

Yeppoon Town Centre & **COMMUNITY ACTIVATION PROPOSAL**

OPTIONS ANALYSIS

Background | Site Analysis | Options Assessment & SWOT | Current Actions | Stakeholder Engagement

Yeppoon Town Centre and Community Activation Proposal

Background, Site Analysis, Options Assessment & SWOT, Current Actions and Stakeholder Engagement

1. Executive Summary

The Yeppoon Town Centre and Community Activation Proposal is a strategic response to significant population growth, increasing demand for community infrastructure, shortages of affordable housing, and the need to modernise aging community facilities across the Yeppoon Town Centre.

Council has endorsed progression of the concept to feasibility investigation and has supported discussions regarding relocation of the St Vincent de Paul (SVDP) affordable housing project from 23 James Street to John Street. The proposal seeks to balance community facility renewal, delivery of affordable housing, activation of the town centre, and the long-term development of a new civic precinct.

Population forecasts indicate growth from approximately 43,000 residents today to around 70,000 residents by 2050. Existing facilities, particularly the Library, Yeppoon Community Centre and Strengthening Family Connections (SFC), are no longer adequate to meet current or future demand. The proposal therefore considers how community services, housing and civic infrastructure can be reconfigured to deliver the most appropriate long-term solution for:

- Library services.
- Community services and social support programs.
- Affordable and community housing delivery.
- Civic infrastructure planning.
- Town centre activation.
- Future community wellbeing outcomes.

This work aligns strongly with Livingstone Shire Council's strategic planning framework through:

- Supporting sustainable population growth.
- Creating inclusive and connected communities.
- Delivering community infrastructure for future generations.
- Strengthening the Yeppoon Town Centre.
- Supporting housing affordability and social wellbeing.
- Maximising public assets and investment opportunities.
- Delivering long-term financial sustainability.

2. Project Drivers

Responding to Community Growth

Livingstone Shire is experiencing sustained population growth, with the resident population forecast to increase to approximately 70,000 people by 2050. This growth will place increasing pressure on community infrastructure, services and facilities across the Capricorn Coast.

Population growth is already driving increased demand for:

- Community facilities and meeting spaces.
- Contemporary library and learning environments.
- Social support and community services.
- Affordable and community housing.
- Civic and administrative infrastructure.

To maintain Livingstone Shire's high quality of life and support future community needs, Council must ensure that community infrastructure planning keeps pace with growth and provides facilities capable of serving current and future generations.

Addressing Existing Facility Challenges

Library Capacity and Functionality

The Yeppoon Library is currently approximately 560m² and is increasingly unable to meet the expectations and needs of a growing community.

Key considerations include:

- The existing library is significantly undersized when compared to current and projected community demand.
- Capacity constraints are already affecting service delivery and limiting opportunities for expanded programs, learning activities and community use.
- Contemporary libraries are expected to provide flexible spaces for learning, digital access, community connection, co-working and lifelong education.
- Community needs assessments indicate an ultimate requirement of approximately 2,000m² to 2,500m² of library space to adequately service future demand.

Without investment in a larger and more contemporary facility, the ability of the library to meet future community expectations will continue to diminish.

Community Centre and Strengthening Family Connections

The Yeppoon Community Centre and Strengthening Family Connections (SFC) facilities currently provide approximately 1,000m² of combined accommodation and support a broad range of social, community development and family support services.

Key challenges include:

- Ageing infrastructure and increasing maintenance requirements.

- Compliance and safety concerns associated with existing buildings and site layout.
- Limited capacity to accommodate growing participation levels and increased service demand.
- Space constraints that limit expansion of programs, community activities and support services.
- The requirement to maintain, and where possible improve, current service levels throughout any future transition process.

The facilities play a critical role in delivering social and community outcomes across the Shire and must continue to support community wellbeing while adapting to future growth and changing community expectations.

Facilitating Affordable and Community Housing

Livingstone Shire continues to experience significant housing affordability challenges, creating a growing need for affordable and community housing options.

St Vincent de Paul has identified an opportunity to deliver:

- Approximately 65 affordable and community housing units.
- An estimated \$45 million investment into the Yeppoon community.
- Housing co-located with existing community support services and social assistance programs.

The currently approved development pathway at 23 James Street presents a range of planning and approval challenges, including assessment complexity, community sensitivity and potential project delays.

Investigations have identified the John Street site as a potentially superior alternative location.

Planning for Future Civic Accommodation

Council is also planning for the long-term accommodation requirements of the organisation and the future delivery of local government services.

