

Kawana Waters

Community Development Strategy



Prepared by:



December 2009

Foreword

Stockland believes

"A sustainable future is inextricably linked to the sustainability of communities, the economy and society."

To this end we have worked collaboratively with the Sunshine Coast Regional Council and State Government to deliver the world class master planned community of Kawana Waters on the Sunshine Coast.

Kawana Waters embraces a sustainable future through employment generation, diverse living places and exemplar public realm and facilities that will service its residents and those from far afield.

As part of our development agreement with Council and the State of Queensland, Stockland has worked in partnership to deliver the Kawana Waters Community Development Strategy.

This Strategy will help shape the social and economic development and community identity of this inspiring locality. The Strategy has used current social planning benchmarks to determine the community needs to service both the existing and future population of Kawana Waters.

The vision statement proposed for the future community development of Kawana Waters is: "A vibrant, sustainable, just and prosperous community with –

- ***Fair and equal access to facilities, services and opportunities;***
- ***A range of opportunities for an active lifestyle and the development of artistic, creative and cultural enterprises and activities;***
- ***Preservation and awareness of the unique natural attributes of the Kawana environment;***
- ***A healthy, safe and secure environment which promotes a healthy lifestyle and community wellbeing;***
- ***Opportunities for lifelong learning for residents and workers;***
- ***A strong community and sense of place; and***
- ***Access to job creation and enterprise development."***

The Kawana Waters Community Development Strategy was researched and written by Sharyn Briggs of Briggs and Mortar Pty Ltd. Stockland acknowledges the support, efforts and contributions made by officers of the Sunshine Coast Regional Council and Department of Natural Resources that have made this strategy a truly collaborative partnership between the private and public sector.

A handwritten signature in black ink, appearing to read 'Troy Wainwright', is positioned above the typed name.

Troy Wainwright
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1. Purpose

The Kawana Waters Community Development Strategy (CDS) has been prepared on behalf of Stockland to meet their obligations as the Master Developer of Kawana Waters. It relates to the large coastal area of land between Caloundra and Mooloolaba, known as Kawana Waters which is subject to Caloundra City Development Control Plan No 1 (Kawana Waters) ("Kawana Waters DCP"). The area of the Kawana Waters DCP (DCP area) is shown in Figure 1.

The requirement for a CDS is contained within a Development Agreement entered into in 1996 which established a Master Planned Community Development Process for the undeveloped parts (or "Developable Areas") of the DCP area. This Development Agreement required the preparation of a Community Facilities Plan, later termed a Community Development Strategy.

A draft CDS was submitted by Kawana Estates Pty Ltd. in 2001, however this document was not adopted by Council. This document is now being finalised by Stockland, who purchased Kawana Estates Pty Ltd in 2004. The revised CDS has been prepared under the guidance of a joint project group comprising Stockland, the Sunshine Coast Regional Council (formerly Caloundra City Council) and the Department of Natural Resources. Consultation previously undertaken for the draft CDS has been utilised in its preparation.

Annexure 17 of the Development Agreement prior to the Ninth Deed of Variation to the Development Agreement ("Annexure 17") required that the CDS should contain:

- A vision statement;
- A community profile/map (including natural features, history of the region, transport and communications, audit of community resources, facilities and services, economic characteristics, and demographic statistics);
- Description of the regulatory framework;
- A needs assessment, (including review of current trends in best practice community planning and consultation with relevant stakeholders);
- A statement of desired social outcomes; and
- Community development strategies (including plans and programmes prepared in respect of a number of areas including community facilities, service provision and resource programs).

The revised CDS has been developed to meet the requirements of Annexure 17.

The fundamental purpose of the CDS is to determine the community facilities to be required to accommodate the needs of the DCP area and to provide a framework for the timing of development of these facilities. In meeting the requirements of Annexure 17, it will also provide the context of a wider strategy which will identify plans and programs for community development, and to identify actions required, responsible stakeholders and estimated costs to implement these.

The Background Study provides an analysis of the research leading to the development of the CDS but does not form part of the CDS.

2. Scope

The preparation of the CDS has been cognisant of the context of the development documents and Master Planned Community Development Process within which it sits, and has attempted to utilise the planning parameters provided by the Kawana Waters DCP Planning Study for the Kawana Waters DCP, while updating these to reflect revised requirements and modern trends in social infrastructure provision.

In the latter regard, particular consideration has been given to the findings of the South East Queensland Regional Plan 2005-2026 Implementation Guideline No 5 Social Infrastructure Planning (“SIP Guidelines”), which provides the most current framework for planning social infrastructure in Queensland.

The area of the CDS has been interpreted as including the established parts of the DCP area (or “Established Areas”). In addition, Annexure 17 required consideration of the area west to the Bruce Highway. Council advised through the Project Team that the focus of the CDS (particularly in terms of the identification of facility needs) should be the DCP area. The area west to the Bruce Highway was to be considered in the CDS only in terms of the regional context of the DCP area. Bundilla was also excluded from the CDS as it is outside the DCP area.

At the time of preparation of the Development Agreement and the Kawana Waters DCP it was recognised that the Established Areas had been developed with a shortfall of necessary community facilities and services. The needs identified are consequently those to serve both existing and future populations of the DCP area.

It was also considered important that the DCP area was not considered in isolation from the provision of community facilities and services throughout Caloundra City more generally.

It should be noted that the preparation of the revised CDS commenced in January 2008 and refers to the legislative framework current at this time. At this time, the responsible local government was Caloundra City Council. References to the area of the former Caloundra City should now be assumed to refer to the southern part of the Sunshine Coast Regional Council local government area and references to “the Council” relate to the Sunshine Coast Regional Council.

The open space and parks network, pedestrian and cycle network and the transport network provide an important context for community facilities. The planning of the open space, pedestrian and cycle and transport networks will be determined through the Master Planned Community Development Process and in accordance with the Development Documents.

A reference to the ‘Master Developer’ is a reference to the Master Developer as defined in the Kawana Waters DCP.

3. Methodology

The process undertaken to prepare the CDS comprised four main elements:

- Analysis of background data and information;
- Community facilities needs assessment;
- Strategy development; and
- Community consultation.

3.1 Analysis of Background Data and Information

The initial stage in preparing the CDS was an analysis of background data and information in order to provide a context for the development of the DCP area and in particular for the provision of facilities and services. This included the following:

- Development of a vision statement incorporating the overarching principles espoused in other key Council documents including the former Caloundra City Corporate Plan 2006-2011 and the former Caloundra City Social Policy and Strategy 2004.
- Analysis of the history, characteristics of the built and natural environment, economic and employment characteristics of the DCP area;
- Analysis of demographic data, population characteristics and where relevant other information (e.g. workforce statistics) to develop an existing and future community profile.
- Identification of existing facilities from the Audit of Community Facilities prepared by the former Caloundra City Council as part of a draft Social Infrastructure Plan (SIP) Stage 1 for the City (2008), relating to community facilities provided by Council and the community.
- Identification of existing services from the Sunshine Coast Community Information Services (CIS) database and work undertaken by Council to update the CDS.
- Identification of the statutory, contractual and strategic policy framework within which the CDS is being prepared.

3.2 Community Facilities Needs Assessment

The methodology used to prepare the needs assessment was in line with current best practice in social infrastructure planning, particularly that outlined in the SIP Guidelines and included the following:

- Assessment of the above information.
- Identification of gaps in existing facilities and services, including the application of benchmarks, and review of recommended land and facility size and type from the draft SIP, SIP Guidelines, and in the case of library standards, the Library Building Standards (revised July 2004) of the State Library of Queensland.
- Identification of needs and the definition of the appropriate provision of community facilities, including review of the intent and requirements under the existing statutory provisions and contractual documents relating to community facilities.
- Review of case studies, particularly in town centre locations and case studies involving the co-location of community and learning facilities.
- Development of locational criteria which can assist site selection.
- Development of indicative functional descriptions of proposed facilities.
- Development of information on delivery mechanisms, recurrent funding and timing.

3.3 Strategy Development

The third stage was the development of an overall strategic framework within which the provision of community facilities and services can occur, and details for the

implementation of these strategies through proposed methods of resourcing and management. Tasks included the following:

- Identification of a set of desired social outcomes arising from Annexure 17, Caloundra Council Corporate Plan 2006-2011 and Caloundra City Social Policy and Strategy, 2004.
- Review of previous strategies developed in the draft CDS, determination of current status and applicability, and deletion where no longer appropriate.
- Identification of new initiatives arising from the needs assessment and discussions with the Project Team, which contribute to the desired social outcomes.
- Provision of detailed information on each proposed initiative.

In addition, a resourcing and management plan was prepared to implement proposed initiatives. This involved prioritisation of key initiatives in consultation with Council, projected cash flow of funding under the Kawana Waters Community Trust Fund, and identification of the priorities of provision of facilities.

3.4 Community consultation

Community consultation on a draft of the revised CDS was undertaken during the month of November 2008, and the feedback received has been incorporated into this document.

4. Context

4.1 Existing Environment

The Sunshine Coast is a rapidly growing urban region of close to 300,000 people, located approximately 90 kilometres north of Brisbane. The urbanisation focus has been the region's beaches encompassing a 50 kilometre coastal strip. The DCP area is bounded to the east by eleven kilometres of coastline, extending from Mooloolah River in the north to Currimundi Creek in the south. The Mooloolah River, the Mooloolah National Park and Currimundi Environmental Park create natural boundaries to the north, west and south.

The natural features are key contextual factors which assist in creating and defining new neighbourhoods, village areas and special development sites and serve as major amenity, open space, and active recreation areas. A major, centrally located public recreation lake will remain a key feature for the ongoing development of the DCP area.

4.2 Population

The population of the DCP area has increased from around 23,600 in 2001 to 28,600 by 2006 (see Table 1). This was a rate of increase of 3.9% pa. Within the Established Areas, the rate of growth was much lower, an increase over the period of 1,300 people or 1.1% pa.

Table 1: Estimated Population Growth, DCP Area 2001-2026

Year	2001	2006	2016 est	2026 est
Population	23,643	28,621	37,350	41,638

Source: Stockland estimates, 2008

The table shows that it is estimated that the population will reach 37,350 by 2016 and an ultimate population of 41,638 persons by 2026. During this time the population of the Established Areas is anticipated to further slow and stabilise. It is now considered unlikely that the population will reach the 48,500 people originally envisaged by the Kawana Waters DCP due to the trend towards a decline in household size.

The age structure of the Kawana Statistical Local Area (SLA) population whilst slightly different is comparable with the age structure for the former Caloundra City as a whole. Over the past 10 years, there has been an ageing of the population which is projected to increase over the next 10-20 years in the DCP area, as in the Sunshine Coast more generally.

The ethnicity profile is similar to the Sunshine Coast, and the family structure is similar to that of the former Caloundra City as a whole. In this area, as in Queensland in general, there is a trend towards smaller household sizes, with a rapid increase in 1 and 2 people households. The current household size is 2.5 persons per dwelling and is forecast to further decrease.

4.3 Precincts

For the purposes of social planning, it was determined as desirable that the Study Area (DCP area) be disaggregated into its component communities or “precincts” in line with Kawana Waters DCP Map 4 (see Appendix 2), namely:

- Precinct 1: Creekside (the northern part of Currimundi);
- Precinct 2: Kawana Forest (or Perrins);
- Precinct 3: The Urban Area land designated under the Kawana Waters DCP comprising:
 - Sub-precinct 3a: Birtinya
 - Sub-precinct 3b: Eastbank
 - Sub-precinct 3c: Business Village and
 - Sub-Precinct 3d: Town Centre
- Precinct 4: Bokarina (large undeveloped land parcel);
- Precinct 5: Kawana Island (or Parrearra);
- Precinct 6: Established Areas (Buddina, Minyama, Warana, Bokarina, Wurtulla and Currimundi).
- Precinct 7: Balance Areas (including DPA4, Currumindi Creek, Foreshore)

These precincts and sub-precincts are shown on Figure 2. The projected ultimate precinct populations (both under the Kawana Waters DCP Map 4 and under current projections) are as follows:

Table 2: Projected Ultimate Population by Precinct

Precinct	Projected Population under DCP	Projected Population under Current Projection
Precinct 1 - Creekside	2,070	1,226
Precinct 2 – Kawana Forest/Perrins	2,400	1,443
Precinct 3 – Urban Area*	9,025	7,310
Precinct 4 – Bokarina Beach	3,650	2,373
Precinct 5 - Kawana Island/Parrearra	5,265	3,992
Sub Total	22,410	16,344
Precinct 6 – Established Areas	26,090	25,294
Precinct 7 - Balance Areas	0	0
Total Ultimate Population	48,500	41,638

Source: Kawana Waters DCP Map 4 and projections developed by the Master Developer and Council which is subject to variation as detailed master planning for the Developable Areas is progressed..

* Birtinya, Eastbank, Business Village and Town Centre

It is important, particularly in identifying community facility needs, that the relative sizes of these populations by precinct are considered, and this has been taken into consideration in the needs assessment.

4.4 Economic Development

The Kawana Town Centre and related retail areas are intended to provide a Town Centre, Business Village and specialist retail area serving the northern parts of the coastal area of Caloundra City. The Kawana Industrial Estate contains over 150 different manufacturing and service-based industries. Data indicates a total of 8,930 jobs in the Kawana SLA in 2006. Recent estimates suggest that under the current development scenario, the number of jobs in the Town Centre is likely to be 2,000, together with between 3000 and 5,000 jobs created by the Sunshine Coast Regional Hospital.

While a number of employment opportunities are currently generated within the DCP area, data suggests that significant numbers of residents commute to other parts of the Sunshine Coast in order to secure employment. Major economic development opportunities exist in business and industry focusing on learning, leisure and lifestyle across the Sunshine Coast. The provision of high quality commercial office space and bulky goods retailing represents an opportunity to cluster businesses in these service sectors.

The Sunshine Coast University (established in 1995) is expected to be a catalyst for economic growth for the DCP area with the potential for investment occurring in a wide range of research-based industries leveraging off the proposed Sunshine Coast Regional Hospital and the sports education programs proposed by the Quad Park Corporation. Prospects to develop a research/education precinct adjacent to or in the vicinity of Sunshine Coast Regional Hospital are high. The University of Queensland and the University of the Sunshine Coast will develop medical and allied services training at the Regional Hospital.

4.5 Existing Community Facilities and Services

The DCP area is located centrally between the principal activity centre of Maroochydore and the major activity centre of Caloundra. Many of the higher order facilities and services which serve the DCP area are located in these centres, particularly in the principal activity centre of Maroochydore, and some are located to the west in the major activity centre of Nambour.

The DCP area sits in the midst of a range of urban infrastructure including schools, shopping and sporting facilities, both existing and planned arterial transport corridors (the latter a Multi-Modal Transportation Corridor (MMTC)), and the nearby Sunshine Coast University. Kawana Community Hall and Kawana Library have been a significant community resource.

However with the exception of the area around Kawana Shopping World and to some extent that around Currimundi Markets (at the southern extreme of the DCP area), there has been little community focus developed. This has seen some recent change, particularly with the development of Eastbank as a community hub centred around the newly developed Lake Kawana Community Centre, the public recreation lake and adjacent parkland, with nearby Kawana Waters State College, Quad Park Precinct sporting facilities, the aquatic centre, a skate facility and kindergarten (see Figure 6).

The future development of the Town Centre will provide a critical community activity centre and will need to provide higher order community facilities and services for the district. Planning for each precinct will also need to ensure an adequate level of provision of local and neighbourhood level facilities.

While major future development will occur at Sippy Downs and Palmview to the west of the DCP area, linkages have yet to be resolved. It is consequently anticipated that the coastal strip will require self containment in terms of access to community facilities and services.

5. Regulatory and Policy Framework

A complex framework of statutory, contractual and strategic (non-statutory) documentation regulates, and in the latter case guides, the development of the DCP area and provides the framework for determination of the land and facility requirements to serve the Kawana Waters DCP area. This includes the South East Queensland Regional Plan 2005-2026 (SEQ Regional Plan), the overarching statutory document guiding the development of South East Queensland, and the South East Queensland Regional Infrastructure Plan. In addition, the former Caloundra City Council's Local Growth Management Strategy (LGMS) which informed the Council's Sunshine Coast Growth Management Position Paper was reviewed.

Key documentation impacting on the Community Development Strategy is discussed below.

5.1 Development Agreement

Clause 13.1 of the Development Agreement (as amended) requires that 3.8 ha of the Developable Areas be provided for community facilities in the general locations

set out by Annexure 15. Annexure 15 (as amended by the Ninth Deed of Variation) identifies the following facilities and general locations:

Facility/Location	Area
Bokarina Focus Area (DPA 2)	
Community Facilities	3,000m ²
Surf Life Savers Club	5,000m ²
Public Domain (Mall)	5,000m ²
Birtinya adjacent to the Regional Hospital	5,000m ²
Sportsmans Parade/Stern Drive	8,000m ²
Perrins Highland Neighbourhood Centre	1,000m ²
Currimundi North Neighbourhood Centre	1,000m ²
Kawana Island	
Adjacent to proposed Transit Station	3,000m ² ¹
Town Centre or Northern Birtinya	
Library/Learning Centre and Cultural Centre	7,000m ²
TOTAL	38,000m²

This land is to be provided by the Master Developer at no cost and free of all encumbrances and fully developed *but excluding erection of buildings or structures*.

Kawana Waters DCP Map 2 (refer Appendix 2) indicates by various symbols the preferred location of the community facilities which were expected to be required. These are also reflected in the accompanying Structure Plan 2 (1996) (also shown in Appendix 2) although there are some differences.

It is also significant that Clause 14 of the Development Agreement requires that at the time of development of the Town Centre the Master Developer must offer for sale at market value to the State of Queensland up to 1.2 ha of part of the Developable Areas within the proposed Town Centre for State offices and services.

5.2 DCP 1 Kawana Waters

Section 4.16.2(c)(i) of the DCP also has significance for facility and land requirements in that it provides guidance on the intent and implementation of the Detailed Planning Areas (DPAs). Of particular relevance for the provision of community facilities, the implementation for DPA 2 (Bokarina) guides the provision of land *additional* to that in Annexure 15 as follows:

- Public Access Club Facilities 1.0 ha
- Public Access Domain (Mall) 0.5 ha
- Village Park System 2.0 ha
- Linear Park 1.6 ha
- Community Facilities 0.3 ha
- Surf Club Facility 0.5 ha

¹ Pursuant to the Ninth Deed of Variation, Kawana and Buddina will not be required to provide this land and a monetary contribution of \$800,000 in total will be deposited in the Kawana Waters Community Facilities Account in lieu.

