



Mount Gambier

Railway Station

1A Railway Terrace



Mount Gambier Railway Station - Opening Day
of Broad Gauge Railway in Mount Gambier, 1953

The historic Mount Gambier Railway Station presents a unique opportunity to extend on the success of the award-winning Mount Gambier Railway Lands redevelopment, further fulfilling community aspirations for this intergenerationally significant inner-city location.

What could you do with this landmark site?

Since its opening in 2015, the high-quality precinct has become a significant pedestrian and cycle thoroughfare, boasting shared pathways, connecting broad sections of the Mount Gambier community with central parklands and community event space.

The Railway Lands has successfully played host to a range of significant events and attractions including the Blue Lake Carols, food and wine events, live music concerts, outdoor cinema and large-scale community fundraising events.



Building on the energy of a premier inner-city community and event space.

Numerous boutique traders now front the precinct including a craft brewery, bakery and antiques store, embracing and enhancing the commercial potential of the area.

The further addition of the Wulanda Recreation and Convention Centre, a premier new \$57M regional multifunctional indoor sporting and cultural development located only 150 metres to the south, positions the Railway Station as a direct connector between the facility and the CBD.

The elevation of the site ensures it is viewable from Bay Road (a significant north-south arterial road with an approximate daily average of up to 8,000 passing vehicles) and inadvertently its activation assists in visually anchoring the Railway Lands as an active and vibrant inner-city promenade.

Established in 1918, the single-story building is a Local Heritage Place with a footprint of approximately 450m² and includes a separate basement area with external access.

A new chapter for a character building close to the hearts of our local community.

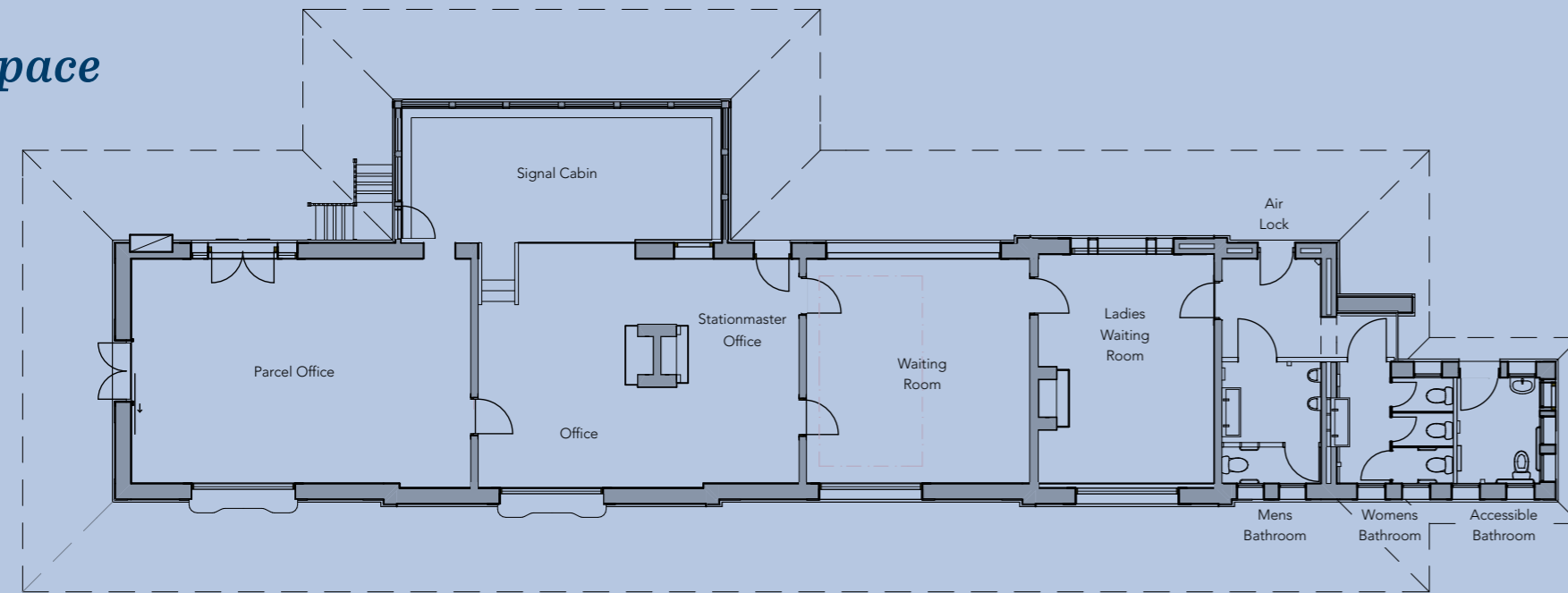
The station exerts strong heritage character and, enhanced by its previous integral role and function for Mount Gambier, retains significant levels of community sentimental value and interest.

