

28 January 2026

Goodstart Nirimba
C/- Stockland Development Pty Ltd
Level 36 South Tower, Rialto
525 Collins St, Melbourne Vic 3000

Attention: Meredith Pearce

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV-2026-CAS-4420

Date: 13 February 2026



Dear Meredith,

RE: GOODSTART CHILDCARE CENTRE – AURA NIRIMBA TRAFFIC ENGINEERING ASSESSMENT

INTRODUCTION

This report has been prepared by PTT for Goodstart Nirimba to assess the traffic engineering aspects of the proposed increase in staff numbers at the existing Goodstart Childcare Centre at 1 Salwood Lane, Nirimba. The proposal seeks to increase the number of staff to 28 (ie an increase of five employees) with no change to the approved number of children at the centre.

The subject site is located within Precinct 12 of the Caloundra south priority development area (PDA). An assessment of the proposed change with respect to parking demand and provision has been undertaken.

EXISTING CONDITIONS

Subject Site

The subject site is formally described as Lot 8042 on SP332417 with an area of 3,358m². The site is bounded by North Village Drive to the north, Nirimba Drive to the west, Mulberry Lane to the south and Salwood Lane to the east, as shown in Figure 1. The surrounding area predominately comprises residential uses. The site is currently accessed via a 6.2m wide driveway on Salwood Lane, as shown in Figure 1.

Previous Approval

The previous approval for development involves a childcare use for 132 places and 23 staff. The approval is supported by 37 on-site parking spaces.

Figure 1: SITE LOCALITY



PARKING SURVEY

Parking surveys were undertaken from Tuesday 14 to Thursday 16 October 2025 to determine the existing on-site parking demand at the site. Advice received from the childcare centre operator confirmed the mid-weekdays (ie Tuesday, Wednesday and Thursday) to be the busiest and therefore most appropriate for the parking surveys to be undertaken.

Parking surveys were also conducted on the adjacent on-street parking on Salwood Lane. It is expected that this parking would be used by patrons of the childcare centre as well as workers of the building under construction at the adjacent site on Mulberry Lane and local residents. The survey area is shown in Figure 2. The surveys were conducted in 15-minute intervals between 6:30am and 6:30pm. The weather on each of the days of the survey was mostly clear and sunny.

The results of the parking surveys for the on-site parking demand and the on-street parking demand are summarised in Figures 3 and 4, respectively.

