



FINAL
CALOUNDRA SOUTH
community infrastructure strategy

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 15 / 6 / 12

Acknowledgement

Stockland would like to acknowledge the Traditional Owners of Caloundra South and recognise that this land is part of the traditional homelands for the Undumbi/Undanbi people, and the traditional boundaries of the Nalbo, Dallambara or Dalla and the Gubbi Gubbi peoples, also known as the "the traditional Salt Water Peoples".

Undumbi/Undanbi – pronounced Un-dum-bee or Un-dan-bee)
Dallambara (pronounced Dall-um-bara)

Waiver and Disclaimer

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1.0 Introduction

A key ingredient in all successful, robust and sustainable communities is ensuring access for residents, workers and visitors to a range of community, social, civic, cultural and human services infrastructure that respond to their particular needs, drivers and aspirations.

For the purpose of this report the term 'community infrastructure' has been used and refers to community, social, civic, cultural and human services infrastructure.

Planning to meet the future community infrastructure needs of the residents, workers and visitors at Caloundra South is part of an overall integrated master planning approach embraced by Stockland. This approach combines social, cultural, environmental and economic deliverables that together aim to respond to the requirement *'to meet the basic needs of all and extend to all the opportunity to satisfy their aspirations for a better life'* without *'compromising the ability of future generations to meet their own needs'*.¹

¹ Brundtland Commissions Report: *Our Common Future*

1.1 Introducing Caloundra South

Caloundra South is a project of regional and state significance identified in the *South East Queensland Regional Plan*² as critical to meeting the anticipated demand for residential and employment growth on the Sunshine Coast, over the next thirty years.

The 2,310 hectare greenfield site is strategically located adjacent to the Bruce Highway approximately 3km south-west of the established Caloundra city centre.

The scale, range of residential product and depth of lifestyle offer that Caloundra South can deliver has the ability to meet key drivers defined by the *South East Queensland Regional Plan* and act as a catalyst for change for the Sunshine Coast community by:

- Delivering new housing opportunities that diversify the existing stock, increase affordability and assists the region to meet its housing targets; and
- Introducing new community audiences to the Sunshine Coast who will diversify its population base and encourage its long term economic diversification and development by increasing its ability to attract and retain value based enterprise particularly in the knowledge based and creative industries sectors.

1.2 The purpose of this report

The purpose of this report is to define a schedule of community infrastructure elements, their spatial distribution and the associated preliminary site area requirements to meet the anticipated needs, appetites and aspirations of both the future Caloundra South community of 50,000 people, as well as providing a 'net regional benefit' by addressing some of the existing community infrastructure gaps across the wider Sunshine Coast region.

Further, by adopting a 'net regional benefit' approach to improving wellbeing throughout the Sunshine Coast region – rather than focusing solely on the quality of life provided to residents within the boundary of Caloundra South, a more integrated and connected community will result. Therefore the following objectives have also been considered in planning the community infrastructure network:

- Promoting a sense of community
- Creating high quality community spaces
- Increasing affordability
- Clustering and co-locating community facilities within town, district and neighbourhood hubs
- Delivering a network of community nodes that are linked by multi model linear connections
- Delivering major community facilities that support the sub region

This report has been prepared in partnership with the *Caloundra South Open Space Strategy* and to support the overarching *Caloundra South Master Plan*.

It is intended that this Strategy will inform the future development of an overarching *Caloundra South Community Development Strategy*. It will include both infrastructure and programmatic deliverables and provide performance based guidelines and criteria for the delivery of community infrastructure items at key project milestones.

Further to the *Caloundra South Community Development Strategy*, the recommendations within this strategy, as endorsed by the ULDA, is to be implemented as part of subsequent development applications through the inclusion of land for community purposes as provided within Section 5.1 of this report. Opportunities to cluster and collocate some of these facilities may result in a reduction of the site area required for particular infrastructure items. Where there is a conflict between this strategy and the *Caloundra South Master Plan*, the *Caloundra South Master Plan* prevails.

² Queensland Department of Infrastructure and Planning (2009) *South East Queensland Regional Plan 2009-31*

1.3 The method

Strategic planning for social sustainability requires a comprehensive evidence base including a detailed analysis of the existing and emerging community – their characteristics, drivers and appetites.

The key tasks undertaken to inform the identification of community infrastructure items, their spatial distribution and associated preliminary land allocation, were:

- Analysis of the socio cultural and economic context within which Caloundra South will be developed;
- Mapping of the existing socio cultural infrastructure in the primary, secondary and tertiary catchments for the site;
- Identification of current and emerging gaps in the social infrastructure network;
- Modelling of the future community based on demographic and lifestyle characteristics to determine demand in term of lifestyle needs and appetites;
- Identification of the community, social, civic, cultural and human services infrastructure required by the mature population and the associated site area requirements; and
- Clustering and co-location of the community infrastructure items in order to increase accessibility, maximise and leverage opportunities and outcomes, develop co-operative models for community asset ownership and operation, and deliver increased intensity of activity at centres across Caloundra South.

The land provision (site areas) for each infrastructure item included in this report is intended as a maximum site area for the specific item. At this stage the land area does not recognise the potential opportunity to co-locate and cluster community facilities, share spaces and to deliver multi-storey facilities in those precincts where increased density is desired.

The land allocations (site areas) for each infrastructure item will be further refined as part of the development of the integrated *Caloundra South Community Development Strategy* which will include additional detailed design development of each infrastructure item and cluster, and increased understanding and definition of the programmatic content to be delivered. This process of design development will also be informed by consultation with relevant government and non-government stakeholders.

The *Caloundra South Community Development Strategy* will include detailed performance based objectives and deliverables (agreed with relevant stakeholders) for each community infrastructure item and cluster, which will inform the configuration and ongoing detailed design stages, as well as potentially resulting in some recommended amendments to the preliminary land allocations identified in this report.

Refer **FIGURE A** below.

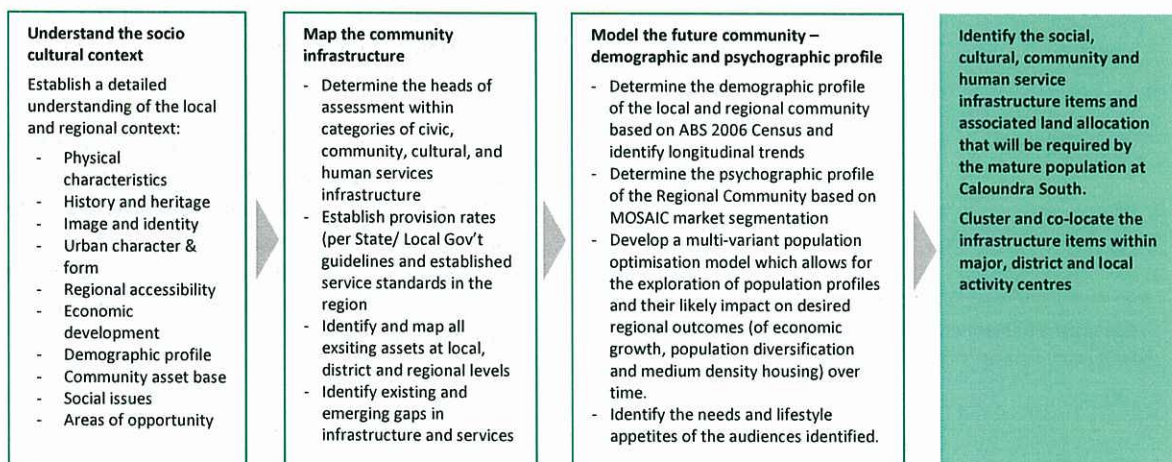


FIGURE A: The method

1.4 Limitations

The data and recommendations included in this report have been derived from the analysis of both primary and secondary sources.