5.3 Regional Hospital Infrastructure Agreement

A further key requirement is contained in Schedule 9, the Infrastructure Contributions Schedule, to the Infrastructure Agreement with respect to the Regional Hospital Land ('Regional Hospital Infrastructure Agreement') (2007), which has a requirement under the Agreement for the provision of an area of 5,000m² of land in the vicinity of the Regional Hospital Locality as specified on Kawana Waters DCP Map 2 in the Proposed Planning Scheme Amendments No. 3. This infrastructure contribution transfers the location of the requirement for 5,000m² of land for community facilities in the Birtinya Village Centre provided for in clause 13.1 and Annexure 15 of the Development Agreement.

These amendments are reflected in the proposed amendments to Kawana Waters DCP and the Amendment of Structure Plan (2007), and accordingly the proposed amendments to Kawana Waters DCP Map 2 and the amended Structure Plan (Map) 2 (2007) (refer Appendix 2).

The implications of the above documents have been taken into account in preparing the CDS.

6. Community Facilities Needs Assessment

6.1 Basis of the Assessment

A Community Facilities Needs Assessment was undertaken in line with current best practice in social infrastructure planning, and in particular the process outlined in the SIP Guidelines. The full assessment is contained in the Background Study.

The needs assessment has been categorised by type of facility, identifying those facilities normally provided by local government, and/or the community and private sectors; and those provided by State and Federal governments. The needs have been identified on the basis of the precincts identified in Section 4.3 and shown on Figure 2.

In regard to population, the following assumptions were made:

- The ultimate (maximum) population of the DCP area has been assumed to be 48,500 as per Kawana Waters DCP Map 4 (see Appendix 2), with an estimated 26,090 of this population in the Established Areas and a projected 22,410 in the Developable Areas.
- The ultimate populations in the precincts identified in Kawana Waters DCP Map 4 have been used as the basis of analysis regarding the size of different communities likely to develop.

The assessment has indicated that the population threshold of 48,500 people (under the Kawana Waters DCP) is unlikely to be attained due to the trend towards a decline in household size. Current estimates indicate that the population may reach only approximately 41,600 overall of which about 16,300 will be in the Developable Areas. It is estimated that the population of areas yet to be developed is approximately 10,500 people. This comprises the majority of Precincts 3 and 4 and some limited land yet to be developed in Precincts 1, 2 and 5. However it has been agreed that planning should proceed on the basis of the original projected population of 48,500 people under the Kawana Waters DCP. A reassessment will be required if the density (residential) was to increase from the Kawana Waters DCP projection, e.g. if a Transit Oriented Development was to be created.

Needs are assessed by precinct against the 4 levels of the hierarchy of community facilities Council has established in the City under the draft SIP and also as per the SIP Guidelines, namely the:

- Neighbourhood level – with a usual population catchment of up to 3,000 people, and a geographical catchment within walking/cycling distance;
- Local level – 5-10,000 people and within 5-10 km;
- District level - 20-30,000 people and within 10-50km; and
- City Wide level – City wide population and catchment area.

The City Wide level has been excluded from the needs assessment as the study area does not comprise the whole City area or population.

6.2 Summary of Needs

6.2.1 Local Government, Community and Private Sector Facilities

Local government, sometimes in partnership with the community and/or private sectors, has traditionally provided a range of important community facilities. Some of these facilities will be able to be provided from the Kawana Waters Community Facilities Account which was set up under the Development Agreement for this purpose (see Section 9.2). Council may also be able to obtain grants or other sources of funding to supplement the income derived from the Facilities Account.

Facilities potentially provided by these sources in the DCP area are discussed below.

Community Meeting Spaces

The provision of somewhere for the community to meet (generally termed 'meeting spaces') is perhaps the most essential of all community facilities. Council has identified 4 relevant levels of community meeting spaces which should be provided:

- District Community Centre - a multi-purpose facility with a recommended desired standard of service of 1:30,000 people;
- Local Community Centres - a facility with a multi-purpose hall and sometimes other meeting spaces and a recommended desired standard of service of 1:10,000 people;
- Local Community Halls – a multi-purpose facility with a recommended desired standard of service of 1:6,000 people;
- Neighbourhood Houses/Meeting Rooms - a space other than the above facilities generally available for use with a desired standard of service of 1:2,000 people.

Based on projected population, land to be provided and industry endorsed benchmarks, the following provision is proposed for community meeting spaces:

Community Meeting Spaces		
Facility	Location	Requirements
District Community Centre	Eastbank (Lake Kawana Community Centre built)	8,000m ² of land (built)
Local Community Centres	Birtinya (North) in the vicinity of the Regional Hospital	5,000m ² of land
	Bokarina Beach	3,000m ² of land
	Parrearra/Kawana Island	3,000m ² of land ²
	Currumundi Markets (land provided)	1,620m ² of land
Local Community Halls	Kawana Forest/Perrins (small) Creekside (land provided) (small)	1,000m ² of land 1,000m ² of land
Neighbourhood Houses/ Meeting Rooms	No freestanding Neighbourhood Houses and Meeting Rooms in the DCP area.	Not applicable

Cultural Centre

A cultural centre was identified in Birtinya or the Town Centre in the original planning documents. Council has no specific definition of a “cultural centre” per se. However Council’s draft SIP identifies the cultural needs for the DCP area as an arts development space, local and district performance spaces and an exhibition space. Council has further advised that the performance space function has been achieved at Lake Kawana Community Centre. Further local performance needs will be met by the proposed network of local community centres and local community halls.

The provision of an arts development space and an exhibition space were found by the needs assessment to be appropriate to the district function of the Town Centre or in close proximity to the Town Centre (e.g. northern Birtinya) to ensure needs are met. The location is to be determined by the Neighbourhood Plan approved through the Master Planned Community Development Process.

² Pursuant to the Ninth Deed of Variation, Kawana and Buddina will not be required to provide this land and a monetary contribution of \$800,000 in total will be deposited in the Kawana Waters Community Facilities Account in lieu.

The following provision is proposed for the cultural centre:

Cultural Centre		
Facility	Location	Requirements*
Exhibition Space and Arts Development Space	Town Centre or Birtinya (North) as determined by the Neighbourhood Plan approved through the Master Planned Community Development Process	7,000m ² of land on the basis that the facilities are co-located with Library and Learning Centre facilities

* The one parcel of land of 7000m² in total is to be provided for all of the Cultural Centre, Library, Learning Centre.

Library and Learning Centre

Research and consultation has found libraries to be one of the facilities most commonly utilised by the community, including young people and older people. A library has been identified as a key community facility in the DCP area in all relevant Development Documents, and was also recommended in a review of the Caloundra City library service in 2003 as well as other Council policy documents.

The requirements for the size of the library were determined through application of Queensland State Library Standards. As these standards are based on an assumption that floorspace is related to residential population, the upper end of the recommended floor space range was adopted to compensate for demand arising from the workforce of the Kawana area.

The previous draft CDS adopted a “learning communities” approach to the development of the DCP area. Council expressed the desire to further the concept of a “library and learning centre” as a hub with virtual connections to other access points located in community facilities such as community centres and educational entities.

While the library/learning centre could be a freestanding building, it is recommended that the library/learning centre and exhibition space/arts development space be co-located, or at least in linked buildings. It is felt that this would provide the greatest opportunity for a landmark building to be developed, and for adoption of modern trends towards integration of community uses and functions. This matter is to be determined by the Neighbourhood Plan approved through the Master Planned Community Development Process.

The following provision is proposed for the library and learning centre:

Library and Learning Centre		
Facility	Location	Requirements*
Library and Learning Centre	Town Centre or Birtinya (North) as determined by the Neighbourhood Plan approved through the Master Planned Community Development Process.	7,000m ² of land on the basis that these facilities are co-located with the cultural centre facilities (comprising an exhibition space and arts development space)

* The one parcel of land of 7000m² in total is to be provided for all of the Cultural Centre, Library, Learning Centre.

Child Care Centres

The needs for child care have changed substantially since the preparation of the original development documents, and since the preparation of the draft CDS. An assessment of current needs identified the potential need for five child care centres to serve the residential population.

In addition, Council has identified that a child care centre will be needed at Birtinya on the site of the Sunshine Coast Regional Hospital. This would appear highly desirable to cater for the needs of the hospital workforce, and in line with best practice.

Given the uncertainties surrounding the provision of child care at the present time, and the trend toward increasingly larger centres, it has been determined that the Bokarina site should be identified for a child care centre and actively pursued by the Master Developer.

Land and buildings to be provided commercially. The Childcare Centre is to be actively pursued by the Master Developer for a period of 5 years after the commencement of uses within Bokarina Beach within the stage of development relevant to the Childcare Centre site.

Within 6 months of the completion of this five (5) year period an independent assessment is to be prepared specifically to determine the future need for the site to be used for a Childcare Centre or respite centre use. The consultant determined to undertake this assessment will be agreed by the Master Developer and Council.

If the assessment supports the future need for Childcare facilities or respite centre in Bokarina Beach, then the site will continue to be identified as such through the appropriate Master Plans.

If the assessment determines that there is no future need for a specific site for childcare or respite services in Bokarina Beach, then the land may revert to the same or similar use to adjoining parcels and the relevant Master Plans will be amended at that time to reflect this assessment.

The following provision is proposed for child care centres:

Child Care Centres		
Facility	Location	Requirements*
Child Care Centres	Town Centre	1,500m ² of land
	Eastbank	3,000m ² of land
	Kawana Business Village (moved from Parreara)	2,000m ² of land
	Bokarina Beach	1,500m ² of land
	Birtinya	2,000m ² of land

* The land areas are less if contained within another building envelope.

Surf Life Saving Club

Surf Life Saving Clubs (SLSCs) contribute to a community's surf safety, public education, physical fitness and youth leadership and programs. The need for a Surf Life Saving Club was identified in the Development Documents to provide a needed facility to open safe patrolled access to Bokarina Beach. It will also provide a focus for young people in the DCP area. The draft CDS saw it as important to provide a patrolled beach and associated club facilities in Bokarina Beach to ensure appropriate surf safety facilities as part of the development of this precinct as a major tourism destination.

The area of the surf club facility is required by clause 13.1(c) of the Development Agreement to be surrendered to the State of Queensland and the Minister seeking the consent of the Governor in Council to the issue of a term lease to a surf life saving entity as the parties agree.

The following provision is proposed for the surf life saving club:

Surf Life Saving Club		
Facility	Location	Requirements
Surf Life Saving Club	Bokarina Beach	5,000m ² of land

Lifeguard Facilities

In conjunction with voluntary SLSCs, the Council provides a professional lifeguard service to maintain patrols when volunteers are not available. Council provides foreshore infrastructure for surf safety that is utilised by both Council provided lifeguard services and the SLSC. The Council lifeguard service will also require office and surveillance accommodation.

The Master Developer has agreed to provide safety infrastructure such as the bathing reserve signage and lifeguard towers, and beach access points and paths. Council has indicated that it will provide areas for meeting space, storage, amenities etc. for lifeguards, preferably integrated within the local community centre, or possibly with the SLSC, even if on a temporary basis.

No separate land requirement is therefore seen as necessary for this purpose.

The following provision is proposed for lifeguard facilities:

Facility	Location	Requirements
Foreshore infrastructure, including bathing reserve, signage, lifeguard towers, beach access points and paths.	Bokarina Beach	No land requirement beyond the provision of foreshore infrastructure by the Master Developer

Meeting space, storage, amenities areas etc for lifeguards	Bokarina Beach	No land requirement as facility is to be co-located by the Council with the local community centre or Surf Life Saving club as determined by the Detailed Planning Area Plan approved through the Master Planned Community Development Process
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Public Access Domain (Mall)

The Kawana Waters DCP indicates the need for a 5,000m² area to be provided and developed at Bokarina Beach for the purposes of a public access domain (mall).

This will provide a focus for community gathering and activity, and is seen as an important feature of the development of the DCP area. The Council has specified that it requires the public access domain (mall) to be 5,000m² and to be provided in one contiguous parcel which is regular in shape. It is intended to be a central element of the community focal point for the DCP area in Bokarina Beach.

The following provision is proposed for the public access domain (mall) is:

Facility	Location	Requirements
Public access domain (mall)	Bokarina Beach	5000 m ² of land and works to provide the public access domain (mall)

Public Access Club Facilities

The Kawana Waters DCP requires a significant club facility or similar to be provided which is sized to accommodate an area of 1 hectare of land for public access and enjoyment of club facilities.

This facility should be located adjacent to the public access domain (mall), Village Park, local community centre and surf life saving club, to form a vibrant focal point for the Kawana area for residents and visitors.

If the facility is not provided, the Council requires 1 hectare of land to be “set aside for public access club facilities”(Kawana Waters DCP section 4.16.2.(c)(vii)).

The following provision is proposed for the public access club facilities:

Facility	Location	Requirements
Public access club facilities incorporating a significant club or similar.	Bokarina Beach	Sized to accommodate an area of 1 hectare of land for public access and enjoyment of club facilities or in the event that this use does not

		occur, 1 hectare of land to be provided to the Council for public access club facilities.
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Aged Care Facilities

The provision of appropriate facilities for older people is a concern to all communities as the population ages. The DCP area is attracting the provision of various facilities for independent or retirement living, which will increase this age profile more rapidly than the area as a whole.

Most Councils are today developing multipurpose community centres which can be used by older people rather than specific purpose Senior Citizen's Centres. Council has adopted this approach in the DCP area, with an aged person's group meeting at the Kawana Community Hall and Lake Kawana Community Centre on a regular basis. However the availability of space for day respite would appear critical. It is therefore recommended that opportunities for the provision of a respite centre should be explored in association with any aged care facility established in the DCP area (see below), and the potential for inclusion in larger community facilities such as the local community centre in Birtinya (North) in the vicinity of the Regional Hospital or the State neighbourhood centre should be investigated.

There is a wide range of options for the accommodation of older persons who can no longer live in their own home, or seek smaller, more suitable accommodation. This includes the following:

- Residential Aged Care, comprising accommodation and care for people who have been assessed for entry by an Aged Care Assessment Team. This will usually provide either high care or low care accommodation.
- Independent Living Units (ILUs), previously known as 'self care accommodation', providing self contained purpose built accommodation for people who are able to live independently and care for themselves. This can be provided in registered retirement villages, or in over 55 villages, often called 'retirement resorts', which are not registered and do not require compliance with the relevant legislation.

The DCP area in particular has a significant share of the former Caloundra City's aged persons' accommodation, approximately 84% of which are ILUs. It is recommended that attempts should be made by the Master Developer to encourage innovative providers into the DCP area who will provide either ageing on site or full ageing in place (in the person's own dwelling). It is also recommended that higher level care facilities such as nursing homes or hostels be encouraged to help provide for the anticipated future needs of existing residents. At the same time it is recommended that Council develop an aged care code which incorporates features relating to ageing in place and other desirable social outcomes in all types of aged housing developments.

Facilities for Young People

The provision of the former Caloundra City Council's funding for young people focuses on facilitating programmes targeting young people without providing targeted facilities. This approach is in line with the recommendations of the Social Policy and Strategy 2004 which promotes multiple uses and clustering of activities where appropriate, including facilities for young people.

Community consultation across the former Caloundra City has repeatedly identified a lack of facilities for young people. It is consequently recommended that all community facilities to be developed in the DCP area should be planned, designed and managed with consideration of the specific needs of young people, particularly the development of a youth friendly Learning Centre, a potential youth library area within the new Kawana Library, the development of a public domain in Bokarina Beach and the Town Centre or Birtinya (North).

The potential for inclusion of a youth facility with associated seating and social gathering facilities in an appropriate park in the DCP area will be investigated, with a potential location being identified in open space to be provided at Bokarina Beach or in the Town Centre or Birtinya (North).

The following provision is proposed for facilities for young people:

Facilities for Young People		
Facility	Location	Requirements
Potential youth facility	Bokarina Beach and Town Centre or Birtinya (North) as determined by the Neighbourhood Plan or Detailed Planning Area Plan approved through the Master Planned Community Development Process	Constructed within village park
Public domain	Bokarina Beach and Town Centre or Birtinya (North) as determined by the Neighbourhood Plan or Detailed Planning Area Plan approved through the Master Planned Community Development Process	Constructed within a village park or in the case of the Town Centre or Birtinya (North) in a neighbourhood park

Open Space Network

The open space network in Kawana Waters provides a significant network of social gathering spaces, public toilets, a continuous access promenade around the public recreation lake and linkages to community facilities. The network is delivered in accordance with section 12 of the Development Agreement.

Social gathering spaces are formal and informal spaces for people to gather throughout Kawana Waters. The Kawana Waters DCP sets out an appropriate basis for the consistent requirements of communities for infrastructure in parks of varying size and nature. These facilities are planned and delivered by Council and the Master Developer through the above Master Planned Community Development Process.

An overview of the needs of the area identified:

- Basic facilities of seating, water (either a tap and/or a water fountain) are not available in each precinct park;
- Playground equipment is not available in each neighbourhood park;
- There appears only one public toilet block provided in the area (at Eastbank).

The provision of park facilities such as playgrounds and especially toilet blocks is a matter which should be subject to local consultation and determination with resident groups. Currently the provision of public toilets appears very poor, with none being available in Creekside, Kawana Forest, the Business Village or Kawana Island (publically). However the need for, and desirability of providing these requires local discussion.

It is likewise considered desirable that adequate public toilets are provided in the Village Parks and Neighbourhood Parks of Birtinya, Bokarina, the Town Centre and DPA 4. This should occur through the Master Planned Community Development Process, as should the detailed design of the public access promenade around the lake.

The Master Developer should in relation to the Village Parks and Neighbourhood Parks of the Birtinya, Bokarina Beach, Town Centre and areas provide in addition to the minimum recreational requirements the desirable additional recreational opportunities identified in the Kawana Waters DCP limited to public toilets. The Development Agreement is to be amended to provide these facilities.

Public Art

Design and 'public art' can be major contributors to the process of creating an identity and familiarity, defining places, providing social gathering spaces, developing the visible landscape and defining edges to precincts or neighbourhoods. Temporal works can also be a focus for community events.