Current investigations have identified the need for a future Civic Centre capable of accommodating approximately 400 staff over a 40-year planning horizon.

Key considerations include:

- Accommodating population growth and increasing service demands.
- Supporting future workforce requirements over a 40-year planning horizon.
- Improving customer service accessibility and delivery.
- Consolidating civic functions to improve operational efficiency.
- Creating a contemporary civic precinct within the Yeppoon Town Centre.
- Supporting long-term organisational growth and service excellence.

Strategic Imperative

Taken collectively, these drivers demonstrate that the project extends beyond the relocation of individual facilities. Rather, it represents a strategic response to:

- Significant population growth.
- Increasing community infrastructure demand.
- Ageing assets reaching the end of their useful life.
- Housing affordability challenges.
- The need for contemporary community and learning spaces.
- Future civic accommodation requirements.
- Long-term economic, social and community wellbeing outcomes.

The project provides an opportunity to plan proactively for the future, ensuring Livingstone Shire continues to deliver accessible, inclusive and fit-for-purpose facilities that support a growing and thriving community.

3. Current Investigations and Works Program

Council has not yet made a decision regarding the future location of community services, the library, affordable and community housing, or associated civic infrastructure. A comprehensive program of investigations is therefore being undertaken to inform future decision-making and ensure all options are assessed based on evidence, community need, strategic alignment and deliverability.

Completed Investigations

To date, Council has completed a number of preliminary activities to support the assessment process, including:

- Council endorsement to proceed to feasibility investigations
- Council endorsement of discussions regarding the potential relocation of the St Vincent de Paul affordable and community housing project
- Initial assessment of future community infrastructure requirements
- Identification of potential alternative sites for community services, library facilities and housing outcomes, including preliminary site investigations and concept planning

Investigations Underway

Property and Land

Current property investigations are focused on understanding site opportunities, constraints and future land requirements, including:

- Betta Electrical acquisition investigations
- Site acquisition strategy reviews
- Government property transaction review
- Broader site suitability and redevelopment opportunities.

Planning and Design

Planning and concept design investigations are being undertaken to test the feasibility of future precinct arrangements and infrastructure solutions.

These investigations include:

- Hill Street Civic Centre concept planning
- Future library integration and design investigations
- Stevenson Park Community Hub concept development
- John Street redevelopment opportunities
- Civic precinct planning investigations
- Streetscape and bus interchange design

Technical Studies

A range of technical studies are being completed to identify site constraints, servicing requirements, costs and delivery considerations.

These include:

- Survey and services mapping
- Town planning assessment
- Quantity surveying and cost planning
- Infrastructure and servicing investigations
- Financing: funding and delivery strategy analysis

Community Needs Analysis and Service Planning

Investigations are also underway to better understand current and future service requirements.

These include:

- Community needs analysis
- Future service demand modelling
- Stakeholder needs assessment and engagement program
- Service transition planning
- Community Heart outcomes integration

Preliminary findings from the Community Needs Analysis and Service Planning process have identified current and future space requirements across key community facilities, as summarised in the below table. This data - covering existing provision, current demand, and interim and ultimate space targets - has informed the subsequent options analysis.

Facility	Existing Provision Sqm	Current Demand Sqm	Current Gap Sqm	Additional Interim Space Sqm	Interim Target Sqm	Ultimate Target Sqm
Library	560	1,997	1,437	640-940	1,200-1,500	2,000-2,500
Community Centre & Community Spaces	770	3,190	2,420	730-1,230	1,500-2,000	2,500-3,000
Strengthening Family Connections	250	350	100	100	350	350
Community Garden / Outdoor Community Space	837	N/A	N/A	Maintain existing provision	Maintain existing provisions	800 (minimum)

Key Questions Being Investigated

The current work program seeks to answer several key strategic questions:

1. Can the existing John Street site adequately accommodate future community service requirements?
2. Is Stevenson Park a more suitable long-term location for a future Community Hub?
3. What is the most appropriate location for a future library?
4. What opportunities exist to support affordable and community housing outcomes?
5. How can future civic accommodation requirements be integrated into broader precinct planning?
6. What staging, transition and funding models provide the greatest long-term community benefit?
7. Which option best aligns with Community Heart findings, population growth forecasts and Livingstone Shire's strategic priorities?