Figure 2: ON-SITE AND ON-STREET PARKINGS AREAS



Figure 3: ON-SITE PARKING DEMAND

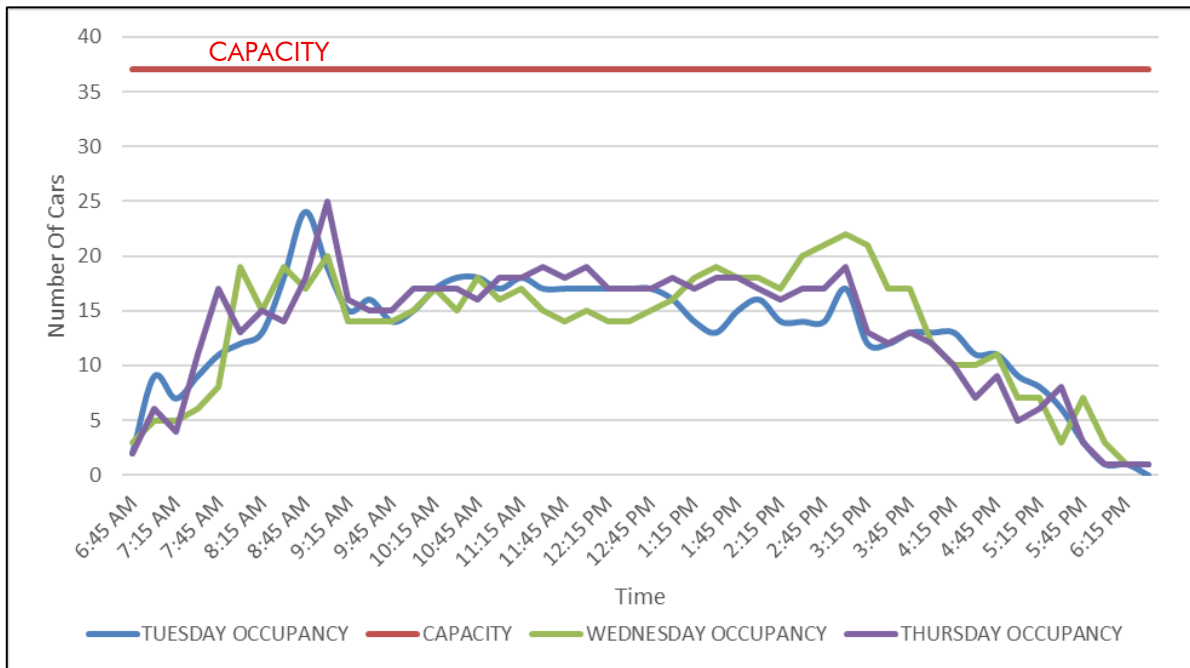
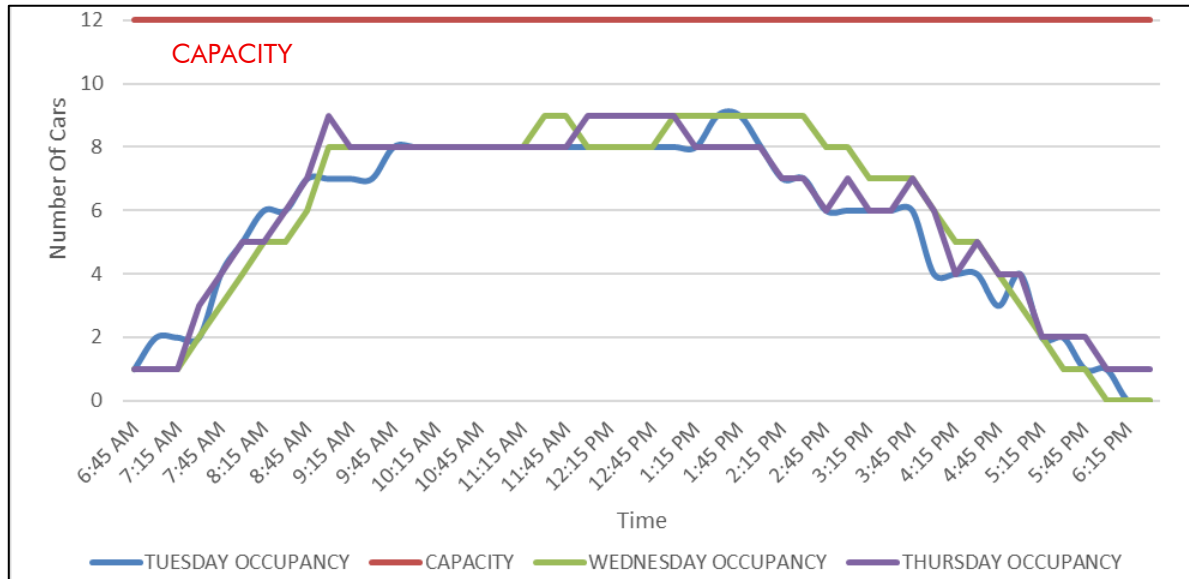


Figure 4: ON-STREET PARKING DEMAND



The survey found the following:

- on-site parking
 - a capacity (supply) of 37 parking spaces on-site
 - a minimum of 12 parking spaces available during the peak period
 - the identified peak parking demand occurs between 8:30am and 9:00am
- on-street parking
 - a capacity (supply) of 12 parking spaces on-street
 - a minimum of three parking spaces available during the peak period
 - the identified peak parking demand occurs between 12:00pm to 2:30pm

The analysis demonstrates 12 spaces available on-site during the peak period. Also, there was three on-street parking space available in the peak.

PROPOSED DEVELOPMENT

The development application seeks to increase the number of staff at the childcare centre to 28 (ie an increase of five from the approved 23 employees). The number of children at the centre is to be maintained as per the current approval.