The former Caloundra City Council adopted a 'Public Art Strategy' in 2000 for the provision of artworks throughout the City. The former Caloundra City Council and the Master Developer share responsibility for implementation of the strategy within the DCP area. Particular opportunities were considered by the previous CDS to exist in Eastbank, the Town Centre, community facilities, along the continuous pedestrian promenade around the lake and in public spaces throughout Kawana Waters. A further significant opportunity for public art is seen in relation to the provision of the library/learning centre in a park-like setting. Contemporary public art would be expected to be an integral part of the Exhibition/Arts Development Space and its surrounds.

Public art and design are integral to the delivery of Kawana Waters and can be provided in a wide range of forms from functional, decorative, iconic, interpretive etc. Public art should be integral to the planning and construction of community buildings, open space, major pedestrian linkages and as opportunities arise. Community art projects should be initiated for each community facility developed and managed by Council. The Council should incorporate public art into community facilities in accordance with the policy of the Council.

The former Caloundra City Council's Public Art Strategy recommended that 1.5% of the capital works on community infrastructure be expended on public art.

The Master Developer should incorporate public art and design into major iconic buildings, in open space areas and along major pedestrian links.

The following provision is proposed for Public Art:

Public Art		
Facility	Location	Requirements
Public art to be provided by the Council	Community infrastructure	No land requirement beyond the provision of the public art
Public art to be provided by the Master Developer	Major iconic buildings	No land requirement beyond the provision of the public art
	Open space areas	

Cemeteries/Memorial Gardens

The former Caloundra City Council operated six cemeteries. A Cemetery Strategy was developed in July 2002 in consultation with the local community to set an agreed vision and strategic intent for the City's cemetery services and cemeteries for the 20 years from 2002 to 2022.

Key elements of the strategy included the following:

- The ability to expand existing cemeteries.
- The establishment of a new cemetery to serve the coastal region of the City.
- The investigation of suitable sites for expansion of ashes interment.

It is considered that the developable areas of the DCP area are unsuitable for a cemetery on several criteria relating to its high water table, flood liability and sensitive environmental catchment. Parts of DPA 4 which are in Birtinya and are accessible to the public road network could be considered for an ashes interment site. However further investigation is recommended in this regard in an appropriate location on Council land in Birtinya. No further land requirement is necessary.

Cemeteries and Memorial Gardens		
Facility	Location	Requirement
Cemetery	No facility is required	
Memorial Garden	A location within proposed open space in Birtinya is to be investigated and determined by the Neighbourhood Plan approved through the Master Planned Community Development Process	No land requirement beyond the provision of open space.

Community Gardens and Marketplaces

A community garden is an area of shared land that is accessible to a community which comes together to grow fruit and vegetables, share horticultural knowledge and food preparation skills, and meet neighbours and share experiences and resources in activities of common interest. An indoor storage space, meeting and training space is required to support the activity.

A community garden is deemed highly desirable which involves both new and existing residents of the DCP area. This is recommended to occur as a community initiative instigated and facilitated by Council. It is recommended that a suitable area of open space be identified and earmarked for this use. No additional land is required.

A community marketplace can also promote sustainability and provide a place for the community to meet and interact. It is recommended that a suitable area be identified during the planning of the open space areas of the DCP area, and that it be developed by the Master Developer with the basic infrastructure required for a marketplace (water, sewerage, shared parking and 3 phase power). Care will need to be given to the criteria for location of such a marketplace - especially in relation to traffic, parking, road safety, pedestrian access and the potential for noise (e.g. by amplified music). Apart from the provision of works no further land requirement is necessary.

The following provision is proposed for community gardens and community marketplaces:

Facility	Location	Requirements
Community Gardens and Community Marketplaces	A location within proposed open space as determined by the Neighbourhood Plan or Detailed Planning Area Plan approved through the Master Planned Community Development Process	Works to construct a Community Marketplace including the provision of water and sewerage services, share parking and 3 phase power works to construct a community garden including provision of an indoor storage, meeting/training space.

6.2.2 State and Federal Government Facilities

Various facilities are provided by the State or Federal governments. The following facilities are those which the needs assessment has identified as potentially required, subject to evaluation by the State government, particularly for the use of the 1.2 hectares of land within the Town Centre which the Master Developer must offer for sale at market value to the State of Queensland at the time of development (or on other sites, such as the Regional Hospital). This assessment in no way commits or requires the provision of these facilities; it is provided as the basis of appropriate discussions with the State government (and possibly the Federal government) and their own evaluation.

Neighbourhood Centre

A neighbourhood centre has a specific definition within community facilities planning, usually being a State government multi-service centre primarily providing referral and support services, office space for a range of government funded service providers and possibly meeting space for community groups. Facilities are usually part-funded by the Department of Communities, with additional funding from other sources. The SIP Guidelines identify the usual provider of neighbourhood centres as the State, with Council and community being other providers. Neighbourhood centres also tend increasingly to be co-located or integrated with community centres.

Across the City, there are currently 5 neighbourhood centres, which are generally very highly used, and in some cases beyond capacity. Only Caloundra and Maleny Community Centres are recurrently funded by the State, although other centres receive program funding. The provision in the hinterland is significantly higher than at the coast, with 4 facilities catering for the hinterland and only 1 facility catering for the entire coastal area, the Caloundra Community Centre at Currimundi. At a desired standard of service of 1:30,000 for a neighbourhood centre in the coastal urban area, this level of provision suggests a current shortfall of one facility to serve the coastal area; a shortfall of a second facility by 2016, and an additional facility close to being required by 2026.

Consultation has shown high community dissatisfaction with the current provision of neighbourhood centres and State funding. The establishment of a neighbourhood centre in the DCP area by 2011 was recommended in the Social Policy and Strategy 2004. The draft SIP confirms the need for a neighbourhood centre in the Town Centre or Birtinya (North) in the vicinity of the Regional Hospital in the short term.

The following provision is proposed for a neighbourhood centre:

Neighbourhood Centre		
Facility	Location	Requirements
Neighbourhood Centre	Town Centre or Birtinya (North) in the vicinity of the Regional Hospital	5,000 - 10,000 m ² of land

Work Based Child Care Centre

The overall need for child care centres was considered under Local Government/private sector facilities above. It was noted that Council has identified the need for a child care centre at Birtinya (North) on the site of the Sunshine Coast Regional Hospital, in addition to commercial centres to serve the Town Centre and Birtinya workforce and residents.

A work-based child care centre at the Regional Hospital would appear highly desirable to cater for the needs of the hospital workforce and patients, and is in line with best practice previously undertaken by Queensland Health and in other states.

The following provision is proposed for work based child care centres:

Work Based Child Care		
Facility	Location	Requirements
Child Care Centre	Birtinya (North) on the Regional Hospital site	2,000 m ² of land if freestanding, less if contained in another building envelope

Tafe or University Training Facilities

SIP Guidelines benchmarks suggest that the DCP area is close to requiring a district TAFE campus (1: over 50,000). The Sunshine Coast is serviced by both the Cooloola Sunshine Coast College of TAFE and the University of the Sunshine Coast at Sippy Downs. Currently, campuses of TAFE are located at Caloundra, Mooloolaba, two campuses in Maroochydore and a campus at Nambour.

A nursing and medical school is also proposed to be integrated with the Sunshine Coast Regional Hospital.

Both TAFE and universities have shown an interest in pursuing joint facility provision and co-location with other State and possible local government partners. Links may also be possible with enterprise development and vocational training in the DCP area. It is therefore appropriate for TAFE and possibly University outreach programmes to be offered, especially to adults, at a location to serve residents and workers of the DCP area.

Appropriate locations for a TAFE and university training facilities are the Regional Hospital site, Eastbank and Birtinya (North) or the Town Centre.

Training partners, such as TAFE the University of the Sunshine Coast and the University of Queensland, could also contribute to the development of the proposed learning centre, including provision of a suitable lecture theatre, or training rooms, which can be used by a number of different external organisations and agencies. The University of the Sunshine Coast may also be interested in partnering Council or developing links in relation to the proposed arts development space, given their emerging strengths in performing arts and creative industries.

The following provision is proposed for TAFE and university training facilities:

TAFE and university training facilities		
Facility	Potential Location	Requirements
Training facilities	Birtinya (North) on the Regional Hospital site	No land requirement as it has already been provided
	Town Centre or Birtinya (North) or Eastbank	Land to be offered to the State government in accordance with clause 14 of the Development Agreement if in the Town Centre or is otherwise provided by the State government. Buildings to be provided by the State government.

Social and Affordable Housing Projects

It is a goal of the former Caloundra City Council that new residential development and housing incorporates or contributes to the provision of social and affordable housing. There are a number of ways in which the development of the DCP area can contribute to affordable housing. Providing for social mix and diversity of housing type through innovative development forms can make a contribution. There is also a significant opportunity for the funding of development of social housing projects containing a mix of affordable housing by the State government and the community/private sector through programs announced under the recent Federal government housing agenda.

It is recommended that relevant discussions should occur between the Master Developer, Council and housing providers to evaluate the opportunities for affordable housing projects in the DCP area.

The following provision is proposed for social housing projects:

Social and Affordable Housing Projects		
Facility	Location	Requirements
Social and Affordable Housing Projects	Town Centre and Birtinya (North)	The requirements are to be determined in an approved Neighbourhood Plan through the Master Planned Community Development Process in consultation with State and Federal governments

Emergency Accommodation

There is very limited emergency accommodation on the Sunshine Coast in general. The issue of homelessness, and youth homelessness in particular, is increasing and generally recognised as an unmet need. All providers of emergency housing report turning away large numbers of people.

It is recommended that discussions are held with the Queensland Department of Housing to review the opportunities for provision of emergency housing in the DCP area, particularly on land to be offered for sale to the State government. Locations in and around the Town Centre and Birtinya would provide good access to public transport, support services and a number of sources of potential employment.

The following provision is proposed for emergency accommodation:

Emergency Accommodation		
Facility	Location	Requirements
Emergency Accommodation	Town Centre and Birtinya	The requirements are to be determined in an approved Neighbourhood Plan through the Master Planned Community Development Process in consultation with the State and Federal governments

State and Federal Government Offices

A further potential use of the land or part of the land to be offered by the Master Developer to the State government at market value, could potentially be for the provision of State or Federal departmental offices.

A large number of government agencies will be involved in the development of the DCP area and the delivery of facilities and services to the area. It is possible that offices will potentially be required on the Sunshine Coast for a range of government functions.

This need has not been evaluated. However it is recommended that discussions be undertaken with the State government to initiate evaluation of future possible office space requirements in the DCP area.

The following provision is proposed for State and Federal government offices:

State and Federal Government Offices		
Facility	Location	Requirements
State/Federal Government Regional Offices	Town Centre and Birtinya (North)	The requirements are to be determined in an approved Neighbourhood Plan through the Master Planned Community Development Process in consultation with State and Federal governments

Police and Emergency Services

In general the DCP area is well serviced by police, ambulance and fire station infrastructure and will be further served in the future by new possibly co-located facilities proposed at Sippy Downs. Services and manning levels are beyond the scope of CDS and have not been considered as part of the CDS.

The Police Beat Shopfronts program is aimed to provide an effective policing presence in shopping centres and central business districts. A Police Beat Shopfront in the DCP area is recommended in the retail centre or Transit Centre in the Town Centre. An evaluation or feasibility study would be conducted by the Queensland Police Service prior to determination of the need for a Police Beat.

The need has also been identified for a new SES facility to serve the DCP area. A larger site of 5,000m² has been identified in the vicinity of the Village Park to the south of the Regional Hospital.

The following provision is proposed for police and emergency services facilities:

Police and Emergency Services		
Facility	Location	Requirements
Police Beat Shopfront	Town Centre in the retail centre or Transit Centre	No land requirement but lettable area of approximately 50 - 100 m ² is required
SES facility	Birtinya (South) in the vicinity of the Village Park to the south of the Regional Hospital	5,000 m ² of land

Postal Services

The provision of postal retail outlets and post boxes has been subject to various attempts at benchmarking over the years. The provision of post boxes in fact occurs based on the number of items likely to be received in a box per day, and as a consequence has not been considered in this analysis. However the first postbox is usually established when a population reaches about 300 people.

The SIP Guidelines identify a benchmark for retail outlets as one outlet being required in any activity centre over 12 shops. On this basis, outlets are likely to be required in activity centres as follows:

- Parrearra/Kawana Island;
- Birtinya;
- Bokarina.

Licensed post office centres (corporate outlets) are provided in activity centres with 30 or more retail outlets, as well as business/corporate precincts, large regional centres and other strategic locations. A licensed post office centre will be required in the Town Centre. Further consideration may need to be given to outlet needs in the Business Village.

The recommended provisions for postal services is as follows:

Postal Services		
Facility	Location	Requirements
Retail Outlets	Parrearra/Kawana Island	No land requirements
	Birtinya	
	Bokarina Beach	
Corporate Outlet	Town Centre	
	Possibly Business Village	

7. Strategic Framework

7.1 Vision Statement

The vision statement proposed for the future community development of the DCP area is:

“A vibrant, sustainable, just and prosperous community with

- ***Fair and equal access to facilities, services and opportunities;***
- ***A range of opportunities for an active lifestyle and the development of artistic, creative and cultural enterprises and activities;***
- ***Preservation and awareness of the unique natural attributes of the Kawana environment;***
- ***A healthy, safe and secure environment which promotes a healthy lifestyle and community wellbeing;***
- ***Opportunities for lifelong learning for residents and workers;***
- ***A strong community and sense of place; and***
- ***Access to job creation and enterprise development.”***

7.2 Social Outcomes

There are a number of social outcome areas which this vision aspires to achieve. Guidance on the desired social outcomes to be adopted in developing the CDS is provided by Annexure 17, the Social Policy and Strategy (2004) and Caloundra Council's Corporate Plan 200-2011. They are as follows:

Access and Equity

Fair and equal access by all members of the Kawana Waters community to facilities, services and opportunities, and access to the full range of proposed initiatives developed in the strategy.

The CDS should be inclusive and supportive of all stakeholders' needs and requirements regardless of individual circumstances, characteristics, disabilities, culture and background, and is intended to be responsive to both general and special needs to ensure access and equity for all residents and workers to the resources of the DCP area. This will include universal access and equity for all groups and individuals wherever required in the ongoing development of the DCP area and its facilities.

Recreation, Leisure and the Arts

A stronger recreation, leisure and the arts focus within the Kawana Waters community, through provision of a range of opportunities for an active lifestyle and the development of artistic, creative and cultural enterprises and activities.

Stable and thriving communities require a number of outlets for leisure, recreation and self expression and an aim of the CDS is to foster leisure and recreational activities, and the development of cultural pursuits, through the provision of appropriate facilities, events and links with commercial enterprises and academic institutions.

Environment and Heritage

Preservation of the area's unique heritage, especially its links with the natural environment, and development of greater awareness of its natural attributes within the local and wider community.

The CDS recognises that the DCP area has a special and unique history and environmental heritage. The CDS recognises the significance of the DCP area's environment and that its preservation and acknowledgement will contribute to furthering its evolution as a strong, unique community.

Public Health, Wellbeing and Safety

A healthy, safe and secure environment which promotes a healthy lifestyle and community wellbeing.

An aim that underpins the strategies of the CDS is to promote the development of a healthy community, both in terms of safe living and working environments, and also in terms of public health and safety. The development of a healthy lifestyle for all residents, visitors and persons working, living and learning in the DCP area will be a goal of the CDS. The incorporation of Crime Prevention Through Environmental Design (CPTED) initiatives will ensure safety and security in the public domain and built environment.

Social and Built Environment

A strong community and sense of place.

Current and future development should contribute to the creation of a cohesive, strong community through the provision of community facilities, community development initiatives, and developing a sense of identity and place. This can happen through the planning of its community facilities, urban villages, activity centres and other community foci, as well as community development activities, events and initiatives.

Education and Employment

Opportunities for lifelong learning, job creation and enterprise development, to maximise the potential and quality of life of all its residents and workers.

The fostering of education resources and facilities, and a focus upon lifelong learning, contributes to creating a participative, equitable, informed and tolerant society, and one well-equipped for employment. The CDS aims to complement existing educational facilities in the DCP area, by developing synergies, facilities and opportunities for learning to meet the needs of all members of the community; and to support and foster new and existing enterprise and employment in the DCP area, and the increasing sector of home-based business. Increased employment in the local area will boost the local economy and that of the wider Sunshine Coast region, while reducing commuting to work and in turn contributing to a healthier lifestyle.

7.3 Aspirational Community Development Statements

Aspirational Statements were developed for each of the precincts identified in Section 4.3. These were derived taking into consideration the planning intents espoused in various statutory and strategic documents, the goals stated by resident associations where these are available, and the social outcomes developed above. The statements identify the desired future for each community, as follows:

Creekside

A family neighbourhood with an emphasis on integration with the urban, conservation and recreational values of the surrounding areas. A community with connectivity with the natural environment and social cohesion.

Kawana Forest /Perrins

A new residential neighbourhood with a strong sense of community spirit, neighbourliness and inclusion of the Pacific Lutheran College as a part of the Kawana Forest community. A community that protects, enhances, preserves and promotes the natural, built and social environment - looking after its shared assets. A community with a sense of belonging, community connectivity, pride and neighbourliness.

Birtinya

A transit oriented community with equal access to a beach and urban lifestyle. A diverse community, catering for residents in a range of single dwelling, medium and high-density residential housing that support the Town Centre and Regional Hospital. A community with access to employment opportunities, recreational pursuits and facilities and services. A neighbourhood of high residential amenity and identifiable appearance that promotes the development of community spirit and pride. A waterside community offering residents an exceptional lifestyle.

Eastbank

A hub key focus and destination for the community of the DCP area and the Sunshine Coast region for community events, sport, leisure and recreation. Located on the eastern banks of Lake Kawana, this destination will incorporate a vibrant and complementary mix of sports, leisure, cultural, commercial and community opportunities, that will result in an interactive place providing a range of experiences, activities and choices linking the community of the DCP area.

Kawana Business Village

A focus for commercial activity in the DCP area, particularly knowledge economy businesses, research and information communications technology. A convenient resident employment base and location for industrial and office functions. A unique combination of quality work and lifestyle opportunities for employees, in an aesthetically attractive lakeside environment.