4. Individual Site Analysis

i. Proposed Civic Centre and Library Site: 10-14 Hill Street

Item	Details
Site Area	3,415 m ²
Zoning	Major Centre
Current Use	Parking, bus terminals, kiss-and-ride
Key Constraints	Existing bus interchange and parking functions

Strategic Context

The Hill Street site occupies a prominent location within the Yeppoon Town Centre and has emerged as the preferred long-term location for a future Civic Centre and regional library facility. The site offers significant opportunities to strengthen the town centre through increased visitation, improved pedestrian connectivity and the creation of an integrated civic and community precinct.

Current Investigations

Council has commenced a range of planning, design and feasibility investigations, including:

- Civic Centre concept design
- Base building design brief underway
- Library inclusion being incorporated into concept design
- Quantity Surveying and town planning investigations commenced
- Contour, feature and services survey commissioned
- Streetscape and bus interchange planning commissioned through JSS
- Investigation of additional car parking levels underway
- High-level funding and financing analysis being undertaken by Lucid Economics

Strategic Opportunities

- Development of a contemporary civic and library precinct
- Enhanced town centre activation and economic activity
- Improved pedestrian connectivity and accessibility
- Integration of civic, community and customer service functions
- Long-term support for population and organisational growth

ii. Betta Electrical Site: 16 Hill Street

Item	Details
Site Area	1,349 m ²
Zoning	Major Centre
Current Status	Acquisition investigations underway

Strategic Context

The Betta Electrical site represents a potential strategic expansion opportunity for the broader Hill Street civic precinct. While not essential to delivery of a future library or Civic Centre, the site could significantly improve development flexibility and precinct outcomes.

Strategic Opportunities

- Expansion of the future civic precinct footprint
- Improved development flexibility
- Improved building design efficiency and site layout
- Potential land swap with 23 James Street
- Increased opportunity for integrated library and civic centre development

Constraints

- Site acquisition required
- Additional capital cost investment and timing considerations may influence project delivery timeframes.

iii. Original St Vincent de Paul Site: 23 James Street

Item	Details
Site Area	2,895 m ²
Zoning	Major Centre
Key Constraints	Environmental Management Register (EMR) contamination

Strategic Context

The James Street site is the original location identified for Saint Vincent de Paul's proposed affordable and community housing development. The proposal includes a two-stage approach, delivering approximately 80 apartments in a multi-storey residential development with supporting commercial uses on the ground floor.

Key Challenges:

- Impact assessable development
- Proposed six-storey building
- Potential community concerns and objections
- Likelihood of planning appeal and delays
- High construction costs associated with podium parking and commercial requirements
- Development viability challenges compared with alternative sites

Strategic Considerations

While the site presents an opportunity to deliver affordable housing outcomes, the question of whether there are better uses for this extremely central site remain.

iv. John Street Community Facilities Site: 78-84 John Street

Item	Details
Site Area	3,979 m ²
Zoning	Community Facilities
Key Constraints	Asbestos-containing buildings

Existing Use

The site currently accommodates:

- Yeppoon Library
- Yeppoon Community Centre
- Community shared spaces
- Strengthening Family Connections (SFC)

Current Challenges

The existing facilities play an important role in supporting community wellbeing and social inclusion; however, several factors limit the site's ability to accommodate future community needs:

- Existing buildings are approaching the end of their useful life
- Significant maintenance, compliance and renewal requirements are emerging
- The site lacks sufficient capacity to accommodate long-term growth in library and community services
- Existing facilities are significantly undersized when compared to identified future space requirements

- The configuration of the site limits opportunities for staged expansion while maintaining ongoing service delivery
- Safety, accessibility and operational challenges are becoming increasingly difficult to address within the existing asset footprint

Current Investigations

- Future Needs Analysis recently completed
- CRED Consulting engaged for stakeholder engagement
- Building removal estimate received (\$1.2M)
- Concept planning commenced
- Transitional accommodation options under investigation

Potential transition sites were explored between May and July 2026:

- Community Centre to Green Shed (now leased)
- Library to PAM's Furnishings (purchase was the only option and would require significant capital investment to bring to standard)
- SFC to 56 Normanby Street (this building was not accessible)
- Alternative temporary facilities are still being considered

Strategic Context

While the John Street site has a strong history as a community services precinct and is highly valued by users, the key strategic question is whether it represents the most appropriate long-term location for future community infrastructure investment.

The Community Heart and needs analysis investigations identify a future requirement for substantially larger library, community and family support facilities than can currently be accommodated on the site. Future demand is expected to increase significantly as Livingstone Shire grows toward a population of approximately 70,000 residents.

