



Future Community Precinct PRESENTATION AND Q+A

Why change?

Planning for Change

Livingstone is growing - **and our community facilities need to grow with us.** Yeppoon's Library, Community Centre and Strengthening Family Connections are much-loved and highly used community facilities. They provide places for connection, learning, support, inclusion and community life.

But our community is changing. Livingstone's population is forecast to grow from approximately 43,000 residents today to around 70,000 by 2050, while demand for community services, programs and shared spaces is already exceeding the capacity of our existing facilities.

THE NUMBERS

43,000 ▶ 70,000 Forecast population growth by 2046

560m² ▶ 1,997m² Existing Library provision compared with assessed current demand

770m² ▶ 3,190m² Existing Community Centre and community space compared with assessed current demand

250m² ▶ 350m² Existing Strengthening Family Connections provision compared with assessed current demand

100+ community groups currently requiring space

THE CHALLENGES

**INCREASING DEMAND FOR
SUPPORT SERVICES**

AGEING INFRASTRUCTURE

ACCESSIBILITY

**INCREASING MAINTENANCE
REQUIREMENTS**

What did our community tell us?

More than 630 people participated in Council's Community Heart survey. People told us they value much more than the buildings themselves - they value the people, services, programs, gardens, friendships, support and sense of belonging these places provide.

Council wants to carry these qualities forward while planning facilities that can meet the needs of a larger community.

Importantly: People told us they value much more than the buildings. They value:

PEOPLE

RELATIONSHIPS

SERVICES

PROGRAMS

GARDENS

MEMORIES

BELONGING

The bigger picture

THIS PROJECT DID NOT START IN 2026.

Council has been planning for the future of community facilities, services and infrastructure for many years as part of broader Social Infrastructure Planning and Blueprint Livingstone initiatives.

WHY THIS MATTERS

Today's event is not the beginning of the conversation.

It is part of a much longer planning process that has included strategic investigations, needs analysis, community engagement and options assessment.

KEY MILESTONES

2022

- St Vincent de Paul (SVDP) responded to Council's Expression of Interest process for affordable and community housing at 23 James Street (between The Station and the Sail Inn).

2025

- Planning commenced for the future Civic Centre project.
- Planning commenced for the Community Heart engagement program.

MARCH 26

- Future library planning was incorporated into Civic Centre investigations.
- Discussions commenced regarding a potential community and affordable housing opportunity at John St, instead of James St.

JUNE-AUG 26

- Community Heart engagement undertaken.
- Community needs analysis completed.
- Options Analysis developed.
- Stakeholder engagement undertaken with user groups and key stakeholders.

SEPT-NOV 26

- Community Information Session and Presentation / Q&A.
- Officers continue due diligence investigations (concept plans, traffic and parking, high level costings) to include in final Options Analysis.
- November Council Meeting - Council consideration of future directions to follow. Council vote on preferred option.

WHY CONSIDER A NEW COMMUNITY CENTRE?

Community Heart confirmed that the Community Centre and Strengthening Family Connections are highly valued, but the needs analysis also identified increasing demand and challenges associated with **capacity, accessibility, contemporary service delivery, future growth and safety.**

"Such a small centre for so many in need."

Community member

Currently, the Community Centre supports more than 44,000 recorded interactions, attendances and service contacts annually, with actual use likely significantly higher. A new facility would provide approximately 3-4 times the current floorspace and significantly increase capacity for services, programs and community use.

Exploring future community facilities

CREATING SPACE FOR THE SERVICES OUR COMMUNITY NEEDS.

Council is looking at community infrastructure as a whole, not one building in isolation. The Options Analysis considers how Library services, community and family services, civic facilities, shared community spaces and housing opportunities could work together to meet Livingstone's long-term needs. It draws on Community Heart findings, Community Needs Analysis, service demand modelling, technical studies, facility assessments, population projections and stakeholder engagement.

Options formally assessed by Council



WHAT DID THE OPTIONS ANALYSIS FIND?

