



HOPE VALE

Precinct Plan

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1 Introduction

The Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP), Remote Indigenous Land and Infrastructure Program Office (RILIPO) is working in partnership with Hope Vale aboriginal Shire Council (HVASC) to develop a Precinct Plan consisting of a Site Development Plan (SDP) and a Schematic Design with Scope of Costings for a refurbish and consolidation of council industrial infrastructure, industrial estate, commercial lease space and short term accommodations opportunities.

The Hope Vale Aboriginal Shire Council Precinct Plan (the Precinct Plan) will be used by HVASC to tender for funding opportunities based on having an informed approach to the design of the Area requested in (attached A), as well as costings. Refurbish and consolidation of council industrial infrastructure, industrial estate, commercial lease space opportunities and short-term accommodations opportunities. The new refurbished area will provide training and employment opportunities for local community members increasing the local business and tourism in the community.

2 Overview

The **Provider** is DSDSATSIP represented by RILIPO Cairns. Funding will be allocated to these works at the discretion of the **Provider**.

The planning of the Hope Vale Precinct project will be according with the design principals which reflect the communities' character and culture. In addition to this, it is expected that the Precinct Plan will also investigate opportunities related to connectivity, accessibility, and safety through the introduction of appropriate design principals.

It is expected that the Precinct Plan will describe in words, pictures, diagrams, and illustrations the guidelines and project opportunities to inform HVASC's designs within the area based on effective urban and landscape design for the future.

2.1 Key Stakeholders & Strategic Partners

Key Stakeholder and strategic partners identified for this project are:

- Hope Vale Aboriginal Shire Council
- Government and Ministerial Champions
- Traditional Owners
- Hope Vale community members
- Key service providers identified by HVASC

3 Vision

The Precinct Plan will provide HVASC with a clear map for the industrial and commercial development infrastructure with an organised, well-designed, and strategic vision that enhancing the existing visual characteristics of the community by creating social economic opportunities new commercial offices spaces, new business including short term accommodation and training facilities.

It is expected that the Precinct Plan will integrate HVASC and community aspirations to provide a place of pride and connectivity to showcase the local potential business with the vision and aspirations of the community.

The Precinct Plan should consider:

- Showcase of the local culture and community.
- Refurbish and consolidation of HVASC Industrial infrastructure.
- Incorporation of design principals that are reflective of a tropical climate (shelter, drainage, use of native species, construction materials, energy efficacy, ventilation, and air conditioning systems etc)
- Investigate opportunities for improved connectivity.
- Provision of public amenities.
- Design that considers public safety including disabilities access and emergency points.
- Design resilience to environmental challenges.
- Use sustainable design and technology systems to promote recycling, effective waste management and energy efficiency.

Showcase culture & support economic growth

- Investigate the creation of cultural experiences
- Provide interpretive signage
- Promote tourism through the design and effective use of space
- Create new economic enterprise and business opportunities

The implementation of the Precinct Plan will grow civic pride and a sense of community, improve culture and connection to the land, encouraging new business enterprise, educational training skills courses and cultural education seminars and lectures.

Scope of works/ Limitations

The scope of the project is to provide an Industrial state Precinct Plan for Commercial offices spaces expansions, short term accommodation, commercial lease space opportunities, refurbish and consolidation of the HVASC existing industrial Infrastructure. The scope will consist of an area marked in the Hope Vale proposed Precinct area (Appendix A). Design including preliminary indicative costing to support HVASC to better understand overall project costs and project stages (including staged costs).

The successful contractor will be suitably qualified and experienced to investigate the opportunities and limitations of the precinct location in a rural and remote context.

The design of the plan is to have consideration for the elements under item 3 “Vision” and is to be completed in consultation with the project key stakeholders & strategic partners.

- The areas cover in the proposed precinct area are Master plan preferred options RS7 Council Workshop 208 SP281317, ID3 Light Industry 203-204 SP291317, CTC 1 Hope Vale CBD Master Plan 205-206-229-234 SP 281317, Plan 2190 SP281317 and CT3 Short Term Accommodation 128 SP 281317 (Master plan proposed precinct area Appendix A). The successful contractor is required to investigate the existing structures and prepare a report with information of the condition of the existing buildings and recommendations on how to refurbish the structures.