When considered against future space requirements, the site's relatively constrained size, combined with the need to maintain service continuity during redevelopment, presents significant challenges to delivering the scale of infrastructure required over the coming decades. Redevelopment of the site for community purposes is highly likely to require demolition of existing facilities, temporary relocation of services and substantial capital investment to replace ageing assets.

At the same time, the site occupies a strategic location adjacent to existing St Vincent de Paul, creating a unique opportunity to deliver affordable and community housing integrated with the existing service provider. This co-location model offers potential social and operational benefits that may not be achievable elsewhere within the Yeppoon Town Centre.

v. 40 James Street

Item	Details
Site Area	1,012 m ²
Zoning	Major Centre

Strategic Context

While not currently identified as a primary project site for community infrastructure, 40 James Street may provide strategic value as part of the broader future town centre renewal and precinct planning initiatives.

Strategic Opportunities

- Supports broader town centre redevelopment
- Potential future commercial, civic or mixed-use opportunities
- May contribute to precinct-wide parking, access or development solutions
- Provides additional flexibility as long-term master planning progresses

Overall Assessment

The site is best considered as a supporting asset within the broader Yeppoon Town Centre strategy rather than a primary location for community infrastructure investment.

vi. Stevenson Park – Yeppoon Showgrounds

Item	Details
Site Area	Approximately 3.6ha
Zoning	Community Facilities / Recreation
Key Constraints	Existing showgrounds operations, ageing facilities, servicing demands and requirements, future transition planning

Existing Use

Stevenson Park currently accommodates a range of community, recreational and event-based activities, including:

- Yeppoon Show activities
- Community markets and events
- Sport and recreation use

The site is widely recognised as a significant community asset and occupies a central location within the Yeppoon urban area.

Current Challenges

While Stevenson Park is a significant community asset, several factors warrant consideration as part of future planning:

- Demand for community facilities, meeting spaces and social infrastructure is increasing as Livingstone Shire continues to grow
- Existing showground facilities and buildings have limited capacity to accommodate contemporary community service delivery requirements
- Opportunities may exist to maximise the utilisation of the site and realise greater community benefit through a broader mix of community, social and recreational uses
- Existing show activities must continue until a suitable, long-term showgrounds and equestrian facility is delivered
- Site servicing, access, parking and traffic management require further investigation to support future development
- Any future redevelopment must balance the needs of existing users with opportunities to improve community infrastructure outcomes

Current Investigations

Council is currently undertaking:

- Community Hub master planning
- Site layout and feasibility investigations
- Infrastructure servicing assessments
- Traffic, parking and access investigations
- Concept design development
- Cost planning and quantity surveying
- Community needs analysis
- Showgrounds transition planning

A comparative summary of site areas is provided to support assessment of each site's capacity, flexibility and suitability for future community, civic and housing outcomes.

Strategic Context

Stevenson Park presents a significant opportunity to establish a long-term community hub capable of accommodating future growth in community services, programs and activities. Unlike the existing John Street site, the relative scale of Stevenson Park provides greater flexibility for staged development, shared facilities and community spaces, open space integration and future expansion than the more constrained town centre sites.

The site aligns strongly with the Community Heart vision by providing a central destination for community connection, participation, learning and support services. It also creates an opportunity to relocate community services into contemporary, purpose-built facilities while unlocking alternative strategic outcomes, including affordable housing, on the John Street site.

Strategic Opportunities

From a strategic planning perspective, development of a Community Hub at Stevenson Park could:

- Deliver contemporary, purpose-built community infrastructure
 - Accommodate future growth in community service demand
 - Create a central destination for community connection and social inclusion
 - Maximise utilisation of a significant Council-owned asset
 - Provide flexibility for future expansion and additional services
 - Support broader town centre activation and place-making outcomes
 - Complement a future Civic Centre and Library Precinct at Hill Street
 - Protect and retain important community green space, responding to identified community priorities
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5. Options Analysis

Assessment Framework

The options have been assessed against a range of strategic, social, economic and operational criteria to determine their ability to meet current and future community needs, support long-term growth and deliver sustainable outcomes for Livingstone Shire.

- Strategic alignment with Livingstone Shire priorities and long-term growth planning
- Ability to meet future community infrastructure needs
- Housing and social outcomes
- Service continuity and customer experience
- Asset sustainability and lifecycle costs
- Financial implications
- Deliverability and implementation risk
- Community and stakeholder impacts

- Contribution to town centre activation and precinct development
- Site capacity and land area

Option 1

SVDP at James Street, Community Services Remain at John Street with Library Ultimately Relocating to CBD

This option retains the existing Library (temporarily), Community Centre and Strengthening Family Connections facilities at John Street while progressing the St Vincent de Paul affordable housing development at 23 James Street.