The recommendations included in this report focus primarily on the community infrastructure which is provided and coordinated by the public sector (e.g. Federal, State and Local Government). Community infrastructure which is primarily delivered by the public sector has not been addressed as part of this exercise.

For example, the provision of Child Care Centres and associated services are recognised as being very important for residents and workers at Caloundra South. Child Care Centres and services will be provided by the private sector and will be developed in response to the emerging demand in the community.

The socio cultural infrastructure findings and recommendations included in this report have not been informed or tested through engagement or consultation with community stakeholders or relevant government agencies, except for:

- consultation with the Queensland Department of Education to inform the allocation of public schools and the approach to land requirements; and
- the delivery of a cultural probe series (focus groups) with representatives from particular demographic and psychographic cohorts to inform the profiling of the optimised community at Caloundra South.

It is intended that extensive consultation and engagement with community, government and other relevant organisations will be undertaken as part of the next phase of developing the integrated *Caloundra South Community Development Strategy*.

2.0 Understanding the community context

Integral to the successful planning and design of great places and destinations is a thorough understanding of the existing context, including:

- **The place**- the site and its location; key landmarks and natural systems; the existing urban form and character (including the existing and proposed urban centres); the history and heritage of the place and its community; accessibility; emerging issues across the region; the existing services and infrastructure.
- **Governance and leadership** – the government policy framework and opportunities to work with relevant agencies and organisations to leverage greater outcomes.
- **The people** – the demographic and psychographic profiles of the existing and emerging community.
- **The economy** – the current business and economic landscape; industries of employment; and opportunities to strengthen the economic base of the region.

The key characteristics, issues and opportunities identified through this process have been used to inform the ongoing master planning of Caloundra South and the identification of the community infrastructure and associated land area requirements and their spatial distribution.

A summary of the key characteristics, issues and opportunities of the Caloundra South community context is included in **APPENDIX A**.

3.0 Planning for community infrastructure

The community infrastructure in the catchments surrounding the Caloundra South development site was mapped to understand existing provision rates and to identify current gaps that might be addressed through the provision of community infrastructure at Caloundra South.

An initial community infrastructure audit was undertaken in May to July 2009 to map the existing local, district and regional scale infrastructure located within the primary and secondary site catchments surrounding the Caloundra South development site.

The initial community infrastructure audit was updated in mid 2011 to ensure that it captured recent developments. It was expanded to map regional scale infrastructure located within the tertiary catchment (which corresponds with the Sunshine Coast Regional Council Local Government area).

3.1 Caloundra South and its catchments

Community infrastructure and the associated services generally operate within the following hierarchy of provision, with different scales of infrastructure servicing varying sized catchments:³

- *Local scale infrastructure* generally services a community of around 5,000-10,000 people located within an approximate 5km radius.
- *District scale infrastructure* generally services a community of around 20,000-30,000 people located within an approximate 20 km radius.
- *Regional scale infrastructure* generally services a Shire-wide or regional population.

For the purpose of determining existing community infrastructure provision and gaps in the catchments surrounding Caloundra South, the following catchment hierarchies were audited:

- *Primary catchment* - located within an approximate radius of 5km of the site.
- *Secondary catchment* – located within an approximate radius of 5-20km of the site.
- *Tertiary catchment* – incorporates the broader region (and corresponds with the Local Government boundary).

The following **FIGURE B** illustrates the primary (denoted green) and secondary (denoted yellow) catchments surrounding the Caloundra South development site (denoted blue).

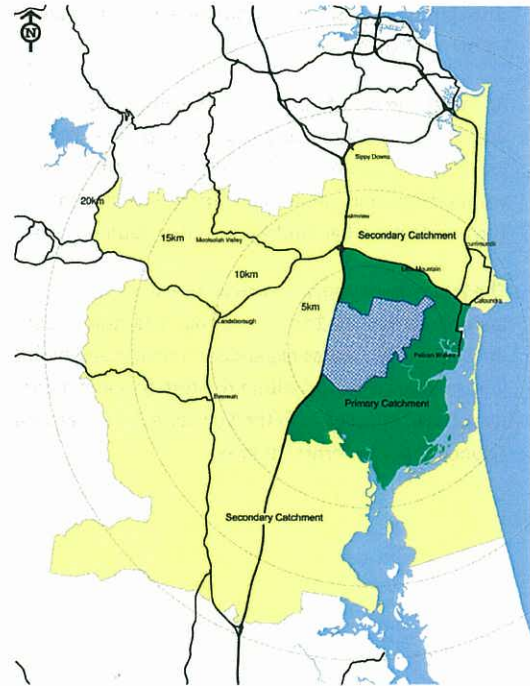


FIGURE B: The primary and secondary catchments

³ Queensland Department of Infrastructure (June 2007)
*South East Qld Regional Plan 2005-2026, Implementation
Guidelines No. 5 Social Infrastructure Planning (p.17)*

3.2 Mapping existing community infrastructure

The community infrastructure items were initially audited in 2009 using authoritative secondary sources to create an asset register in which each element of infrastructure was recorded and classified according to defined categories.

The existence and exact location of each asset was verified by a fieldwork team, who also noted a number of additional elements of infrastructure that had not been identified during the desk audit.

In 2011, a desktop update of the audit was undertaken to identify any additional items which had been developed since the initial audit in 2009. This information was used to update the asset register and subsequently exported into a MAPINFO format using GPS co-ordinates for each asset. This process, whilst time intensive recorded 893 relevant assets and allowed for an up-to-date assessment of the existing infrastructure provision. In summary, this comprised 244 civic, 100 community, 65 cultural, 66 human service and 418 social infrastructure assets.

APPENDIX B includes a series of maps which spatially locate the relevant socio cultural infrastructure items within the local and district catchments of the Caloundra South development site.

