

Yeppoon Community Precinct

Community Information Session and Q & A

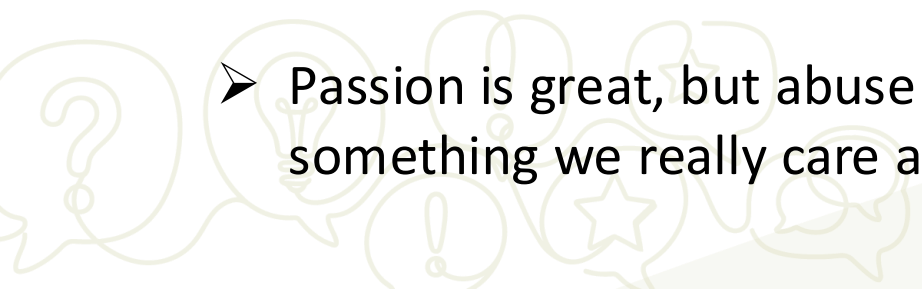


Housekeeping



Principles For a Smooth Community Meeting:

- Save your questions and comments for after the presentations – some questions might be answered before you have to ask
- Be respectful while people are presenting – remember they're humans too
- One person speaking at a time – we want to be able to hear what everyone has to say
- Everyone gets a first go before anyone has a second go – we'll be here as long as we need to so no one will miss out, even if they have lots to say
- Passion is great, but abuse isn't - it's important we all stay civil, even when it's something we really care about

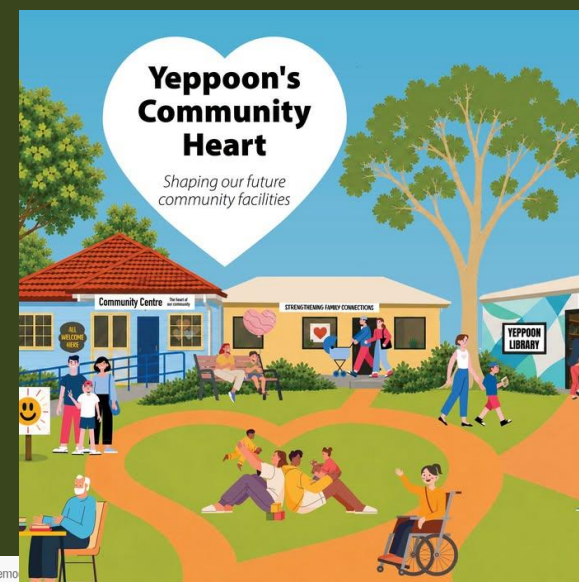
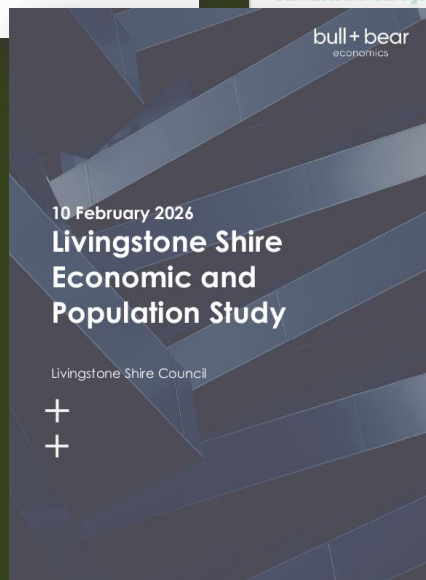
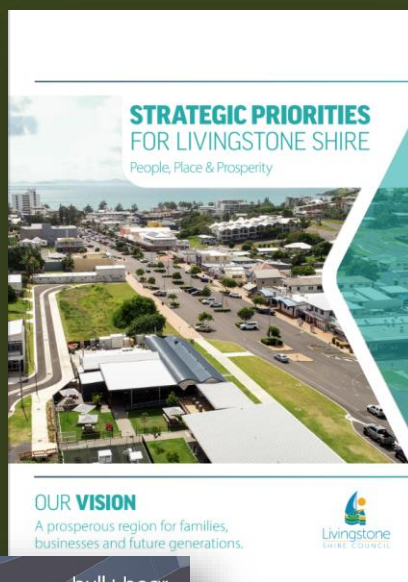
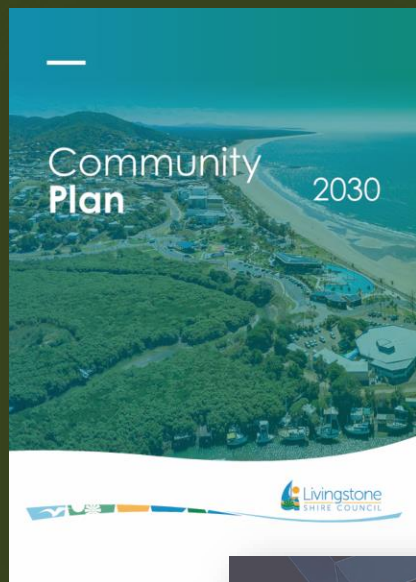


Katrina Paterson

**General Manager
Communities & Environment
Livingstone Shire Council**

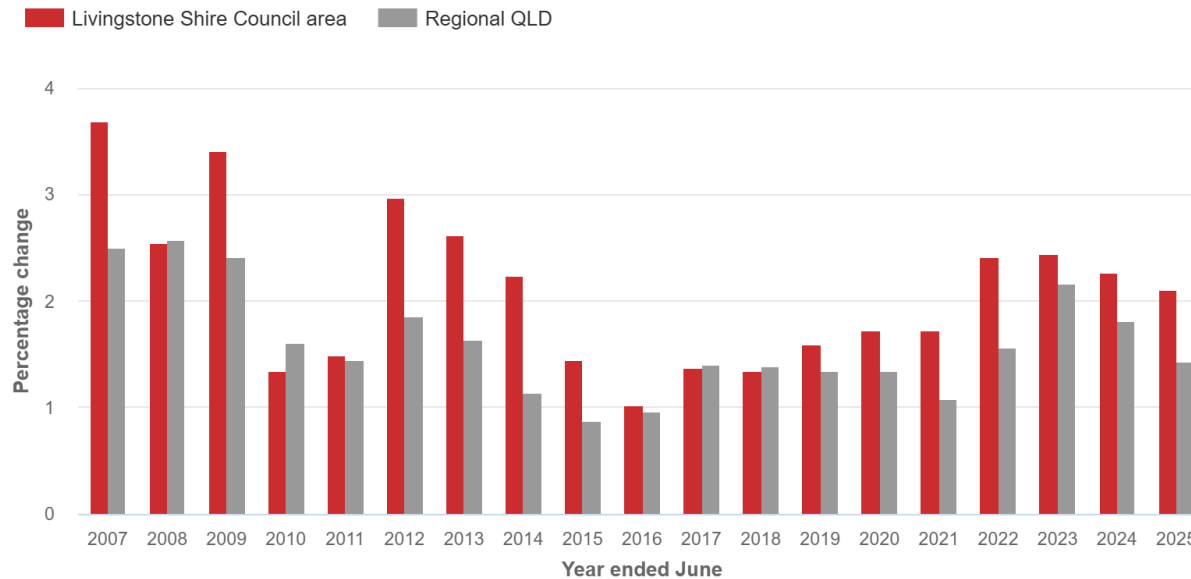


How do we Build for the Future



Growth is Changing Our Community

Percentage change in ERP - Livingstone Shire Council area compared to Regional QLD

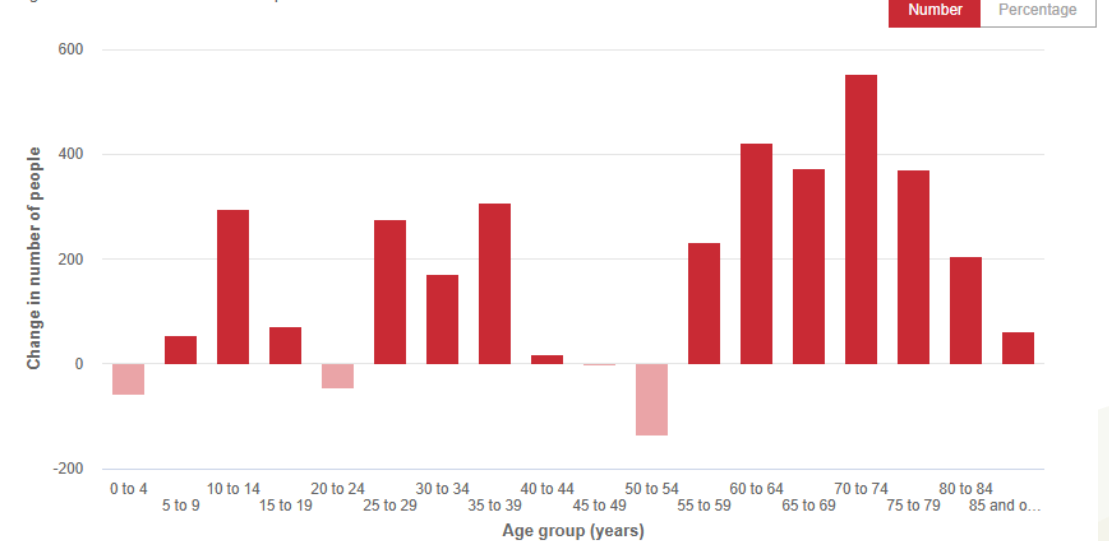


Source: Australian Bureau of Statistics, Region Population Growth. Compiled and presented by .id (informed decisions)