Town Centre

A major activity centre for residents and workers of the DCP area. A place providing identity and pride, as well as a centre for civic, cultural, community, employment, shopping and government activities.

Bokarina Beach

A beachside community providing a tourist destination and modern convenient living for visitors and local residents. A healthy lifestyle based around a vibrant focal point with public access to the beach, direct linkages for pedestrian and cyclists to the existing developed areas and to the areas west of the Nicklin Way in particular the district community centre, Town Centre and Transit Centre, community facilities and associated recreational opportunities.

Kawana Island/Parrearra

An island community, with a diversity of housing stock ranging from traditional and villa dwellings to apartment style accommodation. A community which ensures the protection, development and enhancement of the physical amenity of Kawana Island - its shared assets. A community promoting community spirit and civic responsibility.

Established Areas to the East of Nicklin Way

A diversity of residential communities sharing a relaxed beachside lifestyle and family environment and convenience to shops, jobs, facilities and services.

7.4 Proposed Initiatives

The strategy to achieve these social outcomes comprises a range of initiatives in a number of specific outcome areas. Some of these initiatives have already been delivered. The initiatives are summarised in the following table.

They include the following:

- The provision of community facilities, by either local government, State or Federal governments, the Master Developer, the private sector and/or partnerships between these.
- Community development, health and wellbeing services, programs and activities.
- The recognition and promotion of opportunities which arise because of the unique circumstances of the DCP area.
- The development of the resources and harnessing of the capacity of community members themselves and local enterprises and businesses.

Recommended initiatives arise from the needs assessment, the determination of land and facility requirements and the previous draft CDS. The latter included significant consultation with the community and key stakeholders. Some arise from best practice (e.g. resident welcome kits), from existing initiatives of Council which will desirably be extended into the DCP area (e.g. public art) and from proposed initiatives of Council and other partners such as TAFE, the University of the Sunshine Coast and the University of Queensland.

The proposed initiatives to achieve or contribute to achieving the desired social outcomes are summarised in the following table under each of the specific outcome areas. The lead agency and priority for each initiative is shown in the table. Only the capital costs of initiatives to Council have been estimated. Recurrent costing requirements will need to be included in Council's normal budgetary processes.

The provision of parks and open space, pedestrian and cycle network and transport infrastructure is outside the scope of the CDS and will be provided for through the Master Planned Community Development Process in accordance with the

Development Documents. Detailed determination of the manner of implementing several initiatives will need to be finalised in this process. Community consultation will also be required to be undertaken to ensure that the initiatives are implemented in the most effective and appropriate manner possible.

Summary of Initiatives

Social Outcomes	ACCESS & EQUITY	RECREATION LEISURE & ARTS	ENVIRONMENT & HERITAGE	PUBLIC HEALTH & WELL BEING	SOCIAL BUILT ENVIRONMENT	EDUCATION & EMPLOYMENT
Initiatives	<p>Information:</p> <p>1A Community information</p> <p>1B Community Integration</p> <p>1C Directional Signage</p> <p>1D Community Awareness Program</p> <p>1E Community Information Kits</p> <p>Social Inclusion:</p> <p>1F Universal Access</p> <p>Housing:</p> <p>1G Social and Affordable Housing</p> <p>1H Emergency Accommodation</p> <p>1I Aged Person's Housing</p>	<p>Cultural Facilities:</p> <p>2A Performing Arts Venue</p> <p>2B Exhibition Space and Arts Development Space</p> <p>Recreation and Leisure Facilities</p> <p>2C Pedestrian and Cycle Network</p> <p>2D Parks and Open Space</p> <p>2E Quad Park Precinct</p> <p>2F Recreational Lake</p> <p>2G Recreational Opportunities</p> <p>Public Art:</p> <p>2H Public Art</p>	<p>Local History:</p> <p>3A Cultural Awareness Programs</p> <p>Environmental Awareness:</p> <p>3B Interpretive Centre and Trails</p> <p>3C Interpretive Signage</p> <p>3D Sustainability Initiatives</p> <p>3E Environmental conservation</p>	<p>Safety & Security:</p> <p>4A Safety and Security Initiatives</p> <p>4B Patrolled Surf Beach</p> <p>Health & Wellbeing:</p> <p>4C Community Services</p> <p>4D Neighbourhood Centre</p> <p>4E Regional Hospital and Health and Medical Facilities/ Services</p> <p>4F State Emergency Services</p> <p>4G Memorial Garden</p>	<p>Community Meeting Spaces:</p> <p>5A Community Centres and Halls</p> <p>5B Eastbank Community Precinct</p> <p>5C Social Gathering Spaces</p> <p>5D Facilities for Young People</p> <p>5E Facilities for Older People</p> <p>Community Development:</p> <p>5F Strong Community</p> <p>5G Facility Management</p> <p>5H Resident's Associations</p> <p>5I Child Care Centres Family Day Care/ Out of School Hours Care</p>	<p>Community Learning:</p> <p>6A Library and Learning Centre</p> <p>Vocational Training:</p> <p>6B Educational Opportunities</p> <p>Economic Development:</p> <p>6C Business Development</p> <p>6D Knowledge Partnerships</p> <p>6E Creative Industries</p> <p>6F Home Based Business</p> <p>Tourism:</p> <p>6G Sports Tourism</p> <p>6H Visitor/ Tourism Destination and Resort</p> <p>Employment:</p> <p>6I Work Based Child Care Centre</p> <p>6J Government Offices</p>

Summary of Initiatives Kawana Waters Community Development Strategy		Priority				Council Resources Required		Lead Agency		
		Low	Med	High	Ongoing	Capital	Operational	Council	Master Developer	State
Desired Social Outcome Area 1: Access & Equity										
Information:										
1A	Community Information				X				X	
	i. Develop a community section on Master Developer's website to directly connect residents to news or information relating to the DCP area e.g. facilities, services, organisations, activities etc within the community.									
	ii. Advocate to telecommunication providers for improved high speed internet access to the DCP area.			X					X	
1B	Community Integration			X	X	X			X	X
	i. Create direct and safe linkages for pedestrian and cyclists between the existing developed areas, the Developable Area to the east of the Nicklin Way and the existing areas and Developable Area to the west of Nicklin Way, in particular the east/west pedestrian/cycle spine which is to connect the Transit Centre, Town Centre, pedestrian access bridge across the public recreational lake district community centre and Bokarina Beach.									
	ii. Strengthen functional relationships between existing and future communities through programs, events, activities and initiatives.			X	X		X	X	X	
	iii. Implement a consistent place naming strategy with the community			X	X		X	X	X	
1C	Directional Signage			X					X	
	Develop a Signage Manual approved by the Council that complies with all Australian Standards and Council Local Laws.									

Summary of Initiatives Kawana Waters Community Development Strategy		Priority				Council Resources Required		Lead Agency		
		Low	Med	High	Ongoing	Capital	Operational	Council	Master Developer	State
	Upgrade existing directional and community facility signage to meet all standards.		X			X	X	X		
	Develop new signage in accordance with the Signage Manual in the Developable Areas.			X			X		X	
1D	Community Awareness Program Develop a range of programs and initiatives which increase the community's awareness and knowledge of local history and culture, the environment, services and facilities and happenings within the DCP area. This could occur through:									
	i. Facilitation of local publications (hard copy and electronic) such as Kawana Life, KIRA Mirror and Stockland Living.				X				X	
	ii. Holding of Community Events, Exhibitions/shows and seminars.				X				X	
	iii. Provision of noticeboards in each precinct.				X		X	X		
1E	Community Information Kits Provide a welcome kit for all new residents (including those in rental properties) which will provide information on access to community facilities, services and organisations.				X				X	
Social Inclusion:										
1F	Universal Access Ensure universal access to facilities and services (including open space). All development to conform with the Disability Discrimination Act 1992, Anti Discrimination Act, and Australian Standards relating to disability. Advisory Notes from the Human Rights and Equal Opportunity Commission and the Building Code of Australia are to also be adhered to as a standard requirement. Access to facilities should remain affordable.				X	X	X	X	X	

Summary of Initiatives Kawana Waters Community Development Strategy		Priority				Council Resources Required		Lead Agency		
		Low	Med	High	Ongoing	Capital	Operational	Council	Master Developer	State
Housing:										
1G	Social and Affordable Housing			X						X
	i. Facilitate the provision of social housing projects which contain a diverse mix of affordable housing.									
	ii. Ensure diverse housing form, size and type in normal development e.g. rear lane housing, Fonzi flats and shop top housing etc.				X				X	
1H	Emergency Accommodation Facilitate the provision of emergency accommodation located in residential areas for at risk groups as required by relevant agencies e.g. Women and Children's shelters, Aboriginal and Torres Strait Islander emergency housing, Men's shelters etc.			X						X
1I	Aged Person's Housing				X				X	
	i. Encourage and facilitate the provision of aged persons developments which include ageing on site and full ageing in place.									
	ii. Encourage and facilitate the provision of low and high level care (nursing homes and hostels) to meet predicted need.				X			X		
	iii. Develop an aged care code which incorporates features relating ageing in place and other desirable social outcomes in all types of aged housing developments.			X			X	X		
	iv. Develop a fact sheet on best practice for older people seeking accommodation.		X				X	X		

Summary of Initiatives Kawana Waters Community Development Strategy		Priority				Council Resources Required		Lead Agency		
		Low	Med	High	Ongoing	Capital	Operational	Council	Master Developer	State
Desired Social Outcome Area 2: Recreation Leisure & Arts										
Cultural Facilities:										
2A	Performing Arts Venue			X		X	X	X		
	i. Develop a district community centre at Eastbank containing a performing arts venue with auditoria, outdoor stage and amphitheatre, community hall/function centre, meeting rooms/resource centre, living room and community café.									
	ii. Facilitate the provision of community support services including referral access and information for social/health/youth services and counselling.				X					X
2B	Exhibition Space and Arts Development Space Develop on land to be provided by the Master Developer an exhibition space and arts development space in the Town Centre or Birtinya (North) as determined by the Neighbourhood Plan approved through the Master Planned Community Development Process to provide a range of workshop spaces for visual and performing arts, enterprise activities and exhibitions. To be co-located with the library/learning centre.			X		X	X	X	X	
Recreation and Leisure Facilities:										
2C	Pedestrian and Cycle Network Develop a pedestrian and cycle network in accordance with the Development Documents and in line with community accessibility objectives, through the Master Planned Community Development Process to contribute to a healthy lifestyle provide a transport alternative and support the leisure and recreation focus of the DCP area. This will include:									
	i. Provision of linkages in the Developable Areas of the DCP area by the Master Developer.				X		X		X	

Summary of Initiatives Kawana Waters Community Development Strategy		Priority				Council Resources Required		Lead Agency		
		Low	Med	High	Ongoing	Capital	Operational	Council	Master Developer	State
	ii. Provision of linkages in the DCP area other than the Developable Areas by the Council.				X	X	X	X		
	iii. Provision of bicycle and end of trip facilities in new community facilities, transit interchanges, Town Centre and commercial development				X		X	X	X	X
2D	Parks and Open Space				X		X		X	
	i. Provide a variety of parks and open space to be determined through the Master Planned Community in accordance with the Development Documents, ensuring a range of functions are served, including: conservation and protection of the environment, social gathering places, adequate playground equipment and links to activity centres, waterways and aquatic activities.									
	ii. Prepare a park and facility plan for the development of future parks in the Developable Areas.			X				X		
	iii. Prepare a 5 year capital works program for existing parks in the DCP area to ensure adequate facilities are provided (in consultation with community).		X			X	X	X		
2E	Quad Park Precinct			X		X	X	X		
	Expand the Quad Park Precinct to provide a new district sports facility and redevelop the existing facility including district level playing fields (an additional 11ha)									
	i. Develop an Outdoor Sports Stadium for community, sports and recreational facilities.			X		X	X	X		
2F	Recreation Lake				X		X		X	
	Develop a 72 hectare public recreation lake (Lake Kawana) to accommodate a competition standard rowing, kayaking and canoeing course and to enhance the recreational opportunities of the local and wider community.									

Summary of Initiatives Kawana Waters Community Development Strategy			Priority				Council Resources Required		Lead Agency		
			Low	Med	High	Ongoing	Capital	Operational	Council	Master Developer	State
2G	Recreational Opportunities Investigate future recreational and passive recreational uses of DPA 4, such as the proposed boardwalk along the Mooloolah River and ensure that local sporting needs (eg for club sports) are adequately catered for.			X			X	X	X	X	
Public Art											
2H	Public Art			X				X	X	X	
	i. Support the development of public art programmes including the provision of art in public spaces, integrated art and community art.										
	ii. Initiate a community art project as a community development tool for each community facility.				X	X	X	X			

Summary of Initiatives Kawana Waters Community Development Strategy		Priority				Council Resources Required		Lead Agency		
		Low	Med	High	Ongoing	Capital	Operational	Council	Master Developer	State
Desired Social Outcome Area 3: Environment and Heritage										
Local History:										
3A	Cultural Awareness Programs Develop a range of programs to increase the community's knowledge of and connection with local history and culture e.g. exhibitions, inclusion of traditional owners at ceremonies/events and recognition of historical items or artefacts (See Initiative 3B).		X				X	X		
Environmental Awareness:										
3B	Interpretive Centre and Trails i. Develop an Interpretive Centre and associated trails to raise awareness and learning about the significant ecological value and environmental habitat of the Mooloolah floodplain within the community. Centre to include an Information Centre, Research links to TAFE and Universities and Eco-tourism opportunities.			X			X		X	
	ii. Develop environmental trails along the Mooloolah River to provide educational and leisure experiences. The pedestrian access system would need to be sensitively managed using best practice techniques.				X				X	
3C	Interpretive Signage i. Develop signage along trails, walking and bicycle tracks which is educational and informative about the environment and history of the area.			X			X		X	
	ii. Produce a brochure on Interpretive Signage and location of tracks and trails.		X						X	
	iii. Ensure all signage complies with Council Signage Policies and the proposed Signage Manual (Initiative 1B).				X				X	

Summary of Initiatives Kawana Waters Community Development Strategy			Priority				Council Resources Required		Lead Agency		
			Low	Med	High	Ongoing	Capital	Operational	Council	Master Developer	State
3D	Sustainability Initiatives			X				X	X		
	i. Instigate and facilitate the provision of a Community Garden on a suitable location within proposed open space as determined by the Council through the Master Planned Community Development Process.			X				X		X	
	ii. Develop a Community Marketplace with appropriate infrastructure on a site within proposed open space determined by the Neighbourhood Plan approved through the Master Planned Community Development Process.							X			
3E	Environmental Conservation					X		X	X		
	i. Involve and facilitate local groups with as Landcare in maintaining and improving the local environment.					X		X	X		
	ii. Develop programs whereby local schools can contribute to maintaining significant environmental areas and join in community environmental programs.					X		X	X		

Summary of Initiatives Kawana Waters Community Development Strategy		Priority				Council Resources Required		Lead Agency		
		Low	Med	High	Ongoing	Capital	Operational	Council	Master Developer	State
Desired Social Outcome Area 4: Public Health & Wellbeing										
Safety and Security:										
4A	Safety and Security Initiatives				X				X	
	i. Increase safety and security in residential areas, the Town Centre and public space by the introduction of Neighbourhood Watch and Safety House initiatives, Crime Prevention through Environmental Design in public places and buildings and development of a strong community (See Initiative 5E).									
	ii. Establishment of a police presence in the Town Centre.	X								X
4B	Patrolled Surf Beach		X			X	X	X	X	
	Development partly on land provided by the Master Developer and on the foreshore of community facilities and beach patrol facility and services at Bokarina Beach including surf life saving club, Council lifeguard facilities, local community centre, public access domain (mall) and public access club facilities.									
Health and Wellbeing:										
4C	Community Services			X				X		
	i. Advocate to the State government for improved provision and funding of community services to serve the DCP area.									
	ii. Provide access for private, government and non governmental organisations to meet the current community needs and ensure future demand is considered in current planning.			X						X
4D	Neighbourhood Centre			X						X
	Develop a district level neighbourhood centre on State land in the Town Centre or Birtinya (North) in the vicinity of the									

Summary of Initiatives Kawana Waters Community Development Strategy		Priority				Council Resources Required		Lead Agency		
		Low	Med	High	Ongoing	Capital	Operational	Council	Master Developer	State
	Regional Hospital as determined through the Master Planned Community Development Process to accommodate a wide range of community services, particularly those with synergies to the Regional Hospital, community and mental health or other community support services.									
4E	Regional Hospital and Health and Medical Facilities/Services Provide access to appropriate health and medical facilities/services for residents, workers and visitors, including the Sunshine Coast Regional Hospital, specialist health and medical centres, Kawana Private Hospital and Sports Medicine Facilities associated with Quad Park Precinct.		X							X
4F	State Emergency Services Establish on land to be provided by the Master Developer anew SES facility in the vicinity of the Village Park to the south of the Regional Hospital.			X			X		X	X
4G	Memorial Garden Investigate the establishment of a memorial garden (an ashes interment site) at an appropriate location on Council land in the Developable Areas of the DCP area.	X				X	X	X		

Summary of Initiatives Kawana Waters Community Development Strategy		Priority				Council Resources Required		Lead Agency		
		Low	Med	High	Ongoing	Capital	Operational	Council	Master Developer	State
Desired Social Outcome Area 5: Social and Built Environment										
Community Meeting Spaces:										
5A	Community Centres and Halls (Also see Initiative 2A)				X	X	X	X	X	
	i. Development of community meeting spaces on land to be provided by the Master Developer throughout the DCP area ranging from district community centres, local community centres/halls and neighbourhood houses/meeting rooms.									
	ii. Where possible design facilities to be multipurpose and to cater for all groups in the community.				X	X	X	X		
	iii. Provide appropriate storage for community groups in all facilities and consider provision of additional storage spaces for regular user groups in the upgrade, expansion and redevelopment of existing facilities or by retrofitting existing facilities.				X	X	X	X		
	iv. Include a kiosk for community/tourist information, possibly with external counter access at the Bokarina Beach local community centre and also Lifeguard facilities where not provided in the surf life saving club as determined by the Council through the Master Planned Community Development Process (see Initiative 4B).				X	X	X	X		
5B	Eastbank Community Precinct Develop on land to be provided by the Master Developer a strong hub of community functions and services embracing leisure, the arts, and active and passive recreation, as identified under the applicable Kawana Waters Master Plan (Precinct 11).				X			X	X	

Summary of Initiatives Kawana Waters Community Development Strategy		Priority				Council Resources Required		Lead Agency		
		Low	Med	High	Ongoing	Capital	Operational	Council	Master Developer	State
5C	Social Gathering Spaces				X		X		X	
	i. Within the park and facility plan (Initiative 2D), provide a range of formal and informal gathering spaces that are seen as a destination or neighbourhood focal point which are flexible and cater for activities ranging from BBQ areas, seating areas, picnic shelters and shade structures.									
	ii. Consider mapping these facilities, together with pedestrian and bike paths, on a brochure as part of the new residents' kit.		X						X	
	iii. Ensure an adequate provision of public toilets in the Village Parks and Neighbourhood Parks in the DCP area, including Town Centre, Birtinya and Bokarina Beach and DPA4.				X		X		X	
	iv. Ensure adequate facilities are provided in the DCP area other than the Developable Areas in consultation with local communities, and in particular determine the need for public toilets in Creekside, Perrins/Kawana Forest, Parrearra/Kawana Island and the Business Village.		X				X	X	X	
v. Confirm the detailed design of the public access promenade around Lake Kawana through the Master Planned Community Development Process.				X			X		X	
5D	Facilities for Young People				X		X	X	X	
	i. Plan, design and manage all community facilities to be developed in the DCP area on land to be provided by the Master Developer with consideration of the specific needs of young people, particularly in the development of a youth friendly Learning Centre, a potential youth library area within the new Kawana Library, and the development of a public domain in the Town Centre or Birtinya (North) as determined through the Master Planned Community Development Process and Bokarina Beach that provides a legitimate place for young people to meet.									

