

# Dalyellup Library & Youth Hub

## Expression of Interest Service Provider Lease



*Artist Impression*

Submissions close 5pm, Friday 27 March 2026



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## Overview

The Shire of Capel invites Expressions of Interest from suitably qualified organisations seeking to lease a large, purpose-built meeting and service delivery space within the new Dalyellup Library and Youth Hub (the Hub), currently under construction and scheduled to open in July 2026.

The Hub is the Shire's most significant community infrastructure investment to date and has been designed as a highly activated, multi-use facility bringing together library services, youth engagement, co-working, technology-enabled learning and community programs in one central, accessible location.

This opportunity is ideal for organisations seeking a professional, accessible and community-connected base to deliver services, meet with clients, run training or workshops, and establish a strong local presence within a fast-growing population centre.



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## About Dalyellup and the Service Opportunity

Dalyellup is the largest residential population centre within the Shire of Capel, with a young and growing demographic and strong demand for local access to services. Many residents currently travel to Bunbury, Busselton or Capel to access banking, training, support and professional services, presenting a clear opportunity for service providers to establish a convenient, local presence.

Co-locating within the Dalyellup Library and Youth Hub enables organisations to:

- Improve accessibility for local residents
- Strengthen community trust and visibility
- Benefit from strong daily foot traffic and repeat visitation

- Align with a facility focused on learning, wellbeing and community development

This location is particularly well suited to organisations delivering services such as:

- Financial and banking services
- Employment and training providers
- Community and wellbeing services
- Education, mentoring and professional development
- Not-for-profit and social enterprise services

## The Space

### **Address: 101 Tiffany Centre, Dalyellup WA 6230**

The Dalyellup Library and Youth Hub is strategically positioned within the Dalyellup Town Centre precinct, approximately 150 metres south of the Woolworths-anchored Dalyellup Shopping Centre, which recorded around 900,000 customer visits in 2024, and only 25 metres from the new Coles Village development. The site also adjoins the soon-to-be-completed Aldi shopping centre and is surrounded by well-established national retailers and services including McDonald's, Hungry Jack's, Newpower, fuel stations, fitness studios and healthcare providers—delivering strong visibility and consistent daily foot traffic.

The available tenancy is a large, flexible meeting and service delivery room with:

- Net Lettable Area: 72m<sup>2</sup> including exclusive use storeroom
- Dedicated kitchenette
- Capacity to host meetings, workshops, training and client appointments
- Access to shared amenities within the Hub
- Secure access and bookable use arrangements where required
- Proximity to library, youth and co-working spaces supporting integrated service delivery

The space has been designed to support both:

- Regular scheduled service delivery, and
- Flexible community or client-based use throughout the week

Final fit-out specifications, services and operating parameters will be provided to shortlisted applicants.



## Alignment with Community Values and Activation

The Dalyellup Library and Youth Hub is designed to be welcoming, inclusive and accessible to people of all ages. Successful applicants will be expected to demonstrate alignment with the community-focused purpose of the facility and contribute positively to its activation and service mix.

Proposals should demonstrate:

- How services will benefit the local community
- Commitment to accessibility and inclusive service delivery
- Willingness to collaborate with other Hub users and Council programs
- Opportunities for community education, outreach or engagement
- Compatibility with the shared-use nature of the facility

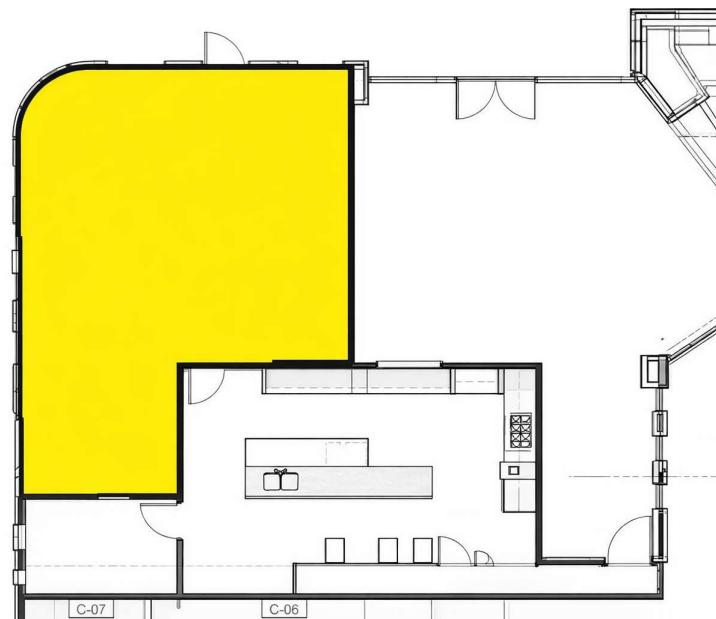
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## Lease Terms

