



Korumburra Community Hub

Desktop Site Pre-Feasibility Review

fjmt

fjmt studio architecture interiors urban landscape
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1.0 Introduction

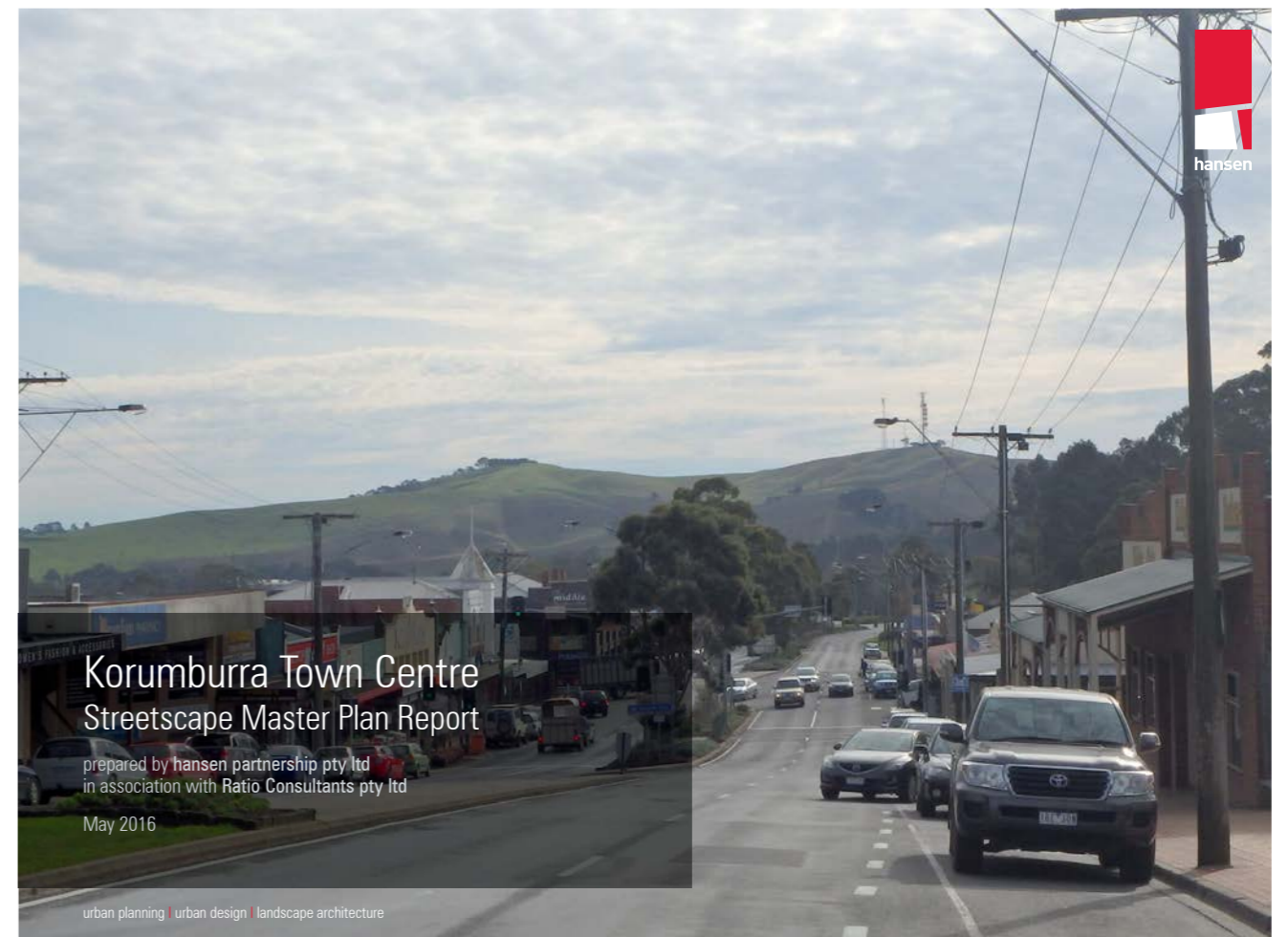
At the Strategic briefing on 7 August 2019, direction was provided by Council to the investigate an alternative location for the construction of the Korumburra Community Hub. A masterplan report and initial concept design has previously be completed by fjmt for the location of the new Community Hub on 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 feasibilty study and concept design.

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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