No changes to the development layout or parking provision are proposed.

PARKING REQUIREMENTS

The Land Use Plan for the Economic Development Queensland (EDQ) Caloundra South Urban Development Area Development Scheme refers to Sunshine Coast Regional Council's Planning Scheme for parking rates. Therefore, the parking requirement for the additional five staff has been determined based on the rates outlined in Table 9.4.8.3.3 of Council's Transport and Parking Code. The application of this rate indicates that five spaces would be required to support the additional five staff, as outlined in Table 1.

Table 1: CAR PARKING REQUIREMENT

USE	SCALE	PARKING RATE	REQUIRED
Childcare Centre	5 FTE Staff	1 car space per staff	5 spaces
Total			5 spaces

The existing parking demand demonstrates there is sufficient on-site parking capacity to accommodate the additional five parking spaces to cater for the additional staff. Therefore, the additional parking generated by the proposal is expected to be adequately catered for on-site and not expected to have a significant adverse impact on parking and traffic operations of other road users.

In July-September 2025, Council's published their Draft Planning Scheme, which included an update to the Childcare Centre parking rate. The application of this rate indicates that a total of 37 spaces would be required to support the proposed development, as shown in Table 2. This rate only relates to children at the centre and not staff numbers. Therefore, the current on-site parking provision (ie 37 spaces) is consistent with Council's Draft planning scheme for a 132-place childcare.

Table 2: CAR PARKING REQUIREMENT - DRAFT PLANNING SCHEME

USE	SCALE	PARKING RATE	REQUIRED
Childcare Centre	132 Children	1 car space per 3.6 children	37 spaces
Total			37 spaces

CONCLUSIONS

The proposed development has been evaluated in terms of the sites parking provision. The main points to note are:

- the existing approval for the childcare is 132 places and 23 staff
- the proposal seeks to increase to 28 staff (ie and increase of five employees)
- the on-site parking survey demonstrates that there is sufficient capacity to accommodate the additional car parking generated by the proposed staff increase in accordance with Council's Planning Scheme
- the on-site parking provision is also consistent with the rates outlined in Council's Draft Planning Scheme for the proposed childcare centre

If you have any questions regarding the issues discussed above, please do not hesitate to contact us.

Yours sincerely,



James Gannon
Director (RPEQ 22233)