.id
informed
decisions

Change in age structure - five year age groups, 2016 to 2021

Livingstone Shire Council area - Total persons



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 and 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

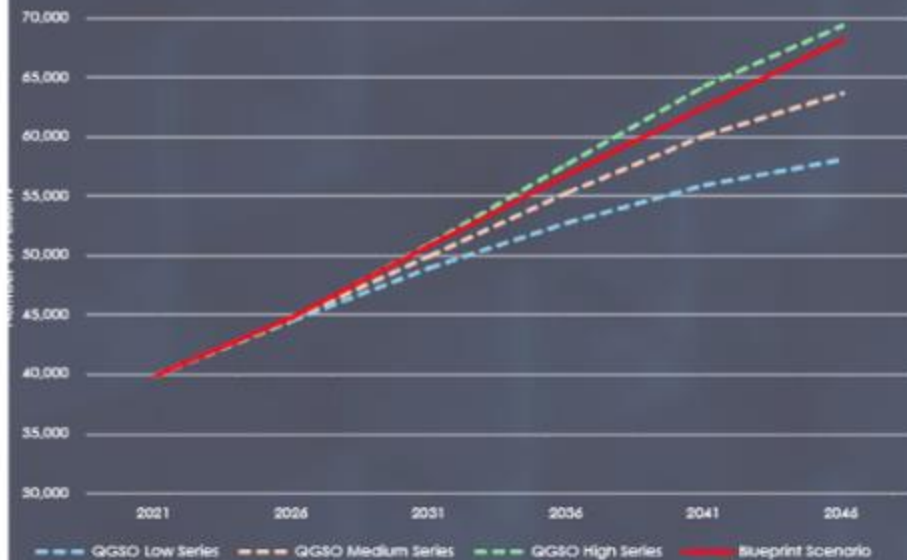
2021 Population 39,877 - growth rate of 1.7%

2046 Forecast 68,160 - a 71% increase & growth rate of 2.1%

Livingstone is One of QLD's Fastest-Growing LGA's

Projected Population

bull + bear
economics



More people = more demand for:

- Housing
- Community services & spaces
- Social support
- Library services
- Accessible & inclusive facilities

Housing and Community Infrastructure Timeline

2022

Housing Supply Challenge Identified

- Council released EOI for 23 James St (located between The Station and the Sail Inn)
- SVDP only proponent, proposing mixed use housing and retail over a two-stage development, delivering 80 community & affordable housing across 6 levels
- Opportunity to deliver community & affordable housing supported by Government funding

2022–2025

Community Infrastructure Pressures Continue to Grow

- Post-COVID growth accelerating demand for housing and community services
- Community centre continues to operate beyond capacity
- Library space significantly undersized
- Increased focus on long-term planning

2025

Community Service Review

Council commenced broader investigations into:

- Social and economic environment challenges
- Increased demand for facilities and services
- Library needs
- Staff accommodation consolidation
- Town centre land use
- Social infrastructure deficit to catch up with growth (sport, community, health, education)
- Community views survey and Community Heart survey scope, social infrastructure study

2026

Projects Converge

- Needs analysis identified need for 4x current floor space for Community Centre
- John Street site found to be constrained
- \$15M refurbishment cost estimate identified
- Discussions opened with SVDP on site alternatives
- SVDP initial investigations John St
- Proposal aligned with existing community services
- Open space and tree retention objectives maintained
- Zoning suitability supported further consideration

Housing Affordability Pressures

- Median house price in Livingstone reached approximately **\$836,000** (Dec 2025).
- Median weekly house rent reached approximately **\$600 per week**.
- Only **68 housing sales** or **6.5%** over a 12-month period were considered affordable for low-income households
- Only **74 rental properties** or **11.7%** were considered affordable for low-income households. Families (159 households) are the household type most in need of affordable housing

Source: [housing.id.com.au]

It is estimated that 592 households have an unmet need for affordable housing in Livingstone. This represents 4.3% of all households compared to 6.6% for Regional Queensland.

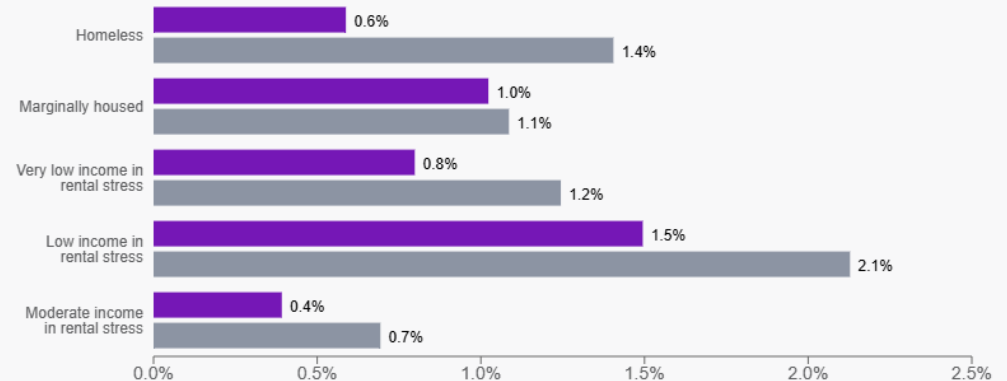
How many households are in need of affordable housing?

Households unable to access market priced rental housing, 2021

Percent Number

592 households (4.3%) are in need of affordable housing in Livingstone

■ Livingstone ■ Regional Queensland



Source: ABS Estimating Homelessness 2021 and ABS Census 2021.

What do we mean by social, community and affordable housing?

Different housing models support different levels of housing need and affordability.

SOCIAL HOUSING | Managed by Qld Government

HOW IT WORKS

- Long-term housing for people with high housing need
- Rent is generally 25% of assessable household income, or market rent if lower
- Tenants must meet social housing eligibility requirements

WHO MIGHT LIVE HERE?

Older people on low incomes • People with disability • Single parents and families • People experiencing homelessness or housing instability

COMMUNITY HOUSING | Managed by registered Community Housing Provider

HOW IT WORKS

- Social housing delivered by a not-for-profit/community housing provider
- Rent is generally based on household income; Commonwealth Rent Assistance may contribute
- Provider manages the property and tenancy; support services may also be available

WHO MIGHT LIVE HERE?

Older people • Families on low incomes • People with disability • People transitioning from homelessness • Low-income workers experiencing housing stress

AFFORDABLE HOUSING | For eligible low-to-moderate income households

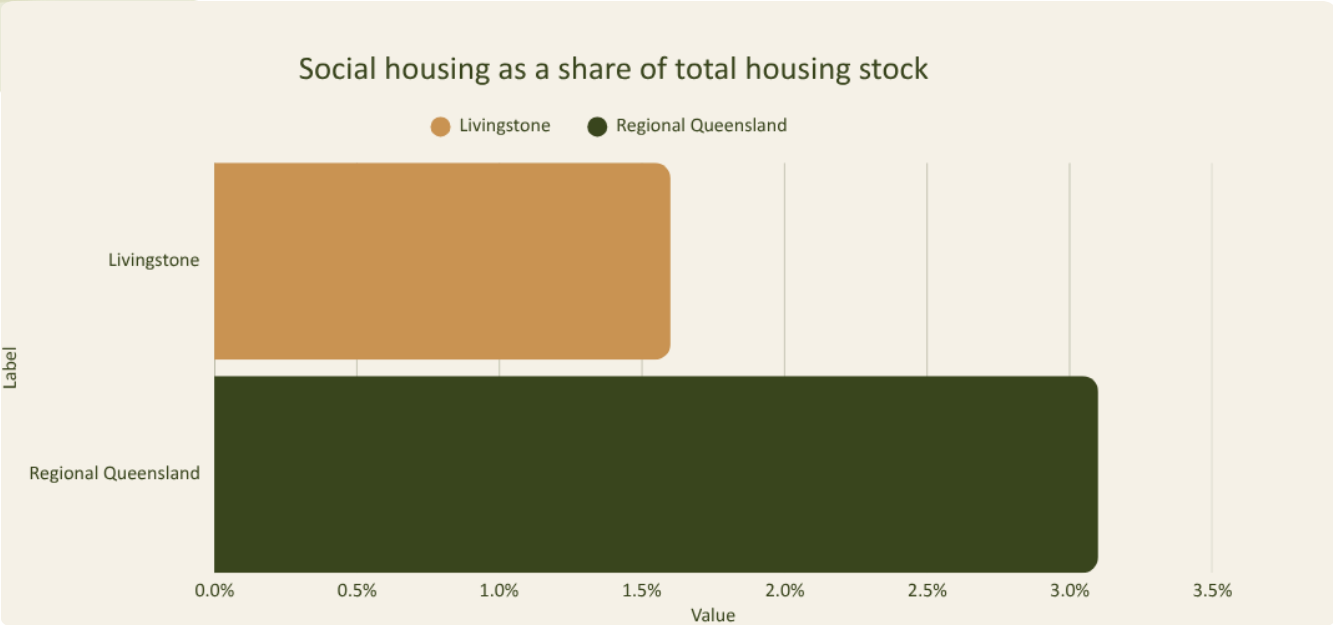
HOW IT WORKS

- Designed for households who may work but cannot reasonably afford local market housing
- Housing costs are generally intended to be no more than 30% of gross household income
- Some Queensland arrangements use rent of no more than 74.9% of market rent

WHO MIGHT LIVE HERE?