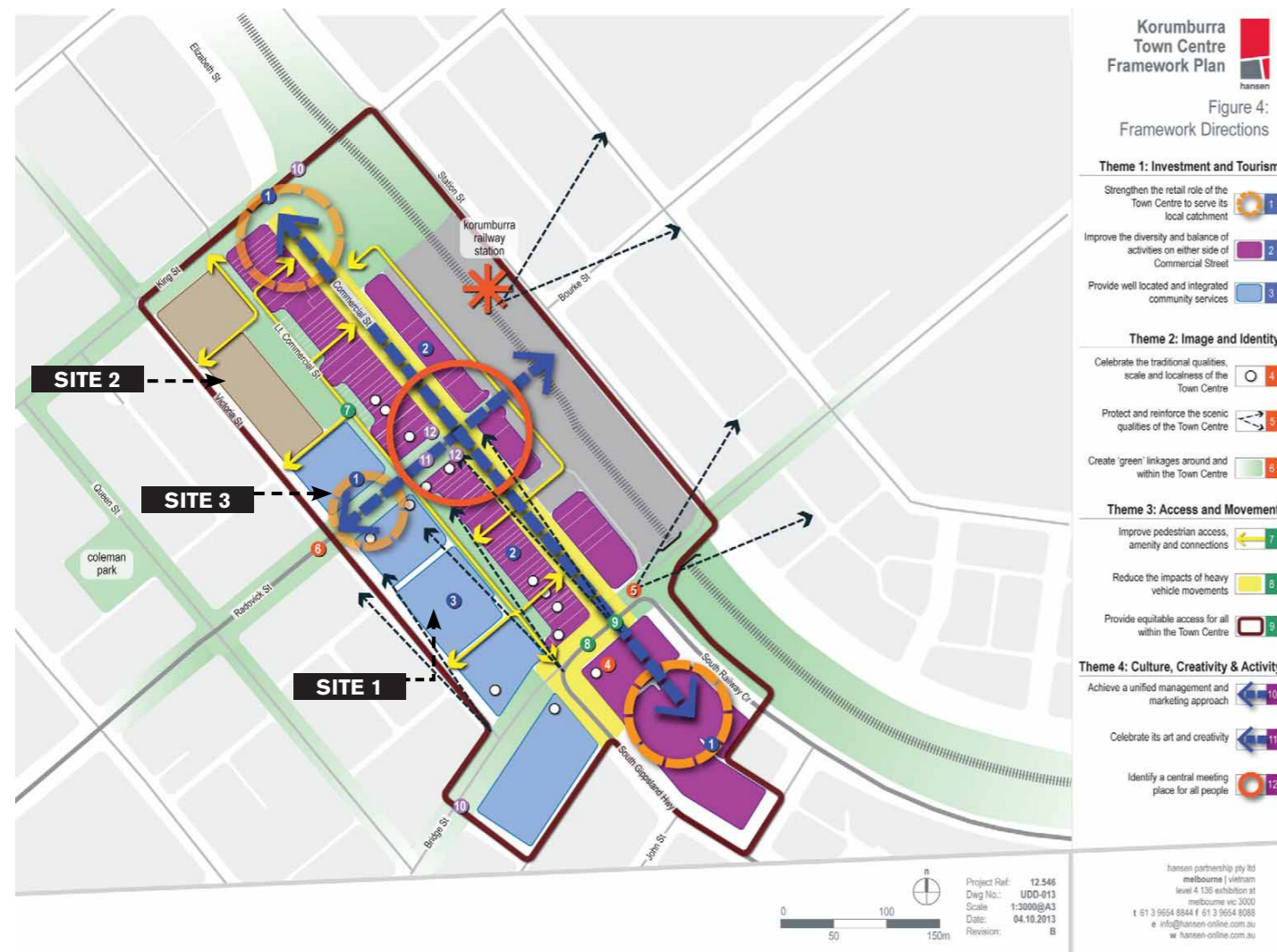
- Site 1** – Former Korumburra Kindergarten (4 Victoria Street)
- Site 2** - Former Birralea Child Care (28 Victoria Street)
- Site 3** – Korumburra Senior Citizens (14 – 16 Radovick Street)
- Site 4** – Korumburra Railway Station Site (Previously chosen site)



1.1 Korumburra Town Centre Framework Plan

Framework Directions

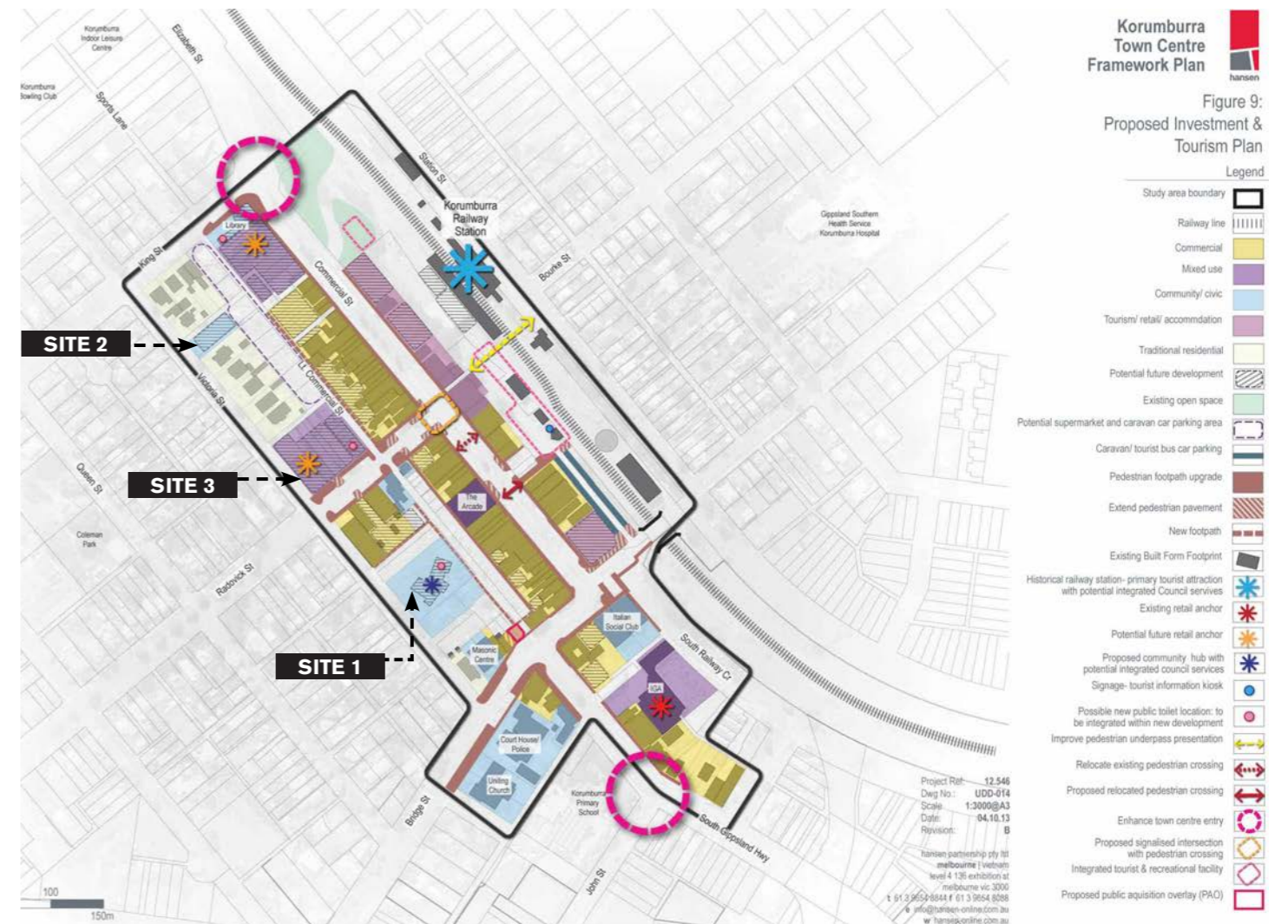
Site 1 and 3 sit within the area designated for well located and integrated community services. Radovick Street has also been identified as an area that is targeting a strengthened retail role.