Lease terms, rental arrangements and outgoings will be negotiated with preferred applicants and will reflect:

- Nature and frequency of use
- Community benefit and service alignment
- Duration of proposed occupancy
- Fit-out requirements and operational needs

Both short-term and longer-term occupancy proposals may be considered, depending on service delivery models and space utilisation.



*Extract showing lease area*

Key Information	Details
Permitted Use	Community Service Provider
Toilet Amenities	Shared use; supplies provided by Shire and reimbursed through outgoings
Kitchenette	Small kitchenette provided
Fixtures & Chattels	As provided
Fit Out & Décor	Partial fit-out required; Works subject to Shire Approval with costs borne by tenant
Parking	Parking bays on site. One-hour street parking directly outside
Deliveries	Direct access from street frontage; loading bay on site
Security	Centre fully secured;
Internet & T-Comms	Secure, reliable internet with dedicated network for business-critical systems (e.g., POS), separate from public Wi-Fi
Responsibilities	Tenant manages own business systems and equipment; Shire ICT supports network safety and reliability.
Brand Ownership	All goods, merchandise, or services supplied from premises are owned by the service provider. Use of Dalyellup Library and Youth Hub name to be discussed separately for licensing purposes.
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2. Description of services to be delivered from the space
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4. Target client groups and estimated visitation

