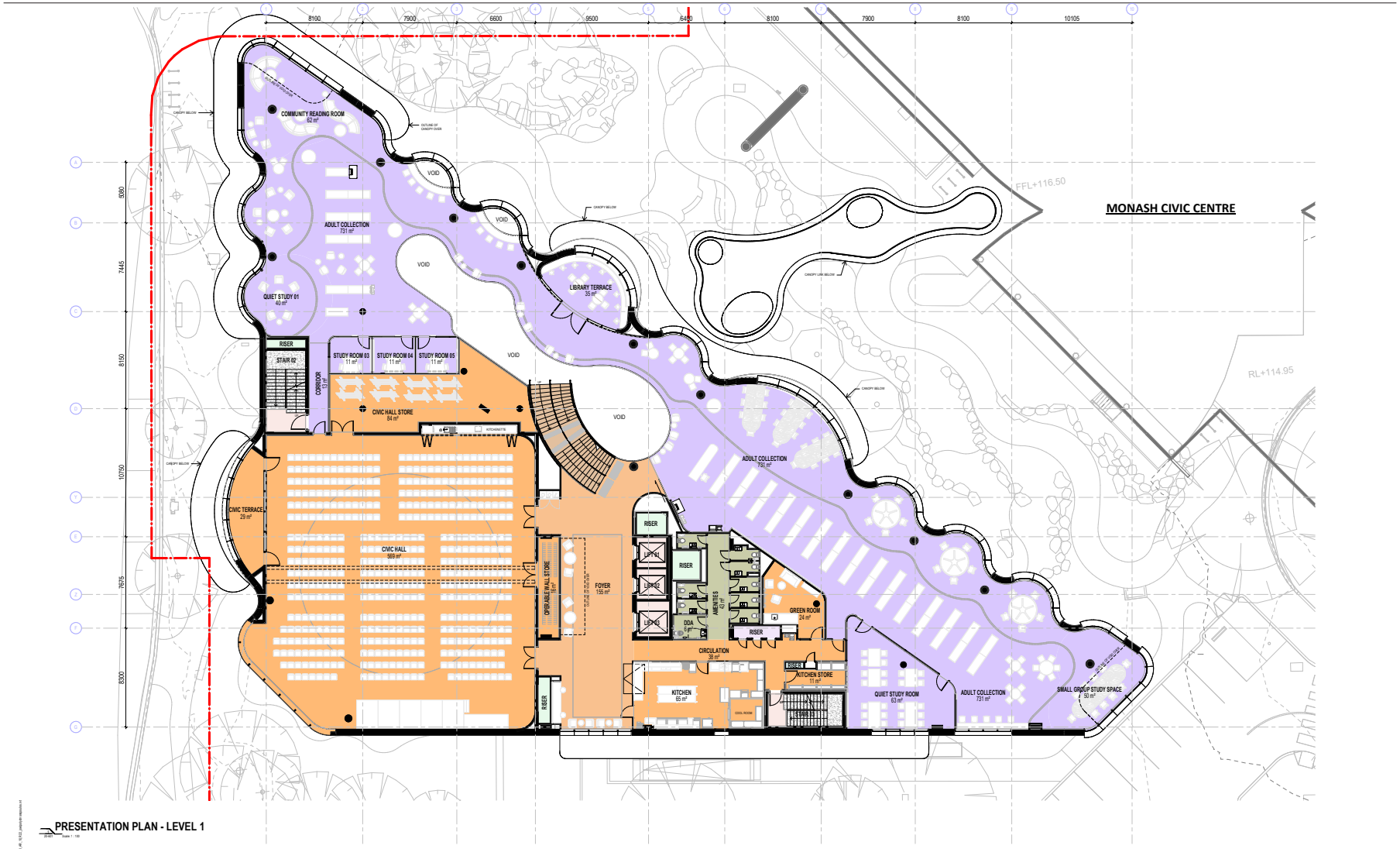

PRESENTATION PLAN - LEVEL 1

CLIENT	CITY OF MONASH
PROJECT	GLEN WAVERLEY CIVIC PRECINCT (GWCP) GLEN WAVERLEY CIVIC CENTRE 293 SPRINGVALE ROAD, GLEN WAVERLEY VIC 3150
PROJECT STATUS	MILESTONE 3
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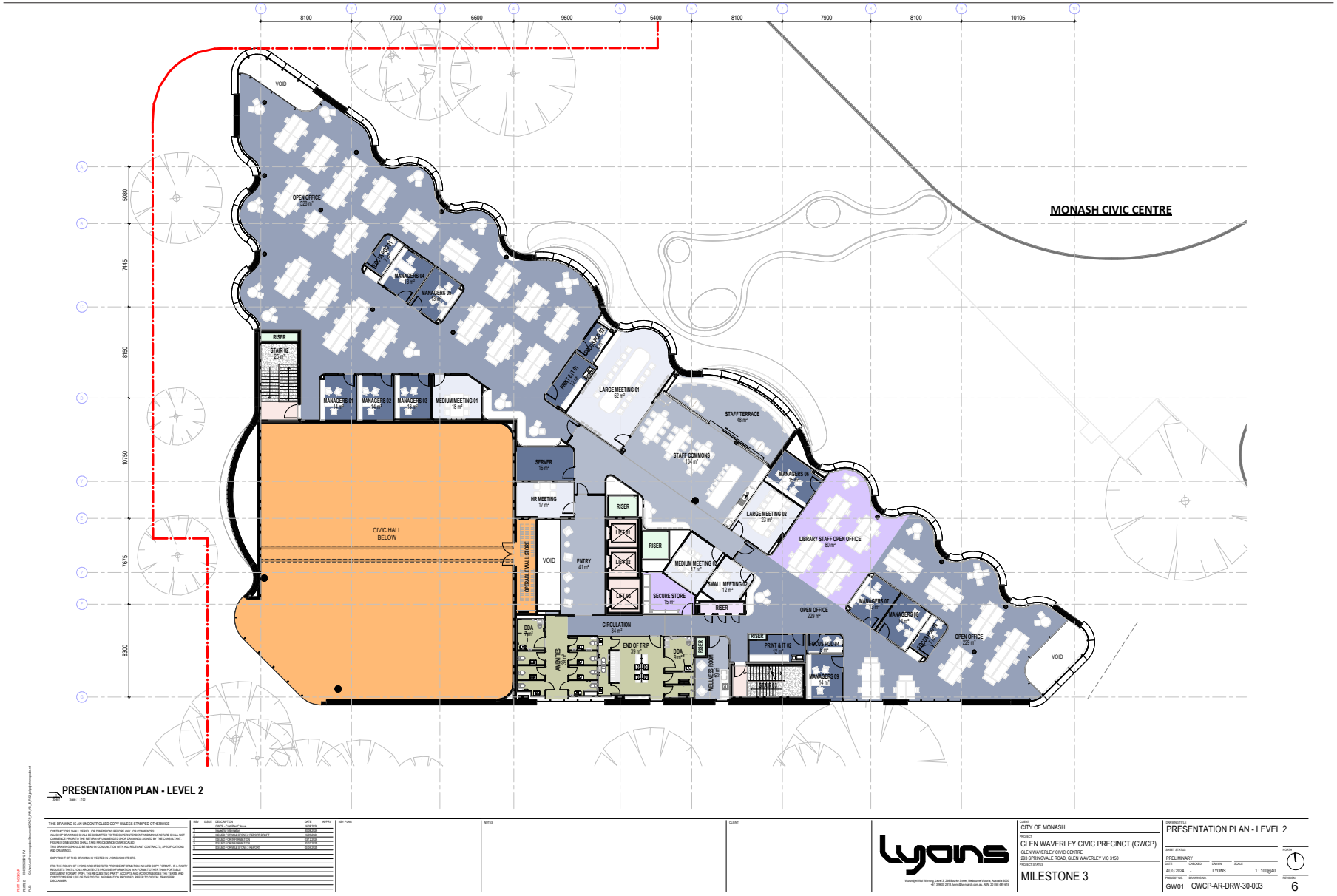
MONASH CIVIC CENTRE
CIVIC HALL BELOW
OPEN OFFICE
MANAGERS 04
MANAGERS 05
RISER
STAIR 02
MANAGERS 01
MANAGERS 02
MANAGERS 03
MEDIUM MEETING 01
LARGE MEETING 01
STAFF TERRACE
STAFF COMMONS
SERVER
HR MEETING
LARGE MEETING 02
LIBRARY STAFF OPEN OFFICE
OPERABLE WALL STORE
ENTRY
MEDIUM MEETING 02
SMALL MEETING 02
SECURE STORE
OPEN OFFICE
CIRCULATION
AMENITIES
END OF TRIP
WELLNESS ROOM
PRINT & IT 02
MANAGERS 09
MANAGERS 07
MANAGERS 08
VOID
PRESENTATION PLAN - LEVEL 2
CITY OF MONASH
GLEN WAVERLEY CIVIC PRECINCT (GWCP)
GLEN WAVERLEY CIVIC CENTRE
293 SPRINGVALE ROAD, GLEN WAVERLEY VIC 3150
MILESTONE 3
PRESENTATION PLAN - LEVEL 2
PRELIMINARY
AUG 2024
LYONS
1 : 100@A0
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GWCP-AR-DRW-30-003
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MILESTONE 3A SUMMARY REPORT
City of Monash - Glen Waverley Civic Precinct 135

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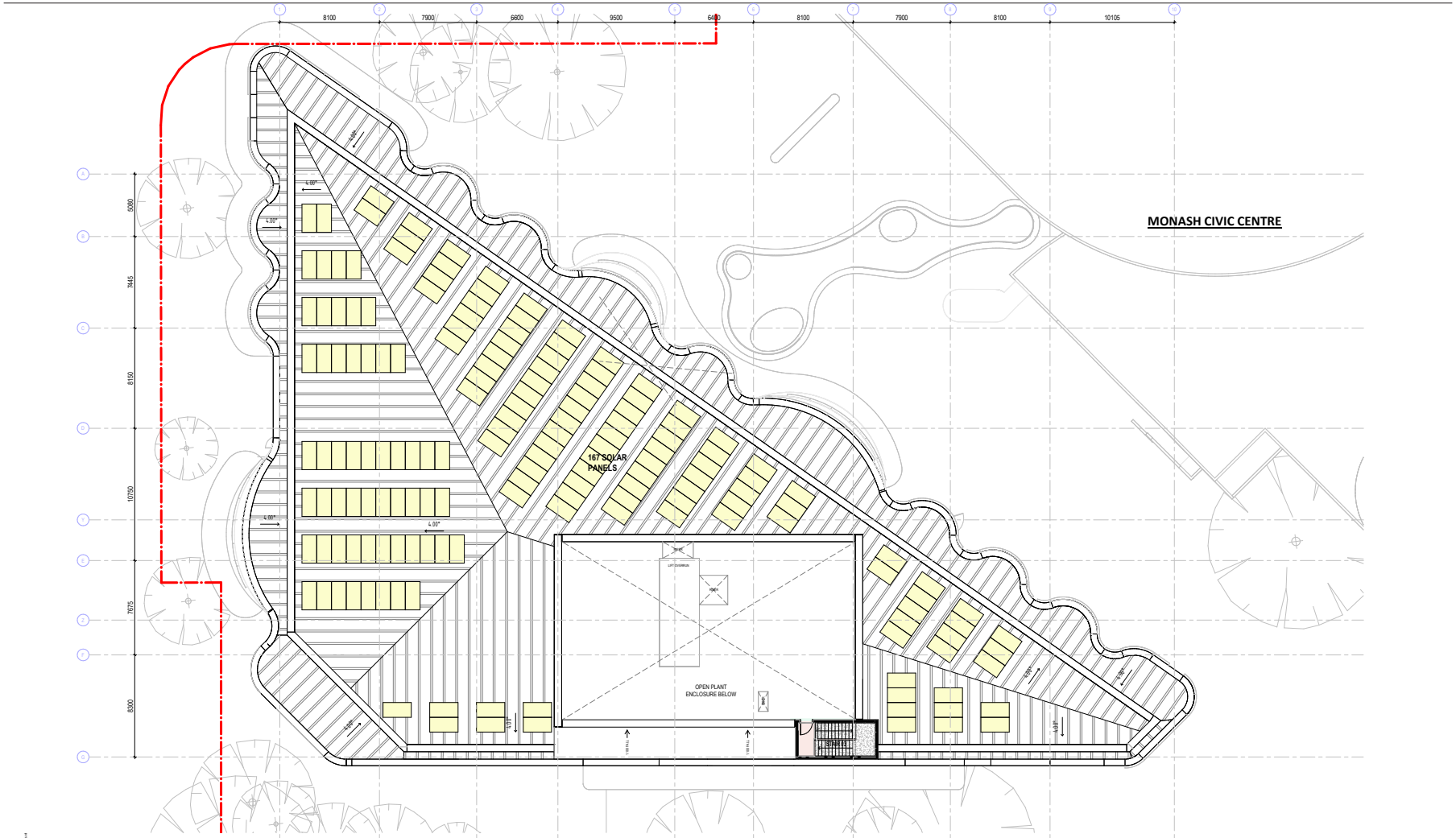
MONASH CIVIC CENTRE
167 SOLAR PANELS
OPEN PLANT ENCLOSURE BELOW
PRESENTATION PLAN - ROOF
CITY OF MONASH
GLEN WAVERLEY CIVIC PRECINCT (GWCP)
GLEN WAVERLEY CIVIC CENTRE
293 SPRINGVALE ROAD, GLEN WAVERLEY VIC 3150
MILESTONE 3
PRELIMINARY
AUG 2024
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GWCP-AR-DRW-30-005
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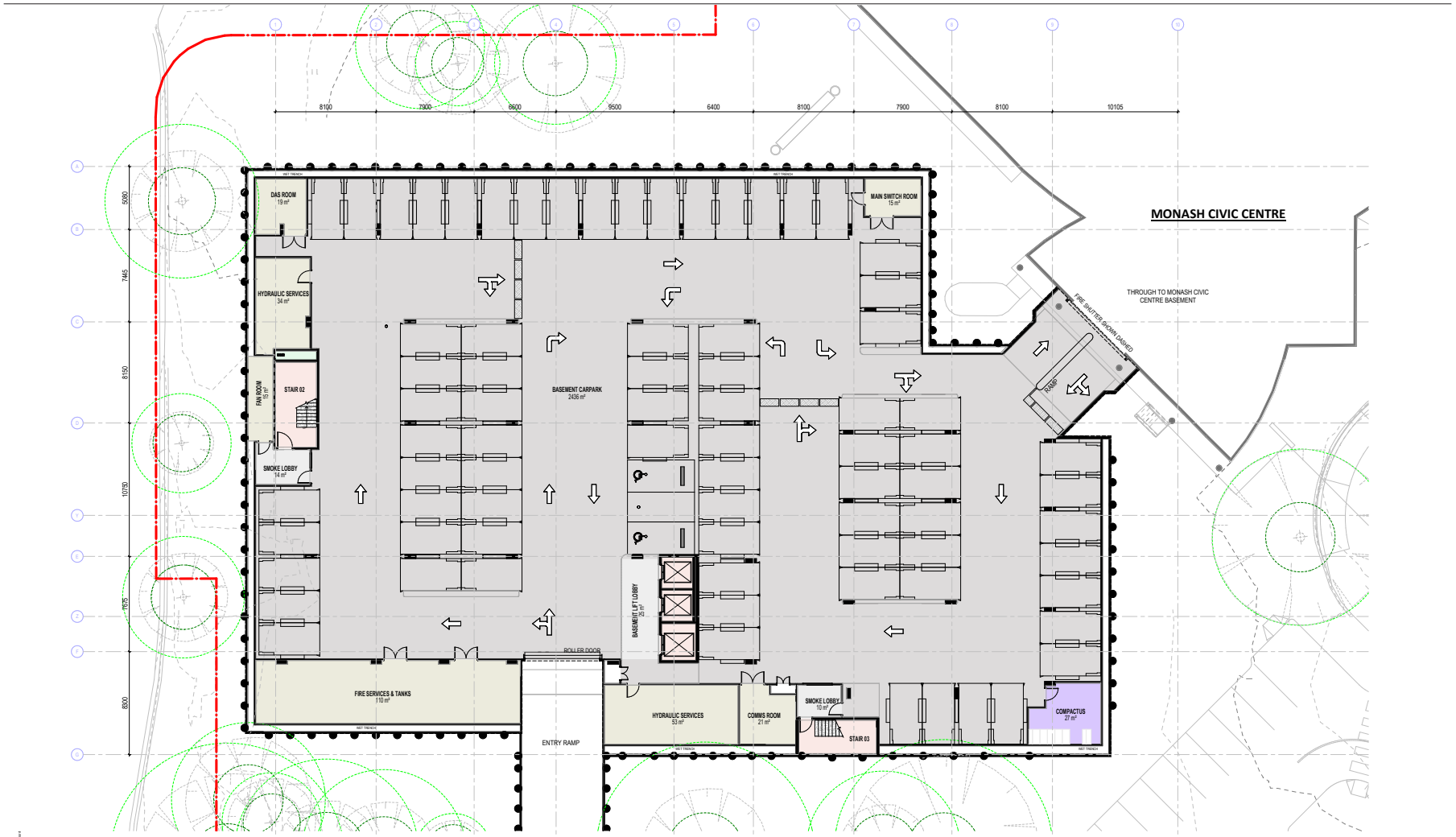

PRESENTATION PLAN - BASEMENT 1

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2		Issued for Information	10.06.2024	
3		ISSUED FOR INFORMATION 2 REPORT (PRINT	10.06.2024	
4		ISSUED FOR INFORMATION	10.12.2024	
5		ISSUED FOR INFORMATION 2 REPORT	10.06.2024	

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+61 3 9602 2818, lyons@lyonsarch.com.au, ABN 20 588 689 616

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PROJECT: GLEN WAVERLEY CIVIC PRECINCT (GWCP)
GLEN WAVERLEY CIVIC CENTRE
293 SPRINGVALE ROAD, GLEN WAVERLEY VIC 3150
PROJECT STATUS: MILESTONE 3

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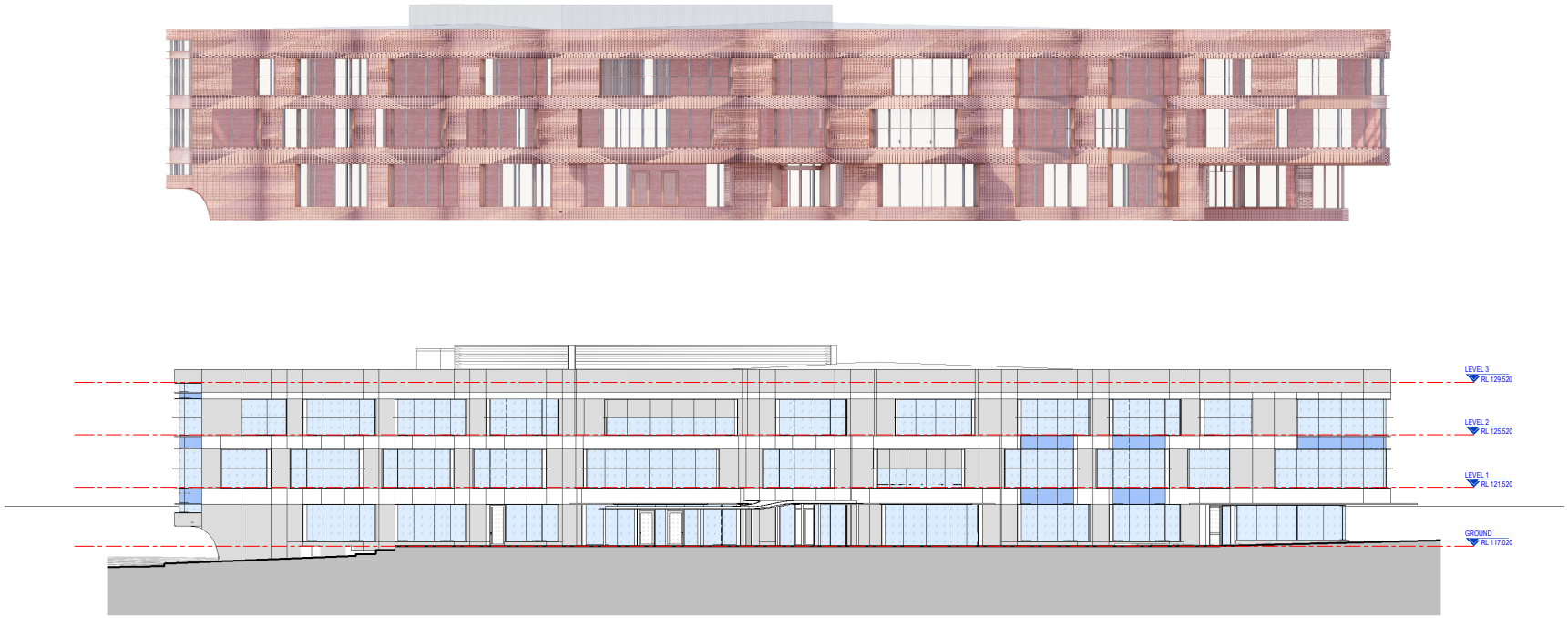
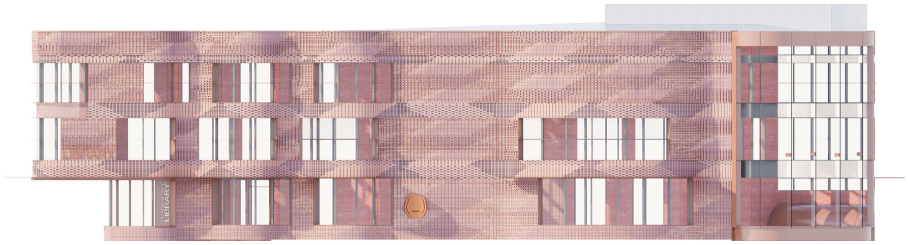
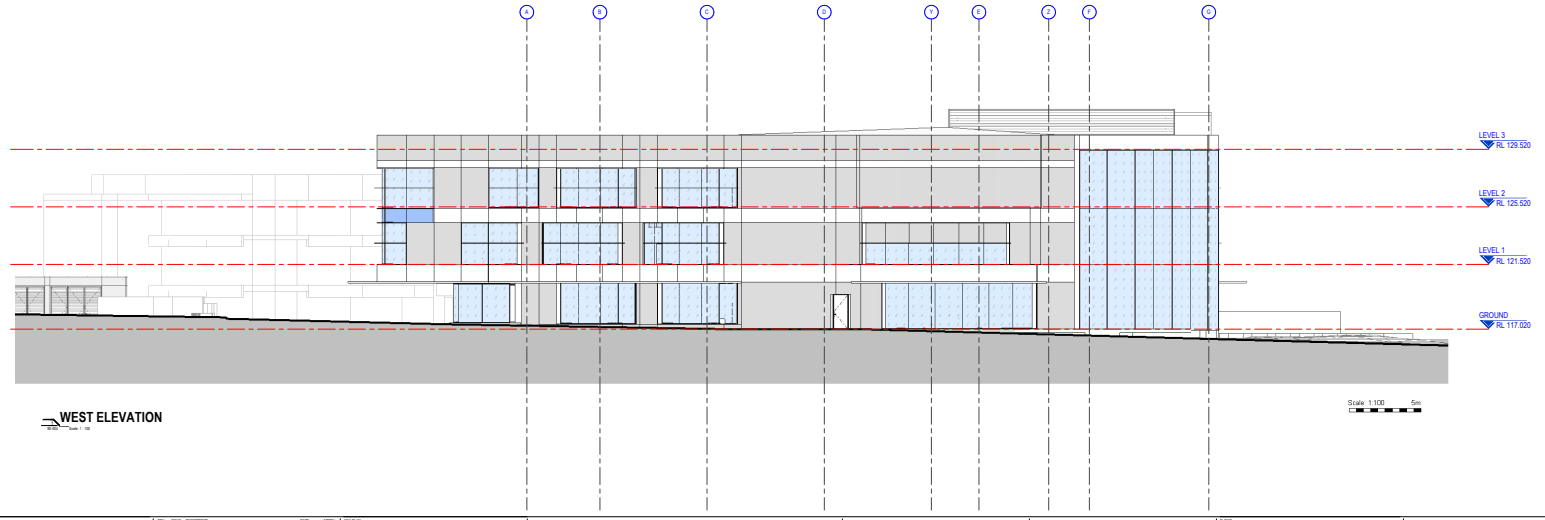
MILESTONE 3A SUMMARY REPORT | City of Monash - Glen Waverley Civic Precinct 137



NORTH-EAST ELEVATION1

CITY OF MONASH
GLEN WAVERLEY CIVIC PRECINCT (GWCP)
GLEN WAVERLEY CIVIC CENTRE
283 SPRINGVALE ROAD, GLEN WAVERLEY VIC 3150
BUILDING ELEVATIONS - NORTH
PRELIMINARY
AUG 2024 - LYONS 1 : 100@A0





WEST ELEVATION

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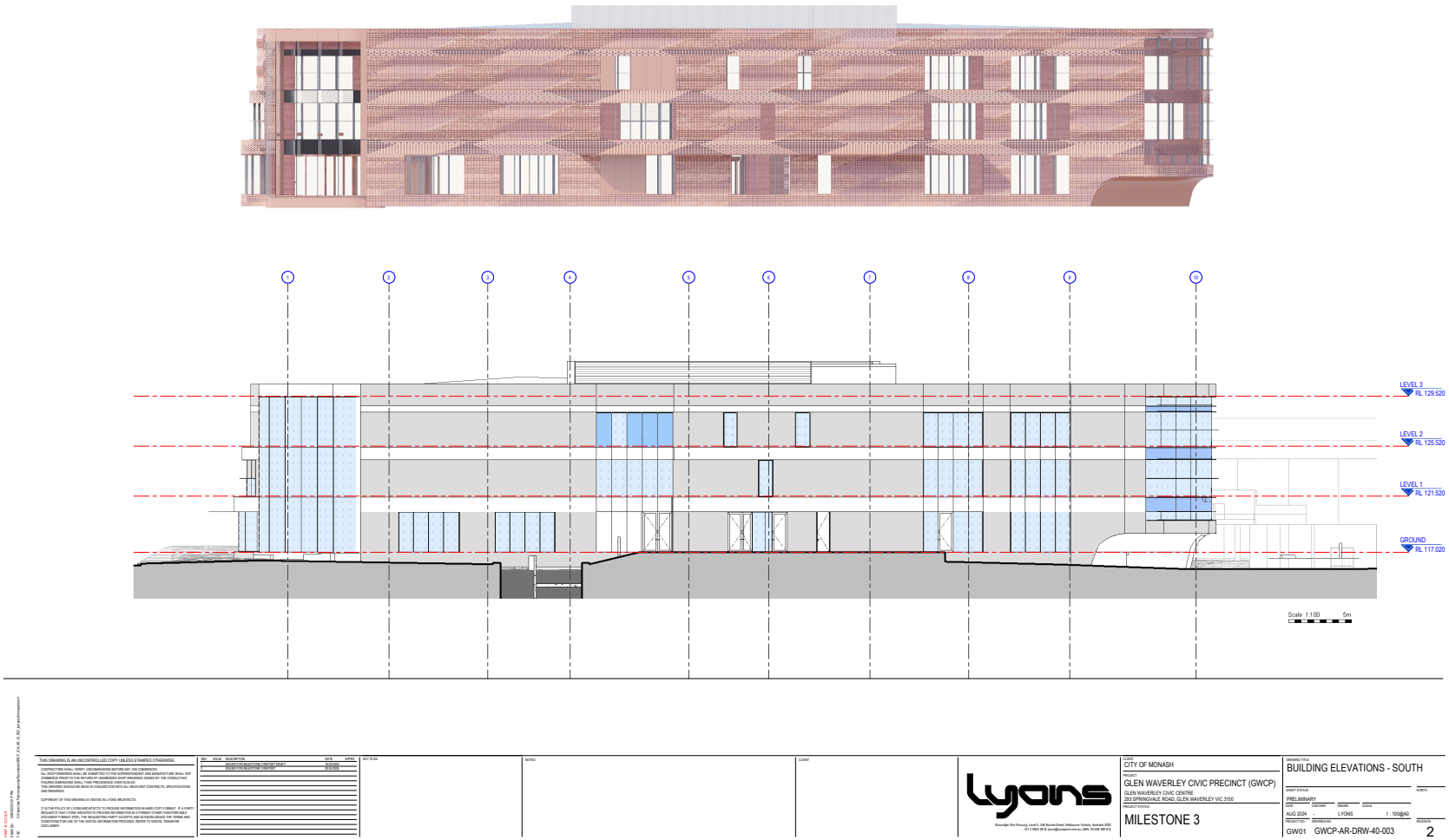
MILESTONE 3

BUILDING ELEVATIONS - WEST

PRELIMINARY

AUG 2024 - LYONS 1 : 100@A0

GW01 GWCP-AR-DRW-40-002 8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RL 129.520
LEVEL 2
RL 125.520
LEVEL 1
RL 121.520
GROUND
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CITY OF MONASH
GLEN WAVERLEY CIVIC PRECINCT (GWCP)
GLEN WAVERLEY CIVIC CENTRE
293 SPRINGVALE ROAD, GLEN WAVERLEY VIC 3150
MILESTONE 3
BUILDING ELEVATIONS - SOUTH
PRELIMINARY
AUG 2024
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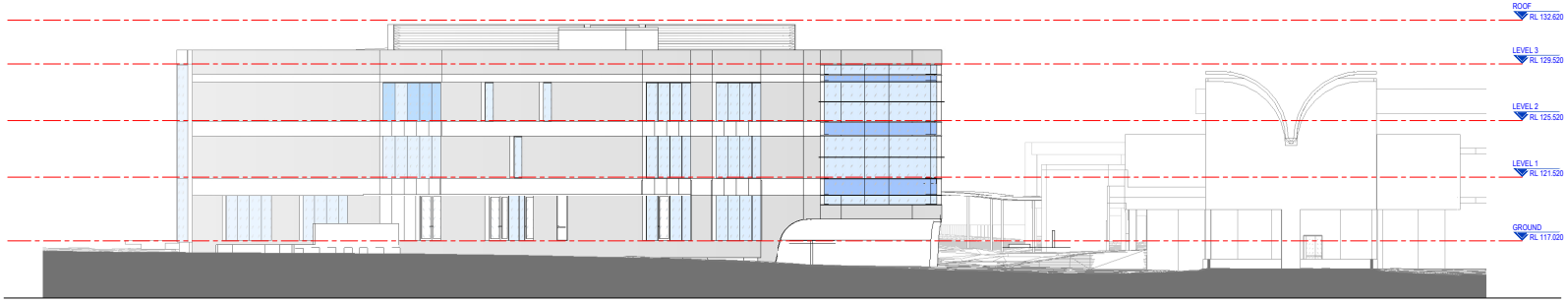

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0		ISSUED FOR MILESTONE 3 REPORT	16.05.2025	

KEY PLAN

NOTES

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Lyons

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CLIENT: CITY OF MONASH

PROJECT: GLEN WAVERLEY CIVIC PRECINCT (GWCP)
GLEN WAVERLEY CIVIC CENTRE
293 SPRINGVALE ROAD, GLEN WAVERLEY VIC 3150

PROJECT STATUS: MILESTONE 3

DRAWING TITLE: BUILDING ELEVATIONS - EAST

SHEET STATUS: PRELIMINARY

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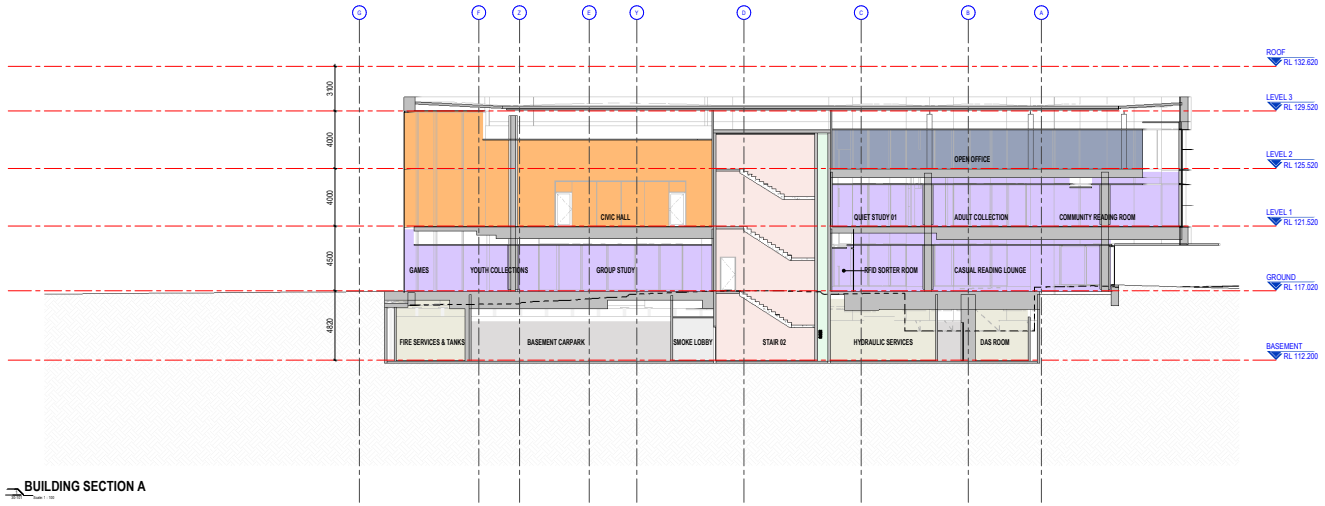

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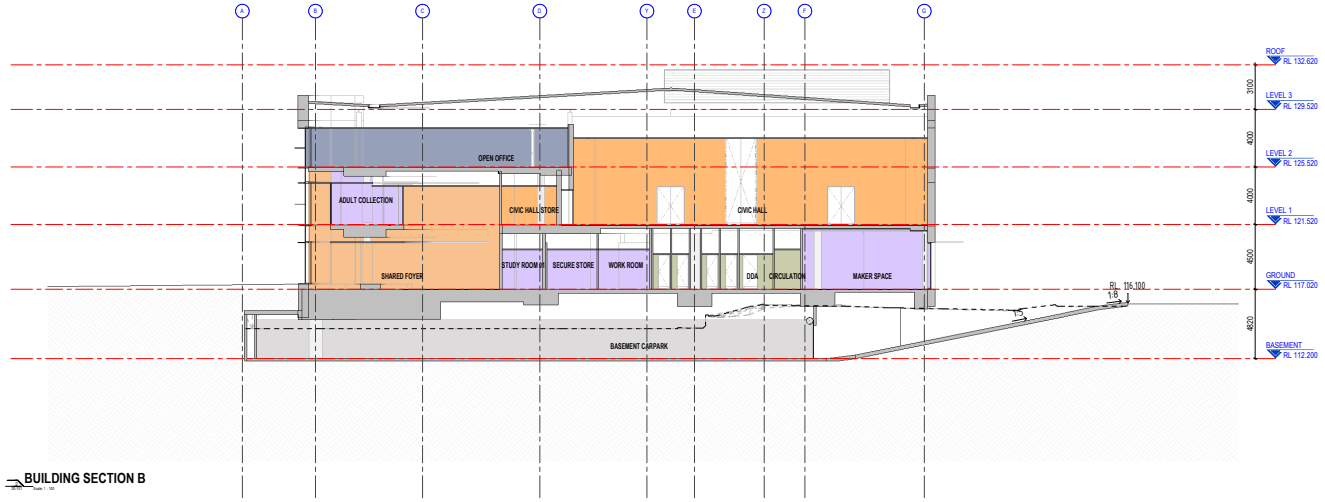

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REV	ISSUE	DESCRIPTION	DATE	APPROV
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		ISSUED FOR INFORMATION - COSTING ISSUE	04.03.2025	
		ISSUED FOR SELECTION LIMITATION	28.03.2025	

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PROJECT STATUS: MILESTONE 3

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SHEET STATUS: PRELIMINARY

SCALE: 1 : 100@A0

DATE: AUG 2024 | CHECKED: - | DRAWN: LYONS

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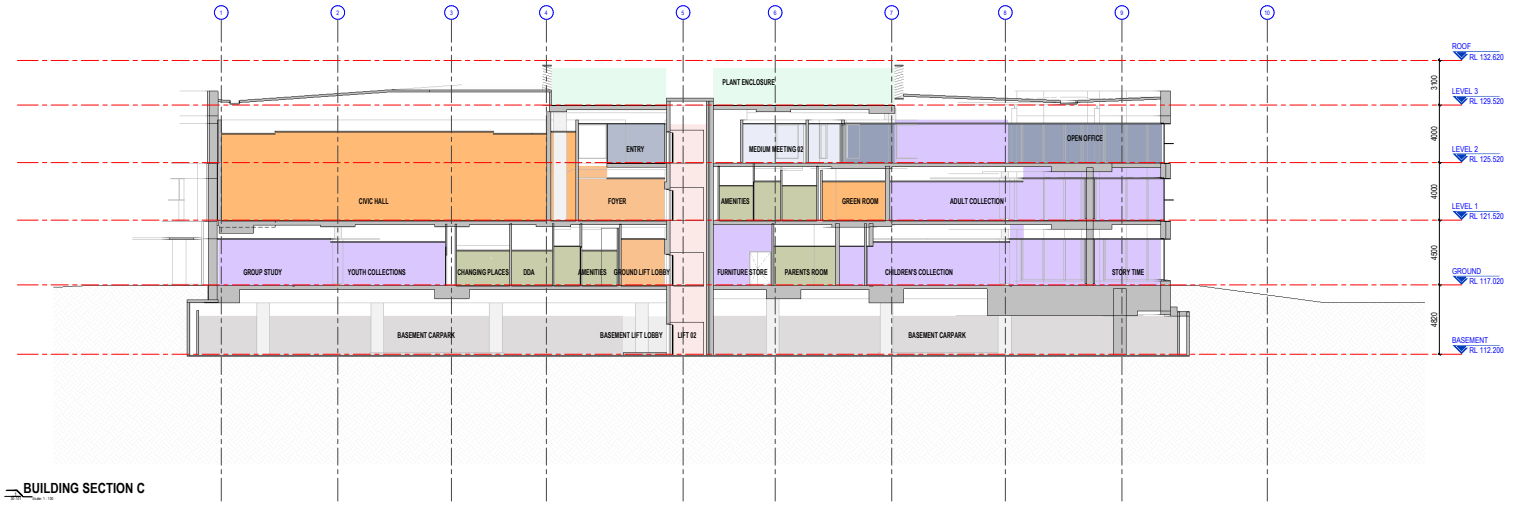
REVISION: 8



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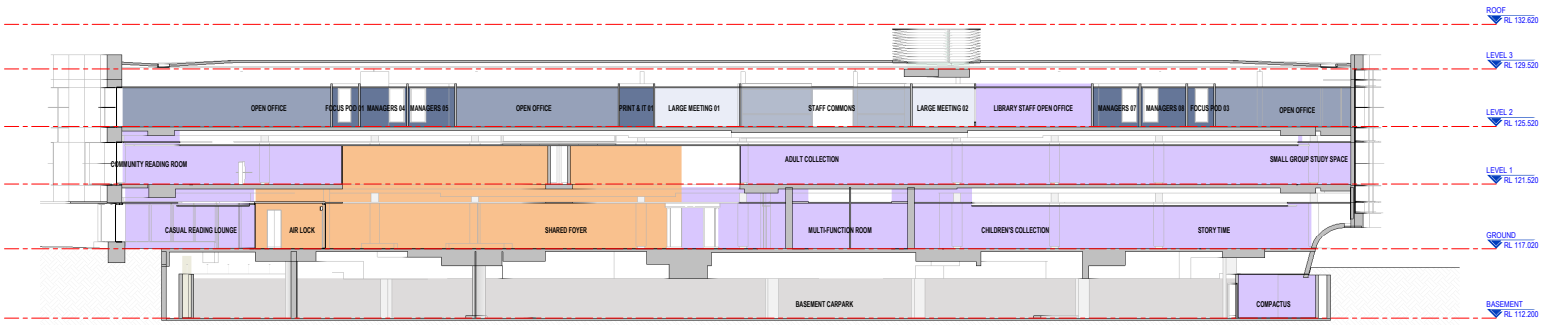

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CITY OF MONASH

PROJECT
GLEN WAVERLEY CIVIC PRECINCT (GWCP)
GLEN WAVERLEY CIVIC CENTRE
293 SPRINGVALE ROAD, GLEN WAVERLEY VIC 3150

PROJECT STATUS
MILESTONE 3

DRAWING TITLE
BUILDING SECTIONS - C & D

SHEET STATUS
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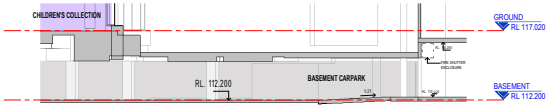

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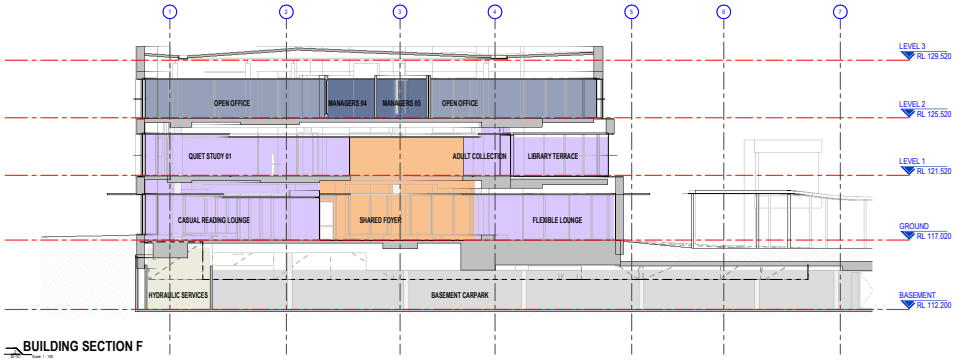

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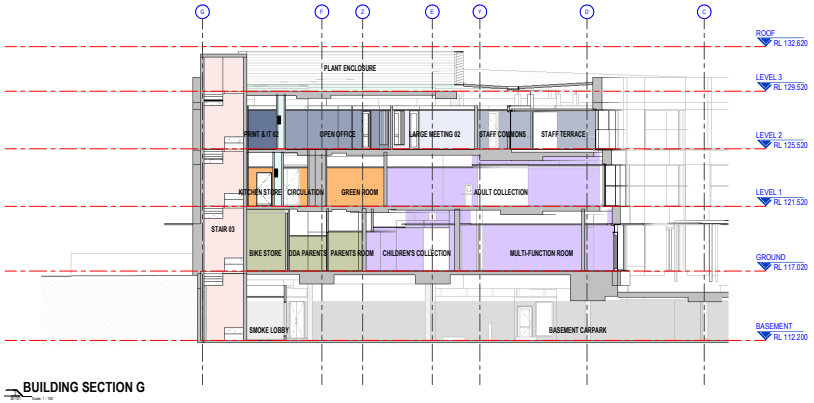

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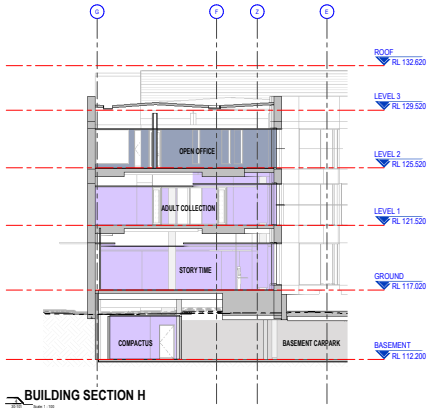

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KEY PLAN

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CLIENT: CITY OF MONASH

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GLEN WAVERLEY CIVIC CENTRE
293 SPRINGVALE ROAD, GLEN WAVERLEY VIC 3150

PROJECT STATUS: MILESTONE 3

DRAWING TITLE: BUILDING SECTIONS - E, F, G & H

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Public Realm

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10. Landscape Design Report

11. Indigenous Design Report



lyons

City of Monash - Glen Waverley Civic Precinct

MILESTONE 3A SUMMARY REPORT - VOL 1

April 2025

Facade Design Development

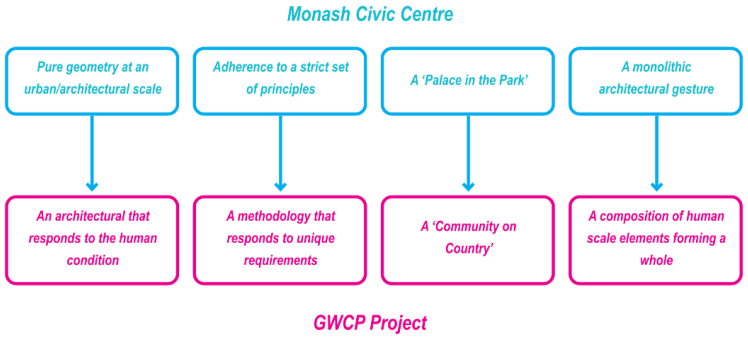
Reference Design provided to Design Team
March 2023



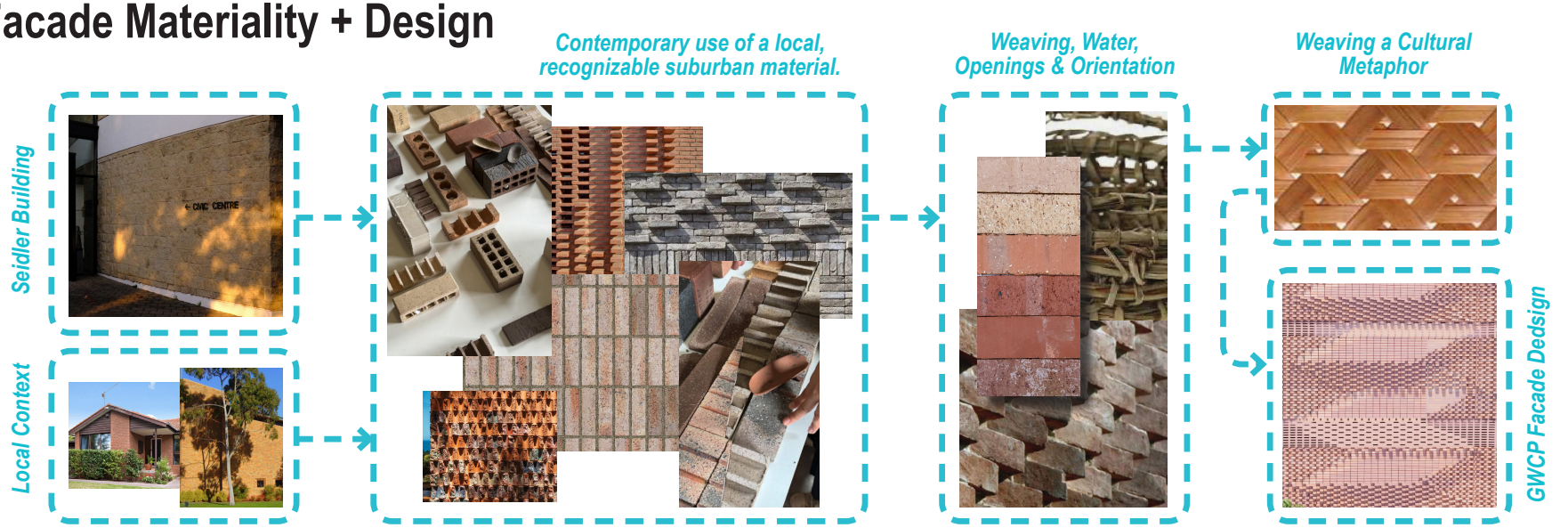


Return Brief Design Methodology

Recognising the significance of the Seidler building, there are several key opportunities in how the proposed design responds:



Facade Materiality + Design



MILESTONE 3 COUNCIL STRATEGY MEETING

GLEN WAVERLY CIVIC PRECINCT PROJECT

Facade Design Development

Facade presented at PCG + GWACSC December 2024







MILESTONE 3 COUNCIL STRATEGY MEETING

GLEN WAVERLY CIVIC PRECINCT PROJECT

Facade Design Development

Facade presented at GWACSC March 2025







MILESTONE 3 COUNCIL STRATEGY MEETING

GLEN WAVERLY CIVIC PRECINCT PROJECT

Facade Design Development

Facade presented at GWACSC March 2025







MILESTONE 3 COUNCIL STRATEGY MEETING

GLEN WAVERLY CIVIC PRECINCT PROJECT

Facade Design Development

Milestone 3 Facade Design
April 2025







MILESTONE 3 COUNCIL STRATEGY MEETING

GLEN WAVERLY CIVIC PRECINCT PROJECT



MILESTONE 3 COUNCIL STRATEGY MEETING

GLEN WAVERLY CIVIC PRECINCT PROJECT



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GLEN WAVERLY CIVIC PRECINCT PROJECT



MILESTONE 3 COUNCIL STRATEGY MEETING

GLEN WAVERLY CIVIC PRECINCT PROJECT



MILESTONE 3 COUNCIL STRATEGY MEETING

GLEN WAVERLY CIVIC PRECINCT PROJECT



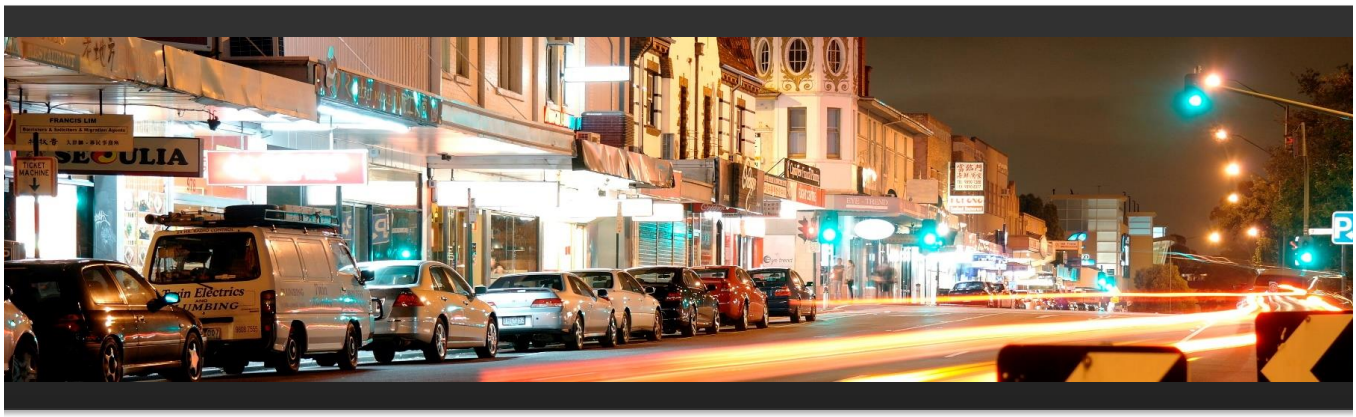

WAVERLEY
LIBRARY





Glen Waverley Civic Precinct

Transport Impact Assessment



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29 April 2025

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Prepared by	JM	**Reviewed by**	JS

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APPENDICES

APPENDIX A SWEPT PATH DIAGRAMS

1 INTRODUCTION

onemile**grid** has been requested by Lyons to undertake a Transport Impact Assessment of the proposed redevelopment of the Glen Waverly Civic precinct.

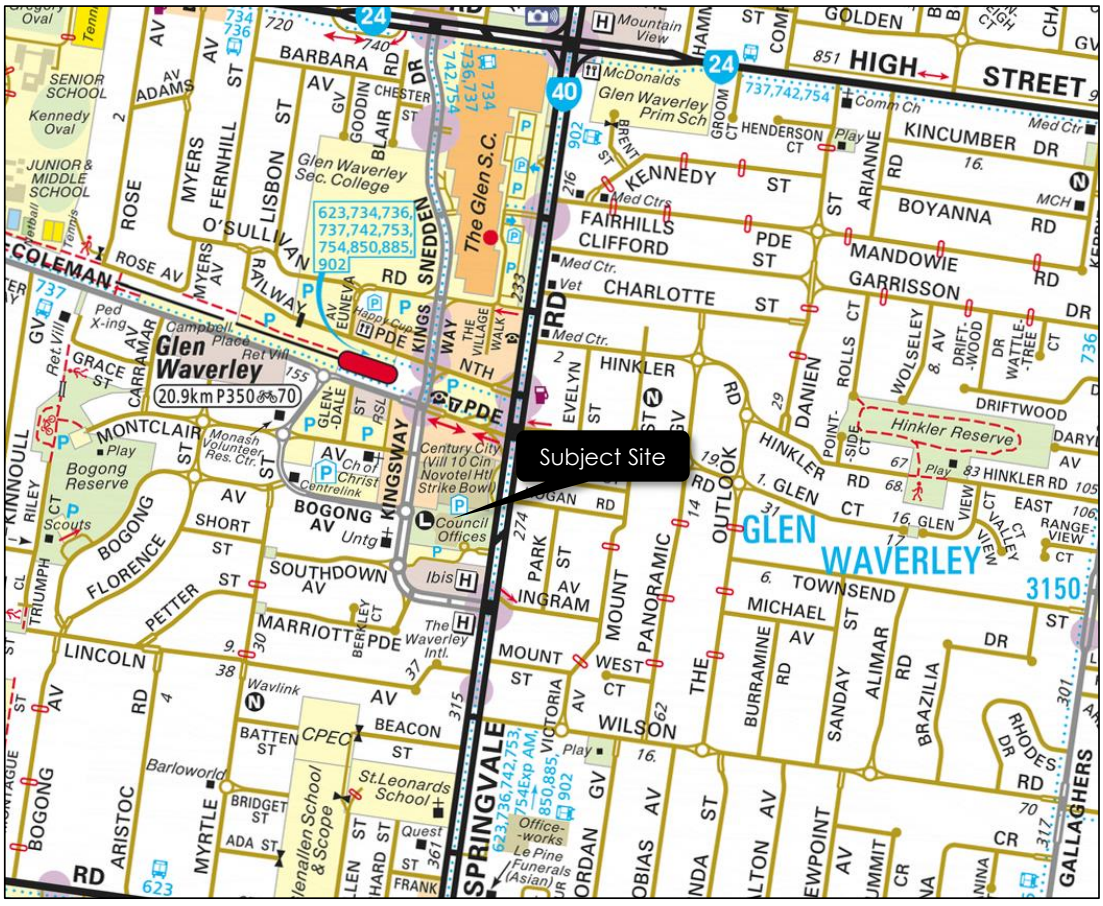
As part of this assessment the subject site has been inspected with due consideration of the development proposal, traffic and parking data has been sourced and relevant background reports have been reviewed.

2 EXISTING CONDITIONS

2.1 Site Location

The site is located within the Glen Waverley commercial precinct and is bound by Springvale Road to the east and Kingsway to the west, as shown in Figure 1.

Figure 1 Site Location



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The site is currently occupied by the Glen Waverley Library and the Monash Civic Centre. The gross floor area of the Glen Waverley Library is approximately 1,200 m², and the Civic Centre is approximately 2,610 m².

Access to the site is provided via a connection to Kingsway via the Kingsway / Southdown Avenue roundabout to the west, and a connection to Springvale Road to the east. An additional crossover to the site is provided on Kingsway south of the Bongong Avenue / Kingsway roundabout, which accommodates general loading and waste collection.

Car parking on-site is provided through a combination of at-grade parking and basement parking. The at-grade parking area includes a total of 91 spaces, and the basement carpark includes a total of 26 spaces.

An aerial view of the subject site is provided in Figure 2.

Figure 2 Site Context (16 May 2024)



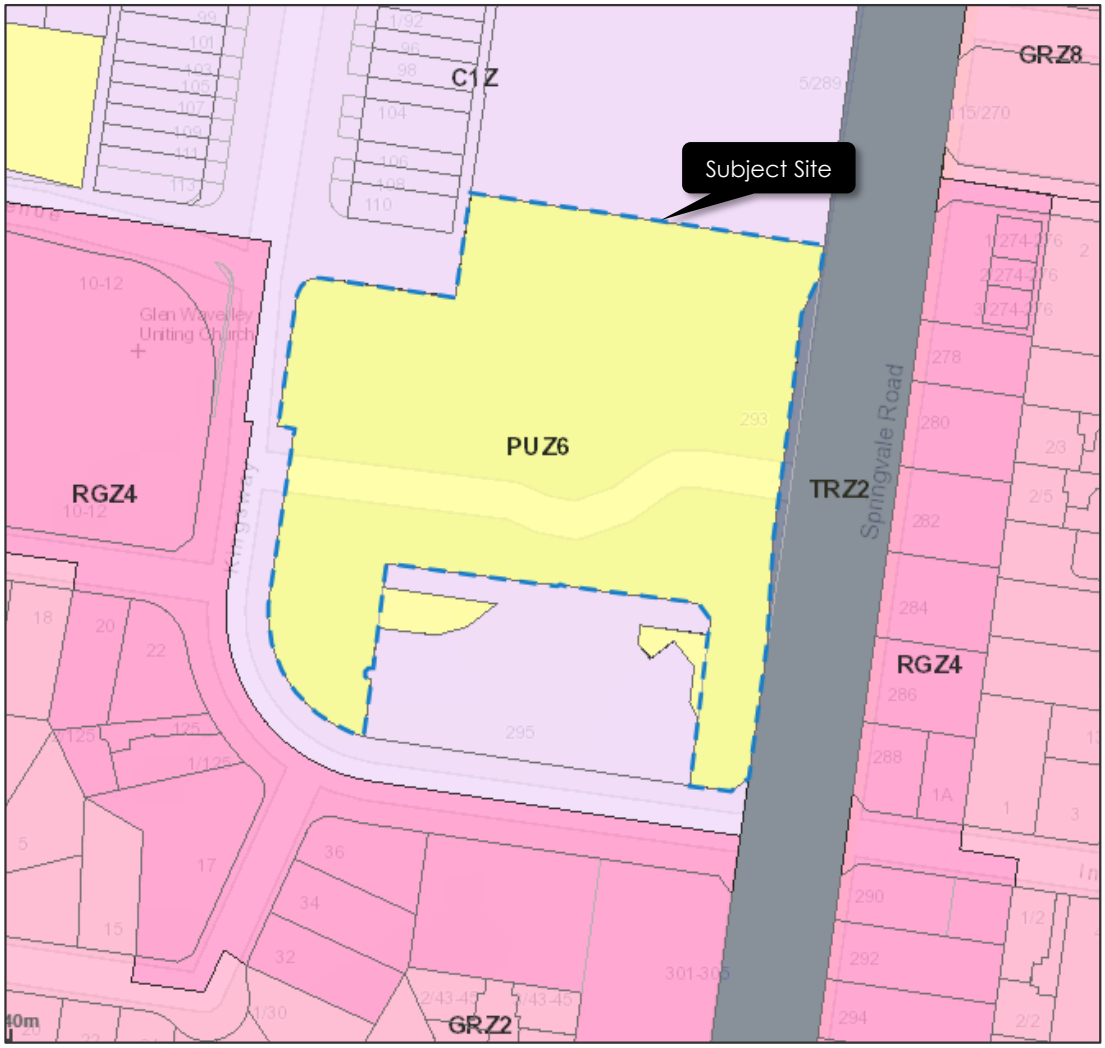
Copyright Nearmap

Land use in the vicinity of the site is mixed in nature, and includes Ibis Hotel immediately south of the site, and Novotel Hotel immediately north of the site. Land uses further north include various retail and restaurant developments, while land uses further south generally consist of residential dwellings.

