1.0 Introduction

At the Strategic briefing on 7 August 2019, direction was provided by Council to investigate an alternative location for the construction of the Korumburra Community Hub. A masterplan report and initial concept design has previously been completed by fjmt for the location of the new Community Hub on the Korumburra Railway Station site. The original location of the project on the Korumburra Railway Station site raised concerns due to inadequate land tenure security. The following study will investigate the prefeasibility of three alternative sites. Fjmt have visited the site and done a preliminary desktop analysis of the three sites. It should be noted that the document is based on observations only and has no engineering or planning input re set backs, car-parking etc. We would also recommend that council seek a review of services to and around the site as well as structural engineers input and review as part of this study. We will also require an Arborist Report, Site survey, title boundaries and road alignments prior to commencement of an initial feasibility study and concept design.
2.0 Background

It is noted that all sites are located within the allocated action zone of the Korumburra Town Centre Framework Report and are located on the boundary of the Korumburra Town Centre Streetscape Master Plan Report. It is advised that the new location is supported by the Korumburra Town Centre Framework Plan which was endorsed by council on 27 November 2013.
Site Selection

Council has identified three alternate sites for construction of the new Korumburra Community Hub

2.1 Alternate Sites

Site 1 – Former Korumburra Kindergarten (4 Victoria Street)

Site 2 – Former Birralee Child Care (28 Victoria Street)

Site 3 – Korumburra Senior Citizens (14 – 16 Radovick Street)

Site 4 – Korumburra Railway Station Site (Previously chosen site)
1.1 Korumburra Town Centre Framework Plan

Framework Directions

Site 1 and 3 sit within the area designated for well located and integrated community services. Radovick Street has also been identified as an area that is to targeting a strengthened retail role.

Proposed Investment and Tourism

Site 1 and 2 has been identified as a community/civic zone and has been marked as a potential future development. Site 1 has been identified as the proposed location of the community hub with potential integrated council services. Site 3 has been marked as a mixed use zone and has been proposed as a potential retail anchor.
1.2 Korumburra Town Centre Framework Plan

Culture, Creativity and Action Plan

SITE 1

Former Korumburra Kindergarten (4 Victoria Street)

SITE 2

Former Birralee Child Care (28 Victoria Street)

SITE 3

Korumburra Senior Citizens (14-16 Radwick Street)
1.3 Korumburra Town Centre Streetscape Masterplan

Published May 2016

SITE 1
Former Korumburra Kindergarten
(4 Victoria Street)

SITE 2
Former Birralee Child Care (28 Victoria Street)

SITE 3
Korumburra Senior Citizens (14-16 Radovick Street)
1.4 Korumburra Town Centre Streetscape Masterplan

Published May 2016
3.0 Site Selection

Council has identified three alternate sites for construction of the new Korumburra Community Hub.

3.1 Alternate Sites

Site 1 – Former Korumburra Kindergarten (4 Victoria Street)

Site 2 – Former Birralee Child Care (28 Victoria Street)

Site 3 – Korumburra Senior Citizens (14 – 16 Radovick Street)
4.0 Site 1: Former Kindergarten (4 Victoria Street)

The Former Kindergarten site is the preferred site for the Community Hub. The site was identified as the location of the new community hub in the Framework Plan who consult widely within the community.

4.1 Site Analysis

Site:
- Northern Aspect
- Likely no site contamination
- Views to Town Centre
- Existing parking access
- Size would provide flexibility for future community programme / staging
- Outdoor space for outdoor classrooms / library
- Community garden
- Space for outdoor public art
- Topography and tree cover can be a positive aspect for more interesting plan forms
- Long term benefit of good solar aspect and cost savings in energy expenditure (compared to site 3)
- More flexibility with ESD options across the design and site.
- Strong connectivity with main town centre and nearby towns
- Island site
- Site houses a variety of mature trees
- Community hub will serve as a link between residential and commercial areas

Concerns
- Access to site
- Uplift costs of building on a sloping site, but this shouldn’t be the sole determining factor
- Tree Protection Zones may restrict building area

Exclusions
- Arborist Report Required
- Site Survey Required
- Expert Planning Advice Required
- Title Boundaries / Road alignment
- Site Services and cost of running services to site

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The Former Kindergarten site is the preferred site for the Community Hub. The site was identified as the location of the new community hub in the Framework Plan who consult widely within the community.
Site 1: Former Kindergarten (4 Victoria Street)

