

KINGSTON'S NEW AQUATIC AND LEISURE CENTRE

SITE ASSESSMENT RESULTS

RANK	SITE	SITE STRENGTHS	SITE CHALLENGES
1	<p>Governor Road/Wells Road Mordialloc (Private site)</p> <p>TOP RANKED SITE</p> <p>Additional cost implications</p> <ul style="list-style-type: none"> • Land purchase - \$14.6M 	<ul style="list-style-type: none"> ✓ Close to public transport (rail/bus) and walking/bike trails ✓ Access to major road network (Mordialloc Freeway) ✓ No loss of open space ✓ Strategic site adjoining Jack Grut Reserve ✓ Walking distance to major activity centre ✓ South of the existing location ✓ Main road frontage with rear access ✓ Close to local schools ✓ Favourable land conditions ✓ Good residential buffer ✓ Good catchment area, reducing competition with Waves 	<ul style="list-style-type: none"> ✗ Land will need to be purchased ✗ Planning Permit required ✗ Flood overlay considerations ✗ Narrow parcel of land for construction ✗ Outside of 5km catchment for the south
2	<p>Former Don Tatnell site (Walter Galt Reserve)</p> <p>Additional cost implications</p> <ul style="list-style-type: none"> • Site remediation - \$10M (estimate) • Community Centre relocation - \$25M (estimate) 	<ul style="list-style-type: none"> ✓ Council owned ✓ Much loved former aquatic centre location ✓ Local community support ✓ Reasonable residential buffer ✓ Reasonable catchment ✓ Close to schools and Mordialloc Community Centre (MCC) ✓ Adjoins Walter Galt Reserve 	<ul style="list-style-type: none"> ✗ Landfill implications outside the existing building footprint ✗ High cost environmental and construction challenges ✗ Risk of contaminating ground water during construction ✗ Significant soil disposal costs due to soil classification (including existing footprint) ✗ Long term structural implications ✗ Likely further unknown latent conditions and costs within the existing footprint ✗ Restricting build to the existing footprint would compromise district level facility design ✗ Requires the relocation of the MCC ✗ Competing catchment with Waves ✗ Traffic congestion ✗ Outside of 5km catchment for the south
3	<p>Edithvale Common</p> <p>Site not viable, no costing information</p>	<ul style="list-style-type: none"> ✓ Council owned ✓ Close to walking/bike trails ✓ Access to major road network ✓ Main Road frontage ✓ Reasonable residential buffer ✓ Adjoining Edithvale Reserve ✓ Expands offering further south 	<ul style="list-style-type: none"> ✗ Safety risks - dangerous flooding implications ✗ Environmental risks to RAMSAR wetlands ✗ High water table and flood mitigation, impacts constructability ✗ Unlikely to achieve Melbourne Water (MW) requirements and approval ✗ Likely need to encroach on nearby sports facilities ✗ Loss of open space and vegetation ✗ Limited catchment with low growth potential ✗ Traffic congestion