2.2 Planning Zones and Overlays

It is shown in Figure 3 that the site is located within a Public Use Zone – Local Government (PUZ6).

Figure 3 Planning Scheme Zones



Additionally, the site abuts Springvale Road, which is within a Transport Zone (TRZ2); Principal Road Network.

The site falls within the Principal Public Transport Network Area, as shown in Figure 4.

Figure 4 Principal Public Transport Network Area Map



2.3 Road Network

2.3.1 Kingsway

Kingsway is a local road running from Springvale Road in the east and continuing as Snedden Drive in the north. Kingsway provides two traffic lanes in each direction adjacent to the site. Kerbside parking is provided on the southern side of the road, generally restricted to 2-hour parking between 8:00am and 8:00pm, Monday to Friday exempt from Permit holders.

A 40km/h speed limit applies to Kingsway in the vicinity of the site.

2.3.2 Springvale Road

Springvale Road is an arterial road generally aligned north-south, running between the intersection of Wells Road / Springvale Road / Edithvale Road in the south and the intersection of Reynolds Road / Springvale Road in the north.

Springvale Road provides three traffic lane in each direction adjacent to the site, with the northbound and southbound carriageway generally separated by a landscaped central median.

Kerbside parking is not permitted on either side of the road.

A 70km/h speed limit applies to Springvale Road in the vicinity of the site.

2.4 Traffic Volumes

2.4.1 Traffic Volume Surveys

Traffic volume surveys were undertaken by Trans Traffic Survey on behalf of **one**mile**grid** on Thursday 15th September 2022, between 6:30am and 9:30am, and between 3:30pm and 6:30pm at the following locations:

- Kingsway / Southdown Avenue
- Kingsway / Springvale Road
- Springvale Road / Site Access

The survey map is shown in Figure 5.

Figure 5 Traffic Volume Survey Map



Copyright Nearmap

The morning and evening peak traffic volumes are shown below in Figure 6 and Figure 7.

Figure 6 Am Peak Hour



Copyright Nearmap

Figure 7 PM Peak Hour



Copyright Nearmap

2.4.2 SCATS Comparison

Acknowledging that the traffic volume surveys were undertaken in 2022, historic traffic volumes were obtained from the Department of Transport and Planning (DTP) SCATS data at the intersection of Kingsway and Springvale Road on an annual corresponding date, to determine any traffic volume growth during this time.

A graph of the historic traffic volumes is provided below in Figure 8.

Figure 8 Kingsway / Springvale Road Intersection Volumes

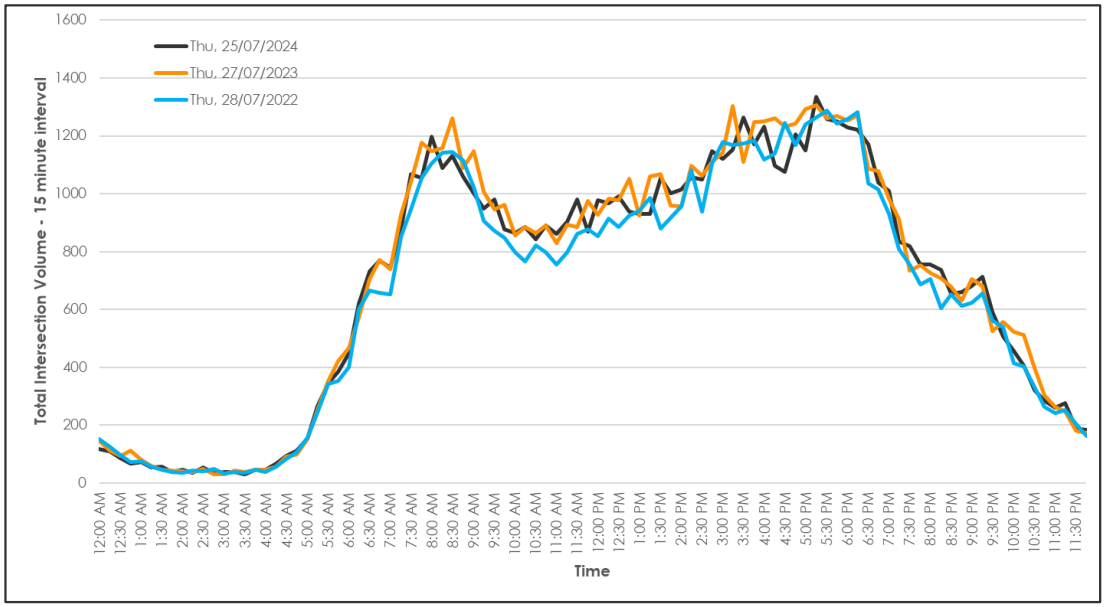


Table 1 Kingsway / Springvale Road Intersection Growth

Peak Hour	Measure	Thursday 28/07/2022	Thursday 27/07/2023	Thursday 25/07/2024
Am Peak	Volumes	4,509	4,744	4,477
	% of Max	95.0%	100%	94.4%
	% Increase per Year	-	+5.0%	-5.6%
PM Peak	Volumes	5,069	5,129	5,074
	% of Max	98.8%	100%	98.9%
	% Increase per Year	-	+1.2%	-1.1%

As detailed above, the Kingsway / Springvale Road signalised intersection observed growth from 2022 to 2023 during the AM and PM peak hours, before dropping down in 2024 to a comparable volume to the 2022 results.

Based on the above, the 2024 traffic volumes are expected to be comparable to the 2022 traffic volumes when surveys were undertaken, and are therefore considered to be suitable.

2.4.3 Intersection Analysis

To assess the operation of the intersections the traffic volumes have been input into SIDRA Intersection, a traffic modelling software package.

The SIDRA Intersection software package has been developed to provide information on the capacity of an intersection with regard to a number of parameters. Those parameters considered relevant are, Degree of Saturation (DoS), 95th Percentile Queue, and Average Delay as described below.

Table 2 SIDRA Intersection Parameters

Parameter	*Description*
Degree of Saturation (DoS)	The DoS represents the ratio of the traffic volume making a particular movement compared to the maximum capacity for that particular movement. The value of the DoS has a corresponding rating depending on the ratio as shown below.
	Degree of Saturation / *Rating*: Up to 0.60 – Excellent; 0.61 – 0.70 – Very Good; 0.71 – 0.80 – Good; 0.81 – 0.90 – Fair; 0.91 – 1.00 – Poor; Above 1.00 – Very Poor
	It is noted that whilst the range of 0.91 – 1.00 is rated as 'poor', it is acceptable for critical movements at an intersection to be operating within this range during high peak periods, reflecting actual conditions in a significant number of suburban signalised intersections.
Average Delay (seconds)	Average delay is the time delay that can be expected for all vehicles undertaking a particular movement in seconds. This includes time taken to accelerate or decelerate, time taken to undertake the manoeuvre, and delay at a hold line or stop line.
95th Percentile (95%ile) Queue	95%ile queue represents the maximum queue length in metres that can be expected in 95% of observed queue lengths in the peak hour.
Level of Service (LoS)	A qualitative measure of sign-controlled intersection performance, based on the average delay experienced by a driver. A LoS of A, B, C or D suggests acceptable intersection performance. A LoS of E or F suggests mitigation measures or upgrades may be warranted.

Given the proximity of the surveyed intersections, they have been modelled as a network model, which accounts for coordination of signal phasing between adjacent intersections, and capacity reductions caused by downstream queueing effects.

The results of the analysis are provided in Table 3 to Table 5.

Table 3 Springvale Road / Kingsway – Existing Conditions

Approach	DoS	Avg. Delay (sec)	Queue (m)
AM Peak			
Springvale Road South	0.583	12.2	168.1
Springvale Road North	0.559	7.9	138.1
Kingsway West	0.581	59.5	58.5
PM Peak			
Springvale Road South	0.813	16.4	312.2
Springvale Road North	0.466	7.1	104.3
Kingsway West	0.777	63.4	91.7

The signalised intersection between Springvale Road and Kingsway is shown to operate under 'Excellent' conditions during the morning peak, and under 'Fair' conditions during the evening peak. A notable queue of 312m is experienced on the southern approach, however given the 3 through lanes there are minimal delays experienced by motorists.

Table 4 Springvale Road / Site Access – Existing Conditions

Approach	DoS	Avg. Delay (sec)	Queue (m)
AM Peak			
Springvale Road South	0.338	0.1	0.0
Site Access West	0.016	12.9	0.4
Springvale Road North	0.776	36.6	17.4
PM Peak			
Springvale Road South	0.494	0.1	0.0
Site Access West	0.097	18.1	2.5
Springvale Road North	0.794	73.8	16.7

The intersection between Springvale Road and the site access operates under 'Good' conditions during the morning and evening peak periods. It is noted that the average delay of 73.8 seconds on the northern approach is attributed to the right turn movements from the median storage on Springvale Road to the site access.

Table 5 Kingsway / Southdown Avenue – Existing Conditions

Approach	DoS	Avg. Delay (sec)	Queue (m)
AM Peak			
Kingsway South	0.222	5.6	10.3
Site Access East	0.061	8.6	1.9
Kingsway North	0.184	4.6	7.4
Southdown Avenue West	0.009	6.9	0.3
PM Peak			
Kingsway South	0.203	5.0	9.2
Site Access East	0.057	8.0	1.8
Kingsway North	0.254	4.5	10.9
Southdown Avenue West	0.006	8..2	0.2

The roundabout connecting Kingsway to Southdown Avenue and the site access point is shown to operate under 'Excellent' conditions during the morning and evening peak periods, with negligible queues and delays on each approach.

2.5 Public Transport

The full public transport provision in the area is shown in Figure 9 and detailed in Table 6.

Figure 9 Public Transport Provision

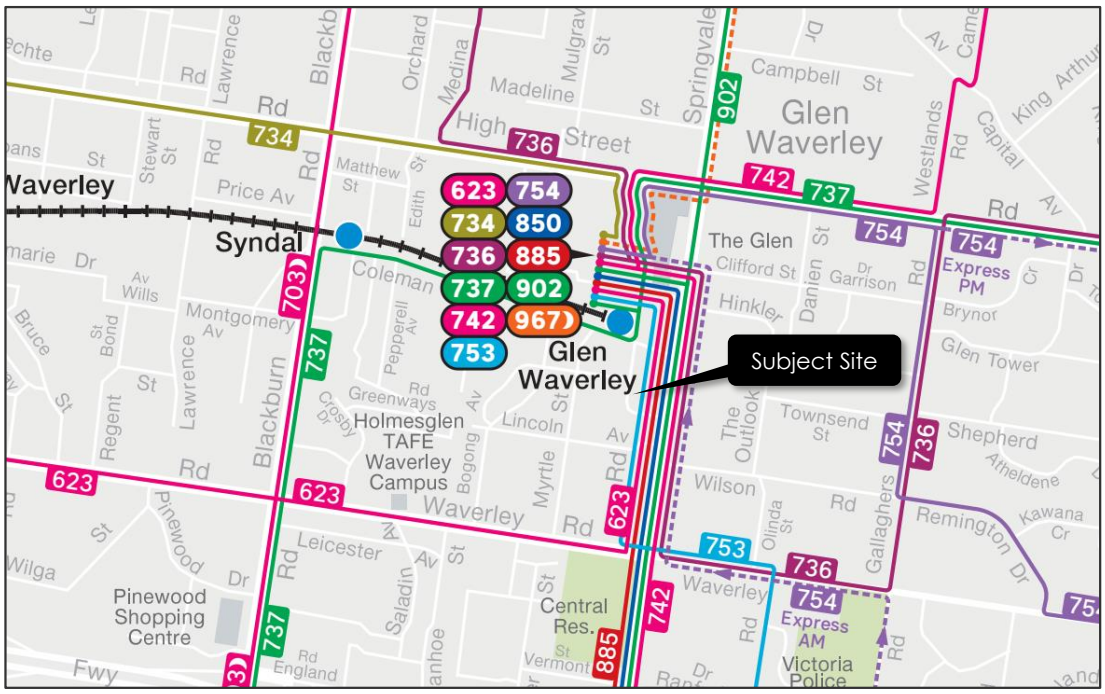


Table 6 Public Transport Provision

Mode	Route	Route Description	Nearest Stop/Station
Train		Glen Waverley Line	Glen Waverley Station
Bus	623	Glen Waverley - St Kilda via Mount Waverley, Chadstone, Carnegie	Springvale Road
	734	Glen Iris - Glen Waverley	Glen Waverley Station
	736	Mitcham - Blackburn via Vermont South, Glen Waverley, Forest Hill	Springvale Road
	737	Croydon - Monash University via Boronia, Knox City Shopping Centre, Glen Waverley	Glen Waverley Station
	742	Eastland - Chadstone via Vermont South, Glen Waverley, Oakleigh	Springvale Road
	753	Glen Waverley - Bayswater via Wheelers Hill, Knoxfield, Boronia	Springvale Road
	754	Rowville - Glen Waverley via Caulfield Grammar, Wheelers Hill	Glen Waverley Station
	850	Dandenong - Glen Waverley via Mulgrave, Brandon Park	Springvale Road
	885	Glen Waverley - Springvale via Wanda Street	Springvale Road
	902	Chelsea - Airport West (SMARTBUS Service)	Springvale Road
	967	Night Bus – Glen Waverley – Burwood Hwy - Bayswater	Glen Waverley Station

It is shown that the site has excellent public transport accessibility, with a wide variety of transport modes and services servicing the immediate vicinity of the site.

3 DEVELOPMENT PROPOSAL

3.1 General

It is proposed to demolish the existing library and develop the site for a new library with additional facilities, as summarised below in Table 7.

Table 7 Proposed Development

Component	*Floor Area*	*No. Patrons*
Office	1,400 m²	-
Civic Hall*	1,300 m²	500 people
Library	2,700 m²	310 people

**The net floor area for the civic hall is 570 m².*

It is noted that there are currently 117 public car parking spaces at-grade and within the basement car park which are shared between the Civic Centre and the existing library. It is understood that the demands associated with the existing library comprises 44 spaces.

The Civic Centre will remain on-site as per existing conditions.

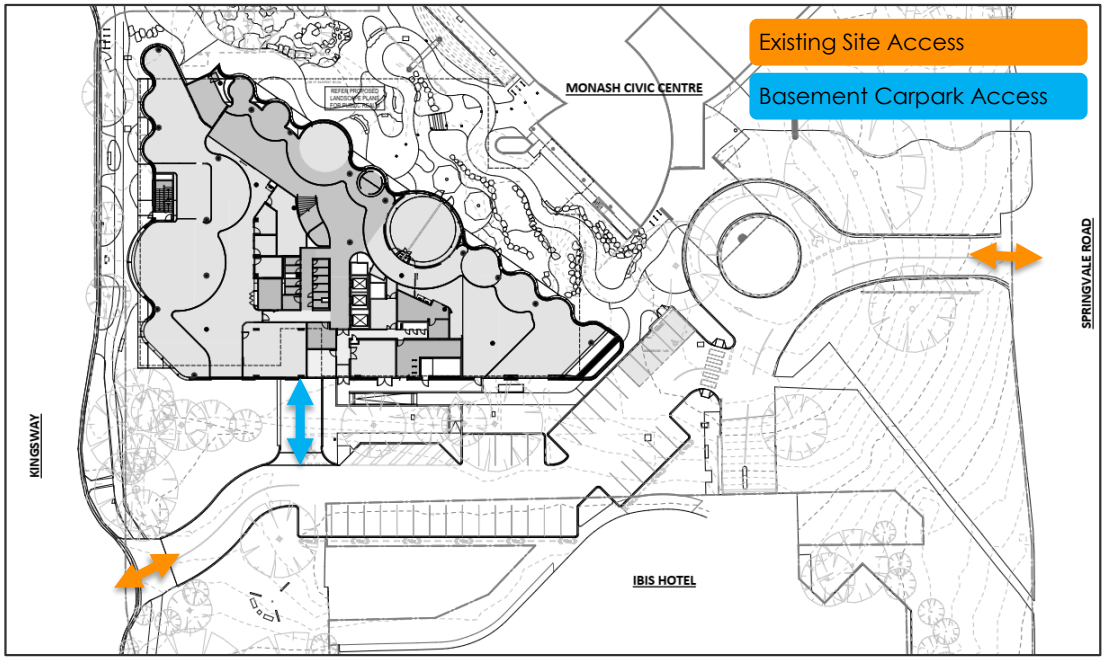
3.2 Vehicle Access and Car Parking Allocation

Access to the site is proposed to be provided in accordance with the existing conditions, including a connection to Kingsway to the west, and Springvale Road to the east.

The internal accessway and at-grade carpark is proposed to be redesigned, which includes a ramp connecting from the internal accessway to the new basement carpark.

The vehicle access arrangements are shown below in Figure 10.

Figure 10 Vehicle Access



It is proposed to provide a total of 117 spaces on-site, including 38 spaces within an at-grade carpark on the ground floor, and 79 spaces within the basement carpark. A summary of the existing car parking provision and the proposed car parking provision is provided below in Table 8.

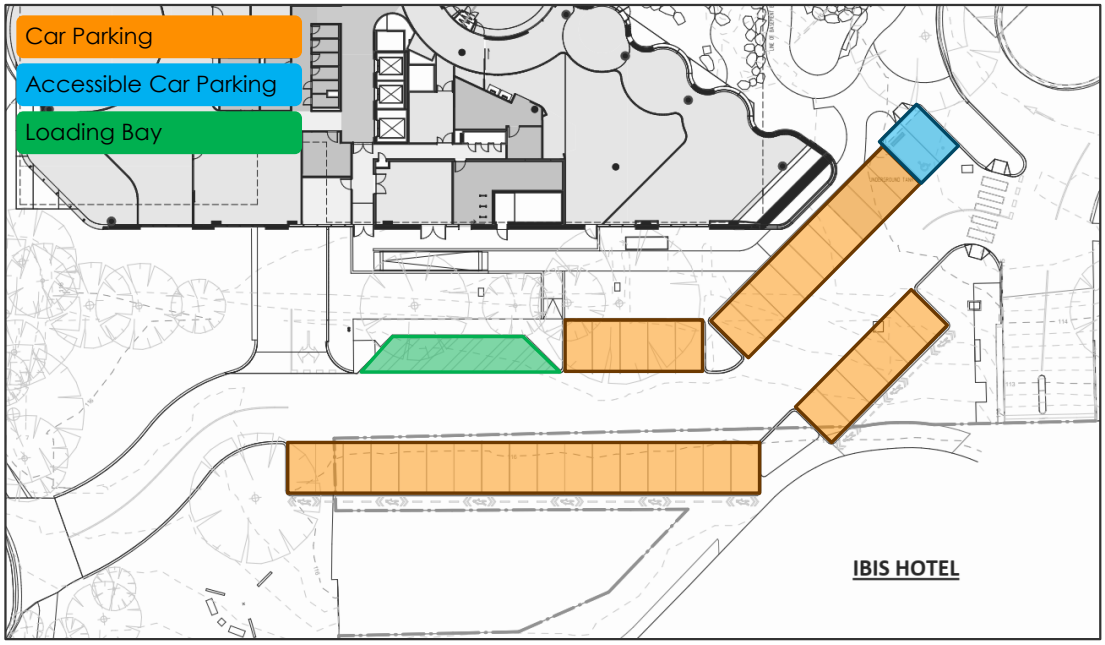
Table 8 Car Parking Provision

	At-Grade	*Basement*	*Total*
Existing Provision	91 spaces	26 spaces	117 spaces
Proposed Provision	38 spaces	79 spaces	117 spaces
Change	- 53 spaces	+ 53 spaces	+ 0 spaces

The at-grade carpark is proposed to be removed, and replaced with a new carpark comprising 38 parking spaces, including 1 accessible space. A parallel loading bay is also provided within the at-grade carpark, located adjacent to the basement access ramp.

The layout of the at-grade carpark is shown below in Figure 11.

Figure 11 Car Parking – At-Grade



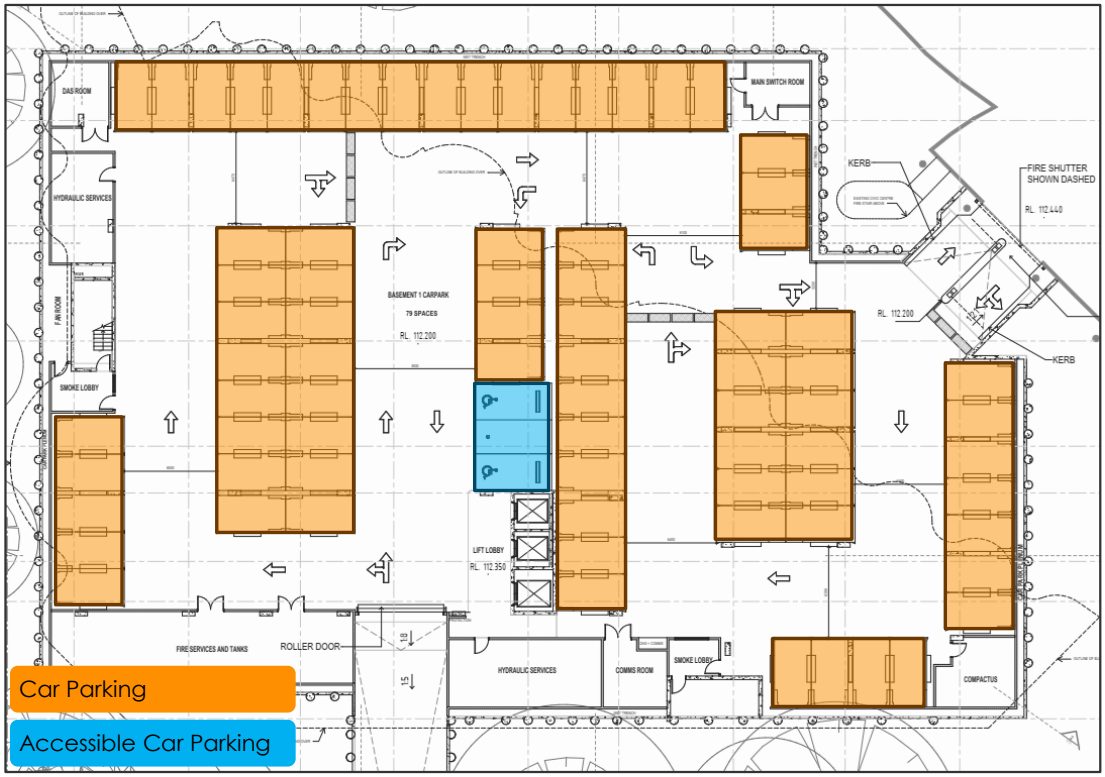
**It is noted that the pedestrian pram ramp crossing to the east of the accessible parking space is currently under review by the project team.*

The basement carpark is proposed to comprise 79 parking spaces, including 2 accessible spaces.

A link to the Monash Civic Centre carpark is provided towards the northeast corner of the basement carpark, with the existing ramp to the at-grade carpark removed. The Civic Centre Parking layout will remain as per existing conditions. Access to the Civic Centre carpark will be controlled through boom gates towards the northeast corner of the basement.

The layout of the basement carpark is shown below in Figure 12.

Figure 12 Car Parking – Basement



3.3 Bike Parking

It is proposed to provide a total of 54 bicycle parking spaces on-site, including 14 spaces within a bicycle storage room on the southern side of the building for use by staff, and 40 spaces throughout the public realm for use by visitors.

3.4 Loading and Waste Collection

A dedicated parallel loading bay is provided within the at-grade carpark, east of the basement access ramp.

The loading bay is capable of accommodating vehicles up to the size of a 12.5 m heavy rigid vehicle (HRV), and will facilitate all loading and waste collection demands for the proposed development.

4 DESIGN ASSESSMENT

4.1 Monash Planning Scheme – Clause 52.06

onemile**grid** has undertaken an assessment of the car parking layout and access for the proposed development with due consideration of the Design Standards detailed within Clause 52.06-9 of the Planning Scheme. A review of those relevant Design Standards is provided in the following sections.

4.1.1 Design Standard 1: Accessways

A summary of the assessment for Design Standard 1 is provided in Table 9.

Table 9 Clause 52.06-9 Design Assessment – Design Standard 1

Requirement	*Comments*
Be at least 3 metres wide.	Satisfied
Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	Satisfied
Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.	N/A – no dead-end accessways
Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	Satisfied
If the accessway serves four or more car spaces or connects to a road in a Transport Zone 2 or Transport Zone 3, the accessway must be designed so that cars can exit the site in a forward direction.	Satisfied
Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Transport Zone 2 or Transport Zone 3.	Satisfied
Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900 mm in height.	Satisfied
If an accessway to four or more car parking spaces is from land in a Transport Zone 2 or Transport Zone 3, the access to the car spaces must be at least 6 metres from the road carriageway.	Satisfied

Swept paths have been prepared and are enclosed within Appendix A, demonstrating access to the substation with a mobile crane. It is noted that additional clearance will be provided in the next phase to facilitate access.

4.1.2 Design Standard 2: Car Parking Spaces

A summary of the assessment for Design Standard 2 is provided in Table 10.

Table 10 Clause 52.06-9 Design Assessment – Design Standard 2

Requirement	*Comments*
Car spaces and accessways must have the minimum dimensions as outlined in Table 2 of Design Standard 2.	Satisfied - Car parking spaces are in accordance with Table 2.
A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1 of Design Standard 2, other than: - A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1. - A structure, which may project into the space if it is at least 2.1 m above the space.	Satisfied - The car park is designed in accordance with Diagram 1.
Car spaces in garages or carports must be at least 6 m long and 3.5 m wide for a single space and 5.5 m wide for a double space measured inside the garage or carport.	N/A – Spaces are within a car park.
Where parking spaces are provided in tandem (one space behind the other) an additional 500 mm in length must be provided between each space.	N/A – No tandem spaces are provided
Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.	N/A – No residential parking is provided
Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 of Design Standard 2 by 500 mm.	Satisfied – Accessible spaces are provided with a length of 5.4 m

4.1.3 Design Standard 3: Gradients

A summary of the assessment for Design standard 3 is provided in Table 11.

Table 11 Clause 52.06-9 Design Assessment – Design Standard 3

Requirement	*Comments*
Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.	Satisfied – the ramp to the basement carpark is not located within 5 m of the property boundary
Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 (of Design standard 3) and be designed for vehicles travelling in a forward direction.	Satisfied – a maximum grade of 1:5 is proposed
Where the difference in grade between two sections of ramp or floor is greater that 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.	Satisfied

4.2 Waste Collection

A bin storage area is located on the southern side of the building, adjacent to the loading area. Bins will be transferred by the waste contractor to the waste collection vehicle propped within the loading bay.

4.3 Bicycle Parking

It is recommended that bicycle hoops be designed in accordance with the Australian Standard; specifically, spaced at 1 m centres, with an envelope of 1.8 m for bicycles and a 1.5 m access aisle.

4.4 Clause 52.29 – Land Adjacent to the Principal Road Network

The development proposal is subject to the requirements of Clause 52.29 of the Monash Planning Scheme which applies to land adjacent to the Principal Road Network (Springvale Road) and aims to ensure appropriate access is provided to identified roads.

Relevant to the proposed development, the Clause states that a permit is required to create or alter access to, or subdivide land adjacent to, a road in a Transport Zone 2, and that the proposal is to be referred to the relevant referral authority (in this case the Department of Transport and Planning (VicRoads)).

The proposed development does **not** propose a physical alteration of the existing access point to Springvale Road. As per previous VCAT decisions (Curie v Mornington Peninsula Shire Council [2022] VCAT 1052 and Lystefield Bahramis v Bayside CC 2023 VCAT 595), it is considered that where there is no physical alteration to the road access, there is no need for a permit under Clause 52.29 of the Planning Scheme, and no need for referral to Department of Transport and Planning.

The proposed development does not propose any access to Springvale Road, and therefore there is no need for a permit under Clause 52.29 of the Planning Scheme, and no need for referral to Department of Transport and Planning.

Notwithstanding the above, as shown in Table 8, there is no net increase to the provision of parking on-site, and is therefore not expected to result in a direct increase in traffic generation to the on-site carpark. It is noted that there is an increased car parking demand associated with the proposed development, which will be accommodated through the precinct including the Bogong Carpark. This will result in an associated increase in traffic generation through the precinct, though will be distributed throughout the surrounding road network including multiple connections to Springvale Road.

In light of the above, it is considered that the proposed development will satisfy the requirements of Clause 52.29.

5 LOADING

Clause 65 (Decision Guidelines) of the Monash Planning Scheme identifies that "*Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate: The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*"

The proposed development provides a parallel loading bay on-site, accessed via the internal accessway and capable of accommodating vehicles up to the size of a 12.5 m heavy rigid vehicle (HRV).

Swept paths demonstrating access to the loading bay is provided within Appendix A.

The provision for loading is therefore considered appropriate for the proposed use.

6 BICYCLE PARKING

The bicycle parking requirements for the subject site are identified in Clause 52.34 of the Monash Planning Scheme, which specifies the following requirements for the different components of the proposed development.

Table 12 Clause 52.34 – Bicycle Parking Requirements

Component	*Net Floor Area*	*Requirement*	*Total*
Office (greater than 1000m²)	1,400 m²	1 space per 300m² for employees 1 space per 1000m² for visitors	5 1
Place of assembly (Civic Hall)	570 m²	1 space per 1,500m² for employees 2 + 1 space per 1,500m² for visitors	0 2
Library	2,700 m²	1 space per 500m² of for employees 4 + 2 spaces per 200m² for visitors	5 32
Total		**Employees** **Visitors**	**10** **33**

Furthermore, where 5 or more employee bicycle spaces are required, employee facilities are required in accordance with Clause 52.34 of the Monash Planning Scheme, as identified below.

Table 13 Clause 52.34 – Bicycle Facility Requirements

Facility	*Employee Bicycle Spaces*	*Requirement*	*Total*
Showers	10 spaces	1 shower for the first 5 employee bicycle spaces; plus 1 to each 10 employee bicycle spaces thereafter	2

Showers must have access to a communal change room, or combined shower and change room

A total of 40 visitor spaces are proposed on-site, in excess of the visitor parking requirement.

It is recommended that at least 10 bicycle parking spaces are provided on-site for staff, which is satisfied by the proposed provision of 14 spaces.

Additionally, it is recommended that a provision of at least 2 bicycle facilities (in the form of showers and change rooms) should be provided, which is satisfied by the provision of 3 showers on-site.

7 CAR PARKING

7.1 General

It is noted that as the site is located within a PUZ6, the provision of car parking on-site is to be to 'the satisfaction of the Responsible Authority'.

To understand the appropriateness of the car parking provision on-site, a review of the Clause 52.06 requirements and a car parking demand assessment has been undertaken below.

7.2 Car Parking Review

7.2.1 Car Parking Requirements – Clause 52.06

The car parking requirements for the subject site are identified in Clause 52.06 of the Monash Planning Scheme. Furthermore, Clause 52.06 also specifies that:

'Where an existing use is increased by the measure specified in Column C of Table 1 for that use, the car parking requirement only applies to the increase, provided the existing number of car parking spaces currently being provided in connection with the existing use is not reduced'.

Acknowledging that the car parking is shared between the existing library and the Civic Centre, and that a portion of the existing at-grade car park is being removed, the above passage under Clause 52.06-5 is not applicable, and the car parking requirement is required to calculated based on the proposed yield, rather than just the increase.

Clause 52.06 also identifies that where any part of the land is identified as being within the Principal Public Transport Network Area, the Column B car parking rates apply to the proposed development. As the site is located within the Principal Public Transport Network Area, and therefore, the Column B rates apply, as shown below.

Table 14 Clause 52.06 – Car Parking Requirements

Use	*No/Area*	*Rate*	*Car Parking Measure*	*Total*
Office	1,400 m²	3	to each 100m² of net floor area	42
Place of assembly (Civic Hall)	500 patrons	0.3	to each patron permitted	150
Place of assembly (Library)	310 patrons	0.3	to each patron permitted	93
Total				**285**

As detailed in the above calculations, a total of 285 parking spaces are required for the proposed development.

7.2.2 Car Parking Demand Assessment

Based on previous experience with the proposed uses, and given the context of the site, it is expected that the maximum car parking demand will be equivalent to the car parking requirement generated above of 285 spaces.

Further to the above, it is important to acknowledge that the car parking demands of the proposed uses is expected to fluctuate throughout the day, with peak activity between uses not always coinciding.

In this regard, it is noted that the civic hall is likely to be occupied predominately on events, with events reaching the full capacity of 500 patrons expected to occur approximately 10-15 times per year on average. During typical day/evening/weekend times, the civic hall may be booked for smaller events with patronage levels expected to reach up to 100 people (20%).

Based on advice provided from Monash City Council, the library is expected to peak on weekdays during the day, with capacity reducing to approximately 50% during the evenings. At weekends, the patronage levels are more evenly spread out throughout the day, typically reaching up to two thirds of maximum occupancy (67%). During events when maximum occupancy of the civic hall occurs, it is conservatively assumed that the library will be at 50% occupancy.

The office is expected to operate during typical business hours, with 100% occupancy on weekdays during the day, and 0% on evenings and weekends.

Furthermore, it is proposed to remove the 117 existing spaces which are provided on-site within the at-grade and the basement car parks. Noting that the existing library utilises 44 spaces of the existing provision, and the library is proposed to be demolished in place of the new library, there is a car parking credit associated with the existing use of 44 spaces.

Factoring in the above temporal demand, a summary of the car parking demand for the precinct is shown below in Table 15.

Table 15 Temporal Car Parking Demand

Component	*Temporal Demand*			
	Day	**Evening**	**Weekend**	**Event**
Existing Parking Replacement	117 spaces	117 spaces	117 spaces	117 spaces
New office	42 spaces	0 spaces	0 spaces	0 spaces
New Hall	30 spaces (20%)	30 spaces (20%)	30 spaces (20%)	150 spaces (100%)
New Library	93 spaces (100%)	46 spaces (50%)	62 spaces (67%)	46 spaces (50%)
Existing Library Credit	-44 spaces	-44 spaces	-44 spaces	-44 spaces
Car Parking Demand	**238 spaces**	**149 spaces**	**165 spaces**	**269 spaces**
Car Parking Supply	**117 spaces**	**117 spaces**	**117 spaces**	**117 spaces**
Surplus / Shortfall	**-121 spaces**	**-32 spaces**	**-48 spaces**	**-152 spaces**

Based on the above, the provision of 117 car parking spaces on-site results in a shortfall compared to the car parking demand of up to 121 spaces during the weekday, 48 spaces on the weekend and 152 spaces during events.

To determine if there is sufficient car parking availability within the surrounding precinct to accommodate the shortfall in car parking demand, a review of car parking occupancy surveys provided by the City of Monash has been undertaken below.

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7.2.3 Car Parking Surveys

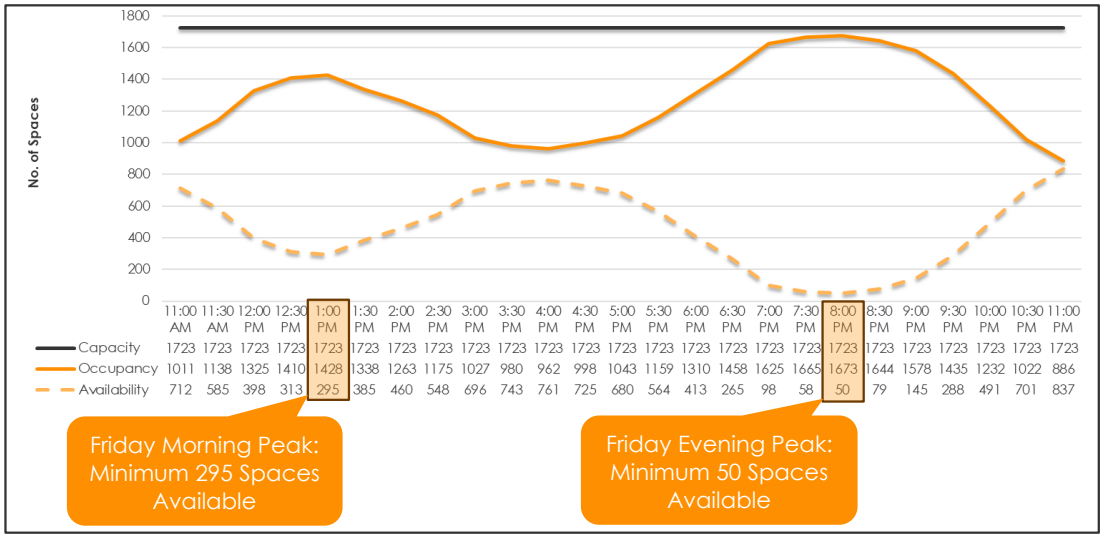
7.2.3.1 Weekday Peak

As detailed above, it is proposed to provide a total of 117 spaces on-site, which equates to a shortfall in parking of 121 spaces during the day, and a shortfall of 32 spaces during the evening.

Car parking occupancy surveys through the surrounding precinct were provided by the City of Monash, which included surveys from 11:00 am – 11:00 pm, on Friday 21 July 2023 and Saturday 22 July 2023.

onemile**grid** has analysed the data provided for Friday 21 July 2023 and is displayed below in Figure 13. The data shows a peak occupancy throughout the precinct of 83% during the early afternoon on Friday, resulting in a minimum of 295 spaces available for use at all times. During the evening, the peak occupancy reaches 97% and is considered to be fully occupied.

Figure 13 Car Parking Occupancy Profile – Friday 21 July 2023



Noting that a minimum of 295 spaces are available during the peak morning/early afternoon period of the weekday, there is considered to be sufficient car parking throughout the surrounding public parking areas to accommodate the shortfall of 121 spaces during the weekday peak.

It is observed that the surrounding public car parking areas through the precinct are heavily occupied on the Friday evening. While the minimum availability of 50 spaces could in theory accommodate the projected shortfall of 32 spaces during the weekday evening, locating these spaces is likely to be difficult and may result in motorists circulating through the area for a period of time before finding an available space.

Information provided by the City of Monash states that the Bogong Carpark is currently under construction, and is planned to be completed in 2025. The upgrade will include an additional 4 levels and over 500 new car parking spaces, bringing the total to over 1,000 spaces within this car park. Information provided by the City of Monash also notes that approximately 300 spaces in Glen Waverley will be removed when the Suburban Rail Loop Authority acquires Council's car parks at Montclair Avenue, with the Bogong Carpark expected to accommodate a portion of the demand typically generated to these spaces.

Acknowledging that there will be ample car parking availability following the completion of the Bogong Carpark upgrade, which is likely to be completed prior to the completion of the proposed Civic Precinct upgrade, the shortfall of 32 spaces during the weekday evening is expected to be readily accommodated.

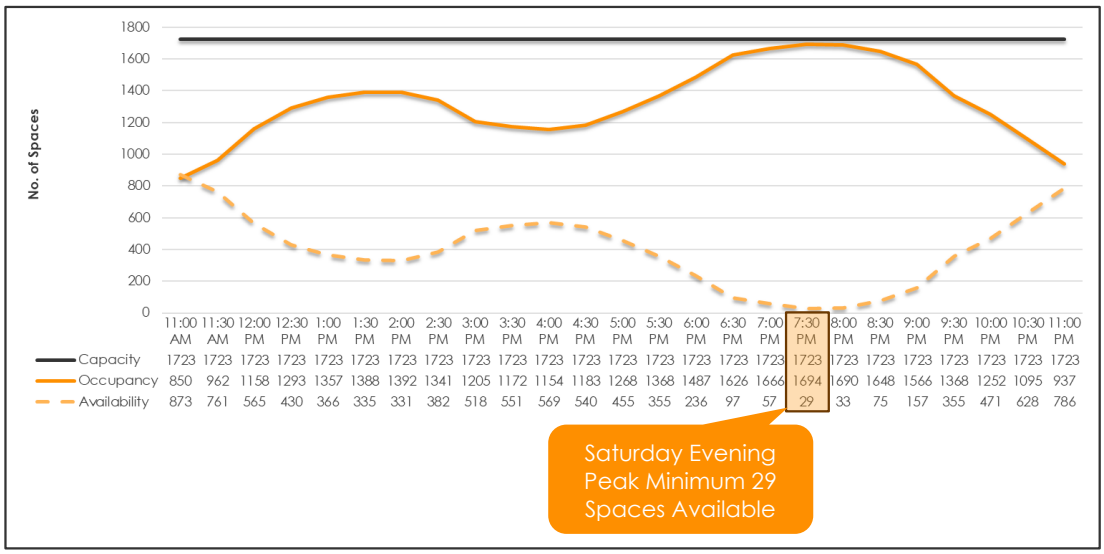
7.2.3.2 Weekend Peak

As detailed above, it is proposed to provide a total of 117 spaces on-site, which equates to a shortfall in parking of 48 spaces at the weekend.

Car parking occupancy surveys through the surrounding precinct were provided by the City of Monash, which included surveys from 11:00 am – 11:00 pm, on Friday 21 July 2023 and Saturday 22 July 2023.

onemile**grid** has analysed the data provided for Saturday 22 July 2023 and is displayed below in Figure 14. The data shows a peak occupancy throughout the precinct of 98% during the evening, and is considered to be fully occupied.

Figure 14 Car Parking Occupancy Profile – Saturday 22 July 2023



	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM	6:00 PM	6:30 PM	7:00 PM	7:30 PM	8:00 PM	8:30 PM	9:00 PM	9:30 PM	10:00 PM	10:30 PM	11:00 PM
Capacity	1723	1723	1723	1723	1723	1723	1723	1723	1723	1723	1723	1723	1723	1723	1723	1723	1723	1723	1723	1723	1723	1723	1723	1723	1723
Occupancy	850	962	1158	1293	1357	1388	1392	1341	1205	1172	1154	1183	1268	1368	1487	1626	1666	1694	1690	1648	1566	1368	1252	1095	937
Availability	873	761	565	430	366	335	331	382	518	551	569	540	455	355	236	97	57	29	33	75	157	355	471	628	786

It is observed that the surrounding public car parking areas through the precinct are heavily occupied on the Saturday, with only 29 spaces available. The shortfall of 48 spaces therefore cannot be accommodated by the existing car parking facilities.

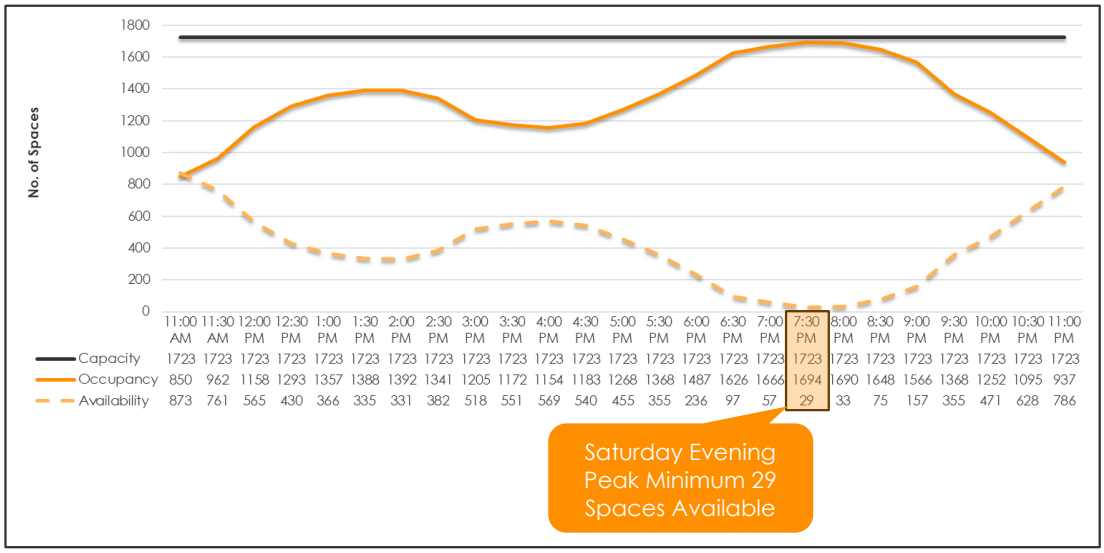
The car parking shortfall will therefore need to be accommodated within the Bogong Carpark upgrade. The shortfall of 48 spaces during the weekend evening is expected to be readily accommodated by the additional parking provided to the precinct via this upgrade.

7.2.3.3 Event Days

For the event days, it is considered that peak patronage of the civic hall may occur on either a Friday or Saturday evening. In this regard, it is noted that the surveys identified a slightly higher peak occupancy during the evening on the Saturday compared to the Friday.

Consequently, the Saturday car parking occupancy profile is replicated below in Figure 15, which identifies a peak occupancy of 98%, with a minimum of 29 spaces available for use at all times, and is considered to be fully occupied.

Figure 15 Car Parking Occupancy Profile – Saturday 22 July 2023



It is observed that the surrounding public car parking areas through the precinct are heavily occupied on the Saturday evening, and when events are taking place within the civic hall with a patronage of 500 people, there would be insufficient car parking within the precinct, with a shortfall of 152 spaces.

Acknowledging that the events with a patronage of 500 people are expected infrequently (estimated 10 – 15 times per year), and that there will be car parking availability following the completion of the Bogong Carpark upgrade, the shortfall 152 spaces on event days is expected to be accommodated.

7.3 Car Parking Adequacy

The proposed provision of 117 spaces on-site is considered appropriate based on the following:

- The surveys data provided by the City of Monash identified a minimum of 295 spaces available during the peak morning/early afternoon period of the weekday, which is considered to be sufficient to accommodate the shortfall of 121 spaces;
- The Bogong Carpark upgrade and is planned to be completed in 2025, which will include an additional 4 levels and over 500 new car parking spaces. There is considered to be ample car parking availability following the completion of the Bogong Carpark to accommodate the shortfall of 32 spaces on weekday evenings, 48 spaces on weekends, and 152 spaces on event days (noting that event days will be infrequent occurring approximately 10-15 times per year).

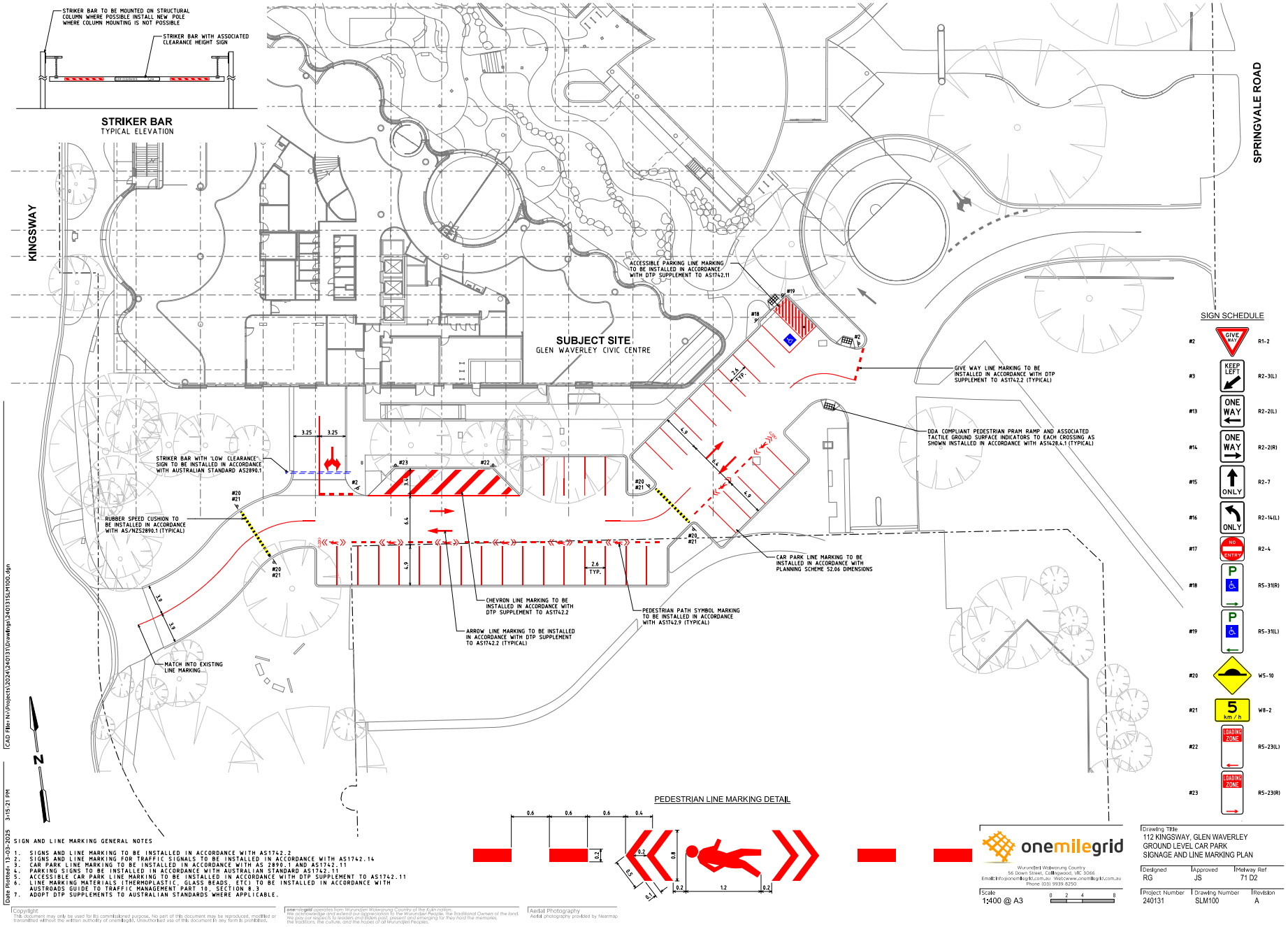
8 CONCLUSIONS

It is proposed to demolish the existing library and develop the site for a new library with additional facilities.

Considering the analysis presented above, it is concluded that:

- The car parking layouts and accesses have been designed generally in accordance with the requirements of the Planning Scheme and are considered appropriate;
- The provision for loading is considered appropriate for the proposed use;
- The provision of visitor bicycle parking exceeds the requirements of the Planning Scheme;
- The provision of staff bicycle parking and end of trip facilities exceeds the requirements of the Planning Scheme;
- The proposed provision of car parking on-site is considered appropriate based on the following:
  - The existing car parking availabilities within the surrounding road network are capable of accommodating the shortfall in demand during the peak weekday morning/early afternoon; and
  - The Bogong Carpark upgrade is expected to provide sufficient car parking to accommodate the shortfall resulting from the development on weekday evenings, weekends and on event days.

Appendix A Swept Path Diagrams


STRIKER BAR TO BE MOUNTED ON STRUCTURAL COLUMN WHERE POSSIBLE INSTALL NEW POLE WHERE COLUMN MOUNTING IS NOT POSSIBLE
STRIKER BAR WITH ASSOCIATED CLEARANCE HEIGHT SIGN
STRIKER BAR
TYPICAL ELEVATION
KINGSWAY
SPRINGVALE ROAD
SUBJECT SITE
GLEN WAVERLEY CIVIC CENTRE
ACCESSIBLE PARKING LINE MARKING TO BE INSTALLED IN ACCORDANCE WITH DTP SUPPLEMENT TO AS1742.11
GIVE WAY LINE MARKING TO BE INSTALLED IN ACCORDANCE WITH DTP SUPPLEMENT TO AS1742.2 (TYPICAL)
DDA COMPLIANT PEDESTRIAN PRAM RAMP AND ASSOCIATED TACTILE GROUND SURFACE INDICATORS TO EACH CROSSING AS SHOWN INSTALLED IN ACCORDANCE WITH AS1428.4.1 (TYPICAL)
STRIKER BAR WITH 'LOW CLEARANCE' SIGN TO BE INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890.1
RUBBER SPEED CUSHION TO BE INSTALLED IN ACCORDANCE WITH AS/NZS2890.1 (TYPICAL)
CAR PARK LINE MARKING TO BE INSTALLED IN ACCORDANCE WITH PLANNING SCHEME 52.06 DIMENSIONS
CHEVRON LINE MARKING TO BE INSTALLED IN ACCORDANCE WITH DTP SUPPLEMENT TO AS1742.2
PEDESTRIAN PATH SYMBOL MARKING TO BE INSTALLED IN ACCORDANCE WITH AS1742.9 (TYPICAL)
ARROW LINE MARKING TO BE INSTALLED IN ACCORDANCE WITH DTP SUPPLEMENT TO AS1742.2 (TYPICAL)
MATCH INTO EXISTING LINE MARKING
SIGN SCHEDULE
#2 R1-2
#3 R2-3(L)
#13 R2-2(L)
#14 R2-2(R)
#15 R2-7
#16 R2-14(L)
#17 R2-4
#18 R5-31(R)
#19 R5-31(L)
#20 W5-10
#21 W8-2
#22 R5-23(L)
#23 R5-23(R)
PEDESTRIAN LINE MARKING DETAIL
SIGN AND LINE MARKING GENERAL NOTES
1. SIGNS AND LINE MARKING TO BE INSTALLED IN ACCORDANCE WITH AS1742.2
2. SIGNS AND LINE MARKING FOR TRAFFIC SIGNALS TO BE INSTALLED IN ACCORDANCE WITH AS1742.14
3. CAR PARK LINE MARKING TO BE INSTALLED IN ACCORDANCE WITH AS 2890.1 AND AS1742.11
4. PARKING SIGNS TO BE INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARD AS1742.11
5. ACCESSIBLE CAR PARK LINE MARKING TO BE INSTALLED IN ACCORDANCE WITH DTP SUPPLEMENT TO AS1742.11
6. LINE MARKING MATERIALS (THERMOPLASTIC, GLASS BEADS, ETC) TO BE INSTALLED IN ACCORDANCE WITH AUSTROADS GUIDE TO TRAFFIC MANAGEMENT PART 10, SECTION 8.3
7. ADOPT DTP SUPPLEMENTS TO AUSTRALIAN STANDARDS WHERE APPLICABLE.
onemilegrid
Drawing Title
112 KINGSWAY, GLEN WAVERLEY
GROUND LEVEL CAR PARK
SIGNAGE AND LINE MARKING PLAN
Designed RG
Approved JS
Melway Ref 71 D2
Scale 1:400 @ A3
Project Number 240131
Drawing Number SLM100
Revision A
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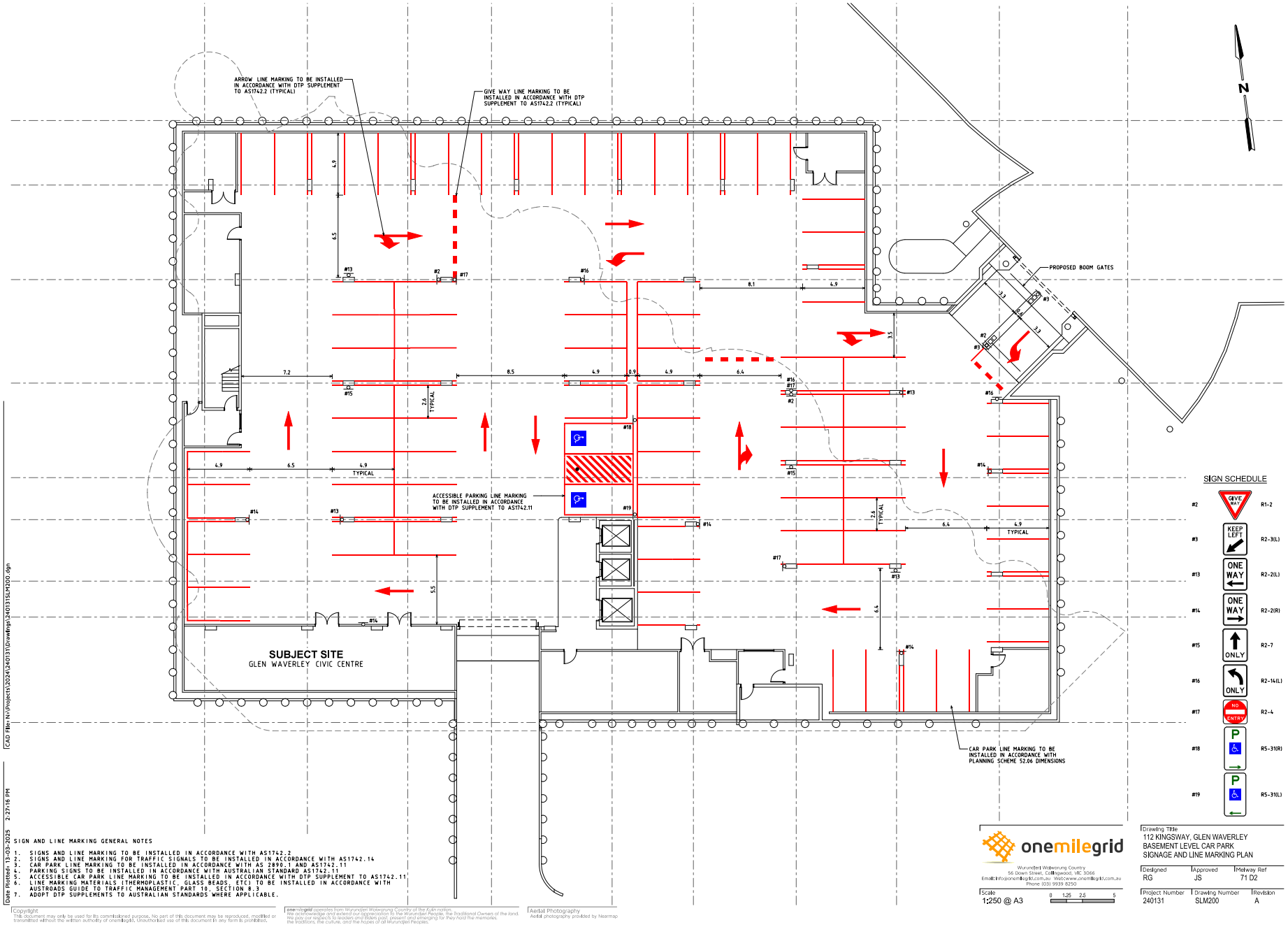
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PROPOSED BOOM GATES
ACCESSIBLE PARKING LINE MARKING TO BE INSTALLED IN ACCORDANCE WITH DTP SUPPLEMENT TO AS1742.11
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SUBJECT SITE
GLEN WAVERLEY CIVIC CENTRE
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#15 R2-7
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#17 R2-4
#18 R5-31(R)
#19 R5-31(L)
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2. SIGNS AND LINE MARKING FOR TRAFFIC SIGNALS TO BE INSTALLED IN ACCORDANCE WITH AS1742.14
3. CAR PARK LINE MARKING TO BE INSTALLED IN ACCORDANCE WITH AS 2890.1 AND AS1742.11
4. PARKING SIGNS TO BE INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARD AS1742.11
5. ACCESSIBLE CAR PARK LINE MARKING TO BE INSTALLED IN ACCORDANCE WITH DTP SUPPLEMENT TO AS1742.11
6. LINE MARKING MATERIALS (THERMOPLASTIC, GLASS BEADS, ETC) TO BE INSTALLED IN ACCORDANCE WITH AUSTROADS GUIDE TO TRAFFIC MANAGEMENT PART 10, SECTION 8.3
7. ADOPT DTP SUPPLEMENTS TO AUSTRALIAN STANDARDS WHERE APPLICABLE.
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BASEMENT LEVEL CAR PARK
SIGNAGE AND LINE MARKING PLAN
Designed RG
Approved JS
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Copyright
Aerial Photography


KINGSWAY
BOGONG AVENUE
UE SUBSTATION
SUBJECT SITE
GLEN WAVERLEY CIVIC CENTRE
N
Franna Crane
onemilegrid
SWEPT PATH LEGEND
DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
300mm CLEARANCE ENVELOPE SHOWN DOTTED
FRANNA CRANE
meters
Width : 2.50
Track : 2.49
Lock to Lock Time : 4.5
Steering Angle : 40.0
onemilegrid
Drawing Title
112 KINGSWAY, GLEN WAVERLEY
VEHICLE SITE ACCESS - GROUND LEVEL
SWEPT PATH ANALYSIS - FRANNA CRANE
Designed RG
Approved JS
Melway Ref 71 D2
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Revision D
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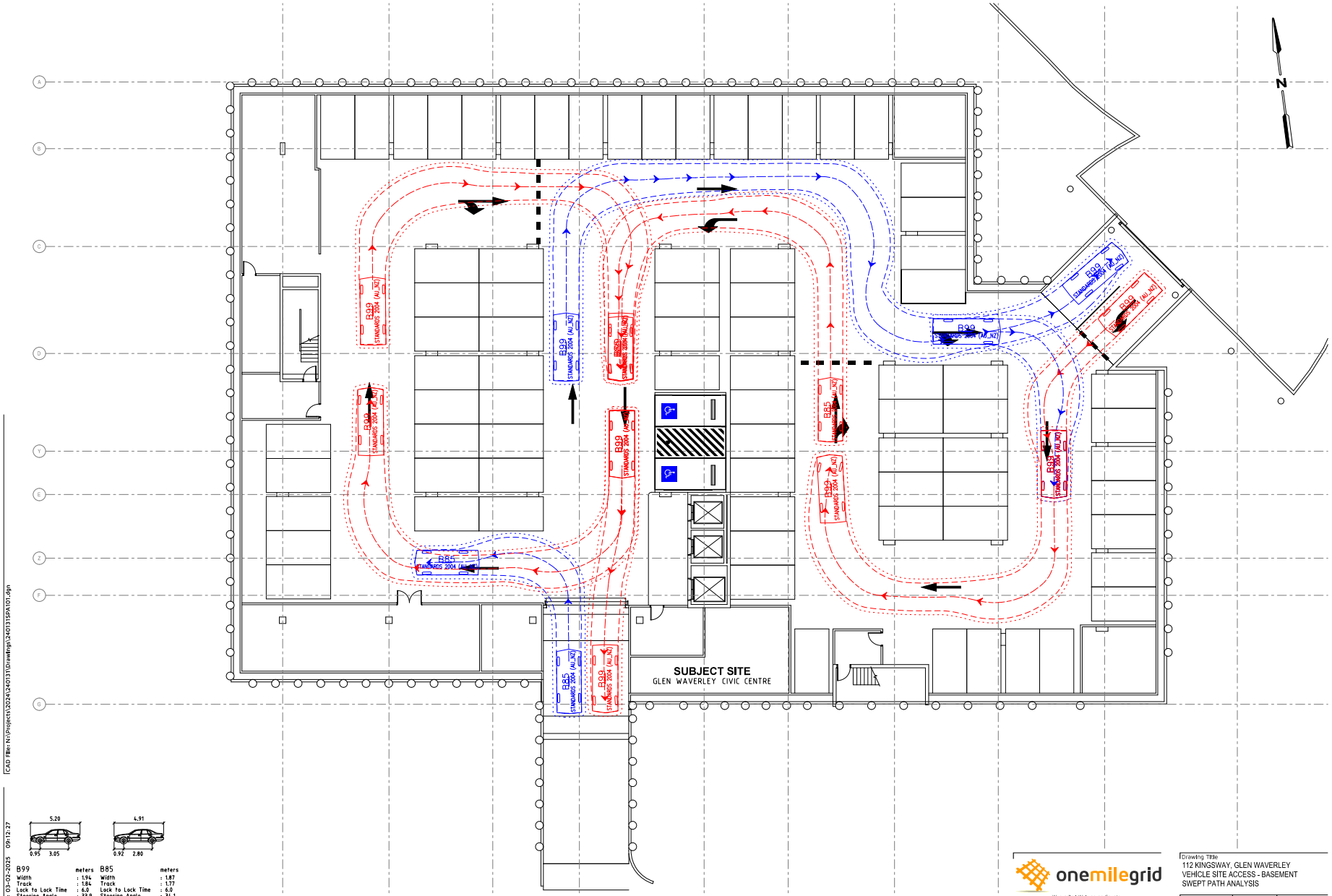
Aerial Photography
Aerial photography provided by Nearmap



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Lock to Lock Time	: 6.0	Lock to Lock Time	: 6.0
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SWEPT PATH LEGEND

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- - - - - - - - 300mm CLEARANCE ENVELOPE SHOWN DOTTED

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the traditions, the culture, and the hopes of all Wurundjeri Peoples.