2.1.1 Framework Directions

Proposed Investment and Tourism

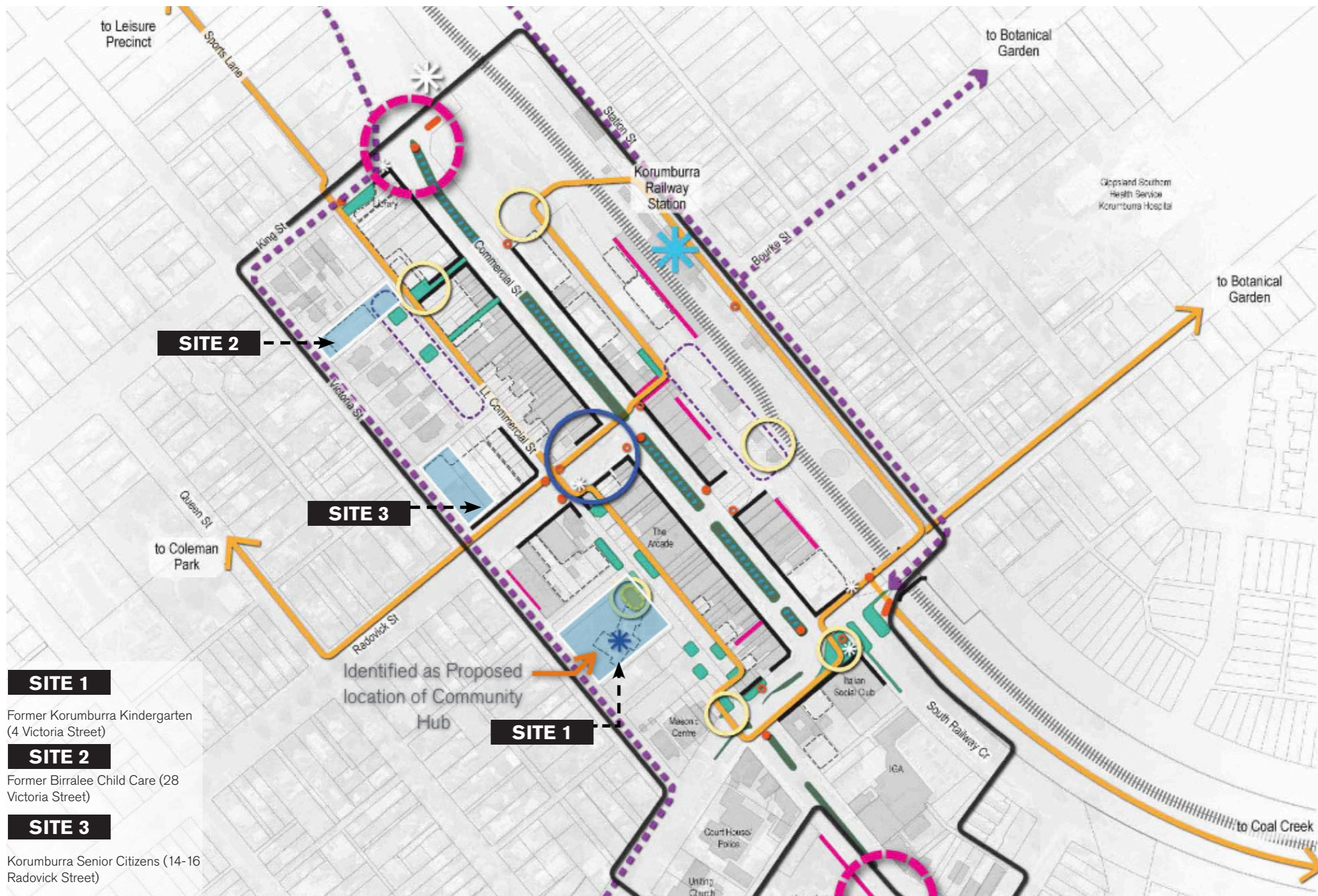
Site 1 and 2 has been identified as a community/civic zone and has been marked as a potential future development. Site 1 has been identified as the proposed location of the community hub with potential integrated council services. Site 3 has been marked as a mixed use zone and has been proposed as a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