The following types of community infrastructure were specifically considered as part of the auditing exercise⁴:

Civic	- Transport - Retail centres and markets - Places of worship - Public toilets - Banking facilities
Community	- Community halls and meeting rooms - Youth centres - Senior citizens' centres - Scout and guide facilities - Neighbourhood centres - Migrant resource centres - Long day child care centres - Surf Life Saving clubs - RSLs - Sport and recreation clubs (and their associated infrastructure)
Cultural	- Theatres - Cinemas - Local and regional museums - Libraries - Art galleries - Performance venues
Human Services	- Government welfare services - Emergency services
Social	- Aged care including retirement villages - Respite care and aged care residential homes - Health including primary providers - Medical centres - Private and public hospitals - Dental surgeries and mental health services - Allied health services - Education including schools - Outside school hours care (OSHC) - Adult and community education - VET skills providers - Further and Higher Education - Institutions in the tertiary sector.

⁴ Recreation and open space, as a category, was separately commissioned and was therefore excluded from this study.

3.3 Analysis of existing community infrastructure provision

The following table (**FIGURE C**) summarises the existing service provision of local, district and regional scale community infrastructure and compares it with the recommended number of facilities as defined by the Queensland Department of Infrastructure in their *South East Qld Regional Plan 2005-2026, Implementation Guidelines No. 5 Social Infrastructure Planning* guidelines.

An analysis of the level of provision was undertaken and comments have been made with respect to whether the current situation reflects:

	Over provision
	Complies with State provision rates
	Under provision
	Requires further investigation

Local and district scale community infrastructure was audited across the primary and secondary catchments to understand the existing level of service. The results were then compared to the recommended number of infrastructure items, calculated by applying the provision rates defined in the State Government's *Social Infrastructure Planning* guidelines to the resident population recorded by the ABS in their 2006 Population and Housing Census for the primary and secondary catchments (total 86,743 persons).

Local and district scale infrastructure was only audited within the primary and secondary catchments because it is not expected that the future community of Caloundra South would access either their local or district scale facilities beyond the primary or secondary catchments. Similarly, the provision of this scale of facilities at Caloundra South would not aim to address existing gaps in provision beyond the primary and secondary catchment.

Regional scale community infrastructure was audited across the primary, secondary and tertiary catchments (the whole of the Sunshine Coast region) to understand the existing level of service. The results were then compared to the recommended number of infrastructure items, calculated by applying the provision rates defined in the State Government's *Social Infrastructure Planning* guidelines to the resident population recorded by the ABS in their 2006 Population and Housing Census for the primary, district and tertiary catchment (total 276,265 persons).

Regional scale infrastructure was audited across the primary, secondary and tertiary catchments because it is expected that the future community of Caloundra South will access regional scale facilities at Caloundra South as well as in other centres across the Sunshine Coast Regional Council local government area.

The Queensland Department of Infrastructure's *South East Qld Regional Plan 2005-2026, Implementation Guidelines No. 5 Social Infrastructure Planning* guidelines have been used as the source for the recommended community infrastructure provision rates, recognising that the Urban Land Development Authority's (ULDA) Community Facilities ULDA Guideline no.11 (April 2011) was derived from these implementation guidelines.

Infrastructure Items	Scale	State Govt. provision rate	Recommended number of local and district scale facilities (population - 86,743 people)	Current provision in primary and secondary catchment	Recommended number of regional scale facilities (population - 276,265 people)	Current provision of regional scale facilities in the primary, secondary and tertiary catchment	Comments - provision	Comments - spatial distribution
Community								
Community meeting room/ neighbourhood house	Local	1:2,000-3,000	29-43	13			Under Provision	The existing local scale facilities are located in Caloundra and Birtinya within the district catchment. The higher order community centres/multipurpose halls located to the west of the Caloundra South site would provide community meeting room/ neighbourhood house facilities for these communities
Community centre/multipurpose hall	Local	1:6,000-10,000	9-14	9			Complies with State provision rates	There is a spread of community centres and multipurpose halls across the district catchment
Multipurpose community centre and/or neighbourhood centre	District	1:20,000-50,000	2-4	4			Complies with State provision rates	There is a neighbourhood centre located in Birtinya, Caloundra, Currumbundi, Battery Hill.
Civic centre	Regional	1:30,000-120,000			2-9	3	(Generally) complies with State provision rates	The Caloundra Civic Cultural Centre, Cooloolah Civic Centre and Nambour Civic Centre function as regional scale facilities servicing the existing community. The current rate of provision is at the lower end of the State Government's recommended provision rate.
Kindergarten	Local	1:7,500-10,000	9-12	0			Under Provision –	The child care centres are located across the primary and secondary catchments, to the north, east and west of Caloundra South.
Child care centre	Local	1:4,000-8,000	11-22	33			Over Provision	
Youth centre/ services	Local	1:10,000-20,000	4-9	0			(Generally) complies with State provision rates	The youth facilities are located to the east of Caloundra South and at Mooloolah (to the west). In addition to the five Youth Centres, there is a regional scale PCYC located at Burnside near Nambour.
Youth centre/ services	District	1:20,000-50,000	2-4	5			Over Provision	There are currently three cemeteries and one crematorium within the district catchment.
Cemetery/ crematorium	District - regional	1:50,000-200,000	0-2	4				
Cultural								
Library - branch	Local - district	1:15,000-30,000	3-5	2 branch libraries and 6 mobile library points			Generally complies with State provision rates	Existing library facilities are located a significant distance from the Caloundra South site. There would be a need to establish additional facilities at Caloundra South or at minimum extend the mobile service in the interim
Library - central	District -	1:30,000-	0-3	1			Complies with State provision rates	The central library is located in the district

Infrastructure Items	Scale	State Govt. provision rate	Recommended number of local and district scale facilities (population - 86,743 people)	Current provision in primary and secondary catchment	Recommended number of regional scale facilities (population - 276,265 people)	Current provision of regional scale facilities in the primary, secondary and tertiary catchment	Comments - provision	Comments - spatial distribution
	regional	150,000						Caloundra and could be accessed from Caloundra South during the early years of its development however as the community grows demand will emerge for an additional central library
Performing arts spaces (Performing arts centres/ arts workshops)	District - regional	1:30,000-50,000	2-3	6			Over provision	The six facilities are located to the east of Caloundra South. The region is also serviced by a number of regional scale multi-purpose spaces which accommodate performing arts activities.
Art gallery	Regional	1:30,000-150,000			2-9	6	Complies with State provision rates	These facilities are located to the north, east and west of Caloundra South within both the secondary and broader tertiary (regional) catchment.
Exhibition convention centre	Regional	1:50,000-200,000			1-6	9	Over provision - however the majority of these facilities are privately provided and are not of a scale to accommodate major events.	There are nine public multi-purpose facilities across the Sunshine Coast which provide public exhibition and convention centre facilities. A major regional Exhibition and Convention Centre is planned for delivery by the Council in Maroochydore (within the regional catchment) which would service the future Caloundra South community
Museum	District/ Regional	1:30,000-120,000			2-9	7	Complies with State provision rates	Existing museum facilities are located to the west of Caloundra South in Landsborough and to the north east in Caloundra (Old Air Museum) and in other townships within the tertiary catchment.
Human Services								
Police	District	1:20,000-30,000	3-4	4 + Police Beat			Complies with State provision rates	The existing Police Stations (4) are located north, north-east and west of Caloundra South with an additional Police Beat located within the Kawana World Shopping Centre
Ambulance station	District	Over 25,000 triggers the provision of a Station	Requires further investigation and consultation with Dept. Emergency Services	3			Requires further investigation	Existing ambulance stations are provided to the north (Buddina and Caloundra) and west (Beerwah) of the Caloundra South site. Further investigation is required, in consultation with the Dept. of Emergency Services.
Courthouses	Regional	JAG policy is to centralise			Requires further investigation and consultation with Justice and Attorney General (JAG)	3	Requires further investigation	Existing courthouse facilities are provided in Caloundra, Landsborough and Maroochydore.
Fire and rescue - auxiliary station	District	Over 25,000 triggers the provision of a Station	Requires further investigation and consultation with Dept. Emergency Services	5 (+2 rural fire brigades)			Requires further investigation	There are three fire stations provided north east of the Caloundra South site within the coastal strip and another two to the west.
Fire and rescue - permanent station	District							There are an additional two rural fire brigades located to the west of Caloundra South in
Fire and rescue -	Regional							