Summary of Initiatives Kawana Waters Community Development Strategy		Priority				Council Resources Required		Lead Agency		
		Low	Med	High	Ongoing	Capital	Operational	Council	Master Developer	State
	ii. Investigate a new youth facility in the Village Park in Bokarina Beach.		X			X	X	X	X	
5E	Facilities for Older People Investigate the provision of appropriate facilities for respite care in the DCP area, including:									
	i. Explore opportunities for the provision of a respite centre in association with any aged care facility established in the DCP area (see Initiative 1H).			X					X	
	ii. Explore the potential for inclusion of respite facilities in larger community facilities such as the Birtinya local community centre or the State neighbourhood centre.			X				X		
Community Development:										
5F	Strong Community Facilitate the development of a sense of identity, community and belonging in the DCP area through such activities as:									
	i. Development of a calendar of community events.		X						X	
	ii. Development of a DCP area theme for design and signage, to be used in the Developable Areas and other areas.				X		X		X	
	iii. Development of Lake Kawana as a community focal point, asset and icon.				X		X		X	
5G	Facility Management Ensure community facilities are adequately resourced and managed.				X		X	X		
5H	Resident's Associations Facilitate the formation of Residents' Associations to ensure all residents are provided with the opportunity to participate in the life of the community and decisions that affect them.				X				X	

Summary of Initiatives Kawana Waters Community Development Strategy		Priority				Council Resources Required		Lead Agency		
		Low	Med	High	Ongoing	Capital	Operational	Council	Master Developer	State
Children's Services										
51	Child Care Centres /Family Day Care/Out of School Hours Care Provide additional child care, family day care and before/after school care facilities to meet the needs of the new community.				X				X	

Summary of Initiatives Kawana Waters Community Development Strategy		Priority				Council Resources Required		Lead Agency		
		Low	Med	High	Ongoing	Capital	Operational	Council	Master Developer	State
EDUCATION & EMPLOYMENT										
Community Learning:										
6A	<p>Library and Learning Centre</p> <p>Develop on land provided by the Master Developer a high profile landmark community facility that provides a “knowledge age” library and information services, and formal as well as informal lifelong learning.</p> <p>The facility should include community meeting spaces and desirably a café and bookshop. The learning centre should have strong links to learning providers, (schools, TAFE, universities) industry and enterprise in the area.</p>			X		X	X	X	X	
Vocational Training										
6B	<p>Educational Opportunities</p> <p>Develop enhanced vocational education opportunities in conjunction with the Sunshine Coast Regional Hospital and sporting and recreational industries associated with the Quad Park Precinct and Lake Kawana.</p>			X				X		
Economic Development:										
6C	<p>Business Development</p> <p>Continue to support business development organisations to further the interests of business and the workforce in the area, and stimulate the development of networks and partnerships.</p>				X			X		
6D	<p>Knowledge Partnerships</p> <p>Develop partnerships and links with universities, TAFE, high schools and business to explore the integration of key “knowledge age” concepts such as eg sustainable and green industries with local business and industry.</p>				X			X		

Summary of Initiatives Kawana Waters Community Development Strategy		Priority				Council Resources Required		Lead Agency		
		Low	Med	High	Ongoing	Capital	Operational	Council	Master Developer	State
6E	<p>Creative Industries</p> <p>Establish links with the university, TAFE, high schools and business to explore opportunities for training and development of creative industries centred on the arts development space.</p>	X						X		
6F	<p>Home Based Business</p> <p>Establish appropriate planning and support mechanisms for increasing the knowledge economy employment base in the DCP area, such as the support for the development of home based business, single operator home offices and small to medium sized enterprises.</p>				X			X		
Tourism										
6G	<p>Sports Tourism</p> <p>Promote and develop the Quad Park Precinct, Lake Kawana and Bokarina Beach as a major venue for sports tourism including water based tourism through the provision of appropriate facilities, accommodation and sporting programs</p>				X		X	X		
6H	<p>Visitor/Tourism Destination and Resort</p> <p>Create a vibrant community and visitor focal point at Bokarina Beach for the DCP area, including a major resort complex, surf life saving club, Council lifeguard facilities, village park, public access domain (mall), local community centre, public access club facilities and safe access to Bokarina Beach.</p>		X			X	X		X	
Employment										
Work Based Child Care										
6I	<p>Work Based Child Care Centre</p> <p>Provide child care services to meet the needs of workers, students and patients at the Regional Hospital. Where capacity permits, the facilities should be accessible to other users.</p>		X							X

Summary of Initiatives Kawana Waters Community Development Strategy		Priority				Council Resources Required		Lead Agency		
		Low	Med	High	Ongoing	Capital	Operational	Council	Master Developer	State
State and Federal Offices										
6J	Government Offices Provide State or Federal government office space which could house a range of functions central to the development of the Sunshine Coast and the DCP area.		X							X

8. Recommended Community Facility Requirements

8.1 Overview of Recommended Requirements

The recommended community facility requirements are summarised by precinct in Table 3. Details of requirements for each facility are shown in the subsequent tables, including:

- Type of facility.
- Location.
- Any proposed building form.
- An indicative description of the facility.
- The recommended floor area.
- The recommended site area.
- The source of the facility floor area/site area requirement.
- The current status of the site.
- Locational criteria for the site.
- The proposed delivery mechanism.
- The source of recurrent funding.
- The proposed priority of the facility.

The tables are divided into those facilities which the needs assessment has confirmed as recommended to be provided by

- Local government and/or the community or private sectors; and
- State/Federal governments.

In terms of the former category of facilities, it should be noted that local government alone is not responsible for these facilities. It may have partners in providing these facilities, which in some cases may include State or Federal governments. It may also be able to obtain grants or sources of funding other than the Kawana Waters Community Facilities Account to provide them or contribute to them (see Section 9.2).

Table 3: Community Facility Requirements by Location

Community facility	Creekside	Kawana Forest/ Perrins	Eastbank	Town Centre	Birtinya	Business Village	Bokarina Beach	Kawana Island/ Parrearra	Requirement
Local Government/ Community/ Private Sector Facilities									
Community Meeting Spaces	1 (1,000m ²)	1 (1,000m ²)	1 (8,000m ²)		1 (5,000m ²)		1 (3,000m ²)	1 (3,000m ²)	6 (21,000m ²)
Child Care Centres			1 (3,000m ²)	1 (1,500m ²)	1 (2,000m ²)	1 (2,000m ²)	1 (1,500m ²)		5 (10,000m ²)
Library/Learning Centre				*1 (7,000m ² comprising Library/Learning Centre and Cultural Centre)	*1 (7,000m ² comprising Library/Learning Centre and Cultural Centre)				1 only 7,000m ² comprising Library/Learning Centre and Cultural Centre
Cultural Centre (Arts Development Space/Exhibition Space)				*1 7,000m ² comprising Library/Learning Centre and Cultural Centre	*1 (7,000m ² comprising Library/Learning Centre and Cultural Centre)				
Surf Life Saving Club							1 (5,000m ²)		1 (5,000m ²)
Public Access Domain (Mall)							1 (5,000m ²)		1 (5,000m ²)
Public Access Club Facilities							1 (10,000m ²)		1 (10,000m ²)
Youth Facility					*1		*1		1 (No land required)
Public domain				*1	*1		*1		2 only (No land required)
Memorial Garden					1				1 (no land required)
Community Garden					1				1 (No land required)
Community Marketplace					1				1 (No land required)

Table 3: Community Facility Requirements by Location

State/Federal Government Facilities									
Neighbourhood Centre				*1 (5-10,000m ²)	*1 (5-10,000m ²)				1 only (5-10,000m ²)
Work Based Child Care Centre					1 (2,000m ²)				(2,000m ²)
TAFE/University Training Facility			*1	*1	*1				2 (No land required)
Police Beat				1					1 (No land required)
SES Facility					1 (5,000m ²)				(5,000m ²)
State/Federal Government Offices				1					TBD
Social and Affordable Housing Projects			TBD	TBD	TBD				TBD
Emergency Accommodation				TBD	TBD				TBD

*Location to be determined by the Neighbourhood Plan or Detailed Planning Area Plan approved through the Master Planned Community Development Process

NB: Pursuant to the Ninth Deed of Variation, Kawana and Buddina will not be required to provide the 3,000m² for a Community Meeting Space at Kawana Island / Parrearra and a monetary contribution of \$800,000 in total will be deposited in the Kawana Waters Community Facilities Account in lieu.

COMMUNITY FACILITIES REQUIREMENTS TABLES – LOCAL GOVERNMENT, COMMUNITY AND PRIVATE SECTOR

COMMUNITY MEETING SPACES

Type of Facility: Local community centre

Location: Birtinya (North) in the vicinity of the Regional Hospital

Proposed Building Form: Freestanding building

Indicative Description of Facility:

- Local level community centre including a hall
- General community use facility providing at least one multipurpose hall and other smaller flexible meeting spaces
- Potential for space for State government service agencies and community groups, depending on State government intentions for a neighbourhood centre on land to be offered to the State government under the Development Agreement or otherwise purchased by the State government in the Town Centre.
- Facilities for all groups in the community to meet, undertake social, educational and recreational activities, and seek community support services and information
- A small stage and limited technical equipment
- Office space for staff
- A child safe area and potentially adjoining outdoor play area for playgroups
- Visible, well lit and secure
- Adequate storage space
- An attractive building in the Sunshine Coast vernacular style and climatically responsive
- Dedicated onsite parking for the local community centre

Floor Area: Indicatively 800m² (can be multi storey), larger depending on State government intentions in regard to a neighbourhood centre on land to be offered for sale to the State government in the Town Centre under the Development Agreement or otherwise purchased by the State government

Site Area: 5,000m² exclusive of land for other requirements

Source of Floor Area/Site Area requirement:

- *Floor Area* – Best practice (*Implementation Guideline No.5 to the SEQ Regional Plan 2005-2026 - Social Infrastructure Planning Guidelines*)
- *Site Area* – Development Agreement, confirmed by best practice (*Implementation Guideline No.5 to the SEQ Regional Plan 2005-2026 - Social Infrastructure Planning Guidelines*) and *Regional Hospital Infrastructure Agreement*

Status of Land: Land to be transferred in accordance with the following:

The land for this item of community facility is to be provided to the Council at the time of registration of the first allotment within the relevant Precinct in which the land is located or identified by the relevant Neighbourhood Plan or Detailed Planning Area Plan, provided that if on completion of the Development of the Developable Areas, any of the land for this item of community facility has not been previously provided then the Master Developer must provide the land immediately.

COMMUNITY MEETING SPACES

Locational Criteria:

- Adjacent to the Regional Hospital
- Direct pedestrian and cycle connections to the Town Centre and Transit Centre
- Connectivity via east/west pedestrian spine to the Regional Hospital and continuous public access promenade on western edge of the public recreation lake
- Adjoining Village Park as per terms of the Development Agreement as amended by the Hospital Agreement
- Pedestrian safety to access facility
- Suitable acoustic and air quality environment
- Land shape appropriate to use

Delivery Mechanism: Land to be provided in accordance with clause 13 of the Development Agreement. Building to be provided by Council from the Kawana Waters Community Facilities Trust Fund and/or other government funding. Amendment required to clause 13 and the Development Agreement to ensure the earlier delivery of the community facilities land.

Recurrent Funding: Council, other government funding and income generation from facility hire.

Timing: Medium term

COMMUNITY MEETING SPACES

Type of Facility: Local community centre

Location: Bokarina Beach

Proposed Building Form: Freestanding building inclusive of lifeguard facilities if not included in the surf life saving club

Indicative Description of Facility:

- Local level community centre including a hall
- General community use facility providing one multipurpose hall and other smaller flexible meeting spaces
- Facilities for all groups in the community to meet, undertake social, educational and recreational activities, and seek community support services and information
- Kiosk for community/tourist information, possibly with external counter access
- Potentially containing a small stage and limited technical equipment
- Office space for staff
- A child safe area and potentially adjoining outdoor play area for playgroups
- Visible, well lit and secure
- Adequate storage space
- An attractive building in the Sunshine Coast vernacular style and climatically responsive
- Dedicated onsite parking for local community centre

Floor Area: Indicatively 600m² (excluding lifeguard facilities)

Site Area: 3,000m² inclusive of lifeguard facility but exclusive of land for other requirements

Source of Floor Area/Site Area requirement:

- *Floor Area* – Best practice (*Implementation Guideline No.5 to the SEQ Regional Plan 2005-2026 - Social Infrastructure Planning Guidelines*)
- *Site Area* – Kawana Waters Development Agreement, confirmed by best practice (*Implementation Guideline No.5 to the SEQ Regional Plan 2005-2026 - Social Infrastructure Planning Guidelines*)

Status of Land: Land to be provided in accordance with the following:

The land for this item of community facility is to be provided to the Council at the time of registration of the first allotment within the relevant Precinct in which the land is located or identified by the relevant Neighbourhood Plan or Detailed Planning Area Plan, provided that if on completion of the Development of the Developable Areas, any of the land for this item of community facility has not been previously provided then the Master Developer must provide the land immediately.

Locational Criteria:

- Good accessibility and connectivity to the local community Co-located with the public access domain (mall), Village Park, public access club facilities, surf lifesaving club facility and Council lifeguard facilities to create a vibrant

COMMUNITY MEETING SPACES

community focal point for the Kawana area for residents and visitors.

- Located adjoining the open space area, beach foreshore area and beach access
- Frontage to the main street or circulation street
- Accessible to public transport
- Linked to the pedestrian and cycle network including the coastal path and to other beach access points (all meeting access and disability requirements)
- Direct linkage for pedestrian and cyclists to the existing development areas and to the areas west of the Nicklin Way in particular to district community centre, Town Centre and Transit Centre
- Pedestrian safety to access facility
- Suitable acoustic and air quality environment
- Land shape appropriate to use

Delivery Mechanism: Land to be provided in accordance with clause 13 of the Development Agreement. Building to be provided by the Council from Kawana Waters Community Facilities Trust Fund and all other government funding. Amendment required to clause 13 and the Development Agreement to ensure the earlier delivery of the community facilities land.

Recurrent Funding: Council, other government funding and income generation from facility hire.

Timing: Short to medium term

COMMUNITY MEETING SPACES

Type of Facility: District community centre

Location: Eastbank (Lake Kawana Community Centre)

Proposed Building Form: Freestanding building

Indicative Description of Facility:

- District level community centre with major performance facilities
- General community use facility providing 3 large multipurpose halls, a function room and several other meeting rooms
- Office space suitable for community groups and organisations
- Facilities for all groups in the community to meet, undertake social, educational and recreational activities, and seek community support services and information
- Two large stages, and an outdoor stage and amphitheatre, performance facilities and technical equipment
- Office space for staff
- Internal and external courtyards
- Environmentally sustainable design features
- Visible, well lit and secure
- Significant storage space
- Full time staffing
- Dedicated onsite parking for district community centre

Floor Area: 5,115m²

Site Area: 8,000m²

Source of Floor Area /Site Area Requirement:

- *Floor Area* – Development of concept by Council with relevant stakeholders
- *Site Area* – Development Agreement

Status of Land: Land has been transferred to the Council and the district community centre has been completed

Locational Criteria: Location has already been determined by the Detailed Planning Area Plan approved through the Master Planned Community Development Process

Delivery Mechanism: Land has been provided in accordance with clause 13 of the Development Agreement Building to be provided by the Council from the Kawana Waters Community Facilities Account, Council revenue and State government grant

Recurrent Funding: Council and income generation from facility hire.

Timing: Completed

COMMUNITY MEETING SPACES

Type of Facility: Local community centre

Location: Kawana Island/Parrearra

Proposed Building Form: Freestanding building

Indicative Description of Facility:

- Local level community centre
- General community use facility providing one multipurpose hall and other smaller flexible meeting spaces
- Facilities for all groups in the community to meet, undertake social, educational and recreational activities, and seek community support services and information
- Potentially containing a small stage and limited technical equipment
- Office space for staff
- A child safe area and potentially adjoining outdoor play area for playgroups
- Visible, well lit and secure
- Adequate storage space
- An attractive building in the Sunshine Coast vernacular style and climatically responsive
- Dedicated onsite parking for local community centre

Floor Area: 600m²

Site Area: 3,000m² exclusive of land for other requirements

Source of Floor Area /Site Area Requirements:

- *Floor Area* – Best practice (*Implementation Guideline No.5 to the SEQ Regional Plan 2005-2026 - Social Infrastructure Planning Guidelines*)
- *Site Area* – Kawana Waters Development Agreement, confirmed by best practice (*Implementation Guideline No.5 to the SEQ Regional Plan 2005-2026 - Social Infrastructure Planning Guidelines*).