SWOT Analysis

Strengths • Minimal disruption to existing users and services • Maintains community familiarity and continuity • Lowest short-term transition impacts • Provides immediate certainty for current service users	Weaknesses • Does not address existing facility deficiencies • Buildings remain at end-of-life and require significant ongoing investment • Library will remain significantly undersized in the interim relative to future needs • Community Centre and SFC remain constrained • Ongoing maintenance, compliance and safety challenges • Housing project remains more complex and costly to deliver • Increased risk of planning delays and appeals • Increased WHS and psychosocial risks if site issues remain unresolved, affecting staff and community
Opportunities • Incremental facility upgrades • Deferred capital expenditure • Future redevelopment could still occur	Threats • Escalating maintenance and renewal costs • Continued inability to meet future community demand • Delayed housing delivery

	Loss of strategic opportunities associated with precinct transformation
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Strategic Assessment

While this option retains some existing services in their current location, it does little to address the long-term challenges identified through the Community Heart needs analysis. Community infrastructure deficits, ageing assets and future growth pressures remain unresolved.

Indicative Costs

Facility	Indicative Cost
New Library	\$17.6M - \$22.0M
New Community Centre	\$13.05M - \$15.15M
SFC Replacement	\$1.60M
Total	\$32.3M - \$38.8M

Overall Assessment

Primarily a short-term solution that postpones rather than resolves strategic infrastructure needs.

Option 2 (Preferred Strategic Direction)

SVDP at John Street, Stevenson Park Community Hub, New Library at Hill Street, James Street Released for Commercial Redevelopment

This option relocates community services from John Street to an expanded Stevenson Park Community Hub, establishes a new library within the Hill Street civic precinct and enables affordable and community housing development at John Street.

SWOT Analysis

Strengths	Weaknesses
- Delivers approximately 65 affordable and community housing units - Enables approximately \$45 million private investment - Addresses long-term community infrastructure needs - Delivers a new modern library in the CBD	- Requires relocation of existing services - Significant community sensitivity - Requires careful transition planning to maintain service continuity - Complex implementation due to multiple site relocations, staged delivery requirements and stakeholder needs

- Creates integrated community hub at Stevenson Park - Aligns strongly with population growth forecasts - Supports Community Heart vision & long-term outcomes - Allows for modern, purpose-built facilities while maximising asset utilisation - Facilitates future civic precinct development	Requires significant upfront investment for both interim and permanent facilities
Opportunities - Establish Stevenson Park as the community heart of Yeppoon - Increase community participation and activation - Create integrated service delivery - Strengthen town centre activation through a CBD library - Improve affordable housing supply and social outcomes	Threats - Community opposition - Cost escalation - Project timing risks - Service transition risks if not carefully managed - Poor layout/configuration may impact staff safety, supervision and service delivery

Strategic Assessment

This option provides the strongest alignment with the strategic objectives of the project. It responds to forecast population growth, replaces ageing infrastructure, delivers affordable housing outcomes and creates a long-term framework for community, civic and social infrastructure.

Indicative Costs

Interim Investment

Item	Investment
Stevenson Park Community Hub	\$4M - \$6M
Refurbishment of existing showgrounds pavilions	\$1M
Total Interim Investment	\$5M - \$7M

Long-term Investment

Item	Investment
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New Hill Street Library	\$25M
New Civic Centre	To be determined

Overall Assessment

Best alignment with long-term strategic objectives and growth requirements.

Option 3

SVDP at Stevenson Park, Community Services Remain at John Street

This option retains community services at John Street while locating affordable housing within the Stevenson Park precinct.

SWOT Analysis

Strengths - Retains existing community services at current location - Lower disruption - Avoids immediate relocation costs	Weaknesses - Does not address ageing asset issues and increasing demand pressure - Compromises future Community Hub vision - Land constraints and drainage easements impact development options - Housing and event functions may conflict - Future investment still required at John Street, causing need for temporary locations and disruptions
Opportunities - Delivers affordable housing outcomes - Potential activation of otherwise underutilised areas	Threats - Reduced flexibility for future precinct planning - Community concern regarding compatibility of uses - Housing outcomes compromised by site limitations

Strategic Assessment

This option preserves the status quo for community services but compromises both housing and community hub objectives. It also fails to resolve the long-term deficiencies associated with the John Street facilities.