- **43-49 Potential Expansion**
- **LITTLE COMMERCIAL ST**
- **44 Bays of Existing Parking**
- **Retaining Wall Running Along Southern Boundary**
- **Existing Access Stair**
- **Appro. 10m Fall Over Site**
- **Commercial Single Storey**
- **Residential Single Storey**
- **Approx. 10m Fall Over Site**
- **Previously Demolished Existing Building**
- **Potential Expansion 1,265.34 m²**
- **Zone**
- **Potential Pedestrian Access to Commercial Street Could Be Achieved by Acquiring Arcade at 43-49 Commercial**
Site 1: Views of Site
Site 1: Views from Town

1. COMMERCIAL STREET
2. SOUTH GIPPSLAND HWY
3. LITTLE COMMERCIAL STREET
4. THOROUGHFARE TO SITE
Site 1: Views from Site
Site 1: Views from Site
Site 1: Former Kindergarten (4 Victoria Street)
Indicative Artistic Visualisation

*Views are Indicative only and do not represent an architectural concept.*
Indicative Artistic Visualisation

*Views are Indicative only and do not represent an architectural concept*
5.0 Site 2: Former Birralee Child Care (28 Victoria Street)

5.1 Site Analysis

Site:
- Relatively flat site
- Located close to the new supermarket providing foot traffic to the site
- Northern Aspect
- Likely no site contamination
- Existing parking access
- Limited size provide little flexibility for future community programme / staging
- Will require a two storey build
- Limited outdoor/breakout space

Concerns
- Potential setbacks due to location next to a private residence? If so the site will be too small to accommodate the hub.
- Double storey building will overlook neighbours.
- Overshadow of private residential outdoor space

Exclusions
- Arborist Report Required
- Site Survey Required
- Expert Planning Advice Required
- Title Boundaries / Road alignment
- Site Services and cost of running services to site

*Expert planning advice is required.
Site 2: Former Birralee Child Care (28 Victoria Street)
Site 2: Views of Site
Site 2: Views from Site
6.0 Site 3: Korumburra Senior Citizens (14 – 16 Radovick Street)

6.1 Site Analysis

Site:
- Estimated 1m slope over site
- Likely no site contamination
- Located close to heart of the town centre
- Views to Town Centre
- Existing parking access
- Double storey build would allow for some outdoor space for outdoor classrooms / library
- Access from three sides of site

Concerns:
- Potential setbacks will impact building area
- Will need to allow for ramps to access site from the south
- Single storey build would consume most of site
- Limited view from surrounds
- Currently recommended as a retail anchor in the Korumburra Framework Report
- Will severely overshadow neighbouring private residence
- Limited access to northern sun for outdoor spaces

Exclusions:
- Arborist Report Required
- Site Survey Required
- Expert Planning Advice Required
- Title Boundaries / Road alignment
- Site Services and cost of running services to site

*Expert planning advice is required.
Site 3: Korumburra Senior Citizens (14 – 16 Radovick Street)

Alternate Sites

Site 1 – Former Korumburra Kindergarten (4 Victoria Street)
Site 2 – Former Birralee Child Care (28 Victoria Street)
Site 3 – Korumburra Senior Citizens (14 – 16 Radovick Street)

- South Gippsland Sentinel-Times
- Double Storey
- Single Storey
- Existing Vehicle Access
- Pedestrian Access
- Site Boundary
- Existing Building
- Potential Expansion Zone

- No windows on southern building facade
- DDA ramp currently required to access building from Victoria Street
- Retaining wall running along southern boundary
- Power pole with lines running over pedestrian path
- No overshadowing issues
- 30 Bays of existing parking
- 19 Bays of existing parking
- 1,637.68 m²

For Review 21/8/19

South Gippsland Shire Council - Korumburra Railway Masterplan and Community Hub
1:500 @ A3

FRANCIS-JONES MOREHEN THORP PTY LTD 2019  ABN 28 101 197 219   REGISTERED ARCHITECT: RICHARD FRANCIS-JONES

Desktop site pre-feasibility review korumburra community hub
Site 3: Views of Site

1. COMMERCIAL ST
2. COMMERCIAL STREET
3. 25 km/h
4. 27 site 3: views of site francis-jones morehen thorp
Site 3: Views from Site
A Return Brief and Masterplan report has previously been undertaken by fjmt for the location of the Community Hub on the Korumburra Railway Station site.