

COUNCIL MEETING

MINUTES

(Open to the public)



Monday 25 March 2024

Council Chamber, 8 Inglesby Road, Camberwell.

Commencement 9.37pm

Attendance

Councillor Lisa Hollingsworth (Mayor)
Councillor Jim Parke
Councillor Felicity Sinfield
Councillor Victor Franco
Councillor Wes Gault
Councillor Di Gillies
Councillor Jane Addis
Councillor Cynthia Watson
Councillor Susan Biggar
Councillor Garry Thompson
Councillor Nick Stavrou

Apologies

Nil

Officers

Phillip Storer	Chief Executive Officer
Daniel Freer	Director Places & Spaces
Kate McCaughey	Director Community Support
Scott Walker	Director Urban Living
Mary-Anne Palatsides	Executive Manager People Culture & Development
Amy Montalti	Chief Financial Officer
Bryan Wee	Manager Governance & Legal
Anthea Kypreos	Manager Capital Projects
Tina Bourekas	Manager Library Services
Aileen Carter	Senior Coordinator Library Operations & Customer Service
Elizabeth Manou	Senior Governance & Integrity Officer
Michael Williams	Senior Community Support Officer
Eren Cakmakkaya	Media & Advocacy Specialist
Jeff May	Technician

Table of contents

2.	Declaration of conflict of interest of any councillor or council officer	3
3.	Presentation of officer reports	3
3.1	Kew Library Redevelopment	3
4.	Confidential business	5
4.1	Contractual Matter	5

2. Declaration of conflict of interest of any councillor or council officer

Refer to Item 4.1 - Contractual Matter - Phillip Storer (Chief Executive Officer)

3. Presentation of officer reports

3.1 Kew Library Redevelopment

Purpose

This report updates councillors on recent work to deliver action 3.1 of the Boroondara Library Services Plan 2020-25 to:

“...Commence the redevelopment of Kew Library to create contemporary and integrated Library experiences.” (page 38)

This work is encapsulated in the draft ‘Kew Library Redevelopment Vision and Design Brief’ (draft Vision and Design Brief) (**Attachment 2**) and is being presented to Council for endorsement prior to commencing detailed design.

Background

Planning for the redevelopment of Kew Library has been on-going in various forms for some 14 years (with the *Planning our Place: Kew Junction Structure Plan* identifying the project in its original 2009 and subsequent 2011 versions).

In September 2020, Council endorsed the Boroondara Library Services Plan 2020-25 (Library Services Plan) which included Action 3.1 to “...*Commence the redevelopment of Kew Library to create contemporary and integrated Library experiences*” (page 38). Action 3.1 was scheduled to commence in 2022-23 financial year and since this time considerable work across Council teams, the Kew Library Redevelopment Steering Committee (Steering Committee) and with the community has been undertaken to progress this project.

The draft Vision and Design Brief captures this work and has been designed to inform the future project planning and design stages of the project.

Key Issues

A community project - not an infrastructure project

Located within the Kew Junction Structure Plan precinct, the Kew Library project has the potential to create a unique asset for the whole municipality, allowing indoor and outdoor programming in adjacent Alexandra Gardens and Petrie Square. An inspiring example of a library which successfully programs complementary indoor and outdoor activities is the New York Public Library and adjacent Bryant Park. A similar (albeit more modest opportunity) exists with the Kew Library redevelopment.

This project’s purpose is to create an environment where our services can provide great programs and enrich the quality of life for Boroondara residents (through opportunities to connect, share experiences and learn). A purpose-built library as proposed in the draft Vision and Design Brief scope, is designed to create flexible and welcoming spaces that can accommodate a broad range of programs - now and into the future.

Community benefits are anticipated in the areas of social connection, education and learning, health and well-being as well as cultural exchange and creativity.

Optimising Council's investment

In 2023, Council commissioned an independent expert to undertake a climate risk assessment of redevelopment options comparing refurbishment of the existing Kew Library building, or a demolition and rebuild (**Attachment 3**). A demolition and rebuild option was identified as being more environmentally sustainable; and preliminary cost planning also identifies this option as more financially viable.