- The availability of infrastructures is to be investigated and a report on the findings with costings to provide relevant services to HVASC. The infrastructure must include telecommunications.
- Costing of preferred proposals is to be included. The tender response should include a cost per nominated Phase:
 - Phase 1 – Start-up and investigation and reporting
 - Phase 2 - Feasibility (including 3 alternative concept plans) and draft report phase
 - Phase 3 – Consultation and consultation report
 - Phase 4 – Final report including final concept and cost of preferred proposal & infrastructure development
 - At the end of every month an end of month invoice template will need to be completed.
- The precinct plan will also consist of mapping over visual aerial imagery and a final report which articulates a preferred concept to be included in the overall document.
- Final report to contain a summary in laymen's terms as well as technical data analysis.
- Final report to be delivered to RILIPO in the following form:
 - Hard copy and electronic copy (A4 report and pdf electronic)
 - Provide all data in the following formats:
 - Word
 - PDF
 - Excel
 - Asri Shapefile
 - Costed staging implementation plans
 - 3D rendering/ flythroughs of identified precinct areas
 - All materials and intellectual property data is Queensland Government property
 - DSDSATSIP RILIPO Office approved branding is to be the most prominent identity on all title and sub-title pages and larger than authors logos or titles

4 Project Objective

Through community and stakeholder consultation, the Precinct Plan will be both a practical and aspirational document which identifies staged and costed plans that yields a fit-for-purpose, environmentally sustainable and cost-effective design.

The final document/s will provide for a strategic direction, and an actionable program with steps to support Council to develop a suitable streetscape design plan.

The Precinct Plan must include the provision of and design of signage at the intersection of the PDR and the access road to the proposed art centre site. The signage must adhere to TMR and Local Council provisions.

The Plan will be cognisant of flexibility in the design of space as well as allowing for growth and will consider the benefit for the local community as well as visitors to the site.

4.1 Understanding Project Objectives

The consultant's understanding of stated and inferred project and service objectives is important in relation to the following:

- Issues faced for construction activities in remote locations

- Stakeholder interaction including cultural alignment and community ownership
- Scope of work.
- Design intent.
- Project Staging.
- Environmental considerations.
- Climate adaptation considerations.
- Town Planning (DA) requirements
- Future flexibility.
- Life cycle considerations; and
- Project/service deliverables in terms of time, cost, quality, and function.

4.2 Methodology

: This criterion is required to deliver the services in line with the project objectives:

- Strategies for consultation - including engagement with HVASC, Traditional Owners, and community
- Stages to include inception meeting with the principal initial meeting with HVASC and community consultation, draft report, final HVASC and community consultation, final report.
- Design review, services investigation, design development and documentation timeframes
- Overall documentation process including staging plans
- Potential risks to the project and mitigation strategies
- Buildability Issues
- Maximising Value for Money
- Landscaping to enhance the area.
- Climate Change response such as renewable energy use, cooling down the area etc.

5 Project Deliverables

- a) Consultation starts up, meeting report
- b) Site investigation, Studies, Gap Analysis
- c) Provide report on the land size if feasible to refurbish and build the new infrastructure
- d) Report on the existing infrastructure as well as any development approvals required
- e) Provide preliminary indicative costs including staged and costed implementation plan for the site development, landscaping
- f) Noting any site remediation works associated with the removal of any existing derelict buildings and infrastructure (if applicable)
- g) Flooding Studies and Report
- h) Draft Schematic designs and DSP
- i) Drafts Costing
- j) Final Schematic Design, SDP, Costing
- k) Streetscape mapping designs
- l) Review vehicle access and road networks (including parking) to create pedestrian friendly areas and support outdoor community areas. Enhance site access to and from adjacent roadways.
- m) Design, Signage information, report
- n) Wayfinding Design information, where to be located

- o) Draft architectural design typology. Impression of the new area developed include of the Training facility, Council workshop site, Hope Vale CBD commercial offices, short term accommodation and light industry commercial facility.
- p) Be considerate of cultural heritage processes, clearance procedures and monitoring to ensure appropriate protection of sites (if applicable).
- q) Build on existing allocated area to align with current and future demand of the Government environmental targets, including but not limited to improvements in construction design.
- r) The buildings need to be low maintenance, cost effective, minimising ongoing maintenance costs, and be fit for the environment. Considering solar energy, water usage, waste management and indoor environmental quality as the main energy efficient targets.
- s) Improve the design and layout of the precinct by considering environmental policies, NABER rating Green Building
- t) Provided HVASC option of design including, Council land, street scope and signage design
- u) 3D renderings of the preferred concept plan
- v) Action Plan to progress the Precinct Plan

Final report to be delivered to RILIPO in the following form

- Hard copy and electronic copy (A4 report and pdf electronic)
- Formatting to match existing Master Plan
- Add notation to existing master plan
- 2 x 3D rendering per precinct, (3D rendering)
- DSDSATSIP RILIPO Office approved branding is to be the most prominent identity on all title and sub-title pages and larger than authors logos or title].

5.1 Consultation approach and critical success factors

Consultation with the key stakeholders will be a critical success factor in being able to successfully deliver this project.