Status of Land:

- v. Land to be provided in accordance with the requirements under the Development Agreement; or
- vi. A monetary contribution in lieu of the land contribution to be used for the purchase of land or a facility or the construction of a facility to service the Kawana Island/Parrearra community.

Locational Criteria:

- Good accessibility and connectivity to the local community and proposed Transit Centre
- Colocated with other activity generating activities
- Linked to the pedestrian and cycle network including continuous public access promenade around the public recreation lake

COMMUNITY MEETING SPACES

- Access to a collector road or main street
- Pedestrian safety to access facility
- Suitable acoustic and air quality environment
- Land shape appropriate to use

Delivery Mechanism: Land to be provided in accordance with clause 13 of Development Agreement or a monetary contribution in lieu. Building to be provided by Council from the Kawana Waters Community Facilities Trust Fund and all other government funding. Amendments required to clause 13 and the Development Agreement to ensure the delivery of this community facilities land or a monetary contribution to be provided in lieu because of the significant constraints placed on the proposed community land adjacent the transit station.

Recurrent Funding: Council, other government funding and income generated from facility hire.

Timing: Short term

NB: Pursuant to the Ninth Deed of Variation, Kawana and Buddina will not be required to provide this land and a monetary contribution of \$800,000 in total will be deposited in the Kawana Waters Community Facilities Account in lieu.

COMMUNITY MEETING SPACES

Type of Facility: Local community hall

Location: Kawana Forest/Perrins

Proposed Building Form: Freestanding building

Indicative Description of Facility:

- Small local community hall
- General community use facility providing flexible meeting spaces
- Facilities for all groups in the community to meet, undertake social, educational and recreational activities, and obtain general information
- Office space for staff
- A child safe area and potentially adjoining outdoor play area for playgroups
- Visible, well lit and secure
- Adequate storage space
- In character with the environmental nature of the area an attractive building in the Sunshine Coast vernacular style and climatically responsive
- Dedicated onsite parking for local community hall

Floor Area: 300-400m²

Site Area: 1,000m²

Source of Floor Area /Site Area Requirements:

- *Floor Area* – Best practice (*Implementation Guideline No.5 to the SEQ Regional Plan 2005-2026 - Social Infrastructure Planning Guidelines*), adjusted to local circumstances*
- *Site Area* – Kawana Waters Development Agreement, confirmed with reference to best practice (*Implementation Guideline No.5 to the SEQ Regional Plan 2005-2026 - Social Infrastructure Planning Guidelines*) and adjusted to local circumstances*

Status of Land: Land has been transferred to the Council. No facility built

Locational Criteria: Location has already been determined by the master plans approved through the Master Planned Community Development Process

Delivery Mechanism: Land has been provided in accordance with clause 13 of the Development Agreement. Building to be provided by the Council from the Kawana Waters Community Facilities Trust Fund and/or other government funding

Recurrent Funding: Council, other government funding and income generated from facility hire.

Timing: Short term

COMMUNITY MEETING SPACES

Type of Facility: Local community hall

Location: Creekside

Proposed Building Form: Freestanding building

Indicative Description of Facility:

- Small local community hall
- General community use facility providing flexible meeting spaces
- Facilities for all groups in the community to meet, undertake social, educational and recreational activities, and obtain general information
- Office space for staff
- A child safe area and potentially adjoining outdoor play area for playgroups
- Visible, well lit and secure
- Adequate storage space
- An attractive building in the Sunshine Coast vernacular style and climatically responsive
- Dedicated onsite parking for local community hall

Floor Area: 300-400m²

Site Area: 1,000m²

Source of Floor Area /Site Area Requirements:

- *Floor Area* – Best practice (*Implementation Guideline No.5 to the SEQ Regional Plan 2005-2026 - Social Infrastructure Planning Guidelines*), adjusted to local circumstances*
- *Site Area* – Kawana Waters Development Agreement, confirmed with reference to best practice (*Implementation Guideline No.5 to the SEQ Regional Plan 2005-2026 - Social Infrastructure Planning Guidelines*) and adjusted to local circumstances.

Status of Land: Land has already been transferred to the Council. No facility built

Locational Criteria: Location has already been determined by the master plans approved through the Master Planned Community Development Process

Delivery Mechanism: Land has been provided in accordance with clause 13 of the Development Agreement. Building to be provided by Council from Kawana Waters Community Facilities Trust Fund and all other government funding

Recurrent Funding: Council and other government funding

Timing: Long term

SURF LIFE SAVING CLUB

Type of Facility: Surf Life Saving Club

Location: Bokarina Beach

Proposed Building form: Freestanding and/or co-located building

Indicative Description of Facility:

- Surf Life Saving Club, leased by Surf Life Saving Queensland (SLSQ)
- Principally for surf life saving purposes
- General community use and meeting spaces/ training spaces
- Providing activities and a focus for young people in the DCP area
- Amenities for lifesavers and the general public
- External hard standing area
- Visible, well lit and secure
- Adequate storage space especially for life saving equipment (vehicles, boats etc)
- An attractive building in the Sunshine Coast vernacular style and climatically responsive
- Dedicated onsite parking for surf club purposes and public parking for beach access

Floor Area: To be determined by the Detailed Planning Area Plan approved through the Master Planned Community Development Process

Site Area: 5,000m² exclusive of land for other requirements

Source of Floor Area /Site Area Requirements:

- *Floor Area* – To be determined by the Detailed Planning Area Plan approved through the Master Planned Community Development Process
- *Site Area* – Development Agreement, and Kawana Waters DCP

Status of Land: Vacant land subject to Development Lease Number 2. To be transferred to the State in accordance with the requirements under the Development Agreement, at the time of registration of the first allotment within the relevant Precinct in which the land is located or identified by the relevant Neighbourhood Plan or Detailed Planning Area Plan, provided that if on completion of the Development of the Developable Areas, any of the land for this item of community facility has not been previously provided then the Master Developer must provide the land immediately.

Locational Criteria:

- Good accessibility and connectivity to the local community
- Co-located with the public access domain (mall), Village Park, public access club facilities, local community centre and Council lifeguard facilities to create a vibrant community focal point for the Kawana area for residents and visitors.

SURF LIFE SAVING CLUB

- Safe access to Bokarina Beach for local residents, visitors and tourists
- Surf life saving vehicular access from a main thoroughfare
- Located adjoining the open space area, beach foreshore area and major beach access
- Direct linkage for emergency vehicles, life saving equipment and pedestrians to the major beach accessible
- Access to public transport
- Visual surveillance of the beach where possible
- Adjacent to new bathing reserve and lifeguard tower
- Linked to the pedestrian and cycle network including the coastal path and to other beach access points (all meeting access and equity requirements)
- Direct linkage for pedestrian and cyclists to the existing developed areas and to the areas west of the Nicklin Way in particular the district community centre, Town Centre and Transit Centre
- Pedestrian safety to access facility
- Suitable acoustic and air quality environment
- Land shape appropriate to use

Delivery Mechanism: Land to be provided in accordance with the Status of Land clause above. Building to be provided by SLSQ. A Site Development Plan for the surf life saving club land is to be approved by the Council through the Master Planned Community Development Process

Recurrent Funding: SLSQ/fundraising

Timing: Short to medium term

CHILD CARE CENTRES

Type of Facility: Child care centre

Location: Birtinya

Proposed Building Form: Freestanding building

Indicative Description of Facility:

- Commercial facility
- Desirably providing extended long day care, kindergarten and occasional care for workers and residents
- Designed in accordance with relevant legislation
- Dedicated onsite parking and staff parking for child care centre

Floor Area: 70 place centre to be determined by the Site Development Plan to be approved by the Council through the Master Planned Community Development Process

Site Area: Approximately 2000m² freestanding, less if contained within another building envelope to be determined by the Precinct Estate Plan approved through the Master Planned Community Development Process

Source of Floor Area /Site Area Requirements:

- *Floor Area* – Subject to child care legislation

Status of Land: To be determined by the Precinct Estate Plan approved through the Master Planned Community Development Process

Locational Criteria:

- Located within or adjoining Regional Hospital mixed use area
- Possibly adjacent to precinct park
- Good public transport access and pedestrian and cycleway connectivity to the Town Centre and Birtinya neighbourhood
- Street access for drop off/pick up
- Land and floor space shape appropriate to use

Delivery Mechanism: Land and floorspace to be designated through the Master Planned Community Development Process. Land and building to be provided commercially.

Recurrent Funding: User fees

Timing: Medium term

CHILD CARE CENTRES

Type of Facility: Child care centre

Location: Town Centre or Birtinya (North) as determined through the Master Planned Community Development Process

Proposed Building Form: Freestanding building or co-located with a retail facility

Indicative Description of Facility:

- Commercial facility
- Desirably providing extended long day care, kindergarten and occasional care for workers and residents
- Designed in accordance with relevant legislation
- Dedicated onsite parking and staff parking or allocated spaces if within a retail facility for the child care centre

Floor Area: Recommended 45 place centre but to be determined by the Site Development Plan approved through the Master Planned Community Development Process

Site Area: Approximately 1,500m² freestanding, less if contained within another building envelope

Source of Floor Area /Site Area Requirements:

- Floor Area – Subject to child care legislation
- Site Area – Land area not defined, but the land and floorspace is to be designated for child care centre or (private) community purposes e.g. aged/ respite care facilities by the Site Development Plan approved through the Master Planned Community Development Process

Status of Land: To be determined by the Precinct Estate Plan approved through the Master Planned Community Development Process

Locational Criteria:

- Located within Town Centre or Birtinya (North) as determined through the Master Planned Community Development Process
- Possibly adjacent to village or precinct park
- Desirably ground level access or to meet legislative requirements
- Good public transport access and pedestrian and cycleway connectivity to Town Centre residential areas, Birtinya neighbourhood and the continuous public access promenade around the public recreation lake
- Land and floor space shape appropriate to use

Delivery Mechanism: Land and floorspace for the child care centre to be determined by the Precinct Estate Plan approved through the Master Planned Community Development Process. Land and building to be provided commercially or GFA leased within the retail centre dependent on the location

Recurrent Funding: User fees

Timing: Short to medium term as determined through the Master Planned Community Development process

CHILD CARE CENTRES

Type of Facility: Child care centre

Location: Eastbank

Proposed Building Form: Freestanding building

Indicative Description of Facility:

- Commercial facility
- Desirably providing extended long day care, kindergarten and occasional care for workers and residents
- Designed in accordance with relevant legislation
- Dedicated onsite parking and staff parking for child care centre

Floor Area: 114 place centre to be determined by the Site Development Plan approved through Master Planned Community Development Process

Site Area: 3,000m²

Source of Floor Area /Site Area Requirements:

- *Floor Area* –Subject to child care legislation
- *Site Area* – Land area not defined but the land and floorspace is to be designated for child care centre through the Master Planned Community Development Process

Status of Land: Designated for child care centre and centre has a development approval

Locational Criteria:

- Located within nodal area for community activities
- Adjacent to range of community and public recreational uses
- Linked to pedestrian and cycle network including continuous public access promenade around the public recreation lake
- Direct connectivity to Town Centre by pedestrian access bridge
- Public transport access

Delivery Mechanism: Land and building to be provided commercially

Recurrent Funding: User fees

Timing: Short term

CHILD CARE CENTRES

Type of Facility: Child care centre

Location: Kawana Business Village

Proposed Building Form: Freestanding building

Indicative Description of Facility:

- Commercial facility
- Desirably providing extended long day care, kindergarten and occasional care for workers and residents
- Designed in accordance with relevant legislation
- Dedicated onsite parking and staff parking for the child care centre

Floor Area: Recommended 70 place centre

Site Area: Approximately 2,000m² freestanding, less if contained within another building envelope

Source of Floor Area /Site Area Requirements:

- *Floor Area* – Subject to child care legislation
- *Site Area* – Land area not defined but the land and floorspace is to be designated for child care centre through the Master Planned Community Development Process

Status of Land: Designated

Locational Criteria:

- Located adjoining private hospital in Business Village
- Good public transport access
- Pedestrian and cycleway connectivity to the Town Centre and Birtinya neighbourhood
- Within proximity to significant workforce
- Land and floor space shape appropriate to use

Delivery Mechanism: Land and building to be provided commercially

Recurrent Funding: User fees

Timing: Short term

CHILD CARE CENTRES

Type of Facility: Child care centre

Location: Bokarina Beach

Proposed Building Form: Freestanding building or co-located as determined by the Detailed Planning Area Plan approved through the Master Planned Community Development Process

Indicative Description of Facility:

- Commercial facility
- Desirably providing long day care, kindergarten and occasional care for workers, residents, visitors and tourists
- Designed in accordance with relevant legislation
- Dedicated onsite parking and staff parking for the child care centre

Floor Area: Recommended 45 place centre *Site Area:* Approximately 1,500m², less if contained within another building envelope

Source of Floor Area /Site Area Requirements:

- *Floor Area* – Subject to child care legislation
- *Site Area* – Land area not defined but the land and floorspace is to be designated for child care centre through the Master Planned Community Development Process.

Status of Land: To be determined by the Detailed Planning Area Plan approved through the Master Planned Community Development Process.

Locational Criteria:

- Located in close proximity to the local community centre, public access domain, Village Park, public access club facilities and surf club facility and Council lifeguard facilities.
- An attractive building in the Sunshine Coast vernacular style and climatically responsive
- Frontage to the main street or major internal circulation road
- Accessible to public transport
- Linked to the pedestrian and cycle network including the coastal path and to other beach access points (all meeting access and disability requirements)
- Pedestrian safety to access facility
- Suitable acoustic and air quality environment
- Land and floor space shape appropriate to use

Delivery Mechanism: Land and buildings to be provided commercially. The Childcare Centre is to be actively pursued by the Master Developer for a period of 5 years after the commencement of uses within Bokarina Beach within the stage of development relevant to the Childcare Centre site.

CHILD CARE CENTRES

Within 6 months of the completion of this five (5) year period an independent assessment is to be prepared specifically to determine the future need for the site to be used for a Childcare Centre or respite centre use. The consultant determined to undertake this assessment will be agreed by the Master Developer and Council.

If the assessment supports the future need for Childcare facilities or respite centre in Bokarina Beach, then the site will continue to be identified as such through the appropriate Master Plans.

If the assessment determines that there is no future need for a specific site for childcare or respite services in Bokarina Beach, then the land may revert to the same or similar use to adjoining parcels and the relevant Master Plans will be amended at that time to reflect this assessment.

Recurrent Funding: User fees

Timing: Short to medium term

LIBRARY & CULTURAL CENTRE

Type of Facility: District Library and Cultural Centre

Location: Town Centre or Birtinya (North) to be determined by the Neighbourhood Plan approved through the Master Planned Community Development Process

Proposed Colocation: A freestanding building incorporating the Library and Learning Centre facilities and an exhibition space/arts development space or buildings incorporating a library/learning centre and an exhibition space/arts development space that are linked

Indicative Description of Facility:

- Library
 - State of the art district level library
 - An iconic building in the Sunshine Coast vernacular style and environmentally responsive
 - Targeted toward residents and workers
 - A High technology emphasis (linked to the learning centre), with a focus on facilitating competencies in information gathering and navigation, including a technology lounge (shared with the learning centre), group work rooms and individual study carrels
 - Full range of traditional library services
 - A focus on building strategic partnerships and links with the libraries of other institutions
 - A centre for community engagement and interaction
 - Fostering community identity and social cohesion
 - Focus on lifelong learning (linked to the learning centre)
 - At least one community meeting room, able to be subdivided into two smaller rooms
 - Desirably including a cafe and bookshop facilities
 - Office space for staff and service area for the library.
 - Significant storage space
- Learning Centre
 - Integrated with and an adjunct to library
 - Providing facilities for both formal and informal learning of all members of the community
 - Partnerships with key learning providers
 - An interface with local business industry and enterprise to ensure enhance vocational education opportunities in the local area
 - Virtual connections to other community facilities and services including community centres, educational facilities (schools, TAFE and University) and information services
 - In addition to a shared technology lounge and study facilities, at least one

LIBRARY & CULTURAL CENTRE

large fully equipped, subdividable training room for 35-50 people and a small lecture theatre or theatrette for 70-100 people, with a small stage and appropriate technical equipment

- Office space for staff
- Storage space
- Exhibition Space
 - Permanent exhibition spaces for a diversity of art
 - May provide educational and interactive programs
 - Linked with workshop space and facilities in the arts development space
 - Small meeting space for volunteers and exhibitors etc
 - Office space for staff
- Arts Development Space
 - Facility catering for a range of art workshop spaces for individual artists, community groups, Council programs, school programs and other user groups
 - Relating both to visual arts and performing arts
 - A variety of wet and dry spaces of varying sizes
 - May incorporate enterprise activities, particularly for young people, and have links to the learning centre
 - Office space for staff
- Facility as a whole
 - Designed to an urban form (space, height, bulk and scale) that is an iconic building or series of buildings which creates a civic space and node that complements and integrates with the DCP area in particular the Town Centre, Birtinya (North) and Eastbank
 - Multi-storey buildings or series of buildings
 - Visible, well lit and secure
 - Adequate storage space
 - Full time staffing with opportunities for use by external organisations
 - Dedicated onsite parking for the community facility

Floor Area:

- Library 1,266m² + learning centre 900m² – Total 2,166m²
- Exhibition space (maximum 250m²/ arts development space 1,000m² – Total 1,250m²
- Total Approximately 3,416m²

Site Area: An area of 7,000m².

Source of Floor Area /Site Area Requirements:

- *Floor Area* – Floor areas determined from:

LIBRARY & CULTURAL CENTRE

- *Library: Guidelines and Standards for Queensland Public Libraries (last revised July 2004)*
 - *Learning centre: Reference to case studies*
 - *Exhibition Space: Reference to case studies*
 - *Arts Development Space: Reference to case studies and Council Draft SIP (2008)*
- **Site Area** – Site area has been determined through reference to the above and case studies.

Status of Land: Land to be provided in accordance with the following:

The land for this item of community facility is to be provided to the Council at the time of registration of the first allotment within the relevant Precinct in which the land is located or identified by the relevant Neighbourhood Plan or Detailed Planning Area Plan, provided that if on completion of the Development of the Developable Areas, any of the land for this item of community facility has not been previously provided then the Master Developer must provide the land immediately.