Infrastructure items	Scale	State Govt. provision rate	Recommended number of local and district scale facilities (population - 86,743 people)	Current provision in primary and secondary catchment	Recommended number of regional scale facilities (population - 276,265 people)	Current provision of regional scale facilities in the primary, secondary and tertiary catchment	Comments - provision	Comments – spatial distribution
permanent station with specialist facilities attached, e.g. workshops and communication								Landsborough and Coochin Creek. Further investigation is required, in consultation with the Dept. of Emergency Services.
Social Services								
Aged care service/ respite centre	Local	1:7,000-10,000	9-12	8			(Generally) complies with State provision rates	The majority of the respite facilities (4 out of 5) are located north east of the Caloundra Downs site within the coastal strip. There is one facility (Glasshouse Country Care (HACC)) located in Beerwah.
Aged care service/ respite centre	District-regional	1:20,000-100,000	1-4				There will be growing demand for these services and facilities as the population on the Sunshine Coast continues to age.	
Community health centre	Local	1:20,000-30,000	3-4	0			(Generally) complies with State provision rates	Community Health Services are provided by Qld Health at Caloundra, Maroochydore, Nambour and Noosa Heads
Community health hub	District	1:30,000-100,000	1-3					
Community health precinct	Regional	1:100,000-300,000			1-3	4		
TAFE college	District-regional	1:over 50,000	1-2	0			Under Provision	There is currently no TAFE campus within the local and district catchment.
TAFE college	Regional	1:over 150,000			2	4	Over provision	There are TAFE campuses located within the regional catchment at Mountain Creek, Maroochydore, Tewantin and Nambour.
Hospital public	Regional	Generally serves catchment over 100,000			3	4	Complies with State provision rates	There are existing public hospitals in Caloundra, Maleny and Noosa as well as a major regional scale hospital in Nambour.
Primary school – public	Local-district	1:3,000 households ⁵ or 1:7,200	12	11 x P-6 4 x P-12			(Generally) complies with State provision rates	There is an additional major hospital planned for future development in Kawana.
Outside school-hours care	Local-district	Consider providing with all primary schools	12 (as above)	18			Over provision	There are ten P-6 State Schools located within the secondary catchment and one within the primary catchment at Golden Beach (to the east of Caloundra Downs). There are an additional four P-12 public schools located in the secondary catchment
								There is good coverage of Outside School Hours Care facilities across the secondary catchment.

⁵ The defined provision rate is 1 primary school per 3,000 households – however this is subject to significant variation based on planning factors. SOURCE: Department of Infrastructure Office of Urban Management (June 2007), *Implementation Guidelines No.5 Social Infrastructure Planning* (p.42)
The estimated future household size across Caloundra Downs is 2.4 people per household which equates to a provision rate of 1:7,200 or 1 school per 1:7,200 people.

Infrastructure items	Scale	State Govt. provision rate	Recommended number of local and district scale facilities (population - 86,743 people)	Current provision in primary and secondary catchment	Recommended number of regional scale facilities (population - 276,265 people)	Current provision of regional scale facilities in the primary, secondary and tertiary catchment	Comments - provision	Comments – spatial distribution
Secondary school - public	District	1:8,000 households ⁶ or 1:19,200 people	5	2 x 8-12 4 x P-12			(Generally) complies with State provision rates	There are four P-12 State Schools within the Caloundra South district catchment and two Y8-12 State Schools – all located within the secondary catchment. There is an additional Environmental Outreach Centre for Caloundra State High School at Golden Beach (located within the local catchment).
Correctional service	Regional	No rate provided			Requires further investigation and consultation with Queensland Corrective Services	0	Requires further investigation	There are currently no Correctional Centres located on the Sunshine Coast. There are Probation and Parole regional and district offices at Maroochydore and a district office at Noosa.
Civic								
Postal service	Local	First post box provided when population reaches 300 people.	Requires further investigation and consultation with Australia Post	12			Requires further investigation	There is an Australia Post Business Centre located in Caloundra West. There are 10 other Licensed Post Offices (LPOs) and Postshops located within the district catchment. There is one LPO within the local catchment, located at Golden Beach.
Churches	Local - district	No rate provided	Requires further investigation and consultation with individual church providers	33			Requires further investigation	The majority of the 33 churches identified are located within the district catchment. There is one church located in the local catchment.

FIGURE C. Analysis of existing community infrastructure provision

⁶ The defined provision rate is 1 secondary school per 8,000 households – however this is subject to significant variation based on the planning factors. SOURCE: Department of Infrastructure Office of Urban Management (June 2007), *Implementation Guidelines No.5 Social Infrastructure Planning* (p.42)
The estimated future household size across Caloundra Downs is 2.4 people per household which equates to a provision rate of 1:19,200 or 1 school per 1:19,200 people.

3.4 The existing community infrastructure gaps and opportunities

...at the local and district scale

Across the spectrum of community infrastructure that has been reviewed there were limited local and district infrastructure items identified as being over provided (with regard to the State Government's proposed provision rates) and could therefore absorb the community infrastructure needs of the early emerging community at Caloundra South.

Those local and district infrastructure elements that were identified as being over provided primarily serviced the needs of youth (e.g. child care centres, primary schools and outside school hours care). The demographic profile of the local and district catchment illustrated that youth (aged 0-14 years) currently constitute a significant proportion of the resident population. Therefore, the number of schools located in the Caloundra South local and district catchment does not necessarily constitute an oversupply or infer that there is additional capacity. The number of schools is in response to the demographic profile of the specific community. Similarly for child care centres and outside school hours care the actual provision rate is in response to the particular characteristics of the community.