2.1.2 Investment and Tourism Plan

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
Radovick Street)

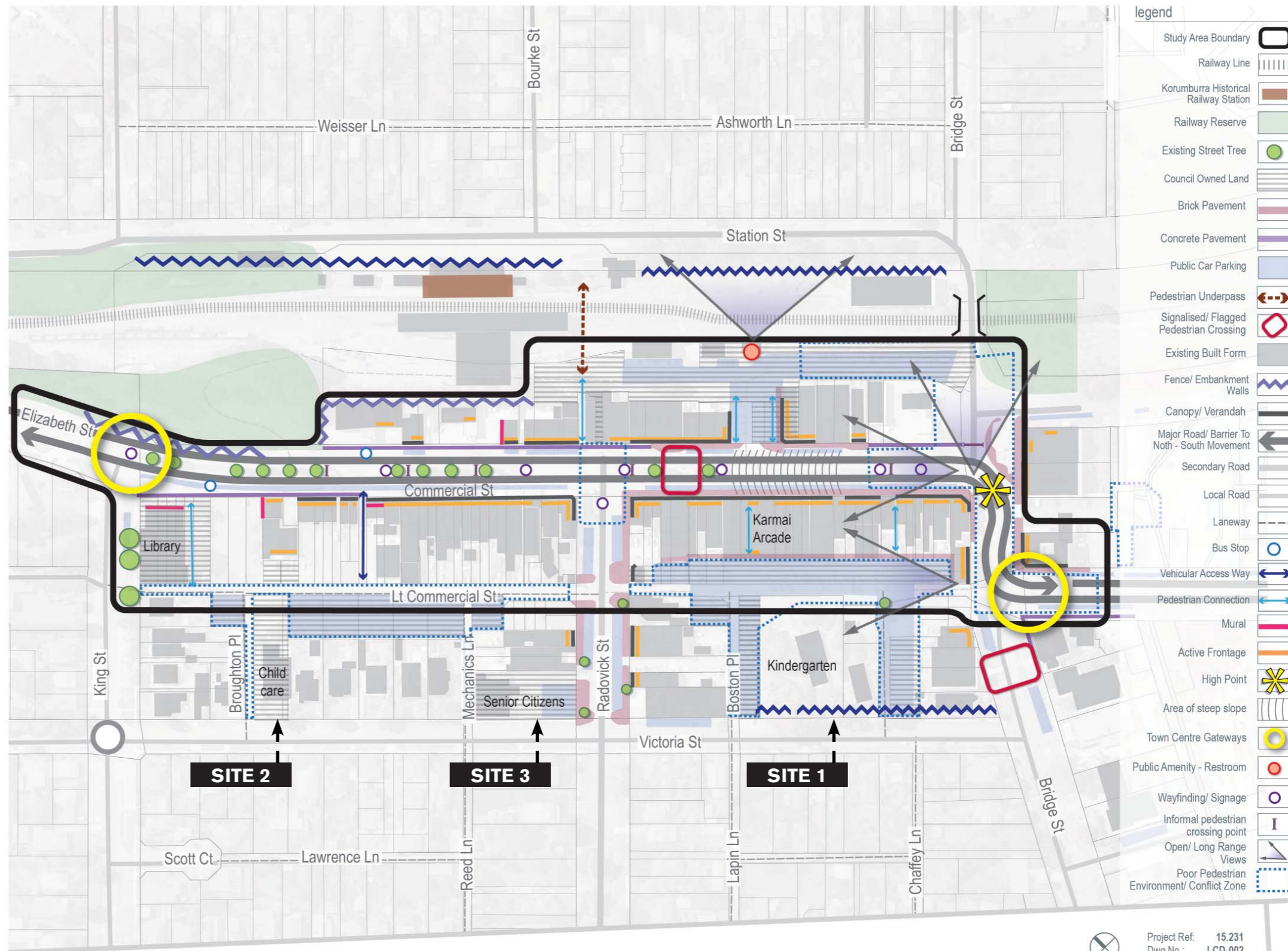
hansen
Figure 19:
Proposed
Culture, Creativity & Activity Plan

Legend

Study area boundary	
Railway line	
Potential future development	
Potential outdoor event/ festival location	
Potential open space/ meeting points	
Widen or upgrade central median	
Existing built form footprint	
Enhance town centre entry	
Improved pedestrian environment	
Key activity node	
Public art	
Proposed community hub with potential integrated council services	
Historical Railway Station with potential future integrated Council services	
Consistent median lighting/ banner	
Consistent verandah treatment typical to Korumburra Town Centre	
Potential graphic art installation on blank walls/ rear fencing	
Potential future community garden	
Establish heritage/ active walking trails	
Potential location of dedicated bike path	
Signage - gateway	
Signage - directional	
Signage - pedestrian	

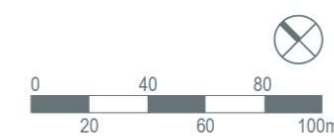
1.3 Korumburra Town Centre Streetscape Masterplan

Published May 2016



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hansen
Korumburra Town Centre Streetscape Master Plan
Framework Plan
Key Findings

- 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)