Locational Criteria:

- Well integrated with and linked to Town Centre functions
- A landmark community foci
- Good accessibility to public transport via the central pedestrian spine linking to the Transit Centre
- Direct connectivity to the pedestrian and cycle network to Town Centre, Regional Hospital, Birtinya neighbourhood and Eastbank
- Adjoining a park preferably a Village Park
- Land shape appropriate to use

Delivery Mechanism: Land to be provided in accordance with clause 13 of the Development Agreement. Building to be provided by the Council from Kawana Waters Community Facilities Trust Fund and all other government funding. Amendment required to clause 13 and Annexure 15 of the Development Agreement to ensure the earlier delivery of the community facilities land.

Recurrent Funding: Council and income generation from hiring fees, exhibitions etc

Timing:

- Stage 1 (Library/Learning Centre) – Short term
- Stage 2 (Exhibition/Arts Development Space) – Short term (preferably built at same time as Library/Learning Centre if funding available)

LIFEGUARD FACILITIES

Type of Facility: Lifeguard Facilities

Location: Bokarina Beach

Proposed Building Form: Colocated with the local community centre, or with the Surf Life Saving Club (SLSC) as determined by the Detailed Planning Area Plan approved through the Master Planned Community Development Process

Indicative Description of Facility:

- Principally for life guard purposes
- General meeting spaces and training spaces
- Amenities for life guards
- Visible, well lit and secure
- Adequate storage space especially for life saving equipment
- An attractive building in the Sunshine Coast vernacular style and climatically responsive
- Dedicated onsite parking for life guard purposes

Floor Area: To be determined by the Detailed Planning Area Plan approved through the Master Planned Community Development Process

Site Area: To be included in the site area of the local community centre or the surf life saving club as determined by the Detailed Planning Area Plan approved through the Master Planned Community Development Process

Source of Floor Area / Site Area Requirement:

- *Floor Area* – To be determined by the Detailed Planning Area Plan approved through the Master Planned Community Development Process
- *Site Area* – Development Agreement and Kawana Waters DCP. To be determined through the Master Planned Community Development Process

Status of Land: No land to be provided as facility is to be located in the local community centre or the surf life saving club as determined by the Detailed Planning Area Plan approved through the Master Planned Community Development Process

Locational Criteria:

- Co-location with the public access domain (mall), Village Park, public access club facilities, local community centre and surf life saving club to create a vibrant community focal point for residents and visitors for the DCP area
- Safe access to Bokarina Beach for local residents, visitors and tourists
- Lifeguard vehicular access from the main street
- Located adjoining the open space area, beach foreshore area and major beach access
- Direct linkage for emergency vehicles, life saving equipment and pedestrians to the major beach access

LIFEGUARD FACILITIES

- Accessible to public transport
- Visual surveillance of the beach where possible
- Adjacent to new bathing reserve and surf lifeguard tower
- Linked to the pedestrian and cycle network including the coastal path and to other beach access points (all meeting access and equity requirements)
- Pedestrian safety to access facility
- Suitable acoustic and air quality environment

Delivery Mechanism: Building to be provided by Council from Kawana Waters Community Facilities Account. Foreshore infrastructure including lifeguard towers, bathing reserve, beach access points paths and coastal path to be provided by the Master Developer

Recurrent Funding: Council and all other government funding

Timing: Short to medium term

PUBLIC ACCESS DOMAIN (MALL)

Type of Facility: Public Access Domain (Mall)

Location: Bokarina Beach

Proposed Building Form: Freestanding area

Indicative Description of Facility:

- One contiguous parcel which is regular in shape
- Part of the community focal point in Bokarina Beach
- Public art and monuments are to be provided
- Significant landscaping and street furniture
- Development adjoining the public access domain is to have active frontages
- Designed and oriented to maximise the micro climate within the public access domain
- Visible, well lit and secure

Floor Area: N/A

Site Area: 5,000m² exclusive of other land requirements

Source of Floor Area / Site Area Requirements:

- *Floor Area* – N/A
- *Site Area* – Kawana Waters DCP

Status of Land: Land to be provided in accordance with the following:

The land for this item of community facility is to be provided to the Council at the time of registration of the first allotment within the relevant Precinct in which the land is located or identified by the relevant Neighbourhood Plan or Detailed Planning Area Plan, provided that if on completion of the Development of the Developable Areas, any of the land for this item of community facility has not been previously provided then the Master Developer must provide the land immediately.

Locational Criteria:

- Co-located with the Village Park, the surf life saving club, the public access club facilities, local community centre and Council lifeguard facilities to create a vibrant the community focal point for the Kawana area for residents and visitors.
- Adjacent to non-residential uses which provide for activation of the public access domain (mall)
- Directly connected to the pedestrian and cycle network including the coastal path and to other beach access points (all meeting access and equity requirements)
- Direct linkage for pedestrian and cyclists to the existing developed areas and the areas west of the Nicklin Way in particular the district community centre, Town Centre and Transit Centre
- Visually connected to:

PUBLIC ACCESS DOMAIN (MALL)

- the east/west pedestrian/cycle spine which is to connect the Transit Centre, Town Centre, pedestrian access bridge across the public recreational lake, district community centre and Bokarina Beach
- the main street from the Nicklin Way/Lake Kawana Boulevard intersection to the focal point in DPA 2
- the lake
- the wetland area
- the foreshore area and
- the Village Park
- Conveniently located to public car parking areas
- Conveniently located in the vicinity of a bus lay down area to cater for a local bus service
- Located adjoining the main street

Delivery Mechanism: Land to be provided in accordance with the Kawana Waters DCP (clause 4.16.2). Amendments required to clause 13 and Annexure 15 of the Development Agreement.

Recurrent Funding: Council

Timing: Short to medium term

PUBLIC ACCESS CLUB FACILITIES

Type of Facility: Public Access Club Facilities

Location: Bokarina Beach

Proposed Building Form: Freestanding building

Indicative Description of Facility:

- The public access club facilities are to be provided in one contiguous parcel which is regular in shape and sized to accommodate an area of 1 hectare of land for public access and enjoyment of club facilities.

Floor Area: To be determined by the Detailed Planning Area Plan approved through the Master Planned Community Development Process

Site Area: An area of 1 hectare exclusive of all other requirements to be provided

Source of Floor Area/Site Area Requirement:

- *Floor Area* – To be determined by the Detailed Planning Area Plan approved through the Master Planned Community Development Process
- *Site Area* – Kawana Waters DCP

Status of Site: 1 hectare of land is to be provided to the Council for public access club facilities if a significant club facility or similar which is sized to accommodate an area of 1 hectare of land for public access and enjoyment of club facilities is not provided within five (5) years of the registration of the first allotment in Bokarina Beach or by 30 June 2020, whichever occurs sooner.

Locational Criteria:

- Co-located with the public access domain (mall), Village Park, surf life saving club, local community centre, Council lifeguard facilities to create a vibrant focal point for residents and visitors for the DCP area
- Directly connected to the pedestrian cycle network including the coastal path and to other beach access points (all meeting access and equity requirements).
- Direct linkage for pedestrian and cyclists to the existing developed areas and to the areas west of the Nicklin Way in particular the district community centre, Town Centre and Transit Centre
- Accessible to public transport
- Frontage to the main or circulation street

Delivery Mechanism: Land to be provided in accordance with Kawana Waters DCP (clause 4.16.2). Building to be provided commercially. Amendments required to clause 13 of the Development Agreement to ensure delivery of the community facilities land

Recurrent Funding: Commercial basis if a commercial operation is established

Timing: Medium term

COMMUNITY GARDEN

Type of Facility: Community Garden

Location: Within the open space network – Village Park Birtinya

Indicative Description of Facility:

iii. Community Garden is an area of publicly accessible open space where the community come together to grow vegetables/fruits, share horticultural knowledge and ideas, share resources;

iv. A storage/training shed with amenities is to provide shelter, shade and storage to support the community garden.

Floor Area: To be advised

Site Area: Within the Village Park

Source of Floor Area:

Status of Site: Open Space

Locational Criteria:

- v. Direct linkage to local residents by walking, cycle and road
- vi. Co-located with Village Park in South Birtinya
- vii. Frontage to a trunk collector road

Delivery Mechanism: Site to be provided within the open space network. Building to be provided by Council.

Recurrent funding: Council or community managed

Timing: Short to medium term

COMMUNITY FACILITIES REQUIREMENTS TABLES – STATE/FEDERAL GOVERNMENT

CHILD CARE CENTRES

Type of Facility: Work based child care centre

Location: Birtinya (North) on the site of the Regional Hospital

Proposed Building Form: Freestanding building or collocated within the Regional Hospital

Indicative Description of Facility:

- Long day care/kindergarten/occasional care centre
- Desirably accessible by users external to the Regional Hospital if space permits; however priority is to be given to employees and patients of the Regional Hospital
- Desirably open 24 hours for occasional and emergency care
- Dedicated onsite parking and staff parking for child care centre
- Street access for drop off/pick up
- Designed in accordance with relevant child care legislation

Floor Area: To be determined on detailed design, recommended 70 place centre

Site Area: Approximately 2,000m² freestanding, less if contained within another building envelope

Source of Floor Area /Site Area Requirements:

- *Floor Area* – Subject to child care legislation
- *Site Area* – Area to be confirmed from industry practice and subject to final design of the Regional Hospital

Status of Land: To be identified through the master planning process for the Regional Hospital

Locational Criteria:

- Located on Regional Hospital site
- Integrated with hospital functions
- Good public transport and pedestrian and cycleway connectivity
- Preferably adjoining open landscaped areas within the Regional Hospital site or the Village Park

Delivery Mechanism: Site to be provided within the Regional Hospital land. Building to be provided by State or commercially negotiated

Recurrent Funding: State government/user fees/government subsidy

Timing: Medium term

NEIGHBOURHOOD CENTRE

Type of Facility: Neighbourhood Centre

Location: Town Centre or Birtinya (North) in the vicinity of the Regional Hospital

Proposed Co-location: Freestanding or co-located with other community uses

Indicative Description of Facility:

- District level State government neighbourhood centre
- Offices and functional space for a range of government and community service providers and agencies, including potentially sessional community health workers
- Desirably providing community meeting spaces, interview rooms etc
- Provision of community support services, referral and information
- Designed to an urban form (space, height, bulk and scale) that complements and integrates with the DCP area in particular the Town Centre, Birtinya (North) and the Regional Hospital
- Visible, well lit and secure
- Adequate storage space
- Office space for staff
- Dedicated onsite parking and staff parking for the Neighbourhood Centre

Floor Area: Between 1,000m² - 2,000m² depending on co-located users (can be multi storey)

Site Area: Between 5,000m² – to 10,000m²

Source of Floor Area /Site Area Requirements:

- *Floor Area* – Best practice (*Implementation Guideline No.5 to the SEQ Regional Plan 2005-2026 - Social Infrastructure Planning Guidelines*)
- *Site Area* – Best practice (*Implementation Guideline No.5 to the SEQ Regional Plan 2005-2026 - Social Infrastructure Planning Guidelines*), adjusted to local circumstances of Town Centre

Status of Land: Potential site to be determined in the approved Neighbourhood Plan through the Master Planned Community Development Process, for State government evaluation and discussion

Locational Criteria:

- Close to the Regional Hospital and other community facilities
- Direct pedestrian and cycle connections to Town Centre and Transit Centre
- Connectivity via east/west pedestrian spine to Regional Hospital and continuous public access promenade on western edge of the public recreation lake

Delivery Mechanism: Land to be offered to the State government in accordance with clause 14 of the Development Agreement if in the Town Centre or is otherwise purchased by the State government. Building to be provided by State government funding

Recurrent Funding: State government funding and user fees

Timing: Short term

TAFE/UNIVERSITY FACILITIES

Type of Facility: TAFE/University training/lecture rooms

Location: Town Centre, Birtinya (North) on the Regional Hospital site and Birtinya (North) in the vicinity of the Regional Hospital

Proposed Building Form: Freestanding or co-located with other community uses.

Indicative Description of Facility:

- Basic shared training facilities to allow TAFE/other partners such as the University of the Sunshine Coast and the University of Queensland to offer a range of courses, especially for adults, at an appropriate outreach location to serve residents and workers of the DCP area
- Positioned to take advantage of the synergies for training offered by the Regional Hospital and development of sporting industries near the Quad Park Precinct
- Desirably linked to enterprise development in the DCP area
- Flexible design to accommodate changes in training priorities
- Community access, especially after hours
- Dedicated onsite parking and access to adequate public parking

Floor Area: To be determined by the Neighbourhood Plan approved through the Master Planned Community Development Process

Site Area: To be determined by the Neighbourhood Plan approved through the Master Planned Community Development Process

Source of Floor Area /Site Area Requirements:

- *Floor Area* – N/A
- *Site Area* – N/A

Status of Land: Potential site to be determined by the Neighbourhood Plan approved through the Master Planned Community Development Process for State government evaluation and discussion

Locational Criteria:

- Locations for vocational training include the proposed Nursing and Medical School at Sunshine Coast Regional Hospital, a potential research/education precinct adjacent to or in the vicinity of the Regional Hospital, and possibly a location in the Town Centre
- Within walking distance of the Regional Hospital and the Transit Centre
- Direct pedestrian and cycle connections to the Town Centre, Transit Centre, district community centre and the Quad Park Precinct
- Connectivity via east/west pedestrian spine to Regional Hospital and continuous public access promenade on western edge of the public recreation lake
- Good public transport access, including night services
- Main road access

Delivery Mechanism: Land to be offered to the State government in accordance with clause 14 of the Development Agreement if in the Town Centre or is otherwise purchased by the State government. Buildings to be provided by State and Federal government funding

Recurrent Funding: State/Federal government funding depending on situation

Timing: Short term

SOCIAL AND AFFORDABLE HOUSING PROJECTS

Type of Facility: Social and Affordable Housing Projects

Location: Town Centre or Birtinya (North) as determined in the approved Neighbourhood Plan through the Master Planned Community Development Process

Proposed Building Form: Freestanding or co-located with other residential and mixed use development

Indicative Description of Facility:

- Social and affordable housing projects containing a mix of housing
- Potential for demonstration projects
- Desirably providing social mix and diversity of housing form
- Potentially providing some low cost accommodation for Regional Hospital patients and their families, staff and students
- In keeping with an urban form (space, height, bulk and scale) that complements and integrates with its surroundings
- Provided in the Sunshine Coast vernacular and seamless appearance to other housing
- Flexibility in housing form to cater for evolution of social circumstances
- Inclusion of some dwellings and site characteristics suited for families (e.g. adequate onsite play space for young children with natural surveillance)
- Adequate kitchens, laundries and storage space within units
- Managed by a range of housing providers

Floor Area: To be determined in the approved Neighbourhood Plan through Master Planned Community Development Process in consultation with State and Federal governments

Site Area: To be determined in the approved Neighbourhood Plan through the Master Planned Community Development Process in consultation with State and Federal governments

Source of Floor Area /Site Area Requirements:

- *Floor Area* – N/A
- *Site Area* – N/A

Status of Land: Potential sites to be determined in the approved Neighbourhood Plan through the Master Planned Community Development Process for State government evaluation and discussion

Locational Criteria:

- Social and affordable housing projects are to be integrated with other development and are not to be clustered together
- Close to the Regional Hospital and other community facilities
- Close to a number of sources of potential employment
- Close to public transport

SOCIAL AND AFFORDABLE HOUSING PROJECTS

- Direct pedestrian and cycle connections to the Town Centre and Transit Centre
- Connectivity via east/west pedestrian spine to the Regional Hospital and continuous public access promenade on western edge of the public recreation lake

Delivery Mechanism: Land to be offered to the State government in accordance with clause 14 of the Development Agreement if in the Town Centre or is otherwise purchased by the State government. Buildings to be provided under the State government affordable housing programs

Recurrent Funding: State government funding and rent

Timing: Short term

EMERGENCY ACCOMMODATION

Type of Facility: Women and children's shelter, Aboriginal and Torres Strait Islander emergency housing or men's shelter

Location: Town Centre or Birtinya as determined in the approved Neighbourhood Plan through the Master Planned Community Development Process

Proposed Building Form: Freestanding or co-located with residential and mixed use development

Indicative Description of Facility:

- Emergency accommodation for at risk groups
- Can be purpose built properties owned by not for profit community organisations, dwellings owned by the Department of Housing or dwellings rented on the private market
- Desirably providing a diversity of housing form including shelters, detached housing, units and duplexes
- In keeping with an urban form (space, height, bulk and scale) that complements and integrates with its surroundings
- Providing seamless appearance to other housing
- Onsite parking for emergency accommodation

Floor Area: To be determined in the approved Neighbourhood Plan through the Master Planned Community Development Process in consultation with State and Federal governments

Site Area: To be determined in the approved Neighbourhood Plan through the Master Planned Community Development Process in consultation with State and Federal governments

Source of Floor Area /Site Area Requirements:

- *Floor Area* – N/A
- *Site Area* – N/A

Status of Land: Potential sites to be determined through the Master Planned Community Development Process for State government evaluation and discussion

Locational Criteria:

- Close to the Regional Hospital and neighbourhood centre
- Close to a number of sources of potential employment
- Close to public transport
- Direct pedestrian and cycle connections to the Town Centre and Transit Centre
- Connectivity via east/west pedestrian spine to the Regional Hospital and continuous public access promenade on western edge of the public recreation lake

Delivery Mechanism: Land to be offered to the State government in accordance with clause 14 of the Development Agreement if in the Town Centre or is otherwise purchased by the State government. Buildings to be provided under the State Government Department of Housing Crisis Accommodation Program

Recurrent Funding: Federal/State government funding and rent

Timing: Short term

STATE/FEDERAL GOVERNMENT OFFICES

Type of Facility: Office Space

Location: Town Centre or Birtinya (North)

Proposed Building Form: Freestanding building or co-located with other commercial or community uses

Indicative Description of Facility:

- District or regional State government or Federal government office space, as and if required
- Designed to an urban form (space, height, bulk and scale) that complements and integrates with the Town Centre
- Offices potentially for a range of government functions
- Providing community access where appropriate
- Offering opportunities for increased regional coordination
- Dedicated onsite parking for State and Federal government offices

Floor Area: To be determined in the approved Neighbourhood Plan through the Master Planned Community Development Process in consultation with State and Federal governments

Site Area: To be determined in the approved Neighbourhood Plan through the Master Planned Community Development Process in consultation with State and Federal governments

Source of Floor Area /Site Area Requirements:

- *Floor Area* – N/A
- *Site Area* – N/A

Status of Land: Potential sites to be determined in the approved Neighbourhood Plan through the Master Planned Community Development Process for State and Federal government evaluation and discussion

Locational Criteria:

- Proximity to the Town Centre
- Direct pedestrian and cycle connections to Transit Centre
- Connectivity via east/west pedestrian spine to the Regional Hospital and continuous public access promenade on the western edge of the public recreation lake

Delivery Mechanism: Land to be offered to State government in accordance with clause 14 of the Development Agreement if in the Town Centre or is otherwise purchased by the State government. Building to be provided commercially or by State and Federal government funding

Recurrent Funding: Users and rental income

Timing: Medium term

SES FACILITY

Type of Facility: Base and depot

Location: Birtinya (South) in the vicinity of the Village Park to the south of the Regional Hospital

Proposed Building Form: Freestanding building

Indicative Description of Facility:

- A facility providing for SES vehicle and equipment storage, meeting and office space
- Proposed to be located adjacent to or adjoining Village Park
- Availability of onsite parking

Floor Area: To be determined by the Detailed Planning Area Plan approved through the Master Planned Community Development Process

Site Area: 5,000m²

Source of Floor Area /Site Area Requirements:

- *Floor Area* – To be determined by the Detailed Planning Area Plan approved through the Master Planned Community Development Process
- *Site Area* – Development Agreement

Status of Land: Land to be provided to the Council in accordance with the requirements under the Development Agreement.