Therefore the development of Caloundra South and the associated population increase (an additional 50,000 people) cannot be absorbed by the existing local and district level community infrastructure – resulting in the need for upfront provision and relative containment with regard to community infrastructure at this scale.

Mapping the community, social, civil, cultural, and human service infrastructure within the Caloundra South local catchment identified that there was limited infrastructure currently located within a 5-7km radius of the development site.

Therefore, there is the opportunity for local and district scale infrastructure provided at Caloundra South to address existing infrastructure gaps within the local catchment.

...at the regional scale

APPENDIX C provides an additional table that explores whether the current provision of region scale infrastructure will meet the demand of:

- the existing population of the local, district and tertiary catchments (the Sunshine Coast region) - population 276,265 persons
- the existing population of the local, district and tertiary catchments (the Sunshine Coast region) with the addition of the future Caloundra South community population 326,265 persons (276,265 + 50,000 persons)
- the projected 2031 population of the local, district and tertiary catchments (the Sunshine Coast region) – 508, 177 persons (Medium Series projection).⁷

The review of existing regional scale community infrastructure identified that the current rate of service is generally in accordance with the State Government's provision guidelines. However, there is an opportunity to address emerging demand for regional scale infrastructure generated by both the development of Caloundra South and the growing population of the broader Sunshine Coast community.

The delivery of regional scale community infrastructure has the potential to provide benefits beyond the boundaries of the development site and contribute to positioning Caloundra South as a destination to visit and access high quality services.

⁷ Sourced from: Queensland Treasury, Office of Economic and Statistical Research (May 2011) *Population and housing profile – Sunshine Coast Regional Council* (Medium series projection)

4.0 Modelling the emerging Caloundra South community

Modelling the future Caloundra South community to understand its key characteristics and exploring the needs and aspirations of future residents and workforce was regarded as an important task to achieving a socially sustainable and successful development.

Understanding the key characteristics of the future community of Caloundra South will enable future planning and delivery of community infrastructure and services to respond to the needs, appetites and aspirations of emerging residents, workers and visitors and help to establish a vibrant and sustainable community.

To explore the profile of the future Caloundra South community a multi-variant population model that integrates ABS derived socio economic indicators⁸ with lifestyle profiling derived from MOSAIC audience segmentation data⁹ was developed. In this way, the baseline characteristics of age, ethnicity, family composition, educational status, household income and occupation were enriched by insights relating to values, lifestyle drivers and appetites.

The model was run iteratively until the optimised community profile was determined (defined as that which maximises the proportion of the population likely to be employed in value driver jobs and minimises those who would be likely to live in separate dwellings). This community profile for future residents of Caloundra South was selected because it will contribute to meeting the regional drivers of population diversity, economic development and compact urban growth.

⁸ ABS 2006 Census Data for the Sunshine Coast Statistical Division combined with the socio economic indicators for Springfield (which was selected as the benchmark greenfield master planned community in Queensland).

⁹ Pacific Micro marketing's MOSAIC segmentation is a psychographic profiling tool grounded in ABS data and supplemented by 238 other lifestyle indicators drawn from consumer surveys. It classifies every household in Australia within one of 11 MOSAIC groups A-K (which can be further classified in 47 micro segments) based on their prevailing lifestyle drivers and demographic characteristics. This data was used under licence to explore qualitative and value based data about community needs and aspirations.

The key characteristics of the optimised community profile include:

1. A younger and more highly qualified population base
2. The attraction and retention of MOSAIC audience segments B, C and G which are currently significantly under represented in the region and defined in **FIGURE D** below; and
3. A significantly increased representation of MOSAIC audience segment D (also defined in **FIGURE D**) who have begun to emerge on the Sunshine Coast over the last five years, but are under-represented currently.

A series of focus groups was undertaken in August 2010 to establish a more detailed understanding of the specific lifestyle needs and preferences of the target audiences identified in the optimised community profile. The qualitative material generated from this exercise was used to understand the needs and aspirations of the target audiences and their appetites for community infrastructure.

Group A *Privileged Prosperity* – the most affluent families in the most desirable locations

Group B *Academic Achievers* – middle aged, wealthy, educated, professional households with children

Group C *Young Ambition* – educated and high earning young singles and couples without children

Group D *Pushing the Boundaries* – young families living in recent developments (master planned communities)

Group E *Family Challenge* – mixed family forms with stretched budgets

Group F *Metro Multicultural* – medium to high density area with much cultural diversity

Group G *Learners and Earners* – students and early career professionals

Group H *Provincial Optimism* – anglo-australian blue collar families in rural areas

Group I *Farming Stock* – rural landowners and workers in agricultural heartlands

Group J *Suburban Subsistence* – low income, low spending households

Group K *Community Disconnect* – older blue collar workers and retirees

FIGURE D: Audience segments derived from MOSAIC audience segmentation data

4.1 Key demographic and psychographic characteristics of the optimised community

The optimised community for Caloundra South differs from the current resident base of the Sunshine Coast Region in the following respects:

- *Significantly young population*
Approximately 13 per cent of the optimised population will be aged 15-24 and 34 per cent aged between 24-44 (in comparison to 2006 data for the Sunshine Statistical Division (SD) of 11.63 and 24.29 per cent respectively).
- *Fewer couple families without children*
Approximately 37 per cent of the optimised community are likely to be couple families without children in comparison to the 46.57 per cent existing in the Sunshine Coast resident profile. Approximately 48.0 per cent of the optimised population would comprise couple families with children.
- *More residents with the skills or qualifications to work in value driver jobs*
Approximately 33 per cent of the optimised population could be employed in upper management and professional occupations compared with 26.34 per cent regionally today.
- *Attracting more than 25 per cent MOSAIC audience segments B, C, and G*
Often highly educated and cosmopolitan, these audiences have strong appetites for urban amenity but appreciate the natural environment and recreational open space. They are attracted by the employment opportunities in a location and seek places where there is both a highly respected learning infrastructure and a breadth of cultural opportunity. The optimised community figure of approximately 26 per cent for these segments compares with a current regional representation of less than 2 per cent.
- *Increased representation of MOSAIC audience segment D*
Audiences that comprise families with younger children are traditionally dominant in master planned communities choosing the lifestyle benefits that they perceive a master planned community provides. Education and recreational opportunities are key drivers for this cohort. The approximately 52 per cent targeted for Caloundra South would compare to less than 5 per cent in the current regional community.
- *Reducing the dominance of the established MOSAIC audience segments H, J, I, K, and E (See FIGURE D)*
The profile of the optimised community suggests less than 20 per cent of the future residents of Caloundra South falling within the traditional Sunshine Coast audience segments, which currently reflect more the 80 per cent of the established community. These audiences have often lived in (and are deeply attached to) their coastal or hinterland communities for an extended period of time. They reflect more mature households, who are planning to 'age in place' and are increasingly facing issues of lifestyle affordability.