Indicative Costs

While no detailed cost estimates have been developed, significant future investment would still be required to replace or upgrade the Library, Community Centre and SFC facilities at John Street.

Overall Assessment

Compromises both housing and community infrastructure outcomes.

Option 4

SVDP at John Street: Integrated Housing & Community Hub Limited Community Services Retained

This option attempts to retain a limited community presence at John Street while accommodating affordable housing development on the same site.

Strengths • Enables housing development • Retains some community services on-site • May reduce some transition impacts	Weaknesses • Complex delivery model • Limited available land area • Services likely to relocate more than once • No long-term library solution identified • Restricts future service growth and expansion • Detracts from Stevenson Park Community Hub vision
Opportunities • Potential compromise solution • Housing outcomes still achieved	Threats • Complex delivery • Community confusion regarding long-term intent for community services • Ongoing service disruption • Reduced long-term value from both the housing and community infrastructure outcomes

Strategic Assessment

This option attempts to achieve multiple outcomes within a constrained site but ultimately delivers neither an optimal housing outcome nor an effective long-term community infrastructure solution.

Indicative Costs

No cost estimates have been developed. However, duplicate relocations, ongoing temporary accommodation and unresolved library requirements are likely to result in increased overall costs.

Overall Assessment

Complex and inefficient solution providing limited strategic benefit.

6. Comparative Assessment Summary

Criteria	Option 1	Option 2	Option 3	Option 4
Strategic Alignment	Moderate	High	Low	Low
Community Infrastructure Outcome	Low	High	Low	Low
Housing Outcome	Moderate	High	Moderate	Moderate
Asset Sustainability	Low	High	Low	Low
Future Growth Capacity	Low	High	Low	Low
Town Centre Activation	Low	High	Low	Low
Deliverability	Moderate	Moderate	Moderate	Low
Long-term Community Benefit	Low	High	Low	Low
Value for Money	Moderate	High	Low	Low
Site Capacity & Land Area	Low	High	Low	Low

Preferred Direction

Based on the assessment undertaken, Option 2 provides the strongest long-term strategic outcome. It addresses current infrastructure deficiencies, supports population growth, enables significant affordable housing investment, creates a contemporary community hub, strengthens the Yeppoon Town Centre and provides a pathway for future civic precinct development. While it involves greater complexity and requires careful community engagement, its long-term social, economic and community benefits significantly outweigh the alternative options.

7. Indicative Cost Comparison

The analysis indicates that significant investment in community infrastructure will be required regardless of the preferred option. The existing Library, Community Centre and Strengthening Family Connections facilities are ageing, constrained and unable to meet identified future demand. Consequently, a substantial proportion of future expenditure should be viewed as a required investment in community infrastructure rather than a cost attributable to a specific option.

Option	Infrastructure / Investment	Estimated Cost
Option 1 & 3	Future Library Replacement	\$17.6M - \$22.0M
	Future Community Centre Replacement	\$13.05M - \$15M
	Future SFC Replacement	\$1.6M
	Total Future Investment	\$32.3M - \$38.8M
Option 2	Stevenson Park Community Hub (interim)	\$4M - \$6M
	Pavilion Refurbishment (interim)	\$1.0M - \$1.5M
	New Hill Street Library (permanent)	\$17M - \$22M
	New Civic Centre (permanent)	To be determined
	Total Future Investment	\$22M - \$29.5M
Option 4	Future Library Solution Required	To be determined
	Additional Relocation/Transition Costs	To be determined
	Future Community Infrastructure Investment Required	To be determined

Key Cost Insights for all Four Options

- **Option 1:** Lowest short-term cost but still requires \$32.3M-\$38.8M in future infrastructure investment.
- **Option 2:** Requires \$5M-\$7.5M interim investment plus a new library and future civic centre but provides a pathway to modern community infrastructure and enables approximately \$45M of affordable housing investment.
- **Option 3:** Similar long-term infrastructure costs to Option 1, while also creating constraints on the future development of Stevenson Park.
- **Option 4:** Costs remain uncertain due to unresolved library and community facility requirements, likely resulting in additional transition and duplication costs.

8. Next Steps and Upcoming Deliverables

Deliverable	Status / Timing
Options Analysis & SWOT	End August 2026
Stevenson Park Planning Advice	End-August 2026
Site Layout Concepts	Underway
Service Investigations	Underway
Community Information Open Day	12 September 2026