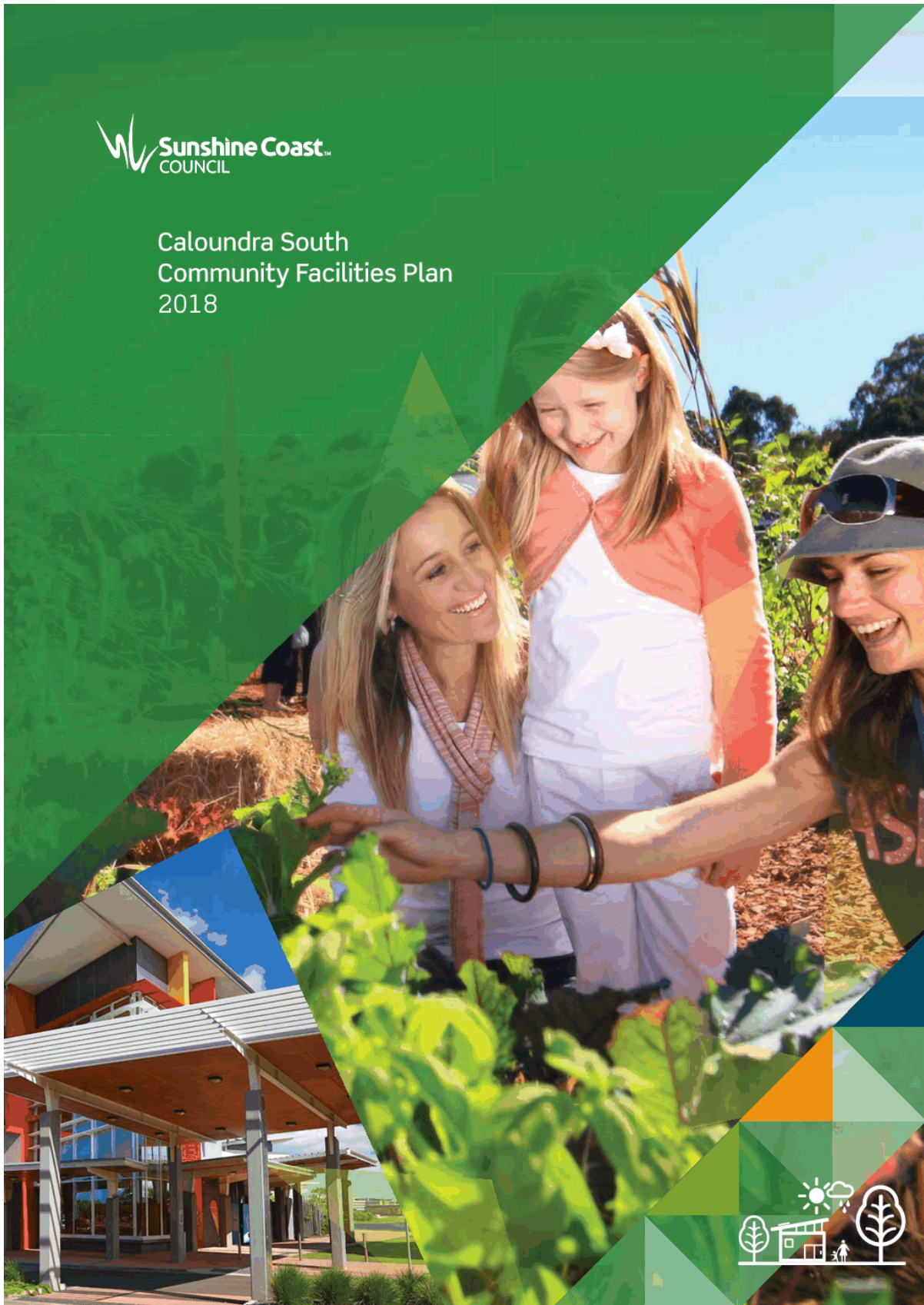




Caloundra South
Community Facilities Plan
2018



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Acknowledgements

Council wishes to thank all contributors and stakeholders involved in the development of this document.

Disclaimer

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Executive summary

Caloundra South Priority Development Area (Caloundra South) is a major development site on the southern end of the Sunshine Coast. Planned as a highly urbanised, self-contained community, Caloundra South is intended to house an estimated 50,000 residents in approximately 20,000 dwellings and provide around 20,000 jobs by 2050.

A well planned network of social infrastructure is essential in creating connected, active and healthy communities. Social infrastructure refers to a range of facilities delivered and operated to support the community, including community facilities where people can meet, enjoy indoor sport and recreational activities, engage in creativity and the arts and develop and access information, services and programs.

The Caloundra South Community Facilities Plan (the Plan) provides a framework for the planning and delivery of community facilities on land to be contributed to Council by the Developer for the following community facility purposes:

- Major Civic Centre
- Major Sports Facility
- Eco Community Facility
- Three (3) District Community Centres
- Seven (7) Local Community Centres
- 14 Neighbourhood Meeting Rooms.

The vision for the Plan is to deliver a flexible, adaptable and functional network of community facilities in Caloundra South to facilitate a vibrant and inclusive community through co-location, partnerships, innovation and leading practice.

A key principle for Caloundra South is the establishment of Community Hubs, i.e. places where people can meet, participate in community life, access services and facilities, enjoy amenities, work, learn and share experiences. This Plan facilitates co-location of community facilities with compatible uses to support vibrant Community Hubs.

The establishment of the community facilities network will take place over time as the community grows and matures and resources become available.

Introduction

Purpose

The Caloundra South Community Facilities Plan (the Plan) provides a framework for the planning and delivery of community facilities on land to be contributed to Sunshine Coast Council (Council) for community facilities purposes within the Caloundra South Priority Development Area (Caloundra South).

Specifically, the Plan seeks to:

- Confirm the type, role, function and desired standards for each community facility
- Provide a framework to identify demand and facilitate the viability of the network
- Provide a framework to guide planning and implementation
- Facilitate co-location and innovative delivery and management models
- Inform Council's long term financial planning.

The Plan has been prepared by Council in close consultation with the Developer of Caloundra South and Economic Development Queensland as the planning authority.

To ensure it remains current and reflective of the emerging community's needs and demands, the Plan is to be reviewed every five years.

What is social infrastructure?

A well planned network of social infrastructure is essential in creating connected, active and healthy communities.

Social infrastructure refers to a range of facilities and services delivered and operated to support the community. It includes:

- Health, including hospitals and community health clinics
- Education, including schools and tertiary education opportunities
- Emergency services, including police, fire and rescue, ambulance and volunteer emergency services
- Community facilities, including community venues, libraries, cultural facilities, aquatic centres and indoor sport and recreation facilities
- Community health and safety facilities including cemeteries, public amenities, lifeguard facilities and facilities to provide disaster management functions.

Social infrastructure is provided by all levels of government, the community, the not-for-profit sector and private organisations. Within the network, Council has a key responsibility for providing and facilitating community access to a functional network of community facilities and community health and safety facilities, as identified above.

6

Caloundra South

Caloundra South is a major development site on the southern end of the Sunshine Coast, intended to house an estimated 50,000 residents in approximately 20,000 homes and provide around 20,000 jobs by 2050.

Caloundra South will be a highly urbanised, self-contained community with a strong focus on walk, cycle and public transport as modes of transport.



The scope of this Plan is community facilities to be provided on land to be contributed to Council through the Caloundra South Local Government Infrastructure Agreement (LGIA). Considerations are also given to potential synergies between the community facilities network and related infrastructure networks, including recreation parks, sports parks and schools.

Regulatory and strategic context

The Plan is consistent with the regulatory and strategic framework for Caloundra South, including:

- Caloundra South Urban Development Area Development Scheme 2011 (Economic Development Queensland)
- Priority Development Area Guideline no 11: Community Facilities 2015 (Economic Development Queensland)
- Caloundra South Master Plan 2012 (Stockland, approved by Economic Development Queensland)
- Caloundra South Community Infrastructure Master Plan and Community Development Overarching Site Strategy 2014 (Stockland, endorsed by Economic Development Queensland)
- Caloundra South Local Government Infrastructure Agreement 2015 (LGIA) (Economic Development Queensland, Stockland and Sunshine Coast Council).

The Plan is further consistent with Council's overarching policy framework, as follows:

- Sunshine Coast Environment and Liveability Strategy 2017
- Sunshine Coast Social Strategy 2015
- Sunshine Coast Regional Economic Development Strategy 2013-2033.

The preparation of the Plan, including a five-yearly review, is a requirement of the LGIA. A summary of the LGIA is provided below. For an extract of the LGIA Community Facilities Infrastructure Network, refer to **Appendix 1**.

Caloundra South Local Government Infrastructure Agreement (LGIA)

The LGIA sets out the obligations of the Developer and Council to provide land and infrastructure for community facilities, open space, conservation, stormwater and local transport across Caloundra South.

The LGIA identifies a network of 10.955ha of land for community facilities purposes to be contributed to Council by the Developer. The network of land reflects the intended delivery of a hierarchy of community facilities on the sub-regional (Caloundra South-wide), district and local level, as outlined in **Table 1**. The land is to be above Q100 flood immunity level and contributed fully serviced with connections for telecommunications, water, waste, stormwater, electricity and road access as per the standards identified in the LGIA. The timing of transfer of land is based on development triggers as set out in the LGIA. The community facilities on this land are to be provided or facilitated by Council subject to funding availability, generally to the standards outlined in this Plan.

Table 1: Community facilities land contributions, LGIA

Infrastructure hierarchy	Intent of land contribution	Individual land contributions	Total land contributions
Sub-regional	Major Civic Centre	1 x 15,000sqm	1.5ha
Sub-regional	Major Sports Facility	1 x 18,000sqm	1.8ha
Sub-regional	Eco Community Facility	1 x 4,000sqm	0.4ha
District	District Community Centre	3 x 10,000sqm	3.0ha
Local	Local Community Centre	6 x 5,000sqm 1 x 2,800sqm, including facility and financial contribution	3.28ha
Local	Neighbourhood Meeting Room	13 x 750sqm +1 at Eco Community Facility	0.975ha
Total			10.955ha

The LGIA encourages the co-location of community facilities with State Government social infrastructure and Council's open space network to enhance innovation, resource efficiencies and community benefit.

In accordance with the LGIA, the Developer will contribute more than 200ha open space to Council for sport and recreation purposes. The open space network will be transferred to Council embellished to the standards outlined in the LGIA. The Caloundra South Sports Network Plan 2018 provides further direction on the delivery of the network of Sports Parks.

The LGIA also makes provision for the Developer to establish a network of community gardens within 1km radius of all residents based on demonstrated community demand and community capacity to maintain and manage the gardens. Community gardens are intended to be co-located with community facilities or open space and with access to adequate car parking and toilet facilities.

The general locations of the community facilities land contributions, open space and community gardens as per the LGIA are illustrated in **Appendix 2**. **Appendix 2** also provides the indicative locations of schools (public and private). **Appendix 3** provides a more detailed overview of the open space network.

Strategic Directions

Strategic Directions have been prepared to respond to a number of specific challenges and opportunities relating to the planning and establishment of a community facilities network within Caloundra South, as summarised in **Appendix 4**. The Strategic Directions are consistent with the regulatory and strategic planning framework for Caloundra South and Council's policy framework.

Vision

The vision for the Caloundra South community facilities network is to achieve:

A flexible, adaptable and functional network of community facilities that facilitates vibrant and inclusive communities through co-location, partnerships, innovation and leading practice.

Strategic priorities

The strategic priorities identified as critical in achieving the vision for the Caloundra South community facilities network are outlined in **Table 2**.

Table 2: Desired outcomes and strategic priorities

Desired outcomes	Strategic priorities
A flexible, adaptable and functional network	<ul style="list-style-type: none"> • Self-containment and timely delivery facilitates community wellbeing • All residents have access to a full range of facilities • Efficient land use and retention of land in Council's ownership protects land for the future • Flexible, multipurpose and adaptable spaces provide a network responsive to changing needs • Detailed planning is undertaken on a facility by facility basis • The delivery of district and sub-regional level community facilities which have the capacity to cater for a broad range of users and uses is prioritised • Disaster management and public amenities functions are integrated into the network where appropriate.
Vibrant and inclusive communities	<ul style="list-style-type: none"> • Interim use of land for compatible activities facilitate community development and early activation • Ongoing community access to affordable rentable spaces is maintained • Network encourages walk and cycle access • Distinctive places and spaces, community identity and belonging is facilitated through planning, design and delivery which responds to the urban form • Ongoing monitoring of facility use and demand provides information to guide planning and operations.
Co-location and partnerships	<ul style="list-style-type: none"> • Complementary partnerships provide community benefit • Co-location and integration with compatible uses in Community Hubs facilitate sharing of land and resources and enhanced community benefit • Community access to social infrastructure provided by other providers is facilitated.
Innovation and leading practice	<ul style="list-style-type: none"> • Innovative delivery and management models are

Desired outcomes	Strategic priorities
	encouraged to enhance cost-efficiency and community benefit <ul style="list-style-type: none"> • Technology and Smart City framework¹ opportunities improve operations and enhance user experiences • Facilities showcase environmentally sensitive and sustainable design • Complementary auxiliary spaces and functions are facilitated to meet community needs, support core functions, enhance user experiences and enhance financial viability.

