

Criteria	Description	Ranking	Assumptions
1. Community Needs			
1a. Existing User Group Expectations	Option generally meets the expectations outlined by existing Key User Groups	0 = Does not meet at all 5 = Meets in full	Qualitative assessment based on Facility Design Brief Existing Key User Group Needs Analysis
1b. Town of Vic Park Needs	Option meets the service delivery needs of the Town of Victoria Park, as identified in the Urbis Community Facility Needs Analysis (2019)	0 = Does not satisfy needs 5 = satisfies specified needs	Qualitative assessment based on Facility Design Brief Requirements Schedule
1c. Existing User Group Needs	Option satisfies the needs of other existing Key User Groups, as identified by Urbis Community Facility Needs Analysis (2019)	0 = Does not meet at all 5 = Meets in full	Qualitative assessment based on Facility Design Brief Requirements Schedule
1d. Future User Group Needs	Option is future proofed to meet the needs of other existing and future user groups, including not for profits	0 = Does not satisfy needs 5 = Significant contribution	Qualitative assessment based on Facility Design Brief (2.6) Other Users
2. Precinct Impact			
2a. Identity and Brand	Option will have a positive impact on the identity of the Precinct and the Town of Vic Park brand	0 = No/Negative impact 5 = Positive impact	Qualitative assessment of the scale, prominence and functionality of the option
2b. Vision and Principles	Option is aligned to the endorsed Macmillan Precinct Vision , Principles and Precinct Concept Plan	0 = Low alignment 5 = High alignment	Qualitative assessment based on the alignment of the option with the Vision, Principles and Precinct Concept Plan, including public spaces and connections impacted by the Facility design
2c. Activation	Option will attract people to the Precinct and activate the public realm, both along the Facility ground floor edge and along new connections proposed within the Precinct	0 = Minimal activation 5 = Significant activation	Qualitative assessment based on the location of building entries relevant to important public spaces + ground floor function and form to promote activity along the building edge
3. Functionality			
3a. User Experience	Option can provide a diverse, inclusive and high quality user experience within the Facility	0 = poor experience 5 = excellent experience	Qualitative assessment that considers universal access, general building access, circulation, wayfinding, spatial qualities, synergies between different functions, natural light, and external views
3b. Flexibility and Spatial Efficiency	Spaces within the Facility are flexible by design, supporting multiple use and building efficiency	0 = poor performance 5 = excellent performance	Qualitative assessment based on Facility Design Brief
3c. Fit for Purpose	Spaces are designed for optimal performance of intended functions, particularly those delivering Town services	0 = poor performance 5 = excellent performance	Qualitative assessment based on Facility Design Brief
3d. Passive Environmental Performance	Extent to which the option has the potential to satisfy the Facility's Baseline and Aspirational Sustainability targets	0 = poor performance 5 = excellent performance	Qualitative assessment based on orientation, as well as solar access and sunshading where needed
3e. Parking & Access	Car and bike parking provision is in accordance with the Design Brief and attractive to users	0 = poor performance 5 = excellent performance	Qualitative assessment based on Facility Design Brief parking requirements. Also, the accessibility and security of car and bike parking
4. Feasibility			
4a. Land use Efficiency	The option incorporates a high level of land-use efficiency, which frees up opportunities for additional uses elsewhere within the Precinct, which could provide revenue generation	0 = Low efficiency 5 = High efficiency	Quantitative assessment based on Facility land-take requirements within the Precinct, including provision of bowls
4b. Upfront Costs	The extent of upfront development costs compared with other options	0 = Low cost 5 = High cost	Quantitative assessment based on the cost estimates to deliver the Facility, including the bowls within or outside the Precinct
4c. Running Costs	The extent to which running costs may vary across the options based on the physical design and layout (excludes capital replacement costs)	0 = Low cost 5 = High cost	Qualitative assessment based on fundamental physical design elements likely to impact running costs. This includes all likely running costs, such as building costs, management / staff resources and maintenance
4d. Technical Complexity	Anticipated complexity of solution based on the identification of key option-specific constraints, including staging and maintaining the delivery of core Town service	0 = High complexity 5 = Low complexity	Identification of technical constraints and complexities and qualitative assessment of their significance in terms of the delivery of core Town Services and achieving the Precinct Vision and Principles
4e. Potential Revenue Generation	The potential for floorspace within the Facility to provide a source of revenue to the Town to offset costs	0 = Low revenue 5 = High revenue	Quantitative and qualitative assessment based on the total area of 'commercial' floor space, rental potential and the suitability of its locations