- The Hope Vale Proposed Precinct Area should convert the operational, project, community and cultural needs into an effective design that will have strong community pride and ownership.
- HVASC as landowner must be appropriately engaged and their aspirations incorporated into the design.
- Consultation with Traditional Owners in partnership with HVASC and RILIPO.
- Stakeholder and community consultation to determine the aspirations and needs.
- A Consultation outcome report to be provided to the **Provider**.

Community consultation requirements are as follows:

- Two community visits are required.
- Both visits in community should last for a minimum of four hours.
- The first visit is required at project inception with key stakeholders and HVASC
- The second is to be completed as part of wider community and Traditional Owner consultation with draft concepts.
- Visits should include only one person from the successful tender agency and will be supported by a RILIPO representative.
- Meetings with HVASC and RILIPO on the draft concept and final concept will be required.
- Must have an excellent ability to convert the operational, project, community and cultural needs into an effective design that will have strong community pride and ownership.
- Clear unfiltered communication between the consultant and RILIPO. The Communication Plan stipulates that RILIPO will be copied into (cc) all written communication, including electronic sources, between HVASC and the Consultant

- The Communication Plan must stipulate that the Provider will be copied into all written communication, including electronic sources, between stakeholders and the Consultant.
- A brief project summary report is to be provided fortnightly to RILIPO.
- The successful tenderer will provide end of month project completion updates (percentages) against each of the milestones to the Provider.

5.2 Intellectual Property Rights

The supplier grants (and must ensure that relevant third parties grant) the Provider an irrevocable, unconditional, perpetual, royalty free, non-exclusive, worldwide, and transferable and sub-licensable licence to exercise all Intellectual Property Rights in the Deliverables, for any purpose of the Provider, the State of Queensland, or other Queensland Government Body. The supplier warrants that it is authorised to grant the rights in this clause and that the Deliverables and their use as permitted by the Contract will not infringe the Intellect

5.3 Customer Data

The ownership of Customer Data, including any Intellectual Property Rights in Customer Data, will vest in the Provider on creation. The supplier has no right, title, or interest in Customer Data except as specified in this clause. The supplier must not use, access, modify or disclose Customer Data to any person except to its Personnel or to others as specified in the Contract on a need-to-know basis to perform the Contract. The supplier must comply with clauses 4(g) and (h) and all applicable Laws in relation to Customer Data which is Personal Information or Confidential Information, and must provide reasonable assistance to the Customer on request to enable the Customer to comply with Laws, policies and standards applicable to the Customer in relation to Customer Data including (without limitation) identifying, labelling, searching, reporting, copying, retrieving and modifying Customer Data in relation to Personal Information, Confidential Information, public records, right to information and information standards.

The supplier must not use or disclose or otherwise make available any Confidential Information to any person except to its Personnel on a need-to-know basis to perform the Contract.

6 Project Considerations

6.1 Governance, Land Tenure and Native Title

The proposed Hope Vale Precinct area is preferred option, described as Lots 208 SP281317 (Freehold land) Lots 203-204 SP291317 (Freehold land), Lots 205-206-229-234 SP 281317 (Freehold land) Lot 2190 SP281317 (Freehold land), Lot 200 SP281317 (Freehold land), Lot 128 SP 281317 (Freehold land) Lot 21 on SP145568 (Freehold land) refer to (Master plan proposed precinct area Appendix A). There is no requirement to address native title for future construction on the lot as the freehold grant has extinguished native title.

6.2 Town and Master Planning

The Hope Vale Proposed Precinct Area is subject to the Hope Vale Aboriginal Shire Council Planning Scheme and Master Planning dated from May 2019.

6.3 Timeframes

It is expected that this Precinct Plan project is to be finalised by **TBC**. Contractor is to anticipate and accommodate potential for weather events preventing consultation or other site works.

7 Tender Response

The tender response should include a cost per Phase for each of the precinct areas:

Phase 1 – Project start-up, inception meeting with principal, investigation, and report

Phase 2 – Consultation

Phase 3 – Feasibility and draft report

Phase 4 – Consultation and consultation report

Phase 5 – Final report including action plan, final concept plan and costed staging implementation plan

Project requirements include completion and provision of the attached template to the principal at end of each month.



End of month
invoicing template.xls:

<input type="checkbox"/> Approved	<input type="checkbox"/> Not approved	<input type="checkbox"/> Noted
Donald Hayes Manager. Remote Indigenous Land and Infrastructure Program Office Aboriginal and Torres Strait Islander Partnerships Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships		
Comments:		

<input type="checkbox"/> Approved	<input type="checkbox"/> Not approved	<input type="checkbox"/> Noted
Michael Miller Director Remote Indigenous Land and Infrastructure Program Office Aboriginal and Torres Strait Islander Partnerships Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships		
Comments:		

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Attachment A



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A.pdf