To achieve these Strategic Directions, the Plan contains a range of tools to guide planning and delivery, including:

- **Planning and Design Principles** to assist the delivery of the community facilities network in accordance with the Strategic Directions (refer **Appendix 5**)
- **Network Standards** identifying the role, function, catchment and detailed description of each facility type within the network
- **Co-location opportunities** to facilitate vibrant Community Hubs and resource efficient and cost-effective delivery and management models, higher utilisation and enhanced sustainability
- **Implementation Framework** to guide the scheduling and timing of planning and delivery of the community facilities network
- **Action Plan** to support and progress the implementation of the Plan over the next five years.

¹ By using information and communications technology to connect people, processes, data and things we are able to improve quality of life, stimulate economic growth and ensure environmental sustainability throughout our region.

Network Standards

Network role and function

The core role and function of the Caloundra South community facilities network is to provide spaces for a wide range of activities to support an active, healthy and involved community, including sport, recreation, cultural development, learning, events and gatherings. In addition, the network may provide spaces for compatible community uses, such as community organisations (not-for-profit) providing services and support to the community and spaces for social enterprises, incubation and innovation. Higher order facilities may also incorporate auxiliary uses to enhance user experiences and financial viability such as e.g. kiosks/ cafes and retail. The network will further integrate compatible community health and safety functions where appropriate, such as disaster management and access to public amenities.

Primary catchments by facility type

The community facilities network reflects a hierarchy of facilities at the sub-regional (Caloundra South-wide), district and local level. Each level within the hierarchy has a primary population catchment corresponding with a primary geographical catchment.

The primary catchments of each facility are outlined in **Table 3** and illustrated in **Appendix 6**.

Table 3: Community facilities primary catchments

Facility type	Infrastructure hierarchy	Primary catchment population	Primary geographical catchment area
Major Civic Centre	Sub-regional	50,000 people	Caloundra South
Major Sports Facility	Sub-regional	50,000 people	Caloundra South
Eco Community Facility	Sub-regional	50,000 people	Caloundra South
District Community Centre	District	15,000-20,000 people	2km radius, centred on each district activity centre
Local Community Centre	Local	5,000 people	1km radius, centred on each local activity centre
Neighbourhood Meeting Room	Local	Determined by use	Determined by function

Role and function by facility type

To achieve the vision for the Caloundra South community facilities network and facilitate an integrated network that caters for the needs of the community, each facility will fulfill a role and function according to their hierarchy and type, generally as described in **Table 4**.

The general standards for each community facility type are described in more detail in **Appendix 7**.

These standards provide a guide based on the anticipated needs of the community. The detailed descriptions are to be confirmed during the planning process for each facility.

Table 4: Facility type role and function

Facility type	Role and function
Major Civic Centre (MCC)	<p>The Major Civic Centre is envisaged as a main anchor for community activity. The facility is expected to provide high quality library, performance, cultural and civic functions, potential youth space and other specialised spaces. The facility will also provide a diversity of spaces suitable for a range of local and district level activities.</p> <p>The facility will complement and not duplicate specialised functions provided across the Sunshine Coast network.</p>
Major Sports Facility (MSF)	<p>Caloundra South is anticipated to deliver aquatic and indoor sports facilities. The Aquatic Centre is anticipated to deliver aquatic experiences for fitness, learn to swim programs and leisure. The facility is further anticipated to deliver a gym and other health and wellness functions. The Aquatic Centre will be delivered on the MSF site.</p> <p>The Indoor Sports Centre is anticipated to deliver four multi-purpose courts and a gymnastics facility. Planning has determined that the Indoor Sports Centre is better aligned with the open space network and will be delivered on Major Sports Park 2 (MS2) (refer Attachment 3).</p> <p>The facilities will complement and not duplicate specialised functions provided across the Sunshine Coast network.</p>
Eco Community Facility (ECF)	<p>The Eco Community Facility is intended as a community facility with synergies to the Caloundra South conservation areas, including the Blackbutt Forest, Major Recreation Park (MR1) and other complementary land uses. The facility may potentially provide an environment, sustainability or cultural heritage focus complementing and being complemented by the proposed Integrated Tourism Facility.</p>
District Community Centres (x3) (DC1-3)	<p>District Community Centres will provide flexible spaces for a wide range of local and district level community activities, including meetings, cultural development, community events, learning, recreation activities and social gatherings.</p> <p>These facilities may also be designed to cater for a range of complementary community activities and may support the co-location of Neighbourhood Meeting Room sites and community gardens.</p>
Local Community Centres (x7) (LC-1-7)	<p>Local Community Centres are intended to provide smaller space(s) suitable for a range of local level community activities.</p> <p>These facilities may also be designed to cater for a range of complementary community activities, such as e.g. community organisations or community support services. Local Community Centre sites may support the co-location of Neighbourhood Meeting Room sites and community gardens.</p>
Neighbourhood Meeting Room sites (NM1-14)	<p>Neighbourhood Meeting Room sites are distributed across Caloundra South to supplement the network of community facilities. The primary functions of these land allocations are to provide opportunities for activities that may not be suitably catered for within the network described above. Examples of such activities may include additional, complementary and specific purpose community uses such as e.g. wood working or arts and craft activities, community support organisations and activities that could potentially compromise spaces being available for the general community for hire.</p>

The general locations for community facilities are as per the LGIA, refer map in **Appendix 2** (refer **Appendix 6** for Locality and Precinct details). The locations for Neighbourhood Meeting Room sites are to be confirmed as per the directions in this Plan.

Other providers

Council is not the only provider of social infrastructure. Other providers, such as State Government, education, churches, the community and private sectors also commonly provide spaces and facilities available for community use².

The provision of social infrastructure available to the community by other providers will be taken into account in the planning and delivery of Council's community facilities network, both in terms of role, function, detailed description, capacity and timing. Co-location and shared use is encouraged across the development.

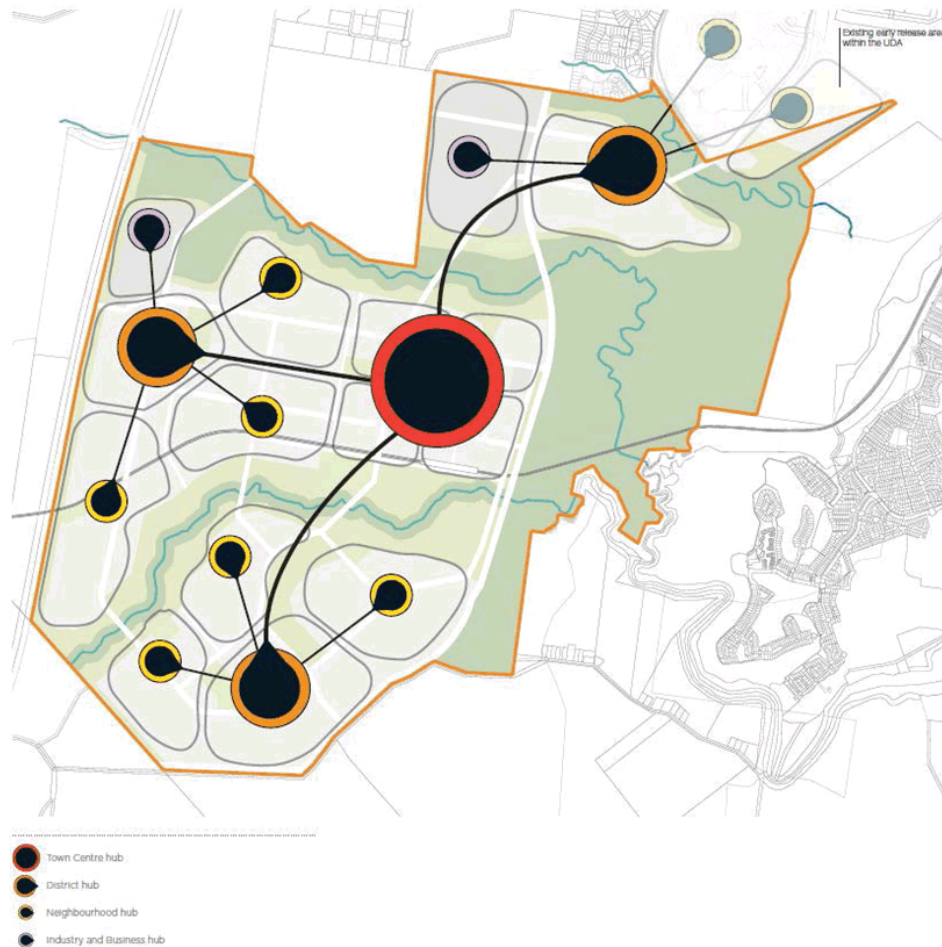
² In accordance with State Government policy, community use of school facilities is to be facilitated outside of school hours, refer to the [DET website](#) for details on this policy.

Community Hubs and co-location opportunities

Community Hubs

A key principle for Caloundra South is the establishment of Community Hubs, i.e. places where people can meet, participate in community life, access services and facilities, enjoy amenities, work, learn and share experiences. The Caloundra South Master Plan identifies a hierarchy of Community Hubs as illustrated in **Figure 1**. Community facilities are located to correspond with the hierarchy of Community Hubs, with sub-regional facilities located in the Town Centre, district level facilities in the district Hubs and local level facilities in the local (neighbourhood) Hubs (refer **Appendix 2** for general locations).

Figure 1: Caloundra South Community Hubs, Caloundra South Master Plan



Clustering, co-location and integration of community facilities with compatible uses contribute to active and vibrant Community Hubs and facilitate resource efficient and cost-effective delivery and management models, higher utilisation and enhanced sustainability.

Key considerations for co-location opportunities are provided below. These and other opportunities for clustering, co-location and integration are to be assessed on a facility by facility basis with the aim to optimise community benefit and enhance viability and sustainability.

Co-location criteria

The LGIA encourages the co-location of community facilities with State Government social infrastructure (especially schools) or Council's open space network to facilitate innovation, resource efficiencies and community benefit.

Proposals for co-location projects are to consider the following criteria:

- A clear community benefit can be demonstrated
- The functions to be co-located are complementary
- Achievement of the proposed outcome is realistic
- The resources required to deliver the outcome are acceptable
- The co-location enhances the capacity of land for community functions
- The proposal does not compromise the intended short term or long term role and function of the community facilities land, including ongoing community access
- There is no net loss of land for community functions
- Community facilities land remains in Council's ownership

Potential co-location synergies have been identified as follows (refer **Appendix 2** for the general locations):

- Community Gardens with District or Local Community Centre land and Council's open space network (Major or District Recreation Parks). Long term access to adequate car parking and public amenities is secured
- Neighbourhood Meeting Room sites with District and Local Community Centre land or with Council's open space network (District Sports Parks and Major and District Recreation Parks) where community benefits are demonstrated
- District and Local Community Centre land with educational facilities (schools)
- Major Civic Centre with potential tertiary facility

Case study: Baringa Community Hub Pilot Project

The delivery of the Caloundra South Community Hub Pilot Project at Baringa demonstrates a co-location project initiated to trial a more effective and efficient delivery model which promotes co-location of the Baringa State School including Multipurpose Hall, Robotics and Engineering Space, Music Room, Council District Community Centre (DC1) and Council Neighbourhood Sports Park. A Memorandum of Understanding has been prepared between Council, Department of Education and Training and the Developer to guide the implementation of the project (refer **Attachment 9** for the adopted Concept Plan).

Location and co-location of Neighbourhood Meeting Room sites

The LGIA identifies the general locations for Neighbourhood Meeting Room sites (refer **Appendix 2** and **Appendix 6**). The need, location and co-location for each Neighbourhood Meeting Room site is to be confirmed in consultation with Council two years prior to the land is to be transferred to Council in accordance with the process identified in the LGIA (refer **Attachment 1**, Clause 2). In accordance with the requirements of the LGIA, Neighbourhood Meeting Room sites are to be separate, fully serviced land contributions.

The demand for community facilities on the Neighbourhood Meeting Room sites is anticipated to arise with the maturity of the community.

The criteria for locations and co-locations for Neighbourhood Meeting Room sites are as follows:

- Sites are distributed to facilitate an equal distribution of land for community facilities across Caloundra South
- Sites may be co-located with one or two other Neighbourhood Meeting Room sites
- Sites are located to provide appropriate settings for a range of community uses, including specific purpose community uses
- Sites are primarily co-located with land for District and Local Community Centres. Sites may also be co-located with Council's open space network (District Sports Parks and Major and District Recreation Parks)
- Sites are located with access to car parking. Co-location with public amenities and other supporting infrastructure is considered where appropriate. The co-location does not place undue pressure on co-located infrastructure
- Sites are located in proximity to walk/ cycle or public transport networks.

Co-locations for the Neighbourhood Meeting Room sites should generally be in accordance with **Table 5** unless determined otherwise based on demonstrated need and demand.

Any further adjustments to the locations and co-locations of Neighbourhood Meeting Room sites are to be in line with the criteria outlined above.