Nurse • Teacher • Tradesperson • Working single parent • Childcare / hospitality / administration worker • First-home buyer

Community and Affordable Housing in Livingstone



Livingstone social housing register

246 people
on the social housing register

164 households
including 96 families

50 people
aged over 55

**Waitlist grew by 25% in the year
to June 2026**

Other Community/Affordbale Housing Developments

Development	Location	Dwellings	Type	Status
Ivey Street community housing development	Taranganba/ Yeppoon	14 apartments	Community housing — 10 × 1-bedroom, 4 × 2-bedroom	Completed ~2023
AnglicareCQ Emu Park development	Emu Park	26 homes	20 community + 6 affordable	Under construction in 2025; completion 2026

Two Fundamental Needs



Need 1: More Affordable & Community Housing



The challenge

- Housing affordability pressures continue to increase
- Demand for community and affordable housing continues to grow
- Workforce attraction and retention is being impacted by housing affordability across all industries



The question

How can Council help facilitate additional community and affordable housing outcomes for current and future residents?



Need 2: Fit-for-Purpose Community Infrastructure



The challenge

- Community Centre, library and SFC operating beyond capacity
- Existing buildings are ageing and no longer meet contemporary standards
- Future demand will only continue to grow as the population increases
- Safety concerns highlight the need for single storey, purpose-built facilities



The question

How do we ensure these critical community services can continue to meet demand for the next 25 years and beyond?



These two challenges developed independently over many years. In 2026, they have converged, creating an opportunity to consider housing supply and future community infrastructure together.

Julia Miller-Randle

**Executive Director, Queensland
CRED Consulting**



YEPPON COMMUNITY PRECINCT

Community Needs Assessment

SUMMARY OF KEY FINDINGS

22 SEPTEMBER 2026



**WE ARE
CRED.**

**WE PARTNER WITH CLIENTS
TO DELIVER THE INSIGHTS,
STORIES, AND EVIDENCE
NEEDED TO CO-CREATE
EQUITABLE, CONNECTED,
AND RESILIENT COMMUNITIES,
PLACES, AND CITIES.**

MY CREDENTIALS

ABOUT ME

Over 20 years experience across Australia

Specialist community infrastructure planner

I work with government and others to deliver:

- Community infrastructure / asset plans
- Feasibility studies
- Business cases
- Governance and management
- Facility and service evaluation

I'VE DELIVERED SIMILAR PROJECTS ACROSS AUSTRALIA

Queensland

- Cairns Regional Council
- Mackay City Council
- Logan City Council
- Brisbane City Council

New South Wales

- *Inner West City Council*

Western Australia

- Mandarrah City Council

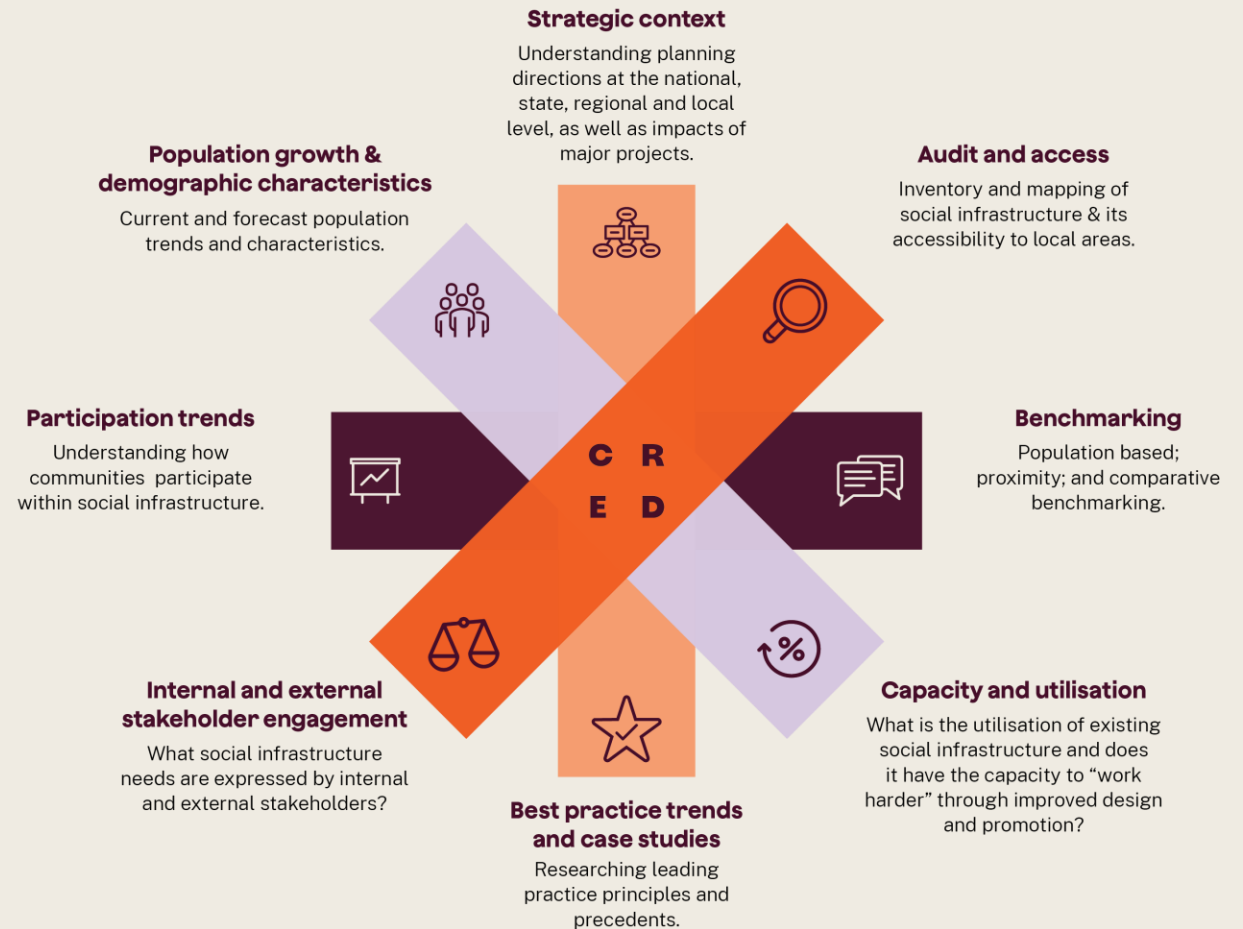
Victoria

- City of Melbourne
- Mitchell Shire Council
- Hume City Council
- Bayside City Council

PURPOSE AND CONTEXT

Assess current and future needs for the Yeppoon Library, Yeppoon Community Centre and Community Spaces, Strengthening Family Connections and Food Relief

Evidence to support future planning, design, location and investment decisions.



WHY CHANGE IS NEEDED



Facilities are loved and services are valued, but have outgrown their buildings

- Buildings are at or nearing end of life.
- Buildings do not comply with minimum legislative requirements (e.g. DDA)
- Services are "punching above their weight".
- Demand exceeds capacity across all facilities
- Buildings were never purpose-built for current functions.

COMMUNITY GROWTH

DRIVING DEMAND

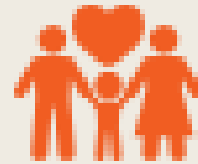
Population growth

AREA	2021	2046
Yeppoon	7,146	12,064
Livingstone	39,877	68,160

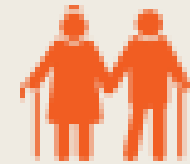
Yeppoon **+69%**

Livingstone **+71%**

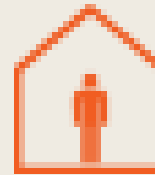
What does this growth and change mean?