Acknowledging this, the City of Mount Gambier has recently invested in returning the external elements of the building to its former character including tiled roofing, guttering, painting and restorative stonework.

Additional works to improve the integrated public toilet amenities and modernise the air conditioning and ventilation are currently underway. The nature of the building allows a degree of flexibility in the internal layout and any further modifications have been paused to allow for alignment with needs and interests of the appropriate occupant.



The space



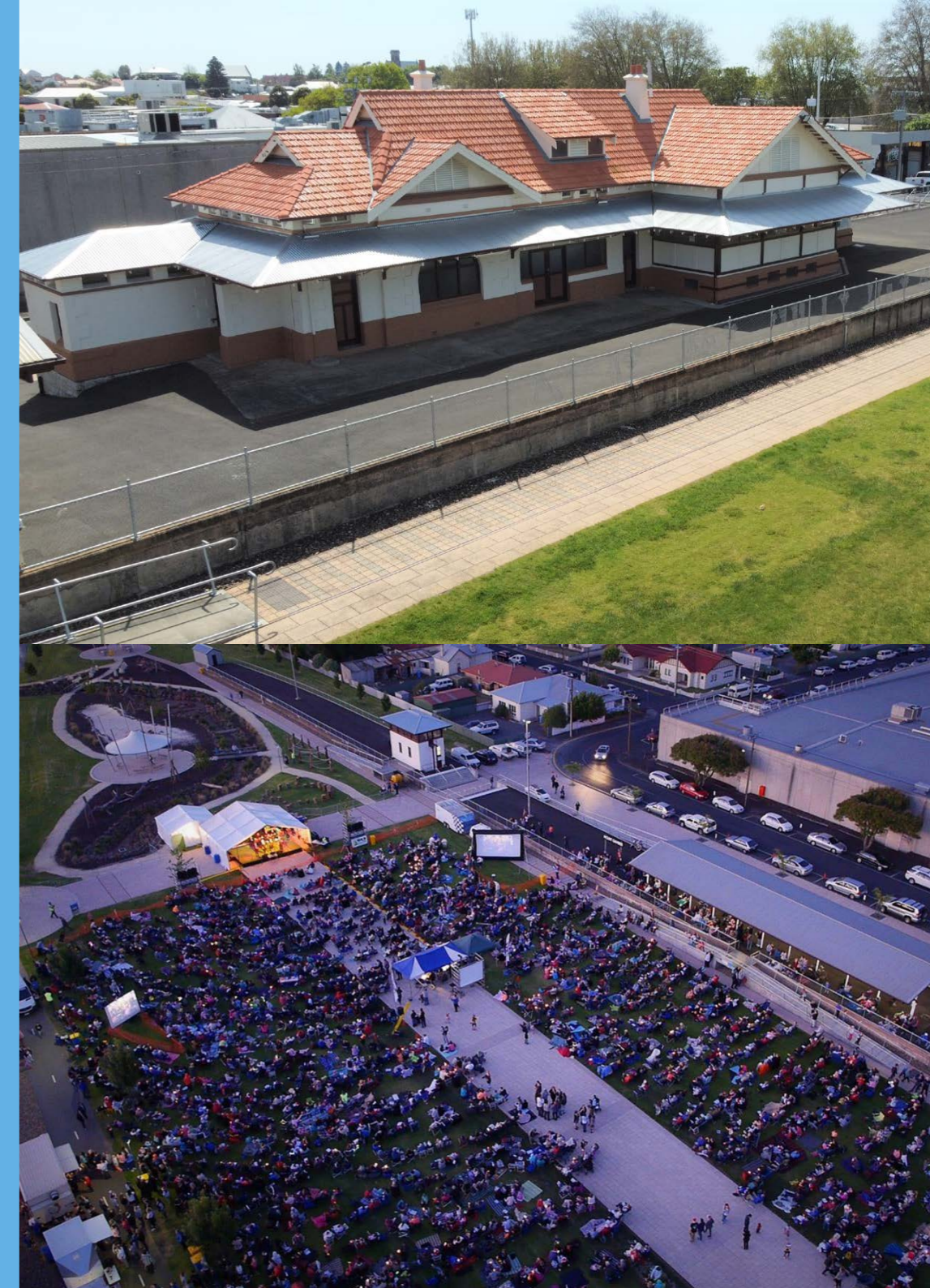
Key features:

