

## **895 and 903-907 Main Road Eltham**

### **Expression of Interest**

### **Site Information Memorandum**

#### **Site History**

895 Main Road Eltham is the location of the former offices of the Shire of Eltham. The offices were constructed in the early 1960's and were demolished in the mid 1990's after the Shires of Eltham and Diamond Valley were amalgamated to form the Shire of Nillumbik. The offices were seen as excess to requirements of the new Council, as administrative and Civic functions were relocated to the former Shire of Diamond Valley Council offices and Civic Centre in Greensborough.

In the intervening years there have been a number of master plans and proposals developed for the site. They have not been implemented due to community opposition and/or a lack Council support.

903-907 Main Road is a community facilities precinct, with several aging stand-alone buildings. The War Memorial Hall and adjacent Maternal and Child Health Care building were constructed in the early 1950's, with a pre-school being added to the site in 1956. Ownership of the land was transferred to the former Shire of Eltham in 1965, to allow for construction of the Senior Citizens Hall which is actively utilised to the present day.

#### **Existing Uses**

895 Main Road, Eltham is essentially unimproved land. Whilst unimproved, it does form important pedestrian connections to the adjacent Eltham Library and Eltham Central Oval, is utilised for "at grade" community car parking and is the site of a monthly community craft market.

903-907 Main Road Eltham is improved by aging community facilities which include: The Eltham War Memorial Hall, the Maternal and Child Health Care building, the Eltham Senior Citizens Hall, the Eltham Preschool and the Cenotaph. The War Memorial Hall is a community meeting space and is utilised by the University of the Third Age as a venue for conducting educational classes. The Maternal and Child Health Care building is utilised by a number of tenants as storage and meeting space. The Cenotaph was relocated from the former Eltham branch of the Returned Services League in 2014. The surrounding space is now the venue for the annual ANZAC Day Memorial Service held in Eltham.

#### **Council's Objectives for the Site**

Notwithstanding the relevant provisions of the Nillumbik Planning Scheme, Council's objective for the site is to achieve a quality development that generates the maximum employment for Nillumbik residents, activates the precinct, replaces and enhances the current community functions and contributes to a specific sense of place through the design of buildings and open spaces adjacent to them.

Whilst Council is not wedded to a particular type of development on the site; it does consider that a hotel, senior independent accommodation and/or commercial offices with some retail would meet its high level objectives for the site.

### **Council's Project Objective's**

Council's objective in undertaking this project is to maximise its financial return for the community, with consideration for the sale to be in the form of new high quality community facilities and space being constructed on the residual land contained on the site.

### **Council's Project Completion Timeframe**

Whilst subject to negotiation, Council's expectation is that the successful proponent will complete development construction (including community facilities) within three years of entering into a Heads of Agreement for sale and development of the land.

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