Understanding the specific needs and appetites of the 'new' audiences identified in the optimised community profile, will be significant in determining the community infrastructure and place making elements that should ultimately be delivered within Caloundra South.

5.0 Mapping the community infrastructure for Caloundra South

To develop a schedule of community infrastructure required by the optimised community of 50,000 people who will eventually live or work at Caloundra South, regard has been given to:

- The specific characteristics of the established Sunshine Coast community and its context;
- The existing community infrastructure provision across the primary, secondary and tertiary catchments of the Caloundra South site;
- The demographic and psychographic profile of the optimised community at Caloundra South; and
- The established community infrastructure services standards defined in the Queensland State Government's *Social Infrastructure Planning Implementation Guidelines No. 5* and the Sunshine Coast Regional Council's *Social Infrastructure Strategy 2011*.

5.0.1 Self containment at the local and district scale

Given the scale of the Caloundra South development (eg. a mature population of 50,000 people) it is intended that the majority of local and district level community infrastructure will be provided within the development site. Limited (if any) demand will be placed on existing local and district scale infrastructure beyond the boundary of the development site – especially given that the existing community infrastructure beyond the site does not have the capacity to respond to the needs of the emerging community at Caloundra South.

5.0.2 Providing a net regional benefit

The timely provision of high quality local and district community infrastructure at Caloundra South will provide an opportunity to respond to existing gaps in the provision of local and district infrastructure in communities located beyond the development site.

With a projected population of 50,000 people at Caloundra South and the provision of a town centre, there is an opportunity to deliver key regional scale community infrastructure items to meet both the needs of the Caloundra South community as well as the requirements of residents, workers and visitors from across the broader Sunshine Coast region.

Alternatively the future community at Caloundra South will access some regional scale community infrastructure and their associated services in other key centres across the region.

5.0.3 Clustering and co-location of community infrastructure

Through co-locating and clustering community facilities at the town centre, district and neighbourhood hubs, and in close proximity to the public transport network there is an opportunity to:

- improve accessibility
- leverage opportunities through association and proximity
- achieve 'economies of scale' through sharing facilities, infrastructure, amenities, resources, maintenance and management costs
- achieve more compact development that has increased activity, resulting in the creation of vibrant people-focused destinations.

The land provision (site area) for each infrastructure item included in this report is intended as a maximum Land Area for each infrastructure item to deliver the physical facility and its programs, as well as the other associated activities such as car parking, circulation, drop off and storage.

It is intended that the land provisions will be further refined as part of the development of the integrated *Caloundra South Community Development Strategy* which will include additional detailed design of each infrastructure item and cluster, identification of opportunities for sharing space and resources, and increased understanding and definition of the programmatic content to be delivered. This process of design development will also be informed by consultation with relevant government and non-government stakeholders.

5.1 Recommended community infrastructure and land provision

The following tables (**FIGURE E1-E4**) list the potential community infrastructure items¹⁰ and the associated land provision. The potential infrastructure items have been clustered and co-located to forms hubs, where appropriate – however the land provisions do not reflect potential opportunities for delivery of multilevel facilities or sharing ancillary spaces/facilities.

The location of the proposed infrastructure items and hubs is also identified in the table and should be cross-referenced with the plan in **FIGURE F** which illustrates the spatial configuration of localities, hubs and regional and district sports fields.

APPENDIX D provides a table that compares the recommended socio cultural infrastructure provision identified in the following table against the recommended provision rates in the Queensland Department of Infrastructure's *South East Qld Regional Plan 2005-2026, Implementation Guidelines No. 5 Social Infrastructure Planning* and the Sunshine Coast Council's *Sunshine Coast Social Infrastructure Strategy 2011*.

¹⁰ The Potential Infrastructure Items are subject to the finalisation of the *Caloundra South Community Development Strategy* and agreement with relevant community infrastructure providers.

Locality: Northern Locality					
Location	Cluster	Potential Infrastructure Item ¹¹	Scale	Land Provision	Explanatory Notes
NH1 - Neighbourhood Hub 1	Community Hub	Local Community Centre	Local	0.5ha	Provided in NH1 or at an alternate site in Bells Reach or Bellvista
District Hub	Education	Environment and Cultural Facility	Regional	0.4ha	A signature interpretive facility for Caloundra South linking to conservation area via walking tracks. This facility will include 2 x Neighbourhood meeting rooms to be used by the local community for meetings, workshops and activities.
		P-6 State School	District	TO BE CONFIRMED	Must adjoin Sports Precinct
		7-12 State School	District	TO BE CONFIRMED	
		Outside School Hours Care	District	See Explanatory Note	Co-located with P-6 School
		25m Aquatic Facility	District	See Explanatory Note	Integrated with education/sport precinct
	Health and wellbeing	Respite Centre	District	0.15ha	Include opportunity for large shared space as well as private rooms, equipment storage and loading facilities for personal care services and provide access to open space and community hub. Include opportunity for commercial kitchen (eg. Meals on Wheels services).
	Learning lounge: a multi-level facility providing a cluster of community facilities	District Community Centre, Youth Space & Branch Library	District	1ha	Flexible, multipurpose facility, co-located with other community facilities - include lifelong learning training facilities, community meeting spaces (publicly accessible after hours), youth space, space for staff training, meeting rooms, workshop area, etc. . Adjoins open space with access to recreation facilities
		Kindergarten	District/ Local	0.08ha	
D1 – District sports fields	Sports fields and clubhouse	Community meeting space	Local	Land provision as part of Open Space	Includes 2 x publicly accessible Community Meeting Spaces within the clubhouse associated with the district scale sports fields which can be used for community meeting purposes - utilise amenities and kitchen facilities
D2 – District sports fields	Sports fields and clubhouse	Community meeting space	Local	Land provision as part of Open Space	Includes 2 x publicly accessible Community Meeting Spaces within the clubhouse associated with the district scale sports fields which can be used for community meeting purposes - utilise amenities and kitchen facilities

FIGURE E1: Northern Locality - recommended infrastructure items and associated land provision

¹¹ The Potential Infrastructure Items are subject to the finalisation of the *Caloundra South Community Development Strategy* and agreement with relevant community infrastructure providers.