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Scale: 1:2000@A3
Date: 06.08.15
Revision: B

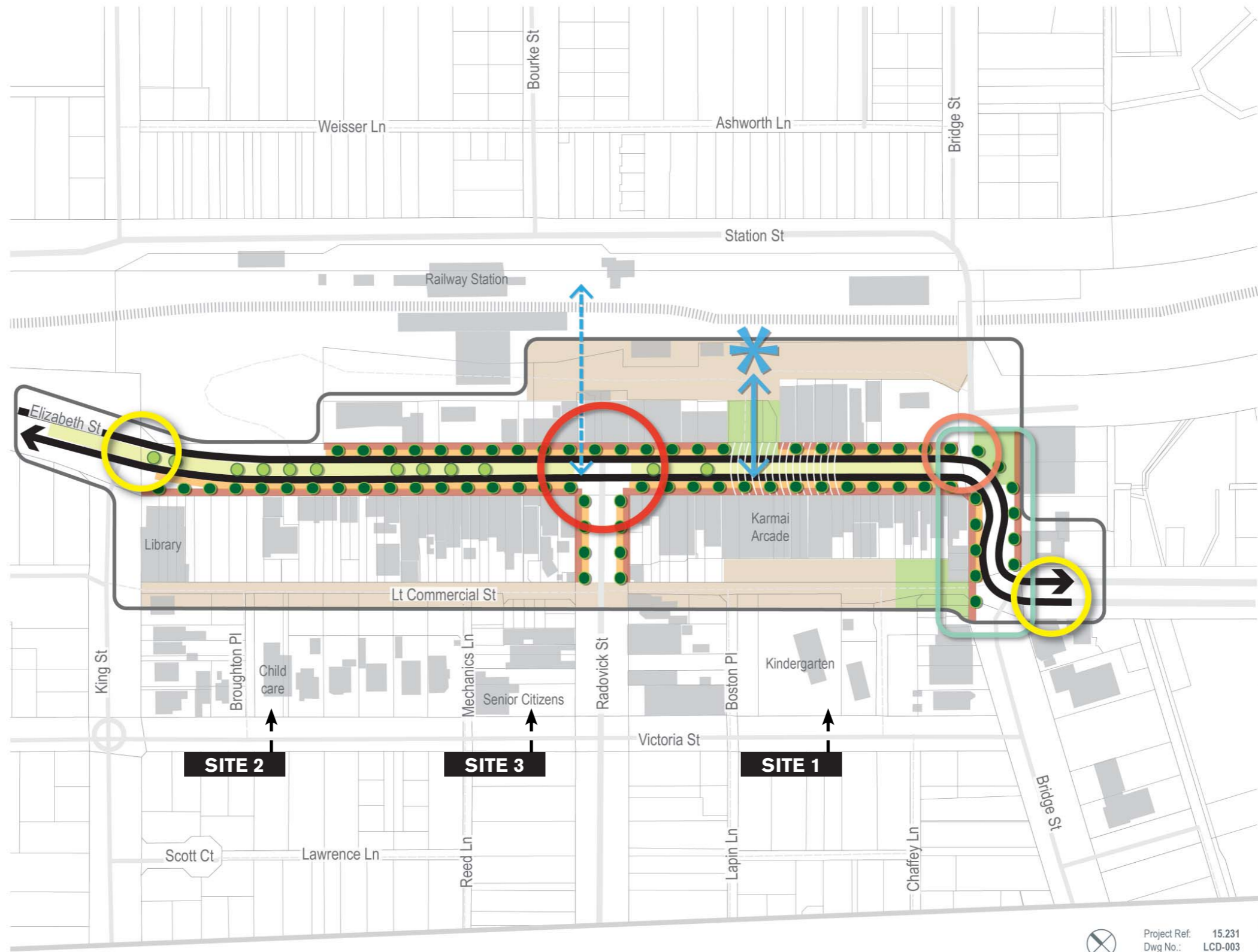
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1.4 Korumburra Town Centre Streetscape Masterplan

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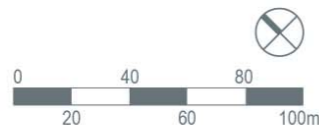


Korumburra Town Centre Streetscape Master Plan Initial Design Response Plan



- Legend**
- Study area boundary
 - 1. Improve road configuration, safety and legibility
 - 2. Rationalise Radovick Street intersection and pedestrian crossing
 - 3. Improve entry statement at north & south gateways
 - 4. Improve intersection legibility and safety
 - 5. Improve 'dog-leg' legibility, safety and adjoining pedestrian amenity
 - 6. Create space to improve town centre appearance with boulevard tree planting
 - 7. Retain existing median trees as a backbone of future boulevard planting
 - 8. Consider areas of steep slope as a key safety constraint for road, parking and footpath design
 - 9. Enhance awareness of key public amenity and improve the surrounding area so it is an inviting place for visitors to stop
 - 10. Improve physical and visual links between key public amenity and main street
 - 11. Improve link between main street and heritage
 - 12. Improve paving legibility and condition
 - 13. Improve parking layout and legibility
 - 14. Improve condition and connectivity
 - 15. Public space opportunity
 - 16. Improve the central median's appearance and safety for pedestrians

- 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)



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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 Birralea 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 consultant 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
- Upfront 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

GRZ GENERAL RESIDENTIAL ZONE



Site 1: Former Kindergarten (4 Victoria Street)