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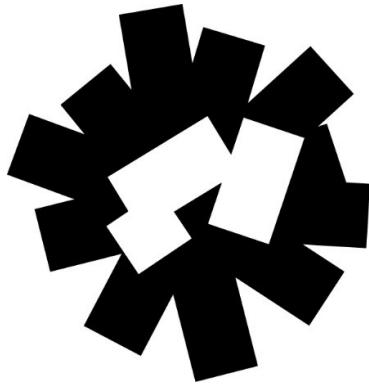
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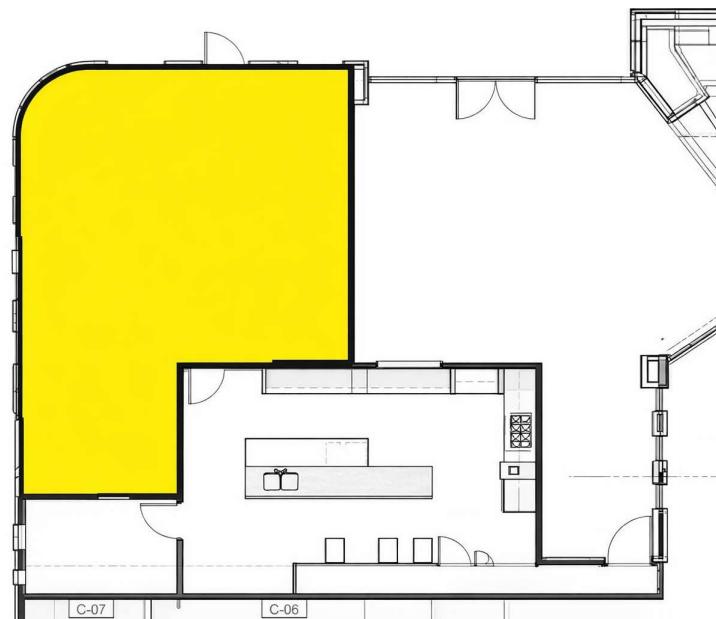
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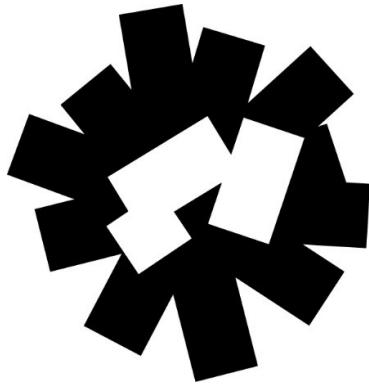
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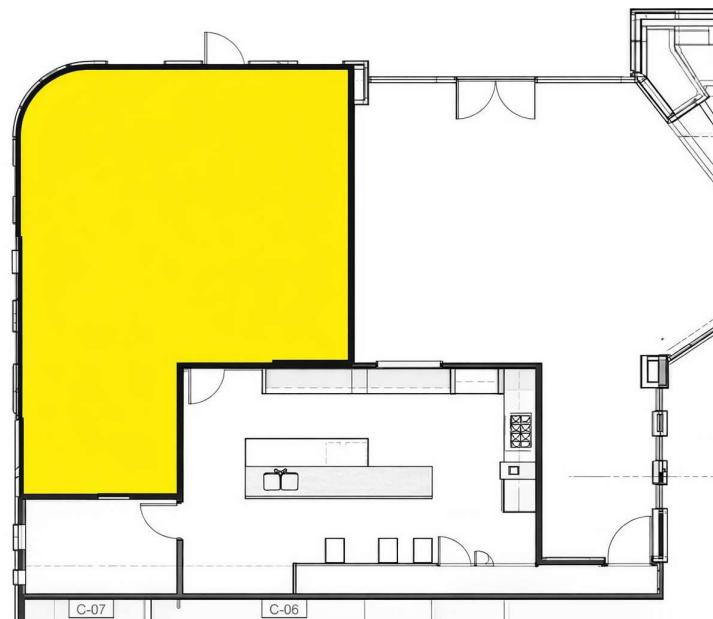
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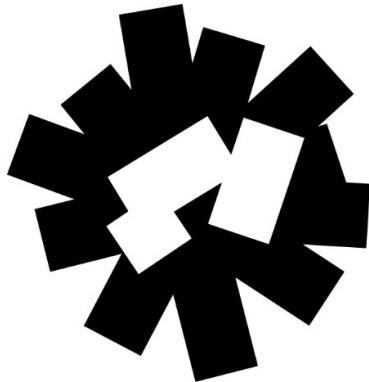
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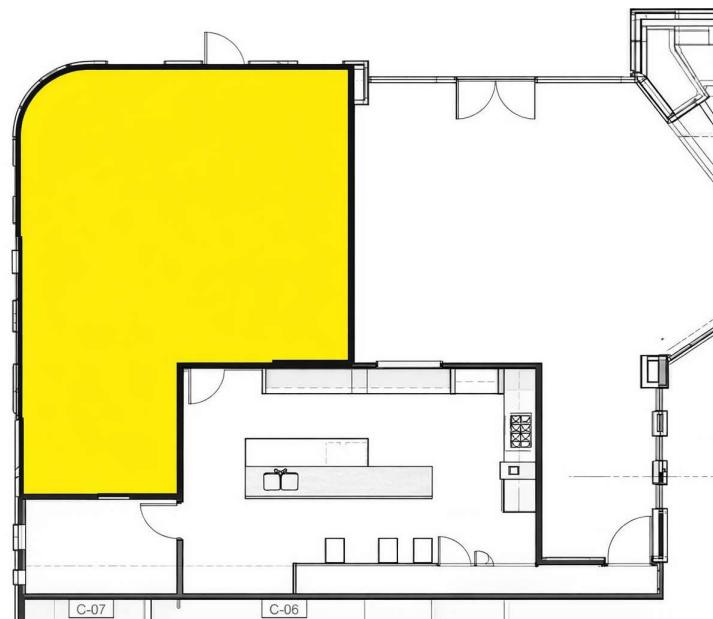
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