- Five rooms boasting strong natural light and high ceilings totaling 170m² of lettable area
- Total building footprint of 450m² including extensive sheltered verandah space
- Direct level access to 1200m² of surrounding raised and fenced platform incorporating heritage shelter and 3-phase power. This space significantly extends the station building footprint, creating obvious complementary external activation capacity*
- Significant restorative works recently completed including stonework, tiled roofing, and paintwork
- Refurbished toilet facilities, current installation of new air conditioning system and commercial grade grease trap (due for completion by 30 June 2022)
- Raised ex-signal cabin with 180-degree views of adjacent platform and parklands
- Original double-sided feature fireplace centrally located within the building
- Cellar space with potential heritage aesthetic value
- Large timber floored parcel office room with direct level access via two sets of double timber doors to extensive eastern platform

* Subject to Council Approval (STCA)



With final refurbishment works currently underway, it is anticipated that the building will be available to the market early in the 2022/2023 financial year.





In pursuing a well-considered and sustainable commercial outcome for the site, initial applications are invited from operators with demonstrated capacity to harness its unique potential.

Applications are now open.

The ideal occupant will:

- Acknowledge the significance of the site in connection to the Central Business District (CBD) of Mount Gambier
- Further the Railway Lands precinct as a premier destination in Mount Gambier through the provision of high-quality, regionally connected, products and/or services
- Propose a concept which considers and further diversifies the existing offering within inner-city Mount Gambier
- Build additional vibrancy within the precinct with a particular focus on a high degree of ongoing activation of both the station building and the surrounding platform area
- Embrace the heritage character of the building and considerable sentimental value attached to the site

- Demonstrate capacity to deliver the concept to the standards expected of a landmark tenancy through prior experience or execution of similar projects

Council will review all applications in consideration of the above objectives. Suitable candidates will be invited to further explore the commerciality of their concept in collaboration with the City of Mount Gambier and/or a suitable commercial partner.

It is envisaged that will include options for co-contribution to building fit-out and clarification of market-aligned terms considerate of the proposed use and its contribution to the broader interests of the Mount Gambier community.

Applications and enquiries will be treated as commercial in confidence and it is acknowledged that all concepts depicted as part of the application process are STCA.

To apply, please visit:

www.mountgambier.sa.gov.au/stationbuilding



City of
Mount Gambier

For more information, visit:
www.mountgambier.sa.gov.au/stationbuilding
Phone: (08) 8721 2555