- - - - - ▶ VEHICLE ACCESS
- - - - - ▶ PEDESTRIAN ACCESS
- - - - - SITE BOUNDARY
- - - - - EXISTING BUILDING
- POTENTIAL EXPANSION ZONE

Site 1: Views of Site



Site 1: Views from Town



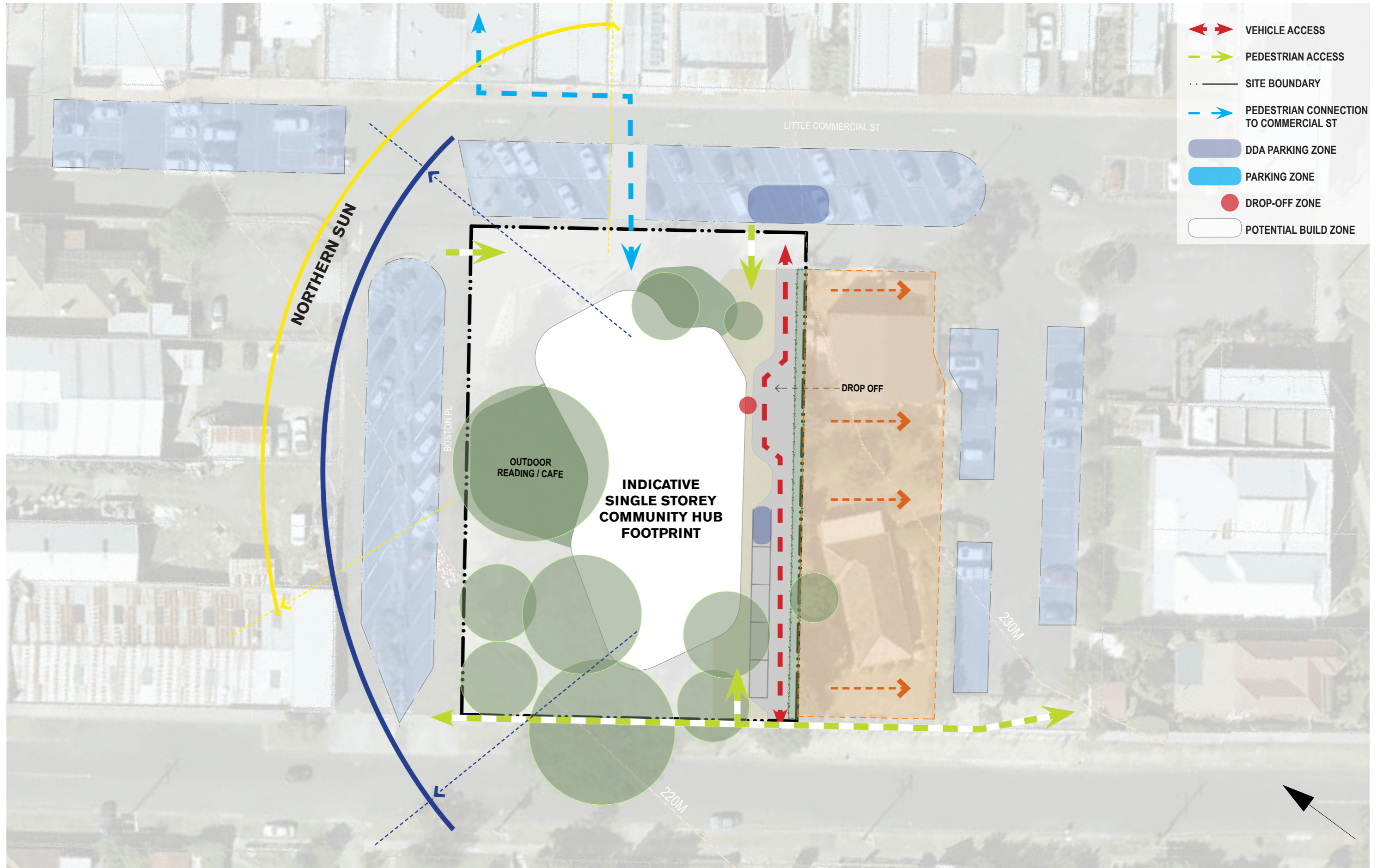
Site 1: Views from Site



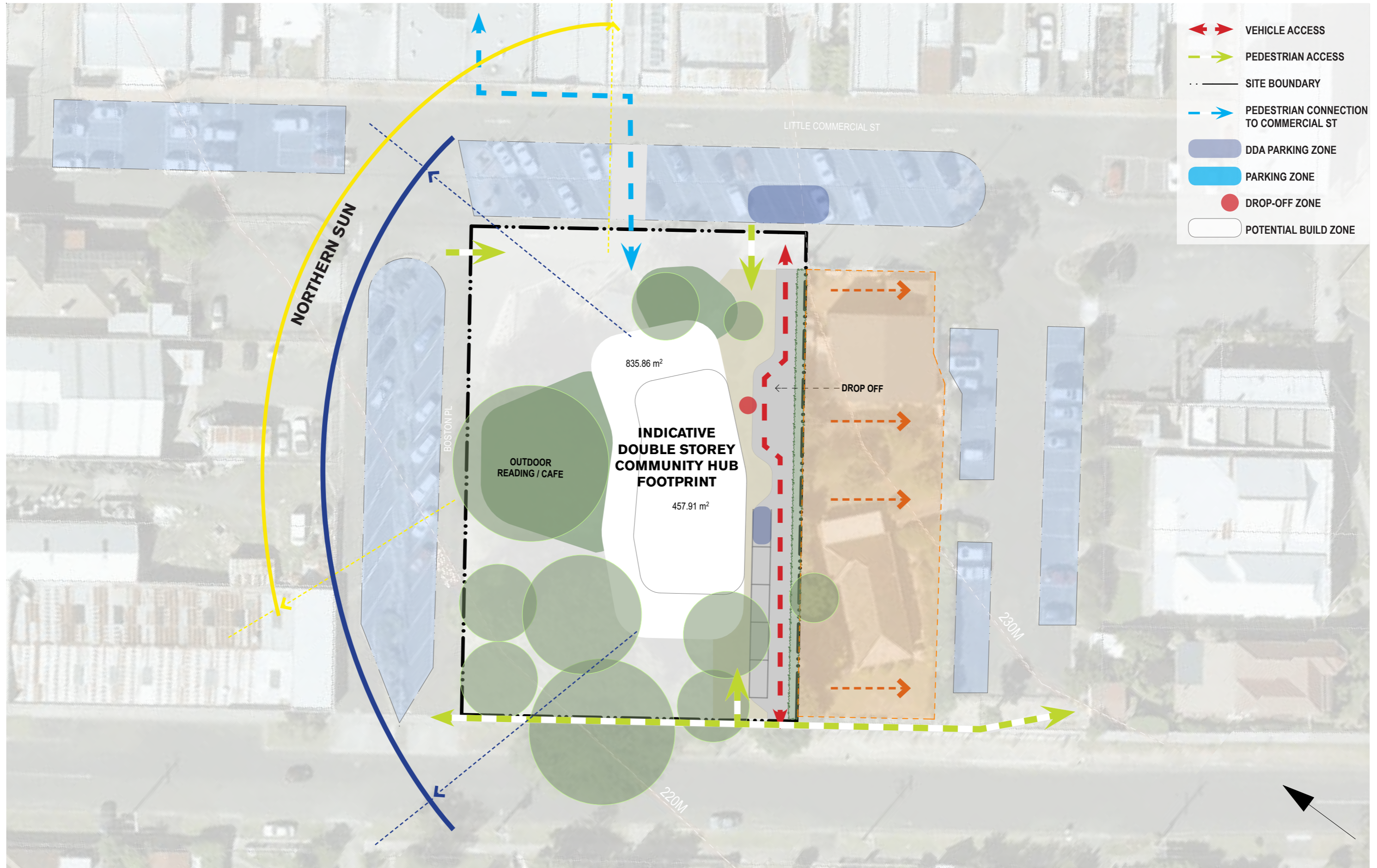
Site 1: Views from Site



Site 1: Former Kindergarten (4 Victoria Street)



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.

 C1Z COMMERCIAL 1 ZONE