AUSTRAFFIC VIDEO TRAFFIC GENERATION & PARKING OCCUPANCY SURVEY

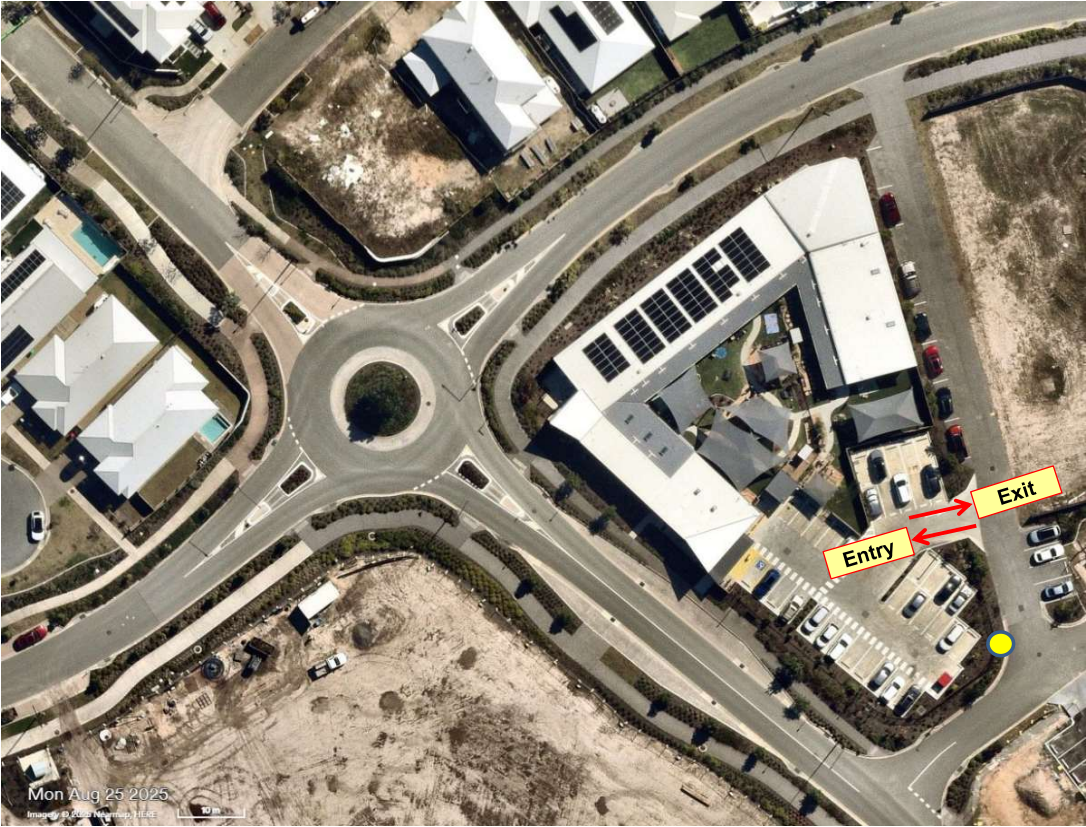
Site No.: 1Weather: Fine

Location: Goodstart Childcare Centre, Nirimba, no.1 Salwood Lane

Day/Date: Tuesday, 14 October 2025

AM Peak: Hour ending - 8:45 AM

PM Peak: Hour ending - 5:00 PM



Number of vehicles parked at 6:30am =							1	
Number of bays =							37	
TIME (15 min end)	Goodstart Childcare Centre, Nirimba							
	Entry			Exit			OCCUPANCY	
	Light Vehicles	Heavy Vehicles	Total	Light Vehicles	Heavy Vehicles	Total	Total (number of vehicles)	Total (%)
6:45 AM	1	0	1	0	0	0	2	5%
7:00 AM	7	0	7	0	0	0	9	24%
7:15 AM	6	0	6	8	0	8	7	19%
7:30 AM	6	0	6	4	0	4	9	24%
7:45 AM	8	0	8	6	0	6	11	30%
8:00 AM	9	0	9	8	0	8	12	32%
8:15 AM	7	0	7	6	0	6	13	35%
8:30 AM	13	0	13	8	0	8	18	49%
8:45 AM	14	0	14	8	0	8	24	65%
9:00 AM	4	0	4	9	0	9	19	51%
9:15 AM	5	0	5	9	0	9	15	41%
9:30 AM	2	0	2	1	0	1	16	43%
9:45 AM	2	0	2	4	0	4	14	38%
10:00 AM	1	0	1	0	0	0	15	41%
10:15 AM	3	0	3	1	0	1	17	46%
10:30 AM	2	0	2	1	0	1	18	49%
10:45 AM	0	0	0	0	0	0	18	49%
11:00 AM	0	0	0	1	0	1	17	46%
11:15 AM	1	0	1	0	0	0	18	49%
11:30 AM	1	0	1	2	0	2	17	46%
11:45 AM	0	0	0	0	0	0	17	46%
12:00 PM	1	0	1	1	0	1	17	46%
12:15 PM	0	0	0	0	0	0	17	46%
12:30 PM	0	0	0	0	0	0	17	46%
12:45 PM	1	0	1	1	0	1	17	46%
1:00 PM	1	0	1	2	0	2	16	43%
1:15 PM	1	0	1	3	0	3	14	38%
1:30 PM	0	0	0	1	0	1	13	35%
1:45 PM	2	0	2	0	0	0	15	41%
2:00 PM	1	0	1	0	0	0	16	43%
2:15 PM	0	0	0	2	0	2	14	38%
2:30 PM	1	0	1	1	0	1	14	38%
2:45 PM	3	0	3	3	0	3	14	38%
3:00 PM	6	0	6	3	0	3	17	46%
3:15 PM	2	0	2	7	0	7	12	32%
3:30 PM	3	0	3	3	0	3	12	32%
3:45 PM	6	0	6	5	0	5	13	35%
4:00 PM	4	0	4	4	0	4	13	35%
4:15 PM	8	0	8	8	0	8	13	35%
4:30 PM	8	0	8	10	0	10	11	30%
4:45 PM	9	0	9	9	0	9	11	30%
5:00 PM	8	0	8	10	0	10	9	24%
5:15 PM	6	0	6	7	0	7	8	22%
5:30 PM	6	0	6	8	0	8	6	16%
5:45 PM	3	0	3	6	0	6	3	8%
6:00 PM	1	0	1	3	0	3	1	3%
6:15 PM	1	0	1	1	0	1	1	3%
6:30 PM	0	0	0	1	0	1	0	0%
12 hr Total	174	0	174	175	0	175	Average	35%
AM Peak	43	0	43	30	0	30	Maximum	65%
PM Peak	33	0	33	37	0	37		