Table 5: Neighbourhood Meeting Rooms, locations and proposed co-locations

Facility	Precinct as per LGIA	Co-located infrastructure
NM1	6	ECF (Eco-Community Facility)
NM2	5	DS1 (District Sports Park)(approved)
NM3	7	MR2 (Major Recreation Park)(approved)
NM4	11	LC2 or DS2 (Local Community Centre or District Sports Park)
NM5	11	LC2 (Local Community Centre)
NM6	12	LC3 (Local Community Centre)
NM7	14	DC2 or MS1 (District Community Centre or Major Sports Park)
NM8	15	LC4 or DS3 (Local Community Centre or District Sports Park)
NM9	15	LC4 or DS3 (Local Community Centre or District Sports Park)
NM10	17	LC5 or DS3 (Local Community Centre or District Sports Park)
NM11	17	LC6 (Local Community Centre)
NM12	18	LC7 or DR3/DR4 (Local Community Centre or District Recreation Park, lake precinct if overriding community benefit is identified)
NM13	18	LC7 (Local Community Centre)
NM14	19	DC3 or DS4 (District Community Centre or District Sports Park)

Implementation Framework

The Implementation Framework has been prepared to guide the delivery of a highly functional and integrated network that will meet the needs of the emerging Caloundra South community and its generations to come.

Delivery and management models

Council operates with a range of models for the delivery and management of community facilities, ranging from Council funding, delivering and managing facilities to Council leasing land to community organisations (not-for-profit) to fund, deliver and manage the facility.

The investigation of new and innovative delivery and management models and new forms of partnership arrangements is encouraged in the implementation of the Caloundra South community facilities network. This includes consideration of new funding models and harnessing opportunities to co-locate, integrate functions and share resources across the network and with other providers to enhance sustainability and community benefit. Outcomes of future evaluations of the Baringa Community Hub Pilot Project are to be considered in the implementation of this Plan.

Network priorities

In accordance with the Strategic Directions set out in this Plan, the establishment of a higher order network comprising district and sub-regional (Caloundra South-wide) level facilities that will have the highest capacities and provide quality spaces to cater for the broadest range of uses and users is a priority.

Supplementing the network of district and sub-regional facilities, it is anticipated that the delivery of local level facilities (Local Community Centres and facilities on Neighbourhood Meeting Rooms sites) will primarily be facilitated through compatible partnerships and funding opportunities.

Interim provision of spaces and services may be required to meet community needs before the establishment of the higher order community facility network is feasible.

Interim opportunities

To support the emerging community and foster a sense of place and belonging, early access to a full range of spaces to cater for community activities is important.

The Community Hub Pilot Project at Baringa, including the Baringa Community Centre and School Multipurpose Hall, will cater for most community activities, including meetings, recreation, sports, learning, arts and community events over the next 10 years. With aquatic facilities and library services in adjacent areas having highly limited capacity to cater for the emerging population of Caloundra South, alternative access is however required to cater for the emerging Caloundra South population before these functions are delivered through the Major Civic Centre and Major Sports Facility (Aquatic Facility).

To facilitate interim access to library services, the delivery of an interim boutique shopfront library at Baringa is recommended for investigation. Additional interim services may be required prior to the establishment of the Major Civic Centre (Library).

The provision of interim community spaces within the Town Centre may be required to cater for the needs of the residents and users of the Town Centre prior to the establishment of the Major Civic Centre.

To facilitate interim access to aquatic facilities for recreational, fitness and learn to swim activities, provision of facilities by other sectors will be monitored and potential partnership opportunities considered. Pressures on facilities in adjacent areas and demands for aquatic opportunities within Caloundra South will also be monitored and interim measures investigated as required (refer **Action Plan**).

Planning and delivery triggers

Table 6 provides the indicative population thresholds to trigger the preliminary investigation into community needs and tentatively the delivery of each facility. These thresholds are a guide only, with provision being subject to preliminary investigation, Council prioritisation across the Sunshine Coast social infrastructure network and funding availability.

All preliminary investigations are to identify recommendations for planning and delivery, including scope, timing and preliminary budget estimates where appropriate.

The timing associated with the triggers will be determined by population growth and distribution. A description of the Caloundra South preliminary population projections and distribution is provided in **Appendix 10**. A map of the Caloundra South Localities and Precincts is provided in **Appendix 6**.

The triggers in **Table 6** are further premised on timely access to developable community facilities land. Where delayed access to community facilities land may constrain the timely delivery of high priority facilities or there is an overriding community benefit, the early delivery of interim facilities or lower order facilities may be facilitated to meet community needs.

Table 6: Indicative triggers for planning and delivery of the community facilities network

Facilities	Trigger to commence preliminary investigations (population)	Indicative trigger for delivery (population)*	Investment priority
Major Civic Centre (MCC) – Civic Functions	20,000 in Caloundra South	30,000 in Caloundra South	High
Major Civic Centre (MCC) – Library Functions	20,000 in Caloundra South	30,000 in Caloundra South	High
Interim boutique shopfront library, Baringa	Planning underway	Year 2018/2019 (to correspond with Baringa Community Centre)	Medium
Major Sports Facility (MSF) - Aquatic Centre	15,000 – 20,000 in Caloundra South	20,000-30,000 in Caloundra South	High
Major Sports Facility (MSF) – Indoor Sports Centre (MS2)	20,000 in Caloundra South	30,000 in Caloundra South	High
District Community Centre 1 (DC1) - Baringa Community Centre	Planning underway	Year 2018/2019 (Council resolution)	Funded
District Community Centre (DC 2)	6,000 in catchment (Town Centre and Central localities combined)	10,000 in catchment (Town Centre and Central localities combined)	High
District Community Centre 3 (DC3)	6,000 in catchment (Southern Locality)	10,000 in catchment (Southern Locality)	High
Eco Community Facility (ECF)	To form part of broader eco-precinct planning	Subject to integrated 'eco-precinct' planning outcomes	Medium
Local Community Centre 1 (LC1) - Bellvista Meeting Space	Delivered	Delivered	Delivered
Local Community Centre 2-7 (LC2-7)	Driven by demand and partnership opportunities	Driven by demand and partnership opportunities	Medium
Neighbourhood Meeting Room 1-14 (NM 1-14)	Driven by demand and partnership opportunities	Driven by demand and partnership opportunities	Low
Community Facilities Land, Baringa (balance of land for DC1)	Driven by demand and partnership opportunities	Driven by demand and partnership opportunities	Low

* Subject to preliminary investigation, Council prioritisation across the Sunshine Coast social infrastructure network and funding availability. The anticipated timing for access to land may constrain timely delivery, potentially requiring alternative or interim provision to meet community need.

Short and medium term priorities

Based on the triggers for preliminary planning and delivery, and current assumptions relating to population growth, distribution and access to community facilities land (refer **Appendix 9**), short and medium term priorities (2018/2019-2022/2023 and 2023/2024-2027/2028) are outlined in **Table 7**.

These priorities are subject to preliminary investigation, Council prioritisation across the Sunshine Coast social infrastructure network and funding availability.

Liaison with the Developer may be required in the short term to ensure that the role, function and design intent of the community facilities network is reflected in planning and design processes and that the opportunities for synergies between the community facilities network and surrounding land uses are optimised.

Table 7: Indicative short and medium term community facilities priorities

Facility	Short term priorities 2018-2023*	Medium term priorities 2023-2028*
District Community Centre 1 (DC1) (Baringa Community Centre)**	Detailed design 2018 Delivery 2018/2019	
Interim boutique library shopfront, Baringa	Investigation, planning and delivery 2018/2019	
Local Community Centre 3 (LC3)/ interim community facility within Town Centre		Planning 2025/2026 Anticipated delivery 2027/2028 The preferred delivery option short term is subject to population distribution and community demand
Eco-Community Facility (ECF)		Planning considerations in conjunction with broader 'eco-precinct', including Integrated Tourism Facility and surrounded recreation uses
Major Civic Centre (MCC) (Civic and Library)		Preliminary investigation 2027/2028 to confirm demand and timing of delivery
Major Sports Facility (MSF) (Aquatic Centre)		Preliminary investigation 2025/2026 to confirm demand and timing of delivery
Major Sports Facility - Indoor Sports Centre (on MS2)		Preliminary investigation 2027/2028 to confirm demand and timing of delivery

* Subject to preliminary investigation, Council prioritisation across the Sunshine Coast social infrastructure network and funding availability.

Part of the Caloundra South Community Hub Pilot Project, refer **Appendix 9.

Interim use of community facilities land

Ahead of community facilities land being utilised for its intended role and function, interim use of the land is encouraged to:

- Support community development
- Facilitate community activation and contribute to the establishment of Community Hubs
- Facilitate interim and temporary community activities

Interim uses are to be in accordance with Council policies/ guidelines for use of Council land and consider the following criteria:

- Be non-commercial in nature
- Be compatible with surrounding land uses
- Not compromise the intended future role and function of the land.
- Compliance with approved Plans of Development.

Interim uses may cater for a range of community based activities, including activities such as e.g. temporary meeting rooms, container pop-ups, social enterprises, pilot projects, drive-in movies, markets etc.

Action Plan

The following five year Action Plan (2018/2019-2022/2023) is prepared to support and progress the implementation of this Plan.

Table 8: Action Plan

Task	Task description	Project lead	Timeframe
1	Investigate and establish an interim boutique shopfront library, Baringa (Precinct 2).	Economic and Community Development Group	2018/2019
2	Undertake a five-yearly review of the Community Facilities Plan, including Action Plan and population distribution and growth assumptions.	Economic and Community Development Group	2022/2023
3	Seek annual updates from State Government agencies or peak community support organisations on intent to establish services in Caloundra South and consider potential partnership opportunities.	Economic and Community Development Group	Annual
4	Seek annual information from the Developer relating to development, population growth, demographic characteristics.	Liveability and Natural Assets Group	Annual
5	Seek continued collaboration with the Developer/ Economic Development Queensland/ Department of Education and Training on schools planning, participate in planning processes as appropriate and consider potential co-location and partnership opportunities.	Economic and Community Development Group	Annual
6	Provide ongoing representation to the Developer and other key stakeholders to ensure the role, function and design intent of the community facilities network, as per this Plan, is reflected in planning and design processes.	Economic and Community Development Group	Ongoing as required
7	Liaison with the Developer to monitor provision of aquatic opportunities by other sectors. Monitor demands and pressures on aquatic facilities in adjacent areas and investigate interim opportunities.	Economic and Community Development Group	Annual or as required
8	Monitor nature and levels of community demand on facilities delivered in Baringa to inform operations and planning of future facilities.	Economic and Community Development Group	Annual
9	Liaise with Stockland and Economic Development Queensland to ensure planning for community facilities allows for appropriate auxiliary uses including social enterprises kiosk, café and retail.	Liveability and Natural Assets Group	2017/2018
10	Work with Stockland to progress planning to meet community needs, including preliminary concept planning for the Eco-Community Facility (ECF) and Major Civic Centre (MCC).	Economic and Community Development Group	Ongoing as required
11	Work with Stockland and Department of Education and Training to progress implementation of the Caloundra South Community Hub (Baringa) Memorandum of Understanding.	Economic and Community Development Group	Ongoing as required

Evaluation and review

In accordance with the LGIA, the Community Facilities Plan will be reviewed every five years, with the first review 2022/2023.

The review is to include liaison with the Developer and Economic Development Queensland.

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Appendix 1: Local Government Infrastructure Agreement Community Facilities Infrastructure Network (extract)

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INFRASTRUCTURE NETWORK 2 – COMMUNITY FACILITIES INFRASTRUCTURE

PART A – CLAUSES

1 INFRASTRUCTURE DELIVERY AND STAGING

- 1.1 The Developer must provide, to the Council, Community Facilities Infrastructure in accordance with:
- 1.1.1 the Infrastructure Contribution Schedule;
 - 1.1.2 the Maps;
 - 1.1.3 the Infrastructure Standards; and
 - 1.1.4 the clauses in this Part A.

2 LOCATION OF NEIGHBOURHOOD MEETING ROOMS

- 2.1 Twenty-four (24) months prior to the requirement to provide a Land Contribution for a Neighbourhood Meeting Room, the Developer must issue a Notice to the Council and MEDQ stating:
- 2.1.1 the anticipated date that the Land Contribution will be provided to Council; and
 - 2.1.2 if not identified in a development application or PDA development application for reconfiguring of a Lot, the precise location and dimensions of the Land Contribution.
- 2.2 Within six (6) months of receipt of a Notice under **clause 2.1** of this Infrastructure Network, the Council must provide Notice to the Developer and MEDQ stating that:
- 2.2.1 it requires the Land Contribution; or
 - 2.2.2 it requires the Land Contribution in a different location, including Co-located with another Neighbourhood Meeting Room, Community Facilities Infrastructure contribution or Open Space Infrastructure contribution; or
 - 2.2.3 it does not require the Land Contribution.
- 2.3 If Council provides a Notice to the Developer and MEDQ that the Land Contribution for the Community Facilities Infrastructure contribution is no longer required in accordance with **clause 2.2.3** of this Infrastructure Network, the Developer is not required to provide the Land Contribution and the Developer Obligations in relation to that Land Contribution is taken to have been fulfilled.
- 2.4 If the Council provides a Notice under **clause 2.2.2** of this Infrastructure Network, the parties are to negotiate in good faith regarding the location of the Land Contribution.
- 2.5 A Land Contribution for a Neighbourhood Meeting Room may be Co-located with a maximum of two other Land Contributions for Neighbourhood Meeting Rooms.
- 2.6 If agreement is reached under **clause 2.4** of this Infrastructure Network, provision of the amended Land Contribution will be taken to have fulfilled the Developer's obligation to provide the Land Contribution identified in **clause 2.1** of this Infrastructure Network.
- 2.7 Any dispute in relation to the Notice or negotiation to be undertaken under this **clause 2** of this Infrastructure Network must be resolved in accordance with **clause 40** of this Agreement.