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Phone (03) 9939 8250

Scale 1:250 @ A3 (0 1.25 2.5 5)

Drawing Title
112 KINGSWAY, GLEN WAVERLEY
VEHICLE SITE ACCESS - BASEMENT
SWEPT PATH ANALYSIS

Designed	Approved	Melway Ref
RG	JS	71 D2

Project Number	Drawing Number	Revision
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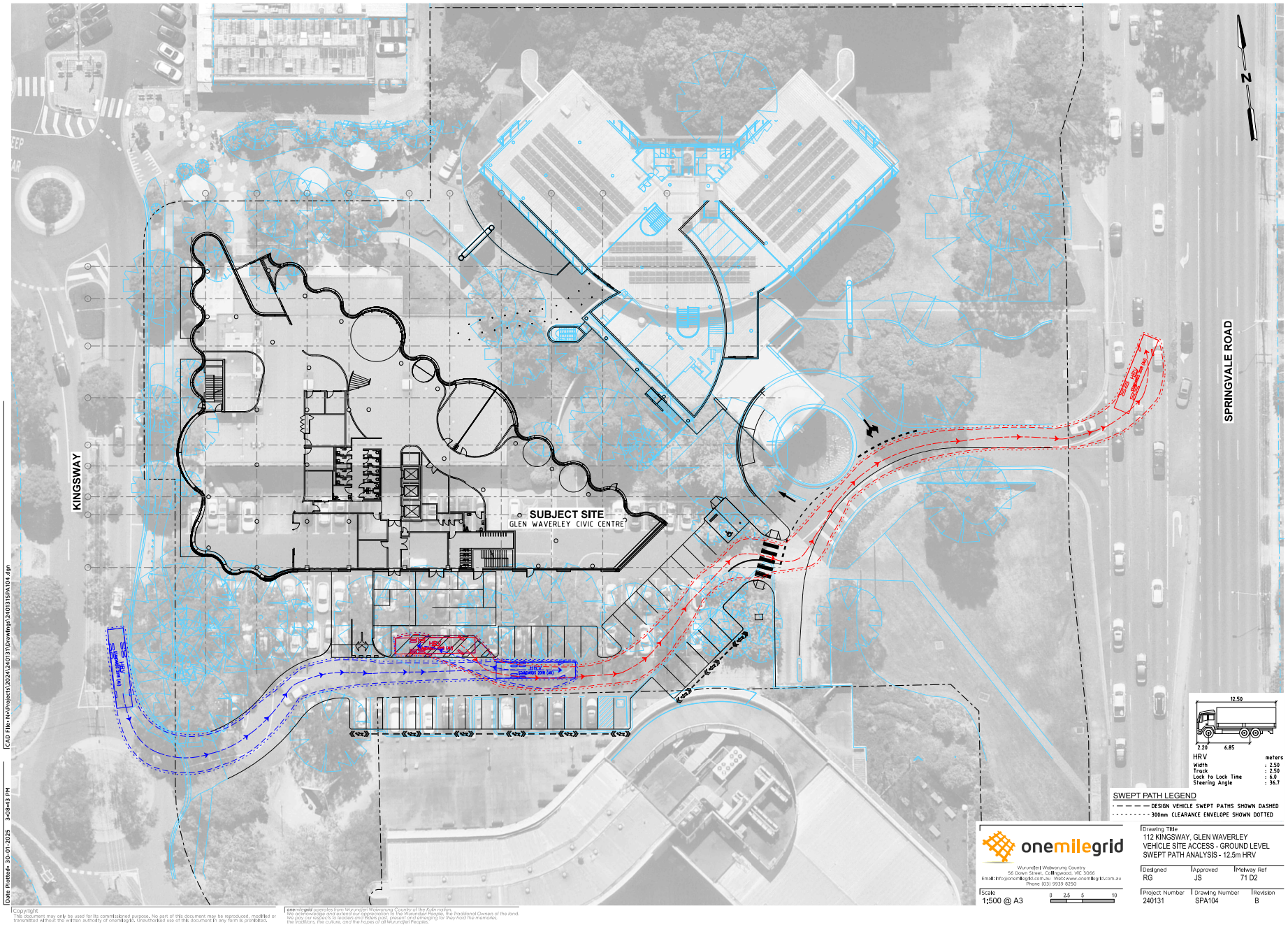
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SPRINGVALE ROAD
SUBJECT SITE
GLEN WAVERLEY CIVIC CENTRE
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SWEPT PATH LEGEND
DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
300mm CLEARANCE ENVELOPE SHOWN DOTTED
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56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250
Drawing Title
112 KINGSWAY, GLEN WAVERLEY
VEHICLE SITE ACCESS - GROUND LEVEL
SWEPT PATH ANALYSIS - 12.5m HRV
Designed RG
Approved JS
Melway Ref 71 D2
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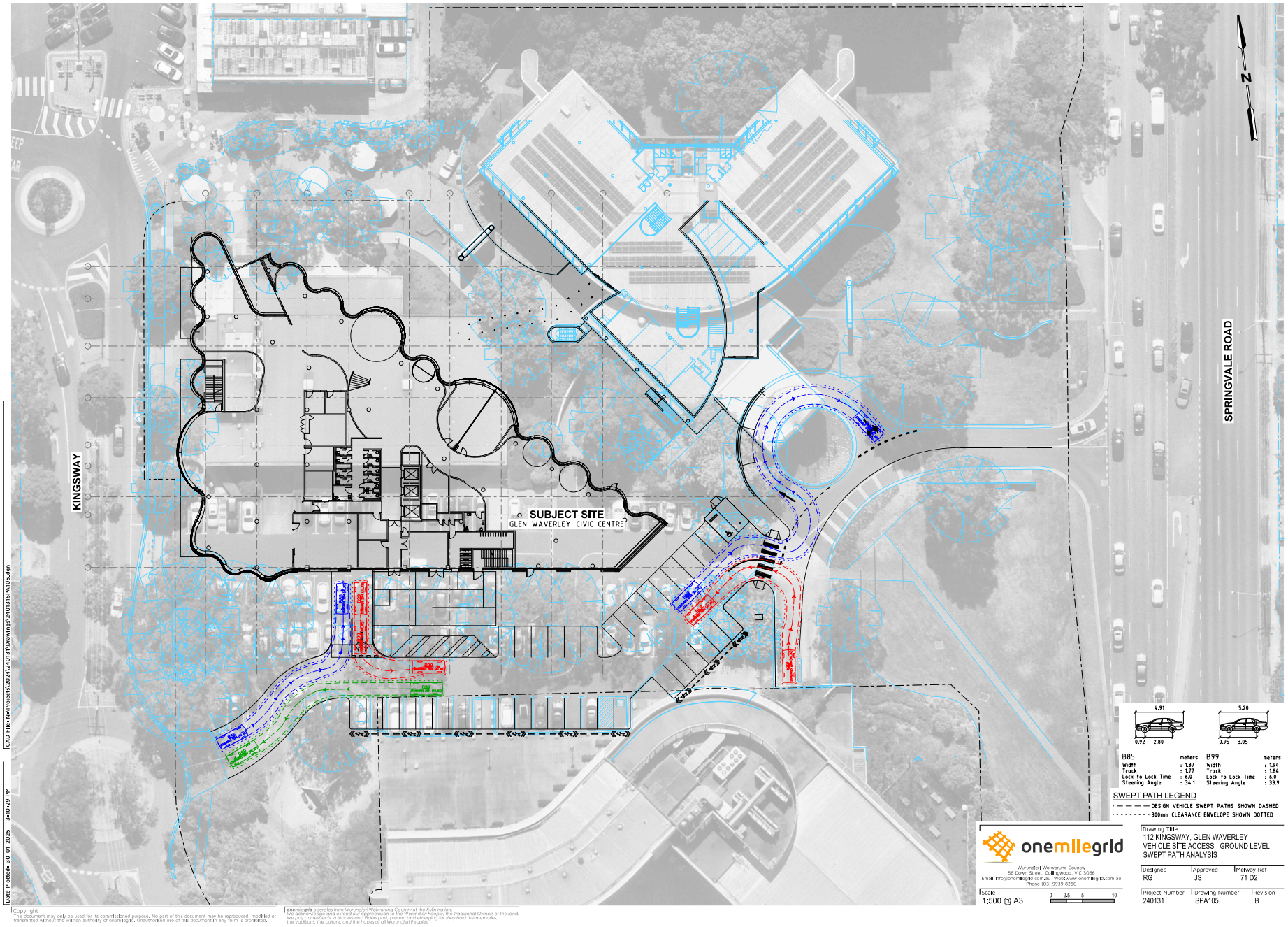
KINGSWAY
SPRINGVALE ROAD
SUBJECT SITE
GLEN WAVERLEY CIVIC CENTRE
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SWEPT PATH LEGEND
DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
300mm CLEARANCE ENVELOPE SHOWN DOTTED
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Wurundjeri Woiwurrung Country
56 Down Street, Collingwood, VIC 3066
Email:info@onemilegrid.com.au Web:www.onemilegrid.com.au
Phone (03) 9939 8250
Drawing Title
112 KINGSWAY, GLEN WAVERLEY
VEHICLE SITE ACCESS - GROUND LEVEL
SWEPT PATH ANALYSIS
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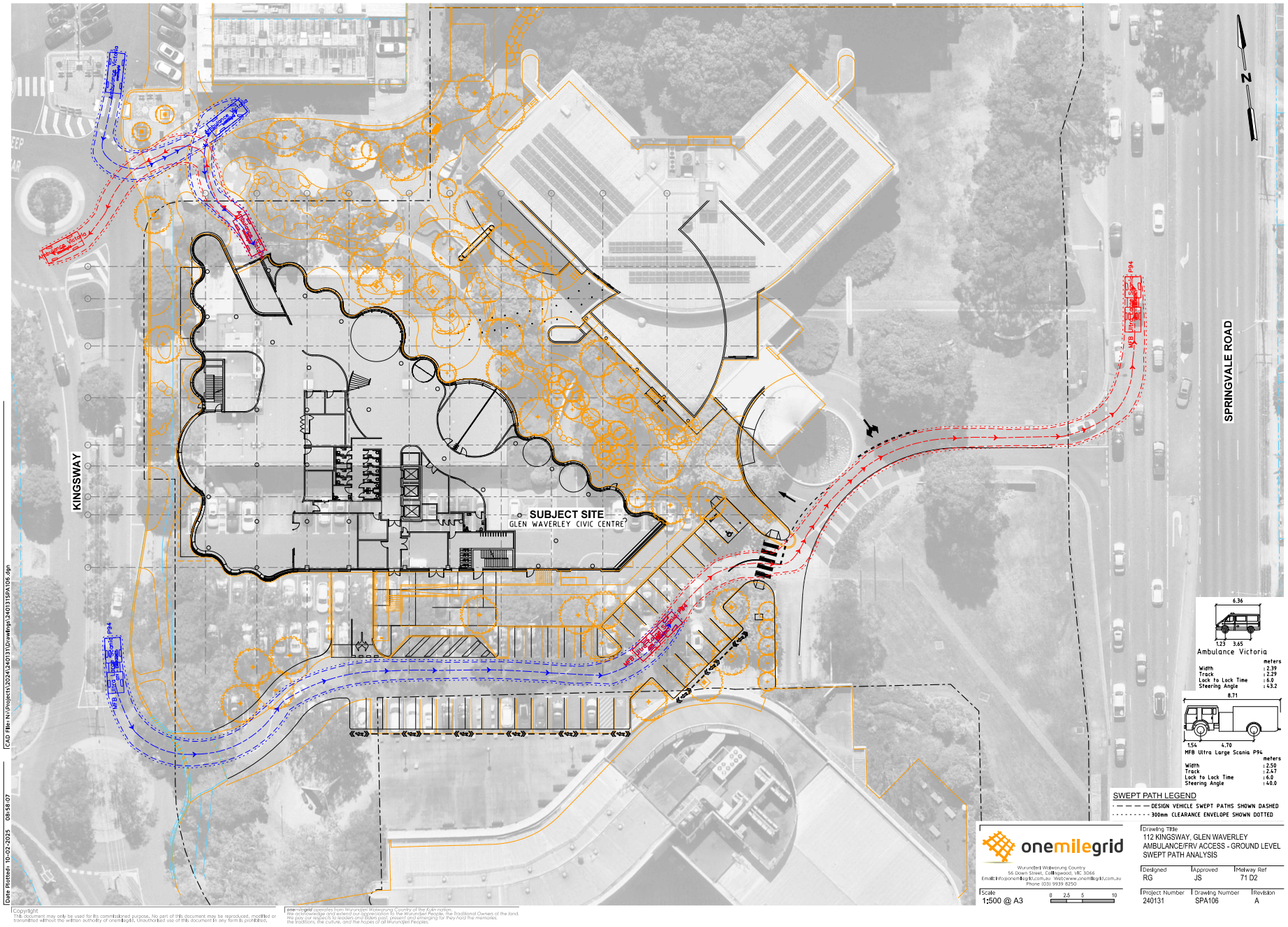
KINGSWAY
SPRINGVALE ROAD
SUBJECT SITE
GLEN WAVERLEY CIVIC CENTRE
N
Ambulance Victoria
MFB Ultra Large Scania P94
SWEPT PATH LEGEND
DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
300mm CLEARANCE ENVELOPE SHOWN DOTTED
onemilegrid
Drawing Title
112 KINGSWAY, GLEN WAVERLEY
AMBULANCE/FRV ACCESS - GROUND LEVEL
SWEPT PATH ANALYSIS
Designed RG
Approved JS
Melway Ref 71 D2
Project Number 240131
Drawing Number SPA106
Revision A
Scale 1:500 @ A3

Winsor Kerr

Glen Waverley Civic Precinct

Milestone 3 Design Report



30 March 2025
with Monash City Council, Lyons and GLAS

Acknowedgement of Country

We acknowledge the Traditional Custodians of Country, carers of the Lands, Waters and Skies of the continent now called Australia.

We express gratitude to their Elders and Knowledge Holders whose wisdom, actions and knowledge have kept culture alive.

We Recognise First Nations Peoples ongoing connection and caring to Country, and acknowledge that sovereignty was never ceded

We pay our respects to Elders past and present, and extend this respect to all First Peoples.



Contents

04 What have we Done Executive Summary
06 Our Process to Date Engagement Summary
08 Research - Guided by Wurundjeri Aunties
10 Co-Design Narrative
12 Public Realm, Building Envelope, Interiors, Wayfinding and Signage

Appendix Items

AP01 - Opportunities
AP02 - Site Analysis and Mapping
AP03 - Preliminary Engagement Strategy
AP04 - Design Team Workshop - Values
AP05 - Existing Materials Research

AP06 - Co-Design and Engagement Session Presentations Collated

2025 Winsor Kerr Pty Ltd
ABN 95 665 439 136

Wurundjeri Country
28 Birkenhead Street
Fitzroy North, VIC 3068
Australia

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No.1

What have we done

What have we done
Executive Summary

Winsor Kerr's involvement in the Glen Waverley Civic Precinct project has focused on embedding Indigenous perspectives into the design and planning process. Working closely with Traditional Custodians and the project design team, we have ensured that the proposed architectural and urban response respects and reflects Wurundjeri Country's cultural and environmental values.

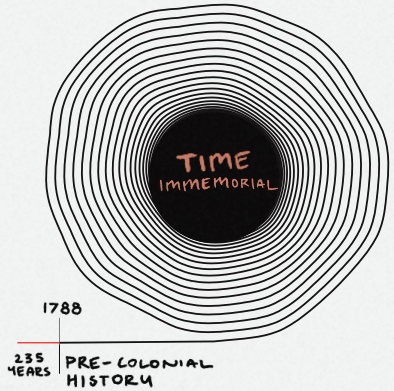
Our role has included providing insights on Indigenous place-making, facilitating meaningful engagement with the Wurundjeri Woi-wurrung Aunties, and advocating for design outcomes that acknowledge and embed First Nations knowledge systems and Wurundjeri-specific living cultural values. This work aligns with broader efforts to decolonise civic infrastructure by prioritising Country-led design approaches.

By collaborating with Lyons, GLAS, Wurundjeri Woi-Wurrung Aunties and council representatives, we have contributed to strategies for cultural expression, ecological restoration, and storytelling within the precinct. Our involvement has reinforced the importance of Indigenous-led decision-making in public space projects and strengthened pathways for ongoing community involvement in the precinct's evolution.

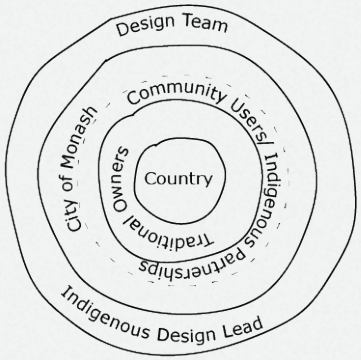


What have we done
Executive Summary

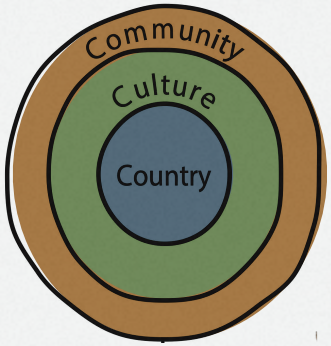
Wurundjeri Woi Wurrung Country
Preliminary Research



Deep Time



Design Team Structure



Centre Country



RAP

The project sits on Wurundjeri Country



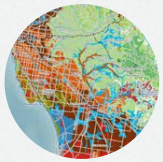
Cultural Heritage

The project sits between two important waterways



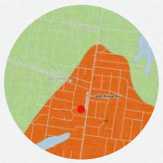
Geology

The project is above Red Bluff Sandstone



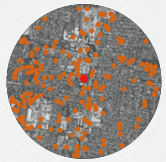
Hydrology

The waterways extend through Wurundjeri and Bunurong Country



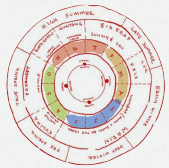
Ecology

The project sits in a former Grassy Plain Woodland, with a significant River Red Gum Scar Tree near by



Kinship

Endemic and Invasive animal species inhabit the site - we would like to attract more endemic species like the powerful owl and the swift parrot



Seasonality

Wurundjeri Seasonality is an important marker for identifying connections to place, to time, and to when and where you are

No.2

Our Process to date

Our Process to Date
Engagement Summary

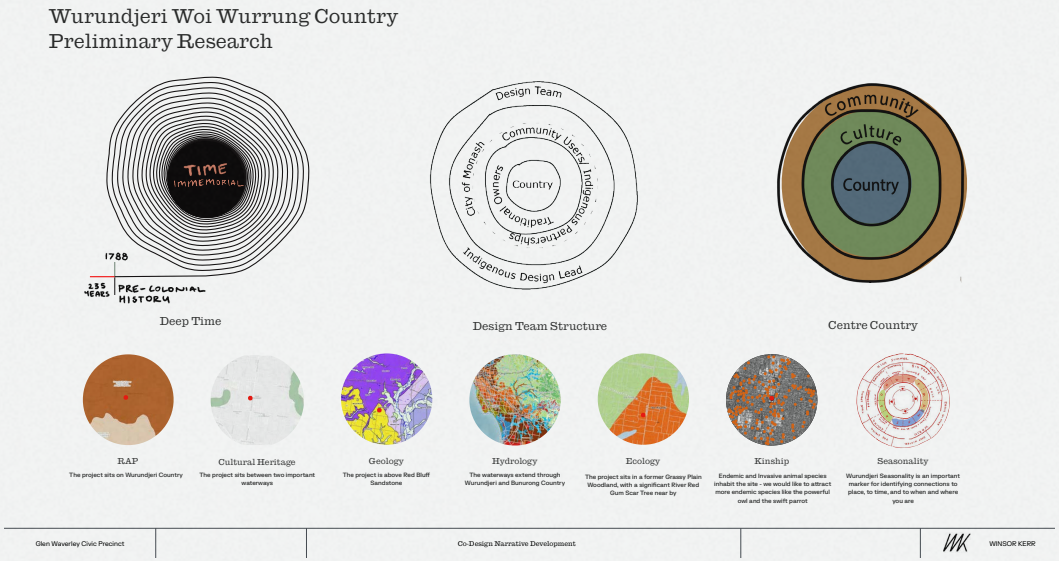
Our engagement sessions with the Wurundjeri Woi-Wurrung Aunties have been an ongoing opportunity to listen, learn, and ensure that their voices and knowledge are meaningfully embedded in the project. The sessions provided a space for open dialogue, where the Aunties shared their perspectives and knowledge on Wurundjeri Country, Blakfulla ways of knowing and being, cultural values, and we reflected on the importance of respectful and considered design outcomes that demonstrate we have listened.

Through this engagement, we deepened our understanding of the cultural and environmental responsibilities tied to the site - specifically in cultural knowledge exchange. The Aunties' insights reinforced the need for an approach that prioritises connection to Wurundjeri Country, storytelling, and intergenerational knowledge-sharing. Their guidance has informed key aspects of the project, ensuring that Wurundjeri perspectives are central to shaping the precinct.

These sessions also strengthened relationships between the project team and the Wurundjeri Woi-Wurrung Cultural Heritage Aboriginal Coorporation, establishing a foundation for ongoing dialogue and collaboration. By centring the voices of Wurundjeri Elders, we continue to work towards outcomes that honour and reflect their deep custodianship of this land.

Given the projects location and proximity to Boon Wurrung/ Bunurong Country, and in addition to the engagement sessions and walk on Country with Wurundjeri, Winsor Kerr advised that Bunurong/ Boon Wurrung be consulted to discuss some of the key concepts of the project - specifically in stories of trade and commerce and the importance of water.

Co-Design Vision:
Create an accessible and culturally safe space for Wurundjeri, First Peoples and the broader community for learning, Education, ceremony, cultural knowledge sharing, storytelling and reconciliation in collaboration with Wurundjeri Elders



Our Process to Date
Engagement Summary

The co-design engagement process began with a project introduction and **an invitation to participate**. Following this, a **Walk on Country** visiting a **Scar Tree** previously on the projects site and a visit to the proposed site and city council kicked off a rigorous and detailed research process to enable the project team to better understand Wurundjeri Country.

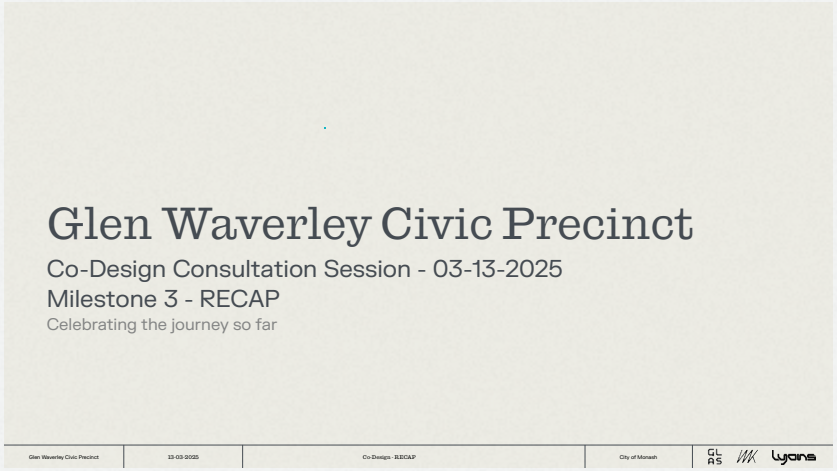
This enabled the design team to create a clear **Co-Designed Narrative** and **Vision** for the site in collaboration with Wurundjeri Woi-Wurrung Aunties.

Meetings to Date

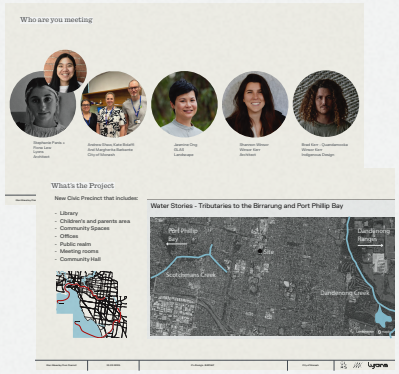
September 2024 - Kick off meeting - Do you want to be involved?
October 2024 - Engagement Meeting with Bunurong Land Council - Do you want to be involved? How can we acknowledge Bunurong's connection to Monash Council while working on Wurundjeri Land?
November 2024 - Walk on Country - Scar Tree and Office Visit
November 2024 - Co-Design Workshop - establishing Vision and Theme
December 2024 - Public Realm, Water, Planting
January 2025 - Recap of Public Realm, Building Envelope, Materials
February 2025 - Recap of previous, Interiors, Seasons
March 2025 - Consolidation and Approvals

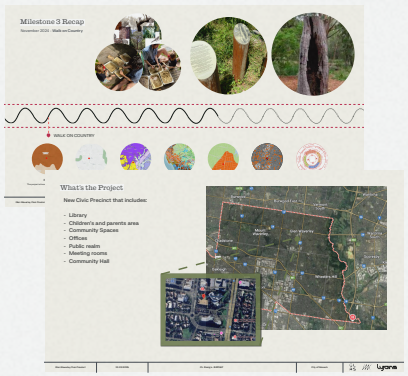
Next Steps - Milestone 4

CD - Meeting 1 - To be confirmed
CD - Meeting 2 - To be confirmed
CD - Meeting 3 - To be confirmed



Appendix Item - Co-Design Consultation Session Summary





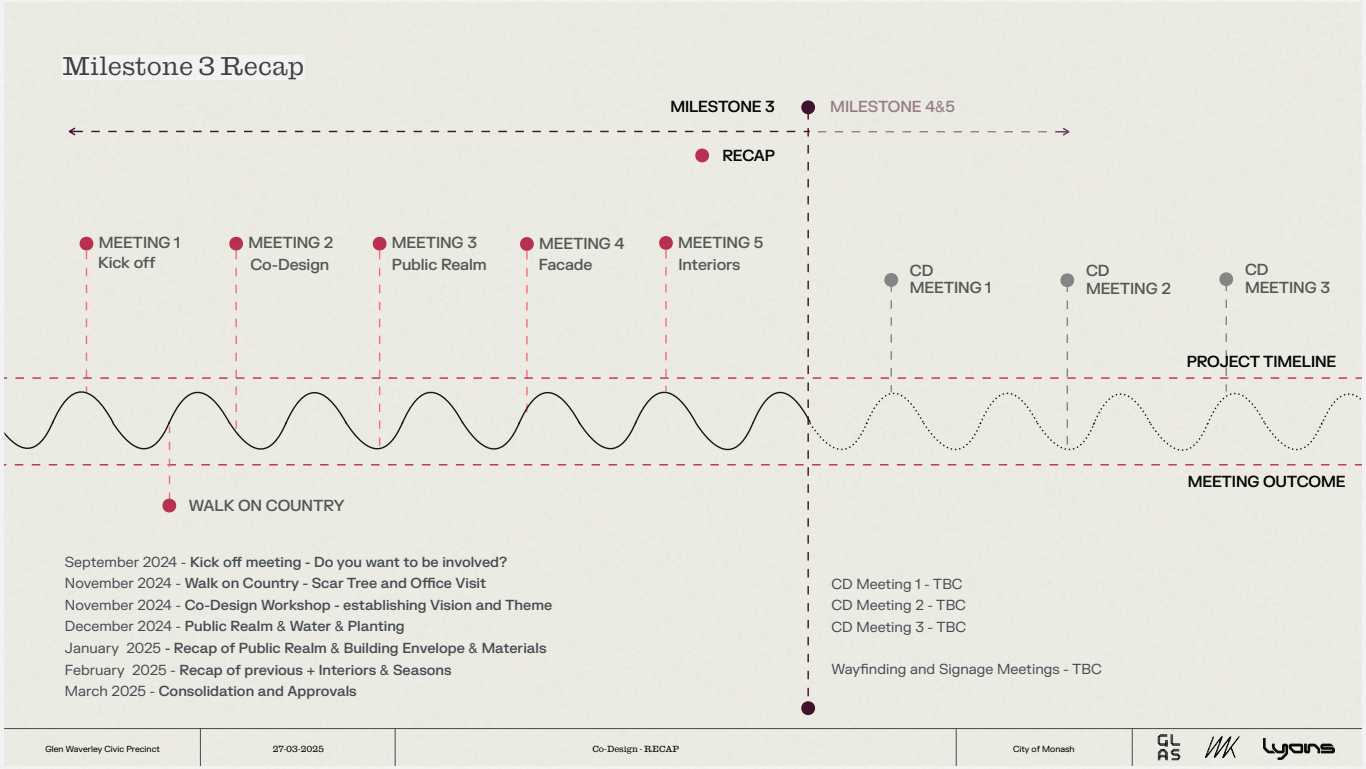
Our Process to Date
Engagement Summary

Meeting Recaps

Leading up to the discovery of a clear narrative, our co-design sessions focused on understanding, listening and learning from the yarning with Wurundjeri Aunties.

Following the development of clear narrative and co-designed vision for the project and site, each session prioritised a different aspect of the project - these were seperated into specific sessions, beginning with the public realm, the buildings form and facade, the buildings interiors and finally a recap of the process to date.

Each session followed a consistent process, allowed time and space for reflection and consideration, comments and discussion to ensure genuine co-design and collaboration.



Appendix Item - Co-Design Consultation Session Summary

Our Process to Date
Engagement Summary

Meeting Recaps - Bunurong Land Council

During early consultation phases, the project design team also met with Bunurong Land Council to discuss the potential involvement of Boon Wurrung/ Bunorong Traditional Custodians and cultures within the project and design process.

While opportunities exist to collaborate with BLC throughout Monash Council (given the Council is partially on Bunurong / Boon Wurrung and also Wurundjeri Country), given that the site is explicitly on Wurundjeri land BLC acknowledged that the building should only incorporate Wurundjeri culture within the design.

However, it was agreed that the building designs and spaces should be culturally safe and inviting for all First Nations peoples, including Bunurong and Boon Wurrung community.
BLC agreed to continue an avenue of consultation through the project to provide general feedback and relationship building.

The session also opened an opportunity to establish wider cultural education for the region through land management and Country workshops.



Appendix Item - Co-Design Consultation Session Summary

Our Process to Date
Engagement - Next Steps

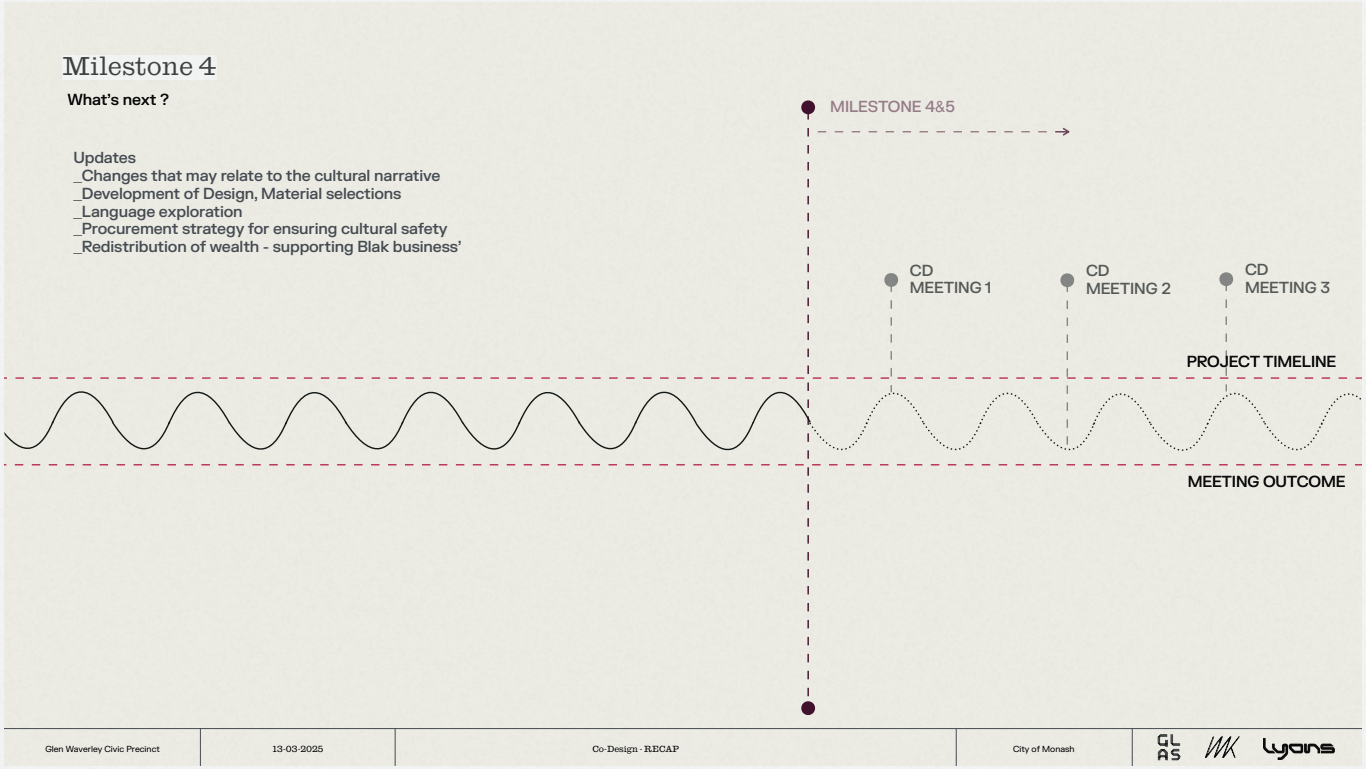
Meetings to come

The meetings scheduled for the next project phase will cover design progress, particularly to aspects of the project that relate to the cultural narratives discussed and approved by the Wurundjeri Aunties

Keeping Wurundjeri Aunties updated at important touch points in the project will be crucial to ensure narratives are being maintained.

Communicating design changes as they occur and navigating these with cultural appropriateness and open dialogue with the Aunties, will allow decisions that affect cultural representation to be made with the Aunties in real time within the design and documentation processes.

Some aspects of the design and narratives that may be further co-designed with Wurundjeri include Interiors, lighting, wayfinding and interpretive signage, building naming and language, landscape management, engravings, imagery. Some of these aspects that the team have begun discussions on already, can be referred to in the next part of the report.



Appendix Item - Co-Design Consultation Session Summary

Our Process to Date
Engagement Summary

Architectural and Urban Response

The engagement process has enabled the design team to test and explore a range of design solutions to ensure Wurundjeri Cultural ambitions are appropriately explored through the projects planning, material selection, form exploration and narrative based design direction.

Each session provided time for the approach and application of design responses to be discussed and approved, commented on or rejected

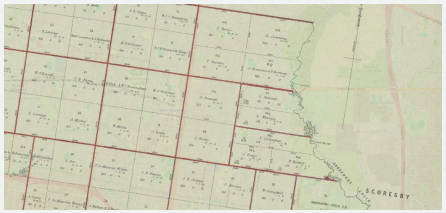


Image - early subdivision plan



Image - Site in context to neighbouring waterways

No.3

Research Guided by Wurundjeri Aunties

Research
Guided By Wurundjeri Aunties

Our research, guided by the Wurundjeri Aunties, explores Wurundjeri ingenuity through themes of seasonal movement, commerce, trade, and the values of waterways. This focus allows us to embed Wurundjeri narratives into the Glen Waverley Civic Precinct through the public realm, building envelopes and materials, interiors, wayfinding, signage, and language. By doing so, we ensure that Wurundjeri culture and knowledge remain present, celebrated, and alive within the urban environment.

Key areas of exploration include cross-cultural knowledge exchange grounded in Country, trade and commerce, and the significance of scar trees, particularly River Red Gums - in education and knowledge sharing.

We are investigating the ecological and cultural wisdom embedded in Wurundjeri agricultural and aquaculture practices, cultural burning, and the carefully cultivated landscapes between waterways. Additionally, we are considering the importance of materiality, scarification, and the relationship between geology, ecology, and hydrology in shaping Wurundjeri ways of knowing and being.

Through this research, we aim to honour and celebrate Wurundjeri knowledge systems, ensuring they are deeply woven into the project's design and storytelling.



Collage - Endemic Flora and Fauna

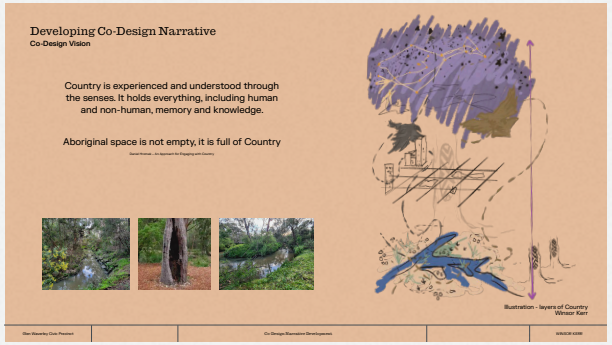
Research
Guided By Wurundjeri Aunties

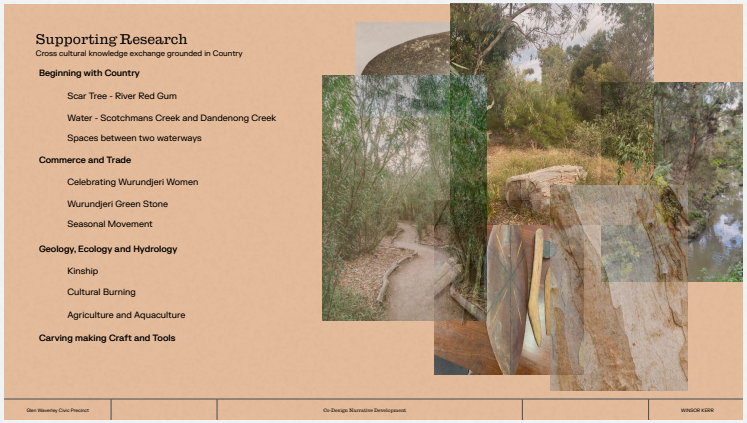
Research

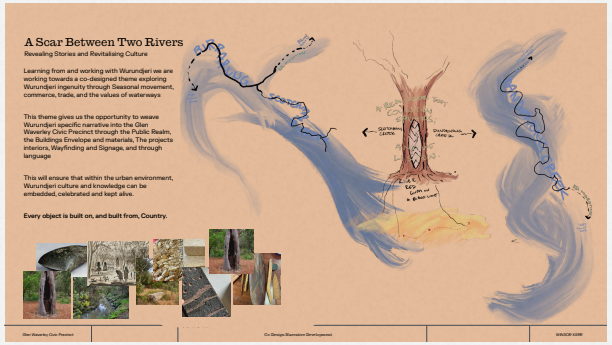
During the walk on Country and the following the in-person meeting on site, there were several areas that we were suggested to do further research. The result of this research was the ability to better understand how Wurundjeri intentions to Connect with, Care for and share their culture became apparent.

A full summary of these items can be found in the Co-Design Narrative Development presentation given November, 2024, which has been attached as an appendix item









Research
Guided By Wurundjeri Aunties



Process Driven Co-Design

Our co-design process involves exploring physical and non-physical opportunities for embedding Wurundjeri Woi-wurrung traditional knowledge and culture into our architectural and urban design drivers to ensure the outcome is representative of Wurundjeri ways of knowing and being.

We are Co-designing a thematic response, informed by our conversations with Wurundjeri, research and data mapping, that will help inform design thinking and decision making - going beyond Motif Design to ensure Wurundjeri culture is embedded within and throughout the precinct.



Beginning with Country

Because everything begins with Country.

Our project is on Wurundjeri Country. This Country has a history through Deep time, and its People - the Wurundjeri Woi-wurrung, have cared for this Country.

Country is not defined as a physical space - it is all connected - the above, on and below Country. We understand that when people talk about Country it is spoken of like a person: Indigenous people speak to Country, worry for Country and, importantly, sing to Country.



Scar Tree

The Scar Tree is a significant marker of place, culture, ceremony and identity. The River Redgum in this location tells a specific story about Wurundjeri ingenuity and cultivation of landscapes, of the proximity between two important water bodies.

It would have been used for a number of purposes, including crossing the creeks, for teaching cultural practice, for a Childs canoe, and for a marker or way finding device between the two waterways.

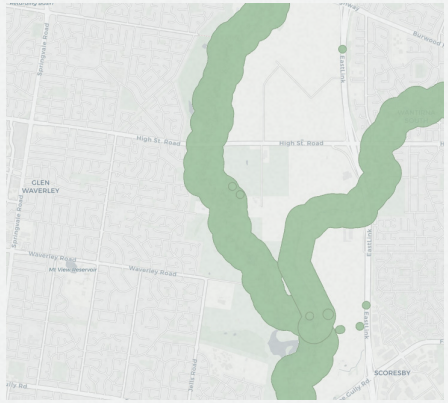


Commerce and Trade

Wurundjeri Ingenuity and material values meant that their cultural objects were heavily valued beyond Wurundjeri Country. This has been demonstrated by the Mt William Greenstone - an item traded all the way through south australia and the northern territory.

Wurundjeri jewellery, ochres and paints were traded between neighbouring mob for painting up cultural objects like the Mulga Shield

Research
Guided By Wurundjeri Aunties

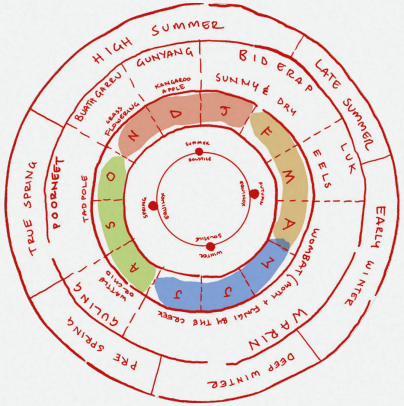


Travel

Songlines, or the dreaming, plays a significant role in traditional knowledge systems. Country is experienced and understood through the senses. It holds everything, including human and non-human, memory and knowledge. Indigenous space is not empty; it is full of Country - meaning that it is full of memory, of knowledge, of culture, of history.

Wurundjeri space carries an embedded story of place.

Waterways on wurundjeri Country are historical songlines, the paths of least resistance, on the waterways, rivers and creeks that had been cared for through Deep Time. This process of damaging waterways would often interrupt or damaging the Songline.



Seasonality

Wurundjeri moved with the seasons. Each season is marked by the movement of the stars in the night sky and changes in the weather coinciding with the life cycles of plants and animals.

Practicing Culture and caring for Country is aligned with understanding of seasonality

Each season is marked by the movement of the stairs in the night sky and changes in the weather coinciding with the life cycles of plants and animals.



Bloodlines of Country

Wurundjeri care for Waterways is a cultural responsibility, to practice culture by maintaining and caring for Country.

“When we don’t take care of ourselves, we harm our bodies. When we don’t take care for our waterways, we harm our eco-systems; our flora, fauna and Country suffer.“ - Wurundjeri Elder, Ron Jones

Water is a Wurundjeri life-force, that it is linked to ceremony, songs, lore and to survival. People set up camps along the streams. Every element is connected - the flora, fauna, medicine, food, and all resources are reliant on healthy Country.

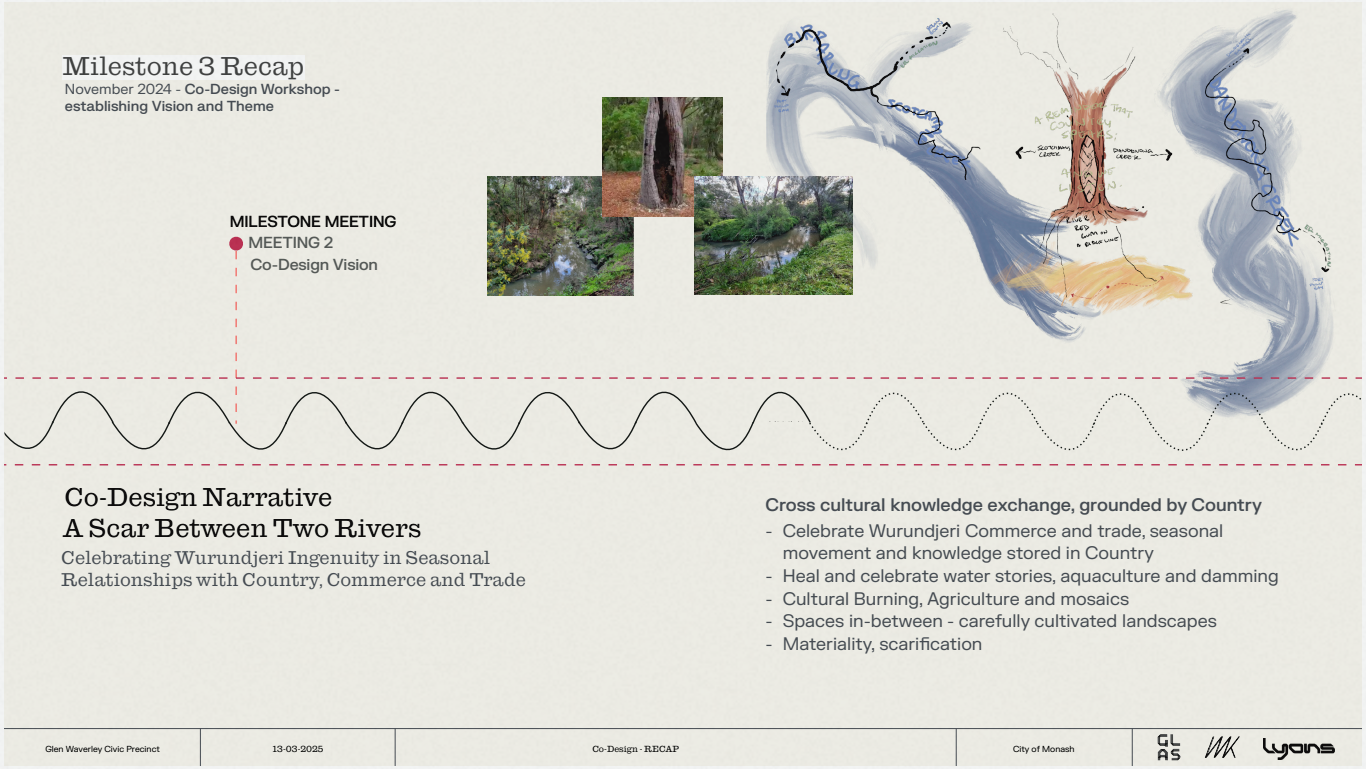


Cultural Responsibility

The Indigenous Design team have a cultural responsibility, and the wider project team has an opportunity, to work with Wurundjeri and to Heal Country. The River Red Gum scar tree between two waterways speaks to the Living Cultural Heritage of Wurundjeri Country
We are working with Wurundjeri and empowering the design team with knowledge and understanding of the values of this area of Country, and embedding Wurundjeri longing to care for Country, to practice cultural responsibilities related to Commerce and Trade, and to share culture into the project.

Research
Guided By Wurundjeri Aunties

The guidance and direction for research kick-started a thorough design, visioning and educational process that lead to a series of exciting opportunities to explore throughout the conceptual development of the project.



No.4

Co-Design

Co-Design Narrative

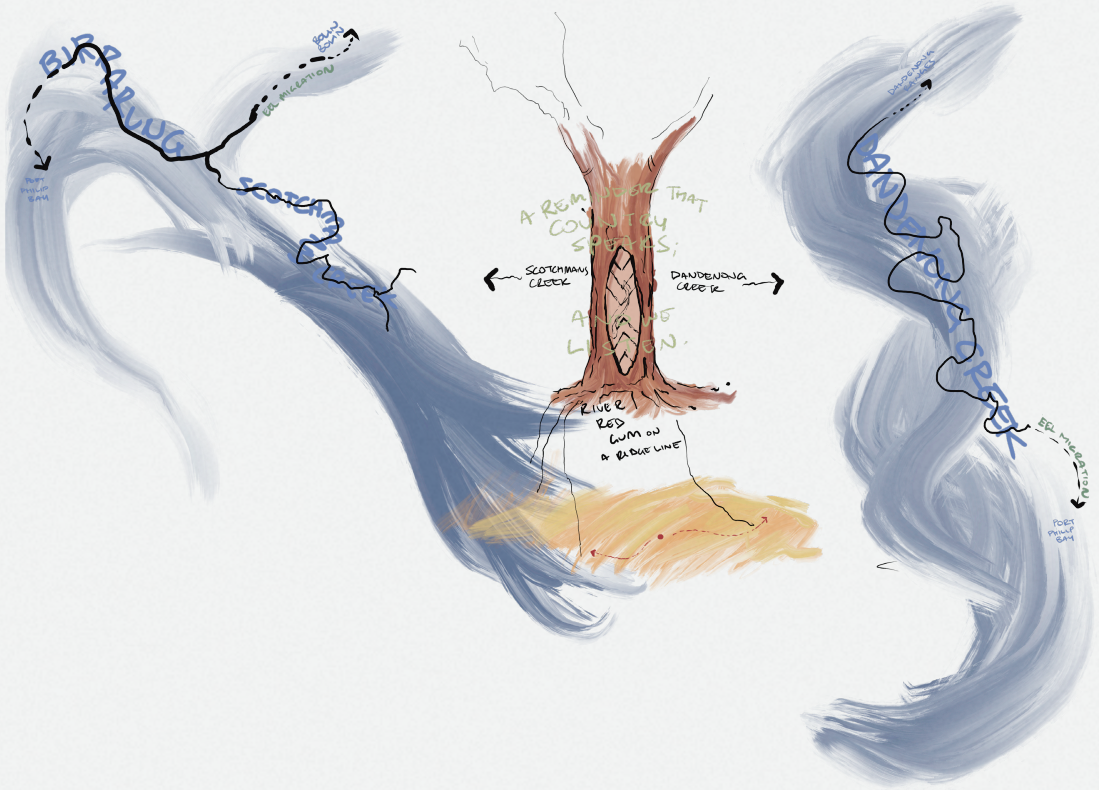
A Scar Between Two Rivers

Celebrating Wurundjeri Ingenuity in seasonal relationships with Country, commerce and trade

The landscape holds memory. Between two rivers, a scar runs deep—a mark of resilience, transformation, and continuity. It is a reminder of the hands that have shaped this place for millennia, of trade routes worn into the earth, of trees carefully cut to craft canoes and carry knowledge forward. Scars are not just wounds; they are stories made visible, signs of survival, adaptation, and renewal.

This co-design narrative seeks to reveal these stories—to bring to the surface the knowledge etched into Country through Wurundjeri commerce, seasonal movement, and the careful cultivation of land and water. **It honours the scars left on trees, the footprints left on pathways, and the wisdom stored in waterways. Through materiality, language, and place-making, we work to revitalise culture—not as something of the past, but as something living, breathing, and evolving.**

Here, in the Glen Waverley Civic Precinct, we make space for these stories to be seen, heard, and felt. A scar between two rivers is not just a mark—it is a connection, a passage, an enduring thread between past, present, and future.



Co-Design Vision

A vision for the site was Co-authored with the City of Monash, the projects design team and Wurundjeri Aunties to help guide the project.

We are uniquely positioned to deliver on this vision given the timing of engagement, the willingnness of the design team to ensure the projects success and the enthusiasm demonstrated by the broader project team in response to the clear co-designed narrative of the precinct.

Create an accessible and culturally safe space for Wurundjeri, First Peoples and the broader community for learning, Education, ceremony, cultural knowledge sharing, storytelling and reconciliation in collaboration with Wurundjeri Elders

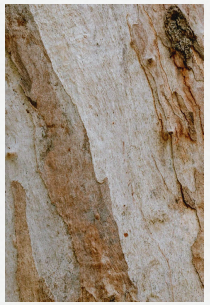
Co-Design
Measurements of Success

Recording the co-design outcomes to ensure the tangible opportunities are acurately documented and implemented will be vital to the projects success. To assist with this, Lyons, GLAS and Winsor Kerr have a running ledger of these tangible elements with actions and outcomes clearly documented.

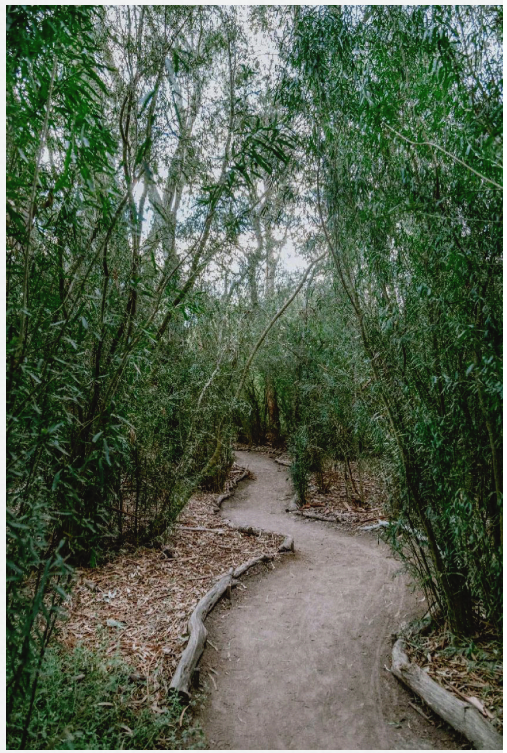
The critical aspect that will require on-going discussion with the client group will be the implementation of specialist wayfinding and signage to ensure the celebration of the key design elements can be shared and celebrated with council, the community and the broader public who visit the space.











No.5

Public Realm
Building Envelope
Planning and Interiors
Wayfinding and Signage

Architecture and the Public Realm
Narrative by Design

The co-design narrative, A Scar Between Two Rivers – Revealing Stories and Revitalising Culture, has profoundly influenced the design of the Glen Waverley Civic Precinct across all aspects of the public realm, building envelope and facade, planning, interiors, and wayfinding and signage.

In the public realm, the landscape reflects Wurundjeri relationships with water, kinship, and the land. The celebration of water stories is embodied in the careful design of spaces that speak to the significance of waterways. The planting strategy embraces endemic species to support migratory birds like the swift parrot and powerful owl, while also incorporating medicinal and cultural plants. Existing trees, such as the She-Oak, are retained and protected to create a sustainable and interconnected environment. Interactive elements, such as Mana Gum logs, invite engagement and play, reinforcing the theme of connection to Country through outdoor learning experiences.

The building envelope and facade are inspired by the narrative of weaving and the importance of considering materiality and material extraction. Bricks sourced from outside Country are intentionally smoked to honour the cultural significance of materials, ensuring that every element respects Wurundjeri traditions. The buildings form draws users to the nodes along the buildings edge, curved to sit along the water's edge, with openings offering views to the landscape, specifically Dandenong and Scotchmans Creeks, reinforcing the connection between the buildings location on Wurundjeri Country. This approach reflects the practice of weaving as both a cultural and spatial gesture.

The interiors are carefully designed to reflect the themes of materiality, texture, and connection. Colour and pattern are informed by Wurundjeri cultural practices, ensuring that spaces like the children's library and She-Oak forest are not only functional but also deeply embedded with cultural meaning. The relocation of the Scar Tree within the interior space serves as a powerful symbol of the continuity of Wurundjeri presence.