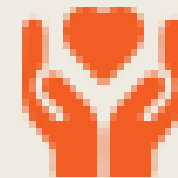
More families



More seniors



More people living alone



Greater need for wellbeing, social support and affordable services

WHAT WE HEARD FROM THE COMMUNITY

600+
voices

633 survey
responses plus
extensive community
engagement.

Community values:

- Connection
- Inclusion
- Support services
- Accessible location
- Gardens and outdoor spaces
- Activities and programs

Keep facilities central and accessible

Retain nature connection

Expand capacity

Create welcoming,
safe spaces



BEST PRACTICE COMMUNITY INFRASTRUCTURE

Aligned with Australian and Queensland social infrastructure principles:

- Purpose-built
- Flexible and multi-use
- Co-located services
- Inclusive and accessible
- Strong outdoor connections
- Trauma-informed and dignity-centred
- Adaptable to changing needs over time
- Community hub model rather than single-purpose buildings



Future facilities should support connection, wellbeing, learning and resilience.

EVIDENCE OF DEMAND

LIBRARY



Library is operating beyond capacity, and provides a limited service due to the size and configuration of the current building

Current use

- 146,791 visits annually (400/day)
- 17,404 members
- Membership growth +1,361 in one year
- 162,672 total loans annually

Current size

560m²

Benchmark demand

- Current regional library floorspace shortfall: 1,242m²
- Future shortfall: 2,085m² by 2046

Assessment Finding

New library is required

EVIDENCE OF DEMAND

COMMUNITY CENTRE & SPACES



Community centre + community spaces are at capacity, not compliant and the building is at end of life

Community Centre

- Services people across the shire
- 9,326 annual front desk interactions
- 995 people assisted by social work appointments

Community Spaces

- 3,064 activities annually
- 34,115 participants annually
- Over 2,000 users each month

Key issues

- Rooms regularly at capacity – turning people away
- Don't meet legislative requirements – health and safety risk (users and staff)

EVIDENCE OF DEMAND

SFC + FOOD RELIEF



SFC is not fit-for-purpose for its service and clients needs

Food relief is undersized for demand

SFC

- Service supports entire shire
- Size and configuration of facility does not meet the needs of clients

Food relief

- Demand for food relief is growing
- Current facility is undersized
- Needs better ventilation / air conditioning and pest control

WHY CO-LOCATION MATTERS

The community hub model works - and has been working well for a long time in Yeppoon

Current co-location benefits

- Warm referrals
- Shared services
- One-stop support
- Strong community connections

Current co-location challenges

- Perceptions of user safety
- Some people don't feel welcome
- Dignity and privacy of users
- Site and facility design limitations

Assessment recommendation

Co-locate the following facilities:

- Community Centre
- Community Spaces
- Strengthening Family Connections
- Food Relief

Library is provided at a separate site in town centre.

ASSESSMENT RECOMMENDATIONS

Library

- 2,000-2,500m²
- Flexible event spaces
- Children's and youth zones
- Creative/maker spaces
- Technology-enabled learning spaces

New Community Centre & Spaces

- 2,500-3,000m²
- 200-person hall
- Consulting rooms
- Commercial kitchen
- Dignity hub
- Community laundry
- Activity rooms
- Extensive gardens/outdoor spaces

Strengthening Family Connections

- Purpose-built family support facility
- 300-350m²
- Family rooms
- Sensory room
- Secure outdoor space

Food relief

- Purpose-built facility
- 168m²
- Shaded waiting area
- Increased customer and staff/preparation space
- Loading and unloading access

KEY TAKEAWAYS & NEXT STEPS

The issue is not whether these services are needed - the evidence clearly shows they are.

The challenge is providing facilities that can support them into the future

- Community strongly values these services.
- Facilities are outgrown and nearing end of life.
- Demand already exceeds capacity.
- Significant population growth is coming.
- Investment should focus on modern, fit-for-purpose facilities.
- Future design should retain the unique strengths of the current precinct:
 - connection
 - inclusion
 - community support
 - gardens and outdoor experience.

Get in touch to discuss your
engagement needs:

02 9357 2476

info@credconsulting.com.au

C R

E D

SYDNEY HQ

Level 3, 63 Foveaux St
Surry Hills NSW 2010
Gadigal Land

BRISBANE

The Hub Anzac Square
Level 6, 200 Adelaide St
Brisbane City QLD 4000
Jagera and Turrbal Land