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

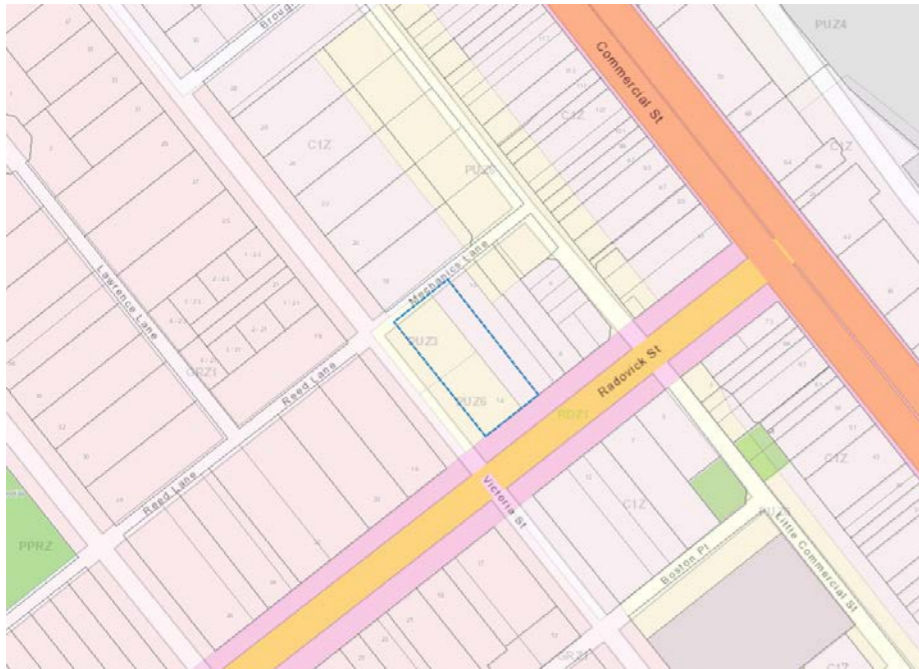
- Potential setbacks will impact building area
- will need to allow for ramps to access site from the south
- single storey build would consume most of site
- limited view from surrounds
- currently recommended as a retail anchor in the Korumburra Framework Report
- will severely overshadow neighbouring 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.