Fit for purpose

The current Kew Library building was originally designed as a civic hall and opened in 1960. Kew Library moved to this converted civic hall in 1987, and the site has remained relatively unchanged since this time. The space was not designed as a public library, and although Kew Library has operated successfully since moving to this location, its operations are constrained by an inefficient layout and inability to connect with its surrounding environs - including Alexandra Gardens and Petrie Square. Better layout and flow of the library floorplan will improve customer experiences. Improved building amenity (such as heating, cooling, light, and acoustics) will also mean the building is a more pleasant, sustainable and enjoyable place to visit and work.

Building condition

Nearly 100% of the building is affected by the need to upgrade end-of-life and/ or non-compliant elements. Analysis has identified refurbishment of the existing building is comparable in cost (or even slightly higher), than a demolition and rebuild of the current facility. In addition, refurbishment would involve like-for-like and does not offer Council the opportunity to create a purpose-built facility which meets community need (now and in the future).

Community support

Community feedback in 2023 is summarised in **Attachment 1** and identified a high level of support for the draft Vision's themes.

Council's 2023 community consultation was undertaken to check-in with the community to determine if its needs, expectations, and aspirations for Kew library had shifted since a previous consultation process in 2017. The 2023 engagement process encapsulated the 2017 community feedback themes within the draft Vision and Design Brief (**Attachment 2**). The community was invited to provide feedback on these themes and the draft Vision (which also noted a proposed demolition and rebuild - as did the 2017 community engagement process).

Long-Term Financial Strategy allocation

Council has allocated \$20.647M in its Long-Term Financial Strategy (LTFS) towards the Kew Library Redevelopment. Costs will be staged across multiple financial years. As this project is only at the pre-design phase, the total project cost is an estimate based on the best available information and undertaken by a quantity surveyor. This report proposes escalation factor of 10% to account for increases in construction costs since the original LTFS allocation, and which allows for the multi-year lapse of time prior to construction tendering. The escalated figure is \$21.866M.

Next Steps

Endorsement of the draft Vision and Design brief will enable the Kew Library redevelopment to progress to the design phase of the project.

MOTION

Moved Councillor Stavrou

Seconded Councillor Sinfield

That Council:

- 1. Notes the community feedback outlined in the Kew Library Redevelopment Community Engagement Summary report (Attachment 1).**
- 2. Endorses the ‘Kew Library Redevelopment Vision and Design Brief’ (Attachment 2) and consistent with that brief, demolish and rebuild the Kew Library.**
- 3. Maintains its financial commitment to the Kew Library redevelopment in accordance with the Long-Term Financial Strategy allocation of \$20.647 million to be escalated to account for increases in construction costs since the original allocation, and which allows for the lapse of time prior to construction tendering.**

CARRIED

Division

Councillor Sinfield called for a division

Affirmative

Councillor Lisa Hollingsworth (Mayor)
Councillor Jim Parke
Councillor Felicity Sinfield
Councillor Di Gillies
Councillor Nick Stavrou
Councillor Garry Thompson

Negative

Councillor Victor Franco
Councillor Wes Gault
Councillor Jane Addis
Councillor Cynthia Watson
Councillor Susan Biggar

The Mayor declared the Motion **CARRIED**

4. Confidential business

4.1 Contractual Matter

The **Chief Executive Officer** declared a material conflict of interest in accordance with section 128 of the Local Government Act 2020 and the Governance Rules, as the nature of the interest is that the item relates to his personal affairs.

The Chief Executive Officer retired from the meeting at 10.30pm prior to the consideration and vote on this item.

Procedural Motion - Closure of meeting to the public

MOTION

Moved Councillor Sinfield

Seconded Councillor Gillies

That Council resolve to close the Council meeting to the public in accordance with section 66(2)(a) and subsection 3(1) of the Local Government Act 2020 to discuss item 4.1 Contractual matter.

This agenda item is confidential information for the purposes of section 3(1) of the Local Government Act 2020 because it is personal information, being information which if released would result in unreasonable disclosure of information about any person or their personal affairs (section 3(1)(f)).

CARRIED

The Council meeting was closed to the public at 10.31pm.

Procedural Motion - Reopening of meeting to the public

MOTION

Moved Councillor Sinfield

Seconded Councillor Thompson

That the Council meeting be reopened to the public.

CARRIED

The Council meeting was reopened to the public at 10.48pm with all councillors present.

The meeting concluded at 10.50pm

Confirmed

Chairperson _____

Date _____