MELBOURNE

The Hub Church Street
Level 4, 459 Church St
Richmond VIC 3121
Wurundjeri Land

CRED CONSULTING.COM.AU

Colin Strydom

Design and Architecture



COMMUNITY CENTRE ARCHITECTURAL CONCEPT STUDY



OPEN SPACES



FLEXIBILITY



SINGLE STOREY



ACCESSIBILITY



ZONING



GROWTH OPPORTUNITY



SAFETY



CONNECTIVITY



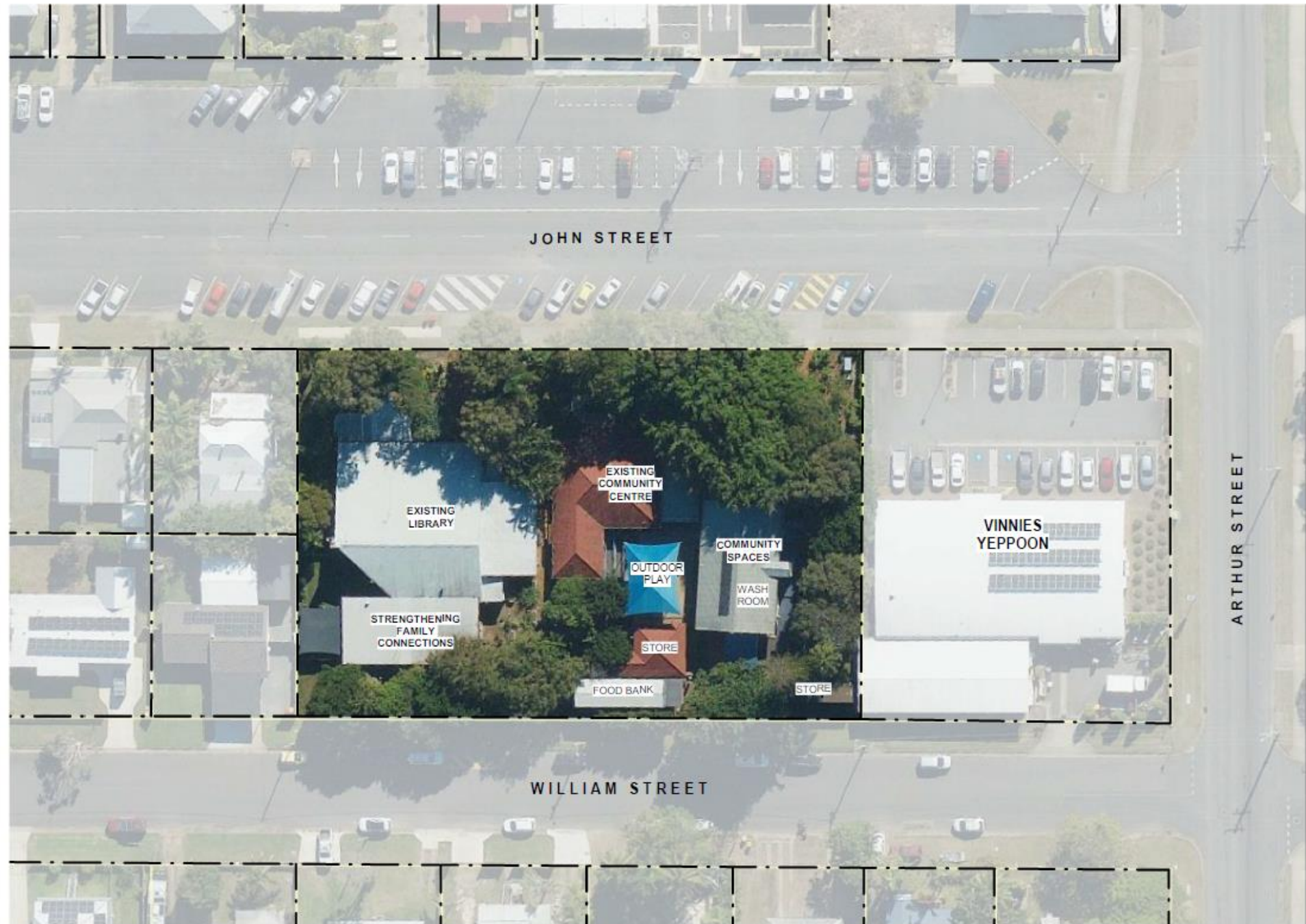
COMMUNITY CENTRE - JOHN ST







EXISTING SITE



SPACES IN BETWEEN / PLACEMAKING



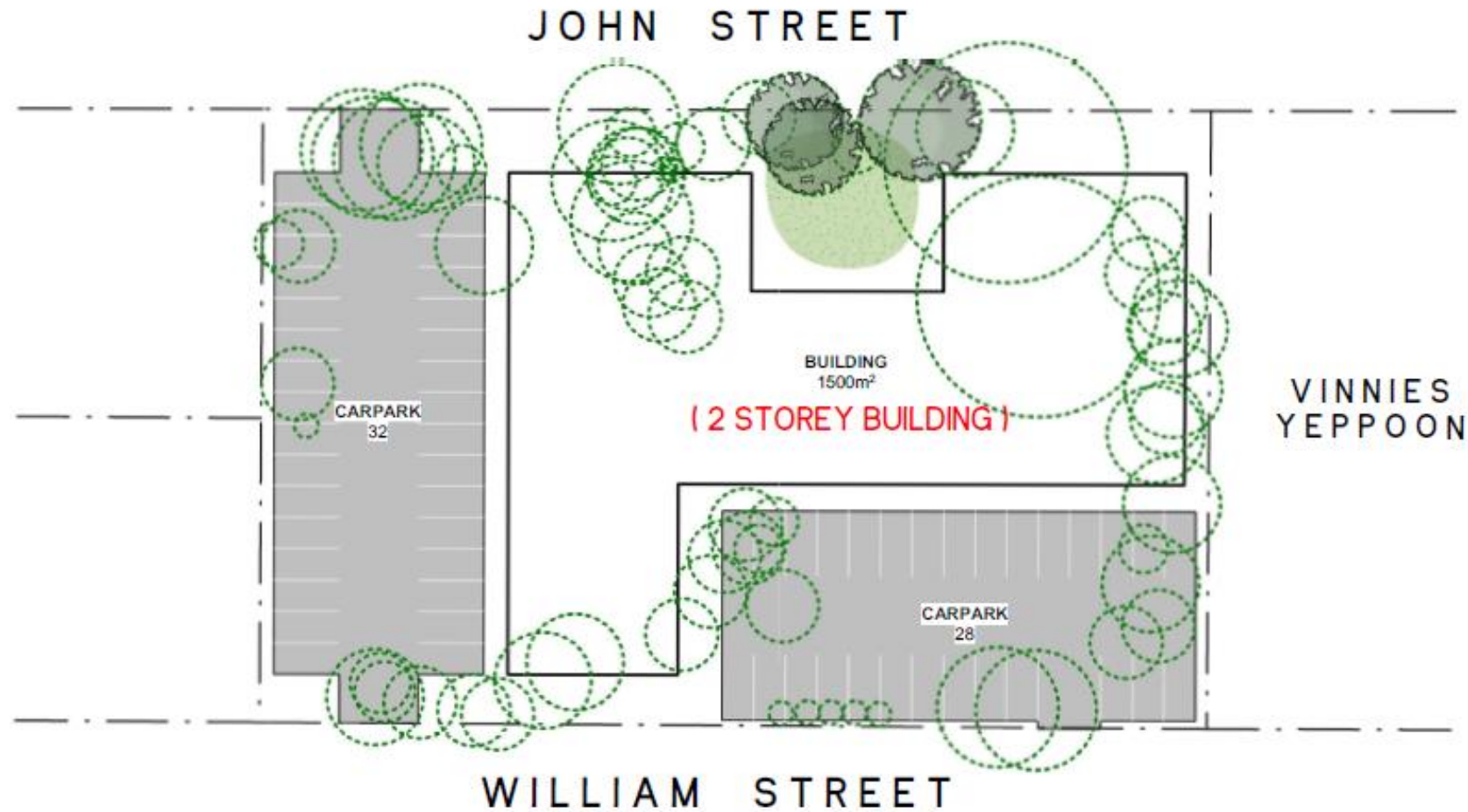
OUTDOOR PLACE MAKING



120 CARPARK FOOTPRINT - 3000sqm



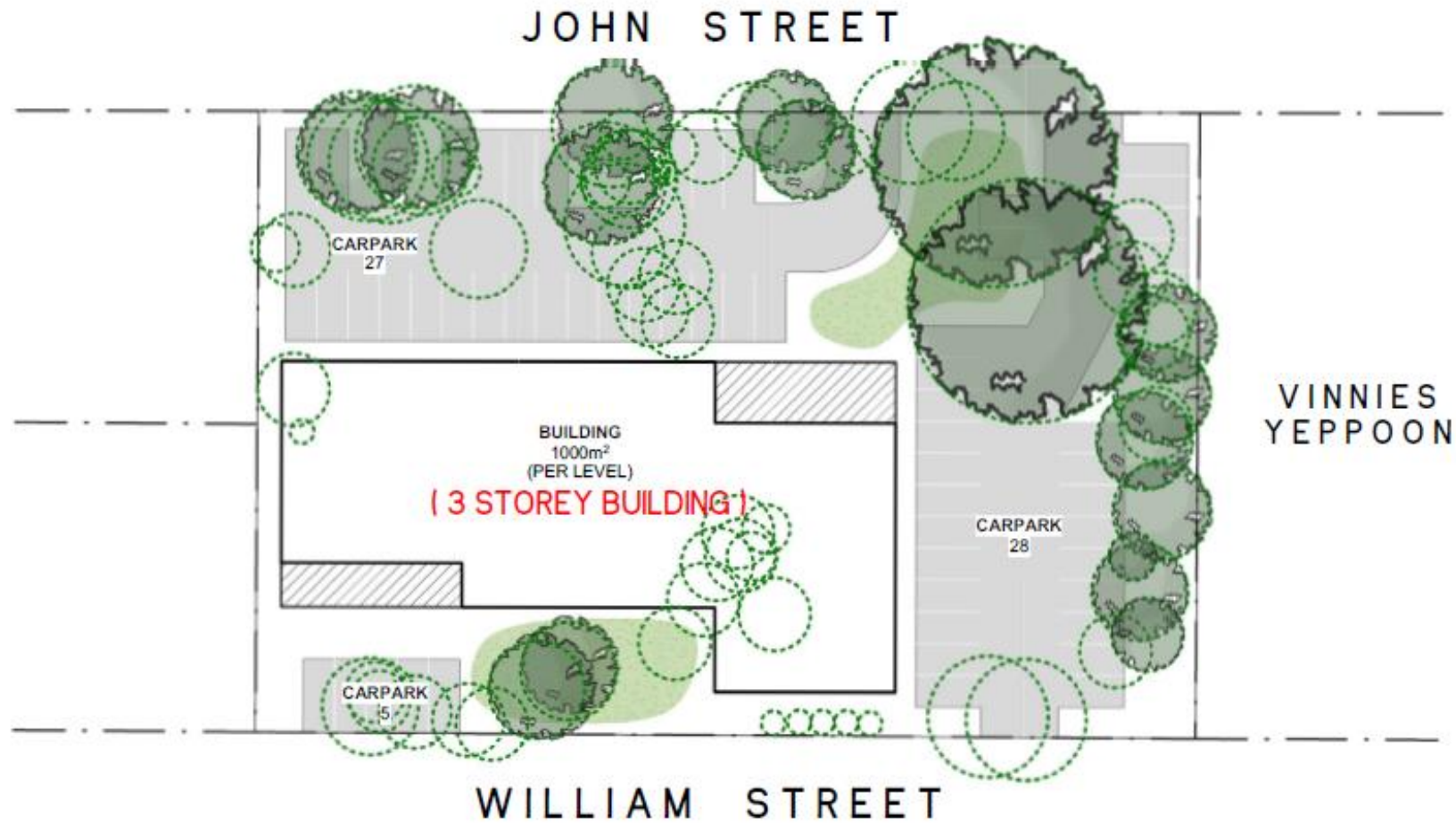
2 STOREY BUILDING



SITE PLAN - GROUND

OPTION A - 60 CARPARKS + 1500sqm per level (2 storeys required)

3 STOREY BUILDING



SITE PLAN - GROUND

OPTION B - 60 CARPARKS + 1000sqm per level (3 storeys required)