The design also incorporates spaces that facilitate learning, such as the outdoor reading areas in the She-Oak forest, the incorporation of weaving spaces within the landscape, and within the building foyer and opportunities for education and storytelling with Wurundjeri educators.

Specialist wayfinding and signage has the potential to further weave the cultural narrative into the precinct, through integrated cultural expression within the finishes, carved into the landscape, and with the possibility of incorporating language for building naming, floor identifiers, and other directional elements. Signage can also celebrate the Wurundjeri presence, guiding visitors through a landscape enriched with layers of history, culture, and ongoing revitalisation. This will require on-going conversation and collaboration with the design team, Wurundjeri Aunties and the City of Monash.

Additional opportunities, such as internal weaving spaces, multipurpose areas for Tanderum/celebrations, and the inclusion of space to acknowledge Iron Bark, contribute to creating a dynamic, inclusive environment where Wurundjeri culture and stories continue to thrive, will be further refined during the next Milestone.

Architecture and the Public Realm
Narrative by Design

The public realm reflects Wurundjeris reciprocal relationship with land, water and kin. Please refer GLAS's Milestone 3 design report for detailed inclusion of the co-designed narrative and its application across the project site.

On-going conversations during the next project phase will be required to ensure that this design narrative can be understood by the broader public through the careful and considered application of specialist wayfinding and interpretive signage, lighting, and art installations.

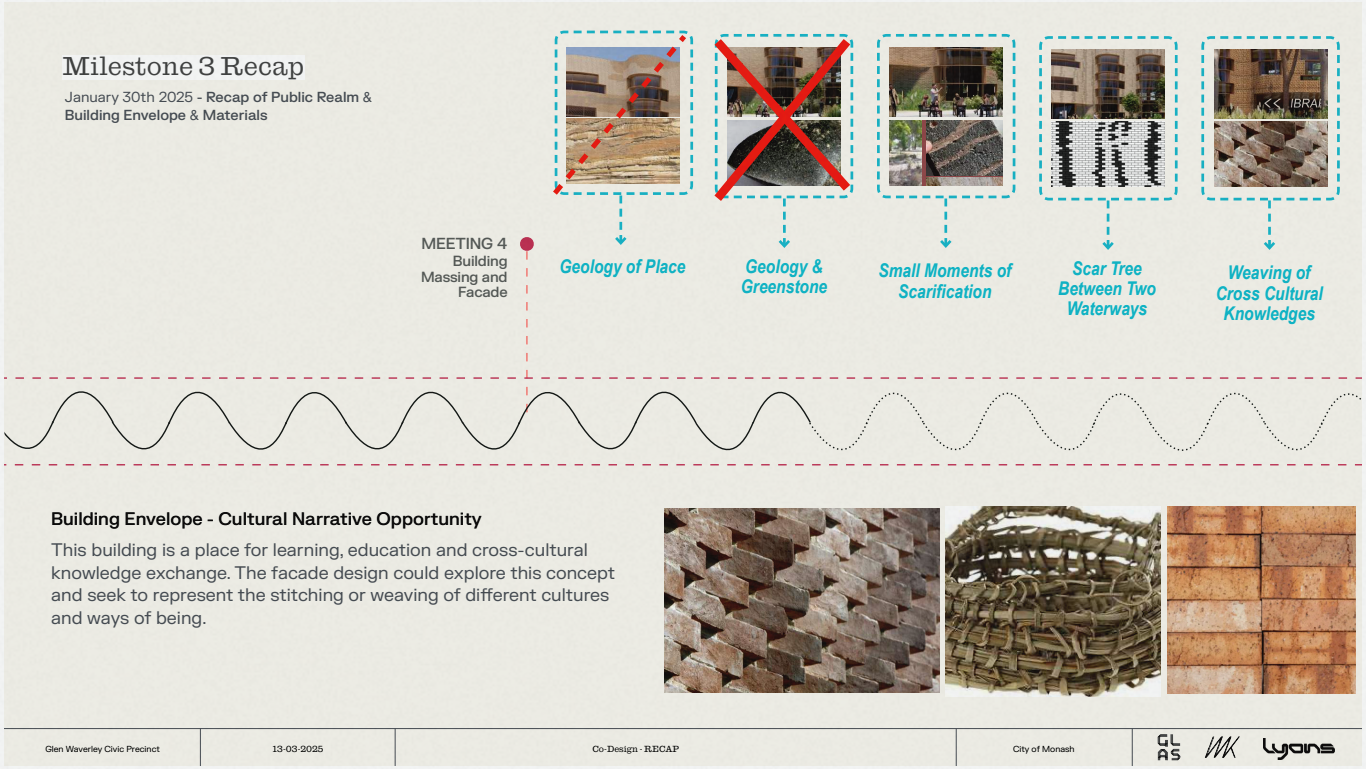


Architecture and the Building Envelope
Narrative by Design

The architectural form, material selection and building envelope detailing has gone through extensive testing to capture both an accurate response to the key themes identified in conversation with Wurundjeri, as well as considerations to cost and constructability.

Wurundjeri Aunties played a key role in workshopping options for articulating the relationship between the buildings facade and the cultural narratives relevant to the co-design process.

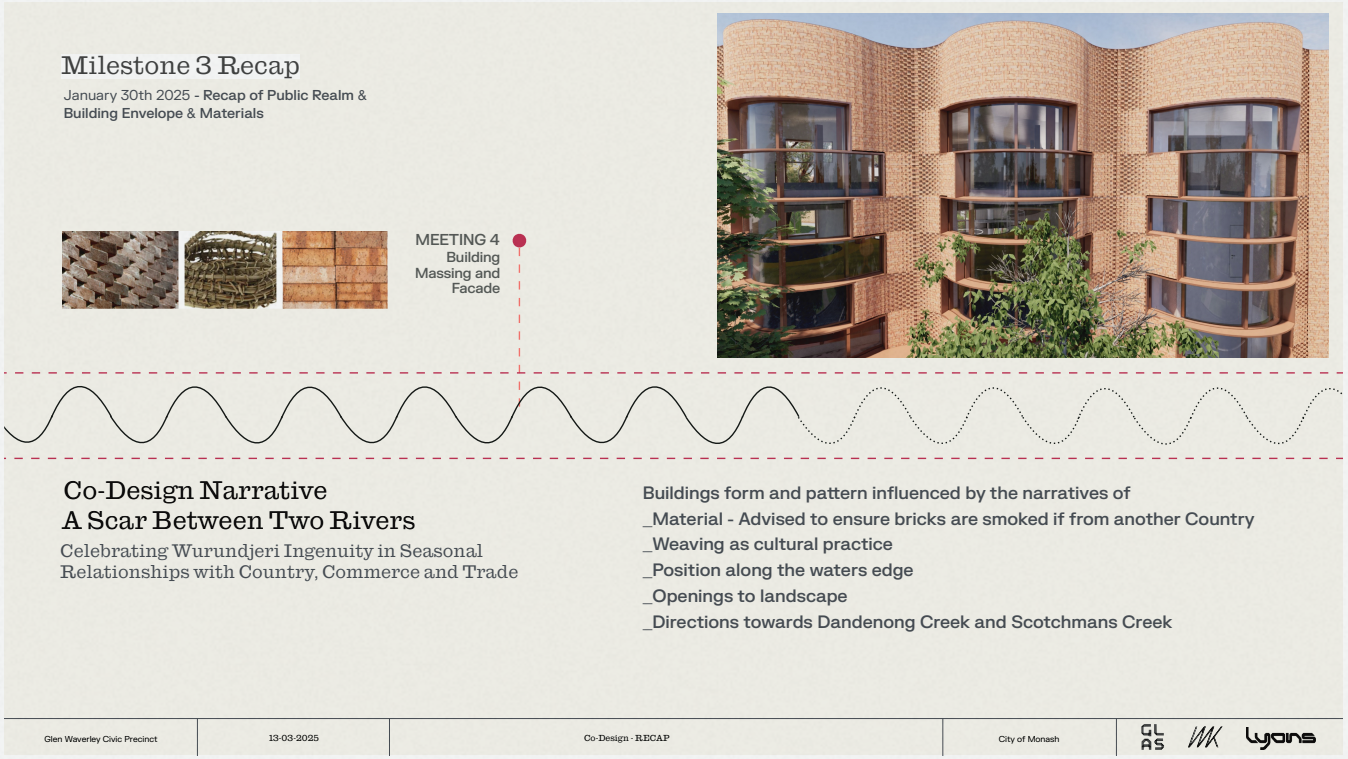
Key suggestions such as the smoking of materials taken from other mobs Country's were also tabled for the project team to document and embed within the project to ensure cultural safety



Architecture and the Building Envelope
Narrative by Design

The Building envelope will continue to evolve and develop in response to the cost and constructability restraints, but the framework for the design to maintain cultural integrity has been clearly defined.

A form that draws users to the buildings edge, sitting along the river bank the views draw visitors towards the landscapes, to the dandenong ranges and the dandenong creek, to scotchmans creek, and to the cultural practices carried out by Wurundjeri.



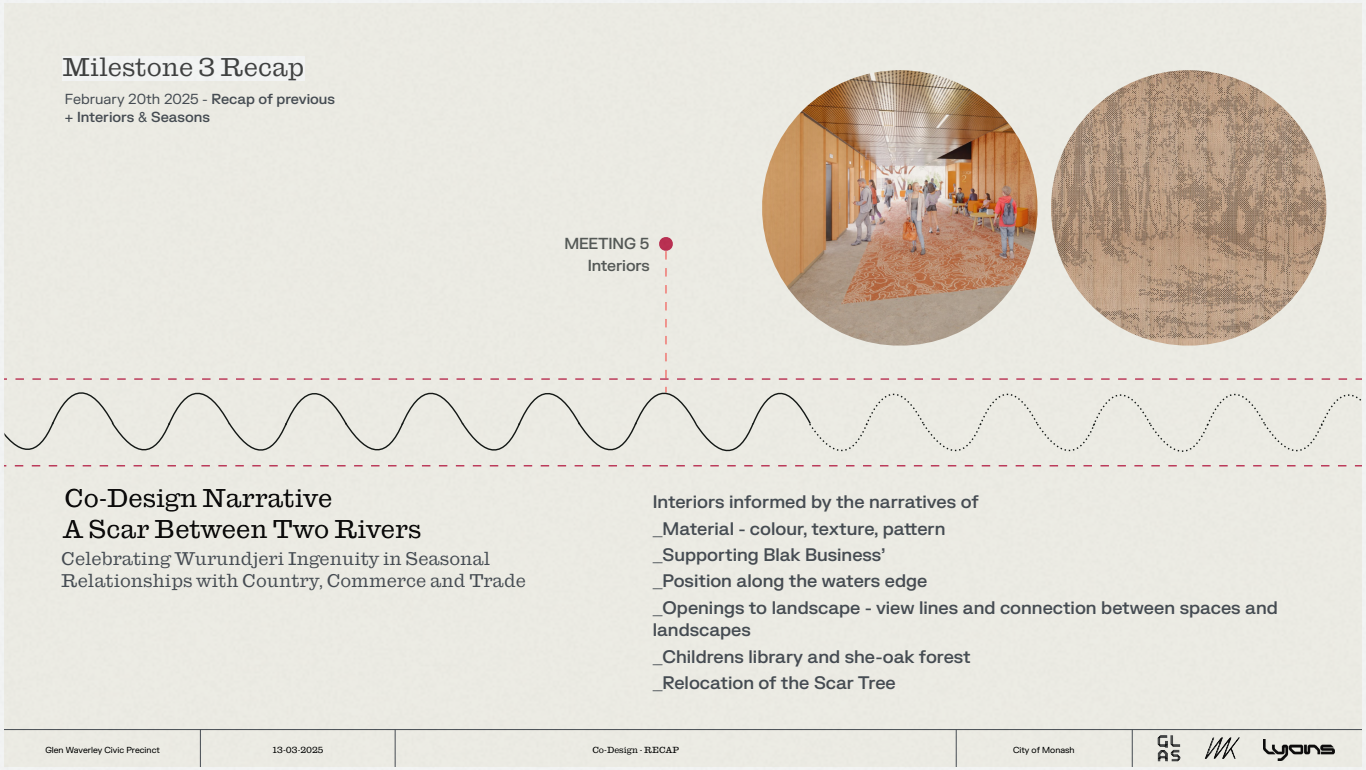


Architecture and the Interiors
Narrative by Design

The interior strategy has evolved from a reflection of the seasonal relationships to place to a more nuanced capturing of the reciprocal relationships to place.

Opportunities for embedding these cultural relationships, and for sharing these stories of place, will be explored and refined during the next milestone phase.

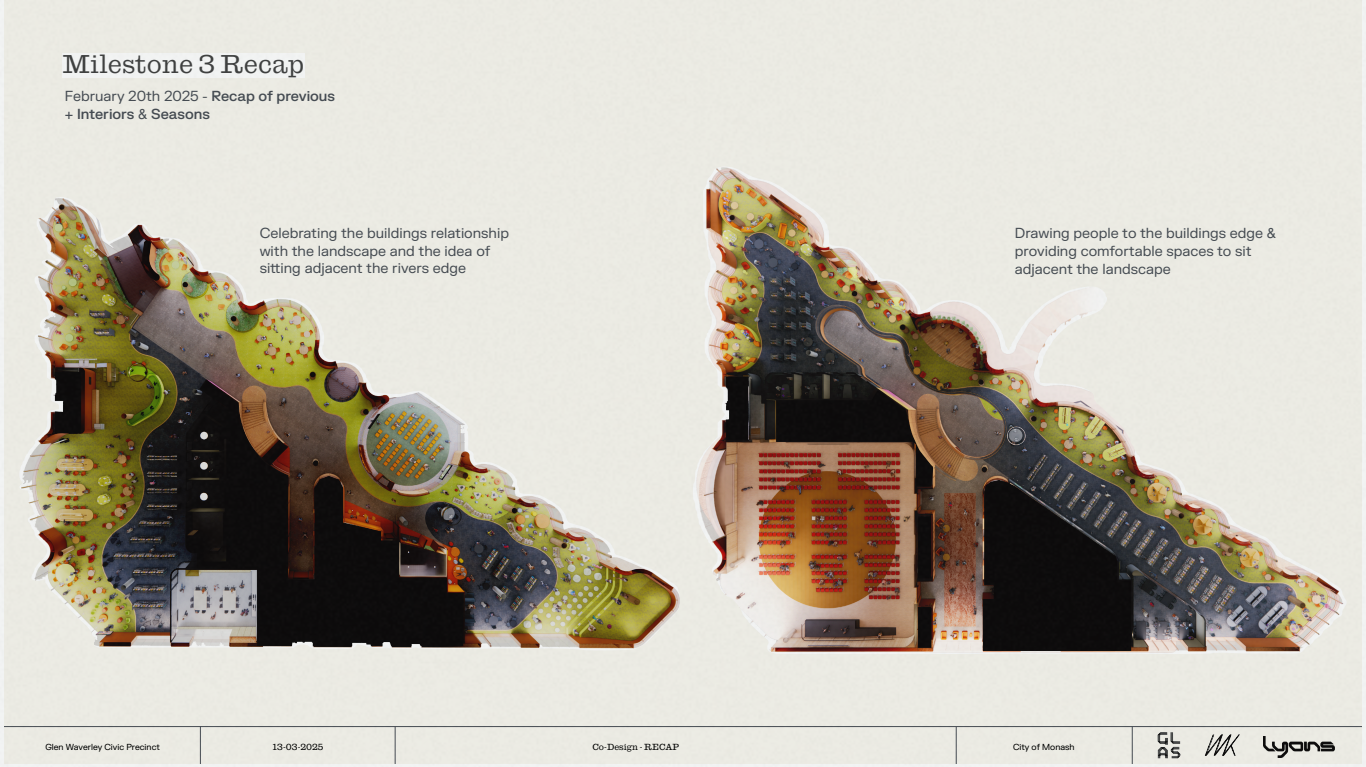
A summary of the current thinking is included wtihin this document.



Architecture and the Interiors
Narrative by Design

The Interiors strategy has included an extensive and rigorous review process by the design team - testing as many options as feasible that relate to the many cultural narratives discussed during engagement sessions. The most important element - before representation - is in a buildings relationship and connection to its immediate landscape.

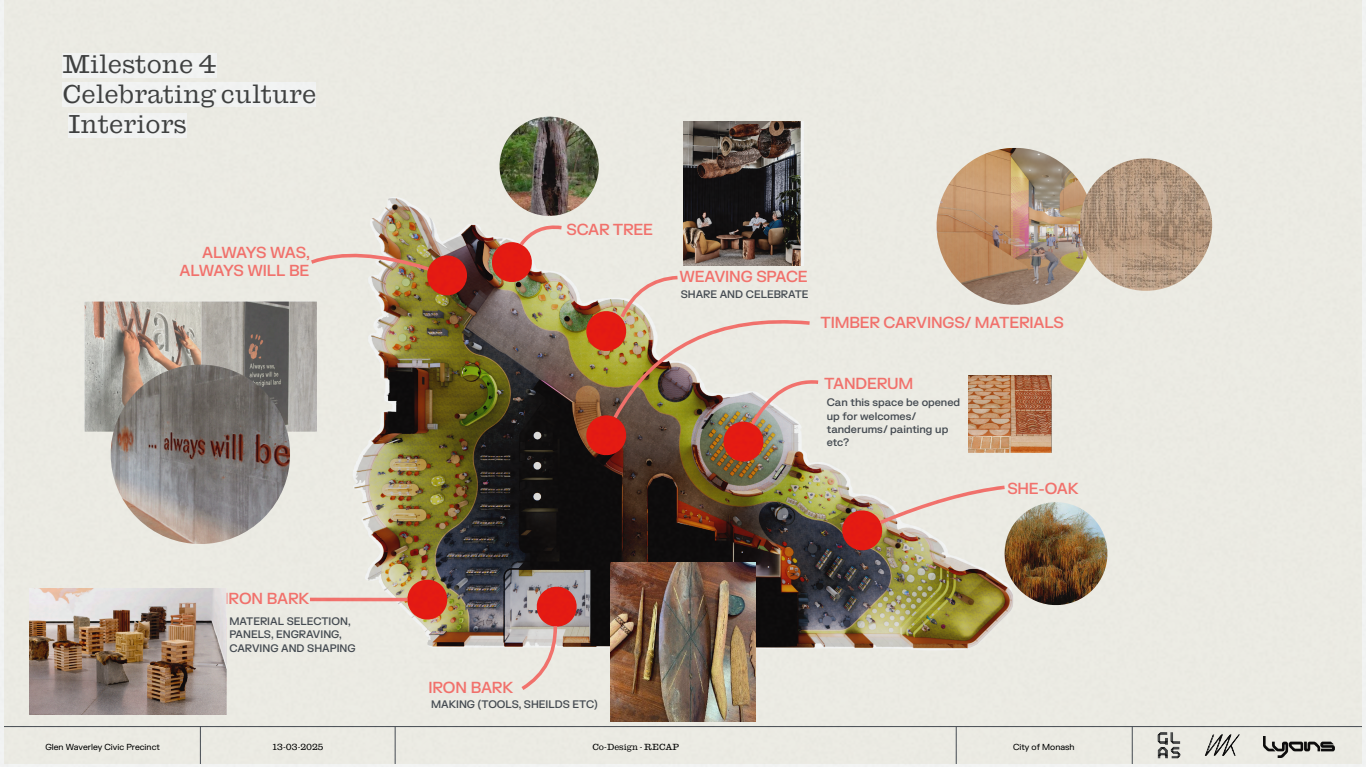
The direction to locate vibrancy and draw users towards the buildings perimeter reinforces all of the design decisions that will make for a thriving public precinct.



Architecture and the Interiors
Narrative by Design

The opportunities embedded within the groundfloor border between engraved artworks and simple material specifications, to technical requirements for ceremony and events.

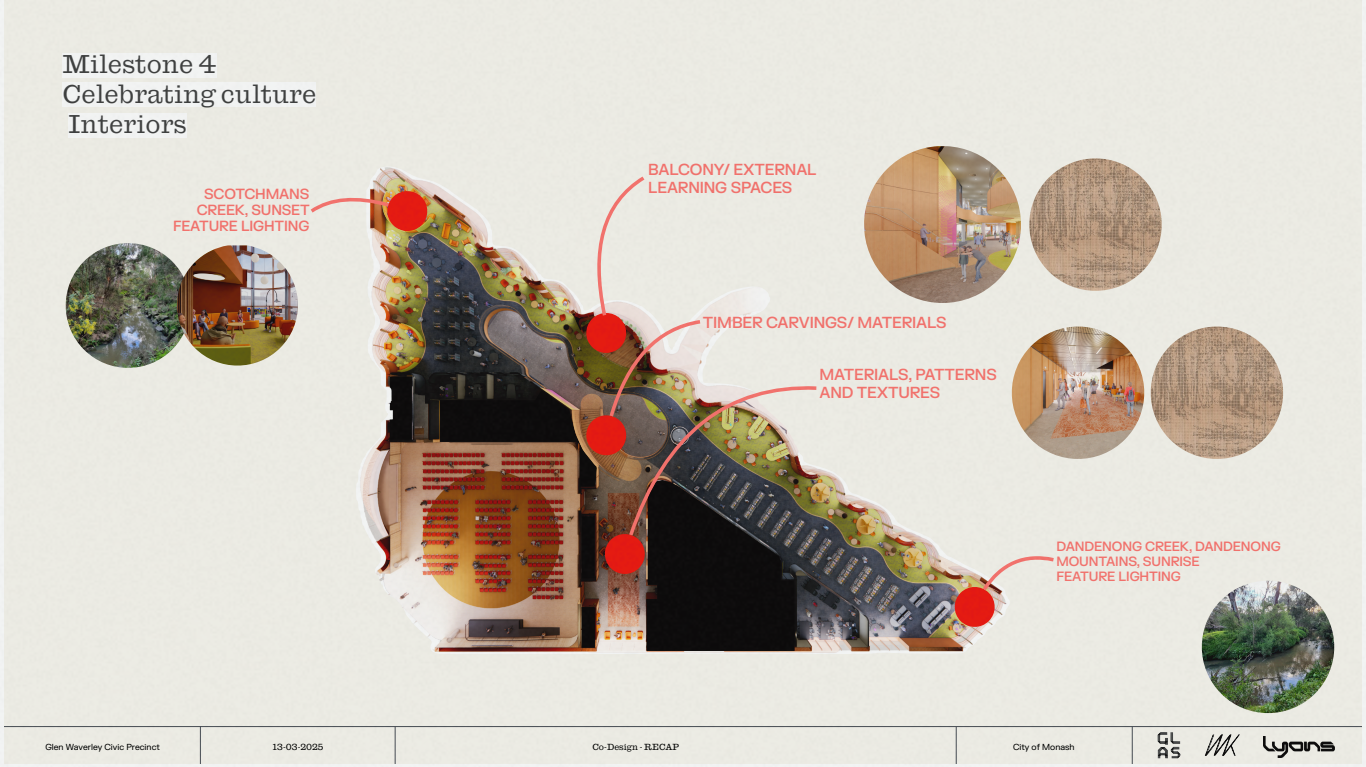
Celebrations of Wurundjeri specific uses of landscapes, of recognising the buildings position and celebrating the themes and co-design narrative within specific locations will help reinforce and serve to re-share the stories and histories in a process of rematriation of knowledge held in Country.



Architecture and the Interiors
Narrative by Design

The opportunities embedded within the first floor similarly border between engraved artworks and simple material specifications, to technical requirements for ceremony and events.

Celebrations of Wurundjeri specific uses of landscapes, of recognising the buildings position and celebrating the themes and co-design narrative within specific locations will help reinforce and serve to re-share the stories and histories in a process of rematriation of knowledge held in Country

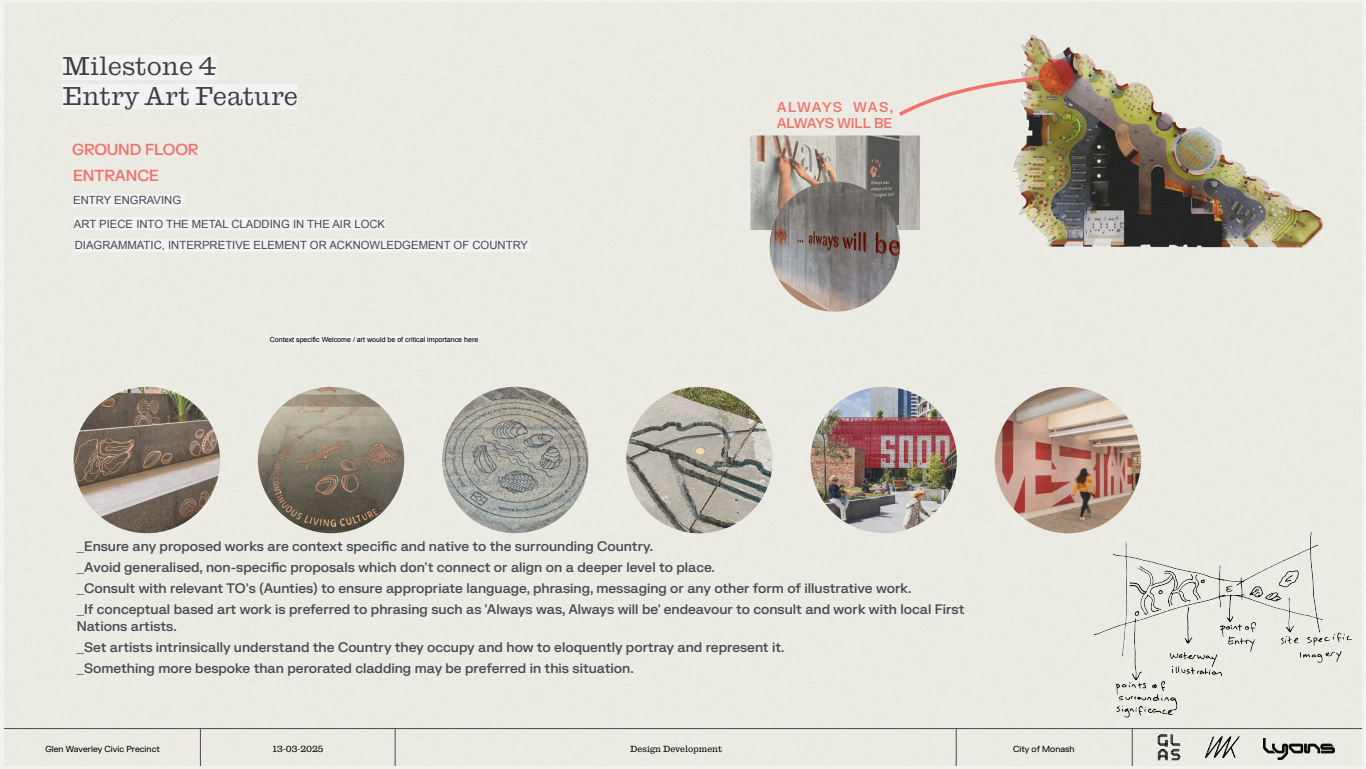


Architecture and the Interiors
Narrative by Design

ENTRY

The Entry signifies an opportunity to set the tone for visitors and share the City of Monash and the design teams intentions for the project.

Workshopping options for this will set the tone for many of the following sessions - but we believe that simply acknowledging a truth, or a location, will act to ground both the project and its visitors



Architecture and the Interiors
Narrative by Design

Scar Tree Relocation

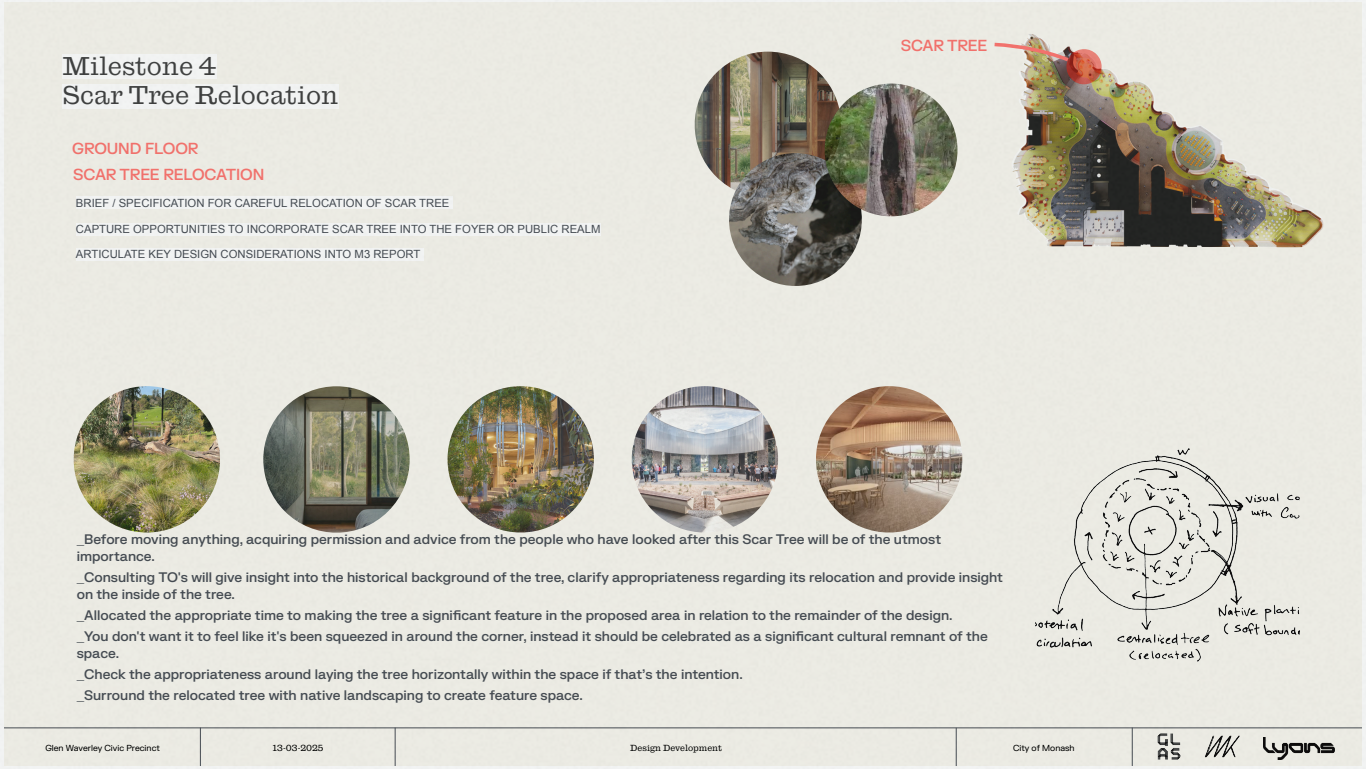
Relocating and protecting the pre-colonial scar tree - the keystone in forming the co-design narrative for the site - is imperative.

-Ensure Wurundjeri Elders are present during the relocation

-Ensure Wurundjeri Elders smoke and welcome the tree back to its birthing place

-Ensure appropriate care is given to the signage, location and setting of the tree

-Share the story of the scar tree through specialist lighting, interpretive signage and story telling



Architecture and the Interiors
Narrative by Design

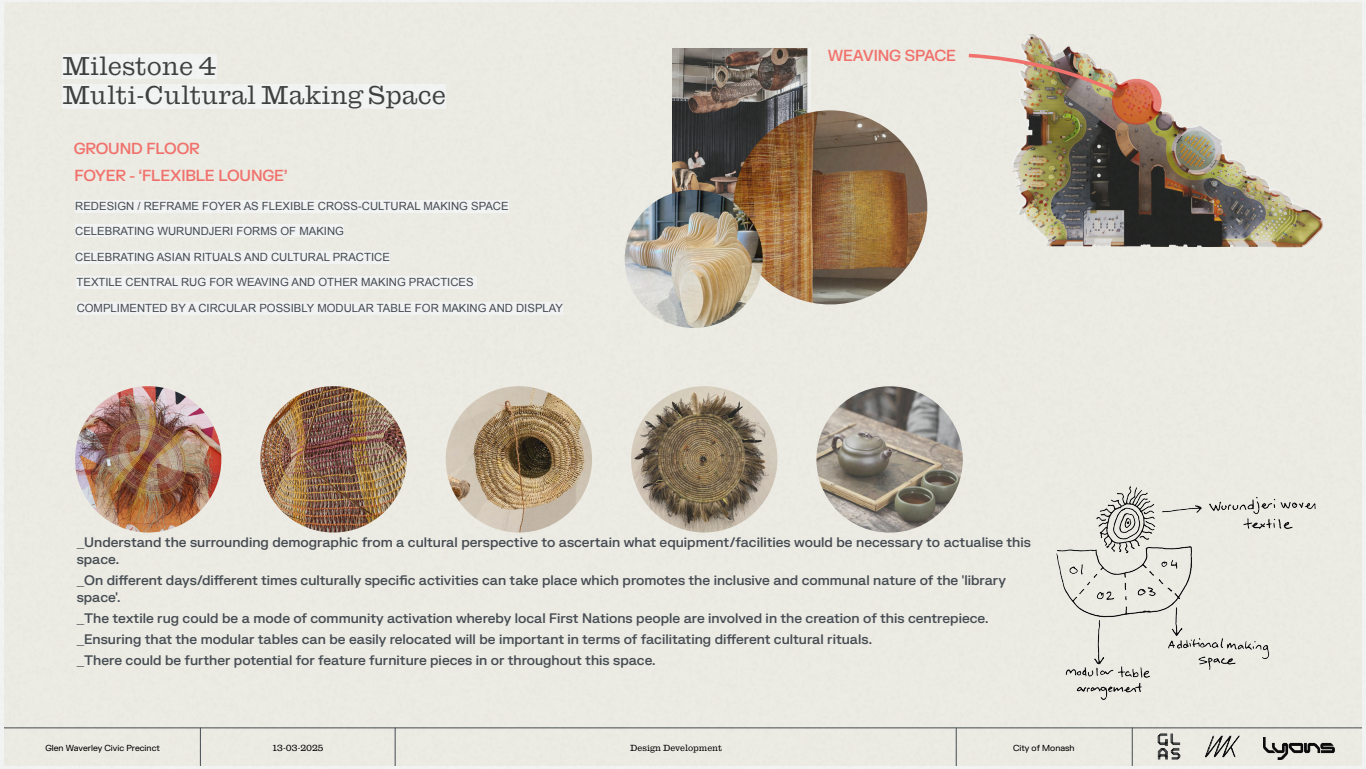
Multi-Cultural Making Space

A space that celebrates all cultures relationship with weaving, fabric making and craft - this space represents an opportunity to demonstrate a coming together in celebration of our unique connections to culture - specifically to the diverse users of the library space and the city of Monash more broadly.

The space may be used for weaving, paper making, tea ceremony, sharing art and objects created within the building.

The space may include unique floor finishes, custom joinery and seating, specialisting lighting and interpretive wayfinding and signage

A commissioned woven mat may be the perfect object to tie all of these aspirations together.

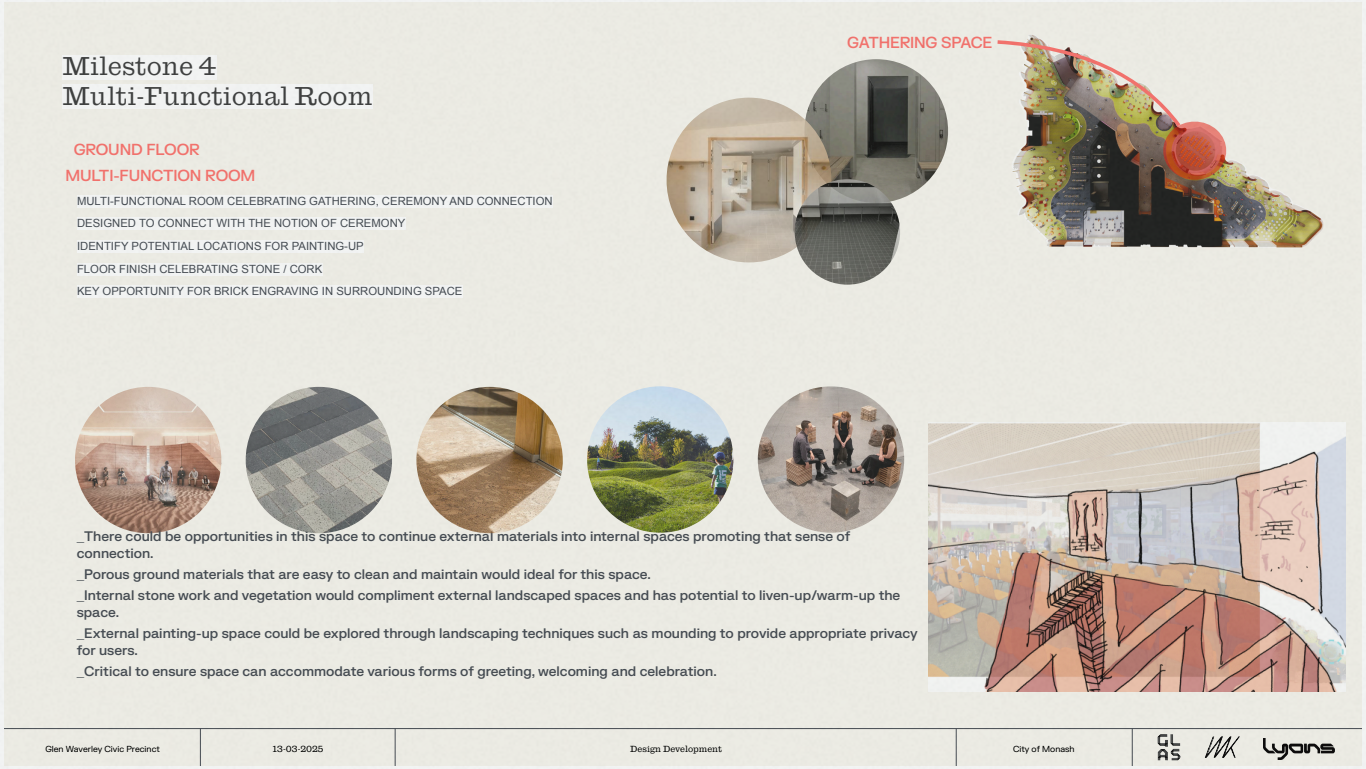


Architecture and the Interiors
Narrative by Design

Multi Function Room

The Multi-Function room is one of the few spaces that we can invite the public realms material response, pattern, engraving and carving into the building - to extend the connection between the architecture and public realm.

Additional considerations and conversations regarding where Cultural painting up can occur, and the requirements for cleaning were also discussed. The project team have identified spaces within the program to include appropriate facilities for painting up and washing down.

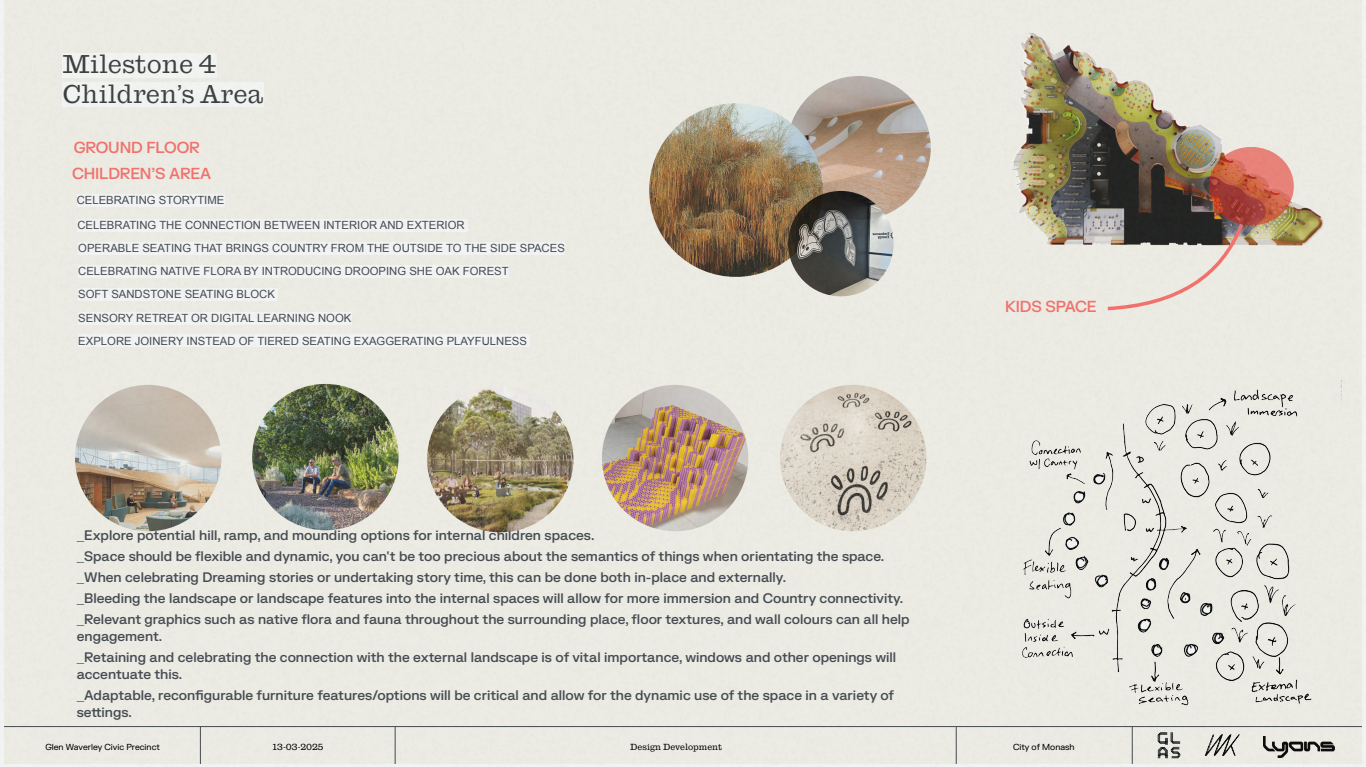


Architecture and the Interiors
Narrative by Design

Childrens Area and Landscape

A clear narrative for the childrens area and connecting landscape was developed early in the project - one that speaks to the Wurundjeri relationship with She-Oak forrests and protection.

Additional opportunities for forming landscapes, teaching about cultural responsibiliies and connection to landscapes and playfulness will be explored to ensure the spaces is adaptable, interactive and educational.



Architecture and the Interiors
Narrative by Design

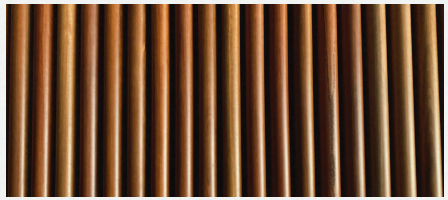
Makers Space

Wurundjeri relationships to making within this context draws on the importance of Iron Bark, saps embers and resins, the process of carving, shaping and engraving.

Iron Bark has been used by Wurundjeri since time immemorial for tool making and resin collecting for natural glues. This expression can be reflected through:

Material selection and specification of Iron Bark battens, cladding and veneer could introduce the multi-textured material and contribute to the sensory experience of the space.

Engraving and carving of materials on the ceilings and walls, and colour selections for finishes and lighting.

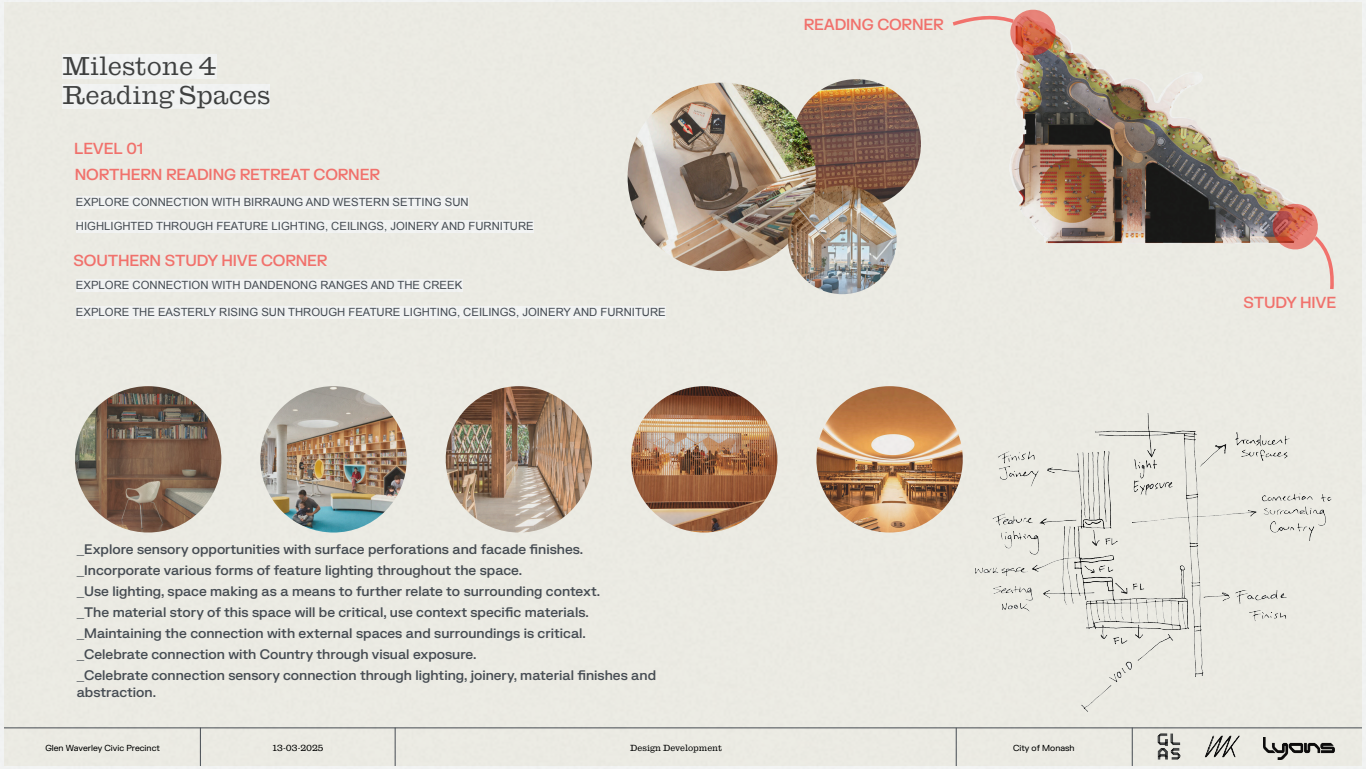




Architecture and the Interiors
Narrative by Design

Reading Spaces

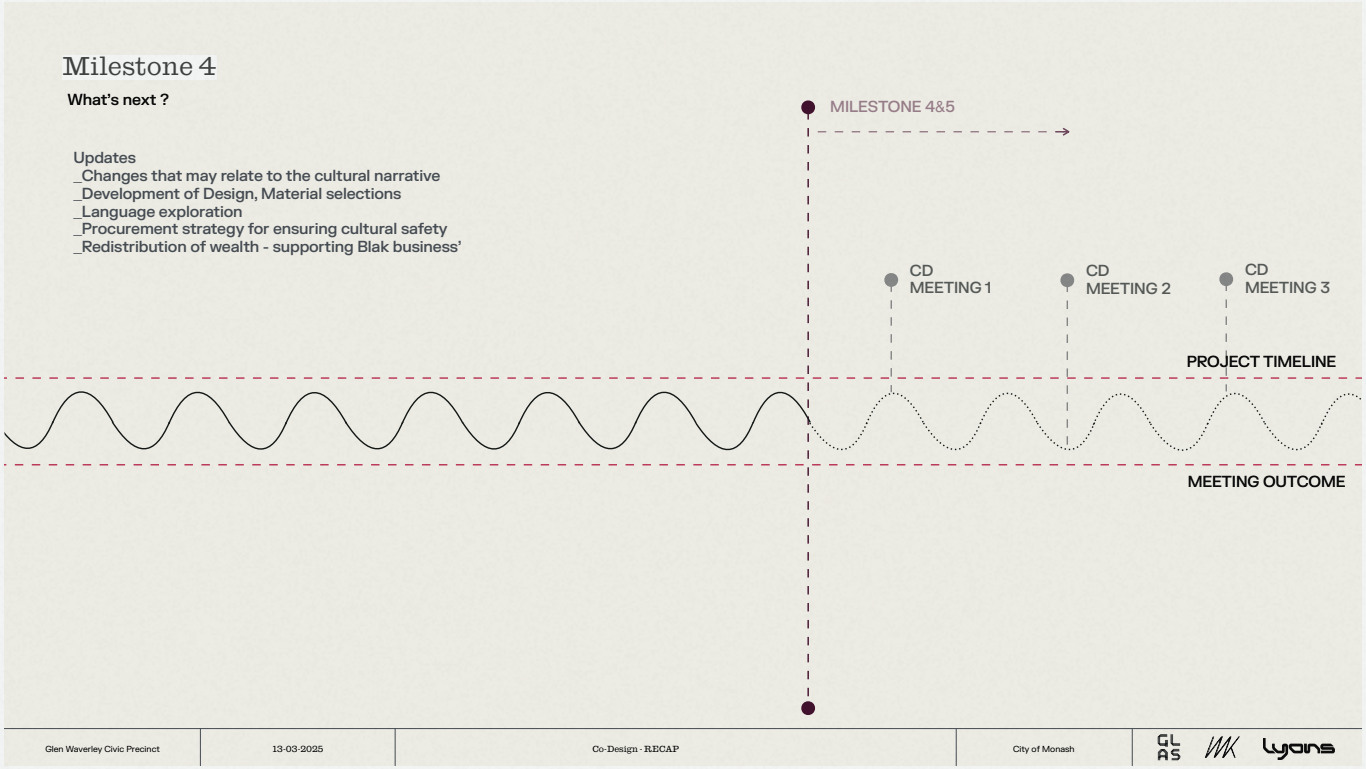
The buildings perimeter and the two corners of the reading/ study zones represent opportunities for celebrating the position and view framing towards two important waterways. This relationship should be embraced and celebrated through finishes, specialist lighting, sensory expressions, material selection and specification and FFE selection.



Architecture and the Interiors
Narrative by Design

Next Steps

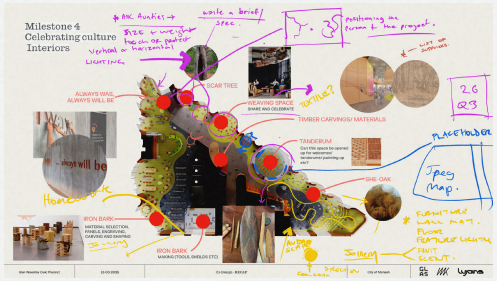
The interiors will continue to be workshopped and presented back to Wurundjeri Aunties - along with project specific materials boards - during the next project phase.

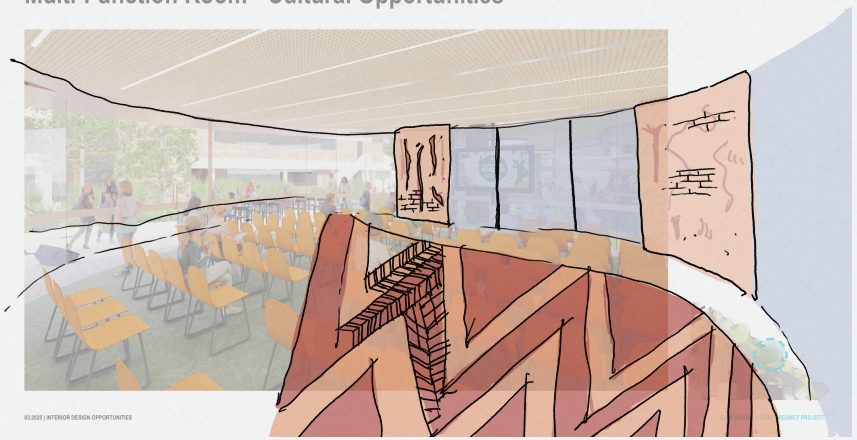


Architecture and the Interiors
Narrative by Design

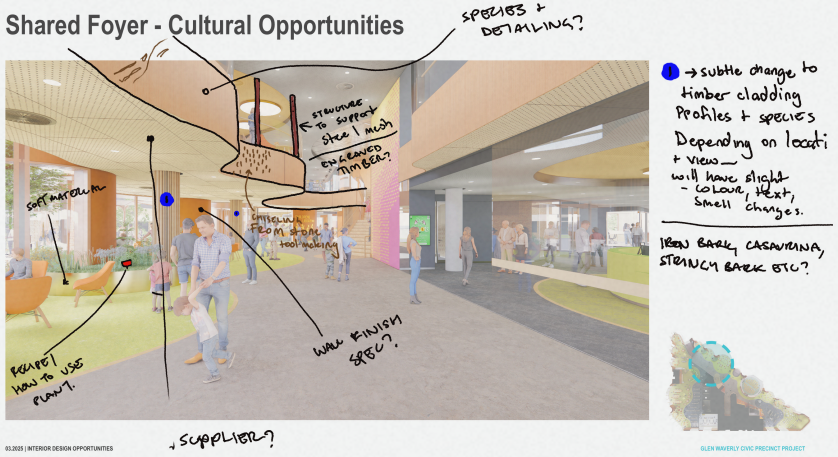
Next Steps

The interiors will continue to be workshopped and presented back to Wurundjeri Aunties - along with project specific materials boards - during the next project phase.









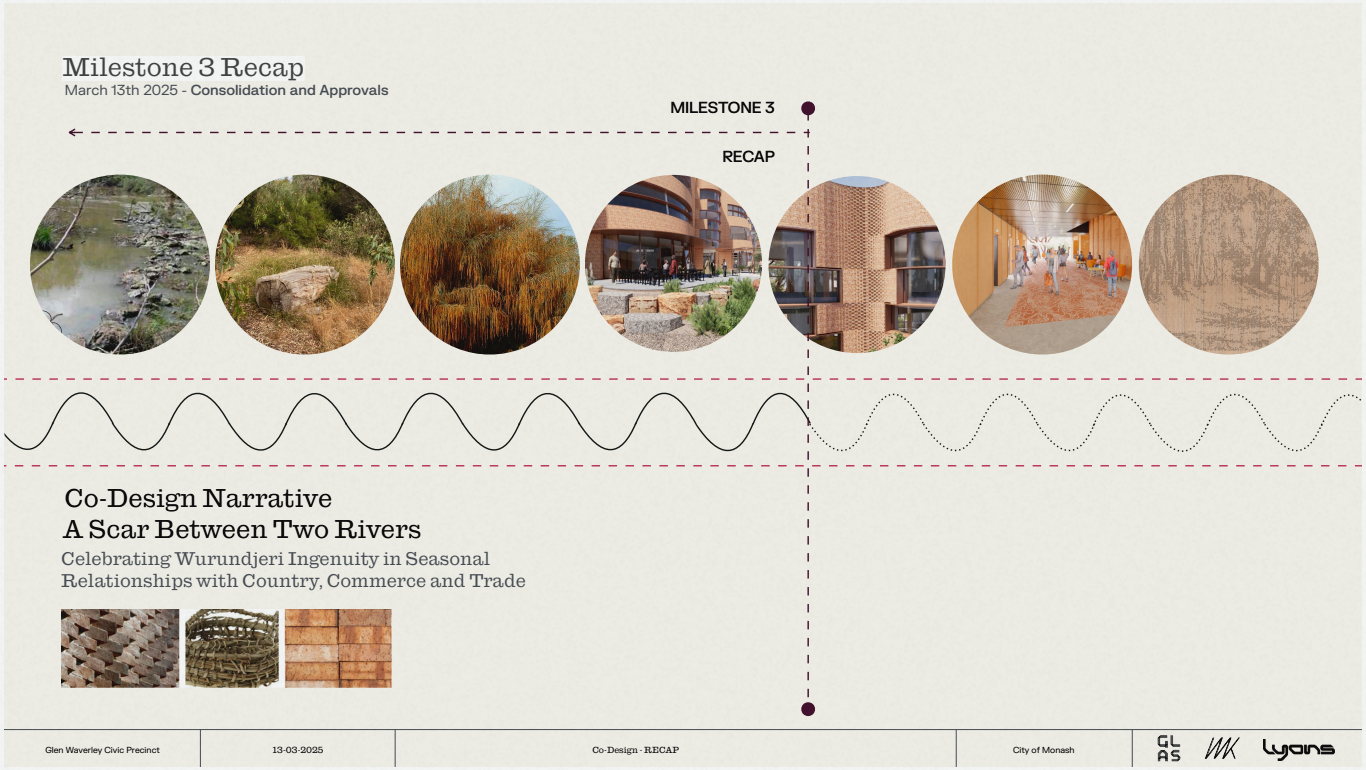
Architecture and the Public Realm - Summary
Narrative by Design

The Co-Design and engagement process has been thoroughly enjoyable to date. We have been able learn more about the pre-colonial history of the project site and, where contextual and appropriate, use this information in supportive way to develop the design and planning response.

This would nto be possible without the open collaboration with the project design team, Lyons and GLAS, as well as the transparency of the client - City of Monash.

Of course, none of this would have been truly possible without the involvement and considerations, knowledge and wisdom of the wonderful Wurundjeri Aunties - whose wisdom and extensive but deliberate homework setting for Winsor Kerr - this would not have been possible.