AUSTRAFFIC VIDEO TRAFFIC GENERATION & PARKING OCCUPANCY SURVEY

Site No.:

1

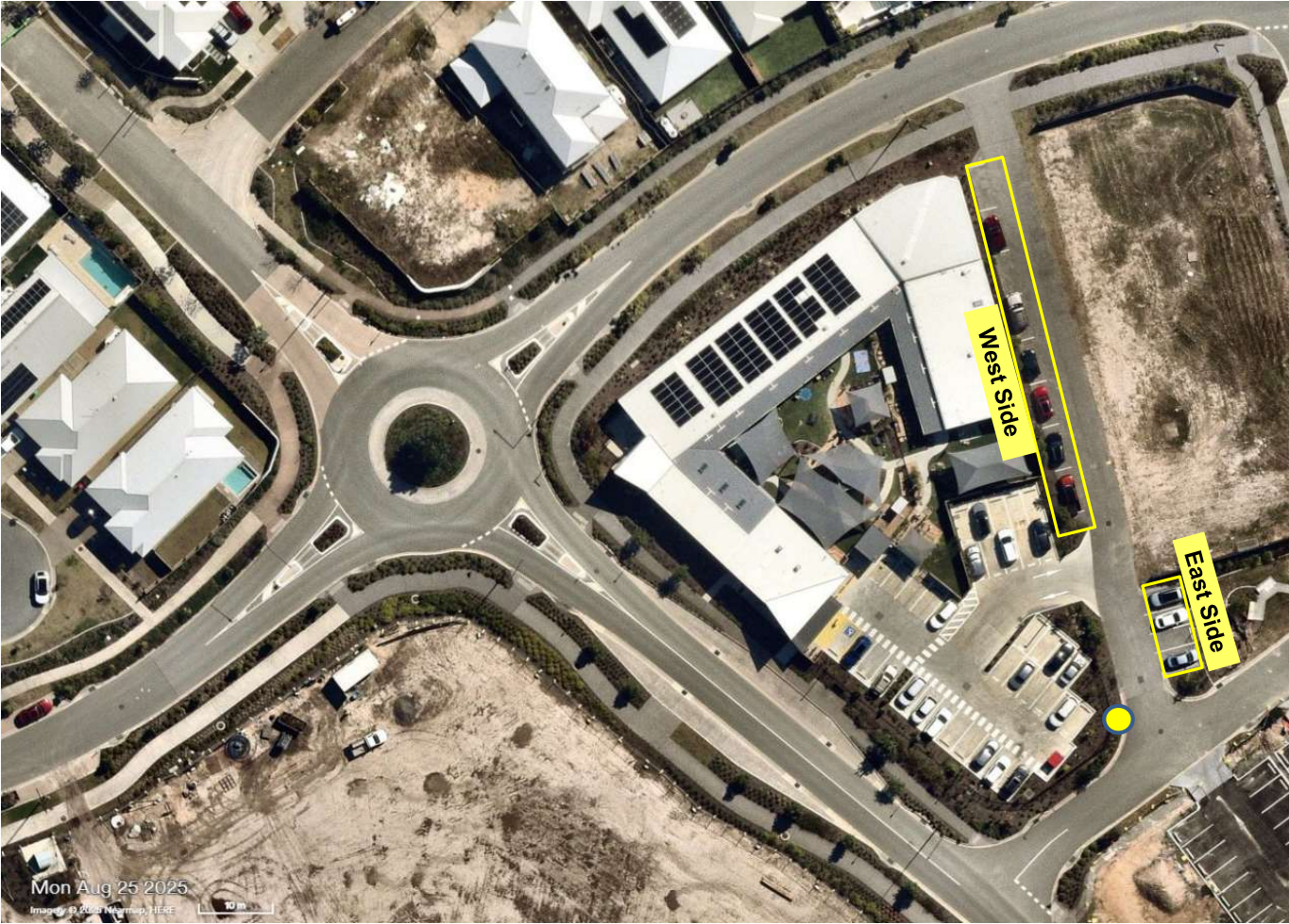
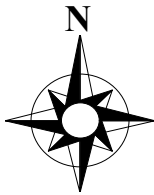
Weather: Fine