STEVENSON PARK



LOCATION PLAN



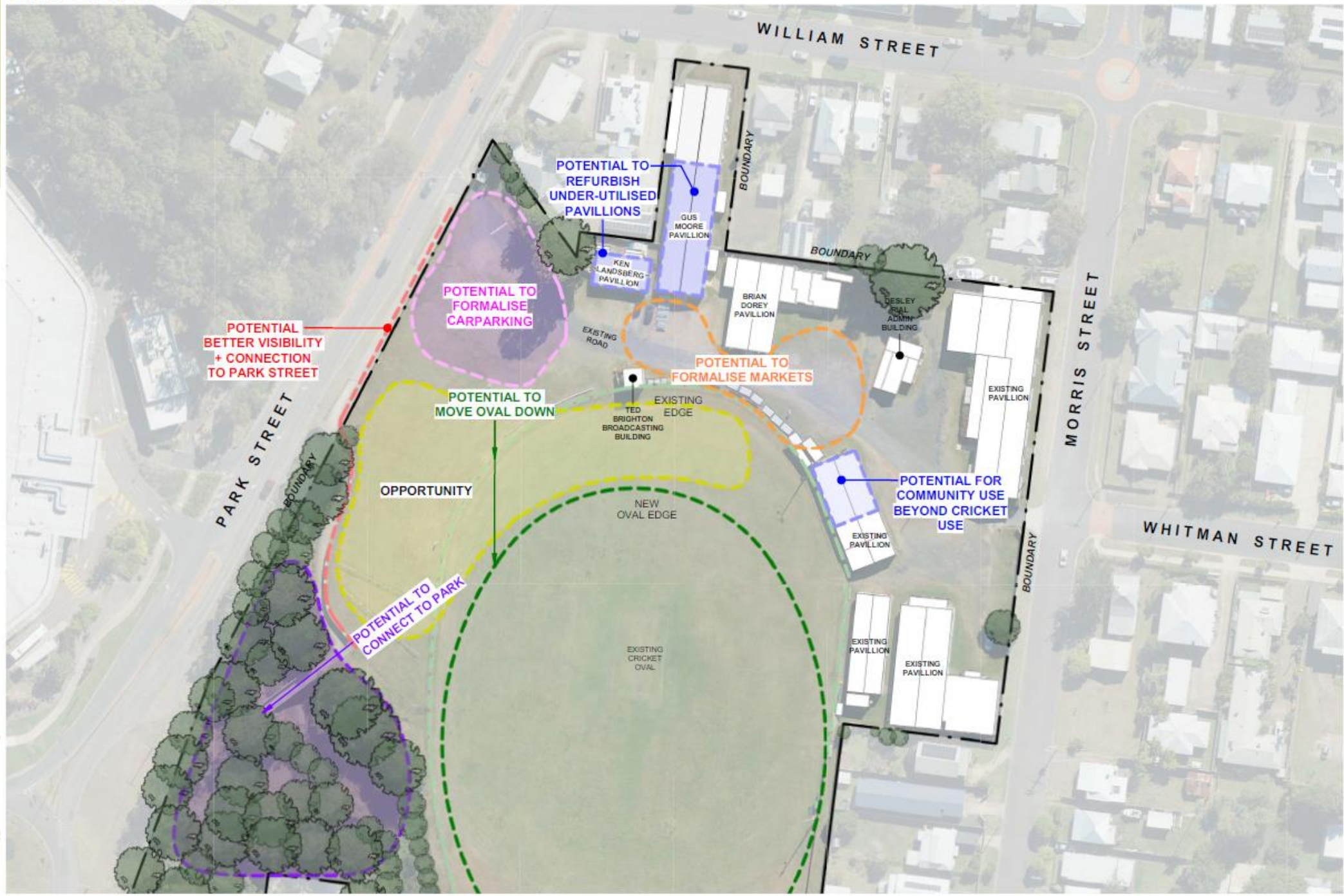
LOCATION PLAN



EXISTING SITE PLAN



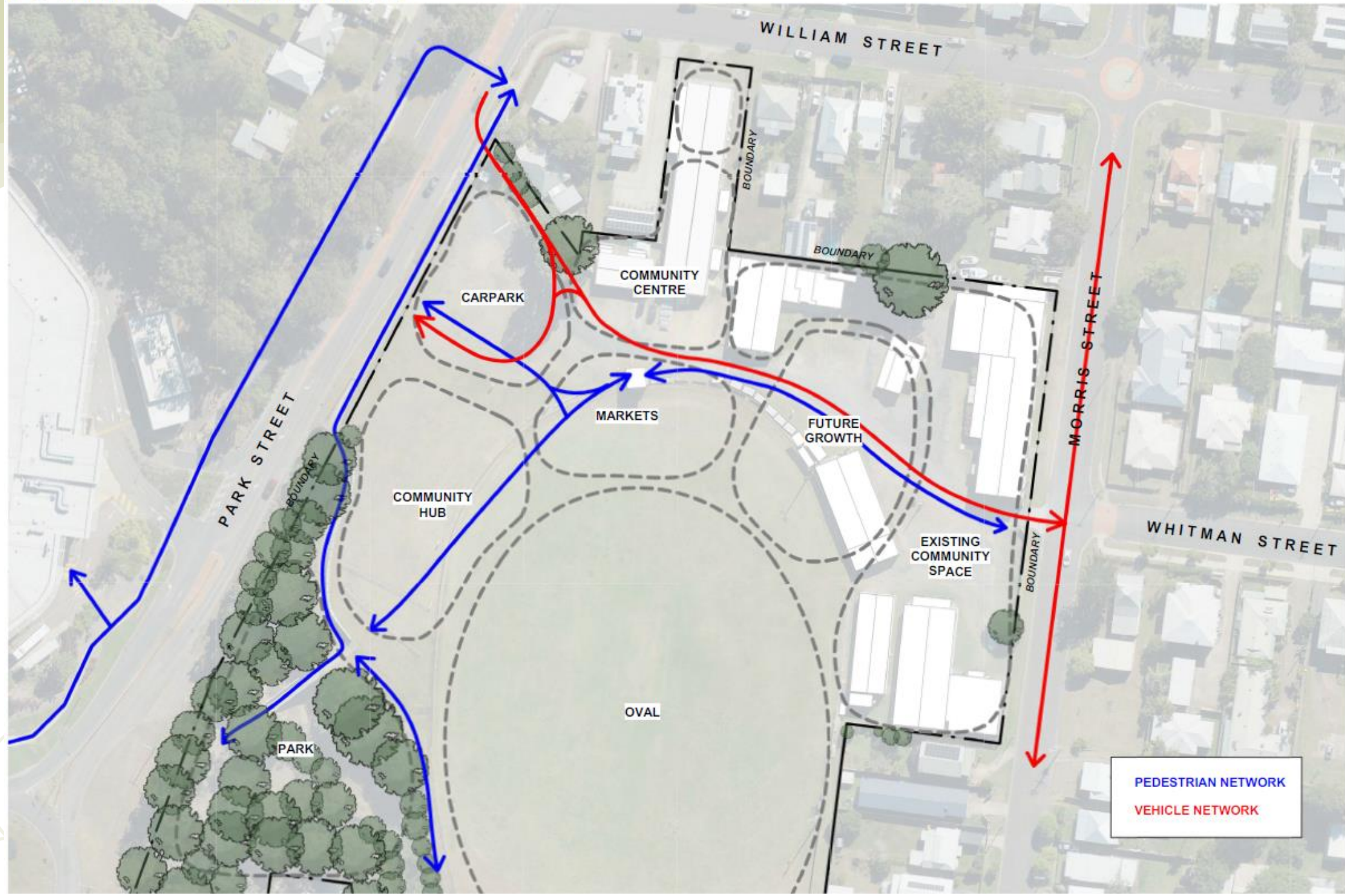
OPPORTUNITIES



ZONING



POTENTIAL CONNECTIVITY



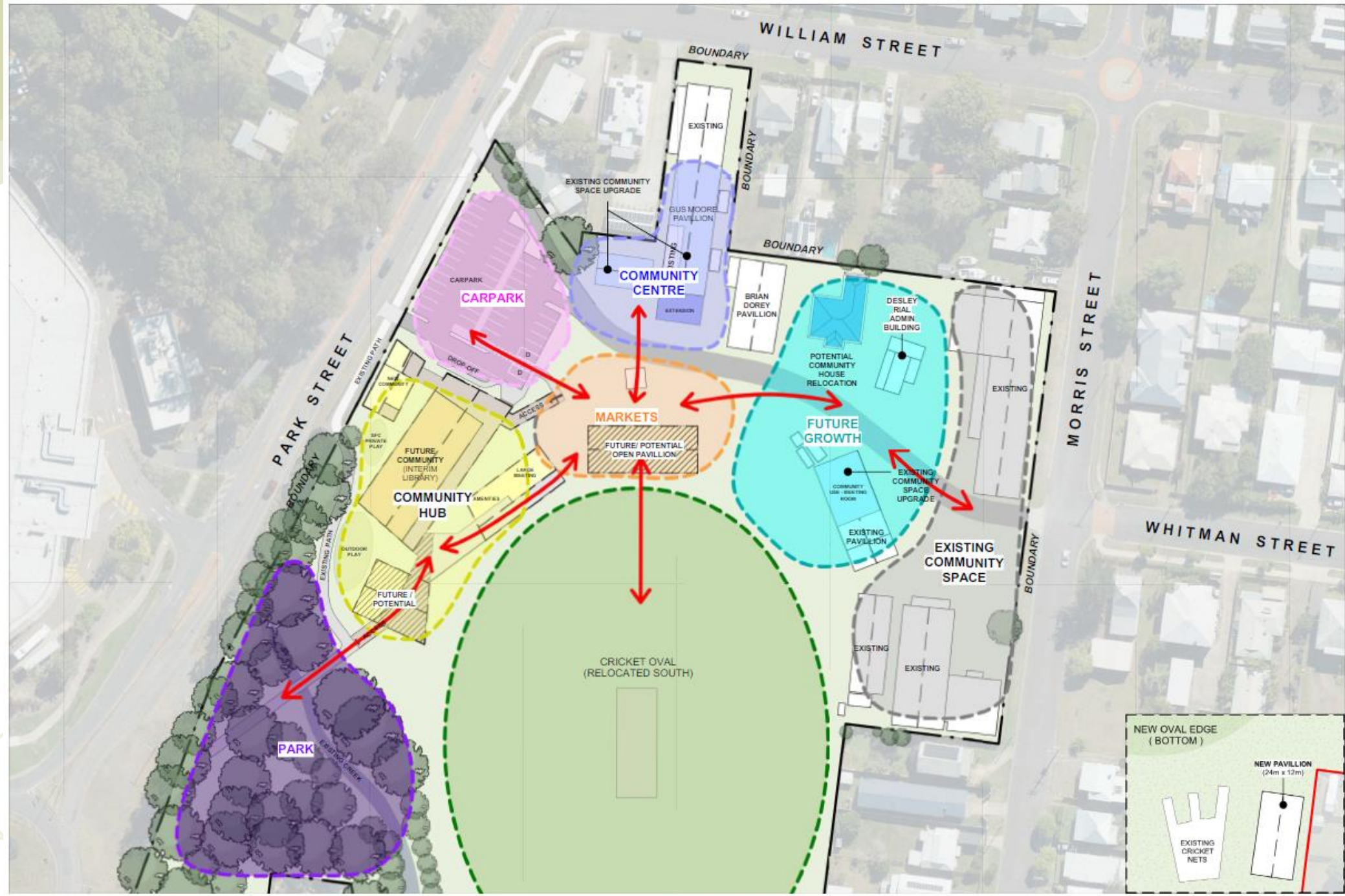
PROPOSED



HEART



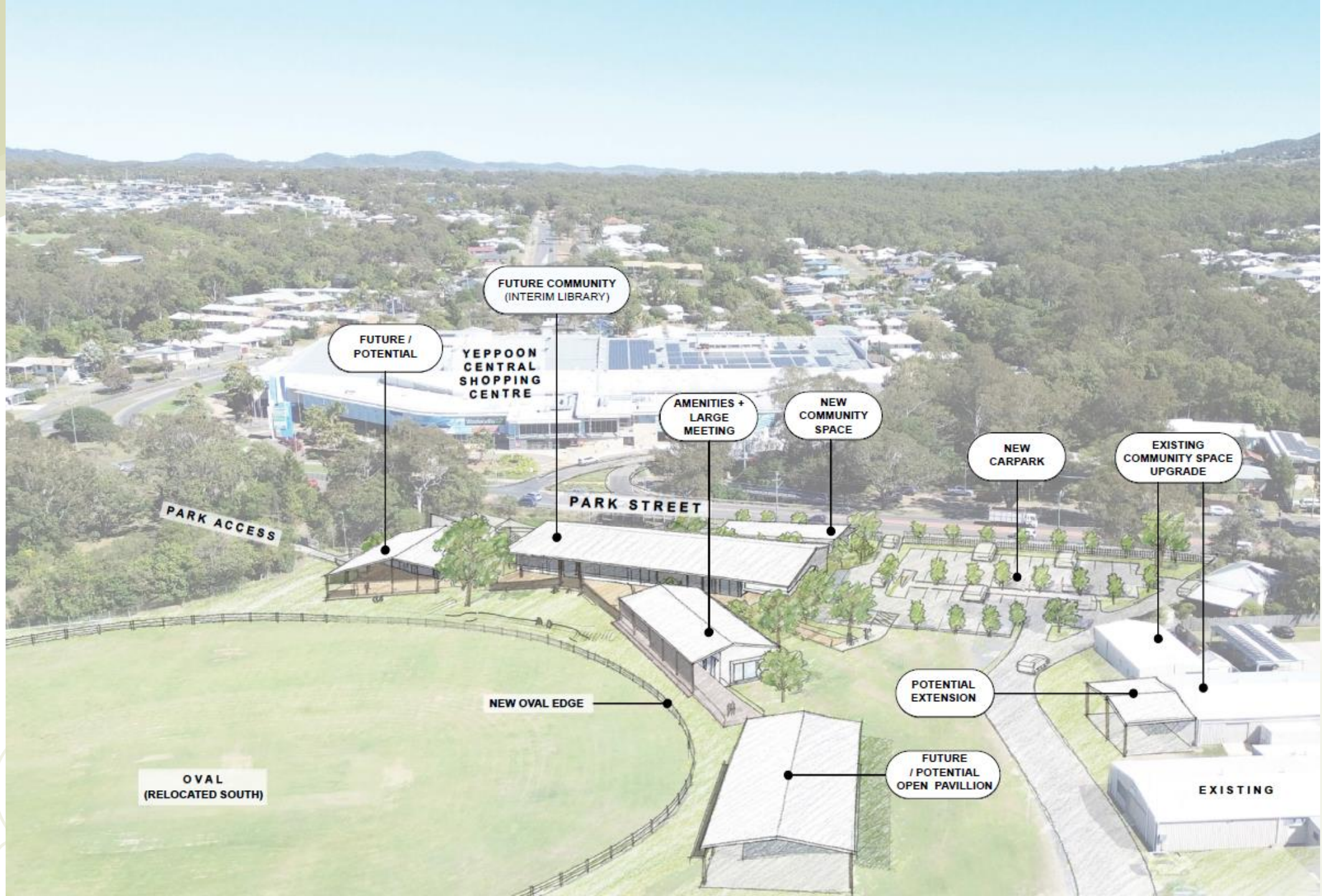
