

Request for Proposal (RFP)
Proposed assessment criteria
895 and 903-907 Main Road Eltham

Assessment Criteria	
1.	<p>How the proposed development benefits the community:</p> <ul style="list-style-type: none"> ❖ Linkages to the Library, Train Station and Town Centre ❖ Cenotaph location ❖ Street activation ❖ Passive surveillance ❖ Retention of three heritage trees ❖ Landscaping ❖ Replacement of existing on-grade car parks ❖ Respects the history of the site ❖ Generates employment ❖ Includes Environmentally Sustainable Design principles
2.	The ability for the envelope to achieve a planning permit
3.	The relationships of building and traffic movement
4.	Provision of a Community Building of minimum 1500sqm gross floor area
5.	The financial robustness of the development proposal
6.	<p>Provision of a Civic style gathering space around the Cenotaph</p> <p>The location of the Cenotaph can be moved</p>
7.	Financial Capacity, Capability and Experience
8.	A wide level of community consultation over the total re-development of the site
9.	Allow \$1.5M for Council to use for the relocation of the Preschool and Maternal and Child Health Centre
10.	Financial return to Council