Appendix 3

Master Plan Option Assessment

Scoring Sheets

Bayswater 2020 Criteria - aspirations/directions for the Traingle Site

	land use criteria			transport criteria			built form criteria								scoring totals	
	mixed use on station street	bulky goods, entertainment, education uses on land east of railway	north east of site gateway site (convention centre/hotel)	integrating land uses with transport	undergrounding or railway	reduce car parking and speeds in the area	active and safe environment	preserve vistas to Dandenong Ranges	increase in heights up to 5 storeys	improves pedestrian and cycling amenity - connect to surrounding area	excellent built form and landscaping	improved sense of public realm - community space/town sq close to train station	entry points - sense of arrival and departure	bush boulevard - principal corridors		
option a score	3	3	3	2	0	3	3	2	2	3	3	2	2	3	option a total	
option a weighted score	9	6	6	6	0	6	9	2	6	9	9	6	2	3	79	2nd
option b score	3	2	1	1	0	1	1	2	2	2	2	1	1	3	option b total	
option b weighted score	9	4	2	6	0	2	3	2	6	6	6	3	1	3	53	3rd
option c score	4	3	3	3	4	4	4	2	2	4	4	3	3	2	option c total	
option c weighted score	12	6	6	9	4	8	12	2	6	12	12	9	3	2	103	1st

weighting of criteria	reasoning	weighting applied to option score
high weight	Fulfils B2020 and other **major** State and Local Gov't policies	multiply score by factor of 3
medium weight	Fulfils B2020 and other State and Local Gov't policies	multiply score by factor of 2
low weight	Fulfils B2020 and Local Gov't Policies	multiply score by factor of 1

Scoring options against criteria		
	0	does not achieve
	1	achieves in part
	2	does achieve
	3	achieves well
	4	achieves excellently

Other Important/Influential Assessment Criteria:

	benefit to Council	time frames	Council's ability to influence/complexity of negotiations with landholders	Commercial viability/risk	provision of housing	provision of community infrastructure	employment generation	environmental benefits	scoring totals
					sustainability criteria				
option a	2	3	2	3	2	2	3	2	19 1st
option b	1	4	3	2	2	1	1	1	15 3rd
option c	3	2	1	1	3	3	3	3	19 1st

scoring schemes for each criteria:

benefit to Council	time frames	Council's ability to influence	Commercial viability/risk	sustainability criteria
0 nil	0 never happen	0 impossible	0 bad/too risky	0 does not achieve
1 some	1 30+ years	1 v low	1 viable in part/high risk	1 achieves in part
2 good	2 16-30years	2 reasonable	2 viable/risk associated	2 does achieve
3 v good	3 5-15 years	3 high	3 good viability/low risk	3 achieves well
4 excellent	4 2-5 years	4 v high	4 excellent viabilty/min risk	4 achieves excellently