ZONING/CONNECTIVITY





CASE STUDY







FUTURE COMMUNITY
(INTERIM LIBRARY)

NEW
COMMUNITY
SPACE

FUTURE /
POTENTIAL

OUTDOOR
PLAY

YEPPON
MCDONALDS

PARK STREET

YEPPON CENTRAL
SHOPPING CENTRE

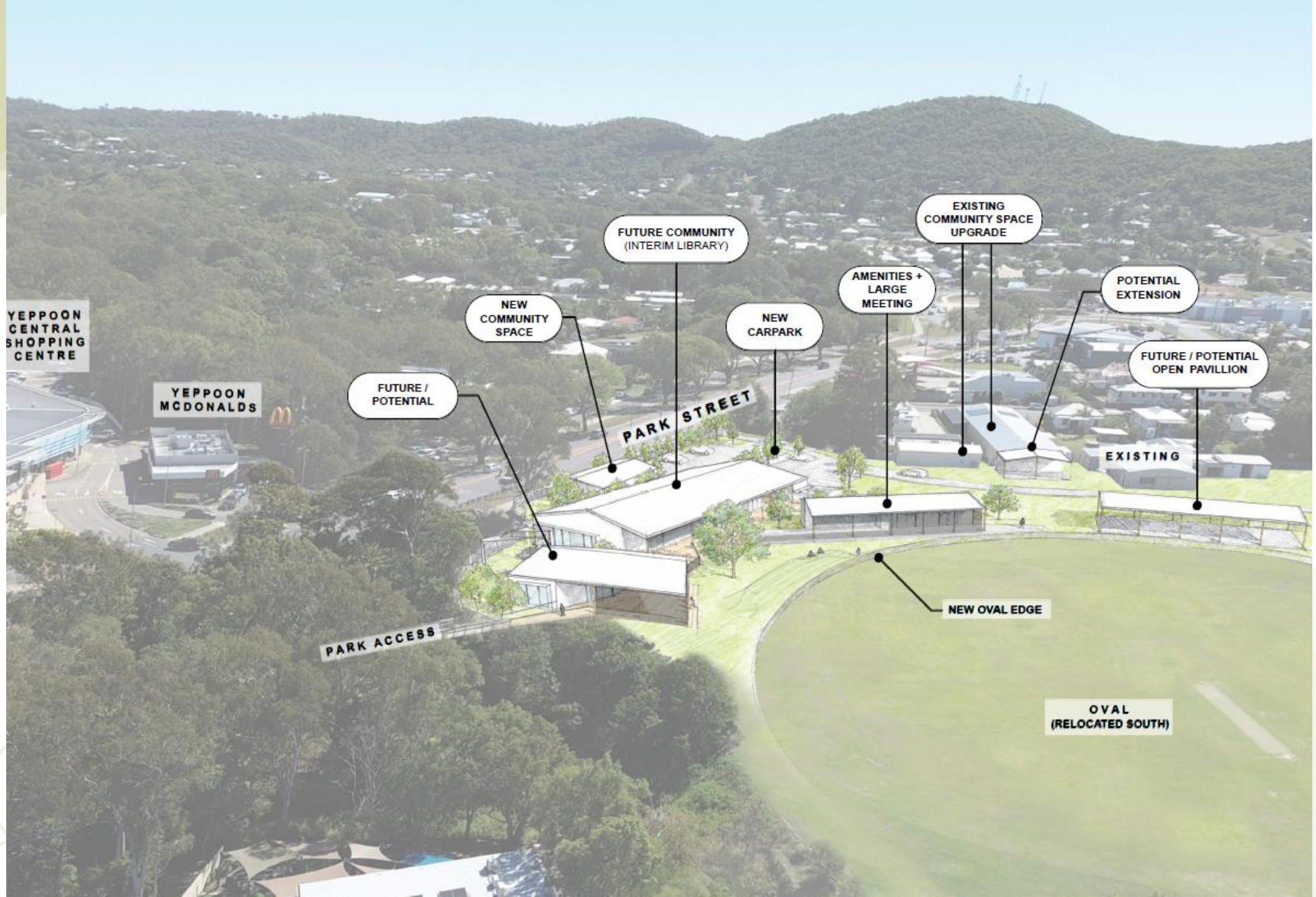
AMENITIES +
LARGE
MEETING

FUTURE COMMUNITY
(INTERIM LIBRARY)