Locality: Town Centre Locality					
Location	Cluster	Potential Infrastructure Item ¹²	Scale	Land Provision	Explanatory Notes
Town Centre	Learning Lounge: a multi-level facility providing a cluster of community facilities	Civic Centre/ Hub (including Central Library, Community Space, Youth Space & Art Gallery)	Regional	1.5ha	This facility would include: Central Library Community Space & Youth Space - flexible, multipurpose facility, co-located with other community facilities - include lifelong learning training facilities, community meeting spaces (publicly accessible after hours) Art Gallery includes internal gallery space, storage, teaching/ learning spaces, community meeting spaces, office/ administration spaces, outdoor sculpture/landscape spaces and parking
		Kindergarten	District/ Local	0.08ha	Co-located with Branch Library and District Community Centre
		Cultural Centre/ Performing Arts Facility	Regional	1ha	Clustered with the 7-12 State School to enable sharing of facilities A multi-level facility including car parking under This facility would include minimum 2 x Neighbourhood Meeting Rooms which could be used by the members of the community
	Major aquatic centre	Major aquatic centre	Regional	Integrated as part of the People's Place/ Regional Sports Park	Partnered with a gymnasium, office, retail, meeting space, food outlets and other associated wellbeing facilities (eg. pilates, yoga, massage, day spa) and including undercover spectator seating, car parking facilities (may be underground) and amenities
	Health and wellbeing Hub	Community Health Centre/ Hub	District	Up to 2.0ha	Incorporates community health services for the local population and a hub for specialist teams and a full range of primary and ambulatory programs and outpatient clinics (maternal and child health, oral health, counselling, social work and information and referral services).
	Education	P-6 State School	District	TO BE CONFIRMED	Must adjoin Sports Precinct
		Outside School Hours Care	District	See Explanatory Note	Co-located with P-6 School
		7-12 State School	District	TO BE CONFIRMED	Focus on creative industries and athletic excellence Clustered with the Regional sports facility and the Cultural Centre/ Performing Arts Facility
		TAFE	Regional	Dependent on the particular teaching focus. To be negotiated with TAFE	Located within the commercial land use area in the Town Centre Locality
		Private University	Regional	Space to be determined through discussions with relevant providers	
	Emergency Services	District Police Station	District	0.5ha	
	Community Hub	Neighbourhood meeting house	Local	0.075	Neighbourhood Meeting House - to be clusatered in the vicinity of the Neighbourhood Linear Park (north of the Town Centre)
	Community Hub	Neighbourhood meeting house	Local	0.075	Neighbourhood Meeting House - to be clusatered in the vicinity of the Neighbourhood Linear Park (east of the Town Centre)
D1 – District sports fields	Sports fields and clubhouse	Community meeting space	Local	Land provision as part of Open Space	Include 2 x publicly accessible Community Meeting Spaces within the clubhouse associated with the district scale sports fields which can be used for community meeting purposes - utilise amenities and kitchen facilities

FIGURE E2: Town Centre Locality - recommended infrastructure items and associated land provision

¹² The Potential Infrastructure Items are subject to the finalisation of the *Caloundra South Community Development Strategy* and agreement with relevant community infrastructure providers.

Locality: Central Locality					
Location	Cluster	Potential Infrastructure Item ¹³	Scale	Land Provision	Explanatory Notes
District Hub	Education	P-6 State School	District	TO BE CONFIRMED	Must adjoin Sports Precinct
		Outside School Hours Care	District	See Explanatory Note	Co-located with P-6 School
		25m Aquatic facility	District	See Explanatory Note	Integrated with education/sport precinct
	Learning Lounge: a multi-level facility providing a cluster of community facilities	District Community Centre Hub, Youth Space & Branch Library	District	1ha	Flexible, multipurpose facility, including a youth space, co-located with other community facilities - include lifelong learning training facilities, community meeting spaces (publicly accessible after hours) and includes a Branch Library
		Kindergarten	District/Local	0.08ha	Co-located with Branch Library and District Community Centre
	Health and wellbeing	Respite Centre	District	0.15ha	Include opportunity for large shared space as well as private rooms, equipment storage and loading facilities for personal care services and provide access to open space and community hub. Include opportunity for commercial kitchen (eg. Meals on Wheels services).
NH1 - Neighbourhood Hub 1	Community Hub	Local Community Centre	Local	0.5ha	Publicly accessible, flexible, multipurpose facility
NH2 - Neighbourhood Hub 2	Community Hub	Local Community Centre	Local	0.5ha	Publicly accessible, flexible, multipurpose facility
D1 – District sports fields	Sports fields and clubhouse	Community meeting space	Local	Land provision as part of Open Space	Include a publicly accessible Community Meeting Space within the clubhouse associated with the district scale sports fields which can be used for community meeting purposes - utilise amenities and kitchen facilities
D2 – District sports fields	Sports fields and clubhouse	Community meeting space	Local	Land provision as part of Open Space	Include a publicly Community Meeting Space within the clubhouse associated with the district scale sports fields which can be used for community meeting purposes - utilise amenities and kitchen facilities
M1 – Major sports fields	Sports fields and clubhouse	Neighbourhood meeting room/ house	Local	Land provision as part of Open Space	Include a publicly accessible Community Meeting Space within the clubhouse associated with the major sports fields which can be used for community meeting purposes - utilise amenities and kitchen facilities

FIGURE E3: Central Locality - recommended infrastructure items and associated land provision

¹³ The Potential Infrastructure Items are subject to the finalisation of the *Caloundra South Community Development Strategy* and agreement with relevant community infrastructure providers.

Locality: Southern Locality					
Location	Cluster	Potential Infrastructure Item ¹⁴	Scale	Land Provision	Explanatory Notes
District Hub	Education	P-12 State School	District	TO BE CONFIRMED	Must adjoin Sports Precinct
		Outside School Hours Care	District	See Explanatory Note	Co-located with P-12 School
		25m Aquatic facility	District	See Explanatory Note	Integrated with education/sport precinct
	Learning lounge: a multi-level facility providing a cluster of community facilities	District Community Centre, Youth Space & Branch Library	District	1ha	Flexible, multipurpose facility, co-located with other community facilities - include lifelong learning training facilities, community meeting spaces (publicly accessible after hours), youth space, space for staff training, meeting rooms, workshop area, etc. . Adjoins open space with access to recreation facilities
		Kindergarten	District/Local	0.08ha	Co-located with Branch Library and District Community Centre
	Health and wellbeing	Respite Centre	District	0.15ha	Include opportunity for large shared space as well as private rooms, equipment storage and loading facilities for personal care services and provide access to open space and community hub. Explore opportunity for a youth focused facility
	Emergency Services	Urban Fire and Rescue Station	District	0.6ha	
		Large Ambulance Station	District	0.5ha	
NH1 - Neighbourhood Hub 1	Education	P-6 State School	District	TO BE CONFIRMED	Must adjoin Sports Precinct
		Outside School Hours Care	District	See Explanatory Note	Co-located with P-6 School
	Community Hub	Local Community Centre & Youth Space	Local	0.5ha	Publicly accessible, flexible, multipurpose facility – including a youth space adjoining open space with access to recreation facilities
NH2 - Neighbourhood Hub 2	Community Hub	Local Community Centre	Local	0.5ha	Publicly accessible, flexible, multipurpose facility
NH3 - Neighbourhood Hub 3	Community Hub	Local Community Centre	Local	0.5ha	Publicly accessible, flexible, multipurpose facility
NH4 - Neighbourhood Hub 4	Community Hub	Local Community Centre	Local	0.5ha	Publicly accessible, flexible, multipurpose facility
D1 – District sports fields	Sports fields and clubhouse	Community meeting space	Local	Land provision as part of Open Space	Include a publicly accessible Community Meeting Space within the clubhouse associated with the district scale sports fields which can be used for community meeting purposes - utilise amenities and kitchen facilities
D2 – District sports fields	Sports fields and clubhouse	Community meeting space	Local	Land provision as part of Open Space	Include a publicly accessible Community Meeting Space within the clubhouse associated with the district scale sports fields which can be used for community meeting purposes - utilise amenities and kitchen facilities
D3 – District sports fields	Sports fields and clubhouse	Community meeting space	Local	Land provision as part of Open Space	Include a publicly accessible Community Meeting Space within the clubhouse associated with the district scale sports fields which can be used for community meeting purposes - utilise amenities and kitchen facilities
D4 – District sports fields	Sports fields and clubhouse	2 x Community meeting spaces	Local	Land provision as part of Open Space	Include 2 x publicly accessible Community Meeting Spaces within the clubhouse associated with the district scale sports fields which can be used for community meeting purposes - utilise amenities and kitchen facilities

