

# THE STATION PRECINCT

## INVITATION TO TENDER

The Station Tenancy and Development Options  
[33 James St, Yeppoon | Lot 2 SP230820]





# THE STATION PRECINCT



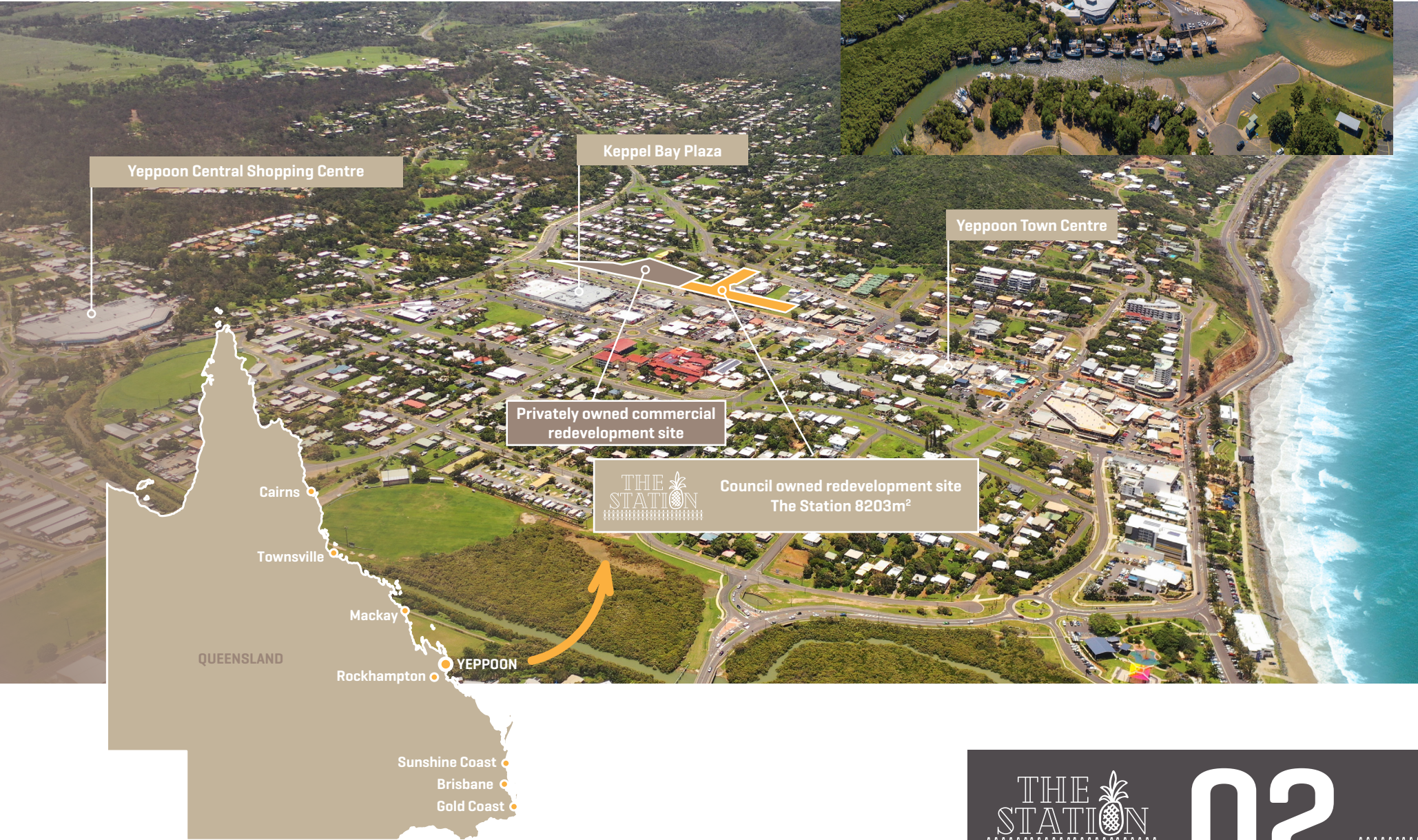
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THE  
STATION





# LOCATION





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# 1. CONDITIONS AND DETAILS OF TENDER

## 1.1 Purpose

Livingstone Shire Council ['Council'] is seeking selective tenders for the long-term lease, sale, or a combination of both options, of a Council owned land allotment in Yeppoon known as The Station Precinct ['the Property']. Tender responses will allow Council to make an informed decision regarding the most suitable development proposal, so that the best outcome is achieved for the community.