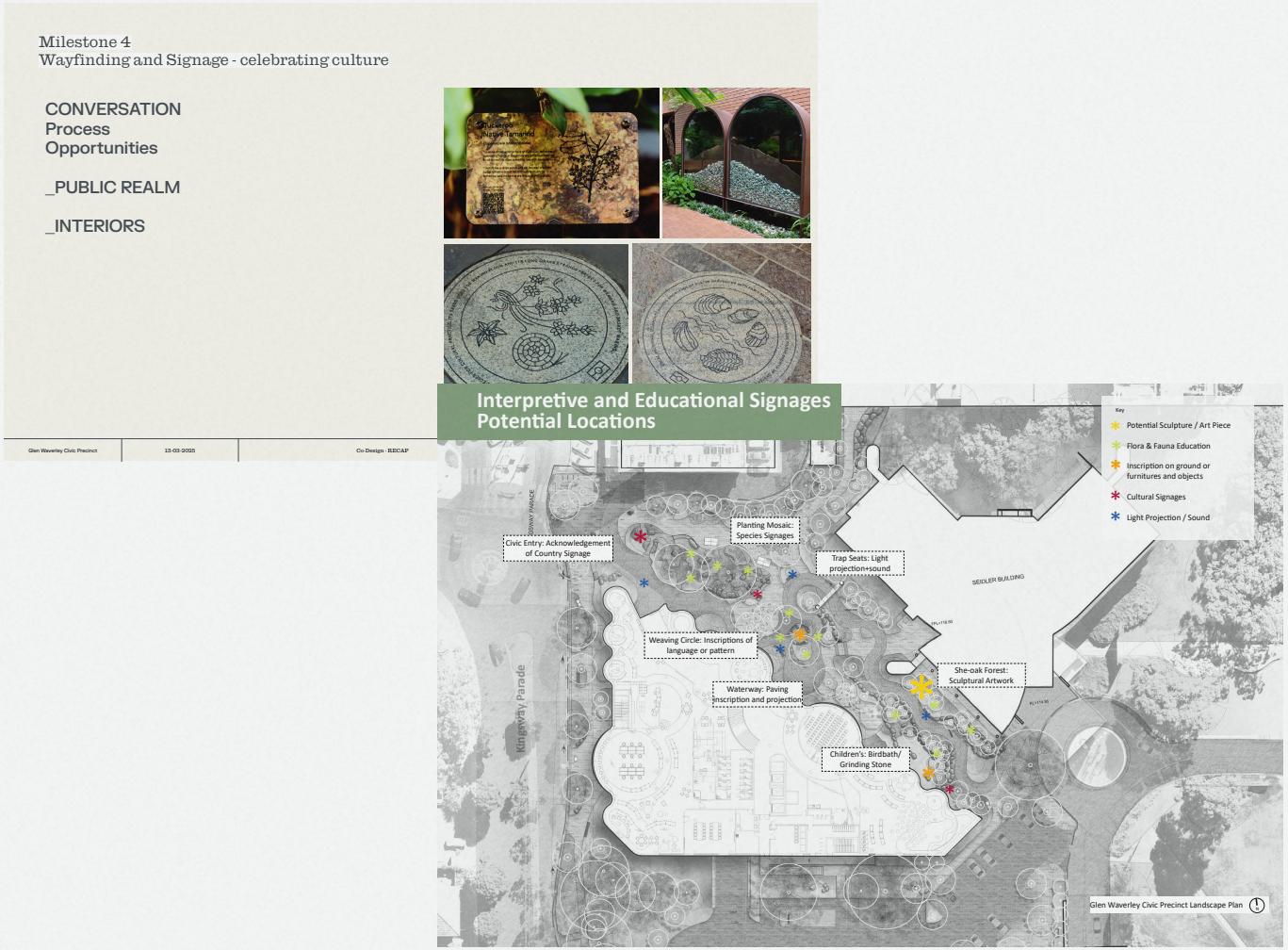
We are thoroughly looking forward to the next project phase to continue this collaboration



Architecture and the Public Realm - Next Steps
Narrative by Design

Next Steps

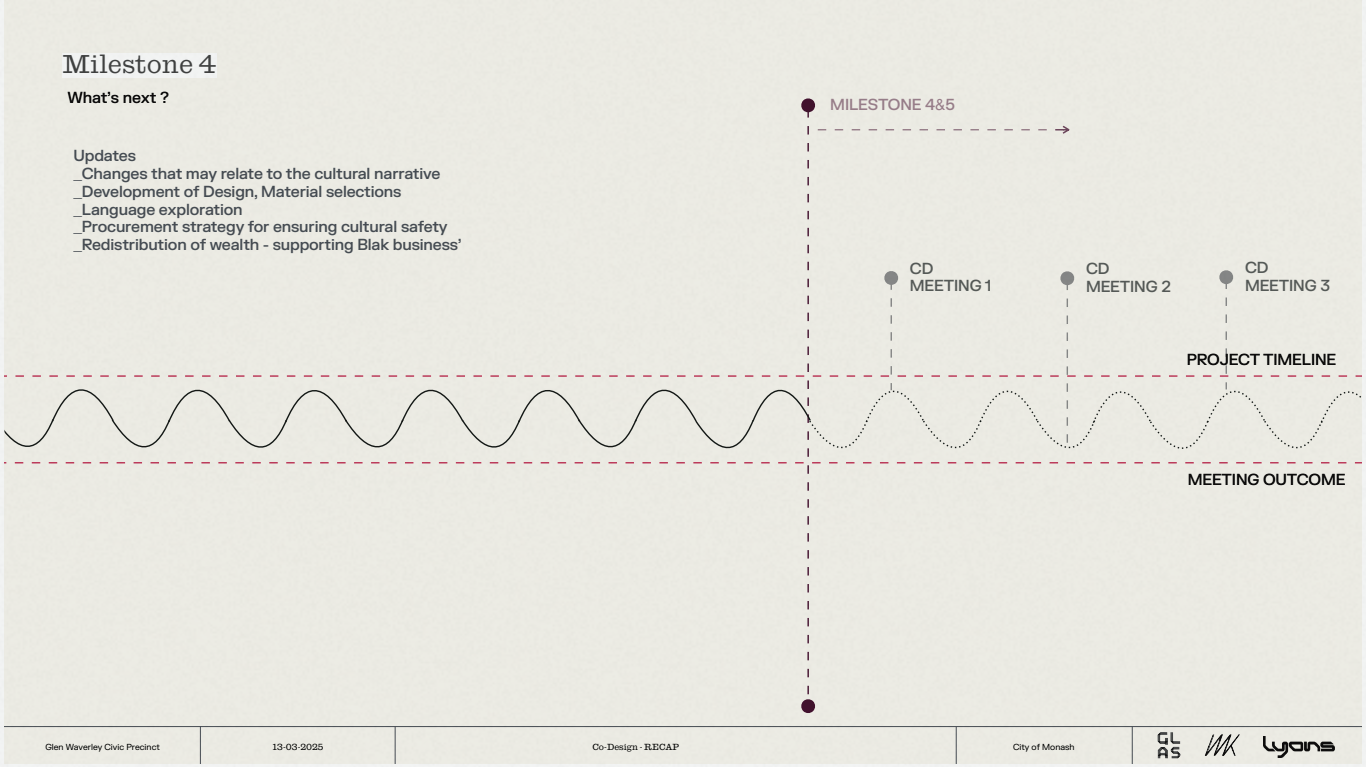
While we have 3 additional engagement and Co-Design sessions through the next milestone, Winsor Kerr recommend that the City of Monash continue to work with design team to explore opportunities for specialist wayfinding, interpretive signage, lighting and other ways of sharing this knowledge with the broader public - so that the conversations and intentions behind the design response aren't lost, or cannot be deliberately misinterpreted.



Architecture and the Public Realm - Next Steps
Narrative by Design

Next Steps

Winsor Kerr will continue to work with the project team and council representatives to maintain the cultural integrity of the architecture and landscape design development, participate in procurement workshops and continually elevate the perspectives of the Wurundjeri Woi Wurrung voices during the proceeding Milestone phases.



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Appendix Item 1
Design Opportunities

Overview

Return Brief Opportunities - Indigenous Design

Winsor Kerr have been engaged to review the existing materials, design and brief for the Glen Waverley Civic Precinct and provide a report on the opportunities for the return brief, within the scope of culturally-sensitive and First Nations inclusionary design. Our focus for this report centres around the question -

How is the current brief representing:

- Country?
- Culture?
- Community?

This approach is applied to various aspects of the future design, broken down into three sections:

Section 1. Programming
Section 2. Materiality
Section 3. Form

Cues that we have investigated that relate to Indigenous design principles include, but are not limited to:

- Reciprocity and Relationality
- Geology and Ecology
- Impact of Colonisation
- Truth-telling
- Living architecture
- Acknowledgement of Old Country and People
- Acknowledgement of New Country
- Respecting seasonality
- Design for non-human animals
- Engagement history with Wurundjeri

Winsor Kerr acknowledge that City of Monash have established a Reconciliation Action Plan and as such, we have identified the commitments within the RAP as key drivers for embedding the enclosed opportunities into the project brief for the new Glen Waverley Civic Precinct.

City of Monash Commitments

City of Monash
Reconciliation Action Plan

Monash's commitment to supporting the reconciliation process and it articulates how we will play our part in advancing reconciliation and contributing to greater unity within the Monash community. It builds on our work to develop strategies that are innovative and aspirational that will help advance reconciliation

- Mayor - Tina Samardzija

Key Excerpts from Monash RAP

The City of Monash Innovate Reconciliation Action Plan (RAP) has been developed in response to the many barriers faced by Aboriginal Victorians in achieving equitable participation in all aspects of our society. Due to dispossession, discrimination, cultural destruction and human rights abuses, the history of colonisation continues to impact Aboriginal and Torres Strait Islander lives today. Acknowledging this shared history through truth telling is a first step towards establishing new relationships with Australia's First People based on respect and trust.

Council has undertaken extensive community consultations with our Traditional Owners, Aboriginal and Torres Strait Islander people and the broader community to inform our shared approach on a range of matters, including supporting our community and staff to gain a fuller account of our shared history and the impact colonisation has had on Aboriginal and Torres Strait Islander peoples.

Council will listen to and work with Aboriginal and Torres Strait Islander people to ensure Council decisions that impact Aboriginal and Torres Strait Islander people's lives are decided upon through shared decision making, fairness, respect and trust.

2025 Winsor Kerr Pty Ltd
ABN 99 094 990 111
Wurundjeri Country
28 Birkenhead Street
Fitzroy North VIC 3068
Australia

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Local governments are in a unique position, and they also have a responsibility to care for the Country and people within their municipality in order to form a real community that is inclusive and respectful for all, but particularly to those who are the First People of this Country.

- Message from Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation

Key Excerpts from Monash RAP

Monash City Council's Vision for reconciliation is to work to embed First Nations voices into Council decision-making with formal representation, and genuine partnerships. Accepting the truth of our shared history forges our relationship in honesty, respect, and trust and provides a future for First Nations peoples' control of their destinies. This future gives Aboriginal and Torres Strait Islander communities self-determination. We actively encourage the Monash community to join with us on this journey towards a more just and inclusive city.

We are a major employer and we will endeavour to create opportunities for Aboriginal and Torres Strait Islander peoples, organisations and businesses for employment, and procurement. We will develop a culturally inclusive and welcoming workplace that values professional development and significant opportunities to strengthen social and cultural outcomes for our Aboriginal and Torres Strait Islander communities.

We acknowledge and celebrate these cultures and histories, and will strive to understand, embrace and embed learning and understanding across Council operations.

Project Opportunities Summary

The City of Monash's commitment to reconciliation, truth telling and self-determination is admirable. The City of Monash has clearly taken a genuine approach to developing relationships with Aboriginal and Torres Strait Islander Peoples and Traditional Custodians.

Through exploring and implementing the opportunities highlighted by Winsor Kerr and the project design team, the City of Monash can work towards demonstrating many of the goals from its Reconciliation Action Plan through the Glen Waverley Civic Precinct building's programming, form and materiality.

GWCP Indigenous Design Opportunities

Schematic Design (Detailed Design) Project Program

- Allow time within the SD Project Program to investigate cultural history and influences of the site and context, including-
    - Site analysis
    - Pre-colonial history of site, its occupation and geology and geography
    - Pre- and post-colonial context of site, current engagement and inclusion of First Nations communities in the area

- Allow time and resources to engage with Traditional Custodians and Monash Council to establish goals and expectations for the project and how to ensure reciprocity and wealth redistribution through the life of the project. This could be achieved through the following-
    - Site walk/s with relevant stakeholders
    - Workshops with Traditional Custodians to establish feedback loops
    - Workshops and design meetings with all relevant stakeholders to maintain feedback loops

Section 1 - Building Programming

Site response

- Investigate and understand how the site and surrounds were used and circulated before it was known colonially as Glen Waverley

- Wurundjeri can lead site response decisions in a way that provides reciprocal benefits to Community, including but not limited to-
    - Building siting (within site boundaries)
    - Relationship to site conditions (orientation, indoor/outdoor connections, prevailing breezes etc)
    - Connections to/ from the site and building, to areas and/or sites of cultural importance
    - Circulation through the site
    - Connection to broader Melbourne context - eg how the site relates to Dandenong Ranges, Port Philip Bay etc

- Exploring how local seasonality can inform project siting and relationships with landscapes

- Reverse site analysis - how does the site response impact or inform the surrounding context, at both macro and micro scales?

GWCP Indigenous Design Opportunities

Schedule of Accomodation

- Provide space within the library for acknowledging and empowering active Indigenous ways of learning, story telling and sharing.

- Provide dedicated library space for First Nations publications

- Provide space within the Hall/ Theatre for acknowledging and empowering active Indigenous ways of truth telling, such as-
  - Indoor/outdoor connection for Welcomes and Indigenous performance
  - Flexible space to allow for dressing up the Hall for cultural representation (including relevant storage space if required
  - Space for painting up before shows and performances

- Provide space within the office area for acknowledging and empowering active Indigenous ways of truth telling and self determination, including-
  - Elders' office
  - Governance office for relevant workers when Victoria becomes a Treaty state
  - Space for Painting up before Ceremony

- Adherence to and building upon Monash Council's RAP by enhancing the current functional brief, through the addition of focussed inclusive and culturally-safe spaces in the building and site.

Activities - should be seen as an opportunity to share and promote culture

Extract Below - List of Activities taken from City of Monash's Brief for the Library. More opportunities exist throughout the entire Accomodation Schedule and Programming.

- Story times, baby times, programs catering for 100, attendees with pram parking requirements, - Dedicated story time for sharing stories of the Dreaming
- Robotics and other children's STEM programming smaller groups in a collaborative environment - Outreach Opportunity to invite Indigenous Kids in a safe space. Opportunity to celebrate Indigenous Knowledges and Making
- Author talks - Promote First Nations authors
- Maker space sewing machines, 3D printing, Collaborative space with storage solutions - Weaving spaces - Could have a space for growing weaving plants, a space for drying and a space for dying and weaving - It could be integrated with landscape internally and externally and is a great opportunity to partner with Wurundjeri Women/ First Nations Peoples to share culture. Becomes a living architecture, could be integrated into the interior design.
- Conversation circles, book clubs - Yarning Circles
- Reading and Studying both individual and collaborative Associated with Mnemonic Memory and Seasonality - Learning Landscapes
- Training programs in a classroom setting Cultural Awareness Programmes
- Meeting rooms for community and corporate activities Have Country represented through materiality
- Self service of borrowing and returning library items
- Information and reference service by librarians
- Library collections management functions including movement of collections during opening hours
- Public PC use and WiFi use with mobile devices
- Printing photocopying Scanning
- Walk in and drive up click and collect services
- After hour returns
- Youth hang out space with gaming
- Sound recording and podcasting facility
- Digital wayfinding - Interpretive Signage and Wayfinding

GWCP Indigenous Design Opportunities

Section 2 - Materiality

Landscaping

- Gardens and landscaping can be inherently Indigenous through engagement with Wurundjeri to learn and understand the impact of endemic flora and fauna and landscapes

- Endemic species identification can help tell stories of making and living on Country through the built form and materiality of the project

- Embedding Wurundjeri ways of using, caring for and understanding Landscapes can naturally inform fabric treatments, patterns, uses for the grounds and how the landscape and external materials relate to the building itself, all while helping to heal and regenerate Country and environments.

- Landscape design can and should accommodate for non-human animals as well as the human users as identified in the brief, to improve biodiversity outcomes on the site

- Sourcing of selected plant species should come from suppliers that directly support First Nations Peoples (and specify as such to avoid substitutions)

- Medicine, Productive Planting and plants that have cultural uses ie Mat Rush for Weaving - Could be integral to internal activities and knowledge sharing

Materials

- Architecture can repair Country by reintroducing naturally-occurring resources on Wurundjeri Country, for example-
    - Timber
    - Stone
    - Earth
    - Grasses

- Wurundjeri Peoples can see their Culture and Country reflected in built form, through integration of stories and culture into the material selections and utilisation.

- Materials can be sourced, manufactured or crafted by First Nations businesses or individuals, where possible, to support and encourage wealth redistribution

- Material specifications should be clear where culturally-specific materials are utilised to avoid substitutions

- Supplier/ manufacturer specifications should be clear where First Nations businesses/ individuals are utilised to avoid substitutions

GWCP Indigenous Design Opportunities

Section 3 - Form

Facade treatment/ Building form

- Research into the geology, ecology, and pre-colonial history of the site and area can help establish an informed framework for engagement with Wurundjeri.

- Through deep listening to Wurundjeri Elders, understanding the cultural values and stories of Wurundjeri can help inform ways of form-making that respond to site, context and history in a meaningful and culturally-responsible manner.

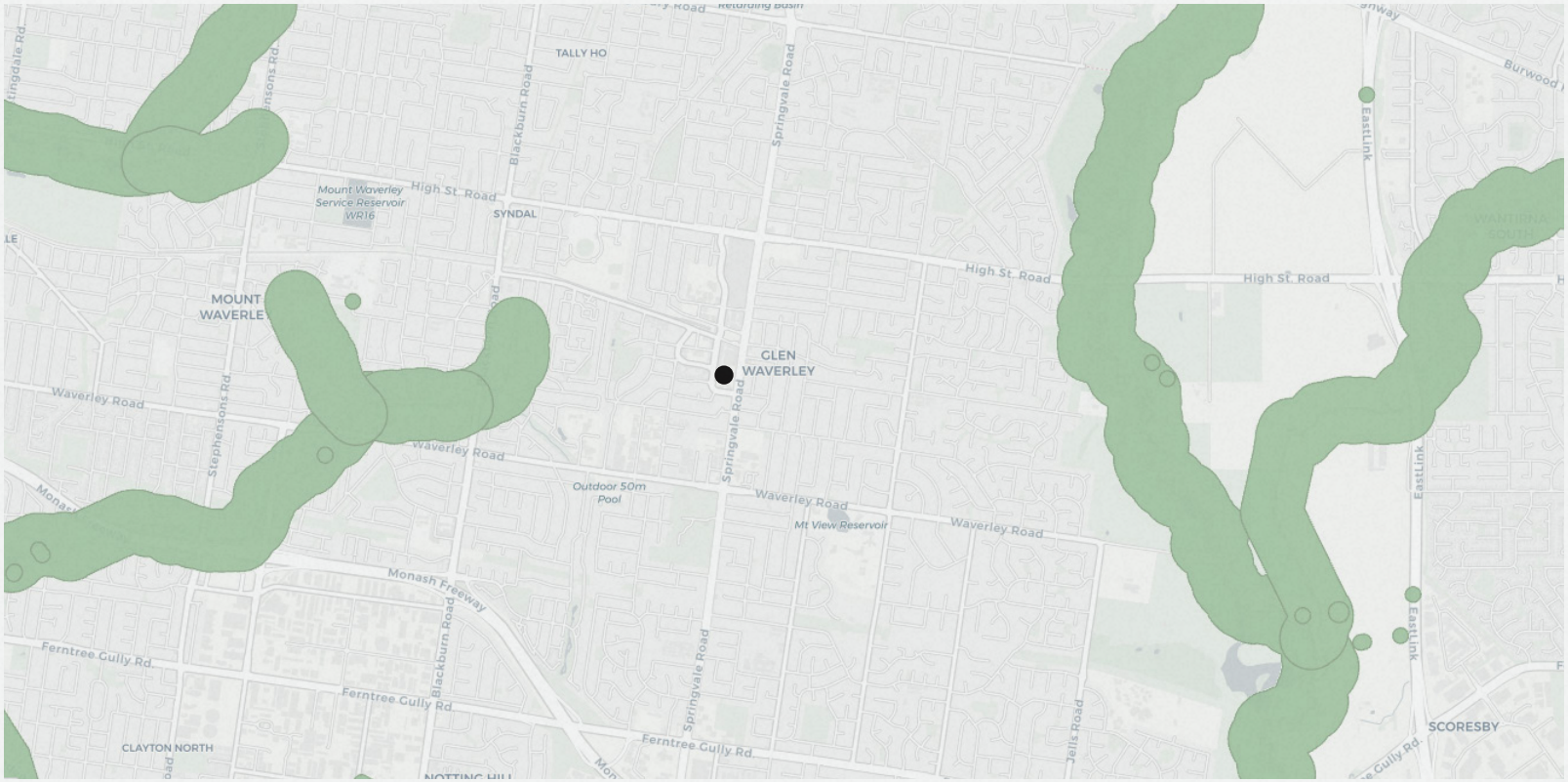
- Similarly, understanding Wurundjeri material history and culture can help inform the building's facade, how it interacts with internal and external spaces, the site, the wider community and can provide links to the truth-telling methods embedded throughout the project.

- Taking a design approach to the form, materiality and programming that is deliberately not human-centric allows design decisions to be made that benefit non-human animals as well. Incorporating this through the facade and form from the outset is imperative.

AP:02

Appendix Item 2
Site Analysis

ABORIGINAL CULTURAL HERITAGE



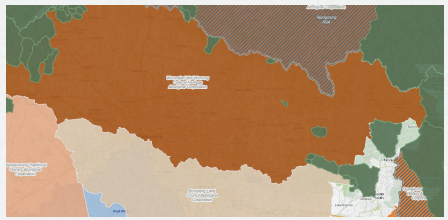
Area of Cultural Heritage

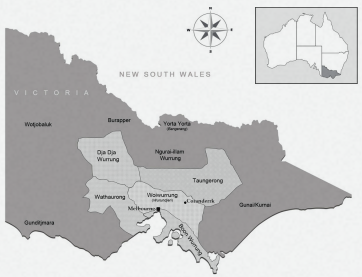
While the project sits outside of registered cultural heritage zones, we still believe it's important and best practice to undertake a CHMP - particularly as this sits between two important waterways.
There was also a comment by council that this site previously had a scar tree that has now been re-located.
Understanding as much as possible about this history is important

ABORIGINAL CULTURAL HERITAGE

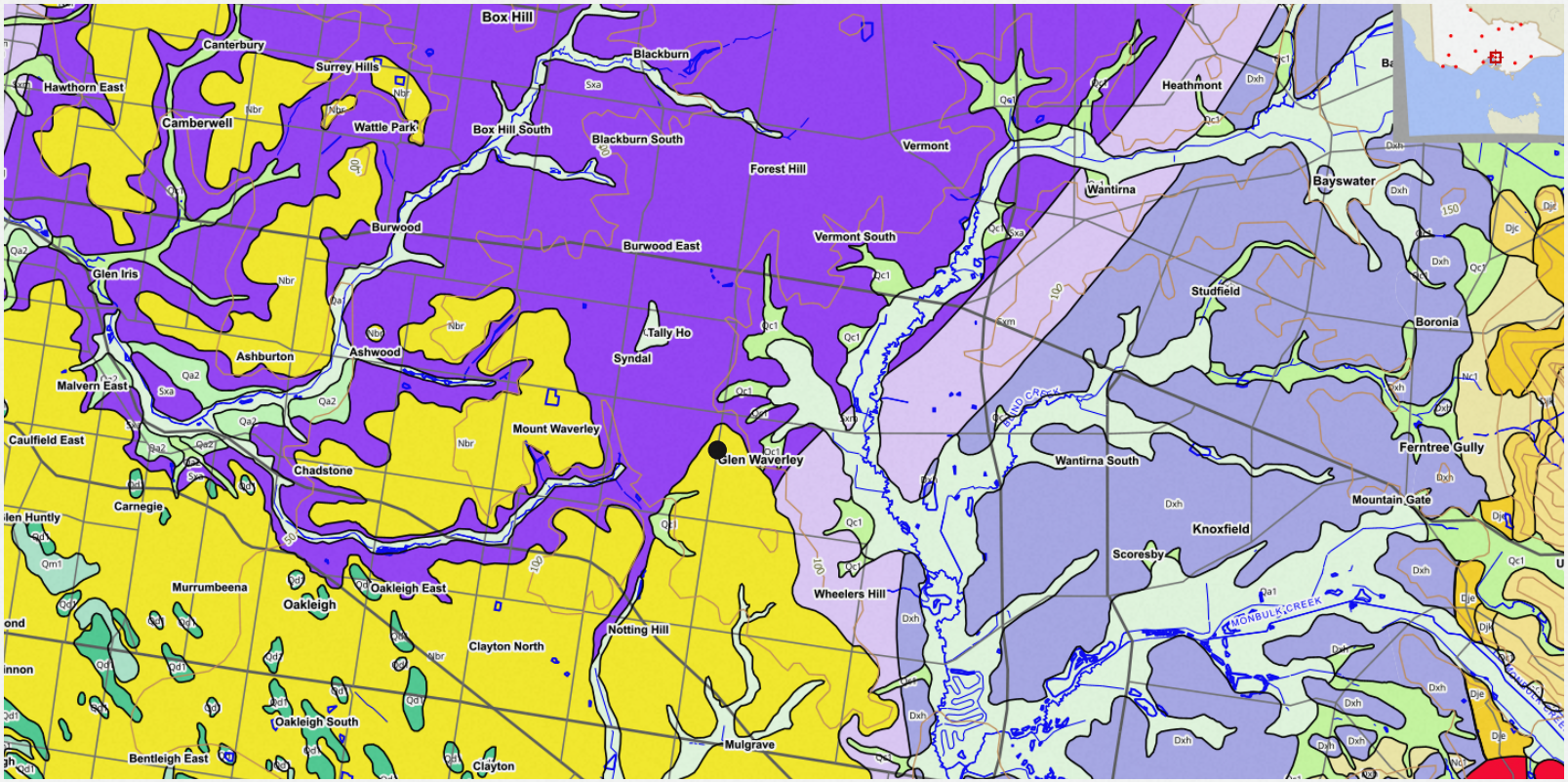


The project sits on the lands of the Wurundjeri Woi Wurrung peoples
the broader City of Monash also includes Bunurong/ Boon Burrun lands and waters.
As a place of shared culture, the project will require engagement with both traditional custodian groups.





GEOLOGY



The project sits amongst the geological formations of the Red Bluff Sandstone, and the Melbourne Formation Siltstone.

The thin bedded Sandstone- has less structural intergity and less usable for a building material.



Red Bluff Sandstone



Thin bedded Siltstone

Anderson Creek Formation (Sxa)

Sandstone: thick to thin bedded; siltstone, minor conglomerate

Lithostratigraphic

Llandovery to Wenlock (water [process] - marine)

Red Bluff Sandstone (Nbr)

Sandstone conglomerate: pale yellow ad brown, fine to coarse-grained, massive to well bedded; cross-bedded, local ironstone

Lithostratigraphic

Miocene to Pliocene (channelled stream flow fluvial [environment])

Melbourne Formation(Sxm)

Siltstone and sandstone: mainly thin-bedded; most beds show undisturbed Bouma sequences.

Lithostratigraphic

Silurian to Silurian (turbidity current - submarine fan)

colluvium (Qc1)

Diamictite, gravel, sand, silt, clay, rubble: sorting variable usually poor; generally poorly rounded; clasts locally sources; includes channel deposists with better rounding and sorting

informal formation

Pliocene to holocene (sheet flow - colluvial)

alluvium (Qa1)

Gravel, sand silt; variably sorted and rounded; gernerally unconsolidated; includes deposits of low terraces; alluvial floodpain deposits

informal formation

Pleistocene to Holocene (channelled stream flow fluvial {environment])

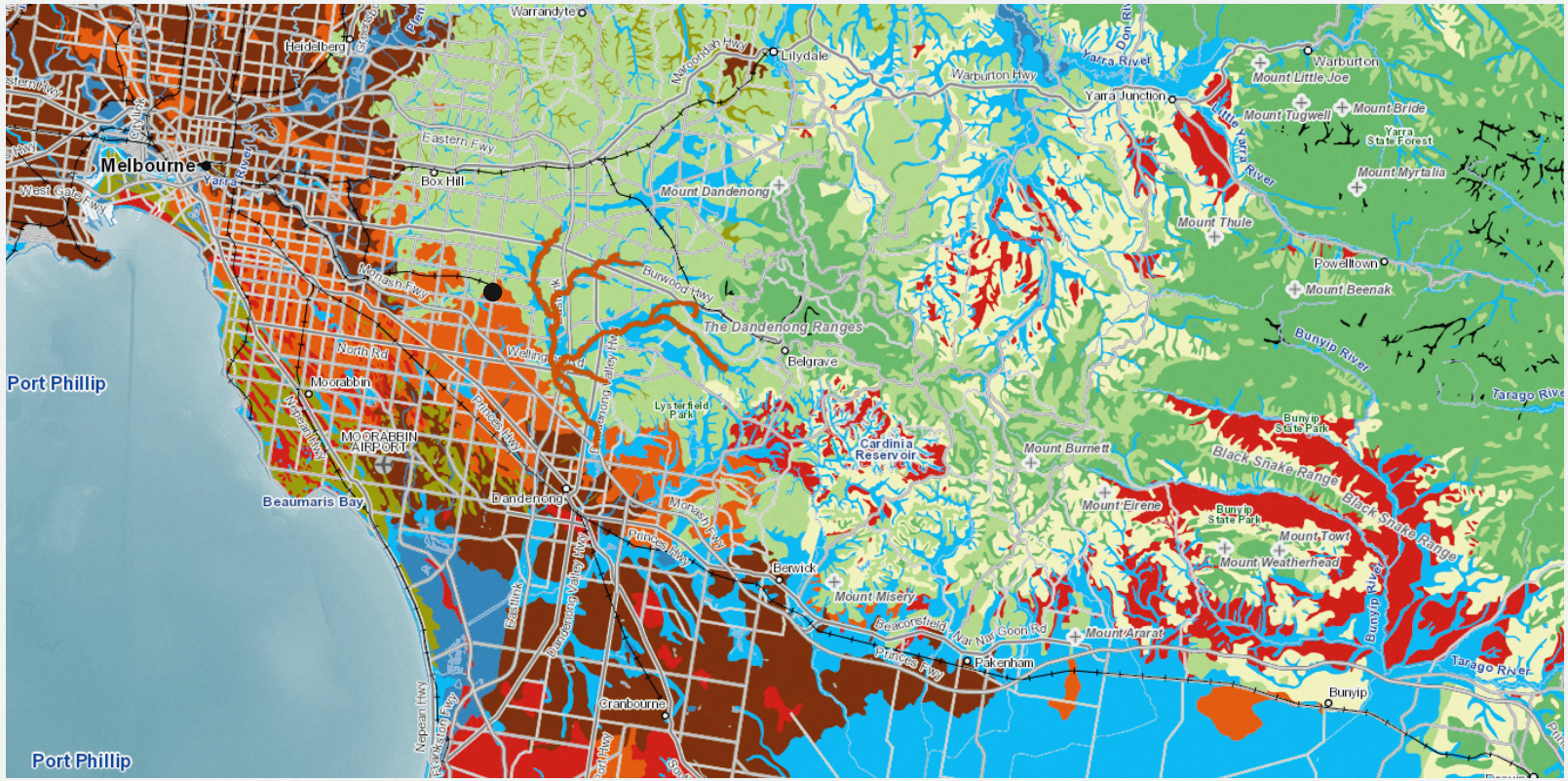
Humevale Siltstone (Dxh)

Siltstone: brown, laminated; minor very fine- to fine-grained sandstone laminae and thin beds towards the top of the formation; distal shelf and hemipelagic deposits.

Lithostratigraphic

Llandovery to Early Devonian (water [process] - deep sea)

ECOLOGY OF PLACE



The project sits between the Dandenong Ranges to the East and Port Phillip Bay to the West. A rich biodiverse landscape connecting mountains to the bay.

EVC Number: 30/ 29
Bioregion: Highlands - Southern Fall
Group: Wet or Damp Forests
Subgroup: Wet/ Damp

Proximity to Site: East- Dandenong Ranges

EVC Number: 127
Bioregion: Gippsland Plain
Group: Dry Forests
Subgroup: Sheltered and/or higher altitude

Proximity to Site: Immediate-

EVC Number: 175
Bioregion: Gippsland Plain
Group: Lower Slopes or Hills Woodlands
Subgroup: Grassy

Proximity to Site: Immediate-

EVC Number: 125
Bioregion: Gippsland Plain
Group: Wetlands
Subgroup: Freshwater

Proximity to Site: South- Chelsea

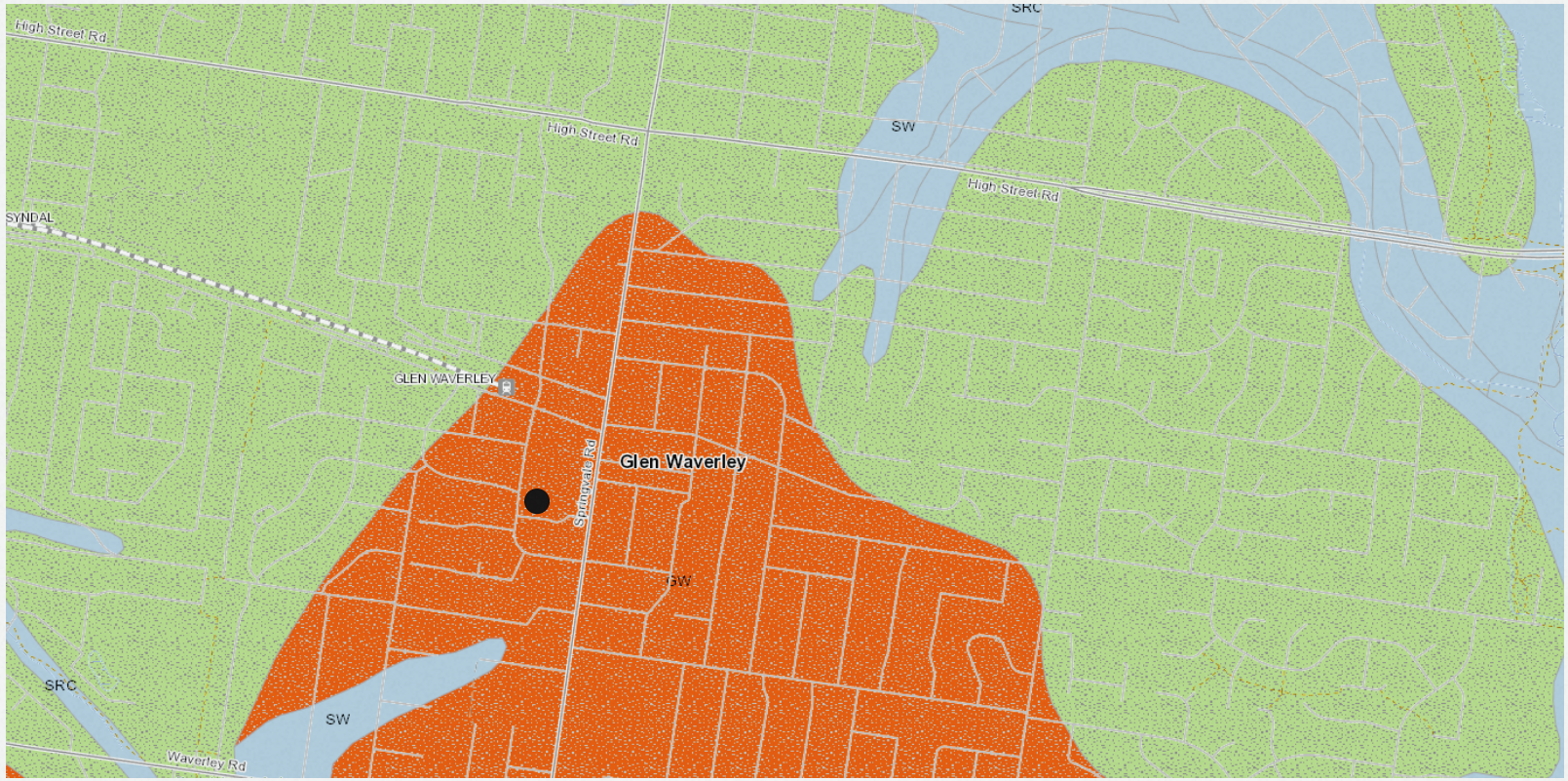
EVC Number: 937/126
Bioregion: Gippsland Plain
Group: Riparian Scrubs or Swampy Scrubs and Woodlands
Subgroup:
Geographic Occurence: C

Proximity to Site: East- Dandenong Ranges

EVC Number: 53
Bioregion: Gippsland Plain
Group: Riparian Scrubs or Swampy Scrubs and Woodlands
Subgroup:

Proximity to Site: South East- Koo Wee Rup

EVCs



EVC Number: 127
Bioregion: Gippsland Plain
Group: Dry Forests
Subgroup: Sheltered and/or higher altitude

EVC Number: 175
Bioregion: Gippsland Plain
Group: Lower Slopes or Hills Woodlands
Subgroup: Grassy

EVC Number: 937/126
Bioregion: Gippsland Plain
Group: Riparian Scrubs or Swampy Scrubs and Woodlands
Subgroup:
Geographic Occurence: C

EVC 175: Grassy Woodland



A variable open eucalypt woodland to 15 m tall or occasionally Sheoak woodland to 10 m tall over a diverse ground layer of grasses and herbs. The shrub component is usually sparse. It occurs on sites with moderate fertility on gentle slopes or undulating hills on a range of geologies.

LARGE TREES/ TREE CANOPY COVER



Eucalyptus radiata s.l.



Allocasuarina verticillata

Understorey:

Life form	#Spp	%Cover	LF code
Immature Canopy Tree		5%	IT
Understorey Tree or Large Shrub	2	10%	T
Medium Shrub	6	15%	MS
Small Shrub	2	5%	SS
Prostrate Shrub	2	1%	PS
Large Herb	2	5%	LH
Medium Herb	8	10%	MH
Small or Prostrate Herb	3	5%	SH
Large Tufted Graminoid	2	10%	LTG
Large Non-tufted Graminoid	1	10%	LNG
Medium to Small Tufted Graminoid	6	20%	MTG
Medium to Tiny Non-tufted Graminoid	2	10%	MNG
Ground Fern	1	5%	GF
Scrambler or Climber	2	5%	SC
Bryophytes/Lichens	na	10%	BL

UNDER STOREY
Wurundjeri Plant Use

T



Black Sheok

Wayetuck / Woi Wurrung / Wood used to make boomerangs.

LTG



Grass -Tree

Boggup / Woi Wurrung/ Nectar from flowers. Roots eaten as well as soft young leaves. Waterproof resin used to fasten axe heads and stone flakes..

MTG



Grey Tussock-grass

Bobat / Woi Wurrung / String for nets, bags, baskets and mats

LTG



Spiney Headed Mat-rush

Karawun / Woi Wurrung / Leaves woven into bags, baskets and mats

Other Traditional Custodian plant use

PS



Honey Pots

Nectar sucked from flowers.

MTG



Kangaroo Grass

String from leaves and stem to make bags and fishing nets. Seeds ground into flour.

GF



Austral Bracken

Starchy roots gathered and roasted in hot ashes before being beaten into a paste with water and baked. Roots must be treated in this way.



Hedge Wattle

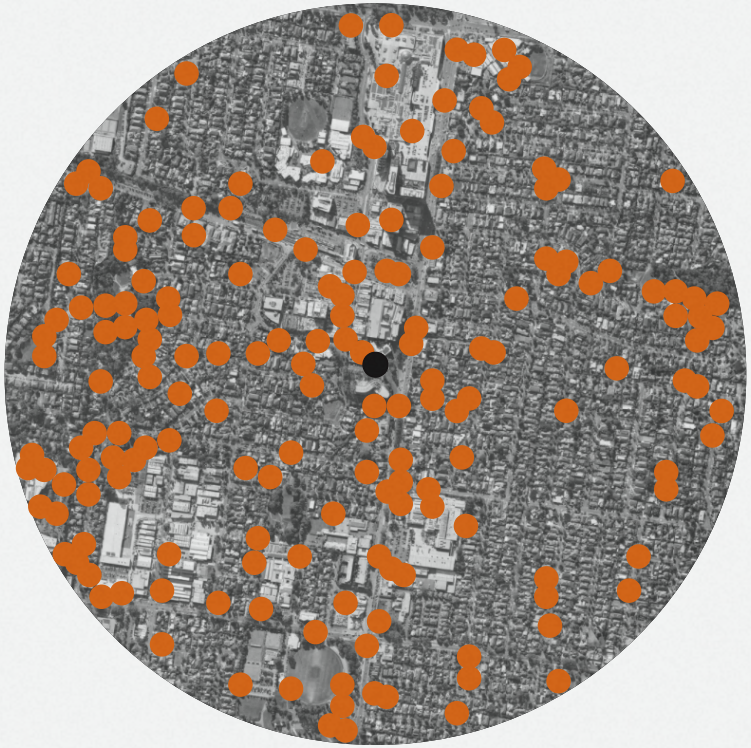
WATERWAYS



The project sits between Scotchmans Creek and Dandenog Creek.
Scotchmans creek to theWest flows towards Gardiners Creek, connecting in East Malvern. Gardiners Creek then flows into the Yarra River (Birrarung) near Heyington. the Yarra ultimately connecting into Port Phillip Bay

Dandenong Creek to the East of the site flows down from the Dandenong Ranges in the North East. the creek flows south until it connects to Patterson Lakes in the South and ultimately connects into Port Philip Bay via Patterson River in Currum.

NATIVE ANIMALS

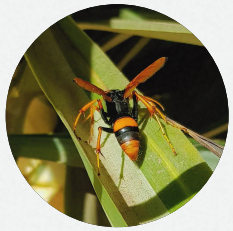


It is important to ensure habitats of native animal life is preserved when developing the project site.
Preserving the ecosystem by ensuring all scales of habitants are protected and celebrated.
- colonisers and pollinators
- smaller animals
- larger prey animals
- animals that play a role in distributing (Such as the grey headed flying fox)

INSECTS



Green Blotched moth



Orange Spide Wasp



Dark Purple Azure

MAMMALS



Grey-headed flying fox



Common Ringtail Possum



Gould's Long-Eared Bat

BIRDS



Noisy Miner



Australian Magpie



Musk Lorikeet

SITE DEVELOPEMENT



Proclaimed Roads Map 1876- 1890



Aerial Image 1951



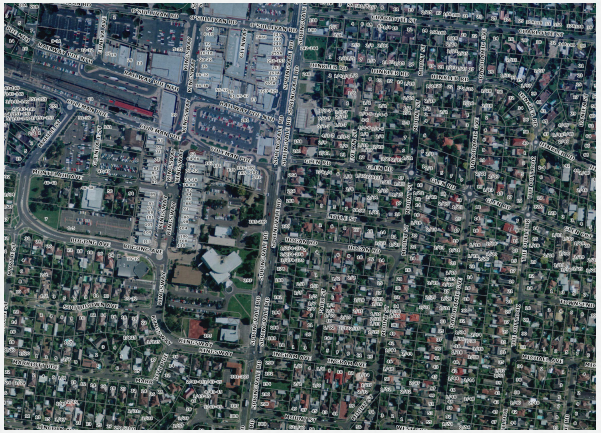
Aerial Image 1963



Aerial Image 1968

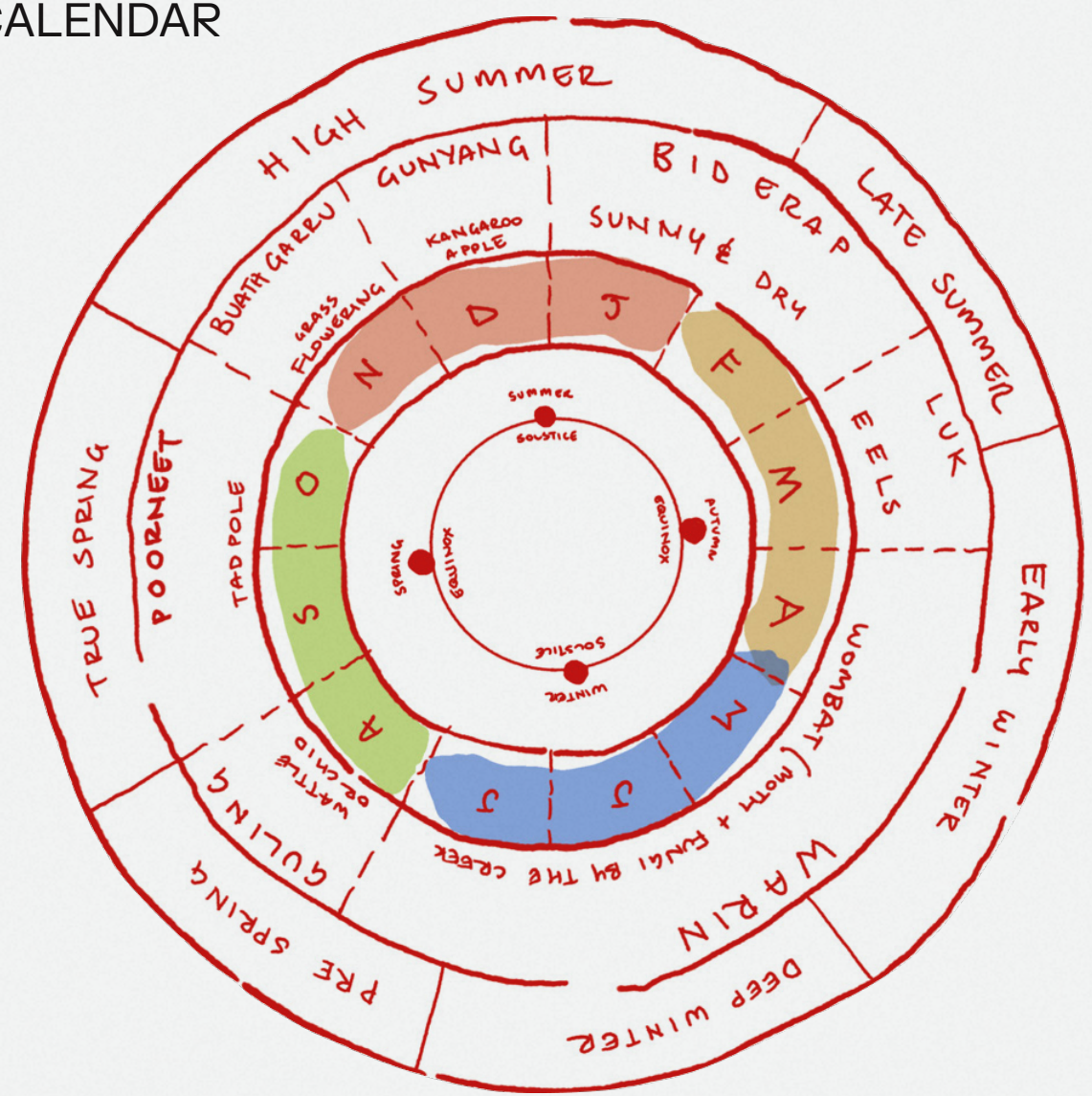


Aerial Image 1972



Aerial Image 1982

WURUNDJERI CALENDAR



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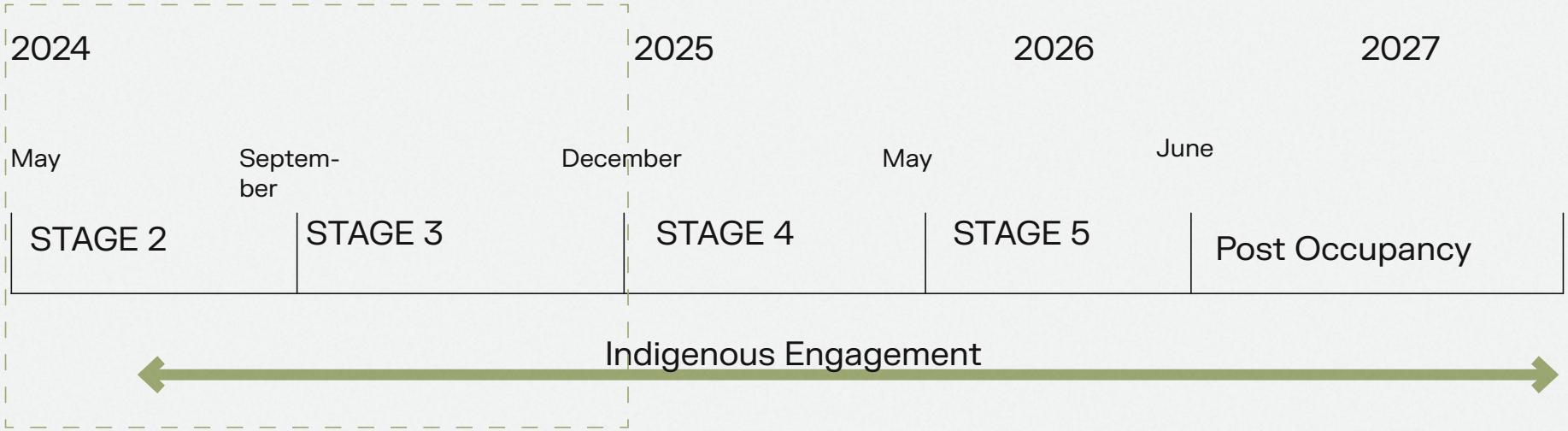
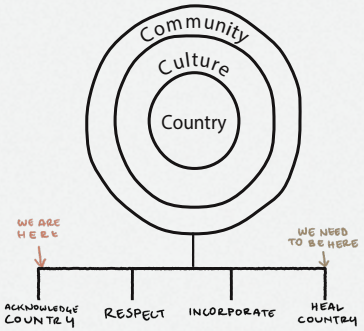
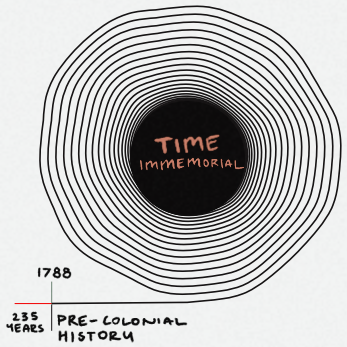
Appendix Item 3 Indigenous Engagement Strategy

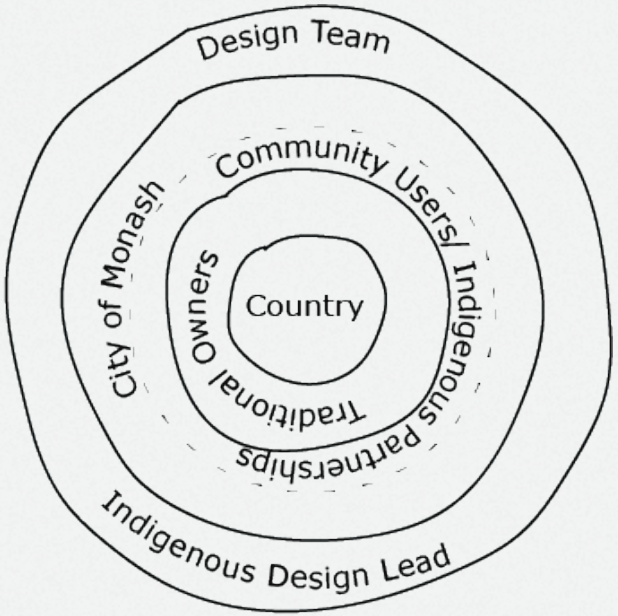
PROJECT TIMELINE







ENGAGEMENT PROCESS- ORGANISATIONAL CHART



TRADITIONAL OWNERS

Wurundjeri Woi-Wurrung

Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation

Bunurong

Bunurong Land Council Aboriginal Corporation

DESIGN TEAM

Winsor Kerr
Indigenous Design Lead

Lyons
Architects

GLAS
Landscape Architects

ENGAGEMENT PRINCIPLES

Reconciliation

Engage in initiatives that promote healing and build trust between Indigenous and non-Indigenous peoples.
Design public spaces that encourage communal activities and storytelling, fostering understanding and respect between Indigenous and non-Indigenous communities.

Indigenous Led

Acknowledge and respect the authority of Indigenous leaders and Elders, integrating their guidance and decisions into all stages of the project. Allow for traditial knowledge integration into the project in a meaningful way.

Place Based

Create designs that are sensitive to the specific geographical, cultural, and historical context of the place, reflecting the unique identity of the local Indigenous community. Engage deeply with local Indigenous communities to understand their connection to place and incorporate their insights and values into the project.

Prioritise connection to Country, Place, Peoples

Foster ongoing relationships with Indigenous communities, ensuring their connection to Country is maintained and supported through continuous engagement.

Support Traditional Custodians

Support Traditional Custodians through capacity-building initiatives, including education, training, and employment opportunities related to the project.

Prioritise TC views and values

Align project goals and designs with the values and priorities of Traditional Custodians, ensuring that their cultural and spiritual needs are met. Be flexible and adaptive in the design process, incorporating feedback from Traditional Custodians to better reflect their views and values.

Promote Blak Business

Prioritize the use of Indigenous-owned businesses and suppliers in project procurement processes, supporting the growth of Blak business enterprises.
Be flexible and adaptive in the design process, incorporating feedback from Traditional Custodians to better reflect their views and values.

Transparent

Commit to honest and open communication with Indigenous stakeholders, ensuring that expectations, limitations, and potential impacts are clearly discussed.
Establish mechanisms for accountability, where project teams are held responsible for their commitments

CO-DESIGN PRINCIPLES

Our co-design process involves exploring physical and non-physical opportunities for embedding traditional knowledge and culture into our architectural and landscape design drivers to ensure the outcome is representative of First Nations ways of knowing and being.

Deep Listening

Engage in initiatives that promote healing and build trust between Indigenous and non-Indigenous peoples.
Design public spaces that encourage communal activities and storytelling, fostering understanding and respect between Indigenous and non-Indigenous communities.

Relationality

Support Traditional Custodians through capacity-building initiatives, including education, training, and employment opportunities related to the project.

Truth Telling

Clearly document and communicate design choices and their cultural relevance.

Two way knowledge sharing

Be flexible and adaptive in the design process, incorporating feedback from Traditional Custodians to better reflect their views and values.

Reciprocity

Create designs that are sensitive to the specific geographical, cultural, and historical context of the place, reflecting the unique identity of the local Indigenous community. Engage deeply with local Indigenous communities to understand their connection to place and incorporate their insights and values into the project.

Transparency

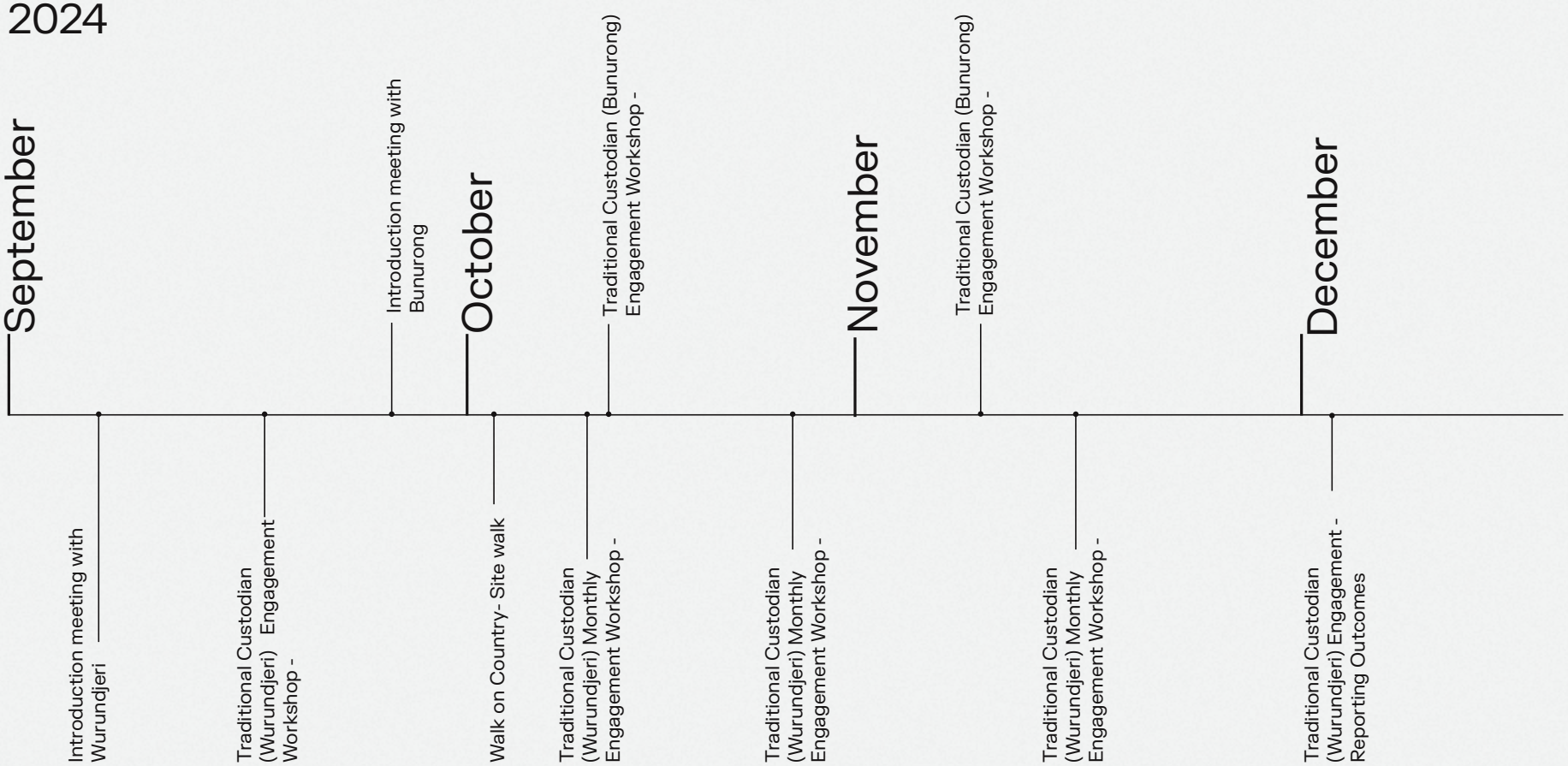
Prioritize the use of Indigenous-owned businesses and suppliers in project procurement processes, supporting the growth of Blak business enterprises.
Be flexible and adaptive in the design process, incorporating feedback from Traditional Custodians to better reflect their views and values.

ENGAGEMENT PROCESS/ METHODOLOGY

Stage		Classification	Process	Time	Quantity	Outcome	Prep Time	Subtotal
CONCEPT DESIGN/ DESIGN DEVELOPMENT	STAGE 2/3	Meeting	Indigenous Engagement Process Meeting - Monash City Council	1	1	Understanding history, outcomes, pref process & approaches for engaging with TOs and broader community	1	2
		Workshop	Traditional Custodian Engagement - Wurundjeri	2	6	1x Introductory meeting Monthly Workshops 1x Reporting back findings & outcomes	6	24
		Workshop	Traditional Custodian Engagement - Bunurong	2	3	1x Introductory meeting 1x Workshops 1x Reporting back findings & outcomes	3	21
		Meeting	Broader Indigenous Community Engagement	2	1	What would they want to see in the space to make it more inviting (layers of culture represented)	1	3
		Site Walk	Site walk with TOs, Monash City Council, Design team	1	1	Exploring opportunities and constraints. Discussing Indigenous Design Themes and how they unfold on site.	1	2
		Reporting	Compilation & reporting back to Monash City Council & relevant stakeholders					
DOCUMENTATION	STAGE 4	Meeting	Indigenous Engagement Process Meeting - Monash City Council	1	1	Meeting to establish engagement process during documentation and confirm extent of Co-design opportunities, and TO partnership	1	2
		Workshop	Monthly workshop to present/get feedback on Co-design elements with TO's- Wurunjeri	2	3	2x Workshops 1x Reporting back final designs	3	9
		Reporting	Compilation & reporting back to Monash City Council & relevant stakeholders					
CONSTRUCTION	STAGE 5	Meeting	as required. Update TO's with any changes occurring to design that impacts Indigenous Design items	1	4	Ensure the design intent relating to indigenous design items are not compromised through the construction phase. If alternative materials/ finishes etc are proposed, these are to be presented and approved by TOs	2	6
POST OCCUPANCY		Site Walk/ Opening	Traditional Custodians - Traditional Welcome to Country and site walk of finished project.	2	1	Celebrate culture through the official opening, take the TO's through the building showing how the Ingenious Design themes have formalised in the building.	1	3
		Workshop	Traditional Custodians/ Broader Indigenous Community / Monash City Council. Workshop to discuss how the project delivers on the Indigenous Design Themes	2	1		2	4
		Meeting				How can this project facilitate ongoing relationships with TO's and the broader Indigenous community?		