FIGURE E4: Southern Locality - recommended infrastructure items and associated land provision

¹⁴ The Potential Infrastructure Items are subject to the finalisation of the *Caloundra South Community Development Strategy* and agreement with relevant community infrastructure providers.

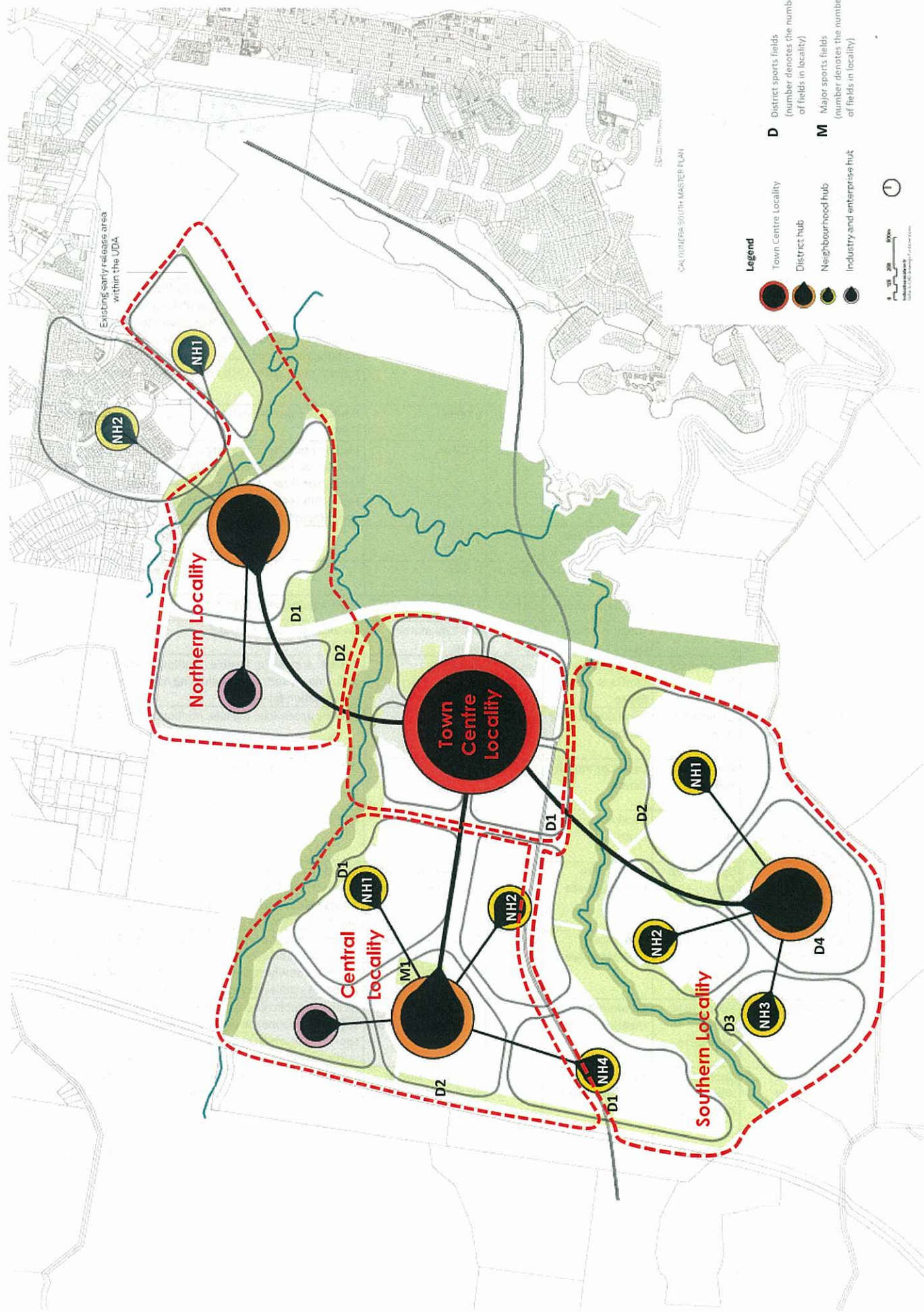


FIGURE F: Spatial configuration of the localities, town centre, hubs and regional and district sports fields

6.0 The next steps...

The recommended community infrastructure items and associated land provisions identified in this report have been determined through a rigorous process of exploration and analysis. The aim is to contribute to the delivery of both the key regional outcomes of housing affordability, compact growth, population diversification and economic development as well as ensuring that Caloundra South is a vibrant, engaging and sustainable community for residents, workers and visitors.

It is intended that the recommendations in this report will form the foundation for the development of the overarching *Caloundra South Community Development Strategy* which will be informed by extensive engagement with relevant stakeholders and address:

- **timing** to understand key triggers relevant to the needs of the emerging community at Caloundra South and other key stakeholders
- **delivery** and implementation processes to understand roles and responsibility and to manage resources
- **partnerships** with relevant stakeholders to leverage opportunities, build capacity and a sense of ownership
- **programming** to ensure that services, events and activities are delivered in response to the needs of workers, residents and visitors and contribute to the early activation of Caloundra South.

It is important to stress that this initial exercise is only the first step in planning and delivering future community infrastructure at Caloundra South. Extensive engagement and consultation with relevant agencies, organisations and community representatives is also required to ensure that the anticipated future infrastructure aligns with the needs, drivers and aspirations of the future community and with the delivery programs of relevant service providers.

It is intended that the *Caloundra South Community Development Strategy* will include both infrastructure and programmatic deliverables. It will provide performance based guidelines and criteria for the delivery of community infrastructure items and associated services at key project milestones.