






Executive Summary

Long Term Options – Administration and Chambers 2024 onwards

	LT-1 Long Term Option 1 – Mundijong Oval	LT-2 Long Term Option 2 - Keirnan Park	LT-3 Long Term Option 3 - Existing Building
Description	Redevelopment of Mundijong Oval into a Civic Precinct incorporating a new purpose-built Administration building and Chambers with associated co-located civic uses such as library, town hall and square.	Incorporating a new purpose-built Administration Building and Chambers into the proposed Keirnan Park Recreation Precinct.	Expansion and refurbishment of the existing administration building. This option would utilise the structure and general layout of the existing building.
Location			
Pros	<ul style="list-style-type: none"> Land available for development Excellent central location in Mundijong Centre Conforms with Strategic Planning Vision Excellent accessibility – walking distance to proposed train station Can create a civic heart for Mundijong Good long-term commercial opportunities Opportunity to expand with SSJ requirements Able to provide a contemporary workplace Close to amenities for administration staff 	<ul style="list-style-type: none"> Land available for development Opportunity to expand with SSJ requirements Able to provide a contemporary workplace Opportunity to utilise servicing infrastructure that will be required for Sports centre Opportunity to share carparking 	<ul style="list-style-type: none"> Land available for development Excellent central location in Mundijong Centre Conforms with Strategic Planning Vision Excellent accessibility – walking distance to proposed train station Can create a civic heart for Mundijong Opportunity to expand with SSJ requirements Close to amenities for administration staff
Cons	<ul style="list-style-type: none"> No servicing infrastructure in place Planning processes to be undertaken Environmental values to be considered 	<ul style="list-style-type: none"> Poor accessibility to public transport (community and workforce) – away from proposed Train Station Doesn't conform with Strategic Planning Vision Decouples Civic Centre with Commercial centre Poor commercial opportunities Poor amenities for administration staff 	<ul style="list-style-type: none"> Refurbishment will disrupt existing operations Potential to uncover hazmat during redevelopment Existing layout will constrain ability to provide efficient and contemporary workplace Location constrains commercial opportunities Opportunities to reduce long term operating costs are limited No opportunity for vertical expansion
Cost Estimate (OOM*)	Stage 1 \$ 24.42 million Stage 2 (excl. escalation) \$ 15.25 million	\$ 23.85 million \$ 15.25 million 200.5	\$ 19.43 million \$ 15.25 million 183.75
Multi-Criteria Score	219.5	200.5	183.75
Multi-Criteria Rank	1	2	3

* OOM – Order of Magnitude