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3 CO-LOCATION

- 3.1 The requirement to provide Community Facilities Infrastructure is intended to ensure that best practice and innovation informs the delivery of each item of Community Facilities Infrastructure. There may be an opportunity to utilise best practice and innovation to improve the delivery of Infrastructure Contributions, whether by Co-location and clustering or another mechanism. Such improvements may be, but are not limited to:
- 3.1.1 improved accessibility;
 - 3.1.2 opportunities for new management or ownership delivery models;
 - 3.1.3 achieving 'economies of scale' through sharing facilities, infrastructure, amenities, resources, maintenance and management costs;
 - 3.1.4 implementing new technologies;
 - 3.1.5 responding to changing demographic needs while maintaining the minimum land area; and
 - 3.1.6 achieving more compact development that has increased activity, and results in the creation of vibrant, people-focused destinations.
- 3.2 The Co-location of two or more Land Contributions to allow the utilisation of one or more areas of land to accommodate modified and shared Works Contributions to service the relevant Land Contributions is allowed, provided that:
- 3.2.1 the Land Contributions and Works Contributions relate to the following:
 - (a) Open Space Infrastructure;
 - (b) Community Facilities Infrastructure;
 - (c) State Community Infrastructure;
 - 3.2.2 the modified and shared Works Contribution does not compromise the function or purpose of the Land Contributions;
 - 3.2.3 the Works Contribution is limited to one or more of the following:
 - (a) vehicle parking and underground service infrastructure (including telecommunications, water supply, waste water, stormwater, electricity, and Water Sensitive Urban Design), for reasons of improved efficiency;
 - (b) a Works Contribution pursuant to a Shared Services Agreement between providers of different infrastructure services; or
 - (c) a Works Contribution to achieve an outcome that facilitates the purpose of both State and local infrastructure; and
 - 3.2.4 the variation to the Works Contributions and location of the Land Contributions (where applicable) is agreed by the parties, after negotiation through the Steering Committee under **clause 3.6** of this Infrastructure Network.
- 3.3 The parties acknowledge that a modified and shared Works Contribution provided in accordance with this **clause 3** may be provided to standards agreed in a Shared Services Agreement as described in **clause 3.2.3(b)** of this Infrastructure Network, rather than the standards that would otherwise be required by this Agreement.
- 3.4 Three (3) years prior to the Developer providing a Land Contribution or a Works Contribution for Community Facilities Infrastructure, the Developer may issue a Notice to the Infrastructure
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Authority and, where the Infrastructure Authority is not the Council, the Council identifying a change in circumstances, or improvement in delivery of Community Facilities Infrastructure that may allow a particular Infrastructure Contribution to be delivered in an alternative manner that will maintain or improve the outcome for the community, the Infrastructure Authority and the Developer.

- 3.5 This **clause 3** applies to Infrastructure Contributions in Precinct 2, with the reference to three years in **clause 3.4** of this Infrastructure Network being replaced with six months.
- 3.6 If the Developer provides a Notice in accordance with **clause 3.4** of this Infrastructure Network, the parties, through the Steering Committee, are to negotiate in good faith regarding the potential variation to the delivery of the Infrastructure Contribution.
- 3.7 The parties agree that nothing in this **clause 3** requires any party to agree to a variation to this Agreement.

4 PROVISION OF WORKS CONTRIBUTIONS BY COUNCIL

- 4.1 The parties acknowledge that the Developer is not responsible for providing the Works Contributions for Community Facilities Infrastructure. Council will pursue funding for Community Facilities Infrastructure and subject to securing funding, Council will provide the Works Contributions for Communities Facilities Infrastructure.

5 PROVISION OF A COMMUNITY FACILITIES PLAN

- 5.1 Within two (2) years of the Commencement Date, the Council is to prepare a Community Facilities Plan in consultation with the Original Developer to guide the delivery of Works Contributions for Community Facilities Infrastructure generally in accordance with this Agreement.
- 5.2 Each party will bear its own costs for participating in the finalisation of the Plan.
- 5.3 The Community Facilities Plan must:
- 5.3.1 identify the type, role, function and desired standards of each Land Contribution and appropriate Services Infrastructure, within the Community Facilities Infrastructure Network required for Caloundra South;
 - 5.3.2 identify a framework to determine the demand, feasibility, viability, desired standards, and timing of the provision of the Works Contributions;
 - 5.3.3 identify innovative and best practice models for the delivery and operations of Community Facilities Infrastructure in Caloundra South, including financial models;
 - 5.3.4 identify a community capacity and management model associated with the Community Facilities Plan; and
 - 5.3.5 identify where Co-location may be used to achieve benefits for Community Facilities Infrastructure generally in accordance with **clause 3** of this Infrastructure Network.
- 5.4 The Community Facilities Plan is to be reviewed every five (5) years by the Council, in consultation with the Original Developer.
- 5.5 For the avoidance of doubt, a Community Facilities Plan is not required before the provision of any Infrastructure Contribution by the Developer.

6 DEFINITIONS FOR COMMUNITY FACILITIES INFRASTRUCTURE

- 6.1 In this Infrastructure Network and for any Community Facilities infrastructure, unless the context otherwise requires:-

“Centre” means the “Centre” as identified in the Development Scheme.

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“**Community Facilities Plan**” means the plan prepared in accordance with **clause 5** of this Infrastructure Network.

“**District Community Centre**” has the meaning given in **Table 1** of the Infrastructure Standards.

“**Eco Community Facility**” has the meaning given in **Table 1** of the Infrastructure Standards.

“**Infrastructure Standards**” means the infrastructure standards set out in **Part C** of this Infrastructure Network.

“**Lifestyle Buffer**” means a minimum area of 30 metres from the boundary of each Frog Buffer. This buffer provides for separation between development areas and residential areas. Road reserves, recreation paths, parks and WSUD are permitted within this buffer.

“**Local Community Centre**” has the meaning given in **Table 1** of the Infrastructure Standards.

“**Major Civic Centre**” has the meaning given in **Table 1** of the Infrastructure Standards.

“**Major Sports Facility**” has the meaning given in **Table 1** of the Infrastructure Standards.

“**Neighbourhood Meeting Room**” has the meaning given in **Table 1** of the Infrastructure Standards.

“**People’s Place**” means the Major Recreation Park that is to be provided generally in accordance with “Park Profile 7” of the Open Space Infrastructure Network.

“**Services Infrastructure**” means services infrastructure provided in accordance with **Table 3** of the Infrastructure Standards.

PART B – INFRASTRUCTURE CONTRIBUTION SCHEDULE – COMMUNITY FACILITIES INFRASTRUCTURE

Column 1 Item number	Column 2 Infrastructure Contribution	Column 3 Description of Infrastructure Contribution	Column 4 Timing of provision of Infrastructure Contribution	Column 5 Provider of Infrastructure Contribution	Column 6 Infrastructure Provider receiving Infrastructure Contribution
2.	Infrastructure Network 2 – Community Facilities Infrastructure				
2.1.	Neighbourhood Meeting Room/House				
2.1.1.	Land Contributions for Neighbourhood Meeting Rooms/Houses (NM)	Provision of Land Contributions: (a) at no cost to the Council or MEDQ; (b) generally located at the following Points on Map 5 , with the location to be identified on an approved Plan of Development: (i) NM1 in Precinct 6 (incorporated within the 4,000m ² Eco Community Facility); (ii) NM2 in Precinct 5; (iii) NM3 in Precinct 7; (iv) NM4 in Precinct 11; (v) NM5 in Precinct 11; (vi) NM6 in Precinct 12; (vii) NM7 in Precinct 14; (viii) NM8 in Precinct 15; (ix) NM9 in Precinct 15; (x) NM10 in Precinct 17; (xi) NM11 in Precinct 17; (xii) NM12 in Precinct 18; (xiii) NM13 in Precinct 18; and (xiv) NM14 in Precinct 19; (c) to a land area of 750m ² each; (d) co-located with and/or located within other relevant Community Facilities and/or Open Space Infrastructure Contributions, if applicable; and (e) each provided with Services Infrastructure.	Each Land Contribution must be provided: (a) at the time of the registration of the stage Plan of Subdivision in which the Land Contribution is located and no later than registration of 75% of the area of the Precinct; or (b) with the adjoining Open Space Infrastructure Contributions, Centre, or Community Facilities Infrastructure Contributions; or (c) as otherwise agreed between the parties.	Developer	Council
2.1.2.	Works Contributions for Neighbourhood Meeting Rooms/Houses (NM)	Provision of Works Contributions: (a) each comprising a Neighbourhood Meeting Room / House; (b) on the Land Contributions in item 2.1.1; and (c) to a standard generally in accordance with the Community Facilities Plan.	Subject to funding.	Council	Council

Column 1 Item number	Column 2 Infrastructure Contribution	Column 3 Description of Infrastructure Contribution	Column 4 Timing of provision of Infrastructure Contribution	Column 5 Provider Infrastructure Contribution	Column 6 Infrastructure Provider receiving Infrastructure Contribution
2.2.	Local Community Centres				
2.2.1.	Land Contributions for Local Community Centres (LC)	<p>Provision of Land Contributions:</p> <p>(a) at no cost to the Council or MEDO;</p> <p>(b) generally located at the following Points on Map 5:</p> <p>(i) LC2 in Precinct 11;</p> <p>(ii) LC3 in Precinct 12;</p> <p>(iii) LC4 in Precinct 15;</p> <p>(iv) LC5 in Precinct 17;</p> <p>(v) LC6 in Precinct 17; and</p> <p>(vi) LC7 in Precinct 18;</p> <p>(c) to a land area of 5,000m² each;</p> <p>(d) located within a neighbourhood centre as identified in the Master Plan and co-located with other relevant Community Infrastructure contributions, if applicable;</p> <p>(e) each provided with Services Infrastructure; and</p> <p>(f) in accordance with the following sequence:</p> <p>(i) the Land Contribution for the Second Local Community Centre must be provided at whichever of the Points LC2, LC3, LC4, LC5, LC6 or LC7 on Map 5 is in the location most accessible to the greatest number of Developed Lots in the Development at the time of provision;</p> <p>(ii) the Land Contribution for the Third Local Community Centre must be provided at whichever of the remaining Points LC2, LC3, LC4, LC5, LC6 or LC7 on Map 5 is in the location most accessible to the greatest number of Developed Lots in the Development at the time of provision;</p> <p>(iii) the Land Contribution for the Fourth Local Community Centre must be provided at whichever of the remaining Points LC2, LC3, LC4, LC5, LC6 or LC7 on Map 5 is in the location most accessible to the greatest number of Developed Lots in the Development at the time of provision;</p> <p>(iv) the Land Contribution for the Fifth Local Community Centre must be provided at whichever of the remaining Points LC2, LC3, LC4, LC5, LC6 or LC7 on Map 5 is in the location most accessible to the greatest number of Developed Lots in the Development at the time of provision;</p> <p>(v) the Land Contribution for the Sixth Local Community Centre must be provided at whichever of the remaining Points LC2, LC3, LC4, LC5, LC6 or LC7 on Map 5 is in the location most accessible to the greatest number of Developed Lots in the Development at the time of provision;</p> <p>(vi) the Land Contribution for the Seventh Local Community Centre must be provided at whichever of the remaining Points LC2, LC3, LC4, LC5, LC6 or LC7 on Map 5</p>	<p>Each Land Contribution must be provided:</p> <p>(a) at any time before, or at the same time as:</p> <p>(i) for the Second Local Community Centre, the registration of a Plan of Subdivision that includes the 3,800th Developed Lot in the Development;</p> <p>(ii) for the Third Local Community Centre, the registration of a Plan of Subdivision that includes the 5,500th Developed Lot in the Development;</p> <p>(iii) for the Fourth Local Community Centre, the registration of a Plan of Subdivision that includes the 9,100th Developed Lot in the Development;</p> <p>(iv) for the Fifth Local Community Centre, the registration of a Plan of Subdivision that includes the 10,600th Developed Lot in the Development;</p> <p>(v) for the Sixth Local Community Centre, the registration of a Plan of Subdivision that includes the 12,100th Developed Lot in the Development; and</p> <p>(vi) for the Seventh Local Community Centre, the registration of a Plan of Subdivision that includes the 13,100th Developed Lot in the Development; or</p> <p>(b) as agreed by the parties.</p>	Developer	Council

Column 1 Item number	Column 2 Infrastructure Contribution	Column 3 Description of Infrastructure Contribution	Column 4 Timing of provision of Infrastructure Contribution	Column 5 Provider Infrastructure Contribution	Column 6 Infrastructure Provider receiving Infrastructure Contribution
2.2.2.	Works Contributions for Local Community Centres (LC)	has not been provided with a Land Contribution for a Local Community Centre.	Subject to funding.	Council	Council
2.2.3.	Infrastructure Contribution for LC1	Provision of Works Contributions: (a) each comprising a Local Community Centre; (b) on the Land Contributions in item 2.2.1, and (c) to a standard generally in accordance with the Community Facilities Plan.	This Infrastructure Contribution has been provided and the Developer Obligation in regard to the Infrastructure Contribution has been fulfilled.	Developer	Council
2.3.	District Community Centre	Provision of an Infrastructure Contribution fulfilling the role of a Local Community Centre, located at Point LC1 on Map 5			
2.3.1.	Financial Contribution for District Community Centre (DC1)	Provision of a Financial Contribution: (a) that comprises \$125,000 (current as at the Commencement Date and adjusted annually on and from 1 July 2016 in accordance with the 3 year rolling average of the Road and Bridge Construction Index), and (b) for the construction of the Works Contribution in item 2.3.3 to be generally located at Point DC1 on Map 5 .	The Financial Contribution must be provided: (a) prior to the commencement of construction of the Works Contribution in item 2.3.3 to be generally located at Point DC1 on Map 5 , or (b) as agreed by the parties.	Developer	Council