## IMAGE 1 - SURVEY ON LOT PLAN

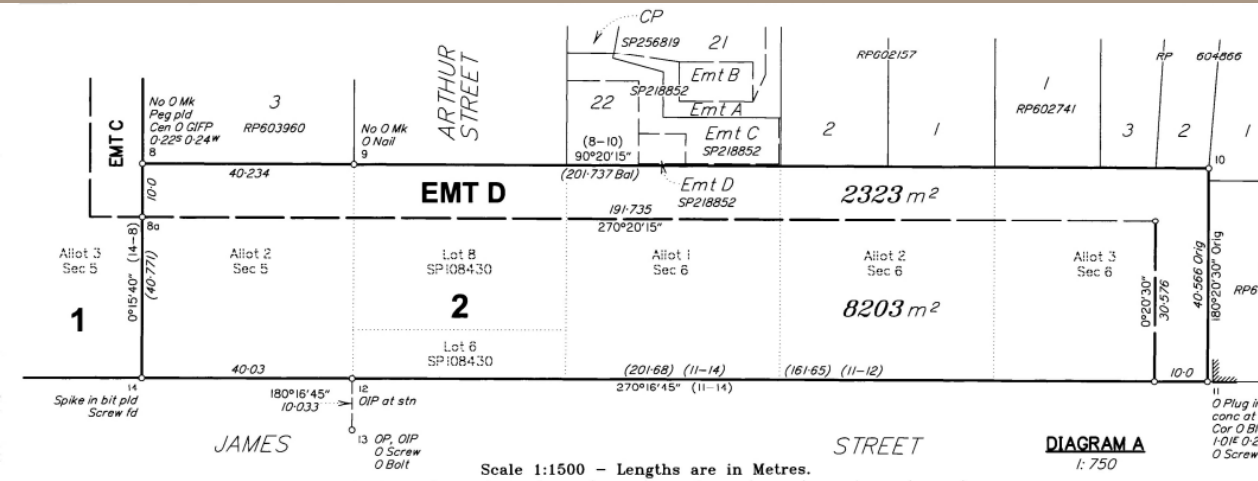




IMAGE 2 - THE STATION APPROXIMATE PRECINCT PARCEL SPLIT



The Station site is approximately 8,203 square metres and includes the historic railway building. It is located in the main street and at the entry way to the Yeppoon central business district, directly opposite a major shopping centre and less than 1 km to the foreshore.



## Vision - Western Community/Entertainment Precinct

A community entertainment and meeting precinct centred around the heritage listed Station building. The heritage listed Station building will host uses that activate the front and rear of the building, including the platform. Potential tenancies include:

- a. food services such as a café, coffee shop;
- b. micro-brewery [subject to an MCU];
- c. bookstore;
- d. activities such as paint and sip;
- e. pop-up retail [seasonal or transitory].

Suitable temporary/permanent low impact tenancies for the adjacent outdoor space might include:

- a. overflow from the Station building's interior use;
- b. temporary activities such as pop-up food courts, events, markets and related/similar community-binding functions; and/or other artisan precinct focused tenancies.

The development will ideally include a separate multi-purpose building that can be used by community support services post disaster events. In periods between disasters, this building could be used as a multi-purpose meeting space, co-working space, or artisan makerspaces.

