

Attachment 1: Existing conditions

Current state – civic and administrative

Existing civic and administrative functions in Binney Street Euroa occupy three buildings:

- The original shire office building constructed in the 1930s, this was remodelled in the 1980s
- A Water Authority building opened in 1971 is now used by council staff
- The Euroa Emergency Operations Centre opened in 1993 and is used for large meetings and some staff accommodation

The Council Chamber is housed in the former Supper Room adjacent to the Public Hall.

Current floor area for civic and administration functions is estimated at 1,400 square metres across the three buildings (plus a small upstairs area within the Public Hall).

The last significant extension and upgrade to the original building was completed in the 1980s, this included an extension to the northern and western façade of the original building and incorporation of the foyer of the Public Hall into the civic accommodation scheme. Various additional minor upgrades have been funded with the assistance of the Victorian government in the early 2000s.

The current facility at the end of its economic life and not fit-for-purpose as a contemporary civic and administrative facility, observations include:

- The building fabric is in relatively poor condition and has not received appropriate investment in maintenance and renewal (due to insufficient income and other competing demands)
- A major leak in the roof has caused significant water damage to ceilings, carpets, and potentially structural elements
- None of the buildings meets contemporary flood resilience requirements (i.e., 150mm above the 1:100-year flood level)
- The upstairs area (former council chamber) has been deemed structurally unsafe and closed except for minor light storage
- Spaces are disordered with little consideration of need for flow, circulation, and storage
- The internal layout and extensions are very inefficient and there is not an obvious pathway to renovation of the existing building form
- Several staff are currently required to work in spaces that would have once been cupboards or storage areas
- Natural light and ventilation is poor throughout the entire building
- Internal design and layout is very dated and not supportive of contemporary workplace practices
- The building would not meet Disability Discrimination Act, Occupational Health and Safety, or Australian Building Standards
- The Civic Building has a very complicated internal layout with little access to natural light and ventilation, it is likely housing double the number of staff it was originally planned for
- The Water Trust and Emergency Operations buildings are not fit for purpose and might have been built for 30% to 50% of current occupancy

The existing civic buildings in Euroa would have been due for major upgrade, renewal, or replacement at least twenty years ago. Financial constraints and higher priority asset renewal projects (i.e., roads and bridges) have resulted in insufficient renewal, upgrade, and replacement funding directed towards these buildings.

Current state – depot operations

The Euroa Depot is located on Graham Street in the North West of the town near the Euroa Shepparton Road. It is adjacent to the Euroa Saleyards. Total site area is approximately 7,600 square metres with 1,000 square metres of enclosed shedding, 460 square metres of open side shed, and two staff and administration buildings.

The administration building is a collection of portable huts that have been assembled into a single integrated unit. The staff 'smoko' room is a separate portable hut. The staff toilet is separately located from both the administration building and 'smoko' room.

The condition of all buildings is poor and 'not fit for purpose'. Administration spaces are cramped and unsuitable for the work being undertaken.

The site surface is mainly crushed rock and there is no evidence of site drainage.

The site design is rudimentary and there is a need for proper site planning to introduce contemporary and safe workflow and practices. This will include proper planning for delivery, storage and use of bulk materials.

Sheds and structures are in reasonable condition but are in urgent need of maintenance and general uplift.

The Nagambie Depot is located within an industrial zone at Ballantynes Road Nagambie. Site area is approximately 7,050 square meters with a relatively modern 400 square metre secured shed and two equivalent-sized open-sided sheds.

Staff and administration accommodation are located on the western side of the site in a collection of portable huts that are in reasonable condition (compared with Euroa Depot).

There are several smaller storage sheds for signs and small equipment.

The site surface is mainly crushed rock and there is no evidence of site drainage.

The site design is rudimentary and there is a need for proper site planning to introduce contemporary and safe workflow and practices.