Column 1 Item number	Column 2 Infrastructure Contribution	Column 3 Description of Infrastructure Contribution	Column 4 Timing of provision of Infrastructure Contribution	Column 5 Provider Infrastructure Contribution	Column 6 Infrastructure Provider receiving Infrastructure Contribution
2.3.2.	Land Contributions for District Centres (DC)	<p>Provision of Land Contributions:</p> <p>(a) at no cost to the Council or MEDQ;</p> <p>(b) generally located at the following Points on Map 5:</p> <p>(i) DC1 in Precinct 2;</p> <p>(ii) DC2 in Precinct 14; and</p> <p>(iii) DC3 in Precinct 19;</p> <p>(c) each to a land area of 10,000m²;</p> <p>(d) co-located with other relevant Community Facilities Infrastructure Contributions, if applicable;</p> <p>(e) each provided with Services Infrastructure; and</p> <p>(f) in accordance with the following sequence:</p> <p>(i) the Land Contribution for the First District Community Centre must be provided at whichever of the Points DC1, DC2 or DC3 on Map 5 is in the location most accessible to the greatest number of Developed Lots in the Development at the time of provision;</p> <p>(ii) the Land Contribution for the Second District Community Centre must be provided at whichever of the remaining Points DC1, DC2 or DC3 on Map 5 is in the location most accessible to the greatest number of Developed Lots in the Development at the time of provision;</p> <p>(iii) the Land Contribution for the Third District Community Centre must be provided at whichever of the remaining Points DC1, DC2 or DC3 on Map 5 is in the location that has not been provided with a Land Contribution for a District Community Centre.</p>	<p>Each Land Contribution must be provided:</p> <p>(a) at any time before, or at the same time as:</p> <p>(i) for the First District Community Centre, the registration of a Plan of Subdivision that includes the 300th Developed Lot in Precinct 2 of the Development;</p> <p>(ii) for the Second District Community Centre, the registration of a Plan of Subdivision that includes the 7,000th Developed Lot in the Development; and</p> <p>(iii) for the Third District Community Centre, the registration of a Plan of Subdivision that includes the 13,000th Developed Lot in the Development; or</p> <p>(b) as agreed by the parties.</p>	Developer	Council
2.3.3.	Works Contributions for District Centres (DC)	<p>Provision of Works Contributions:</p> <p>(a) each comprising a District Community Centre;</p> <p>(b) on the Land Contributions in item 2.3.2. and</p> <p>(c) to a standard generally in accordance with the Community Facilities Plan.</p>	Subject to funding.	Council	Council
2.4.	Major Civic Centre				
2.4.1.	Land Contribution for Major Civic Centre (MCC)	<p>Provision of a Land Contribution:</p> <p>(a) at no cost to the Council or MEDQ;</p> <p>(b) generally located at Point MCC in Precinct 8 on Map 5;</p> <p>(c) to a land area of 15,000m²;</p> <p>(d) located generally adjacent to the Town Centre Core; and</p> <p>(e) provided with Services Infrastructure.</p>	<p>The Land Contribution must be provided:</p> <p>(a) at any time before, or at the same time as, the registration of a Plan of Subdivision that includes the Developed Lot that is the 5,000th Developed Lot for the Development; or</p> <p>(b) as agreed by the parties.</p>	Developer	Council

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Column 1 Item number	Column 2 Infrastructure Contribution	Column 3 Description of Infrastructure Contribution	Column 4 Timing of provision of Infrastructure Contribution	Column 5 Provider of Infrastructure Contribution	Column 6 Infrastructure Provider receiving Infrastructure Contribution
2.4.2.	Works Contribution for Major Civic Centre (MCC)	Provision of a Works Contribution: (a) comprising a Major Civic Centre; (b) on the Land Contribution in item 2.4.1; and (c) to a standard generally in accordance with the Community Facilities Plan.	Subject to funding.	Council	Council
2.5.	Major Sports Facility				
2.5.1.	Land Contribution for Major Sports Facility (MSF)	Provision of a Land Contribution: (a) at no cost to the Council or MEDQ; (b) generally located at Point MSE in Precinct 16 on Map 5 ; (c) to a minimum land area of 18,000m ² ; (d) co-located with and/or located within other relevant Community Facilities Infrastructure Contributions, if applicable; and (e) provided with Services Infrastructure.	The Land Contribution must be provided: (a) at any time before, or at the same time as, the registration of a Plan of Subdivision that includes the Developed Lot that is the 14,000 th Developed Lot for the Development; or (b) as agreed by the parties.	Developer	Council
2.5.2.	Works Contribution for Major Sports Facility (MSF)	Provision of a Works Contribution: (a) comprising a Major Sports Facility; (b) on the Land Contribution in item 2.5.1; and (c) to a standard generally in accordance with the Community Facilities Plan.	Subject to funding.	Council	Council
2.6.	Eco Community Facility				
2.6.1.	Land Contribution for Eco Community Facility	Provision of a Land Contribution: (a) at no cost to the Council or MEDQ; (b) generally located at Point ECF in Precinct 6 on Map 5 ; (c) to a land area of 4,000m ² ; (d) co-located with Open Space Infrastructure or other relevant Community Facilities Infrastructure Contributions, if applicable; and (e) provided with Services Infrastructure.	The Land Contribution must be provided for the Eco Community Facility: (a) at any time before the registration of a Plan of Subdivision that includes the 1,700 th Developed Lot for the Development; or (b) as agreed by the parties.	Developer	Council
2.6.2.	Works Contribution for Eco Community Facility	Provision of a Works Contribution: (a) comprising an Eco Community Facility; (b) on the Land Contribution in item 2.6.1; and (c) to a standard generally in accordance with the Community Facilities Plan.	Subject to funding.	Council	Council

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PART C – INFRASTRUCTURE STANDARDS – COMMUNITY FACILITIES
 INFRASTRUCTURE

Table 1: Community Facilities Infrastructure standards and design principles

Item	Community Infrastructure Contribution	Intent	Scale
(a)	Neighbourhood Meeting Rooms	<ul style="list-style-type: none"> ▪ Located throughout Caloundra South ▪ Co-located with community centres of varying scale and/or sporting precincts/ recreation areas ▪ Accessible by quality pedestrian and cycle paths 	Local
(b)	Local Community Centre	<ul style="list-style-type: none"> ▪ Located within Neighbourhood Centres at Caloundra South ▪ For use by local communities ▪ Accessible by quality pedestrian and cycle paths 	Local
(c)	District Community Centre	<ul style="list-style-type: none"> ▪ Located within District Centres at Caloundra South ▪ Potential to accommodate a range of uses including community meeting spaces, youth spaces and a library for use by district communities ▪ Accessible by public transport and quality pedestrian and cycle paths 	District
(d)	Major Civic Centre	<ul style="list-style-type: none"> ▪ Located adjacent to the People's Place (immediately adjacent to the Town Centre Core) ▪ Potential to accommodate a range of sub-regional scale uses including a library, community spaces, cultural and performance spaces and an art gallery ▪ Accessible by public transport and quality pedestrian and cycle paths 	Sub-regional
(e)	Major Sports Facility	<ul style="list-style-type: none"> ▪ Located south of the Town Centre Frame ▪ Potential to incorporate sports and recreation facilities ▪ Accessible by public transport and quality pedestrian and cycle paths 	Sub-regional
(f)	Eco Community Facility	<ul style="list-style-type: none"> ▪ Located near to the Blackbutt Forest ▪ A community centre for nature based and outdoor recreational activities ▪ accessible by public transport and quality pedestrian and cycle paths 	Sub-regional

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Infrastructure design principles

Location and design of land and infrastructure should facilitate:

- Located in highly visible locations in centres within walkable catchments, with good access to public transport, shops and meeting spaces
- Visibility and accessibility - safe, inclusive and convenient access, connectivity signage for way finding, signage to identify uses of a facility, adequate lighting
- Contribution to the public domain and sense of place – integration with streets and footpaths, connection with adjoining buildings and spaces, highly visible locations and crime prevention through environmental design (CPTED) and contribution to public safety;
- Response to the environmental context – incorporate or reflect local cultural places or natural features, enhance local landscape, reflect vernacular built form, materials;
- Flexible design that also considers the needs of people with disabilities, children, young people and older people
- Multipurpose and innovative spaces and places that can be used for a wide range of community uses and be adapted to respond to changing needs over time
- Sustainable design principles and innovative design.

Table 2: Rate of Provision

Land contribution	Rate of Provision (land)	Total
Neighbourhood meeting room	• 13 x 750m ²	0.975ha
Local community centre	• 6 x 5,000m ² • 1 x 2,800m ² (already provided at Point LC1 on Map 5)	3.28ha
District community centre	• 3 x 10,000m ² • \$125,000 financial contribution (DC1)	3.0ha
Major civic centre	• 1 x 15,000m ²	1.5ha
Major sports facility	• 1 x 18,000m ²	1.8ha
Eco Community Facility	• 1 x 4,000m ²	0.4ha
Total		10.955ha

Table 3: Services Infrastructure

If a Land Contribution must be provided to the Council with Services Infrastructure, the standard for that provision will be one connection to each of the following infrastructure networks in accordance with the below:

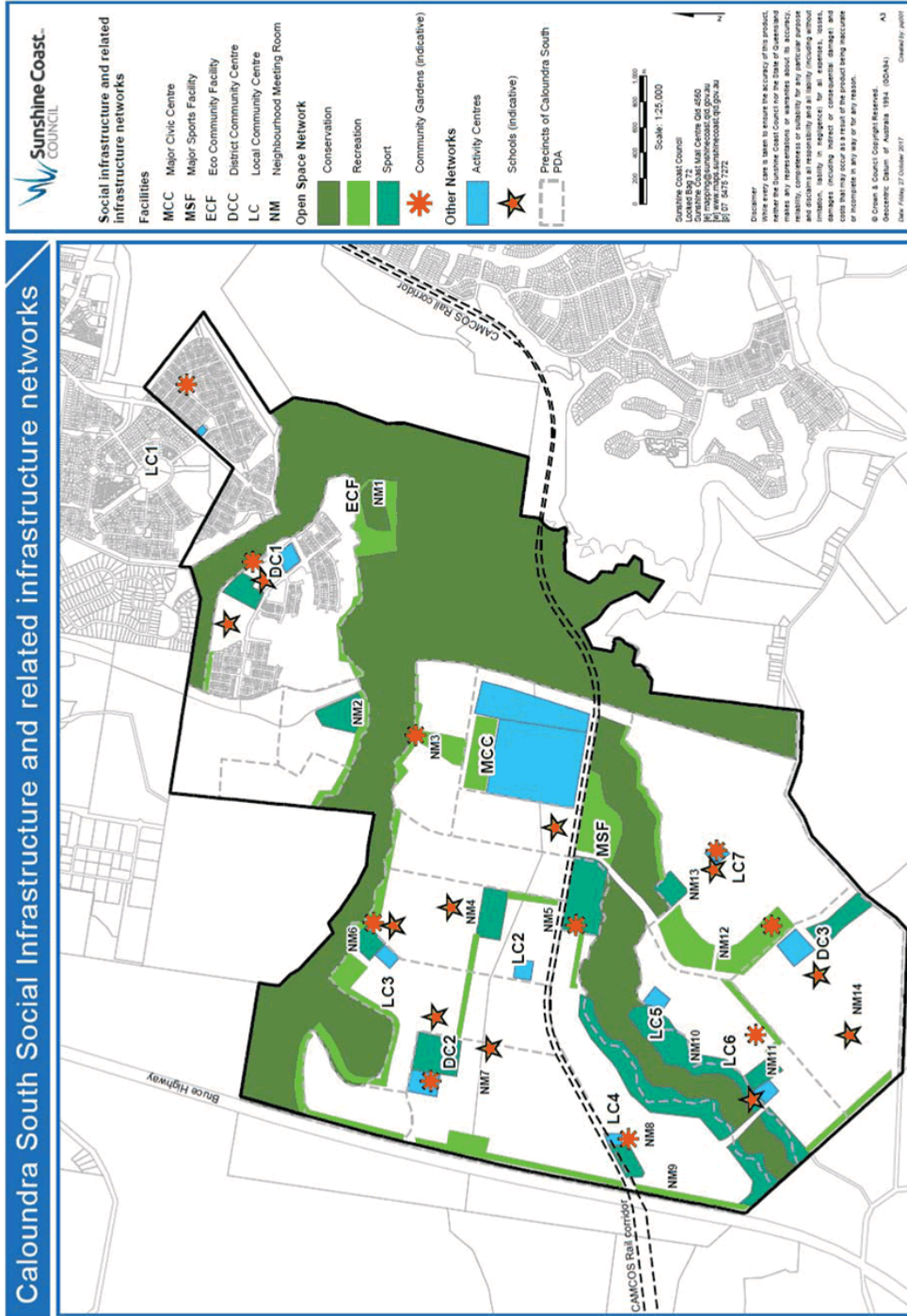
Infrastructure Network	Standard	Location
Telecommunications	Network available	As agreed between the parties
Water supply	<ul style="list-style-type: none"> One connection point Headworks paid by the Developer in accordance with the use identified in the Community Facilities Plan For a community facility located in Precinct 2, in accordance with the expected use at a time three months before the transfer of the Land Contribution. 	As agreed between the parties
Waste water	<ul style="list-style-type: none"> One connection point Headworks paid by the Developer in accordance with the use identified in the Community Facilities Plan For a community facility located in Precinct 2, in accordance with the expected use at a time three months before the transfer of the Land Contribution. 	As agreed between the parties
Stormwater	One connection point to the road reserve, to an appropriate capacity for the intended use of the Land Contribution.	As agreed between the parties
Electricity	One connection point, appropriate to use	As agreed between the parties
Road access	One access point	As agreed between the parties
Flood immunity	All land to be above Q100 (including climate change)	N/a