It is intended that the area surrounding the Station building will be used in community support avenues, preferred activation activities include public markets, an eat street style entertainment and socialisation precinct facility to support community events, workshops and weekend events. Open space/park areas and pathways for families will need to be integrated within the development.

Council is looking for an interested third party to develop, manage and maintain the Western Community/Entertainment Precinct through a long-term lease arrangement. The funding Council has received for the development of a Community Recovery Space may be used in a collaborative partnership to value-add to the development and activation of this precinct.

## Vision - Eastern Mixed Use/High Density Residential Vision

It is well-known that Yeppoon is facing a housing crisis. Housing demand has pushed housing prices to all-time highs and rental vacancy rates are less than 1%. This is impacting employment (workers cannot find or afford accommodation) and increasing homelessness. The immediate provision of diversity in housing supply, choice and affordability is essential.

To meet this need Council is proposing to sell the eastern portion of the site to allow for ground floor mixed commercial and retail uses and high-density residential apartment style development on the upper levels.

Due to the prominence of the site, Council is committed to collaborating with the successful tenderer to ensure high quality built design that will complement the ultimate development of the CBD.

## Recognition of Importance of Heritage Value of the Station Building and Platform

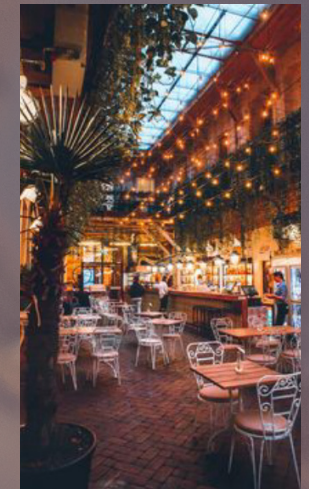
The Station building was once an important transport hub and formed a significant cultural environment. It was a place of employment, a meeting place for local producers bringing goods to market, an arrival and departure point for both visiting and local passengers and the transport of regular mail. Any development on the site must understand and be sympathetic to the cultural heritage significance of the place and use it to inform and influence planning and design.



## OPEN SPACES



## OUTDOOR COVERED AREAS





## POP UP ACTIVITIES



## MIXED USED RESIDENTIAL





### **1.3 Consideration of Flexible/Collaborative Purchase and or Lease Proposals**

Council's ultimate objective for this site is to see it developed in a manner that supports the town centre's maturation into a more vibrant, attractive and distinctive precinct for the community. Therefore, Council may consider flexible/collaborative development, purchase and or lease proposals, if overall the proposal will achieve desired community outcomes.

In regard to the above, Council will look favourably upon a singular application that is inclusive of the preferred development outcomes and coherent vision for both precincts.

### **1.4 Grant Funding for Historic Railway Station and Surrounds**

Livingstone Shire Council [Council] was successful in an application to the Commonwealth Government for funding through its Black Summer Bushfire Recovery Grants Program. Council's application was made on the basis that the funding could be used to activate the former Yeppoon Railway Station site [the Station] as a community recovery space, including construction of a large under cover meeting area/ central gathering and coordination space after disaster events.

Specifically, activating the Station will involve:

- a. construction of a large outdoor undercover area;
- b. providing services [electrical, water and sewer] to the historic railway building;
- c. basic internal railway building fit-out [for example, ceiling, lighting and air-conditioning]
- d. site earthworks;
- e. landscaping;
- f. formalised public parking; and
- g. feasibility studies to facilitate activation of the site.

## 1.5 Council Development Objectives

Council envisages that this site is activated in a manner that:

- a. responds to the needs of the community;
- b. adds immediate value;
- c. supports the long-term growth of the town centre and the region in general;
- d. creates economic development opportunities through unique offerings, increasing local jobs;
- e. provides a mix of high-density housing choice that incorporates affordable options;
- f. provides a revenue stream to Council for the duration of the lease[s];
- g. supports, leverages, or at least does not unduly constrain the potential for more intensive development of the site in the future;
- h. complies with the purpose of the grant; and
- i. complements, or at least does not conflict with the purpose of the grant funds employed to undertake the site improvements necessary to facilitate activation.