ENGAGEMENT TIMELINE - STAGE 1 and 2

2024



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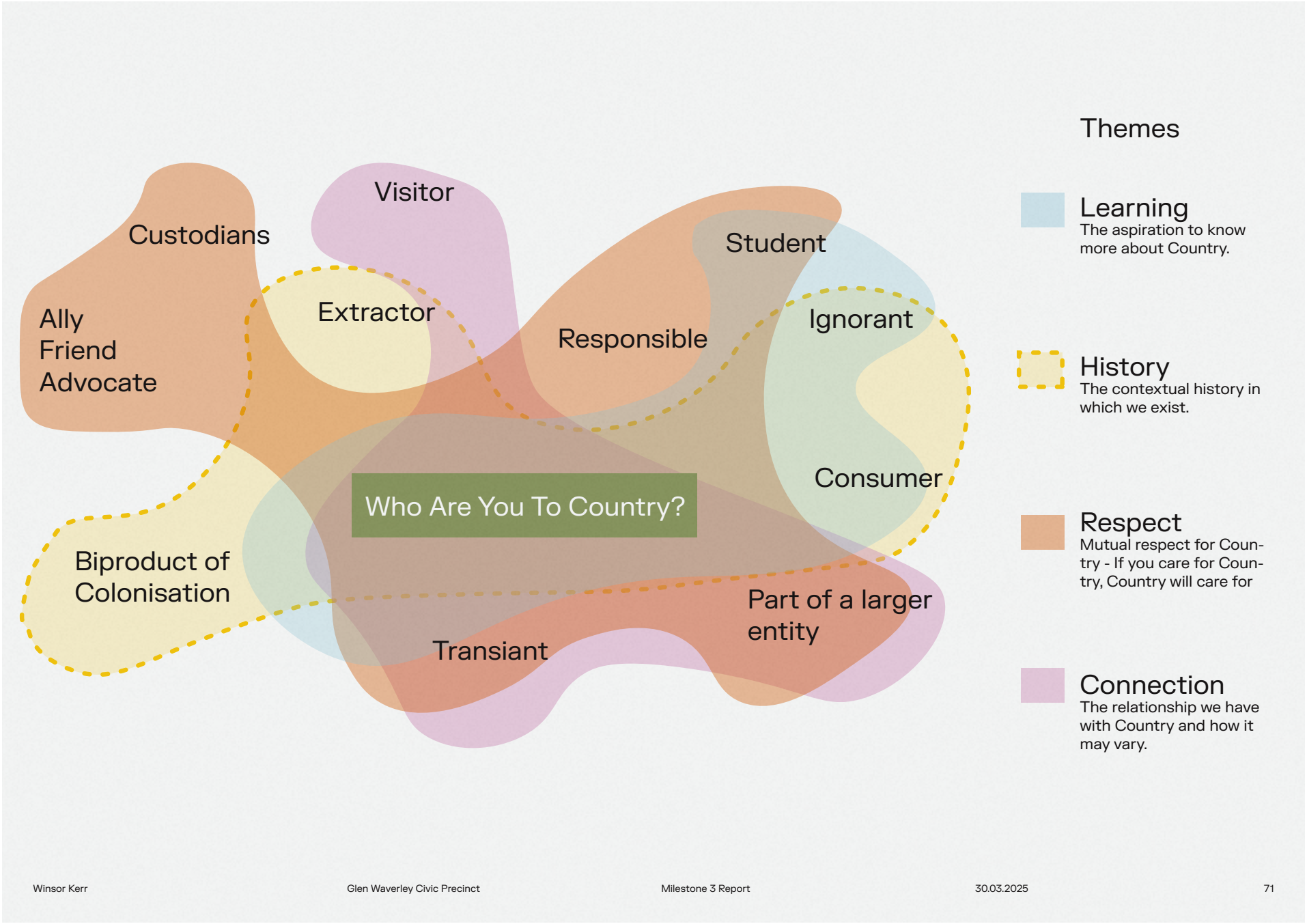
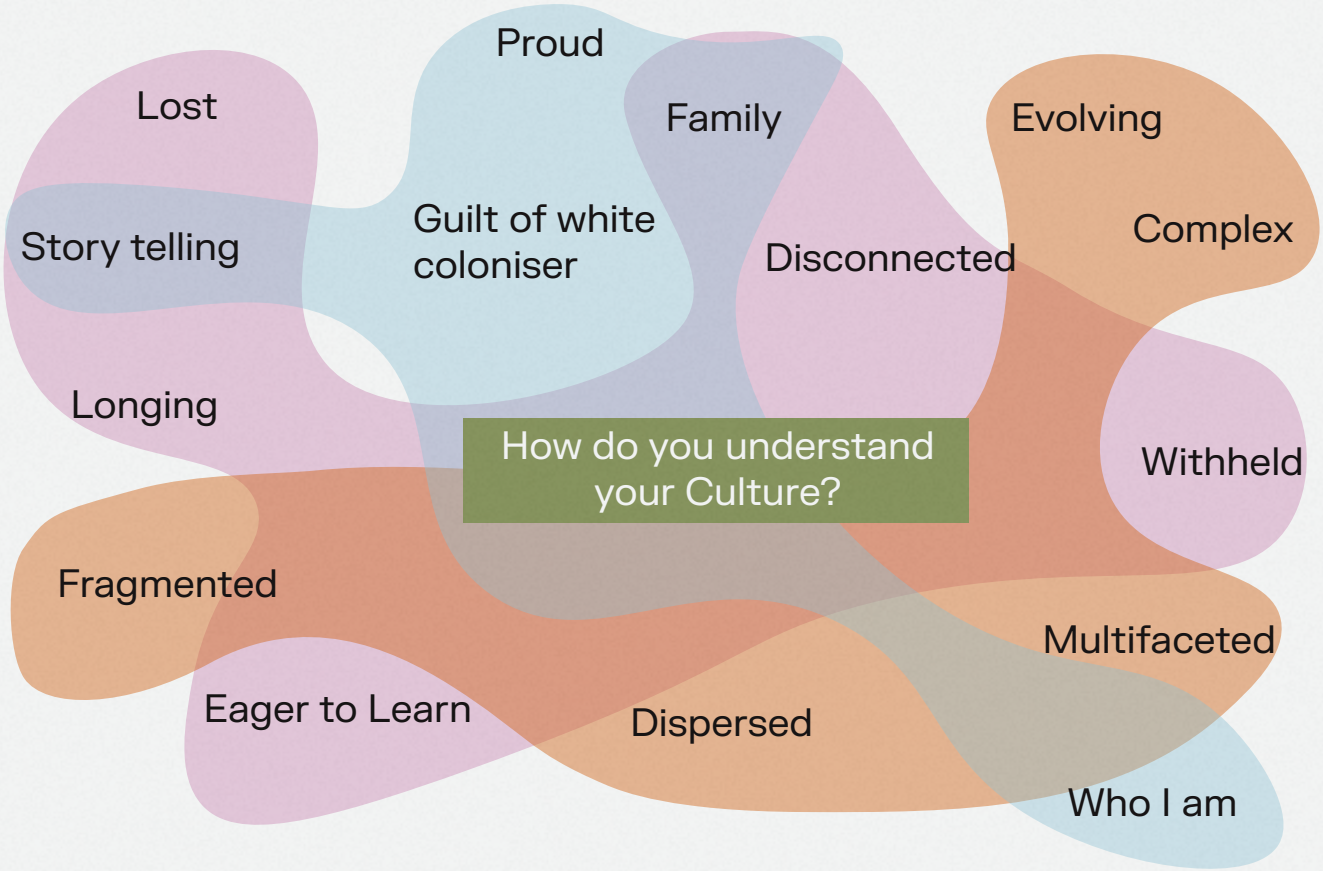
Appendix Item 4
Design Team Workshop Values- Summary


Visitor
Custodians
Student
Ally
Friend
Advocate
Extractor
Responsible
Ignorant
Consumer
Who Are You To Country?
Biproduct of
Colonisation
Part of a larger
entity
Transiant
Themes
Learning
The aspiration to know more about Country.
History
The contextual history in which we exist.
Respect
Mutual respect for Country - If you care for Country, Country will care for
Connection
The relationship we have with Country and how it may vary.



Themes

Diversity

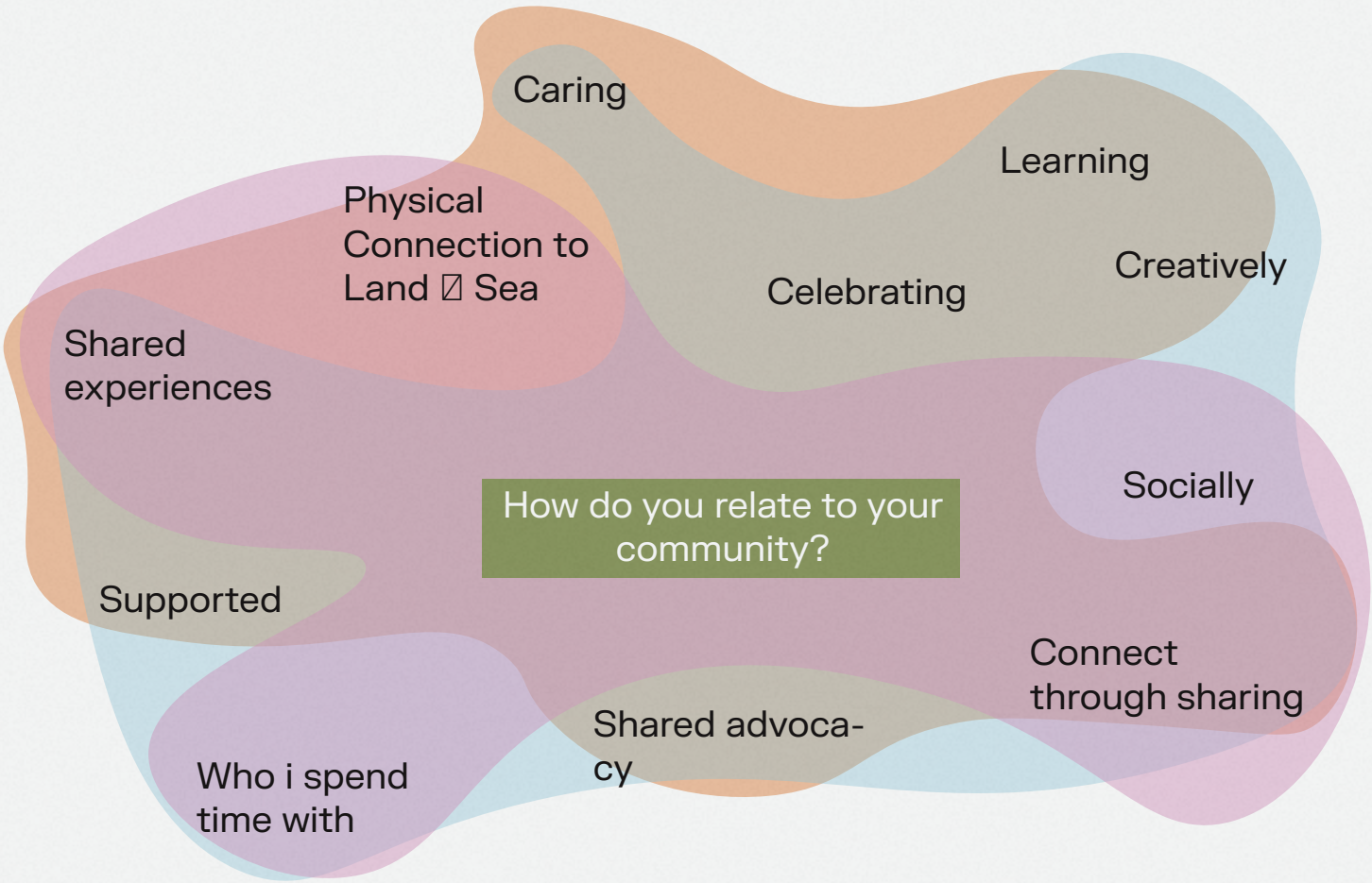
The diversity and complexity of how we engage with culture. And the diversity of what culture might mean to different people. Given there are so many factors as to what makes up culture - how do we provide space for these multitudes.

Identity/ visibil-

How you identify or see culture is based on how visible it is. Cultural Representation needs to be a safe space for all.

Connection

Connection to Culture can be severed, lost, fragment, weak.. - How do we create opportunities to strengthen this connection.

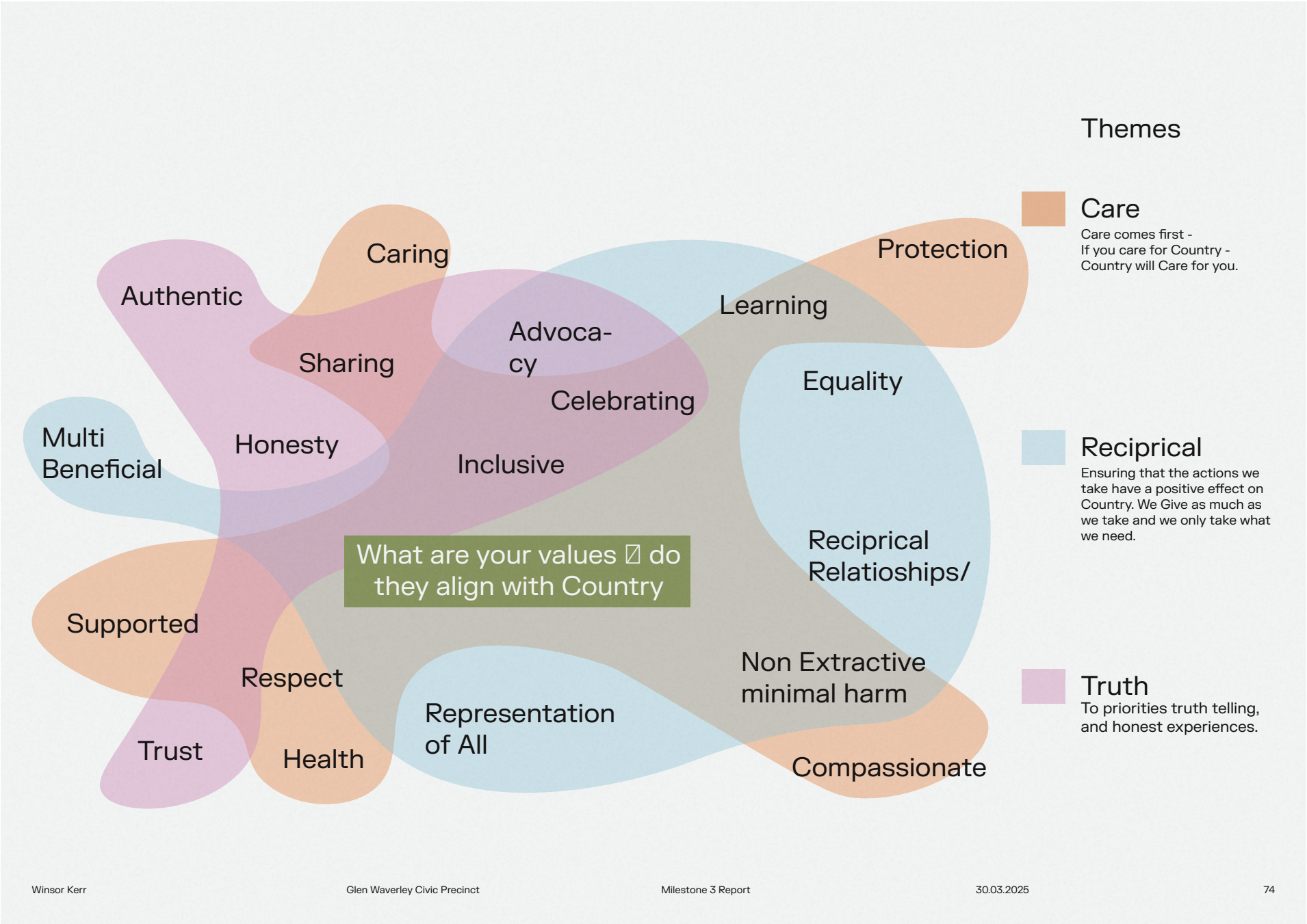


Themes

People
People are at the heart of what makes a community.

Collective Exchange
The multiple ways in which you can collectively exchange and engage with your community. to learn from, to celebrate with, to support or be supported.

Connection
Shared experiences with your community


Themes
Care
Care comes first -
If you care for Country -
Country will Care for you.
Reciprical
Ensuring that the actions we take have a positive effect on Country. We Give as much as we take and we only take what we need.
Truth
To priorities truth telling, and honest experiences.
Caring
Protection
Authentic
Learning
Advoca-
cy
Sharing
Equality
Celebrating
Multi
Beneficial
Honesty
Inclusive
What are your values do they align with Country
Reciprical
Relatioships/
Supported
Non Extractive
minimal harm
Respect
Representation
of All
Trust
Health
Compassionate
Winsor Kerr
Glen Waverley Civic Precinct
Milestone 3 Report
30.03.2025
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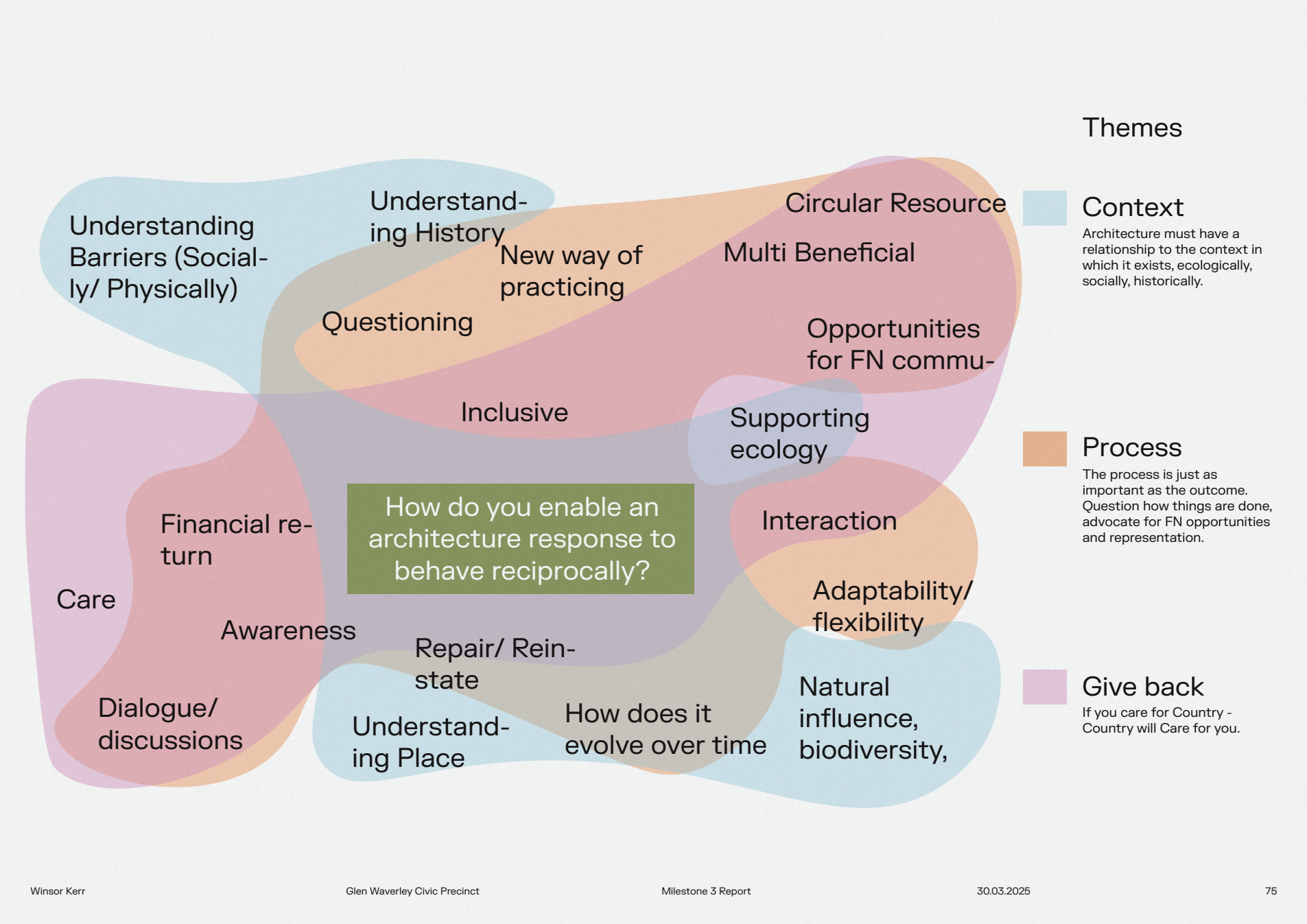

Understanding Barriers (Socially/ Physically)
Understanding History
New way of practicing
Questioning
Circular Resource
Multi Beneficial
Opportunities for FN commu-
Inclusive
Supporting ecology
How do you enable an architecture response to behave reciprocally?
Financial return
Care
Awareness
Repair/ Reinstate
Interaction
Adaptability/ flexibility
Dialogue/ discussions
Understanding Place
How does it evolve over time
Natural influence, biodiversity,
Themes
Context
Architecture must have a relationship to the context in which it exists, ecologically, socially, historically.
Process
The process is just as important as the outcome. Question how things are done, advocate for FN opportunities and representation.
Give back
If you care for Country - Country will Care for you.

AP:05

Appendix Item 5 Preliminary Material Research

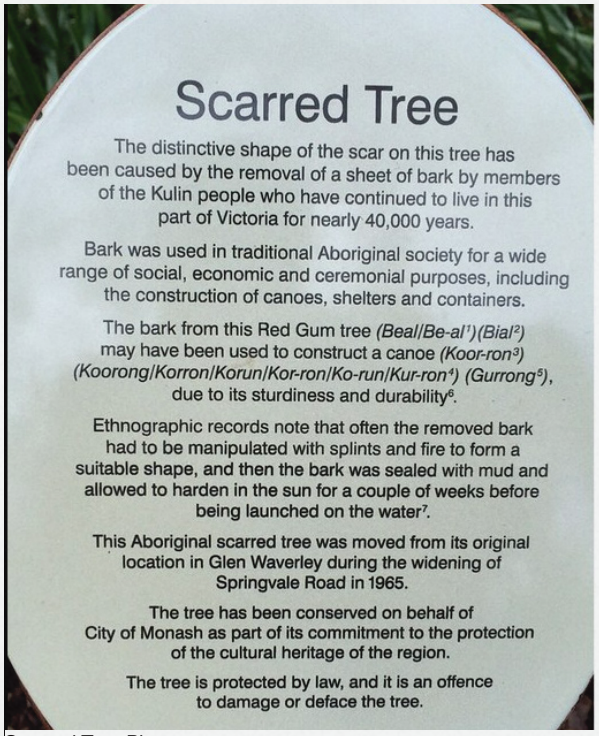
SCAR TREE



The Scar Tree in its original location on Springvale Road, Glen Waverley 1965



Section of the Scar Tree now preserved in Valley Reserve, Mount Waverley 2015

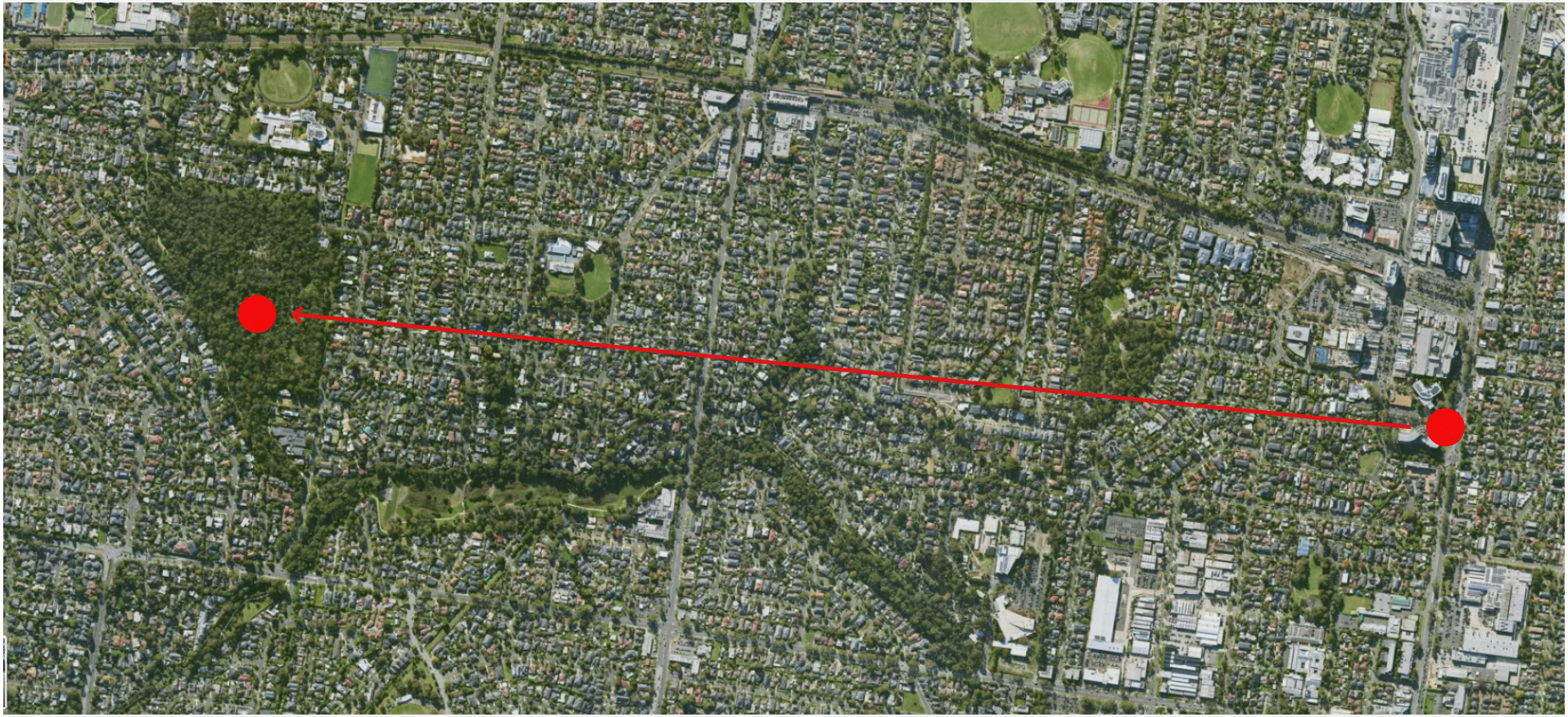


Scarred Tree Plaque

The scarred tree (AAV 7922/614) now situated in the Valley Reserve water feature (see Previous Aboriginal Cultural Heritage Investigations) was the cause of controversy when local paper Waverly Gazette, won a prize for their front page photo of the tree on 24 February, 1965. The tree had at this time still been alive and was situated on the east side of Springvale near Fairhills Parade.

From the scar's position on the tree when standing, it looks about 1m from the ground and over 1m in length with a typical asymmetrical shape often found on Aboriginal scarred trees (see Hattwell 1990: 255-256). The mid-section of the tree, that is, the scarred section, was relocated to Valley Reserve in the belief that it is of Aboriginal origin. The girth measurement of the tree was 2.7m (AAV site card), which indicates the age of the tree was well over 100 years old when it was cut down. The current condition of the scar is deteriorated and while the scar's overgrowth and shape are indicative of an Aboriginal scarred tree, the heartwood has been subject to some grubbing and it is no longer possible to determine the scars origin.

SCAR TREE



The Scar Tree relocated from Springvale Road Glen Waverly to Vallery Research Mount Waverly

EXISTING MATERIAL REUSE - ONSITE

EXISTING MATERIALS

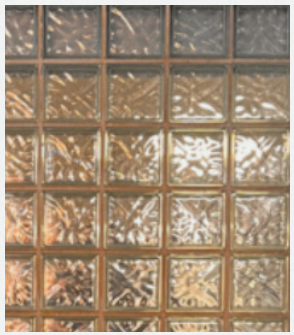
CONCRETE BREEZE BLOCK





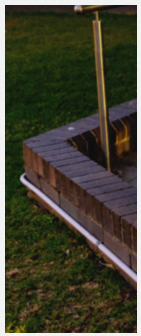
GLASS BLOCKS





BRICK



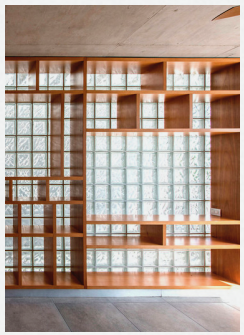




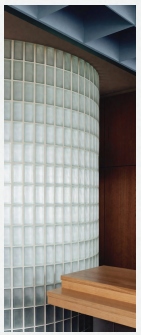
REUSE OPPORTUNITIES

CONCRETE BREEZE BLOCK

GLASS BLOCKS
Partitionas, privacy, light, joinery, with curtains, curved







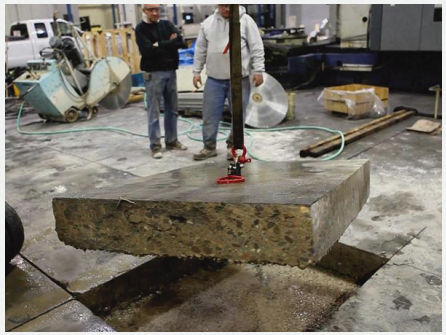
BRICK
Facade, landscape, joinery, seating, texture



EXISTING MATERIAL REUSE - ONSITE

EXISTING MATERIALS

CONCRETE SLAB



PAVERS



GLASS



REUSE OPPORTUNITIES

CONCRETE SLAB
outdoor furniture, outdoor paving, new artefacts



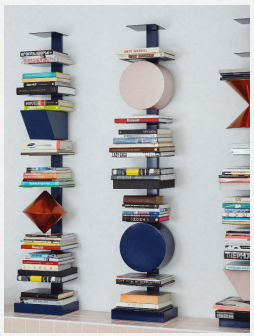


PAVERS
landscape, mix old and new



GLASS
Facade, scfeen, display case, new artefacts



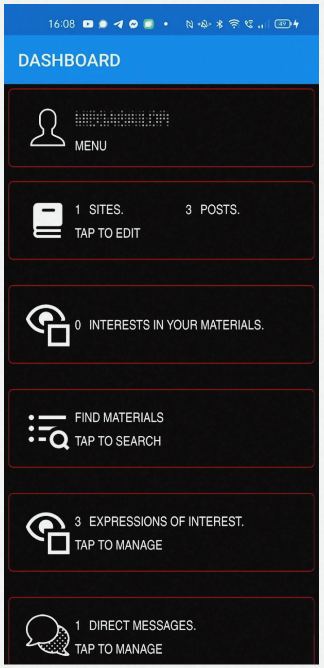


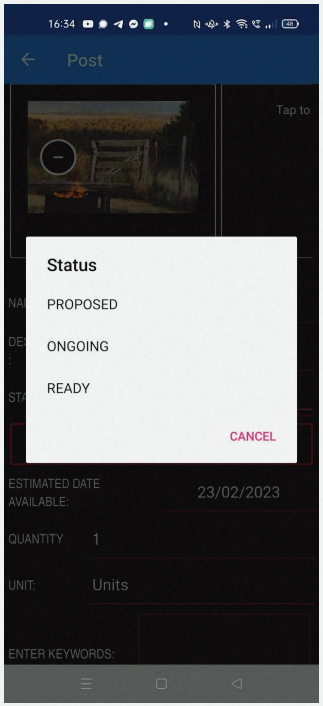
EXISTING MATERIAL REUSE - OFF SITE

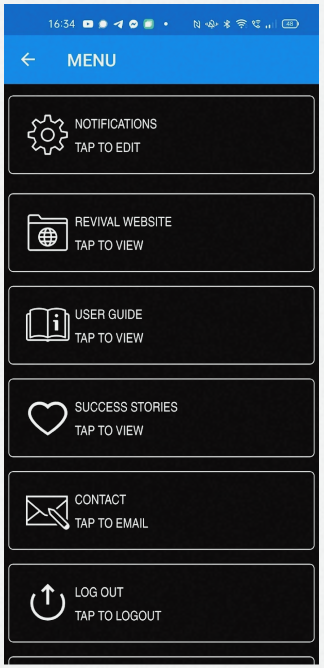
Revival Cooperative - App

A platform to revolutionise the way we perceive and manage existing resources.
A mechanism to alter the juncture at which we plan for, and manage existing materials so that they may never become 'waste'.
A community-led solution, designed to make re-use the first response, and landfill the last resort.
A movement, empowering the individual by connecting them to an entire community aligned in the pursuit of sustainability.
An investment in our industry; free to download, free to use, always.









EXISTING MATERIAL REUSE - OFF SITE

EXISTING MATERIALS

FIXTURES



FRAMING AND DOORS

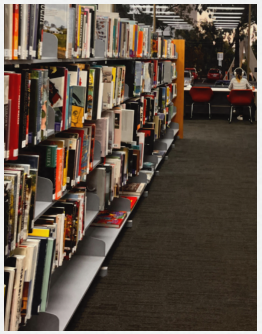


WINDOWS



FURNITURE





FINISHES
Carpet, tiles, linings etc





MISC



EXISTING MATERIAL RECYCLE - OFF SITE

Monash Recycling and Waste Centre

Free Disposal

These items are transported to processors to be recycled:

Computers, laptops, printers, fax machines, televisions and computer monitors
Paper and cardboard (Visy) - we accept shredded paper, magazines and books (hard and soft cover). There is a yellow bin, next to the big blue cardboard drop-off bins, specifically allocated for shredded paper, magazines and books.
Soft plastics (APR Plastics) - read more about Monash Council's soft plastics recycling option
Scrap metal (e.g. hot water systems, metal roofing sheets, bicycles)
Commingled recycling (Visy) - same accepted items as household recycling bin
Batteries (household batteries and car batteries - up to 15)
Fluro tubes and bulbs/CFL globes (max. 5)
Printer cartridges (Cartridges for Planet Ark)
Mobile phones (Mobile Muster)
X-ray films
Engine oil (30 litres or less)
Paint (check accepted products Paintback)
Whitegoods (e.g. ovens, washing machines, clothes dryers, microwaves. Fees apply for fridges, freezers and air conditioners)
Cooking oil (up to 20 litres)
Polystyrene (made of white clean balls) – amounts up to half m3 are free
CDs, DVDs, cassettes and VHS video tapes
Clothing, shoes and handbags/accessories

Paid Disposal -fees and charges

We charge by volume for general rubbish, green waste, concrete and soil. Please remove any tarps so the window operator can view the load.

Volume ⍁ Length x Width x Height

For example: 6' x 4' trailer ⍁ 1.8 x 1.2 x 0.45 ⍁ 1m3 which equals 1m3 charged for disposal.

EFTPOS is available.

Items are charged fees (listed below) to pay for transport, processing or disposal:

Clean green waste (recycled)
Mixed green waste
Household goods (furniture)
Fridges, freezers and air conditioners (recycled)
Building materials
Concrete, bricks (recycled)
Domestic LPG gas bottles (recycled)
Mattresses (recycled)
Bed bases
Polystyrene - over ⍁ m3and from commercial sources (recycled)
Tyres (recycled)
Timber (considered general waste)

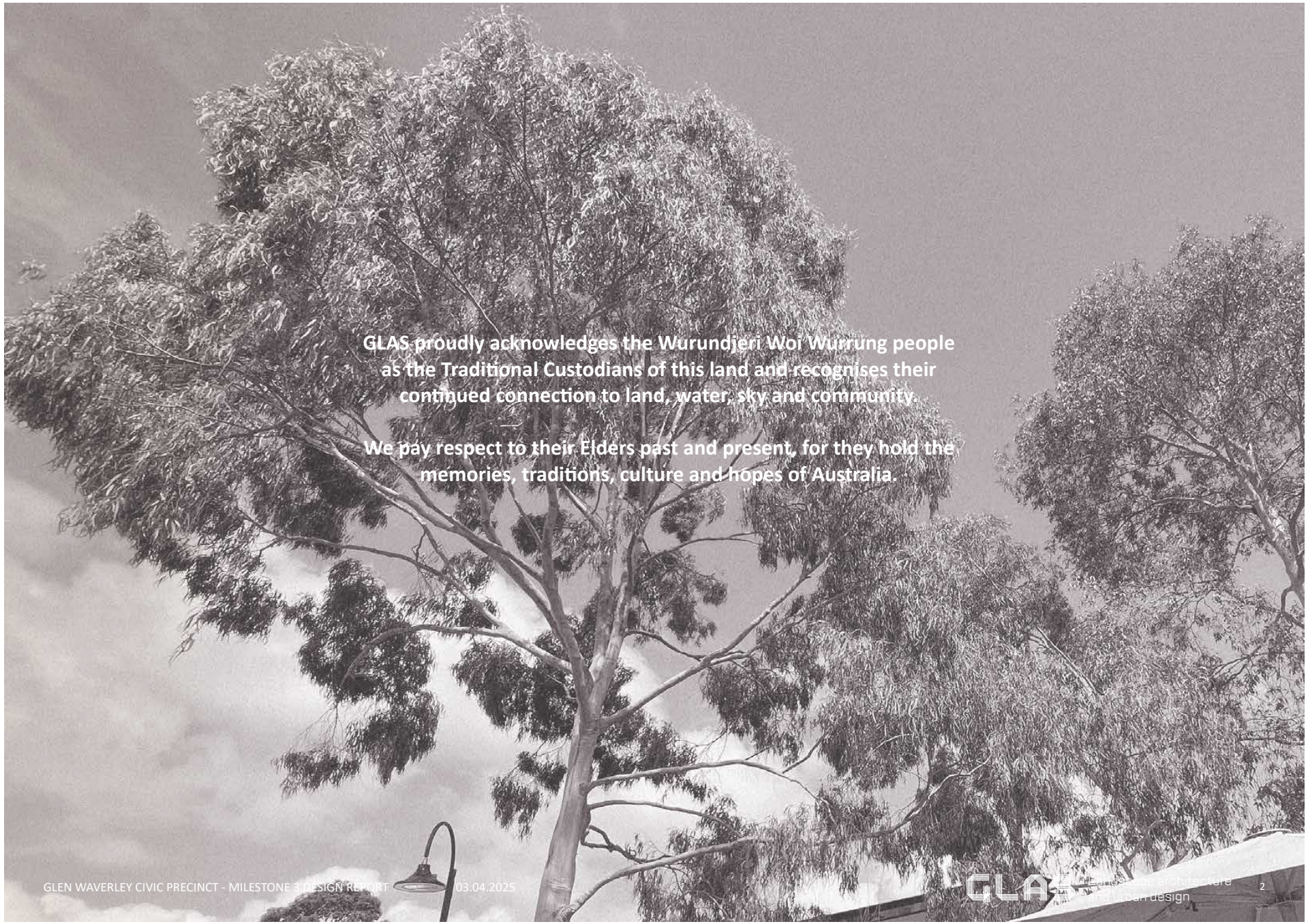


Glen Waverley Civic Precinct

Milestone 3 Design Report

City of Monash
03.04.2025

GLAS Landscape Architects
www.glasurban.com


GLAS proudly acknowledges the Wurundjeri Woi Wurrung people as the Traditional Custodians of this land and recognises their continued connection to land, water, sky and community.
We pay respect to their Elders past and present, for they hold the memories, traditions, culture and hopes of Australia.



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Appendix
Recommended Design Drawings

Introduction and Project Overview

Building on the foundational strategies and collaborative processes established in Milestone 2, GLAS Landscape Architects are pleased to present the Milestone 3 Design Report for the Glen Waverley Civic Precinct. This phase continues our commitment to refining a vibrant, inclusive, and culturally responsive public realm that celebrates the unique identity of Glen Waverley, the broader Monash Council community, and honours its deep Indigenous heritage.

During Milestone 2, our integrated design team—led by Lyons Architects in partnership with Winsor Kerr and GLAS—developed key strategies that balanced aesthetic ambition with functional efficiency, value management, and stakeholder engagement. In this subsequent phase, our landscape design has evolved through rigorous coordination with consultant teams, extensive user and Traditional Custodians' workshops, and a comprehensive design programme that guides every step of the process.

Milestone 3 focuses on the further refinement of landscape narratives, the integration of sustainable and biophilic design principles, and the expansion of the public realm to enhance community connectivity. This report details our progress of incorporating cultural narratives, environmental sensitivity, and technical insights to create a public space that is inspiring, engaging and functional for the community.

The design team is committed to delivering a design that embodies the precinct's civic aspirations—fostering community interaction, celebrating cultural diversity, and creating adaptive, resilient landscapes that serve the needs of both current and future generations.



Milestone 2 Summary

Milestone 2 encapsulates our commitment to a landscape that respects cultural heritage, embraces environmental stewardship, and sets a benchmark for future-proof design excellence. It forms a robust foundation as we move forward into Milestone 3, where we will refine these concepts further to enhance the public realm and ensure that the Glen Waverley Civic Precinct remains a dynamic, inclusive space for all.

Key Drivers



Respecting Country

Our design is rooted in a deep respect for the Wurundjeri Woi Wurrung people, recognising the enduring connection to Country. Design decision reflects our commitment to honour Indigenous heritage and ensure that cultural narratives are interwoven throughout the landscape.



Environment

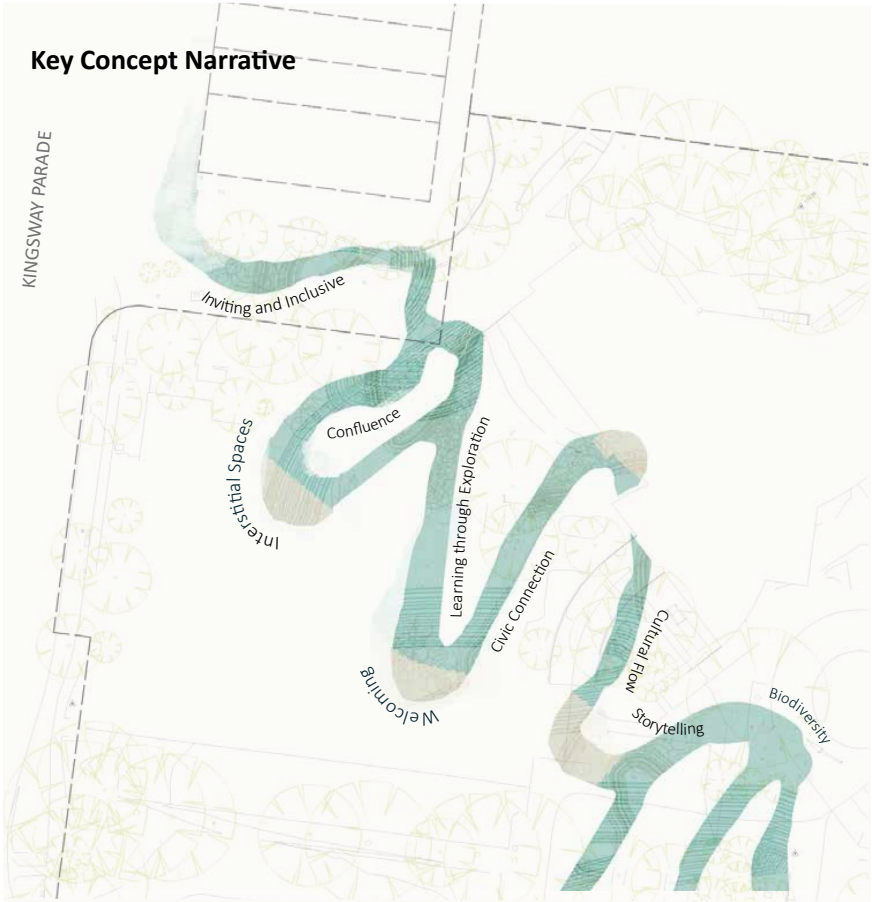
Sustainability is at the heart of our approach. Existing tree protection, water-sensitive design and biodiversity enhancement are key to the landscape strategy, embracing and celebrating natural processes. We endeavour to utilise native plantings, preserve existing trees, and integrate sustainable stormwater management to safeguard and enhance the environmental integrity of the precinct.



Design Excellence – Fit for the Future

Our vision is forward-thinking, crafting landscapes that are not only aesthetically compelling but also resilient and adaptable. By combining innovative design with practical functionality, we ensure that the public realm remains vibrant, accessible, and responsive to the evolving needs of the community.

Key Concept Narrative



Waterways

The landscape narrative draws inspiration from the natural waterways of the region, notably the Dandenong Creek and Scotchmans Creek. Water movement informs the design language, guiding the integration of water-sensitive urban design principles that celebrate the natural flow and movement through the landscape.

This narrative is built on the idea of a living with water. Creating a public realm where water and landscape converge to create a public realm that is both contemplative and engaging for the community. By integrating concepts from the natural processes of water, we create opportunities for passive irrigation, enhanced biodiversity, and seasonal variations that reflect the dynamic character of the site and its broader region.

Milestone 2 Summary

Key Spaces and Proposed Design

Entrance & Connectivity: A welcoming public realm that establishes a strong sense of arrival, using green buffers and interpretative signage to connect the precinct with its cultural and natural heritage.

Cultural and Community Spaces: The exteriors connection to the interior functions of the civic centre reinforces the public realm to be the civic hub between the Seidler building and the new civic building. Designated areas that serve as gathering points for community engagement and cultural expression. These spaces are planned to be flexible, hosting public events, outdoor learning, art installations and any other formal and informal events that the community wish to utilise the space for.

Green and Open Spaces: A network of landscaped zones that promote environmental sustainability. This includes carefully curated planting schemes, biophilic interventions, and preserved native vegetation to enhance local ecology and provide tranquil retreats within the urban fabric.

Water-Sensitive Features: Integrative elements such as rain gardens, permeable paving, and water harvesting systems that echo the natural watercourses, ensuring efficient management of stormwater to allow for passive irrigation while creating visually engaging features.

Seating & Social Nodes: Thoughtfully placed seating areas and social nodes that encourage interaction and reflection, forming a cohesive thread throughout the landscape and inviting visitors to experience the precinct at a human scale.



Milestone 2 Public Realm Design

September 2024



Design Principles

The following design principles have consistently guided the Glen Waverley Civic Precinct throughout the design process, from the initial return brief to the current stage, and continue to underpin the project's vision and outcomes.

Respect and Care for Country

Embed a landscape design approach that honours the rights, laws, and enduring spiritual connection of the Traditional Custodians of the land. The design acknowledges Country and integrates respectful, meaningful connections throughout the Glen Waverley Civic Precinct.

Climate-Positive Future

Deliver a landscape that actively contributes to a climate-positive future, with strategies that mitigate emissions, adapt to climate impacts, and enhance the resilience of the site and its community.

Urban Forest

Support the Monash Urban Landscape and Canopy Vegetation Strategy by contributing to the goal of achieving 40% tree canopy cover by 2040. Prioritise generous planting, tree health, and long-term urban cooling.

Holistic Approach

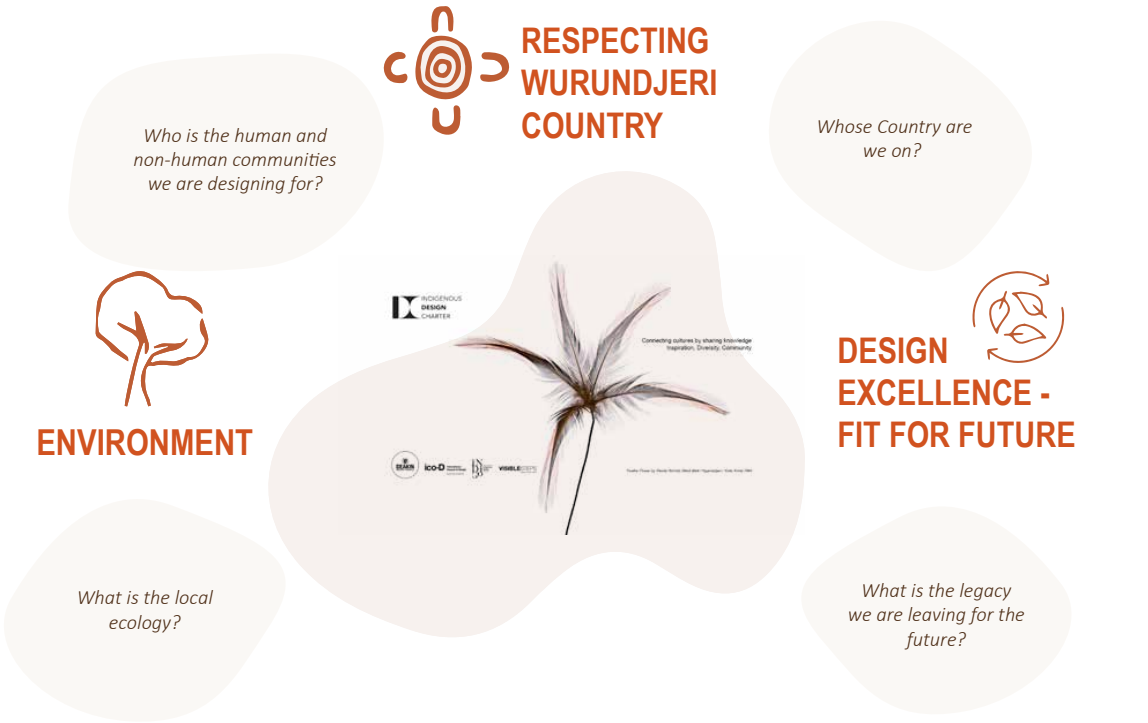
Strengthen the ecological value of the precinct by increasing habitat opportunities and promoting a diverse range of indigenous flora and fauna within the urban landscape.

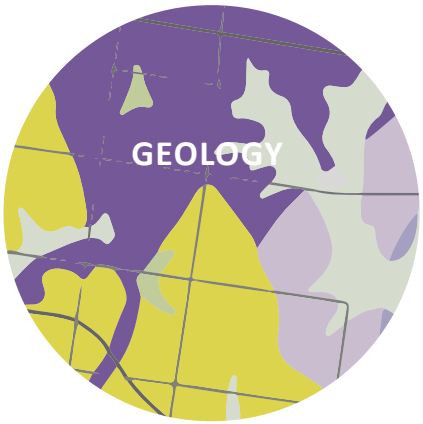
Water Sensitivity

Incorporate water-sensitive urban design principles to reduce the site's hydrological impact, enhance stormwater management, and lower potable water consumption.

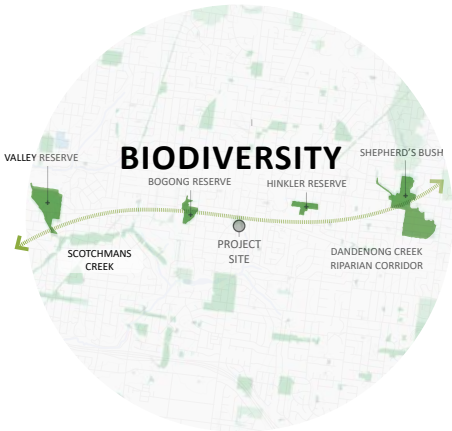
Civic Identity

Strive for design excellence to establish a distinctive, welcoming, and enduring civic heart for Glen Waverley—one that reflects the precinct's identity and aspirations for the future.





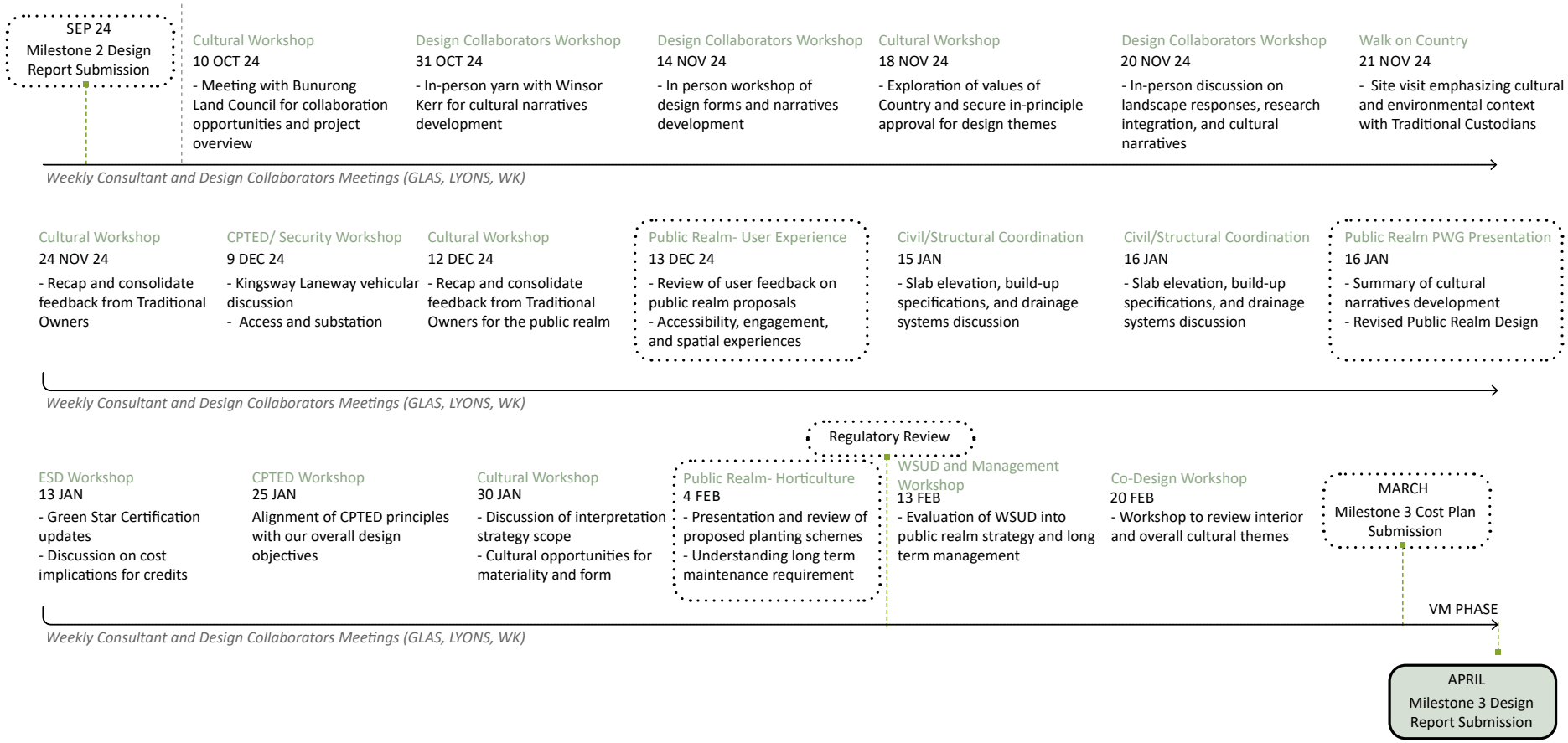






STAKEHOLDER ENGAGEMENT FINDINGS

Milestone 3 Public Realm Focused Programme



*Above is a summary of the key public realm and landscape sessions that GLAS has attended and presented during Milestone 3. For the full programme, please refer to the Lyons Milestone 3 Design Programme. Our involvement has been extensive and includes both targeted workshops and weekly consultant and team meetings that have driven collaboration and design progression.

Engagement: **User Experience**

The public realm programming remains largely unchanged, but through our user experience workshop, we refined our understanding of the requirements of the site and its context within the Glen Waverley precinct. The Welcome Plaza strengthens the civic entry, the Flexible Space prioritizes smaller gatherings, the Learning Landscape incorporates cultural engagement and outdoor learning, and the Activated Kingsway enhances pedestrian activity and connections to local businesses.

Key Outcomes

User Experiences

Discussions during the focus group reinforced the importance of comfort, accessibility, and engagement in the public realm. Key outcomes included the need for diverse seating options (including movable furniture), shaded areas, and intuitive pathways to support ease of movement. The group also emphasised the value of activity spaces for all ages, social areas for informal gathering, and nature zones that offer opportunities for rest and retreat within an urban setting.

User-Focused Public Realm

The session supported findings from prior consultations and demographic studies, highlighting several core user priorities: dedicated children's activity zones with potential indoor-outdoor connectivity, open green spaces with mature trees, culturally relevant areas for community events, and flexible gathering spaces for local groups. These priorities have directly informed the direction of the current design.

Community Space

Participants and Council representatives confirmed the civic precinct should act as a community hub rather than a large-scale event venue. The design is to focus on intimate, multi-purpose outdoor spaces that complement the civic building's internal functions. This approach aligns with the broader Vision for Glen Waverley 2024, ensuring the precinct supports everyday use, small cultural gatherings, and local programming without compromising valuable green and soft landscape areas.



"I would like the central area of Glen Waverley to become more pedestrian friendly. We need open spaces with trees to sit and meet."

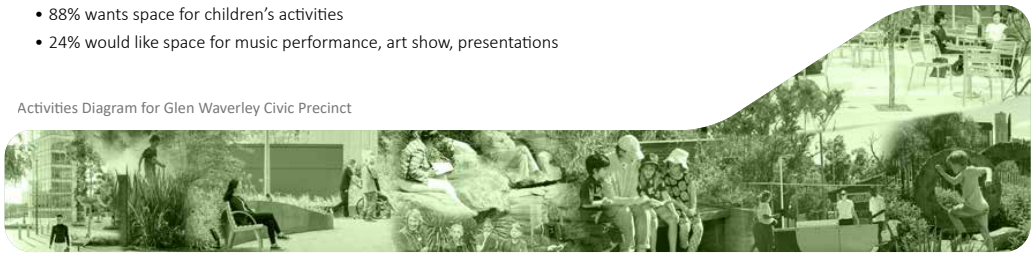
"I can envisage that this space will become the heart and focal point of the city, especially if an open green space is maintained. Ideally, it will have a perimeter of trees, shading a track for jogging and walking; with a central open space allowing for festivals, regular markets, and other community gatherings."

What Users Want

Based on the 2023 Re-Imagining Glen Waverley a Proposed New Glen Waverley Civic Precinct - Outcome of Community Consultation (2023)

- 83% want a bigger library
- 85% want space for community groups to meet
- 89% want quiet areas for study
- 88% wants space for children's activities
- 24% would like space for music performance, art show, presentations

Activities Diagram for Glen Waverley Civic Precinct



DAILY ACTIVITIES

- Passive use
- Small gatherings
- Outdoor learning
- Family activities

WEEKDAY — YEARLY





EVENTS

- Citizenship ceremonies
- Welcome to Country
- Library events
- Pop-ups
- Activation
- New Years



Civic Precinct User Groups

Engagement: **User Experience**

The design incorporates a diverse range of seating types to support comfort, accessibility, and flexibility across the public realm. From fixed seating and integrated furniture to movable tables and chairs, the intent is to create a welcoming and adaptable environment that responds to different user needs, group sizes, and activities.

Key Outcomes

Furniture and Seating

The design team sought Council's input on the range of seating opportunities proposed for the public realm, inviting feedback on which typologies should be explored further. Each seating type—fixed, integrated, or movable—was discussed in terms of its benefits and constraints. Movable furniture, in particular, was identified as offering valuable flexibility for different users and uses; however, Council raised concerns about potential misuse or antisocial behaviour. Following the discussion, it was agreed that the design team would continue to pursue a balanced mix of seating types, with further input from Council's operations team to guide placement and management.



Fixed Free-standing Seating & Tables

- Provides easily accessible seating for a wide range of users.
- Offers reliable, off the shelf products for use in the public realm
- Restrictive in the use of space which they are placed



Boulder Seating

- Creates relaxed, natural spaces for spontaneous interaction.
- Blends with the natural environment
- Provides a casual and inviting seating option in an open space.
- Durable
- Encourages users to engage with the natural surroundings and promotes a sense of tranquility.