Locational Criteria:

- Strategically located in relation to hazard zones
- Good connectivity to main road network
- Flood free access to main road network

Delivery Mechanism: Land to be dedicated to the Council as part of the Master Planned Community Development Process. Building to be provided by State government funding

Recurrent Funding: State government funding/ fundraising

Timing: Short term

9. Resourcing and Management Plan

9.1 Infrastructure Delivery

The delivery of the initiatives contained in the CDS is a shared responsibility between the Master Developer, local government, the State and Federal governments, the community and the private sector.

The delivery of many of the initiatives will however be coordinated by the Sunshine Coast Regional Council, either in their role within the Master Planned Community Development Process or as a facilitator of the community development of the area formerly known as Caloundra City.

Particularly in relation to the provision of land and facilities, there will need to be close monitoring within the preparation of Master Plans to ensure that the community facilities are delivered in appropriate locations and in a timely fashion to meet the needs of future development.

The provision of some community facilities are lagging relative to the development of communities from which they are required. Land should be identified and transferred in accordance with the community facility requirements identified above and these facilities should be completed as soon as funds allow.

9.2 Sources of Funds

A Kawana Waters Community Facilities Account was required to be set up by clause 13.5 of the Development Agreement for the purposes of the construction of community facilities.

Under clause 13.5 (c) and (d) of the agreement, the Council, and Kawana and Buddina deposited an initial \$500,000 and \$1 million respectively into the account for the specific purpose of construction of improvements or facilities within the Kawana Sports Complex (Quad Park Precinct) and the sporting facilities land, and community facilities to service the Established Areas of the DCP area.

Subsequent contributions made after 30th June 1999, based on a proportion of the value of sales, were to be utilised for the construction of community facilities on the land to be provided by the Master Developer under clause 13.1 in accordance with the CDS.

The moneys held in the account are not to be utilised for any other purposes. The account is operated by Council provided that all decisions on the disbursement of monies are jointly made by the Council and the Master Developer for the purposes set out in the Development Agreement. Interest accrued on the monies is retained in the account.

A projection of contributions to the account from 2008 to 2026 (assuming all contributions are received by this date) (see Table 4) indicates likely revenue totalling approximately \$15.4 million for future facilities.

Table 4: Projected Income of Kawana Waters Community Facilities Account

Year	Opening Trust Fund Balance @ 1/7/YY	Estimated DNR* Commission	Interest	Cumulative fund plus interest
2007/2008	10,363.95	700,000.00	25,750.69	736,114.64
2008/2009	736,114.64	700,000.00	52,059.16	1,488,173.80
2009/2010	1,488,173.80	700,000.00	79,321.30	2,267,495.10
2010/2011	2,267,495.10	700,000.00	107,571.70	3,075,066.80
2011/2012	3,075,066.80	700,000.00	136,846.17	3,911,912.97
2012/2013	3,911,912.97	700,000.00	167,181.85	4,779,094.81
2013/2014	4,779,094.81	700,000.00	198,617.19	5,677,712.00
2014/2015	5,677,712.00	700,000.00	231,192.06	6,608,904.06
2015/2016	6,608,904.06	600,000.00	261,322.77	7,470,226.83
2016/2017	7,470,226.83	600,000.00	292,545.72	8,362,772.55
2018/2019	8,362,772.55	600,000.00	324,900.51	9,287,673.06
2019/2020	9,287,673.06	600,000.00	358,428.15	10,246,101.21
2020/2021	10,246,101.21	600,000.00	393,171.17	11,239,272.38
2021/2022	11,239,272.38	600,000.00	429,173.62	12,268,446.00
2022/2023	12,268,446.00	600,000.00	466,481.17	13,334,927.17
2023/2024	13,334,927.17	600,000.00	505,141.11	14,440,068.28
2024/2025	14,440,068.28	400,000.00	537,952.48	15,378,020.75
Total Trust Funds	15,378,020.75	10,800,000.00	4,567,656.80	15,378,020.75

Source: Stockland Estimate, 2008

*Department of Natural Resources

9.3 Costing

The cost of proposed community facilities was estimated by application of the rate per m² building cost based on Rawlinson's Australian Construction Handbook 2008. These estimates (see Table 5) provide a rough guide to the probable cost of a building, and will need to be reviewed once the concept and detailed designs are determined.

It is important to note that the estimates in Table 5 do not include provision for the capital costs associated with the following:

- vi. a public domain in the Town Centre or Birtinya (North);
- vii. a youth facility in the Town Centre or Birtinya (North) or Bokarina Beach;
- viii. public access club facility in the event that the land for this facility is provided to the Council;
- ix. community gardens and related facilities.

Table 5: Estimated Cost of Community Facilities

Community Facility	Gross Floor Area	Estimated Cost (excl GST)³
Birtinya local community centre	(Min) 800m ² + 30 car spaces ⁴	\$2,477,914
Bokarina local community centre	600m ² + 20 car spaces	\$1,351,193
Eastbank district community centre	N/A	
Kawana Island/Parrearra local community centre	600m ² + 20 car spaces	\$1,351,193
Kawana Forest/Perrins local community hall	350m ² + 12 car spaces	\$789,408
Creekside local community hall	350m ² + 12 car spaces	\$789,408
Library Learning Centre (Stage 1)		
• Library component	1,266m ²	\$3,149,808
• Learning centre component	900m ²	\$2,484,900
• Carparking	75 car spaces ⁵	\$242,475
Sub Total	2,166m ² + 75 car spaces	\$6,611,831
Arts Development Space /Exhibition Space (Stage 2)	1,000m ² + 30 car spaces	\$3,215,239
Total		\$16,586,186

Preliminary costing of recommended facilities at approximately \$16.6 million in \$2008 indicates that on the basis of current assumptions, especially if inflation over time until the facilities are built is taken into account, the cost of the facilities will exceed expenditure. However this does not include potential grants which may be attracted or other funding which may be provided. It is highly recommended that these are sought to improve the timeliness of provision. Council may determine that funds should be borrowed to ensure the early provision of some facilities, such as the library/learning centre.

³ Includes professional fees, finishes, fittings, services, external services to 3.0 metres from the outside of the building, some landscaping and a contingency amount of 2.5%. Excludes loose or special equipment, furniture and furnishings.

⁴ Car spaces are calculated at a rate of 1 space per 30m² GFA

⁵ Higher rate if multi storey structure

9.4 Timing

The desired indicative timing of provision of facilities under the Community Facilities Account is shown in Table 6 below. In view of the uncertainty surrounding the availability of grants and other funding, this allocates facilities the following timing priorities:

- Short Term – approximately 2008-2011
- Medium Term – approximately 2012-2015
- Long Term – post 2016

Determination of appropriate timing has been made on the basis of:

- The anticipated timing of development of the relevant precinct;
- The desired threshold of the population established at the time of provision of the facility;
- Other factors, such as the establishment of a lead facility such as the library, for the development of the Town Centre.

The recommended timing of provision is as follows:

Table 6: Recommended Timing of Facility Provision

Facility	Short Term	Medium Term	Long Term
Birtinya local community centre		•	
Bokarina local community centre ⁶		•	
Kawana Island/ Parrearra local community centre	•		
Kawana Forest/ Perrins local community hall	1		
Creekside local community hall			2
Library Learning Centre (Stage 1)	•		
Arts Development Space/ Exhibition Space (Stage 2)	3		

9.5 Evaluation and Review of the CDS

The achievement of the desired social outcomes of the CDS depends on the delivery of the initiatives outlined in Section 7. Achievement of these initiatives should be monitored, and the meeting of social outcomes evaluated.

It is recommended that a review of the initiatives should be undertaken within five years, and a further projection of the proposed timing and budgeting of provision of community facilities prepared.

⁶ There may be a need to provide temporary life guard facilities prior to this time.

MOOLOOLABA

POINT
CARTWRIGHT

WARANA


BIRTINYA


WURTULLA

WURTULLA

CURRIMUNDI

CURRIMUNDI

 Kawana Waters Study Area
(Kawana Waters DCP Area)

 Cadastre as at 03/09

0 250 500 1,000 1,500 2,000 Metres



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Kawana Waters Community Development Strategy DCP Area Figure 1

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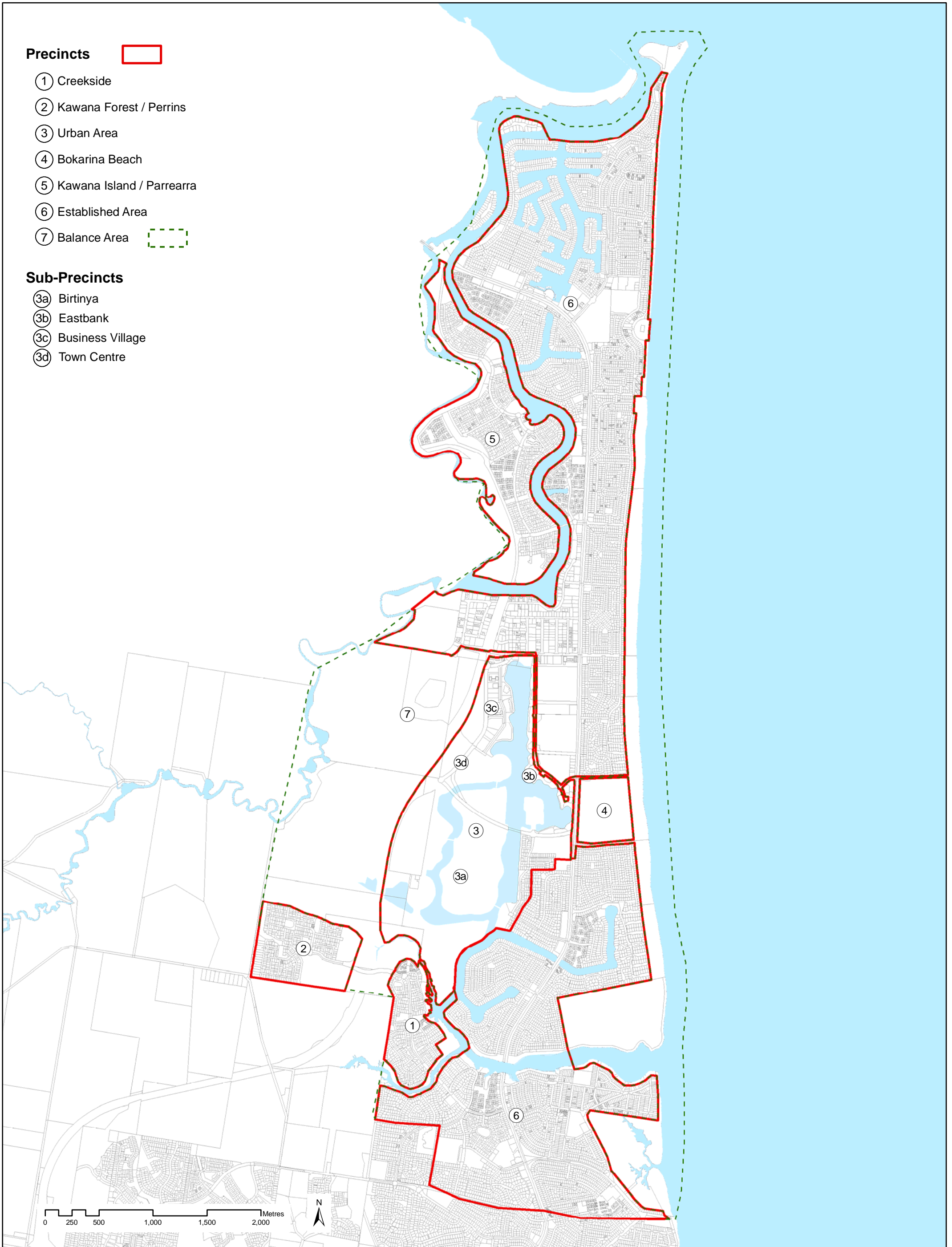
Precincts



- ① Creekside
- ② Kawana Forest / Perrins
- ③ Urban Area
- ④ Bokarina Beach
- ⑤ Kawana Island / Parrearra
- ⑥ Established Area
- ⑦ Balance Area

Sub-Precincts

- ③a Birtinya
- ③b Eastbank
- ③c Business Village
- ③d Town Centre



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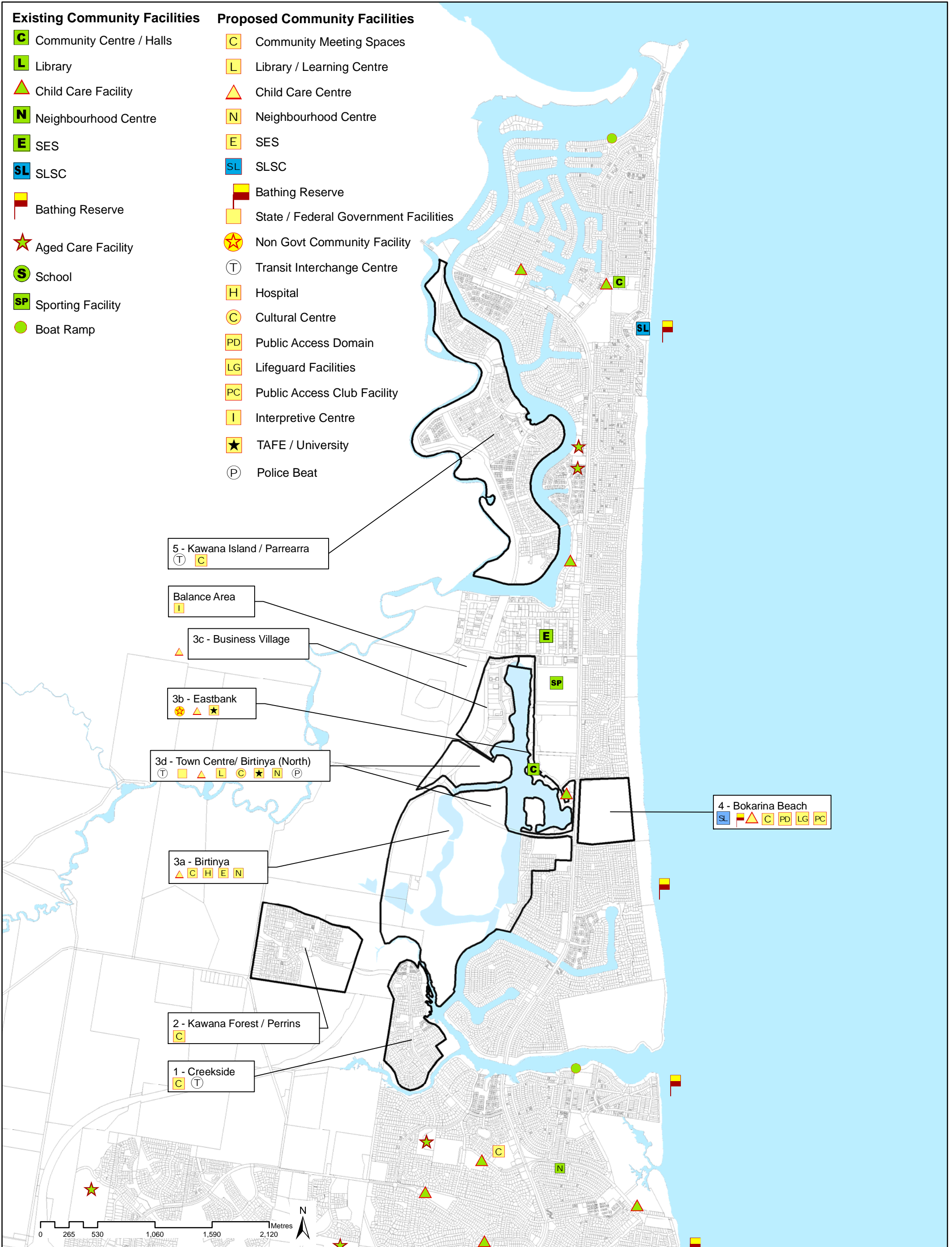
**Kawana Waters Community Development Strategy
Study Area - Precincts Figure 2**

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Existing Community Facilities **Proposed Community Facilities**

- | | |
|-----------------------------------|---------------------------------------|
| C Community Centre / Halls | C Community Meeting Spaces |
| L Library | L Library / Learning Centre |
| ▲ Child Care Facility | ▲ Child Care Centre |
| N Neighbourhood Centre | N Neighbourhood Centre |
| E SES | E SES |
| SL SLSC | SL SLSC |
| ▬ Bathing Reserve | ▬ Bathing Reserve |
| ★ Aged Care Facility | ★ Non Govt Community Facility |
| S School | T Transit Interchange Centre |
| SP Sporting Facility | H Hospital |
| ● Boat Ramp | C Cultural Centre |
| | PD Public Access Domain |
| | LG Lifeguard Facilities |
| | PC Public Access Club Facility |
| | I Interpretive Centre |
| | ★ TAFE / University |
| | P Police Beat |



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Kawana Waters Study Area - Existing and Proposed Community Facilities Figure 3

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