The Options Analysis found that Option 2 demonstrated the strongest strategic alignment and long-term community benefit, enabling much needed community and affordable housing while addressing future growth, community infrastructure capacity and asset renewal challenges. Based on these findings, Option 2 is the recommended option arising from the Options Analysis. Due diligence is still being undertaken. In November, Council will vote on the recommended option.

Council has received additional suggestions from community members following the release of the Options Analysis. These have been considered alongside community feedback. The four options shown above are those formally assessed through Council's Options Analysis.

What could Option 2 look like?

One concept being explored is a future Community Hub at Stevenson Park, providing greater capacity for community services in a modern, accessible setting with expanded outdoor space and flexibility for future growth.



KEY COMPONENTS

**COMMUNITY SERVICES
RELOCATE TO STEVENSON PARK**

**FUTURE COMMUNITY HUB
ESTABLISHED**

**FUTURE LIBRARY DELIVERED
IN HILL STREET CIVIC CENTRE
PRECINCT**

**POTENTIAL COMMUNITY
AND AFFORDABLE HOUSING
OPPORTUNITY AT JOHN ST**

**JAMES STREET AVAILABLE
FOR FUTURE OPPORTUNITIES**

OPPORTUNITIES

- Greater ability to accommodate community demand
- Greater capacity for future growth
- Modern, accessible facilities
- Expanded outdoor space
- Increased flexibility for user groups
- Future library in the CBD
- Greater long-term flexibility
- Better utilisation of Stevenson Park

CONSIDERATIONS

- Service relocation required
- Significant transition planning required
- Strong community connection to existing facilities
- Complex delivery and staging requirements



The concept also explores the opportunity for a future Library and Civic Centre within the Yeppoon CBD, creating a modern facility capable of meeting future community demand.

These are high-level concepts, not final designs. They are being used to demonstrate the types of opportunities being investigated and remain subject to further planning, assessment, decision-making and engagement.

Affordable housing: Another part of the picture

PLANNING FOR A GROWING COMMUNITY ALSO MEANS CONSIDERING HOUSING NEEDS.

Council has been exploring opportunities for affordable and community housing alongside its broader planning for future community infrastructure.

In 2022, St Vincent de Paul responded to Council's Expression of Interest process for affordable and community housing at **23 James Street**. In March 2026, discussions commenced about a potential affordable housing opportunity at **John Street instead of James Street**.



WHY IS AFFORDABLE HOUSING NEEDED?

- As at 30 June 2026, **246 Livingstone Shire residents**, representing 164 households, were on the **social housing waiting list**. Every application was assessed as very high need.
- **83 applications** are from people at risk of or experiencing homelessness – 50.6%.
- The **waiting list grew by 25 per cent**, or 50 people, in the year to June 2026.
- The **average wait for social housing** in the Livingstone Shire catchment is approximately **17 months**. 43 households have waited at least two years, including six households waiting five years or more, with the longest wait 72 months.
- Only **1.6 per cent** of Livingstone Shire households are in social housing, compared with 3.1 per cent across Queensland.
- Average median rent as of June 2026 is **\$680 per week** with a **0.7% vacancy rate**.

Location considerations



The Options Analysis considers a potential affordable housing opportunity at John Street, alongside relocating community services to a future Community Hub at Stevenson Park.

Under this concept, James Street would become available for other future opportunities.

NO FINAL DECISION HAS BEEN MADE

The Options Analysis is an assessment tool used to assess which option is the most viable. The Options Analysis identified Option 2, which details the creation of a Community Hub at Stevenson Park, a Library developed in the CBD and the potential John Street housing combination as demonstrating the strongest strategic alignment and long-term community benefit at this stage. The Council subject-matter experts, who have been analysing the options in the Options Analysis, will be recommending Option 2. A final decision will be made in November when Council vote on the recommended option at the November Council Meeting.

What Happens Next?

Following the Community Information Session:

- The findings from the Options Analysis and other planning investigations will be presented to Councillors.
- Reports, community feedback and responses to the community petition will be prepared for Council's consideration.
- Council will determine whether further investigations, or planning are required before any final decisions are made.



WANT TO KNOW MORE?

Scan the QR code to visit Council's Get Involved page where you can view the Options Analysis, FAQs, concept plans, project timeline and submit a question.