Flexible Seating

- Allows users to rearrange seating based on their needs
- Offers diverse seating options to cater to various preferences and activities.
- Promotes social interaction and collaboration
- Supports both individual reflection and group gatherings
- Allows for furniture to be removed for use or space in flexible way
- Limited storage capacity on site. Furniture selection recommended for appropriate cost and weight to stay on site



Fixed Benches

- Encourages social interaction by offering continuous, shared seating.
- Maximizes seating capacity in a compact layout, suitable for high-traffic areas.
- Fixed benches to be selected and located for reduced anti-social behavior and sleeping.

Engagement: **Public Realm Programming**

The Glen Waverley public realm balances flexibility, activation, and landscape resilience, ensuring spaces are scaled for community needs while integrating trees and planting for comfort and biodiversity. Through the user experience workshop GLAS worked with council to confirm the scale of spaces, and the potential uses which they see in the public realm. Hardscape areas provide durable event space, while key zones like the Welcome Plaza, Flexible Space, Learning Landscape, and Activated Kingsway support civic, cultural, and social activities. The design creates a practical, inviting, and adaptable public space for both programmed events and everyday use.

Key Outcomes

Flexible Event Space

The public realm has been designed to support both everyday use and adaptable event programming. It was supported by council that there needs to be a balance between hardscape and softscape to ensure the space feels correctly scaled. Council emphasised the importance of a flexible space that can host small-scale activations such as farmers markets, food stalls, and community events. With an open layout and provision for movable furniture, the area can also accommodate several marquees, functioning independently or as an extension of larger events like Lunar New Year celebrations along Kingsway. The proposed space within the recommended design was supported by council during the stakeholder engagement.

Multi-function Room External Spill-out

In response to Council feedback, a dedicated 80m² breakout terrace has been incorporated adjacent to the multi-purpose room to support greater flexibility for community events. Designed to accommodate approximately 60 people with standing tables or informal seating, the space was developed to complement internal functions such as citizenship ceremonies, meetings, and gatherings. Council supported the inclusion of this outdoor extension, recognising its value in strengthening the civic centre's role as a welcoming, adaptable community hub with seamless indoor-outdoor integration.













Engagement: **Traditional Custodians**

The engagement process for the Glen Waverley Civic Precinct has involved continued exploration of opportunities to meaningfully integrate Indigenous narratives into the design, with ongoing consultation Wurundjeri Woi Wurrung elders led by Winsor Kerr. Several online workshops and Walk on Country have been held with Traditional Owners, focusing on cultural narrative development and design elements. These dialogues have been essential to ensuring that the precinct will honour the heritage, stories, and values of the Wurundjeri Woi Wurrung people.

Key Outcomes



Kinship
Selection of flora to promote habitat for native and endangered non-human kin



Cross-Cultural Knowledge
Selection of flora species for cultural uses to promote Traditional Custodian knowledge sharing



Geology
Selecting paving and stone materials representing Country, and of Country as much as feasible



Water
Highlighting the importance of water in Wurundjeri culture



Aquaculture, Trade & Commerce
Explore the importance of aquaculture, trade and commerce, education of water ways



Planted Mosaics
Explore the role of water inundation and cultural burning through planted form and plant selection

Key Themes and Discussions

Connection to Country
Discussions emphasized the enduring cultural connection to the land and waterways, including the significant role of the scar tree as both a historical marker and a symbol of Wurundjeri ingenuity and wayfinding. It also enforced the desire to utilise materials that represent Country and are sourced from Country.

Waterways, Songlines & Seasonal Movement
The water stories emerged as a fundamental narrative. Elders recounted how waterways—such as Dandenong Creek, Scotchmans Creek, and the Birrarung—act as the lifeblood and highways of Country, carrying ancestral songlines that guide seasonal movement and community life.

Commerce, Trade & Materiality
Traditional trade practices, particularly the use of greenstone, were identified as key narratives of trade. By exploring the symbolism of greenstone as both a traded commodity and a marker of cultural ingenuity, we aim to translate these values into the material language of the precinct. This dialogue reinforces the role of commerce and trade in the cultural history of the Wurundjeri people.

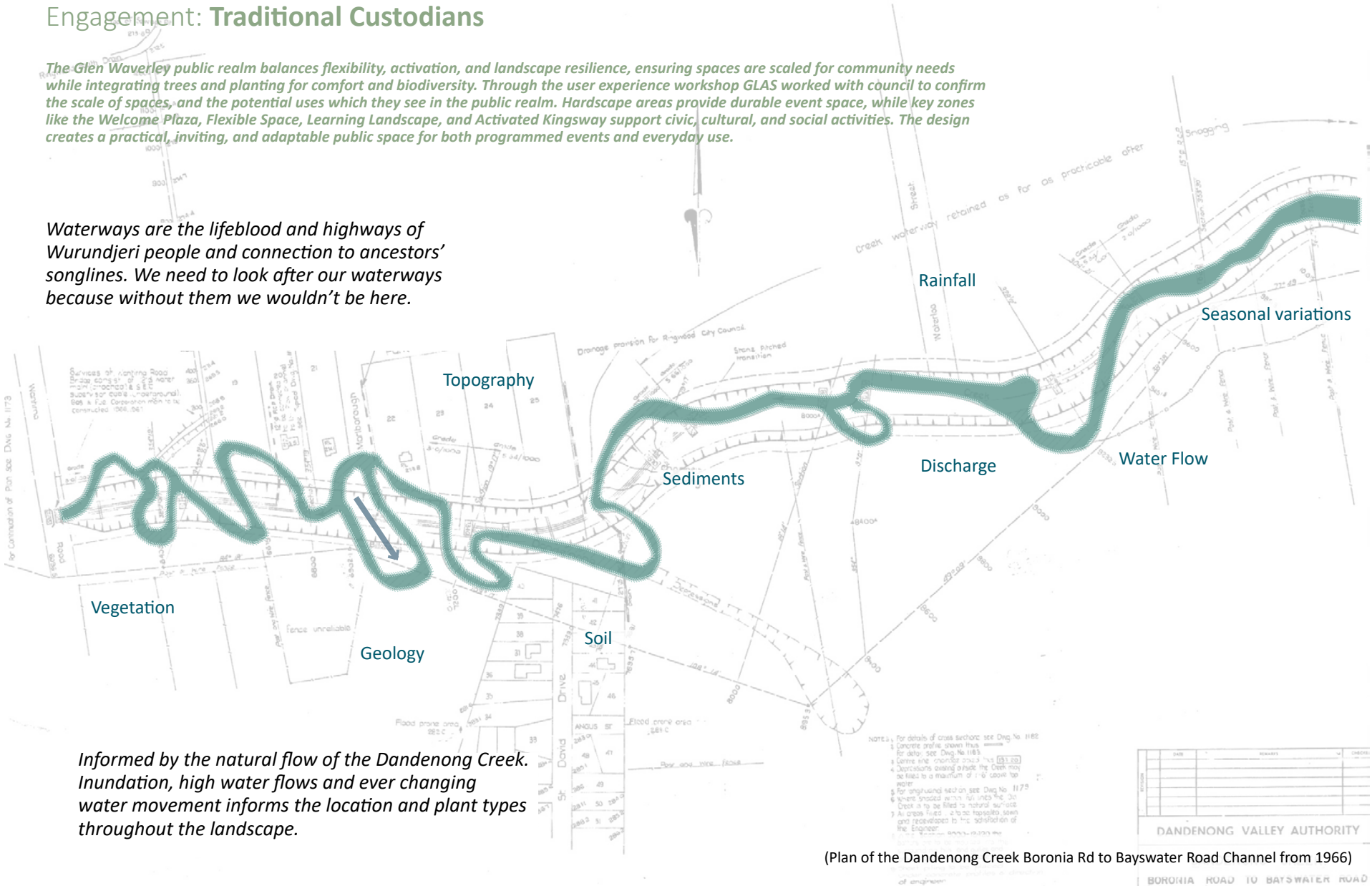
Cultural Burning & Planted Mosaics
The practice of cultural burning, used to regenerate and manage the landscape, has inspired innovative design strategies. By translating traditional burning mosaics into carefully curated planting schemes, we seek to create a living tapestry that reflects both the natural ecology and the cultural heritage of the land.

Kinship
Our approach is holistic, aiming to create spaces that nurture both people and the native species that share this landscape. Discussions emphasized the importance of designing for local ecology—such as creating habitats for species like the Powerful Owl and Swift Parrot—and integrating these elements into a resilient, layered public realm.

Engagement: **Traditional Custodians**

The Glen Waverley public realm balances flexibility, activation, and landscape resilience, ensuring spaces are scaled for community needs while integrating trees and planting for comfort and biodiversity. Through the user experience workshop GLAS worked with council to confirm the scale of spaces, and the potential uses which they see in the public realm. Hardscape areas provide durable event space, while key zones like the Welcome Plaza, Flexible Space, Learning Landscape, and Activated Kingsway support civic, cultural, and social activities. The design creates a practical, inviting, and adaptable public space for both programmed events and everyday use.

Waterways are the lifeblood and highways of Wurundjeri people and connection to ancestors' songlines. We need to look after our waterways because without them we wouldn't be here.



Informed by the natural flow of the Dandenong Creek. Inundation, high water flows and ever changing water movement informs the location and plant types throughout the landscape.

(Plan of the Dandenong Creek Boronia Rd to Bayswater Road Channel from 1966)

Engagement: **Traditional Custodians**

Building on our research and ongoing discussions with Wurundjeri Elders and Knowledge Holders, GLAS presented the evolution of the design with integration of a more layered and interconnected landscape narrative. This co-designed public realm seeks to honour Wurundjeri cultural practices, land management techniques, and ecological relationships, embedding these into the design through materiality, spatial arrangements, and interpretive elements.

Key Outcomes

Water Story

Through early workshops with Wurundjeri Elders, the significance of water emerged as a central cultural and environmental theme. The histories of Scotchmans Creek and Dandenong Creek were shared as vital stories of Wurundjeri Country—waterways that have sustained life for millennia, served as seasonal pathways, supported aquaculture practices, and formed important places of gathering and exchange.

These conversations shaped the design's foundation and guided its evolution. What began as a focus on celebrating water's presence has since expanded into a layered landscape approach that reflects the movement, memory, and transformation of water across time.

Water's ever-changing nature—its ability to carve, settle, and shape—has informed spatial and material choices across the public realm. Traces of water's flow are embedded in the landform, paving patterns, and planting strategy, marking places of movement and pause. These gestures express both the physical and cultural imprint of water on Country, ensuring that the legacy of the creeks continues to guide how people navigate, gather, and connect to place.

Kinship & Cross-Cultural Education

Engagement with Wurundjeri Elders reinforced the importance of kinship—recognising the deep connection between people, plants, animals, and Country. This principle is embedded throughout the design via native species selection, habitat creation, and storytelling elements that reflect seasonal movement and ecological relationships.

A key outcome was the inclusion of She-Oak groves as safe, culturally significant spaces. Traditionally used by Wurundjeri women as protective places for children, She-Oaks deter snakes with their fallen needles. These groves are re imagined as gentle learning zones, supporting Storytime and cultural exchange, and reinforcing the precinct as a welcoming place of education and care.



Glen Waverley Civic Precinct Cultural Layers Diagram

Engagement: **Traditional Custodians**

Kinship & Cross-Cultural Education

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RAP

The project sits on Wurundjeri Country



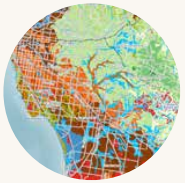
Cultural Heritage

The project sits between two important waterways



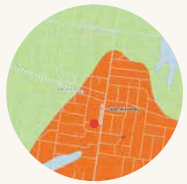
Geology

The project is above Red Bluff Sandstone



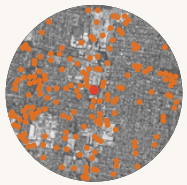
Hydrology

The waterways extend through Wurundjeri and Bunurong Country



Ecology

The project sits in a former Grassy Plain Woodland, with a significant River Red Gum Scar Tree near by



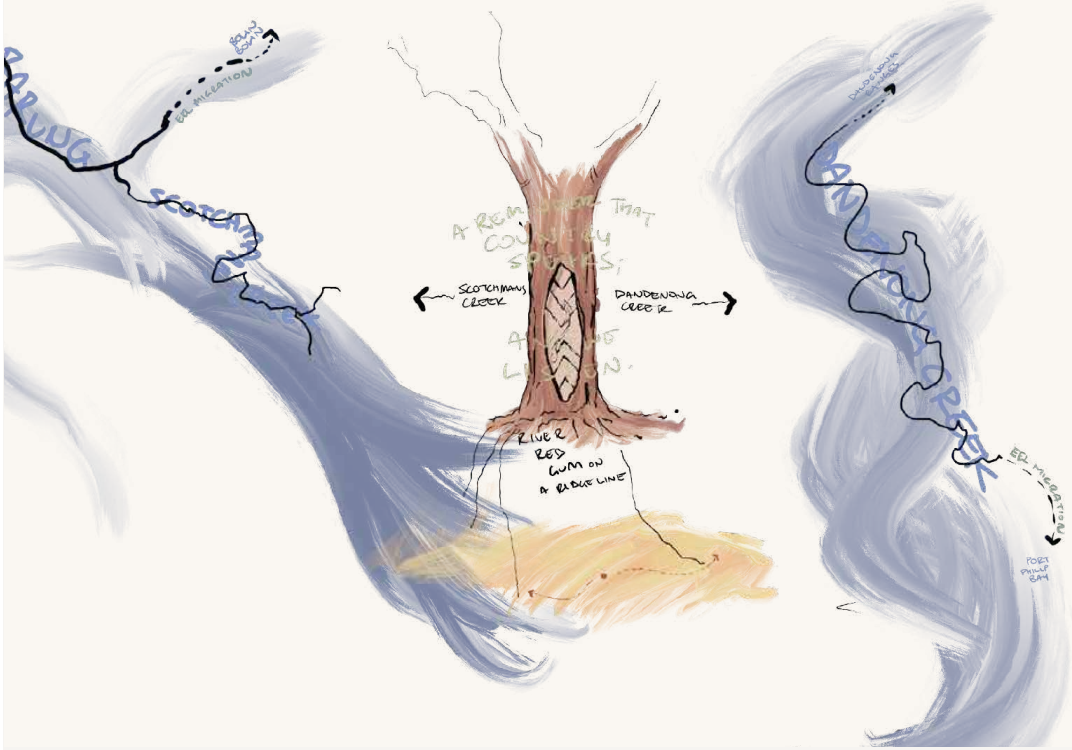
Kinship

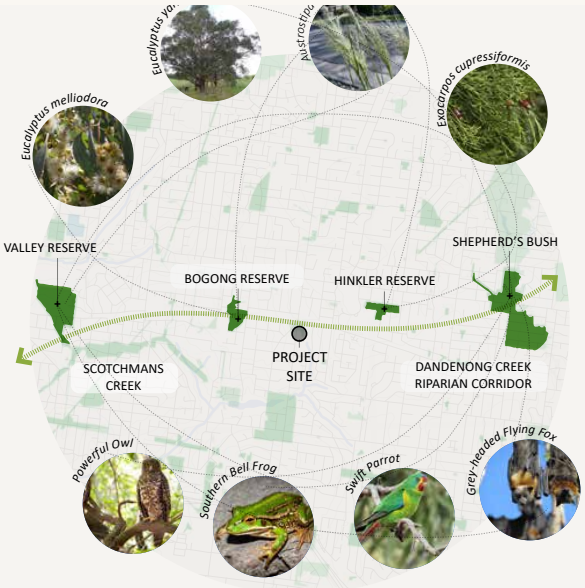
Endemic and Invasive animal species inhabit the site - we would like to attract more endemic species like the powerful owl and the swift parrot



Seasonality

Wurundjeri Seasonality is an important marker for identifying connections to place, to time, and to when and where you are

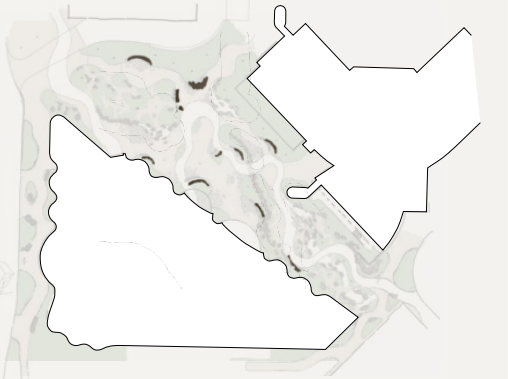




Engagement: **Traditional Custodians**

Aquaculture, Trade & Commerce

Through engagement with Wurundjeri Elders, the design incorporates subtle spatial references to traditional aquaculture and water management practices. These elements honour the ingenuity of Wurundjeri techniques in shaping the land to support both human and ecological systems. Traps, inspired by eel and yabby-catching methods, are embedded along the paved watercourse. Their forms respond to patterns of water flow and pedestrian movement, creating spaces that momentarily 'trap' people—offering places to pause, gather, and learn. These moments serve as opportunities for seating, reflection, and interpretation, supporting cross-cultural education within the public realm.

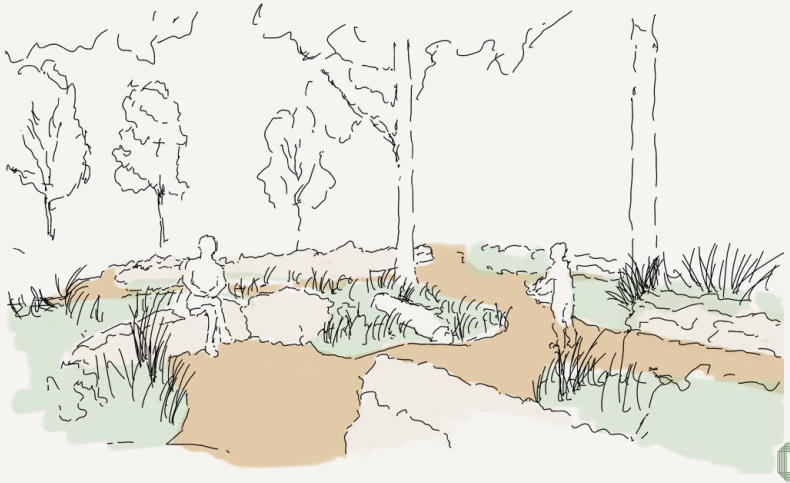


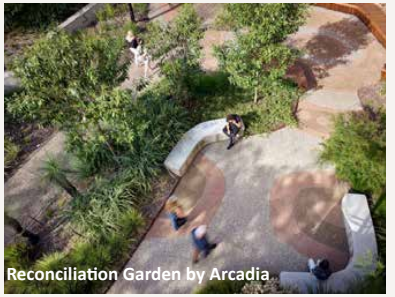


Cultural Burning Through Mosaics

Wurundjeri Elders shared the significance of cultural burning as a practice of renewal, care, and connection to Country. In response, the planting design incorporates mosaic-like patterns that reflect these traditional burn techniques. These layered plantings highlight cycles of fire and regrowth, using species that respond to and regenerate after fire. The approach reinforces ecological stewardship and invites public understanding of cultural land management. Through this, the landscape becomes a living story—educating visitors on the deep relationship between fire, renewal, and Wurundjeri ways of Caring for Country.







Reconciliation Garden by Arcadia



Castlemaine Slate Paving from Stone Contact



Ballerup Boulevard by Marianne Levinsen



Curtin University by UDLA

Interpretive Signage

As part of the design development of the public realm, GLAS, Lyons and Winsor Kerr have identified several key opportunities for interpretive signage within the public realm. These initiatives aim to convey the cultural values and narratives collaboratively developed with the Wurundjeri Elders and seamlessly integrated into the design. These opportunities will guide the creation of a comprehensive interpretive strategy, encompassing signage, inscriptions in materials, and sculptural art.
The Wurundjeri Elders have provided their support for these concepts and further supported by Monash PWG

It is envisioned that these efforts will form the foundation for ongoing engagement with the Wurundjeri, contingent on Council budget approval (is not within current budget).

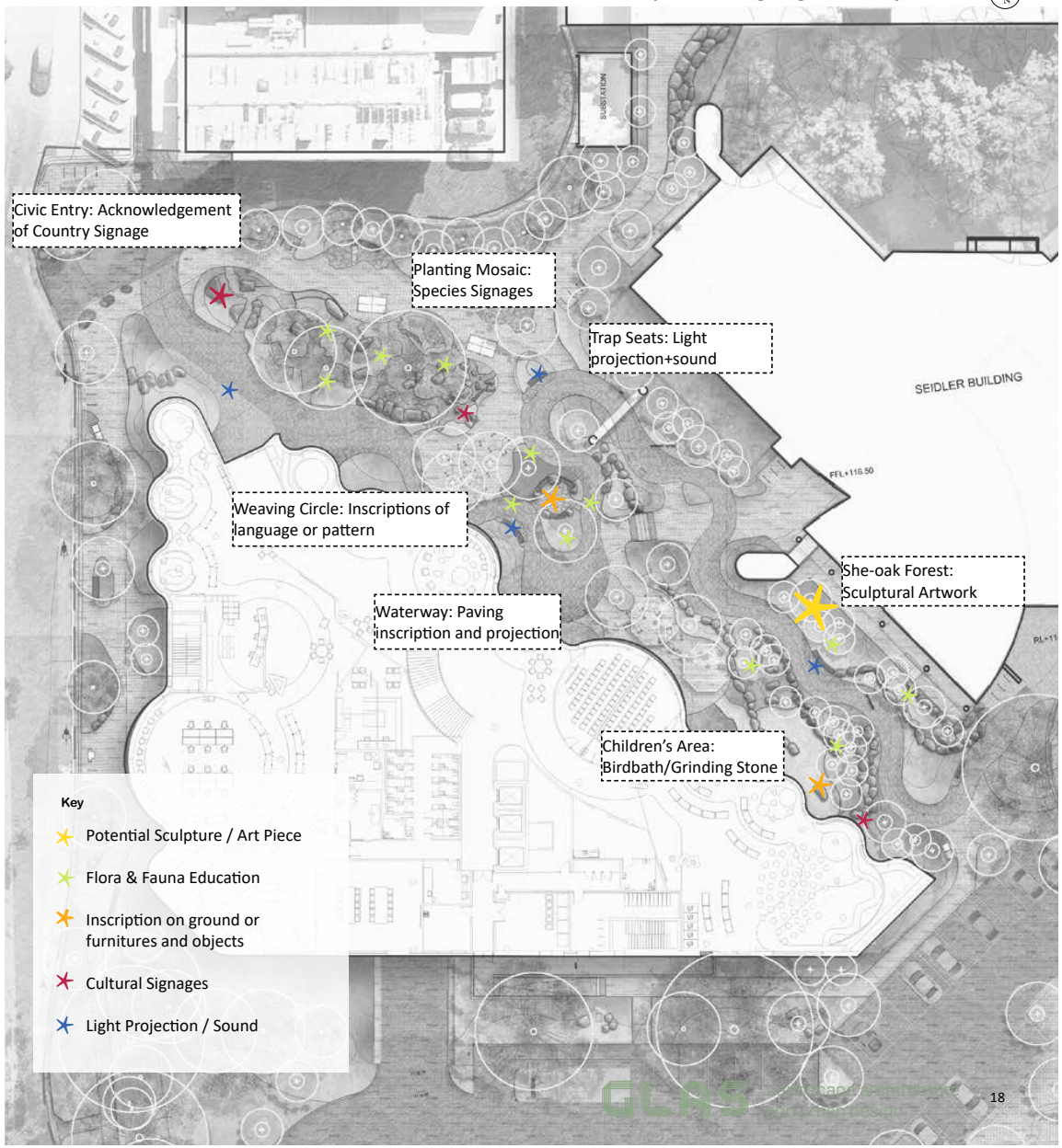
Interpretive Signage and the Learning Landscape

Signage and public art play an essential role in shaping how people experience and understand the way this public realm has been designed with embedded cultural values in collaboration with the Wurundjeri. In our workshops with Council, we've been referring to the concept of a learning landscape—a space not only physically connected to the library and civic functions, but one that also offers informal moments of education throughout the public realm.

Interpretive signage can take many forms and serve a range of purposes. It can inform, prompt curiosity, encourage people to pause, reflect, and ask questions about what they see. It can deepen understanding of cultural narratives, ecological systems, and historical context.

GLAS and the broader team have proposed a range of ideas for how interpretive elements might be integrated into the precinct. The next step is for Monash to provide feedback on the Interpretive Signage Strategy prepared by GLAS and Windsor Kerr and confirm funding and delivery opportunities. Once Monash confirms commencement of the interpretive signage strategy; and appointment of relevant consultants beyond the design team (e.g. indigenous sculptural artist), we can then explore how each interpretive signage output can be designed and delivered.

Interpretive Signage Concept Plan



Interpretive Signage

Welcome to Country

- Acknowledgement of Country and thanking Wurundjeri Elders
- Celebrating the role of Wurundjeri woman

Significance of Water

- Maps of the site in relation to its significance to waterways
- Movement along waterways and understanding seasons interpreted in the paving
- Incorporation of Indigenous language in paving and furniture
- WSUD educational signage

Cross Cultural Learning

- Inscriptions of wording in pavement within the weaving circle or weaving patterns.
- Manna Gum logs - inscription of significance with potential of carvings of lost animal species. This could be located within the Sheoak Forest.
- Educational signage within the Sheoak forest of the usage of such places in indigenous culture.
- Engravings within stones around the sight. Depicting plants animal life or regeneration after burning.

Geology of Place

- Grinding stone carved into the stone which also takes form as a bird bath.
- Materials sourced from Country
- Carving into material to depict different forms

Restoration of Lost Ecology

- Signage with the planting design which educates the public of why they are selected. For example, species which are known to be significant for endangered species (i.e.) Powerful Owls and Swift Parrots).
- Educational signage of indigenous plants and their uses (QR code implementation).

Commerce & Trade

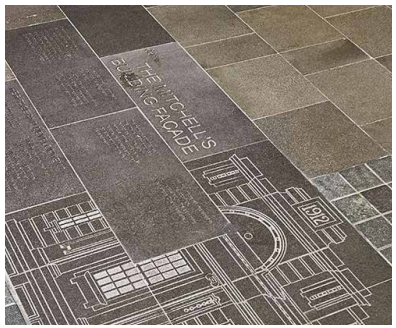
- Light art projection for night time activation as representation of water movement, and importance of damming (GOBO lighting).
- Engraving on Greenstone with Woi Wurrung language, depiction of jewellery and items of trade.









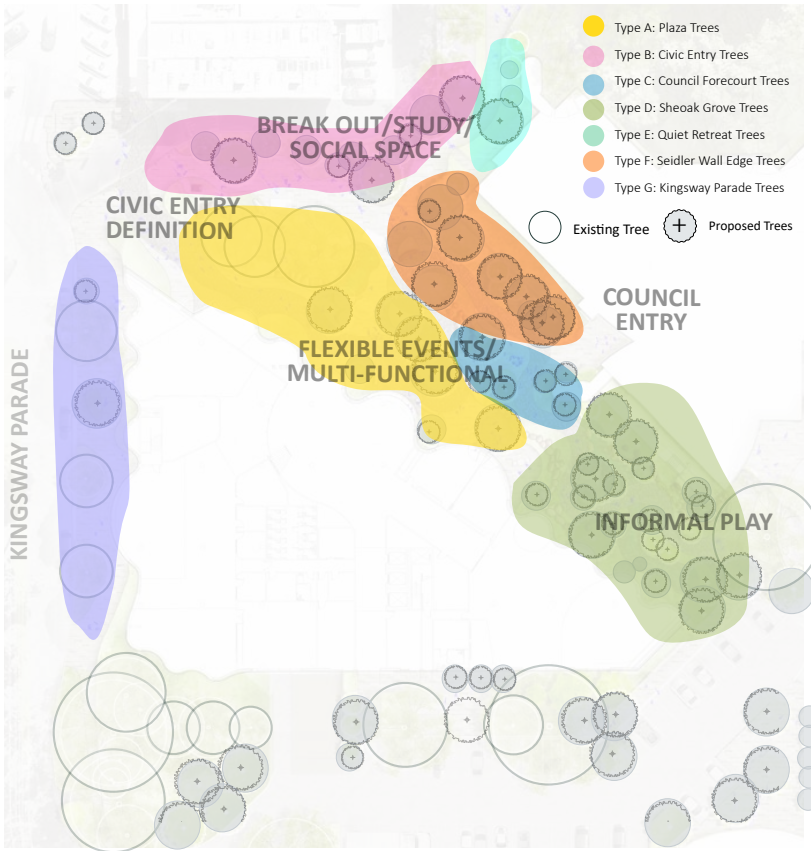








Engagement: **Horticulture**

Through ongoing meetings with Council, tree species were carefully selected in response to site conditions, public realm programming, and cultural narrative. Discussions highlighted the importance of climate resilience, biodiversity, and urban cooling, guiding species choices that enhance canopy cover and ecological function. Selected trees complement existing vegetation and strengthen the precinct's character, while supporting seasonal interest, shade, and habitat. Council also supported prioritising culturally significant species, embedding Traditional Custodian knowledge into the landscape and reinforcing a connection to place through storytelling and lived history



Tree Species Typologies Diagram

Key Outcomes

Integration with Existing Trees

Council supported the retention and integration of existing trees, which has shaped key elements of the planting strategy. The mature Lemon Scented Gums near the Civic Centre were recognised as important sentinels, guiding adjacent planting and reinforcing the site's identity. At the civic entry, smaller canopy trees have been introduced to support successional growth and soften views alongside the existing Quercus coccinea, providing screening and visual balance near the driveway wall. Along Kingsway, Angophora costata has been selected to complement the existing Box Gums, reinforcing canopy presence and continuity. This layered approach defines key spaces, enhances shade, and ensures a cohesive, place-responsive outcome.


Sheoak Grove Trees


Plaza Trees


Quiet Retreat Trees


Civic Entry Trees


Seidler Wall Edge Trees


Council Forecourt Trees


Kingsway Parade Trees

Engagement: **Horticulture**

The planting strategy reflects input from both Council and Wurundjeri Elders, integrating ecological, cultural, and functional values to create a landscape that is resilient and meaningful. Indigenous and native species were endorsed by the Wurundjeri to support kinship by providing habitat for native and endangered fauna, while also embedding cross-cultural learning through the inclusion of plants with traditional uses and cultural significance. This approach reinforces biodiversity, supports education, and deepens the landscape's connection to Country.

Key Outcomes

Planting Strategy

The species palette has been shaped through engagement with Council and Wurundjeri Elders, aligning with the overarching design vision and reflecting ecological, cultural, and functional priorities. Species were selected to support kinship and biodiversity by enhancing habitat and attracting native fauna. Cultural knowledge shared during workshops guided the inclusion of plants with traditional significance, encouraging ongoing learning and connection to Country. To ensure resilience, species are suited to local conditions, with an emphasis on drought and heat tolerance. CPTED principles have also informed the planting layout, maintaining sight lines for safety while contributing to a rich, layered public realm.

Maintenance Consideration

Maintenance requirements were a key focus in discussions with Monash City Council, directly informing the planting strategy. Species have been selected for their resilience to drought, heat, and urban conditions, supporting low-maintenance outcomes that align with Council's operational capacity. The strategy balances biodiversity and ecological intent with practical maintenance needs, including clear sight lines, minimal leaf and fruit drop where possible, and containment of mulch in areas like the Sheoak forest. Acknowledging that Glen Waverley Civic Precinct will require a higher-than-usual maintenance regime, the design team has prioritised planting layouts, soil depths, and access requirements to support long-term management and presentation of the public realm.

City of Monash Planting and Urban Biodiversity Strategies

Through consultation with Monash City Council, the planting strategy was refined to align with Council strategies such as the Urban Biodiversity Strategy and the Urban Landscape and Canopy Vegetation Strategy. The design prioritises indigenous and climate-resilient species that support habitat creation, urban cooling, and long-term ecological health. Council's feedback emphasised the need to balance these goals with maintenance capacity, influencing species selection, canopy cover targets, and edge treatments to minimise mulch spread and fruit drop. The outcome is a resilient, low-maintenance, and culturally informed landscape that supports Monash's broader sustainability vision.

Retained Existing Trees

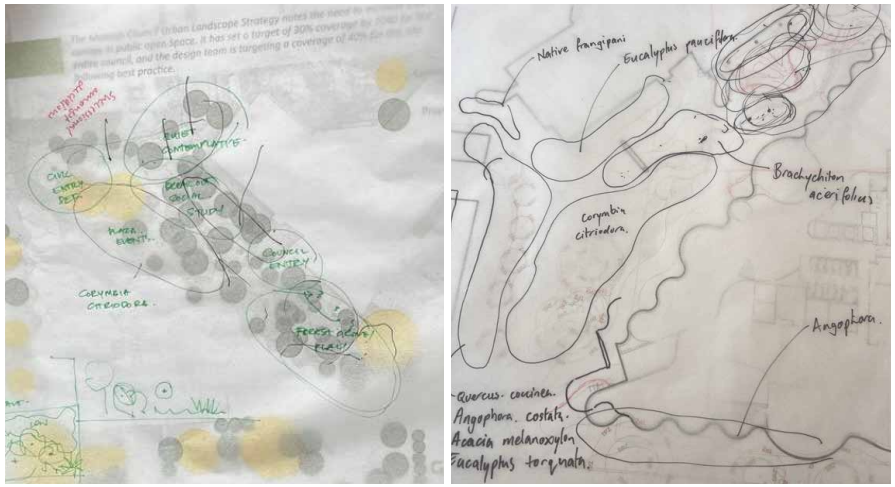








Welcome Plaza Planting Palette: Flexible, Welcoming: To highlight existing mature trees, while the Grassland Mosaic garden beds featuring native grasses and groundcovers



Sketch Diagram for Planting Workshop on 2025

Engagement: **Horticulture**



Low Accent & Shrub Planting



Layered Screening



Grassland Mosaic



Weaving Circle Planting



Infiltration Planting



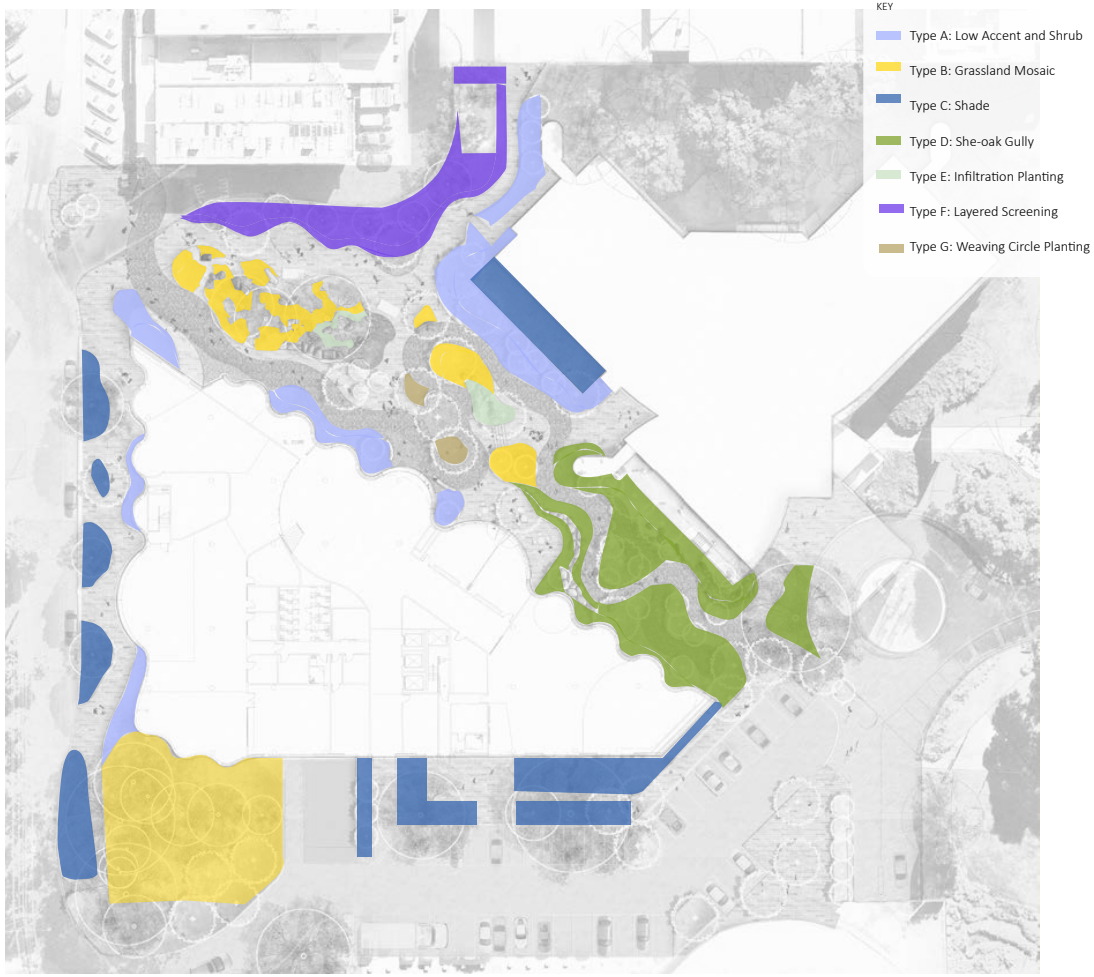
She-oak Gully



Shade

Planting Typologies

Council supported a diverse and layered planting approach that reinforces biodiversity, cultural narratives, and functional outcomes. Feedback informed typologies that soften edges, provide screening for service areas, and enhance spatial definition. The Sheoak Gully was endorsed as a culturally significant zone supporting storytelling, while the Shade Gully focuses on resilient, low-maintenance species. Infiltration plantings were welcomed for their role in managing stormwater. The Weaving Circle planting continues to reflect Wurundjeri cultural practices, embedding meaning and learning within the landscape.



Planting Typologies Diagram

Engagement: **CPTED**

In response to feedback from Monash City Council, the design integrates CPTED (Crime Prevention Through Environmental Design) principles to support a safe, accessible, and welcoming public realm. Key considerations such as clear sight lines, lighting, and activation of key areas have guided the layout, ensuring the space encourages passive surveillance and community use throughout the day and evening. These key outcomes where presented to during stakeholder meetings and supported by council.

Key Outcomes

CPTED Planting Strategy: Porosity & Layers

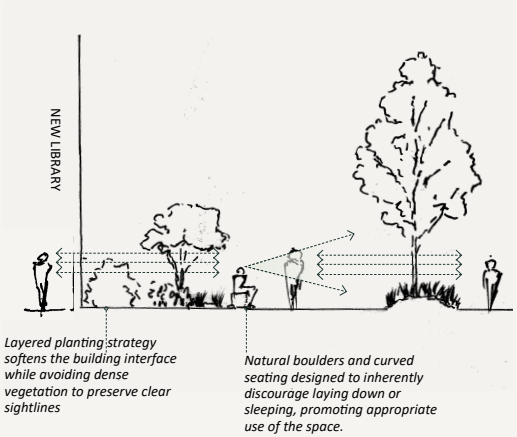
- Layered planting softens building edges while maintaining clear sight lines for safety.
- Low-height shrubs and high-canopy trees ensure visibility between level changes.
- Dense planting along the Seidler basement car park acts as a visual and physical barrier while preserving openness.
- Planting is carefully positioned to provide a sense of enclosure without creating concealed spaces.

Activity Support

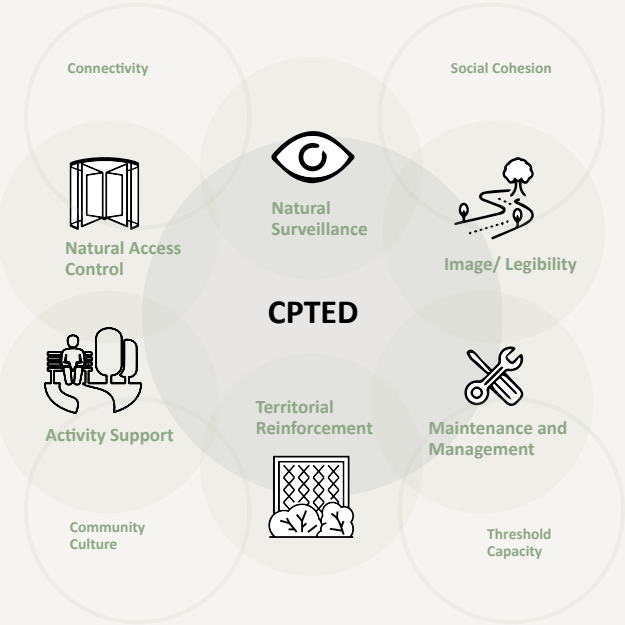
- Gathering spaces are designed to maintain visibility under canopies, ensuring they feel safe and inviting. Seating opportunities at drop-off zones and key sight lines encourage passive surveillance.
- Natural boulders and curved seating are designed to discourage sleeping or inappropriate use.
- The Children's Area will include clear signage, accessible pathways, and adequate lighting, reinforcing its intended purpose and creating a family-friendly environment.

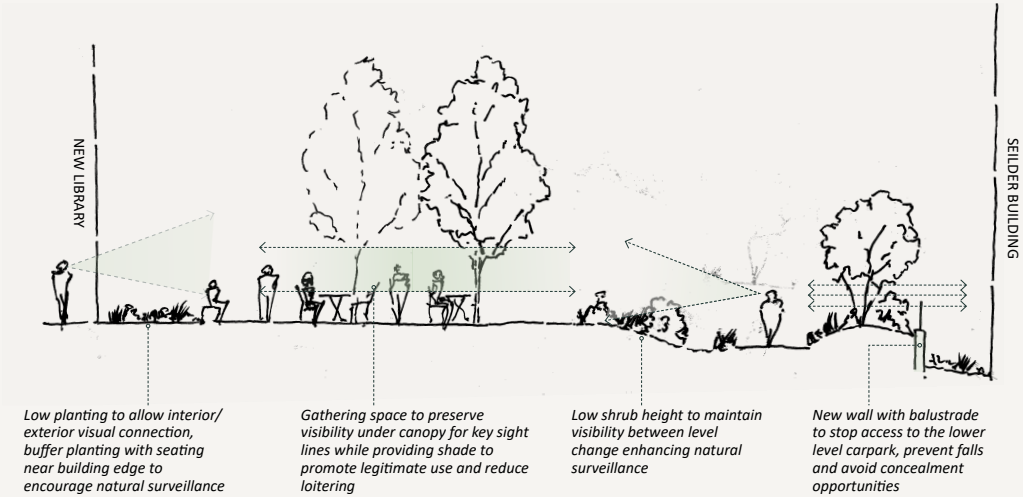
Functionality & Access Control

- Removable bollards and feature boulders, paving treatments define pedestrian areas and prevent unauthorized vehicle access.
- Defined entry and exit points guide movement while ensuring emergency access.
- New walls with balustrades prevent falls and eliminate concealed areas near lower levels.
- Rock bleachers serve as both seating and a natural retaining element, reducing the need for additional barriers.



CPTED Principles



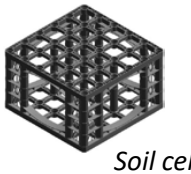


Coordination & Engagement: **Underground Treatment**

We have collaborated closely with structural engineers and architects through a series of workshops to ensure adequate soil depths are achieved across the site—particularly in areas where the plaza is located above the car park structure.

Slab Elevation Coordination - Void Filler

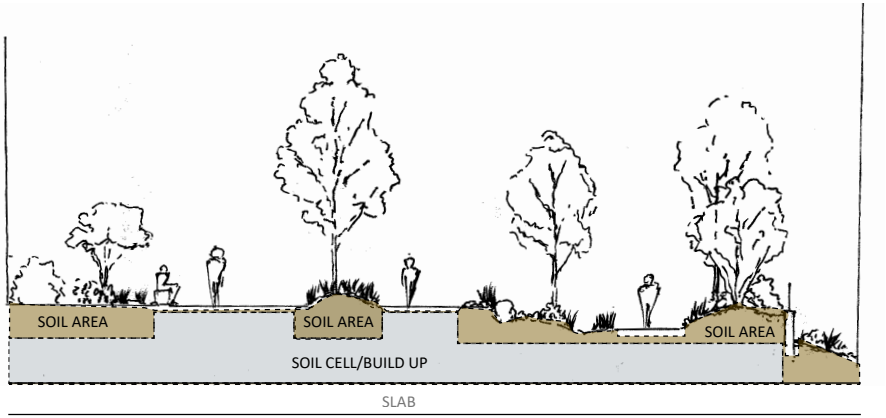
The design necessitates close collaboration with architects and engineers to ensure that landscape requirements align with varying slab void depths, which range from 1.5m to 300mm. This coordination is crucial for integrating planting needs, structural limitations, and cost considerations effectively. Soil cells are proposed for all trees and planting zones above the slab, as well as for trees in hardscape areas. Geofoam has been considered as a value management option, offering a lightweight fill where the gap between the slab and the finished surface level exceeds the soil depth required for tree planting. However, GLAS prefers using scoria to fill the voids between the soil cells and the top of the slab, as a sustainable alternative. If weight loading becomes a concern, and depending on cost considerations, soil cells wrapped in a geotextile membrane may be utilised as alternative void fillers in areas with slab level changes within the hardscape, as well as beneath trees set in tree grates. This approach ensures adequate root access to soil volumes for long-term tree health. The team will also engage with the soil cell manufacturer to confirm technical requirements and any limitations



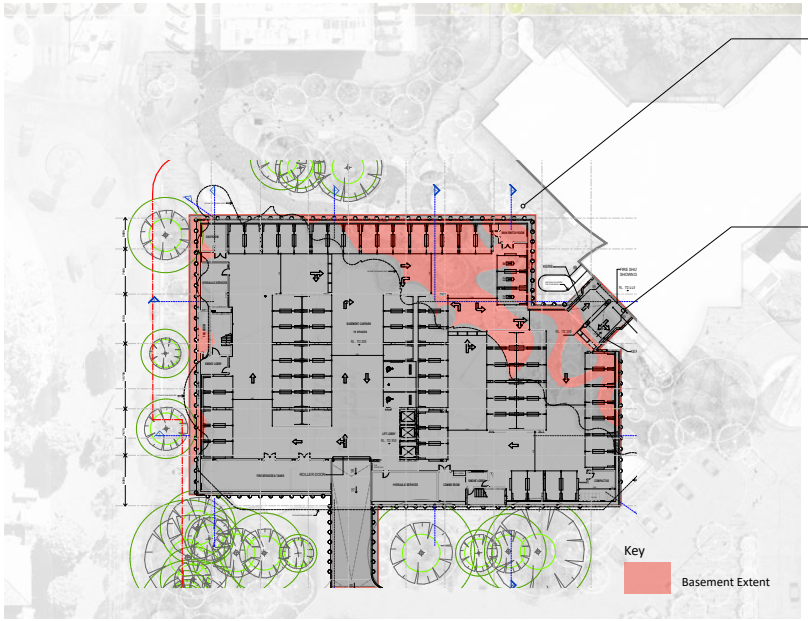
Soil cells



Geofoam



Indicative section study of underground build up



Softscape on Slab

Approximately 25% of the site, including the architectural footprint, comprises softscape, with about 4% of this located over slab. Tree species have been strategically located based on soil availability, with required soil volumes guided by best practice standards to support healthy growth.

On Structure Construction

Tree placement may need localized strengthening, though it does not require alignment with the structural grid. An arborist's input is necessary for existing trees near basement piles (maintaining a 650mm clearance), with potential pruning for piling access. Drainage will follow a pitched system, requiring collaboration with hydraulic, civil, and structural engineers to minimize drain and inspection points.

Footings for key elements, including lighting, large structures, and rock walls will need to be integrated into the structure during the next design phase to ensure a coordinated design approach.



Ausblox Geofoam



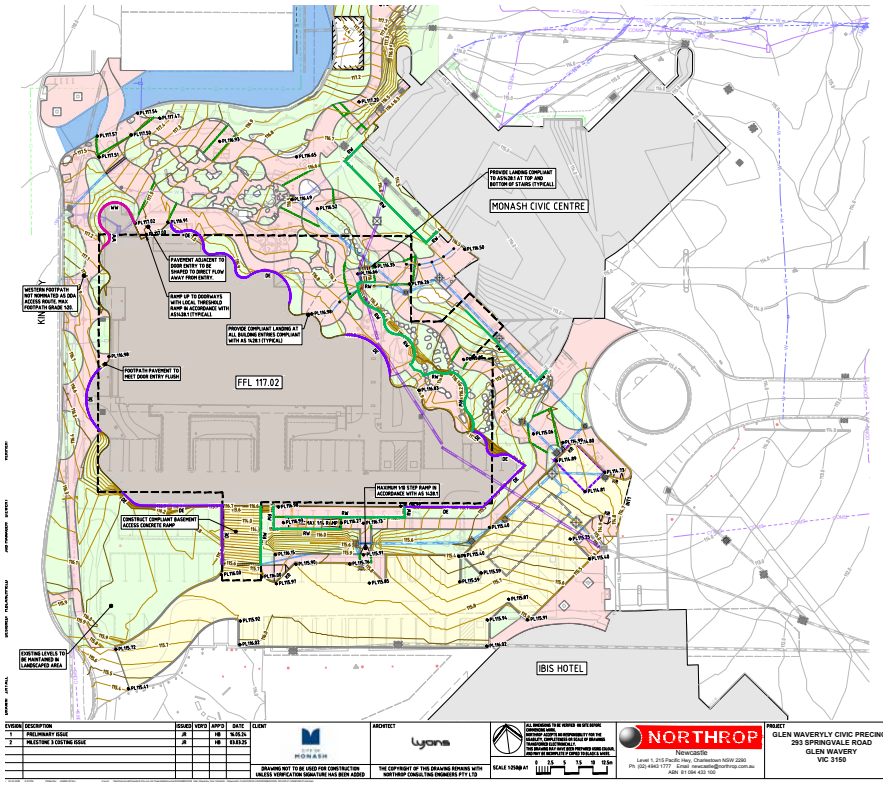
Stratavault Soil Cells

Engagement: **Water Sensitive Urban Design**

The original schematic design included a presence of water in the landscape through water play. Through discussion with the city, it was agreed that water should be a passive use only, incorporating Water Sensitive Urban Design (WSUD) and passive irrigation of the landscape.

Topography and Water

Council has expressed interest in showcasing WSUD features to the public, offering opportunities for environmental education. Utilising the natural topography of the site, water will be channelled down the central public realm corridor, Enabling water to filter to ground condition, and have any surface flow move through the site to the main drainage catchment location in the south east of the site on Springvale Road.



Civil Ground Grading Plan by Northrop Received on 3/3/25

The design explores a combination of integrated WSUD elements, creating a resilient and low-maintenance stormwater strategy that aligns with council and community priorities.



- Dry creek with planting within key pedestrian spaces to capture and filter stormwater



- Levels design in plaza areas to slow runoff and improve infiltration



- Tree pits with passive irrigation to enhance tree health while managing stormwater



- Planted landscaped edges that double as green amenity spaces


RECOMMENDED
DESIGN

Recommended Design

The Glen Waverley Civic Precinct will be a vibrant, inclusive, and well-connected hub to serve as the focal point for community engagement, cultural exchange, and civic activities. It should foster a sense of identity and belonging, providing spaces that accommodate the diverse needs of the local population while supporting the area's long-term sustainability.

The recommended design for the Glen Waverley Civic Precinct represents the culmination of stakeholder input, value management strategies, and expert consultant advice. The current plans emphasize a cohesive and sustainable landscape that supports the precinct's long-term goals.

Further Recommendations

Wayfinding and Interpretation Design

It is recommended that Monash approve for GLAS and Windsor Kerr to proceed with the interpretive signage strategy in order for the cultural values embedded in the public realm design to be understood by the end users of the space. This requires further engagement with Wurundjeri elders, Windsor Kerr, GLAS and potential indigenous artists to continue what was scoped as Interpretive Signage Opportunities together with the Wurundjeri on 13/02/2025.

Life-cycle Assessment

With an ongoing focus on climate positive design and development, it is recommend that Monash undertake a life-cycle Assessment (LCA) for the materials of the project. This will enable the design team to understand the carbon footprint and sustainability of the project through long-term operational requirements, and provide further guidance on material selection and construction detailing. This aligns with credits within the Green Star Rating System.

Biodiversity/Ecology Report

It is recommended that the council engage an ecologist to undertake a review of the finalised project in order to obtain points within the Green Star Rating System.



Design Development: **Public Realm Programming**

The public realm programming remains largely unchanged, but through ongoing engagement and coordination with the design team, it has been refined to better suit its context within the Glen Waverley precinct.

Civic Entry as a Major Activation Zone

Working with Lyons Architects, it was determined that the civic centre needed more presence at the Kingsway interface. With the building entry shifting north, the civic entry zone has been refined as a key connection point, drawing people into the plaza and enhancing pedestrian movement.

This has also had an impact on grading and entry condition into the site, the public realm design has worked with these required changes to create an equitable and flexible area for the community while being much more connected to Kingsway.

Cultural Engagement & Weaving Space

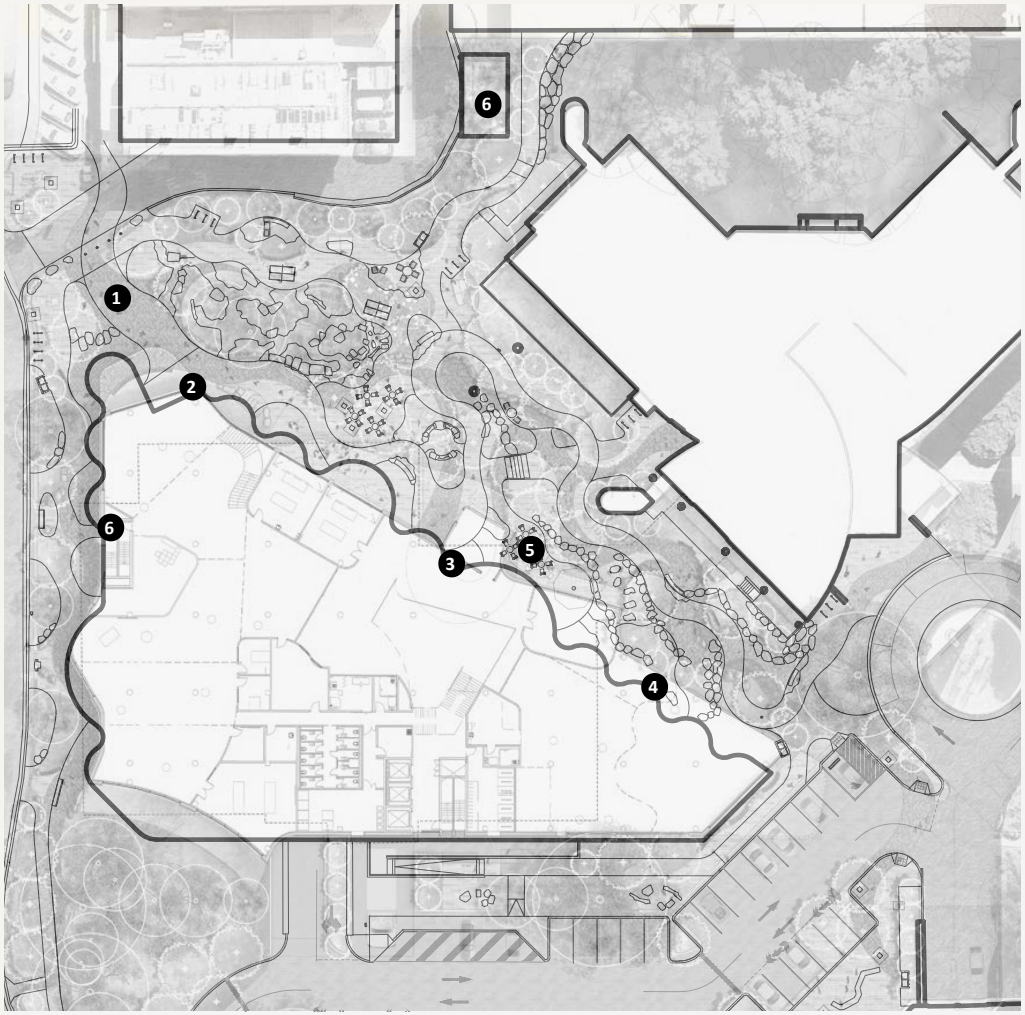
In collaboration with Indigenous consultants, the design integrates space connected to the children's interior space with a dedicated outdoor learning space. The previous Forest Gully concept has evolved, ensuring better integration with adjacent programming.
This consultation has also develop a dedicated weaving circle within the plaza aimed at fostering cross-cultural knowledge sharing, learning and engagement.

Flexible Community Areas

Based on council discussions and coordination with architecture, multiple spaces are now afforded for community uses. Specifically, providing a dedicated spill out space connected to the interior multi-purpose room with direct access via an external door, supporting outdoor learning and gathering opportunities.

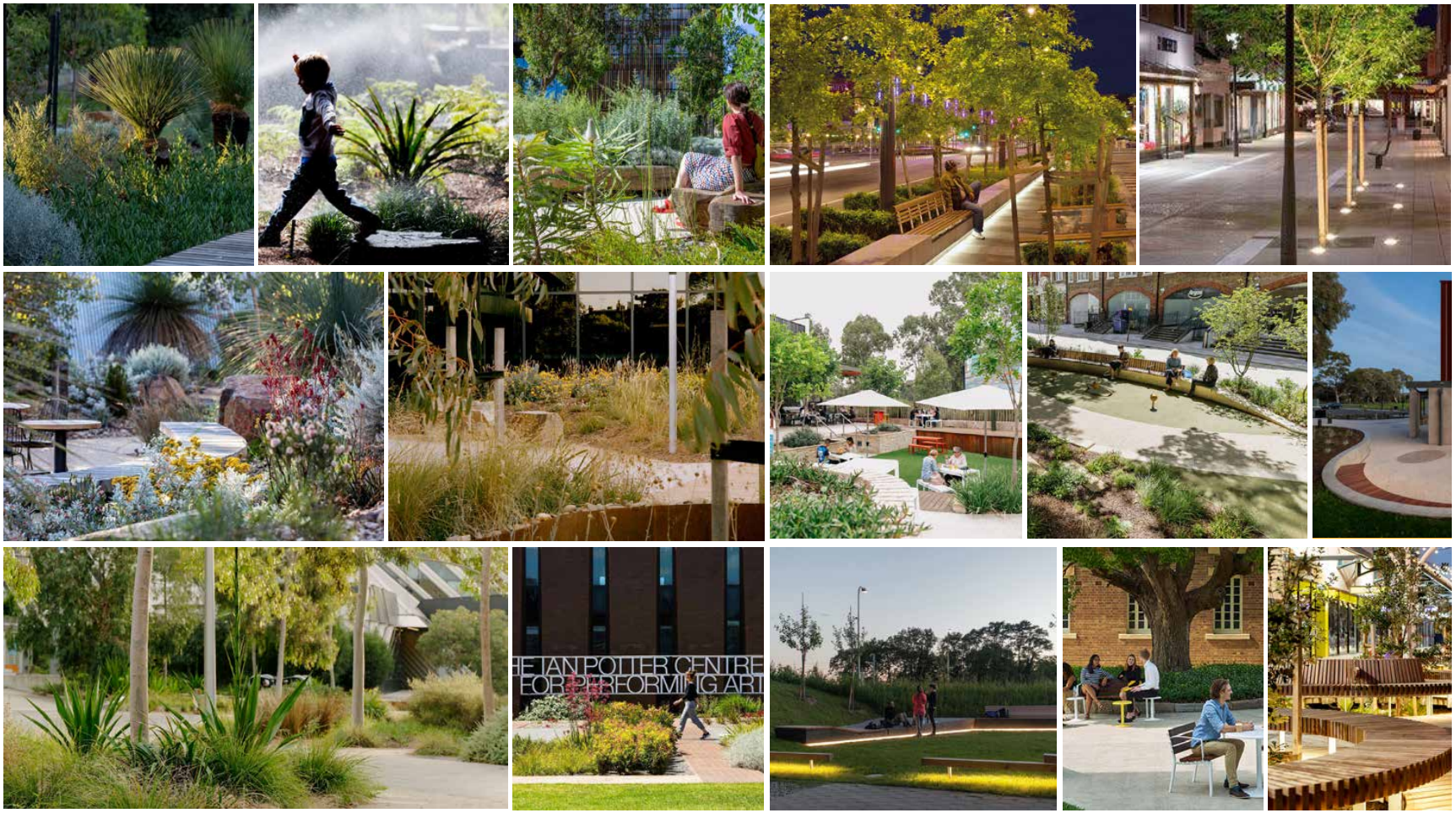
Key Changes

1. Entry to Library & Civic Hall has shifted North West along building moving entry closer to Kingsway
2. Entry shift, elevation & grading of public realm re-developed to suit
3. Removal of cafe from scope, location of multi-purpose room shifts south east
4. Children's area to have external access
5. Weaving circle integration
6. Sub-station confirmed to be North of site
7. Library after hours drop off located



Public Realm Visual Identity and Experience

The Glen Waverley Civic Precinct is characterized by curated native plantings that create a rich, immersive landscape, offering both active and passive experiences. A variety of seating types and thoughtfully designed spaces invite community engagement, providing opportunities for relaxation, social interaction, and connection with nature throughout the landscape.



