

Greensborough Project Frequently Asked Questions August 2009

What is the Greensborough Project?

The Greensborough Project is a significant town centre revitalisation proposal that will help set the future planning and development of the Greensborough Activity Centre. It includes a Regional Aquatic and Leisure Centre, Council Offices and Community Facilities, Town Square, Greensborough Walk, and a retail development.

What was the Council's latest decision?

The Council has recently announced that works are to commence in December 2009. Initial works will include site establishment and preparation works and will proceed without disruption to traders over the Christmas trading period. The possibility of opening the existing Greensborough pool for a shortened summer season is still being examined in the context of the construction program. A decision is expected in late September.



What stage is the Greensborough Project up to? Are the plans finalised?

Whilst the planning permits have been issued there is some further work required to finalise the detailed designs and comply with the planning permit conditions prior to commencement of the development. This will involve final approval of other key stakeholders such as VicRoads, Water Authorities and the Department of Transport. It is intended to commence the development in December 2009.



What about funding?

In December 2008, it was announced that the Greensborough Project was going to be on hold due to the global financial climate as well as the outcome of Federal and State government funding grants.

In addition to a \$7m Grant already committed by the State Government, in May 2009 the Federal Government announced that Banyule City Council had received a \$5 million Regional and Local Community Infrastructure Program (RLCIP) Grant to support the Greensborough Project.

What environmental features will the Greensborough Project have and how are they being funded?



Council intends to achieve the equivalent of 5 Stars in the NABERS (National Australian Built Environment Rating System) Energy rating for its Office and a national energy sustainability benchmark for the Regional Aquatic and Leisure Centre (RALC). In combination with the 5 Star Green Star rated Retail Complex operated by Lend Lease, the revitalised Greensborough precinct will be a leading example of sustainable mixed use development in a suburban context.

One of the most exciting energy innovations powering the redeveloped precinct will be a Cogeneration Plant which will provide electricity and heating to parts of the Retail Complex and water heating for the RALC pools. It will produce only a fraction of the carbon emissions which would otherwise be produced by conventional technologies. Cogeneration will also deliver reduced energy supply costs and greater resilience to disruptions in the electricity grid.

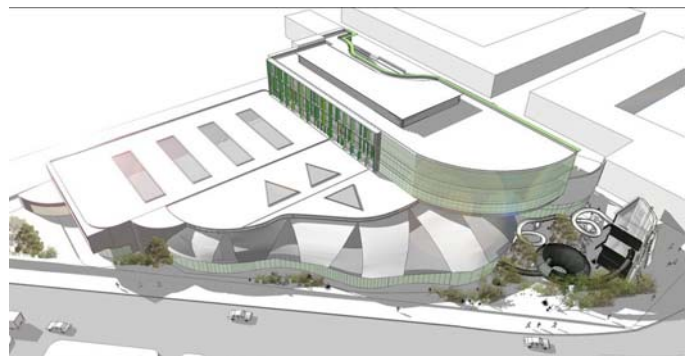
The Environmentally Sustainable Design (ESD) package will also include the following:

- Passive design including double glazing and sun-shading for the RALC and Office;
- Electrical sub-metering and energy efficient, zoned and sensor lighting;
- Combined energy efficient mechanical services plant for RALC and Office;
- High efficiency water fittings for minimal water use;
- Staff and public bicycle storage;
- Energy efficient heating, ventilation and air conditioning (HVAC), including a heat recovery system and wider set point temperature range incorporated into the Office HVAC;
- Active chilled beams for cooling the Office;
- Solar hot water and photo-voltaic solar panels for the Office;
- Rainwater harvesting and pool backwash water recycling for the RALC.

With the many thousands of visitors expected to the precinct, there will be a large-scale demonstration of this package that will encourage people to use ESD in their homes and workplaces.

The total cost of the ESD and sustainability demonstration measures in the Council building will be about \$4.55 million which includes a \$500,000 Smart Energy Zone grant from Sustainability Victoria.

Financial savings from reduced energy and water use in the Council building are estimated to be between \$3.6 million and \$7.1 million over 25 years depending on future water, energy and carbon prices. Substantial savings in mains water use (estimated at 646 megalitres) and greenhouse emissions (estimated at 13,000 tonnes) will also be realised over this period by the implementation of the project. Adding the Retail Complex savings to these figures, savings increase to 2,200 megalitres and 66,000 tonnes of greenhouse emissions.





Is Council working with the neighbouring Nillumbik Council and other authorities such as VicRoads?

Council is working closely with VicRoads, the Department of Transport and Nillumbik Council to gain their support for the project which involves the development of an important Activity Centre for the north east region of Melbourne.

Where will customers and staff be able to park during construction?

Car parking for shoppers, staff and construction workers will be available at various sites close to the proposed development. The details of the parking arrangements won't be available until the Construction Plan for the project is finalised. Work has commenced on the Construction Plan. Council is very aware of the needs of customers, staff and others parking in the area, and will communicate the Construction Plan details and parking arrangements as soon as they are available.

What will happen to parking on Main Street after the development?

The concept plans for Main Street include provision for parallel parking. A key feature of the proposal for Main Street involves widened footpaths, providing for greater pedestrian activity and outdoor cafés, etc. Provision also needs to be made for buses in Main Street, although planning is also underway for a transport interchange at the Greensborough Railway Station.

What other parking will be available after the development has finished?

In the area behind the Main Street shops, parking will increase from the current 700 spaces to approximately 1600 spaces. A multi-deck car park on the corner of Para Road and Flintoff Street will form part of the new development

How many people a year does Council expect that the Regional Aquatic & Leisure Centre will attract?

The Regional Aquatic & Leisure Centre alone will generate about 600,000 visitations a year. This will create significant pedestrian traffic around the Activity Centre.



What will happen with pedestrian crossings in Main Street?

A pedestrian crossing in the vicinity of the current Plaza entrance will remain. A new crossing ("Greensborough Walk") will be constructed near the existing lane which leads to the current multi-deck car park. The fence along the middle of Main Street will be removed as part of making Main Street more pedestrian friendly.

An underground pedestrian link will also be constructed under the new Greensborough Walk to connect the existing Greensborough Plaza Shopping Centre with the new development



Will there be road closures and other disruptions during construction?

The Development Agreement between Council and Greensborough & Partners requires that disruption to the Main Street shops be kept to a minimum. Realistically however, there is likely to be a requirement for construction vehicles to access Main Street from time to time. A detailed Construction Plan will be developed prior to commencement. Council will seek to minimise the impact of construction on local traders.

What is happening at the Greensborough Railway Station? What will happen to the bus stops in Main Street?

Future bus routes for the area have not been finalised yet and will be determined as part of the development of the Transport Plan for Greensborough. This Plan will cover aspects such as pedestrian linkages, public transport, some cycling requirements, taxi ranks and links to the railway station. Also, two new Smartbus routes are planned for Greensborough within the next two years.

The Department of Transport (DOT), in collaboration with Banyule Council, is preparing design options for a public transport interchange at the Greensborough Railway Station. It is anticipated that buses will still run along Main Street and provide greater connectivity to the Railway Station.

When will construction start?

It is anticipated that construction will commence in December 2009 with initial site preparation works only to minimise disruption to the Shopping Centre during the important Christmas Trading period. More substantial works are not anticipated until late March 2010.

Ongoing feedback

Council is committed to achieving the best possible outcome for the community as part of the Greensborough Project and looks forward to on going feedback.

More information is available on Council's website www.banyule.vic.gov.au (follow the Greensborough Project link), or you can call 9490 4222 for further information.

Email your questions to: gpac@banyule.vic.gov.au

