

KINGSTON'S NEW AQUATIC AND LEISURE CENTRE

SITE ASSESSMENT RESULTS

SITE	PROS	CONS
Former Don Tatnell site (Walter Galt Reserve)	<ul style="list-style-type: none"> ✓ Council owned ✓ Former aquatic location ✓ Local community support ✓ Reasonable catchment ✓ Close to schools & Mordialloc Community Centre ✓ Adjoining Walter Galt Reserve 	<ul style="list-style-type: none"> ✗ Large amounts of contamination from former landfill surrounding existing building ✗ Significant issues for construction ✗ Risk of contaminating ground water ✗ Potential for unknown latent conditions within existing building ✗ Contaminated soil over entire site. High disposal costs ✗ Long term structural implications ✗ Not enough room for Mordialloc Community Centre and new pool ✗ Requirement to knock down and relocate Mordialloc Community Centre ✗ Using existing building site only would compromise aquatic design ✗ Traffic congestion ✗ Competing catchment with Waves
Governor Road/Wells Road Mordialloc (Private site)	<ul style="list-style-type: none"> ✓ Close to transport and walking/bike trails ✓ Access to major road network ✓ No loss of open space ✓ Adjoining Jack Grut Reserve ✓ Close to major activity centre ✓ South of the existing location ✓ Main Road frontage with rear access ✓ Favourable land conditions ✓ Good residential buffer ✓ Good catchment 	<ul style="list-style-type: none"> ✗ Land will need to be purchased ✗ Planning Permit required ✗ Flood overlay considerations ✗ Narrow parcel of land, requires two storey development ✗ Outside of 5km catchment for suburbs to the far south, however within 10km catchment
MOST VIABLE SITE		
Edithvale Common	<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 requirements/approval ✗ Likely to encroach on nearby sporting facilities ✗ Loss of open space and vegetation ✗ Limited catchment and growth potential ✗ Traffic congestion