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Relationship to other Land Contributions	All land to be outside the Lifestyle Buffer (except for the District Community Centre located at Point DC1 on Map 5 in Precinct 2)	As agreed between the parties
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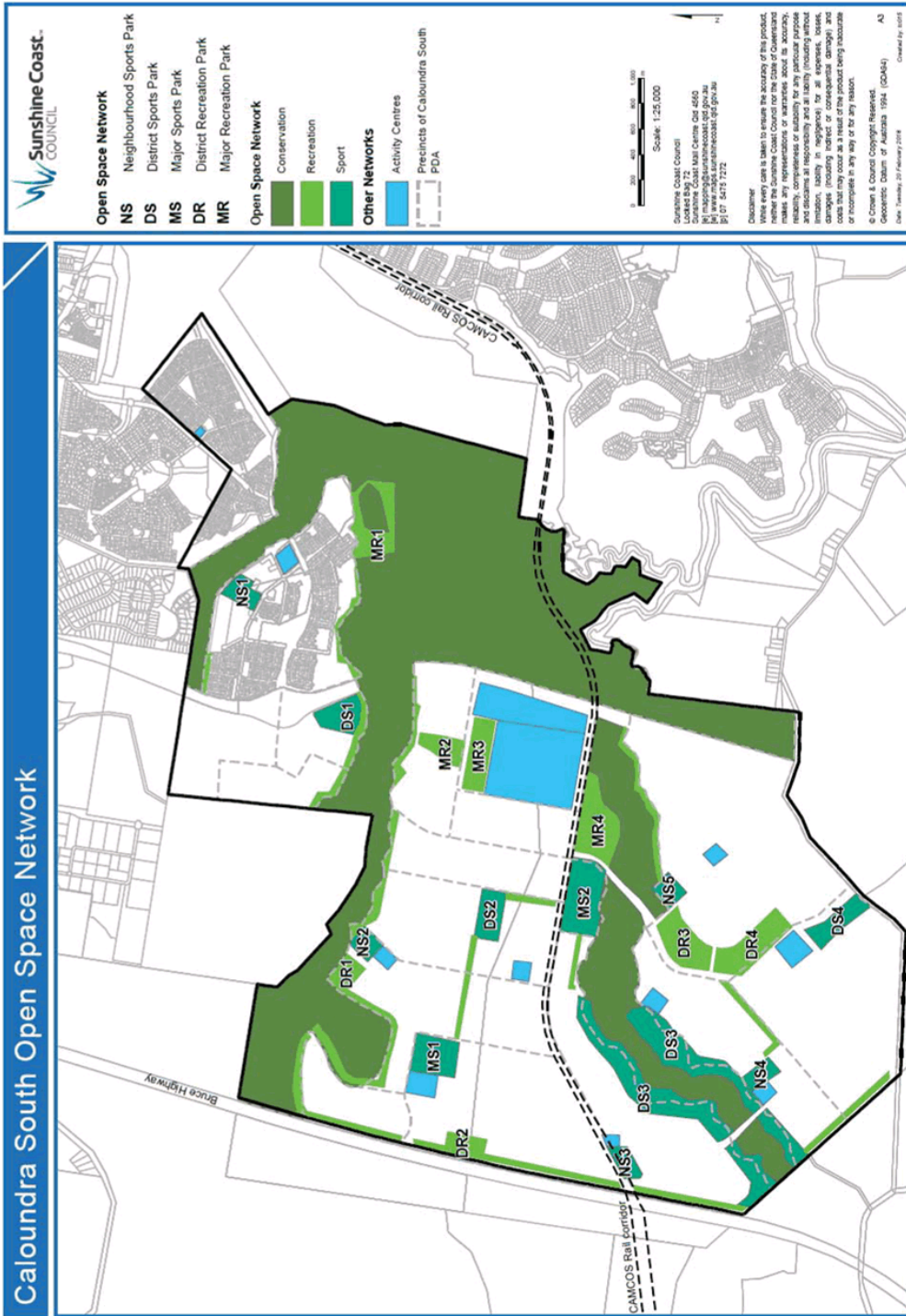
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Appendix 2: Community facilities and related infrastructure networks



Appendix 3: Open space network details

Caloundra South Open Space Network



Appendix 4: Challenges and opportunities

The planning and establishment of a community facilities network within Caloundra South responds to a number of specific challenges and opportunities which provide the context for this Plan. **Table 9** provides a summary of the key challenges and opportunities and the associated responses prepared to guide the Strategic Directions of this Plan.

Table 9: Challenges and opportunities

Key challenges and opportunities	Responses
<ul style="list-style-type: none"> • Rapid population growth in a greenfield development • Highly urbanised development • Focus on sustainability, including walk and cycle opportunities • No existing community facilities to support the emerging community • Limited capacity of community facilities in areas adjacent to Caloundra South to cater for additional population growth 	<ul style="list-style-type: none"> • Facilitate self-containment of community facilities within Caloundra South • Design facilities to respond to the urbanised context • Locate and design community facilities to encourage walk and cycle • Prioritise early delivery of facilities to meet the needs of the emerging community • Provide access to interim spaces and services where required • Enable interim uses of community facilities land to activate space and facilitate community development and a sense of place
<ul style="list-style-type: none"> • Uncertainty around the emerging and future community's demands for community facilities 	<ul style="list-style-type: none"> • Facilitate a network that is flexible, adaptable and able to respond to changing and emerging community needs • Allow for each facility to be planned and designed with consideration to the local context • Deliver major investments when the community is mature and needs demonstrated
<ul style="list-style-type: none"> • Community facilities land is limited and needs to cater for all community needs into the future 	<ul style="list-style-type: none"> • Ensure land and resources are utilised efficiently. Facilitate opportunities for co-location and integration within the network and with other sectors to share spaces and resources • Retain community facilities land in Council ownership for perpetuity • Protect ongoing community access
<ul style="list-style-type: none"> • Competing resources for community facilities delivery across the Sunshine Coast • Anticipated low capacity of the community and broader not for profit sector to secure land for community facilities resulting in a high demand on Council's network. • The delivery and operations of the network 	<ul style="list-style-type: none"> • Prioritise Council investment into sub-regional and district level facilities • Facilitate innovative models for delivery, funding and management that reduce cost while protecting or enhancing community benefit • Facilitate new forms of partnerships and delivery of a range of compatible community

Key challenges and opportunities	Responses
requires significant investment	uses <ul style="list-style-type: none"> • Facilitate access to alternative facilities through partnerships with other sectors, including education and the private sector • Utilise technology and 'Smart City' framework opportunities to improve the efficiency of operations and enhance the user experience
<ul style="list-style-type: none"> • Facilitate integration of Caloundra South with surrounding communities and the remainder of the Sunshine Coast 	<ul style="list-style-type: none"> • Plan for higher order facilities to provide a point of difference and complement rather than duplicate or compete with other higher order infrastructure on the Sunshine Coast
<ul style="list-style-type: none"> • The community facilities network may support complementary social infrastructure functions such as: <ul style="list-style-type: none"> ○ Public amenities ○ Disaster management functions, including community safe spaces and evacuation centres ○ Community gardens 	<ul style="list-style-type: none"> • Consider delivery of publicly accessible toilets within the community facilities network where no other public amenities are proposed • Integrate disaster management functions into the community facilities network • Facilitate co-location of community gardens with community facilities, including car parking, amenities and other supporting infrastructure

Appendix 5: Planning and Design Principles

The following principles outline the fundamental requirements to be applied holistically in the planning, design and delivery of all community facilities infrastructure across Caloundra South. These principles are based on Council's Environment and Liveability Strategy Planning and Design Guidelines, and adapted to reflect the particular context of Caloundra South.

Land suitability

Sites are unconstrained, suitable for the intended role and function, and optimise development potential. Key criteria include:

- All land above Q100 (including climate change)
- Highly visible, safe and accessible locations with high levels of passive surveillance
- Located with compatible land uses and with good access to active and public transport
- A minimum of 25% or 20m road frontage, whichever is greatest
- Land is regular in shape with high development potential
- Land slope is not in excess of 10%
- Land is free of health and safety hazards and encumbrances
- Land provides for suitable operational and emergency vehicle access (back of house)
- Land provides for onsite car parking requirements or, in the case of neighbourhood meeting space sites, co-located with sites providing adequate car parking for the intended use.

A flexible, adaptable and functional network

- Facilities integrate flexible, multi-purpose and adaptable design to facilitate a wide range of activities and experiences
- Facilities provide spaces of various sizes and design that are suitable and inviting for a wide range of users and uses
- Facilities are planned and designed to complement the network and not compete with other facilities
- Development of the land optimises the opportunity for auxiliary uses and future expansion.

Vibrant and inclusive communities

- Design and management provides welcoming and equitable access for all residents and visitors regardless of ability, age, income or ethnicity
- Facilities provide ongoing community access to spaces for a wide range of community uses and user groups
- Orientation and design facilitates easy and intuitive access and use
- Facilities contribute to the amenity and activity of the public realm by integrating with streets, footpaths, bikeways, open space and adjoining buildings and spaces
- Design provides for a sense of place reflective of the local community and culture
- Higher order facilities provide a point of difference within the Sunshine Coast social infrastructure network
- Design strengthens local identity through material selection, built form and soft landscaping
- Design is responsive to the local environmental context and incorporates or reflects local urban form, cultural places, natural features and enhances the local landscape
- Design integrates public art and allows opportunities for cultural and creative experiences
- Facilities are designed to be comfortable spaces for people to be safe and secure.

- Interim and temporary uses of community facilities land are encouraged for compatible community related uses that do not compromise the role, function, safety or amenity of the site or adjacent land uses.

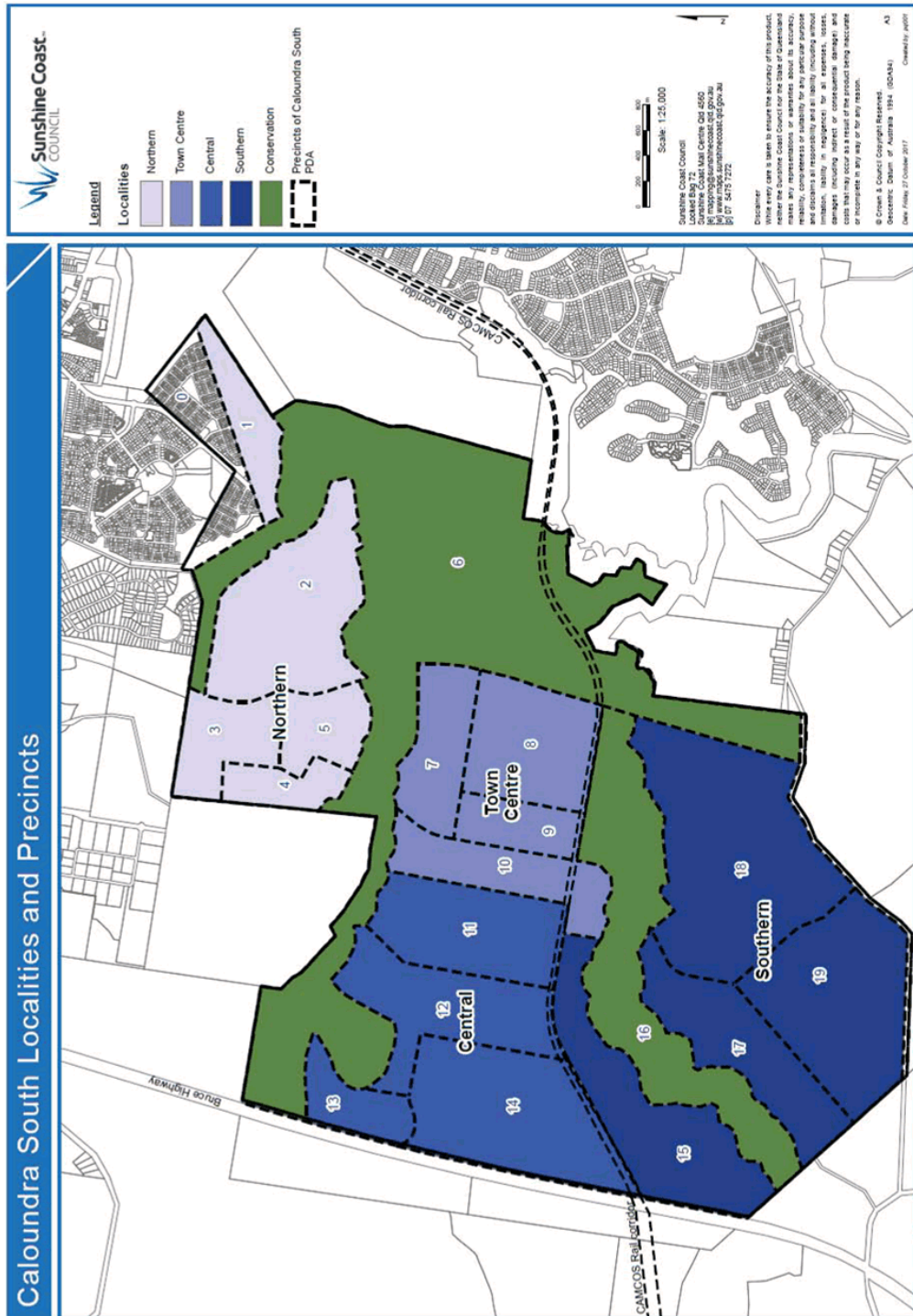
Co-location and partnerships

- The opportunities for co-location and integration with compatible uses to enhance efficiencies and community benefit are considered early in the planning process and pursued through partnership where appropriate
- Auxiliary uses are designed to integrate with, complement and enhance community outcomes and not compromise the ability to deliver core facility functions
- Appropriate delivery and management models are considered on a facility to facility basis
- New and innovative models and new forms of partnership arrangements are encouraged, harnessing the opportunities to co-locate, integrate functions and share resources across the network and with other sectors to enhance sustainability and community benefit.

