

Drouin Community Hub - Site Options

Criteria ref	Weighting	Criteria for site selection	OPTION 1 33 Young Street - Utilise the existing Council Building at Civic Park. Note: need for alternate Council office accommodation	OPTION 2 33 young Street Council Building Extension Edward Street carpark extension Maintain Council office accommodation	OPTION 3 Brynwood Avenue Carpark in Civic Park	OPTION 4 1&3 Oak Street and surrounds	OPTION 5 Bellbird Park	Old Drouin Butter Factory & Vic Track land	Weebar Park, 10 Smethurst Street	Two community centres as specified within Drouin PSP: Wellwood Community Centre & Weebar Community Centre	34 & 44-54 Princes Way	DHS and private housing on Victoria Street near Drouin Recreation Reserve	Anglican Parish land asset behind church facilities
1	30%	Land Ownership Is the land Council owned? If not, what is the likelihood of a smooth land acquisition process?	5 Council owned	5 Council owned	5 Council owned	3 Council owned Noting of an existing funding contribution.	5 Council owned	0 Private and state owned	5 Council owned	4 To be Council owned	1 Mostly private and state owned.	1 Mostly private and state owned.	0 Private ownership Future discussion required to establish potential of future land acquisition
2	10%	Site Condition and buildability Topography and suitability of site for building construction	5 Existing building & infrastructure utilisation. Minimal impact/disruption to pedestrians/traffic during construction phase.	2 Existing building & infrastructure utilisation. Minimal impact/disruption to pedestrians/traffic during construction phase. Provision of new carpark interface with sloping parkland	1 Sloping site surrounding location. Close interface with existing residential dwellings. Extensive excavation works would be required. Complex retention, temporary works. Planning difficulties anticipated due to lower ground footprint provisions.	4 Reasonably flat site	2 Flat site however subject to flooding	1 Differential levels between Butter Factory site and Vic Track land. Buttery Factory has moderate slope from front to back. Proximity and interface with Rail assets to be considered. Potential restrictions/conditions.	1 Moderate slope on site so will require additional civil works. Limited/exhausted existing area for proposed footprint.	3 Likely some slope based on proposed locations	4 Reasonably flat site however will require benching at rear of site. Existing infrastructure to be considered during construction	1 Gentle to moderate site slope Proximity and interface with Rail assets to be considered. Potential restrictions/conditions.	1 Existing interface with established structures and rail assets. Close proximity to residential and businesses. Difficult site footprint
3	10%	Accessibility Pedestrian connectivity & paths	4 Central location for town centre and has reasonable path connectivity	4 Central location for town centre and has reasonable path connectivity	3 Near central location with multiple footpath access	3 Reasonably good pedestrian access and close to train station	1 Will need to be created. Outside town centre	3 Reasonably good pedestrian access, however will require upgrade of paths to town centre	1 Approximately 1000m to town centre and not currently serviced by footpath	1 Will need to be created	5 Centre of town	2 Some pedestrian access however will require upgrade of paths to town centre	3 Reasonable access, requirement for new footpath and access ways. Impact to existing infrastructure
4	10%	Accessibility For vehicles & accessibility to carparking	5 Good access to roads and carparking	4 Localised road access improvements likely necessary. Existing carparking close by	3 Localised road access, however will require additional carparking	2 Will potentially require traffic rerouting in Oak street and additional carparking.	4 Established area with sealed roads	3 Good access to roads but will require additional carparking	3 Reasonable vehicle access through existing road network but will need additional carparking	3 Will need to be created as per PSP locations	3 Strong connectivity to arterial road network but will require additional carparking provision	2 Reasonable vehicle access through existing road network but will need additional carparking due to close proximity to school	1 Reasonable access, requirement for new footpath and access ways. Impact to existing infrastructure
5	10%	Integration Proximity to centre of activity centre	4 Next to activity centre	4 Next to activity centre	3 Approximately 400m from activity centre	3 Approximately 300m from activity centre	2 Over 1000 metres from activity centre	3 Approximately 300 metres from activity centre	1 Approximately 1200 metres from activity centre	1 Further than Bellbird Park from activity centre but will be surrounded by future development	5 In the activity centre	2 Approximately 800 metres to activity centre	3 450m to centre
6	5%	Passive surveillance Visibility and security for building	4 Close proximity to adjoining existing road infrastructure and town centre	4 Parkland and residential interface tor proposed carpark and low point of surrounding topography	3 Parkland and residential interface and low point of surrounding topography	3 Vic Track carpark to one side of site	1 Predominately surrounded by land reserve	3 Predominately surrounded by land reserve however close to town centre	2 Parkland interfaces and residential	2 When surrounded by not yet constructed development	5 Between Vic Track and established commercial main street	2 Close proximity to existing residential properties, potential privacy complications	2 Although near town centre community hub would be concealed by the existing Parish to one face and rail to other extent
7	15%	Size of land accessible or likely accessible	5 Multiple titles - larger than 5000sqm	5 Multiple titles - larger than 5000sqm	1 Approx. 2000sqm plus requirement for additional carpark which would require to be below ground.	3.5 4 Oak Street (site of the Kindergarten) is owned by Council and is 3149 sqm. 1 Oak Street is the Seniors Citizens Club and is 547 sqm. 3 Oak Street is the Drouin Croquet site and is 2130 sqm. Oak street itself may be able to be rezoned as well.	3 There is already a plan to develop part of the potential site as a dog park at the Settlement Road end however, there is space available to site the building on Shillinglaw Road. This area is subject to flooding.	2 The Old Butter factory site is approximately 3800sqm. In addition, there is a significant amount of adjacent Vic Track land.	3 The site is approximately 2700sqm but has a moderate crossfall. The amount of carparking provided on site and the existing title extents will limit the size of building that can be constructed. Possible on street parking utilisation to partially offset parking requirements.	3 The PSP currently designates one site approximately north and one approximately south of the town centre. The site sizes are indicated in the PSP to be in the order of 4000 sqm each. The sites have not yet been developed.	2 Will likely need to be a two level building.44-54 Princes Way is approximately 3100sqm. Additional area could possibly be accessed from the adjacent land at 34 Princes Way which is currently used for carparking for the town and the Bendigo Bank.	1 These are standard size housing allotments - approximately 650sqm. Some are privately owned and some by DHS. The largest adjoining properties owned by DHS is 3 blocks side by side of 1700 sqm of combined area.	1 Approximately 4000sqm would be queried. Residential properties in close proximity that would require offset (irregular) footprint
8	10%	Opportunity for increased utilisation Existing site usage and activation. If underutilised, score will be high.	1 Shire office	4 Passive and recreation usage of park area will be reduced with a carpark extension	1 Passive and recreation usage of park area will be reduced with a new building	2 Established site with Kindergarten, Senior Citizens Building & Croquet Club	4 Flexibility on location of proposed community hub to suit existing and future facilities	5 Disused Butter Factory and vacant Vic Track Land	2 Existing local park with limited facilities	3 Vacant sites marked for development as per PSP	3 Partially vacant land. Carpark and rear access Road owned by Vic Track and may be difficult to obtain ad Vic Track previous refusal.	1 Residential housing utilisation on almost every block	1 Existing residential and established business surround the area in addition to Vic Track land to the West
100%		Total score (out of 5)	4.35	4.25	2.9	2.975	3.3	1.95	2.85	2.85	2.85	1.35	1.15

OVERALL RANKING

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Highlighted sites likely require partial or full land acquisition