- PUZ3 PUBLIC USE ZONE - HEALTH AND COMMUNITY
- PUZ6 PUBLIC USE ZONE - LOCAL GOVERNMENT
- C1Z COMMERCIAL 1 ZONE



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



Site 3: Views of Site

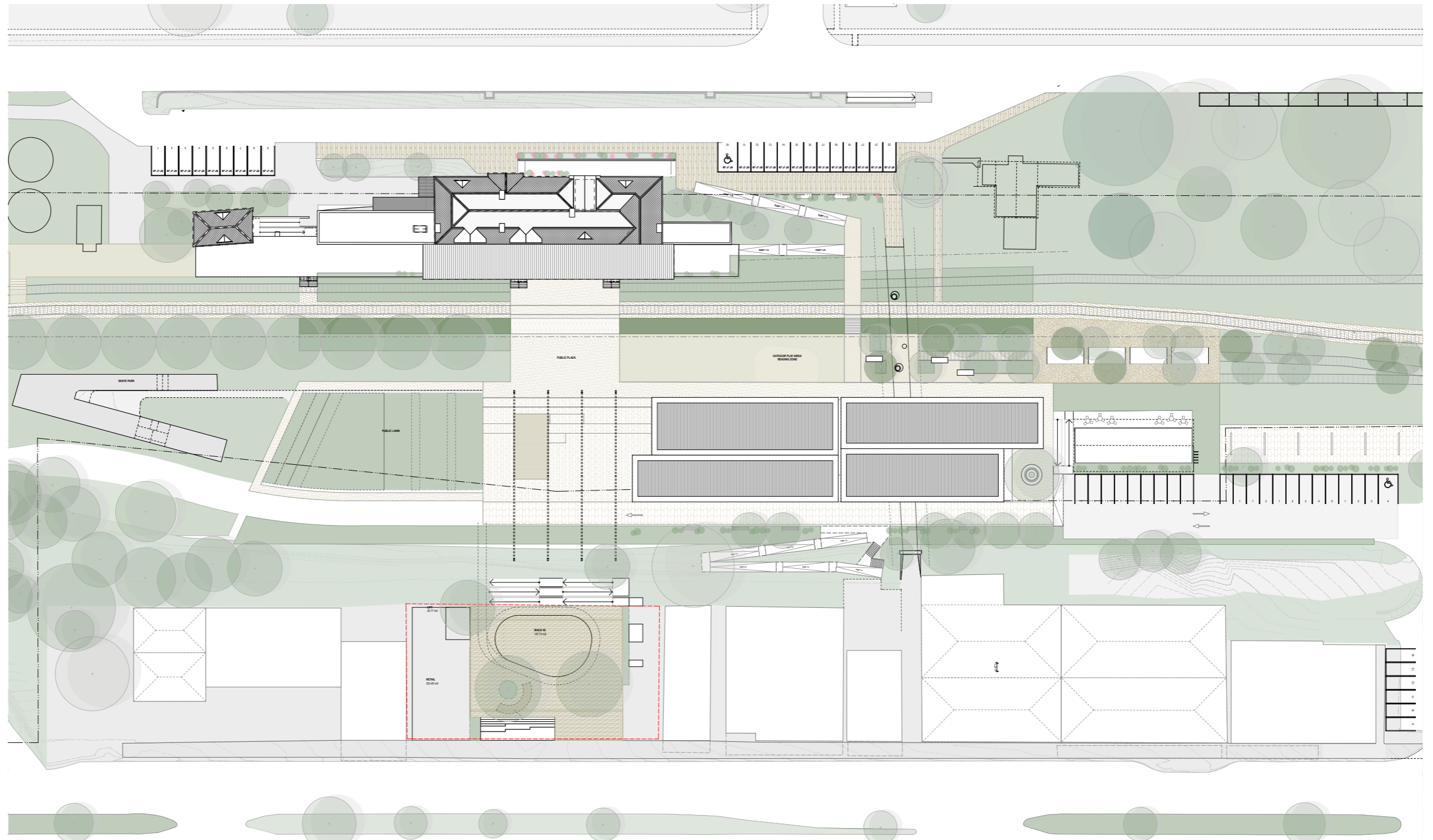
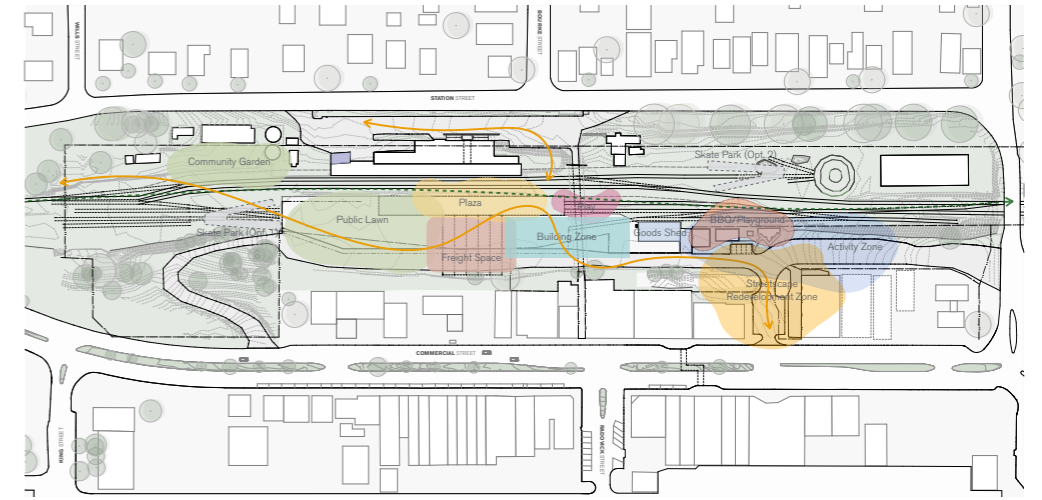


Site 3: Views from Site



7.0 Site 4: Community Hub and Station Masterplan

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.



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