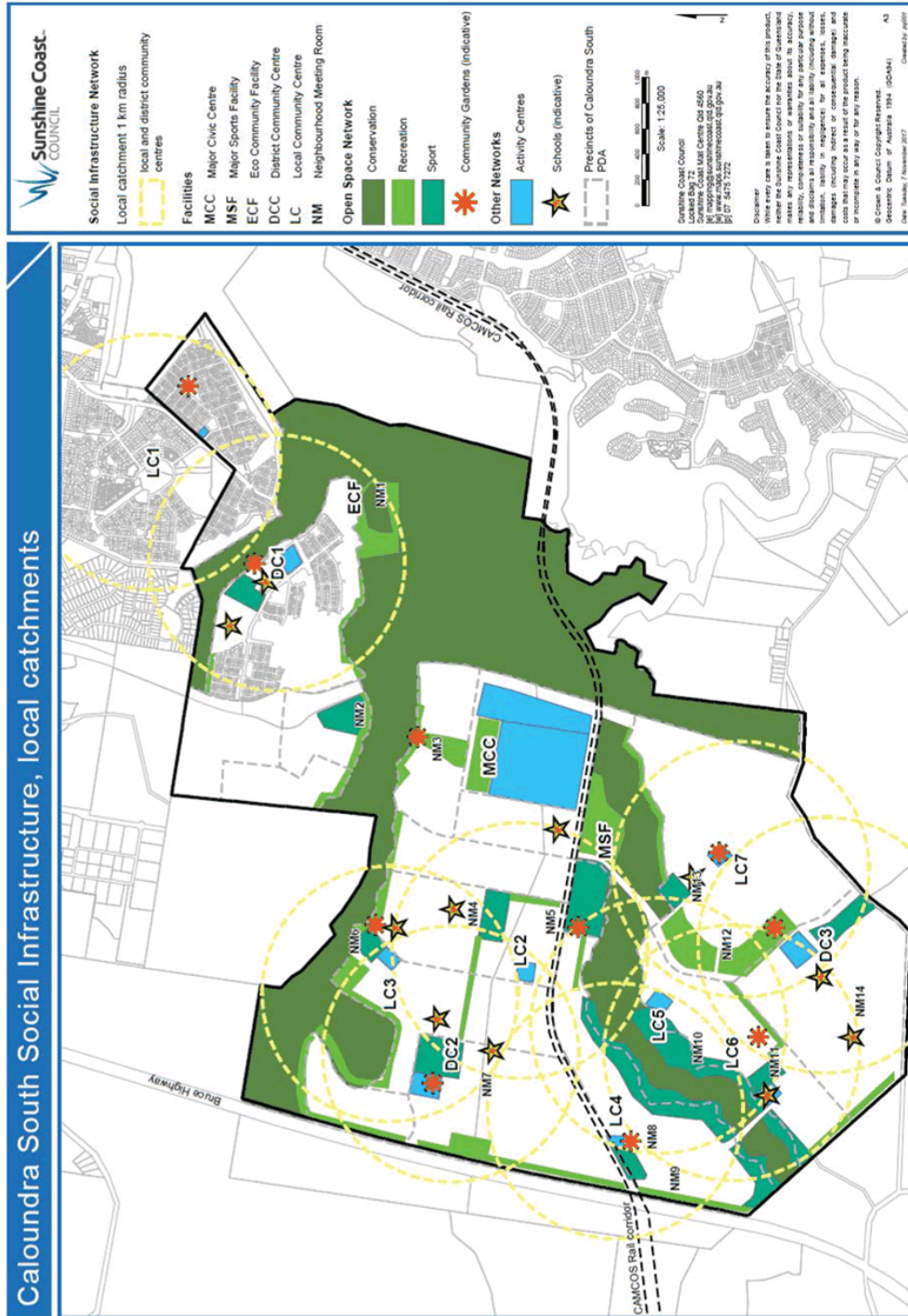
Innovation and leading practice

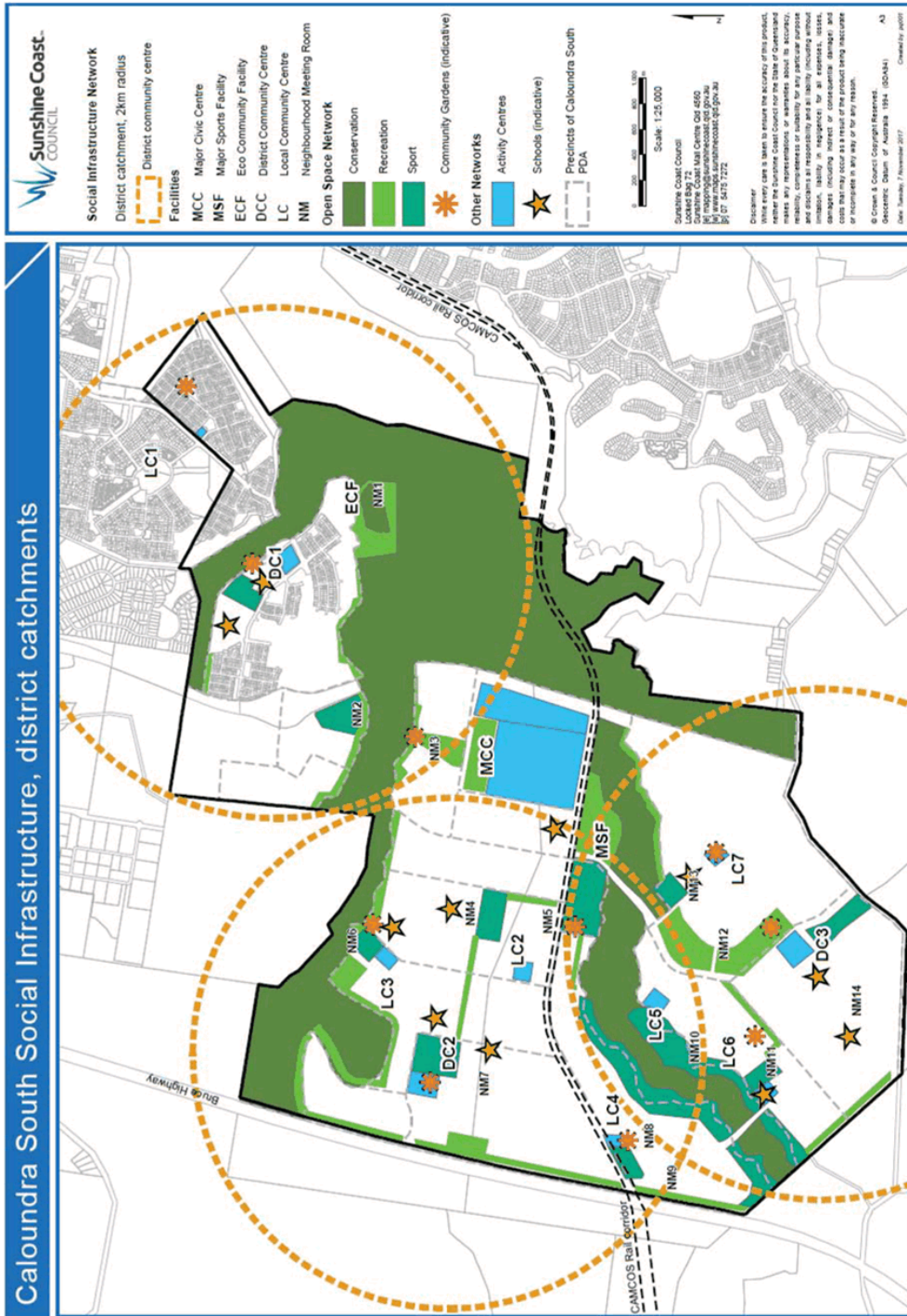
- Facilities integrate smart technology principles and innovation where appropriate
- Facilities are developed in accordance with sustainable design principles, including optimisation of natural light and ventilation, reduced reliance on non-renewable electricity, minimising potable water usage, waste management (construction and operation), sustainable materials and products, and enhanced indoor environmental quality
- The impact of a changing climate and mitigation opportunities are considered in planning and design
- Facilities provide value for money and reflect durable, low maintenance and cost effective design and materials, enhancing longevity and reducing whole of life capital, maintenance and operational costs
- Local businesses, suppliers and products are supported where possible
- Facilities showcase innovation, creativity and sustainability
- Facilities are safe and secure places that reflect best practice CPTED principles and contribute to public safety
- Facilities comply with development controls identified in planning documents and approvals, including:
 - Light coloured roofs for solar power absorption and a cooling effect
 - Rainwater tanks
 - On-site Storm Water Quality treatment
 - Design controls for materials and other specific design requirements identified as per the approved Plan of Developments.

Appendix 6: Caloundra South Locality and Precinct boundaries
 Caloundra South Localities and Precincts



Appendix 7: Indicative catchments of local and district community functions
 Caloundra South Social Infrastructure, local catchments





Appendix 8: Community facilities standards

The following standards set out the anticipated requirements in terms of the size, capacity and core areas of each of the community facilities within the network. These standards are based on the Desired Standards of Service identified in the Sunshine Coast Environment and Liveability Strategy and adapted to the Caloundra South specific context. The planning of community facilities is expected to deliver on these requirements subject to more detailed assessments of local needs on a facility by facility basis, including assessments of demonstrated community demand, access to existing facilities provided by Council or other sectors and the opportunity for partnerships.

The planning for each individual facility present the opportunity to also deliver a range of complementary auxiliary areas and functions to meet demonstrated community needs.

Major Civic Centre (MCC)

Provision rate and catchment

- Primary catchment: 50,000 people
- Primary catchment area: Caloundra South

Size area, size and capacity (minimum)

- Land: 1.5ha
- Indicative GFA: 2,000-5,000sqm
- Capacity: 500+ people (seated)

Core areas

- Multipurpose and flexible spaces for large scale civic, performance and community events (stage and flat floor, potentially retractable seating)
- Multi-purpose spaces configured to allow multiple district and local level activities to occur at the same time
- Library areas, including collection areas, public lounge areas, quiet reading/study areas, computer/technology space, spaces for different user groups, including children, young people, students
- Outdoor activity space and wet areas
- Commercial grade kitchen and in-house catering capacity
- Office spaces, kitchen and break room for on-site staff
- Foyer and reception adequate to cater for large scale events
- Storage spaces
- Amenities (toilets, showers)
- Car parking, including disabled car parking
- End of trip facilities
- Loading bay/dock
- Bus drop-off
- Landscaped areas.

Potential additional auxiliary areas

Spaces for related and complementary functions such as:

- Flexible and fit for purpose rehearsal spaces
- Back of stage facilities, including green rooms
- Outdoor performance and events space
- Dedicated youth space
- Technological/innovation hub
- Gallery/exhibition space (foyer)
- Cultural development/ workshops/ incubator spaces
- Business incubator/shared work spaces
- Coffee shop, café, social enterprise space
- Council customer service/information centre
- Externally accessible public amenities.

Specific location, co-location and design considerations

- Sited and designed to be a focal point for community activity
- Road frontage
- Strong integration with People's Place enhancing synergies, connectivity, function, amenity and safety
- Design provides for service vehicles and back of house facilities
- Planned with consideration to its role and function within the Sunshine Coast wide network of social infrastructure.
- Planning and design is to be in accordance with the adopted Plan of Development for Precinct 8 (Community Facility)
- Planning to consider design to evacuation centre standard

Major Sports Facility (MSF) – Aquatic Centre³

Provision rate and catchment

- Primary catchment: 50,000 people
- Primary catchment area: Caloundra South

Site area, size and capacity (minimum)

- Land: 1.8ha
- GFA: Indicatively 1,500sqm water area, capacity to service up to 200,000 users per annum.