Detailed Design: **Planting Design and Palette**

The planting design and palette have been carefully curated with an understanding of the local ecology, particularly the significant reserves in the Dandenong Creek and Scotchmans Creek areas. Our strategy not only respects the region's rich biodiversity but also aims to enhance it by integrating native species that are well-adapted to the local environment. Glen Waverley Civic Precinct is both a vibrant public space and a model of ecological sustainability, fostering a deeper connection between the community and the land.

Ecology-Driven Design

The planting strategy is informed by the local ecology of Dandenong Creek and Scotchmans Creek reserves, focusing on supporting the habitats of significant local species. The design integrates plants in a layered fashion to that foster biodiversity and align with the region's natural heritage. The use of these native species strengthens the connection to the land, reflecting the area's natural heritage and enriching the public realm experience for the community.

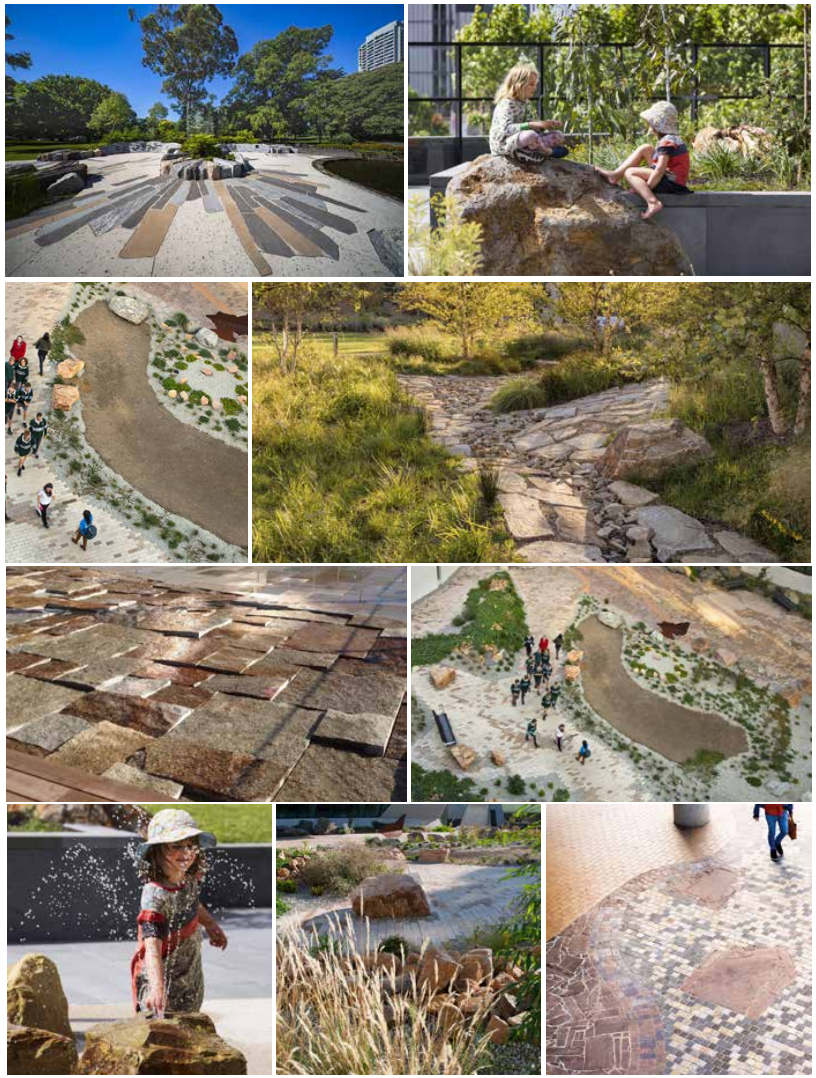
Curated Planting Strategy

The landscape design emphasizes the extensive use of native species, which are well-adapted to the local climate and soil. This reduces maintenance costs and supports sustainable resource use while providing habitats for native wildlife.





Detailed Design: **Materials Palette**



The materials palette for the Glen Waverley Civic Precinct is thoughtfully curated to align with the site's natural geology while meeting the Council's standards for durability and quality. Stone materials, selected for their visual and textural similarity to the site's underlying Red Bluff Sandstone and Anderson Creek Formation, will be prominently used throughout the public realm. These stones not only reflect the local geological tones but also help to tell the story of the area's water history, with textures and patterns that evoke the natural flow and erosion processes shaped by water over time. This palette ensures that the materials not only serve functional and aesthetic purposes but also deepen the connection to the land's history and natural processes, enriching the overall experience of the public realm.

PAVERS



Brick Pavers



Natural Stone Pavers

BOULDERS



Highland Slate



Granite



Slate Pavers



Sawn Cut Cobblestone



Mudstone



Castlemaine



Unit Pavers



Cobblestone Pavers



Coldstream

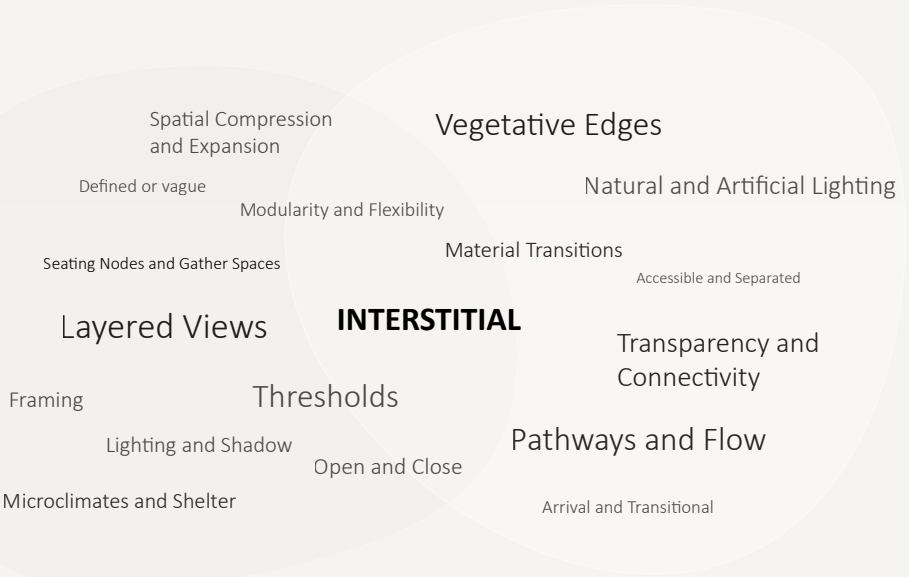


Sandstone

Design Development: **Interstitial Spaces**

Our design process focused on understanding and shaping interstitial spaces - the space where building and landscape meet. This allows for a balance of both landscape and architectural considerations in the design process. Through collaboration with Lyons and Winsor Kerr, we explored how these spaces function and evolve within the project.

The design team worked collaboratively to define and refine interstitial spaces, balancing landscape and architectural intent and needs through workshops and sketching sessions. We explored the push and pull of space, allowing this dynamic to guide the approach. Including framing views from the library's interior, ensuring that external spaces are visually and experientially engaging. For architecture, the priority was porosity, strengthening the direct connection between indoor and outdoor environments. We also discussed how the landscape could bleed into the building through materiality and form, creating a seamless transition that enhances movement and experience across spaces.





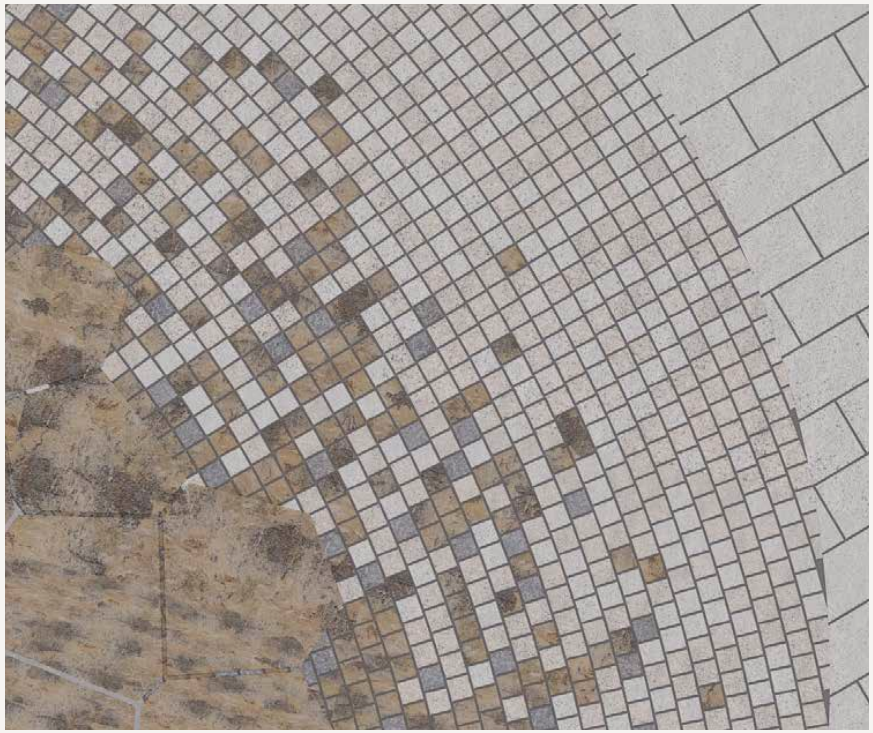
Sketches, Image board and Diagram from Design Team Workshop (Winsor Kerr, Lyons and GLAS)

Design Development: **Paving and Materiality**

We conducted extensive paving tests, exploring both arrangement and material composition to refine a design that not only enhances movement but also reinforces the broader site narrative. This process began with researching stone materials sourced from Country, ensuring a deep connection to place, before shifting focus to the larger-scale movement patterns across the site. By testing different paving arrangements and material compositions, we aimed to create a design that responds to both the natural flow of the landscape and the architectural intent, integrating elements that guide movement while expressing the site's ecological and cultural layers.

Materiality

We explored different paving pattern compositions, testing various stone type ratios including Harcourts, Grandee, Castlemaine, and Mt Bolton. This included evenly distributed mixes, as well as variations where larger format stones were either darker or lighter granite. The design team found that a gradient approach—with 20% Harcourts, 20% Mt Bolton, 30% Castlemaine, and 30% Grandee—provided the most flexibility, allowing the paving to visually express water and sediment flow, reinforcing the site's water narrative.

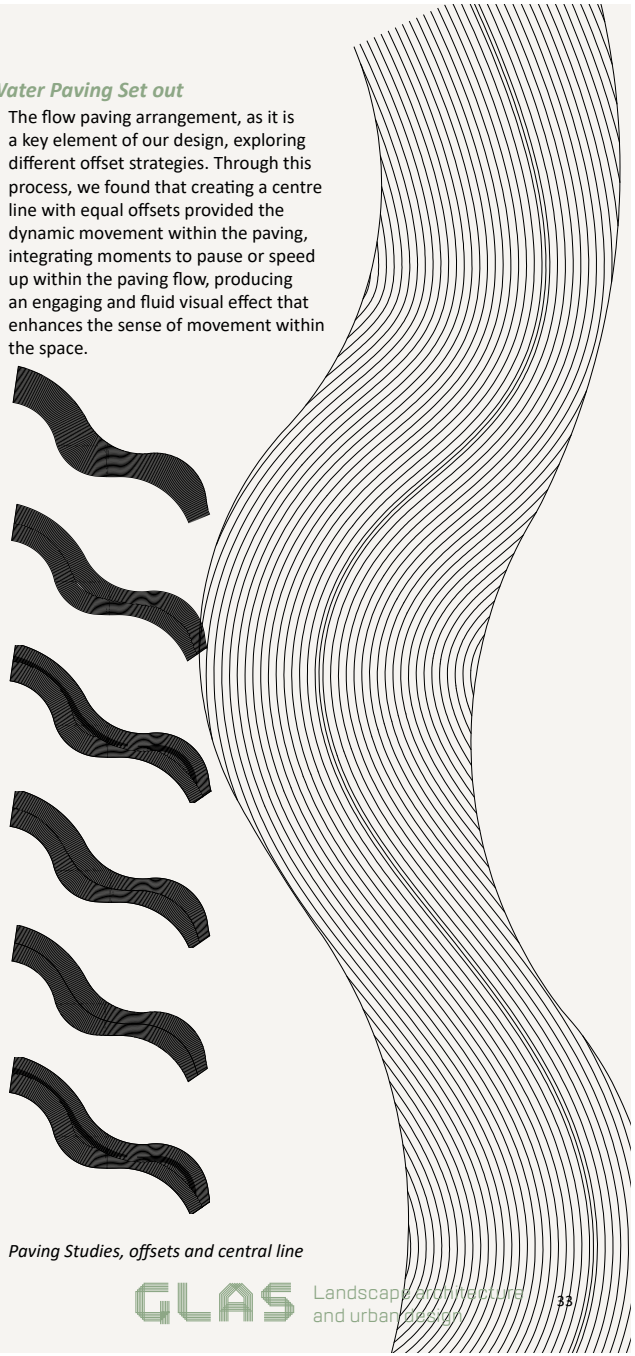




Paving Studies with gradient, a mix of Harcourt, Mt Bolton, Castlemaine and Grandee

Water Paving Set out

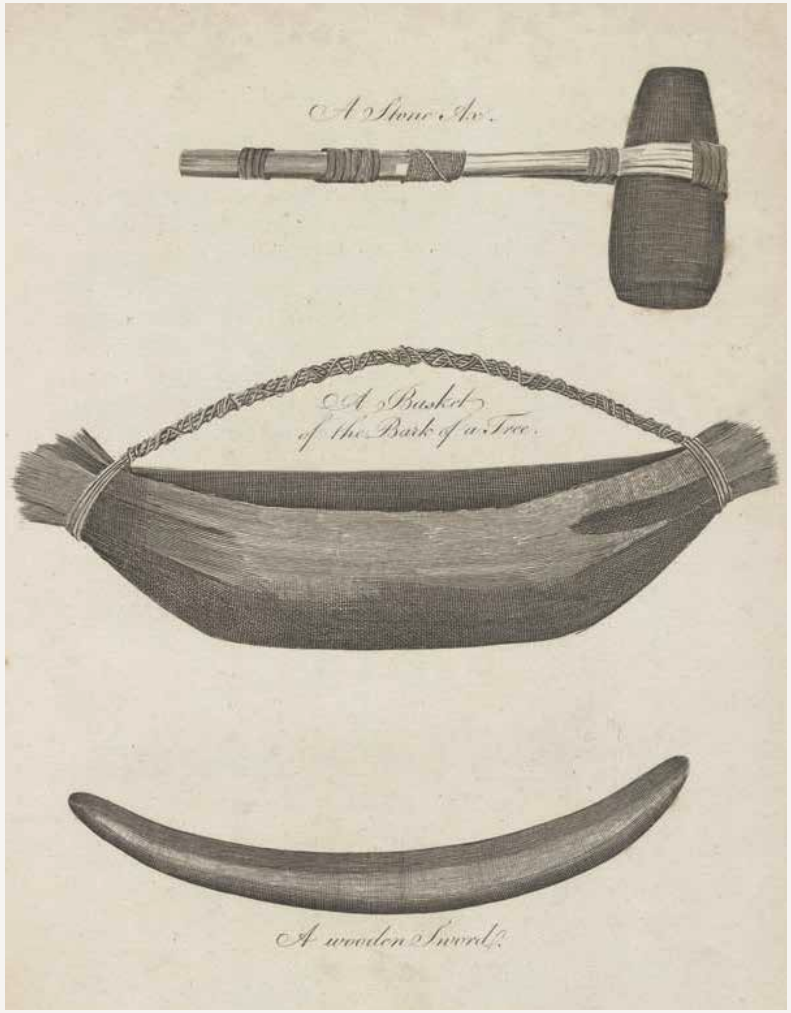
The flow paving arrangement, as it is a key element of our design, exploring different offset strategies. Through this process, we found that creating a centre line with equal offsets provided the dynamic movement within the paving, integrating moments to pause or speed up within the paving flow, producing an engaging and fluid visual effect that enhances the sense of movement within the space.



Paving Studies, offsets and central line

Design Development: **Materials Palette**

The design development of the public realm material palette—including paving and furniture—was guided by a careful consideration of cultural layers, site history, and architectural integration, ensuring a cohesive and meaningful connection between landscape and built form.



Aboriginal implements, State Library Victoria.



Stone sourced from Lake Cooper Quarry

Greenstone: Cultural Significance and Landscape Applications

Our team has explored the use of Greenstone, a durable diabase with deep cultural and geological ties to Wurundjeri Country. Historically, Wil-im-ee Moor-ring, a major greenstone quarry located near current day Lancefield, supplied the Wurundjeri people with stone for crafting ground-edge axes—essential tools which were traded across south-eastern Australia and beyond. Recognizing this legacy, we sought a locally sourced alternative for contemporary landscape applications.

We identified Lake Cooper Quarry (Burramboot) as a potential supplier, offering a regional source of Greenstone that aligns with our commitment to contextual material use. Its proximity to Wil-im-ee Moor-ring further strengthens the cultural connection.

Given its durability and striking green-blue hues, Greenstone lends itself to multiple uses including: seating & furniture, such as solid blocks for informal seating or low walls. Dry creek beds & feature rock work, or interpretative elements, that integrate storytelling through stone to acknowledge its cultural significance.

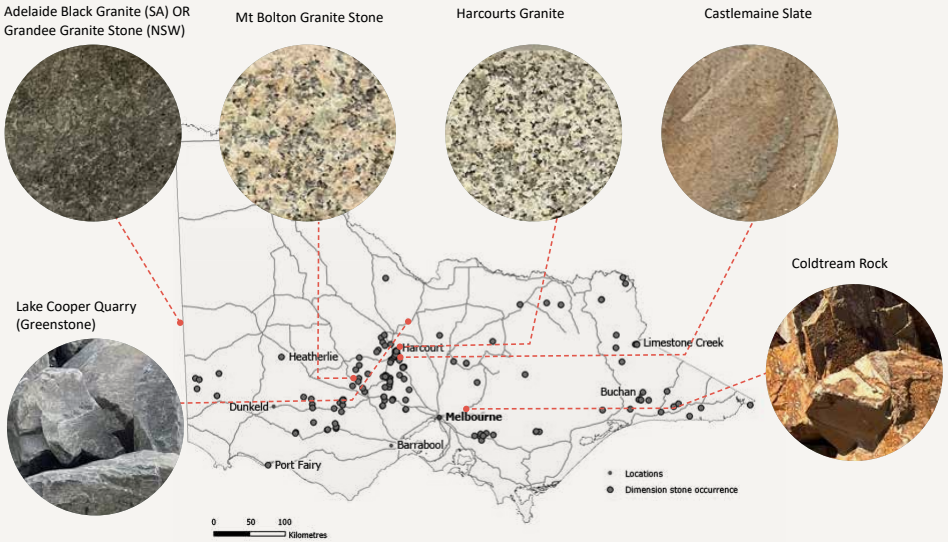
Design Development: **Materials Palette**



Materials Studies (GLAS Landscape Architects)

Material Investigation

GLAS undertook a materiality study, focusing on sourcing rocks and stone from Country for a strong connection to place. It is our intention that these materials are sourced as close to Glen Waverley as possible yet also meet the design aesthetic. As part of this research, the team visited and contacted suppliers to examine the materials first-hand, assessing their texture, colour, and suitability for the project. For example, we have also identified Coldstream rock as an ideal choice for use along vegetated edges, as its warm tones complement the architecture while enhancing the natural landscape.



Granite samples supplied by Pyrenees Quarries & Sam the Paving Man



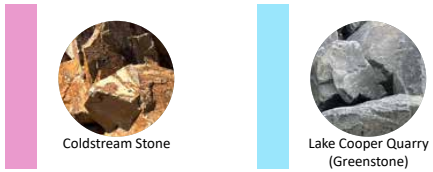
GLAS Quarry Visit to RockWorkz. 2024

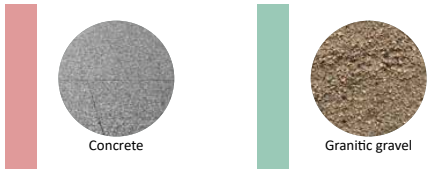
Design Development: **Materials Palette**

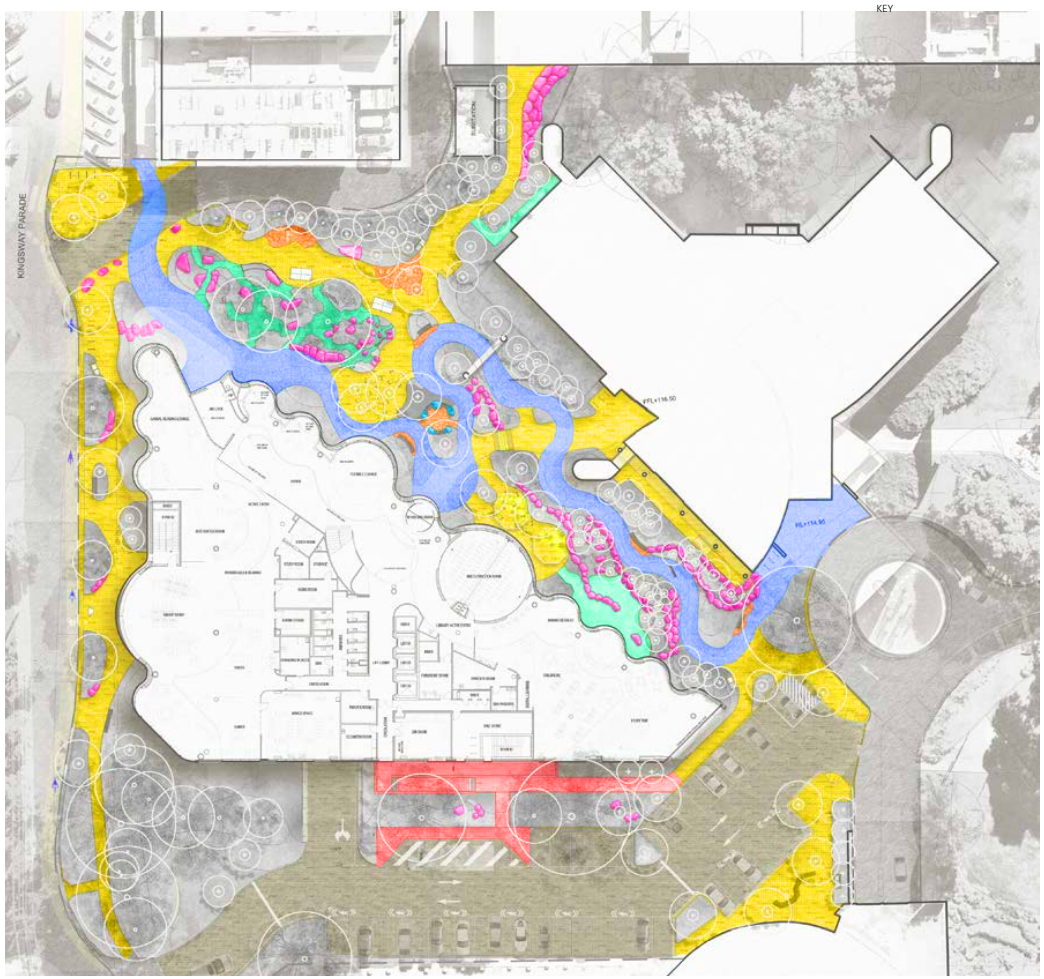
It is the intent of the design of the public realm to utilise a palette of materials that allows the architecture and landscape to work together. The materials have been selected for their durability, and the ability of the council to source the materials in the future if required for this or other projects.











Key Spaces: **Civic Entry**

With the relocation of the library entrance to the north, the Civic Entry has been refined to strengthen its connection to Kingsway, making the transition into the precinct more intuitive and visually inviting. The design enhances pedestrian flow, integrates safety elements, and reinforces the precinct's identity through a cohesive material and landscape strategy.

Strong Connection to Kingsway

The realigned entry creates a more direct and welcoming approach from Kingsway, enhancing pedestrian access and drawing visitors in through a seamless transition between the public realm and the precinct.

Paving Design

The river paving extends directly through the building entrance and into the site, providing a natural guide for movement while reinforcing the connection to Wurundjeri water narratives. This visual cue subtly directs visitors while strengthening the precinct's identity.

Hard and Soft Threshold

Enhanced garden beds and carefully integrated pathways help resolve level changes more seamlessly. Lush planting at the library frontage provides a strong green threshold, making the entry more inviting and framing the space with seasonal texture and colour.

Civic Character

A line of boulders has been introduced as a protective measure along the roadway while also contributing to the overall material language of the civic precinct. This element both enhances pedestrian safety and reinforces the natural character of the public realm, setting it apart from the urban fabric of Kingsway.





Precedent:University of Chicago, Christy Webber Landscapes



Precedent: Springvale Library, Rush Wright


Kingsway Civic Entry
GLEN WAVERLEY LIBRARY
The entry plaza allows clear access to the new library and community spaces while continuing to ensure clear circulation spaces to the Seidler building. The relationship between the new architecture and the existing trees is evident at this vantage point, celebrating the site.
GLEN WAVERLEY CIVIC PRECINCT - MILESTONE 3 DESIGN REPORT
GLAS landscape architecture and urban design
38

Key Spaces: **The Retreat**

The Retreat along with the Grassland Mosaics are build on Wurundjeri cultural practices and Council's vision for a biodiverse, flexible, and educational public space. Inspired by cultural burning techniques, this area creates an immersive landscape where people can engage with nature through movement, gathering, and storytelling. The space is designed to retain and highlight existing trees while integrating passive recreation and ecological learning.

Retention of Existing Trees and Canopy-Led Design

Existing trees anchor the space, informing the broader civic plaza planting strategy. The retained Lemon Scented Gums (Corymbia citriodora) establish a strong visual and ecological connection, reinforcing a sense of place while providing canopy cover.

Layered Passive and Active Uses

The design balances activity and reflection, offering informal seating around the grove, integrated fixed furniture re-purposed from the site, and additional table tennis tables in response to community feedback. These elements create a welcoming, multifunctional space for both structured and incidental use.

WSUD Integration

The area also features a dry swale bed that passively collects water from Kingsway and Century City, allowing people to observe natural water movement and filtration in action. This visible integration of WSUD reinforces the site's educational value while supporting biodiversity and urban cooling.





Precedent: Bendigo Tafe, SBLA



Precedent: Bush Projects, Narrm Ngarrgu Terrace

The Retreat



The Retreat provides a space away from the main welcome plaza. Designed to integrate playful elements such as ping pong tables, chess boards and group break out seating spaces that allows flexibility in the way in which the community can use the space.

Key Spaces: **Century City Connection**

It is expected that there will be an increase in pedestrian traffic from Century City to the new civic building which poses potential CPTED concerns.

The area behind the Seidler building is out of the scope of the Civic Centre, yet to ensure that it could be integrated into the design in the future, and responding to Council's CPTED concerns in this area, the design team provided multiple design solutions for council review.

It was supported by council that mitigating grades with a rock bleachers would integrate the elevation change required, while allowing for the best CPTED outcome.

Integrated Level Transition

Boulder bleachers resolve the grade change naturally, replacing the need for a traditional retaining wall and balustrade. This creates an inviting, multifunctional space that doubles as informal seating and gathering space.

Passive Surveillance and Openness

The terraced arrangement provides clear sight lines and open views across the space, promoting safety and reducing hidden areas while encouraging casual, day-to-day use.

Informal Gathering and Flexibility

Designed to accommodate individuals and small groups, the space supports flexible use, from informal meetings to quiet relaxation, contributing to a welcoming and comfortable civic atmosphere.

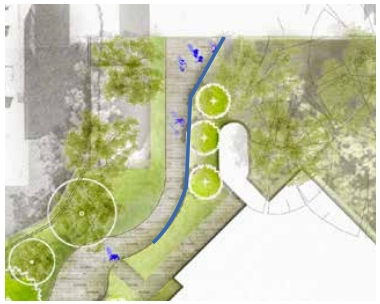
Improved Pedestrian Flow

The landscape layout encourages intuitive movement between Century City and the civic precinct, enhancing accessibility while laying the groundwork for future integration of the currently disconnected space behind the council building.

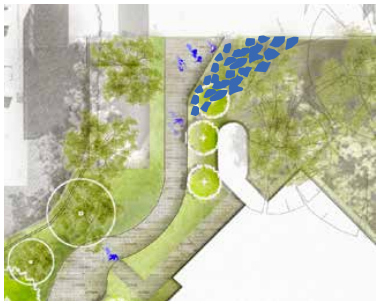
Substation Integration

The design team is pursuing a design that integrates the substation into the landscape. Including trees, planting and climbers.





Opt. A - Wall retention



Opt. B - Bleacher rock work connection



Precedent: Michelle Guglielmo Park, GLAS Landscape Architects



Precedent:University of Chicago, Christy Webber Landscapes

Key Spaces: **Welcome Plaza**

The space serves as a flexible and inclusive gathering space that integrates cultural storytelling, event functionality, and everyday public use. Designed at a human scale, it balances structured and informal seating opportunities while reinforcing connections to Wurundjeri narratives and broader civic functions.

Culturally Embedded Weaving Circle

The Weaving Circle provides a dedicated space for traditional cultural practices and cross-cultural exchange, offering unique seating arrangements that differ from other areas of the precinct. This space fosters connection and learning while maintaining a welcoming and adaptable design.

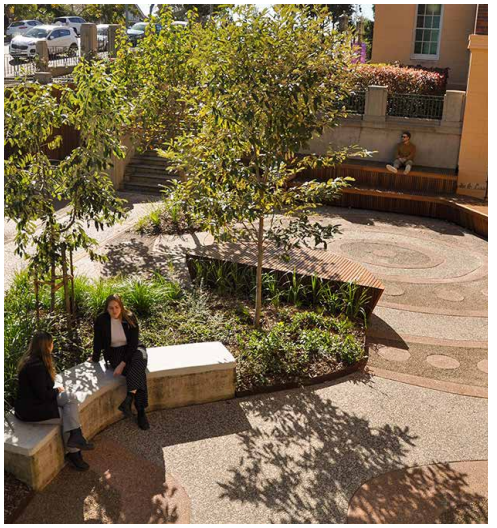
Multi-Functional, Flexible Plaza for Events and Daily Use

The open plaza space supports small-scale activations, casual gatherings, and programmed events. Flexible seating, including moveable tables and re-purposed site furniture, allows for adaptability, while existing umbrellas provide shade and comfort in front of the multifunctional spill-out terrace.

Integrated Seating and Connectivity

Seating is integrated along key circulation river routes, reinforcing intuitive movement through the site while providing natural gathering points. The river paving guides pedestrians, incorporating rest areas that reflect Wurundjeri cultural narratives and enhance wayfinding, accessibility, and engagement. A direct stair connection leads into the council building, while a DDA-compliant pathway follows the river paving, ensuring equitable access across all levels of the site.





Precedent: Bendigo Tafe, SBLA



Precedent: National Museum of Australia, TCL

Welcome Plaza



The Welcome Plaza is designed for flexibility and functionality. The space is designed to be scaled for every day use with flexible furniture, while having the ability for the space to be utilised for events connected to the uses of internal spaces.

The Harry Seidler building portal is integrated into the landscape by weaving the accessible pathway through it from the new building to Seidler entry with the columns integrated into planting.


Weaving Circle
The Weaving Circle has developed from the consulation with Wurundjeri Elders, to create a space where Tradition Owners feel safe to express their heritage. To provide a space for everyone for cross cultural knowledge sharing. It is a space surrounded with plants known to be used in traditional weaving techniques, with stone sourced from Lake Cooper, a quarry extracting stone of similar properties of Greenstone.
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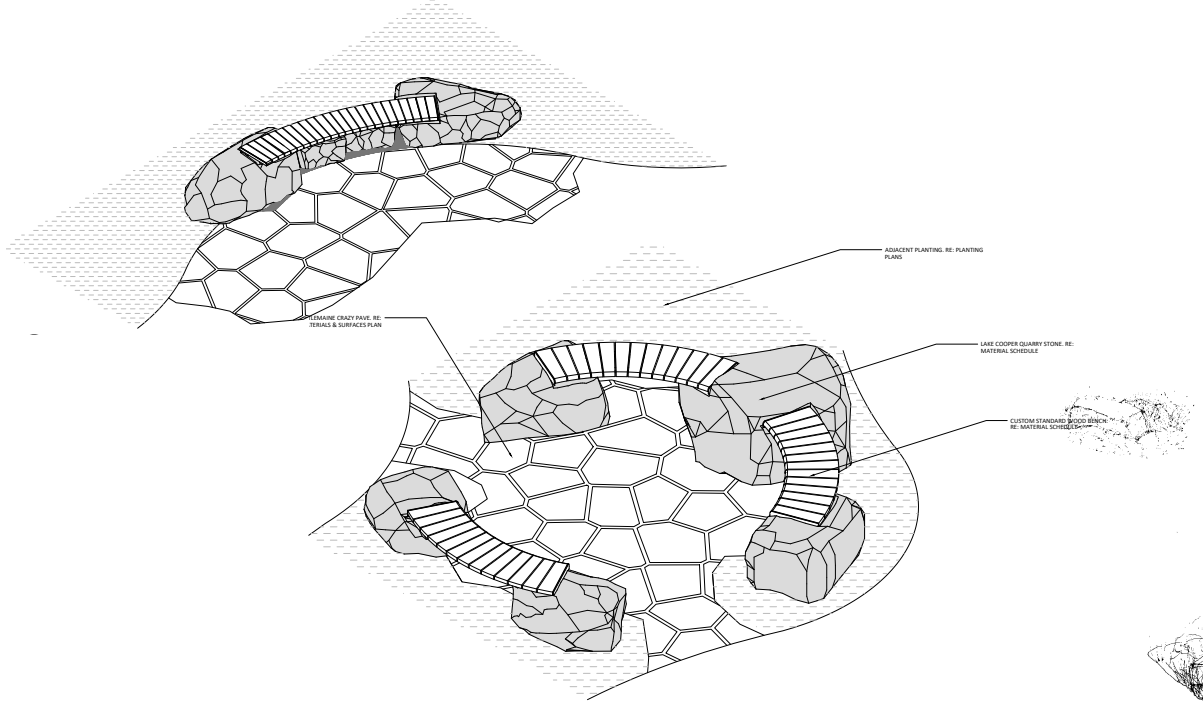
Design Evolution: **Seating Elements**

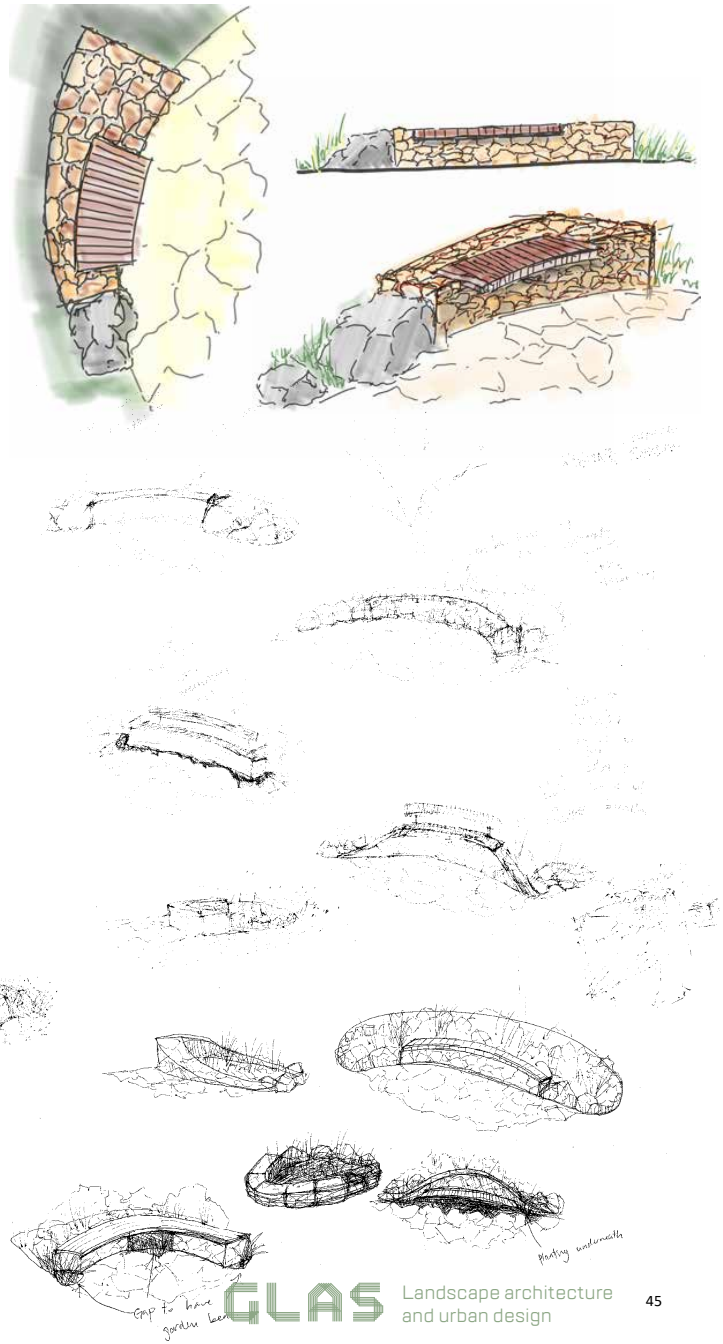
Informed by material research and the outcomes of engagement with Wurundjeri Elders, the design team developed a stone palette that meaningfully connects the public realm to Country. This has guided the integration of fixed seating throughout the site, particularly within key cultural spaces like the Traps and Weaving Circle.

Boulders that can potentially be sourced from Coldstream and Lake Cooper have been incorporated into the landscape, with timber bench seating embedded into their forms. This approach grounds the seating within its surroundings—allowing it to emerge naturally from the landscape—while reinforcing a strong connection to place and cultural narrative.

The concept of seating as 'traps' was supported by Wurundjeri Elders, referencing traditional aquaculture practices where traps held yabbies and eels, now reinterpreted as places that 'trap' people in conversation, reflection, and cultural exchange. This metaphor has been carefully embedded into the design of the public realm.

Lake Cooper boulders are used exclusively within the Weaving Circle, distinguishing it as a focal point within the site. Their resemblance to Greenstone, a culturally significant material historically used in trade, further elevates the cultural importance of this space and supports its role as a central place for gathering, storytelling, and knowledge sharing.



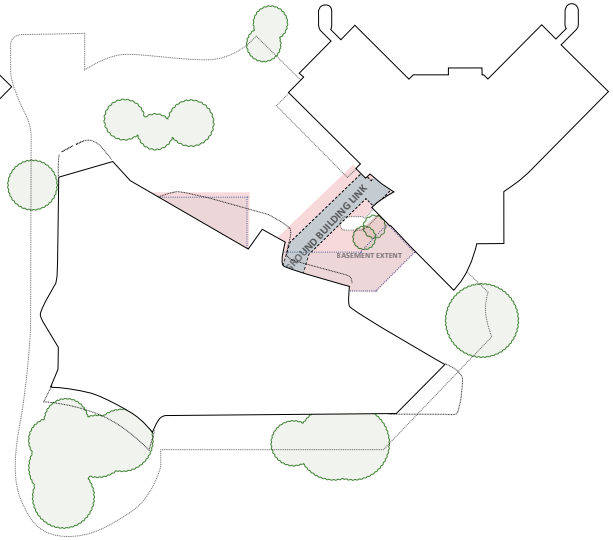


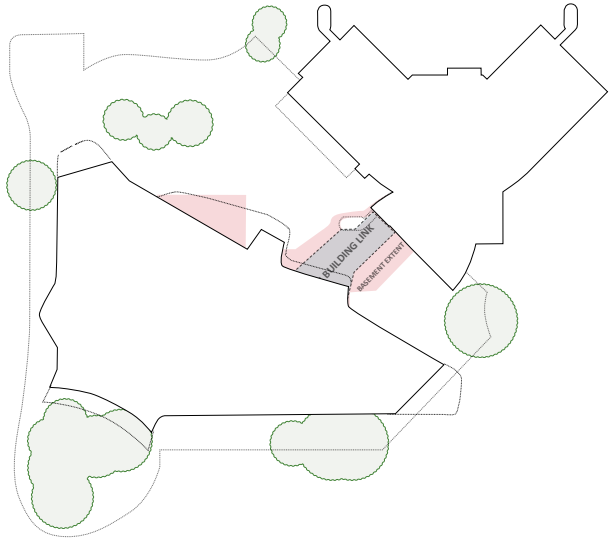
Building Link Options

Buffer for tree planting

These diagrams have been included for reference to the options council where provided for the covered link between the new building and the Seidler building.







Natural 'Tree Canopy' Link (Preferred Option)

Seamless Integration with Landscape

A natural 'Tree Canopy' link, formed by an urban forest canopy, integrates seamlessly with the landscape, enhancing the site's natural beauty. This approach maintains the open, green character of the space, which is vital for creating a pleasant and inviting public realm.

Preservation of Open Space

A tree canopy link does not introduce physical barriers that disrupt the continuity of open space. This preserves the flexibility and usability of the ground plane, allowing for more versatile public uses, such as gatherings, events, and recreational activities.

Reduced Construction & Maintenance

Less costly in terms of construction and maintenance compared to building a physical link. Trees require less ongoing upkeep than a built structure, reducing the long-term financial burden on the project. The reduced maintenance and lower carbon footprint make it the most practical solution in terms of both cost and environmental impact.

Building Link On-Ground - Option A

Separation of the Site

On-ground connection would divide the site, effectively creating a "back of house" with the southern portion, this division mirrors the problematic aspects of the initial schematic design. Relegates the southern part to a secondary, less accessible space, undermining the overall functionality and integration of the landscape.

Missed Opportunity for Usable, Green Spaces

By occupying ground-level space, the structure reduces the amount of green areas, which are vital for ecological health, stormwater management, and creating a pleasant urban environment. It diminishes the landscape's potential to contribute to biodiversity and sustainability goals.

Cost implications

Involves constructing an on-ground link, which while not fully enclosed, still requires materials, structural elements, and integrated lighting. This option would still incur moderate construction and maintenance costs due to the need for a physical structure and finishes.

Raised Building Link - Option B

Disruption of Visual & Physical Connectivity

This interruption can fragment the landscape, making the space feel less open and accessible, creating a shaded under-croft to this area, making it more conducive to antisocial behaviour

Shadowing & Light Obstruction

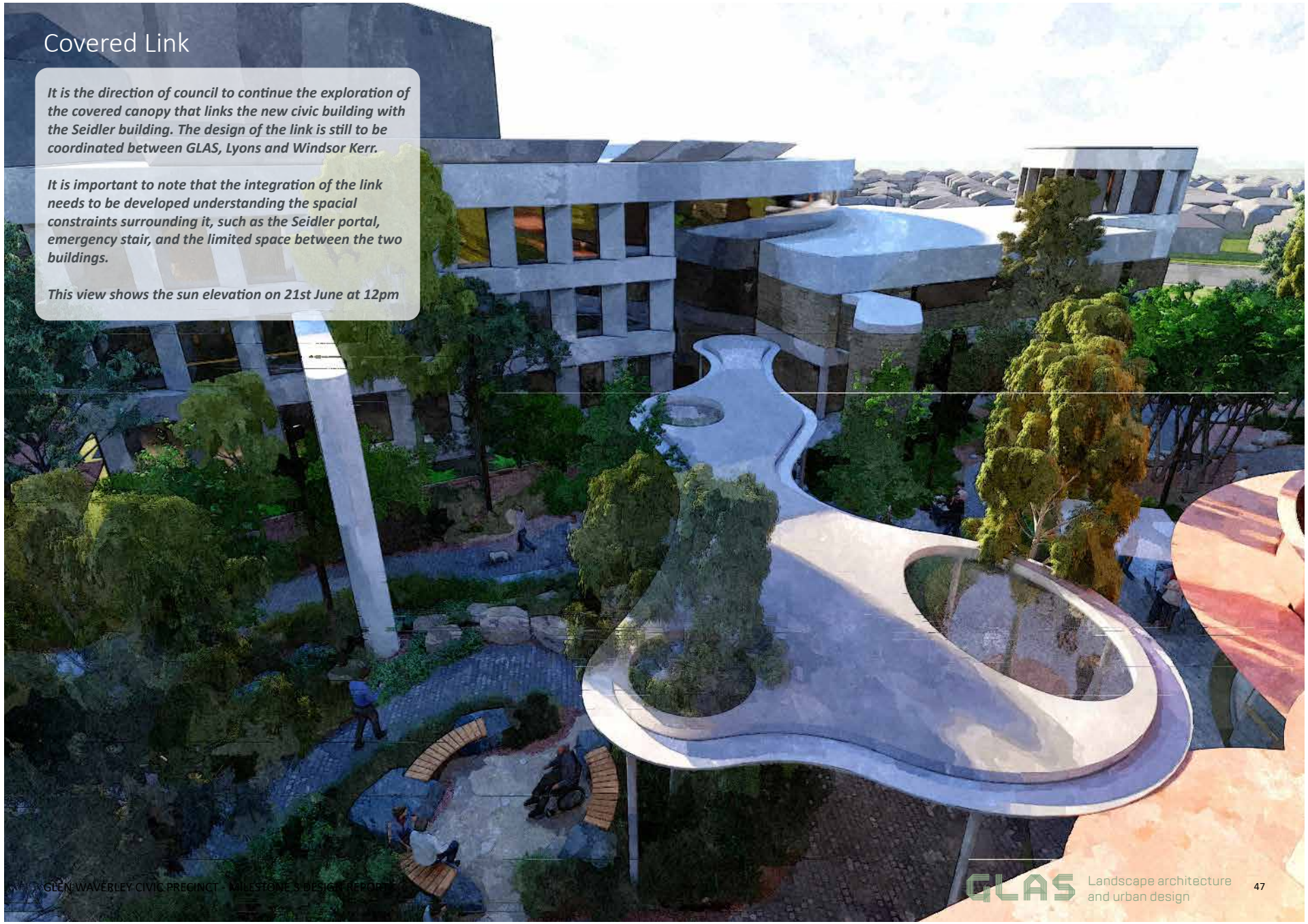
The elevated structure could cast shadows over the landscape beneath, reducing natural light and impacting the comfort and usability of the public realm. Areas beneath may feel less inviting, colder, and less conducive to social interaction or passive recreation, creating a less inviting space

Shade & Vegetation Impact

The canopy structure would cast shadows, potentially affecting the growth and health of proposed planting. An existing tree will also require removal as it sits underneath the proposed canopy link.

Technical Challenges and Costs

Presents significant technical challenges regarding drainage and maintenance. And additional expenses such as structural support systems, potential alterations to existing buildings, integrated landscaping, and drainage systems.


Covered Link
It is the direction of council to continue the exploration of the covered canopy that links the new civic building with the Seidler building. The design of the link is still to be coordinated between GLAS, Lyons and Windsor Kerr.
It is important to note that the integration of the link needs to be developed understanding the spacial constraints surrounding it, such as the Seidler portal, emergency stair, and the limited space between the two buildings.
This view shows the sun elevation on 21st June at 12pm
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Welcome Grove


Multi-purpose Terrace


Seidler Building Entry

Key Spaces: **Learning Grove**

Since the previous milestone, the design of the children's area has significantly evolved in response to meaningful input from Wurundjeri Elders and support from Monash City Council. The external zone, co-located with the internal Storytime space, is conceived as a culturally rich, nature-based learning environment. Drawing on Wurundjeri teachings and grounded in principles of cross-cultural education, the space integrates landscape, play, and storytelling to create a meaningful extension of the civic precinct's learning landscape.

Cultural Integration through Storytelling

The She-oak Forest anchors the outdoor Storytime area, reflecting Wurundjeri Aunties' stories of protection and care. Pine needle mulch beneath the trees is both culturally significant and functional, while interpretive features such as canoes carved from reclaimed timber honour the story of the nearby Scar Tree and traditional practices.

Cross-Cultural Learning and Access

A new access door connects the internal and external children's areas, promoting free movement and educational engagement. This transition space presents opportunities for language learning through Woi Wurrung animal names, supporting early cross-cultural education in line with Wurundjeri recommendations.

Natural Play and Informal Gathering

The terraced amphitheatre with rock bleachers addresses site level changes while creating a flexible space for outdoor storytelling and community use. Natural play elements—including site logs, boulders, and a bird bath stone—invite informal interaction, with buffer planting to enclose and define the zone as a calm, engaging space for children and families.





Precedent: Narrm Ngarrgu library, Bush Projects


Precedent: National Museum of Australia, TCL


Learning Grove
The Learning Grove has been developed to ensure a space that the library can use as an outdoor learning space. This space has been developed in conjunction with traditional owner engagement and approved by council.

Key Spaces: **Kingsway**

This connection anchors the eastern edge of the precinct, linking Kingsway Parade with the new Suburban Rail Loop and surrounding community infrastructure to create a cohesive and welcoming public environment.

Active Interface and Engagement

A new book return chute has been introduced along Kingsway, paired with soft planting and a welcoming streetscape design that invites public interaction. Moments along the façade allow views into indoor activity, encouraging engagement and casual connection to civic life. Planting zones and seating areas support this everyday use, reinforcing Kingsway as an accessible and community-focused edge.

Tree Protection & Planting

The streetscape retains mature existing trees leading the southern group of mature Ironbarks- Eucalyptus sideroxylon, while enhancing the urban ecology through increased planting. Layered understory vegetation throughout the frontage softens the interface and provides seasonal interest.

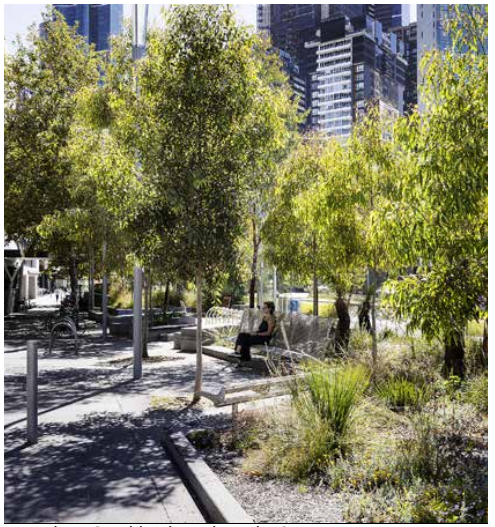
Pedestrian Comfort

Strategically placed seating along the edge provides opportunities for rest and informal gathering. These moments are designed to be shaded by tree canopies and embedded within planting zones, contributing to a more enjoyable and human-scaled pedestrian experience.

EV Charging Station

The connections to Kingsway parking have both been located by both the existing trees, as well as the location of vehicle parking spots. Specifically, to note the existing location of the existing EV charging station will not change.





Precedent: Southbank Boulevard, TCL



Precedent: Darling Square, Aspect Studios

Key Spaces: **Civic Drop off**

The civic drop-off zone primarily supports vehicle access for the civic building and adjacent back-of-house functions. To enhance the experience of this service-focused space, the design incorporates landscape elements that promote visual connection, amenity, and sustainability.

Soften Interface for Back of House

Planting has been introduced in front of windows and along the building edge to create a visual buffer, promoting a stronger connection between indoor and outdoor spaces. This planting enhances the user experience for both staff and visitors, softening what would otherwise be a service-oriented frontage.

Passive Irrigation

The existing trees along the drop-off zone are retained and supported through passive irrigation strategies. These planting areas form part of the broader WSUD approach, enabling rainwater to filter into the soil while maintaining a healthy growing environment for mature trees.

Drop-off

Utilising the existing drop off of the Harry Seidler building, the designed pathways enables easy access to the existing entry to the Ibis Hotel, while also creating easy drop off access to the public realm and library entries to the north. The design integrates existing and new trees planting to integrate this area into the new landscape.

Pedestrian Crossing Alignment

The design team has noted that the pedestrian crossing between the new civic zone and the Ibis Hotel will need to shift to ensure save pedestrian crossing. This will be coordinated in milestone 4.





Precedent: QUT Education Precinct, TCL



Precedent: Monash Clayton Boulevard, Bush Projects

Key Spaces: **Back of House Drop-off**

The back of house area has been developed in coordination of GLAS, Lyons and One Mile Grid.

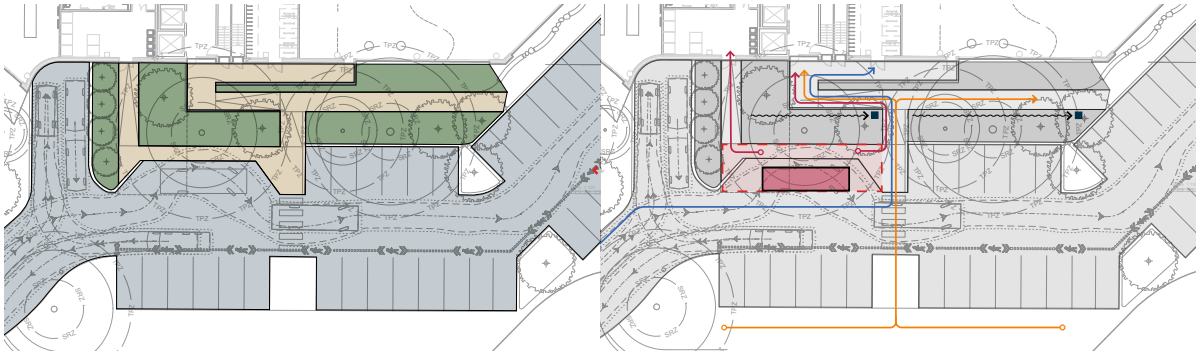
The design of the back of house area went through multiple iterations and has been influenced heavily by the final finished floor elevation of the building.

Working with the architectural team, exist/entry doors were co-located to limit the amount of access points that were needed along the facade. With this, it allowed for a single ramp that could service each entry. It was important to the design team to save as many of the existing trees from as possible, therefore, locating pedestrian connections at suitable locations.

The design utilised existing and proposed grades to ensure passive irrigation and water capture from the car park and loading areas into planting areas. This detailing will continue with Northrop Civil.



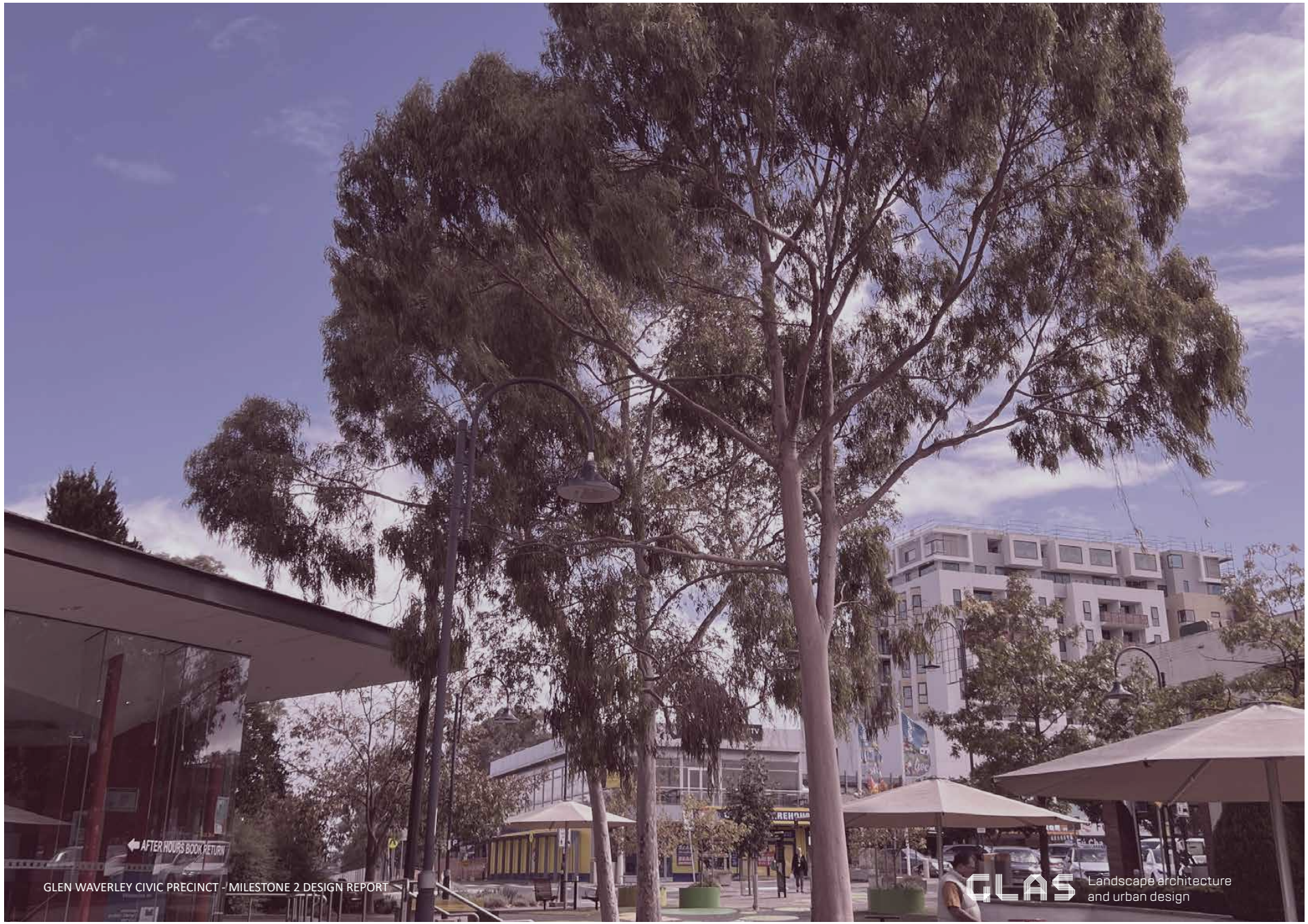
Proposed back of house



Design development diagrams

Proposed Design: **Library in a Forest**

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