NEW
COMMUNITY
SPACE

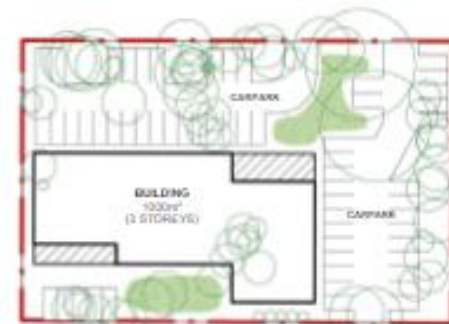
NEW
CARPARK







COMPARISON



JOHN STREET
(3000sqm PROPOSAL)

Sonia Tomkinson

**Manager
Economic Development
Livingstone Shire Council**



Asset Renewal Brought Forward - New Library & Community Centre

\$38M

Planned Investment (2029-2031)



Part of council's
long-term asset
renewal strategy.



Replaces ageing
facilities with
modern, fit for
purpose
community
infrastructure.



Designed to meet
future community
needs and
population growth.

How Were Options Assessed?



Housing Outcomes



Community
Infrastructure
Outcomes



Value for Money



Strategic Alignment



Asset Sustainability



Future Growth Capacity



Site Capacity & Land
Area



Deliverability



Town Centre Activation



Long-term Community
Benefit



Through the investigations, potential pathways were identified and assessed.

1.



1. SVDP at James St, Community Services Remain at John St, Library Ultimately Relocating to CBD

2.



2. SVDP at John St, Stevenson Park Community Hub, New Library at Hill St, James St released for future development options

3.



3. SVDP at Stevenson Park, Community Services Remain John St

4.



4. SVDP at John St, Integrated Housing & Community Hub, Limited Community Services Retained



5. Livingstone Community Voice Proposal (mid-September 2026) Retain & Upgrade John St, Library at Stevenson Park, Housing Across James St & John St

Options 3 & 4 not explored further because:

Option 3: Did not resolve John Street's existing infrastructure deficiencies and compromised the long-term Community Hub opportunity at Stevenson Park.

Option 4: Attempted to deliver competing housing and community outcomes on a constrained site, resulting in a complex solution that would not of allowed for community service expansion.

Option 1

SVDP Housing at James Street



Housing at James Street
→
Community Services remain at John Street



Affordable Housing Development
Approx. 80 units proposed

Community Centre & Library at John Street, Library Ultimately CBD



Retained Community Services:
existing facilities remain

Assessment

	Housing Outcomes:	Moderate
	Community Outcomes:	Low
	Future Growth Capacity:	Low
	Asset Sustainability:	Low
	Strategic Alignment:	Moderate
	Value For Money:	Moderate

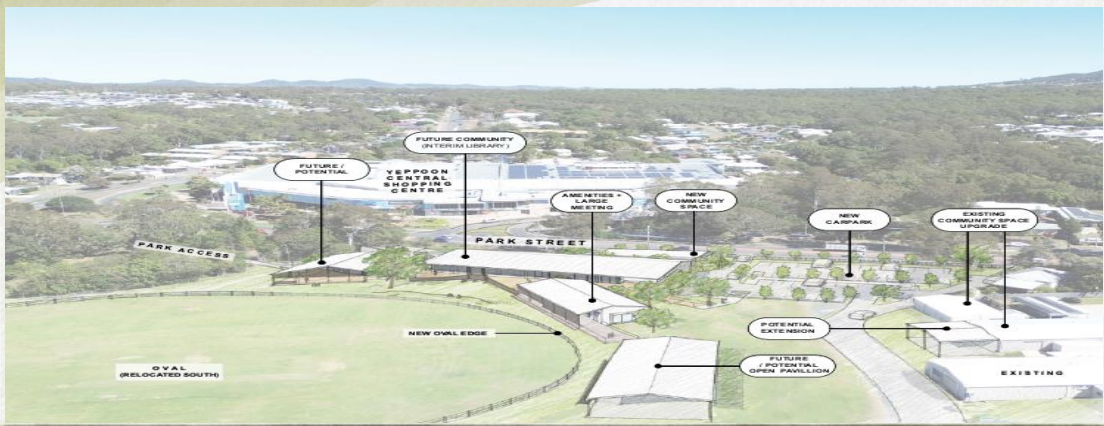
Indicative Future Investment

Library Replacement	\$20M - \$25M
Community Centre Replacement (same GFA)	\$13M - \$15M
SFC Replacement	\$1.6M
Total	\$34.6M - \$41.6M

Rebuild 3000m2 @ \$30 - \$33M

Option 2:

Stevenson Park Community Hub



- Future Community Centre
- Community meeting spaces
- Community garden and outdoor spaces

John Street Affordable Housing



- Approx. 60 affordable/community housing units
- Co-located with SVD services

✦ Library relocate to Hill Street Civic Precinct

Assessment



Housing Outcomes: High



Community Outcomes: High



Future Growth Capacity: High



Asset Sustainability: High



Strategic Alignment: High



Value For Money: High

Indicative Investment

Interim Works	
Community Hub	\$8M - \$11M
Pavilion Refurbishment	\$1M

Interim Total \$9M - \$12M

Long-Term Hill Street Library	\$20-25M
Future Civic Centre	TBD

LSC CBD Landholdings



Livingstone Community Voice Proposal

Retain John Street facilities, establish a new library and some community uses at Stevenson Park

Retained John Street Precinct



- Existing Community Centre retained
- Existing Library repurposed
- Building upgrades

Stevenson Park Library



- New interim library facility
- Additional community uses

→ Affordable and community housing delivered at an alternate site



*AI Generated

Indicative Investment

John Street Retention & Upgrades	\$10M - \$15M
Stevenson Park Library	\$8M - \$10M
Total Council Investment	\$18M - \$25M
Long-Term Hill Street Library	\$20-25M

Why Option 2 Performed Best



Housing

- Delivers approximately 60 affordable/community housing units.
- ~\$45M private investment.



Community

- New community facilities aligned to future demand.
- Purpose-built facilities.
- Addresses existing infrastructure deficits.



Future

- Supports population growth.
- Provides greatest long-term flexibility.
- Aligns with broader strategic planning work.

Option 2 – Officer Recommended Strategic Direction

Key Findings

- ✓ Addresses both fundamental needs
- ✓ Provides the strongest long-term community outcome
- ✓ Replaces ageing infrastructure
- ✓ Supports future population growth
- ✓ Delivers significant housing outcomes
- ✓ Provides the greatest flexibility for future generations
- ✓ Aligns with broader strategic planning for Livingstone's future



Option 2 does not represent the lowest-change pathway. It emerged as the recommended strategic direction because it provides the strongest long-term outcome across housing, community infrastructure, future growth and strategic land use considerations.

Tom Upton

CEO

Livingstone Shire Council



Greenspace Overview



What Must the Future Solution Deliver?



1. Future Capacity

- Space for population growth
- Capacity to expand
- Fit-for-purpose facilities



2. Integrated Community Services

- Keep services together
- Improve accessibility
- Support collaboration



3. Responsible Investment

- Value for money
- Long-term solution
- Avoid future capacity constraints



4. Broader Community Outcomes

- Enable social housing
- Protect valued green space
- Best use of strategic sites



Any preferred option must meet all four requirements and be presented to Council for consideration.

Panel Members

Tom Upton

CEO
Livingstone Shire Council

Adam Belot

Mayor
Livingstone Shire Council

Graham Scott

Project Director
Blueprint Livingstone
Livingstone Shire Council

Colin Strydom

Design & Architecture

Julia Miller-Randle

Executive Director
Qld CRED Consulting

Yeppoon Community Precinct

Stay up to Date