Council's ultimate objective for this site is to see it developed in a manner that supports the town centre's maturation into a more vibrant, attractive and distinctive precinct. There are multiple options for how this might be achieved. Whichever eventuates, Council's intent is that the development will make a positive contribution to the community without enduring cost obligations to Council and the community. Ideally, this development will provide a model to leverage complementary and innovative development by the private sector in other areas of the town centre.



## 1.6 Suitable Occupancies and Town Planning Consideration

Eligible uses are informed by the Planning Scheme and associated Council regulations. Refer to [Livingstone Shire Planning Scheme 2018 \[Version 3\]](#). The Major Centre zone outlines the preferred uses and overall outcomes sought for this area.

All applications are assessed on merit, based on the information provided in the application and a performance assessment of the planning scheme provisions relevant to the Major centre zone code and Strategic Framework.

**Caveat: proposed uses cannot in any way compromise use of the site for operations as a community recovery space in the event of major disasters (as described above).**



## 1.7 Lessee's Responsibilities – Western Precinct

Subject to negotiation, the successful Lessee[s] will be responsible for:

- a. Obtaining all permits and registrations [with the exception of MCU approvals]; All tenancy utilities and consumables;
- b. Procurement and installation of Point of Sale system/s;
- c. Procurement and installation of operational items;
- d. Procurement and installation of fit out and furniture, as required;
- e. All tenancy cleaning;
- f. Maintaining minimum operating hours throughout the term of the lease. Hours of operation will be determined in negotiation with Council;
- g. Contribution to the cost of regular cleaning of common areas including toilets and toilet supplies;
- h. A proportion of certain services in the premises;
- i. Cost of tenancy signage as agreed by Council; and
- j. A director's guarantee and bank guarantee equivalent to three [3] months rental, to be held against satisfactory compliance with lease terms over the full term of the lease.



## 2. Site Overview

### 2.1 Station Building

Constructed in 1909 the Station building is a long gable-roofed chamfer board building with a corrugated galvanised iron roof and square 'fascia' gutters. On the street side of the building is a large eave overhang supported on timber posts by solid timber brackets, on the platform side there is a curved awning roof supported on timber posts with plain struts and concrete bases. The building is set on concrete stumps at the perimeter and steel posts and concrete footings under the main body of the building. The building consists timber VJ internal lining, timber floors, panelled doors and flush sliding door, and 4-panel colonial sash windows. A section on the eastern end is enclosed with battens to form a storage area.

**Refer Appendix A - Station post-construction close out report.**

**Refer Appendix B - ArkLab Railway Station building plans.**

**Refer Appendix C - The Station - Images of Building and Surrounds.**

## 2.2 Heritage Listing

Yeppoon Railway Station and platform is heritage listed and any development must comply with [State Development Assessment Provisions State Code 14: Queensland heritage](#). Council has inquired if a front deck could be added to the Station building and Queensland Heritage have indicated this is a possibility, dependent on sympathetic design to the building. At this stage it is impossible to determine if there will sufficient funds to undertake these improvements from the current funding allocation.

## 2.3 Site Contamination

The site is listed on the Department of Environment and Science Environmental Management Register for the notifiable activity of a Service Station and for hazardous contaminants from the site's previous rail use. Depending on the ultimate use of the site it is intended that Council will remediate the site [as required for successful operation].

## 2.4 Stormwater and Flooding

Refer Appendix C - Flood overlay map at 1% AEP.



## 2.6 Arthur Street Car Park

There are concept plans (see right) to formalise the Arthur Street carparking area. Council understands that these plans may need to be adapted and development of the car park brought forward to incorporate higher density development and increased foot traffic from the Station site and surrounding areas.

Council considers the construction of the Arthur Street carpark as integral to the success of the overall development. Proposals that incorporate the design and construction of the carpark will therefore be weighted accordingly.





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