Core areas

Indicative core areas, to be confirmed through further planning and feasibility studies:

- Lap pool (25m or 50m)
- learn to swim/program pool
- Leisure water (interactive)
- Health and fitness gym, group fitness and wellness areas
- Entry reception
- Café, merchandising,
- Office space
- Amenities (change rooms, showers and toilets)
- Storage spaces
- Plant room and filtration for aquatic centre
- Car parking, including disabled car parking
- End of trip facilities
- Bus set down area
- Landscaped areas.

Potential additional auxiliary areas

The Centre may incorporate spaces for further related and complementary health and wellness functions.

Specific location, co-location and design considerations

- Sited and designed to be a focal point for community activity
- Strong integration with Major Recreation Park, enhancing synergies, connectivity, function, amenity and safety
- Road frontage
- Design provides for service vehicles and back of house facilities
- The facility needs is planned with consideration to its role and function within the Sunshine Coast wide network of social infrastructure
- Planning and design is to be in accordance with the adopted Plan of Development for Precinct 16 (Outdoor Sport and Recreation and Indoor Sport and Recreation)

³ For synergies with the sports network and information of trends in aquatic facilities development, refer to Caloundra South Sports Network Plan 2018

Indoor Sports Centre (to be delivered at Major Sports Park 2 (MS2))

Provision rate and catchment

- Primary catchment: 50,000 people
- Primary catchment area: Caloundra South

Site area, size and capacity (minimum)

- Land: Major Sports Park 2 (MS2, 15ha)
- GFA: Indicatively 4,000-5,000sqm indoor sports and recreation facility

Core areas

Indicative core areas, to be confirmed through further planning and feasibility studies:

- 4 multi-purpose courts
- Gymnastics training facility (dedicated space)
- Grand stand/seating
- Kitchen – commercial grade
- Office space
- Meeting spaces
- Amenities (change rooms, showers and toilets)
- Kiosk/Café
- Storage spaces
- Car parking, including disabled car parking
- End of trip facilities
- Bus set down area
- Landscaped areas.

Potential additional auxiliary areas

The Centre may incorporate spaces for related and complementary functions such as:

- Health and fitness/ wellness area.

Specific location, co-location and design considerations

- Sited and designed to be a focal point for community activity
- Strong integration with Major Sports Park, enhancing synergies, connectivity, function, amenity and safety
- Road frontage
- Design provides for service vehicles and back of house facilities
- The facility needs is planned with consideration to its role and function within the Sunshine Coast wide network of social infrastructure
- Planning and design is to be in accordance with the adopted Plan of Development for Precinct 10 (Indoor Sport and Recreation)
- Planning to consider design to evacuation centre standard

Eco Community Centre (ECC)

Provision ratio and catchment

- Primary catchment: 50,000 people
- Primary catchment area: Caloundra South

Site area, size and capacity (minimum)

- Site area: 4,000sqm
- GFA: Indicatively 600sqm

Core areas

- Flexible, multi-purpose spaces suitable for core activity and a range of complementary activities
- Basic kitchen facilities
- Reception area
- Storage spaces
- Amenities
- Car parking, including disabled car parking
- End of trip facilities
- Landscaped areas.

Potential additional auxiliary areas

Spaces for related and complementary functions such as:

- Office spaces for tenants
- Outdoor activity area
- Coffee shop, café, social enterprise
- Externally accessible public amenities.

Specific location, co-location and design considerations

- Sited and designed to provide strong synergies to the Blackbutt Forest and adjacent land uses including District Recreation Park and proposed Integrated Tourism Facility
- Planning and design is to be in accordance with the adopted Plan of Development for Precinct 2 (Community Facility)

District Community Centres (DC1-3)

Provision ratio and catchment

- Primary catchment: 15,000-20,000 people
- Primary catchment area: approx. 2km (refer **Appendix 7** for map)
 - a. Northern Locality: DC1
 - b. Central Locality: DC2
 - c. Town Centre Locality: NA
 - d. Southern Locality: DC3

Site area, size and capacity (minimum)

- GFA: min 600-800sqm (core areas only)
- Capacity: 200-500 people (seated).

Core areas

- Multi-purpose spaces configured to allow multiple activities to occur at the same time
- Outdoor activity area/spill over space/wet areas
- Kitchen – preparation grade
- Reception/office, foyer
- Office spaces
- Storage spaces
- Amenities (toilets and showers)
- Car parking, including disabled car parking
- End of trip facilities
- Landscaped areas.

Potential additional auxiliary areas

Spaces for related and complementary functions such as:

- Additional office and/or counselling spaces for community organisations/support services
- Purpose designed cultural and arts development spaces
- Dedicated youth and children friendly spaces
- Community information
- coffee shop, café, social enterprise space
- Community garden
- Portable stage (no specialised equipment)
- Capacity to function as a place of shelter
- Externally accessible public amenities.

Specific location, co-location and design considerations

- Sited and designed to be a focal point for community activity
- Sited and designed to provide high synergies to other social infrastructure, school infrastructure, retail, active and public transport networks, residential uses and open space
- Planning and design is to be in accordance with the adopted Plan of Development for the respective Precincts (Community Facility)

Local Community Centres (LC1-7)

Provision ratio and catchment

- Primary catchment: Approx 1:5,000 people
- Primary catchment area: Approx. 1km (refer **Appendix 7** for map)
 - a. Northern Locality: LC1 (Bellvista)
 - b. Central Locality: LC2, LC3
 - c. Town Centre Locality: NA
 - d. Southern Locality: LC4 ,LC5, LC6, LC7

Site area, size and capacity (minimum)

- Site area: 5,000sqm
- GFA: min. 200-300sqm (core areas only)
- Capacity: min 50 people (seated)

Core areas

- Flexible, multi-purpose space with indoor-outdoor synergies
- Reception area
- Basic kitchen facilities
- Storage spaces
- Amenities
- Car parking, including disabled car parking
- Landscaped areas.

Potential additional auxiliary areas

Spaces for related and complementary functions such as:

- Office spaces and other functional areas for lease/ tenants (community/not-for-profit organisations)
- Outdoor play space
- Externally accessible public amenities.
- Community garden

Specific location, co-location and design considerations

- Sited and designed to provide close synergies with other social infrastructure, school infrastructure, active and public transport networks, retail, residential uses and open space
- Planning and design is to be in accordance with the adopted Plan of Development for the respective Precincts (Community Facility)

Neighbourhood Meeting Rooms (NM1-14)

Provision ratio and catchment

14 sites distributed across Caloundra South, as follows:

Precinct 5: 1
Precinct 6: 1 (part of Eco Community Facility)
Precinct 7: 1
Precinct 11: 2
Precinct 12: 1
Precinct 14: 1
Precinct 15: 2
Precinct 17: 2
Precinct 18: 2
Precinct 19: 1

Site area, size and capacity (minimum)

- Site area: 750sqm each (up to three sites may be co-located)
- GFA: As required for use
- Capacity: As required for use

Core areas

- As required to serve function
- Facilities and uses are suitable to the characteristics of each site and surrounding land uses

Specific location, co-location and design considerations

- Refer **Community Hub and Co-location opportunities**
- Planning and design is to be in accordance with the adopted Plan of Development for the respective Precincts (Community Facility)

Auxiliary function: Disaster management

To cater for the disaster management needs of Caloundra South, the following facilities are to be included in the disaster management network:

Evacuation centres

- Major Civic Centre
- Major Sports Facility.

Evacuation centres have capacity to cater for day time and overnight stays.

Additional design criteria are:

- back up power supply
- Showers, additional toilets, laundry, waste management, food storage and other auxiliary needs
- Strong communication and mobile network
- Undercover area to temporarily house domestic pets.

One of these facilities may potentially be designed to Queensland evacuation centre standards⁴

Place of shelter

- District community centres.

Places of shelter have limited capacity and can generally only cater for people on a day time basis.

Additional design criteria are:

- Three phase power capacity
- Suitable areas for portable infrastructure including generator
- Strong communication and mobile network.

Further spaces may be negotiated with other social infrastructure providers.

⁴ Further detail on planning and design standards is provided in the *Queensland Evacuation Centre Planning Toolkit 2013*.

Auxiliary function: Public amenities

Access to public amenities is important for the health and wellbeing of the community and activation of public spaces.

Council's direction for public amenities are as follows:

- Public amenities are safe, clean, accessible and easy to use with dignity for all community members
- Public amenities are located and designed to ensure public safety, security and surveillance
- Where feasible, public amenities are integrated into public and private facilities while maintaining public access
- The number of public amenities in low usage areas is minimised.

Amenities designed for community access need to be separately metered for water and power.

Public amenities will be provided as standard embellishments of higher order parks within the open space network, including:

- 4 x Major Recreation Parks
- 4 x District Recreation Parks
- 2 x Major Sports Parks (attached to sports clubhouse)
- 3 x District Sports Parks (attached to sports clubhouse)
- 5 x Neighbourhood Sports Parks (attached to sports clubhouse)

Public amenities are also anticipated delivered within activity centres.

To enhance community access to public amenities within Community Hubs, it is recommended that consideration be given to the design of community facilities to allow public use of amenities where appropriate:

- Major Civic Centre
- Major Sports Facility
- District Community Centres
- Local Community Centres

Appendix 9: Caloundra South Community Hub, Baringa



Project No. 150203
 Urban Design UD 03 R
 Scale: 1:1000 @ A1
 Date: 23/09/17

Checked: Approved:
 SHANE BOWEN

Appendix 10: Population distribution and growth

Population distribution and growth is in large part subject to detailed land use planning and market demand. The preliminary assumptions relating to population distribution and growth are outlined below. These assumptions will be reviewed every five years as part of the review of the Community Facilities Plan.

Anticipated population distribution

In accordance with the development approval, the ultimate population of Caloundra South is projected as approximately 50,000 people. The distribution of the population is generally assumed as outlined in **Table 10** (refer **Appendix 6** for Locality and Precinct boundaries).

Table 10: Anticipated population distribution by Localities

Locality	Precincts	Ultimate population Preliminary estimate (+/- 10%)
Early release area	0 (Bells Reach, part)	2,000
Northern	1 (Bells Reach, part), 2, 3-6 (industry and conservation)	5,500
Town Centre	7, 8, 9, 10	10,000
Central	11, 12, 13 (industry), 14	10,500
Southern	15, 16 (open space), 17, 18, 19	22,000
Total		50,000

Source: Stockland (preliminary figures)

Anticipated development pattern

The anticipated pattern of development is generally from the Northern Locality (development approved) to the Town Centre (development approved) and part of the Central Locality, followed by the Southern Locality.

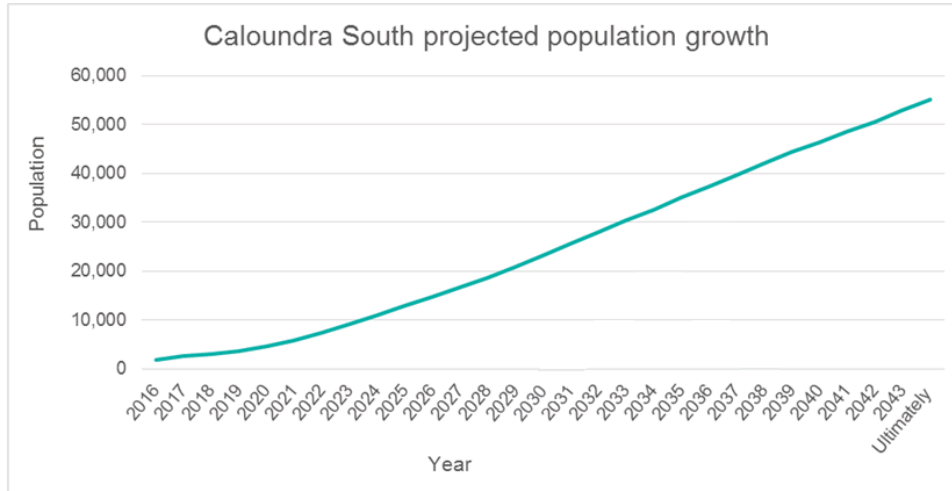
The anticipated schedule of development may change based on market demand, development constraints and other factors.

Anticipated population growth

The rate of development has impact on the recommended triggers for the planning and delivery of community facilities and needs to be monitored.

Based on current trends, the population is anticipated to reach 15,000 people by 2026. The ultimate population of approx. 50,000 is anticipated reached by 2045. The projected population growth is illustrated in **Table 11**.

Table 11: Projected population growth, Caloundra South



Source: Sunshine Coast Council, Population Forecast and Stockland (preliminary figures)

Population in adjacent communities

The Sunshine Coast population is anticipated to increase from approximately 303,400 people in 2016 to approximately 500,000 people by 2041. In addition to the growth in Caloundra South, notable growth will take place in the identified development areas adjacent to Caloundra South.

Over the next 10 years, the district catchment centred on the Caloundra Major Regional Activity Centre is anticipated to increase by more than 12,000 people and the district catchment centred on the Beerwah Major Regional Activity Centre is anticipated to increase by more than 7,000 people. This population growth will place additional demand on the existing community facilities within these areas and the capacity to also cater for the needs of the emerging Caloundra South community is limited.

The communities immediately adjacent to the early stages of Caloundra South comprise a total of approximately 5,000 people (Bellvista and Caloundra West south of Nicklin Way). These communities are anticipated to be attracted to community facilities within Caloundra South.

DRAFT



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