Location:

Goodstart Childcare Centre, Nirimba, no.1 Salwood Lane

Day/Date:

Tuesday, 14 October 2025



Occupancy		
Time	East Side	West Side
6:30 AM	0	1
6:45 AM	0	1
7:00 AM	1	1
7:15 AM	1	1
7:30 AM	0	2
7:45 AM	0	4
8:00 AM	0	5
8:15 AM	1	5
8:30 AM	1	5
8:45 AM	1	6
9:00 AM	1	6
9:15 AM	1	6
9:30 AM	1	6
9:45 AM	2	6
10:00 AM	2	6
10:15 AM	2	6
10:30 AM	2	6
10:45 AM	2	6
11:00 AM	2	6
11:15 AM	2	6
11:30 AM	2	6
11:45 AM	2	6
12:00 PM	2	6
12:15 PM	2	6
12:30 PM	2	6
12:45 PM	2	6
1:00 PM	2	6
1:15 PM	2	6
1:30 PM	2	7
1:45 PM	2	7
2:00 PM	2	6
2:15 PM	2	5
2:30 PM	2	5
2:45 PM	2	4
3:00 PM	2	4
3:15 PM	2	4
3:30 PM	2	4
3:45 PM	2	4
4:00 PM	1	3
4:15 PM	1	3
4:30 PM	1	3
4:45 PM	1	2
5:00 PM	2	2
5:15 PM	1	1
5:30 PM	0	2
5:45 PM	0	1
6:00 PM	0	1
6:15 PM	0	0
6:30 PM	0	0

AUSTRAFFIC VIDEO TRAFFIC GENERATION & PARKING OCCUPANCY SURVEY

Site No.: 1Weather: Fine

Location: Goodstart Childcare Centre, Nirimba, no.1 Salwood Lane

Day/Date: Wednesday, 15 October 2025

AM Peak: Hour ending - 8:45 AM

PM Peak: Hour ending - 5:00 PM



Number of vehicles parked at 6:30am =							2	
Number of bays =							37	
TIME (15 min end)	Goodstart Childcare Centre, Nirimba							
	Entry			Exit			OCCUPANCY	
	Light Vehicles	Heavy Vehicles	Total	Light Vehicles	Heavy Vehicles	Total	Total (number of vehicles)	Total (%)
6:45 AM	2	0	2	1	0	1	3	8%
7:00 AM	4	0	4	2	0	2	5	14%
7:15 AM	5	0	5	5	0	5	5	14%
7:30 AM	6	0	6	5	0	5	6	16%
7:45 AM	7	0	7	5	0	5	8	22%
8:00 AM	16	1	17	6	0	6	19	51%
8:15 AM	8	0	8	12	0	12	15	41%
8:30 AM	11	0	11	7	0	7	19	51%
8:45 AM	8	0	8	9	1	10	17	46%
9:00 AM	8	0	8	5	0	5	20	54%
9:15 AM	2	0	2	8	0	8	14	38%
9:30 AM	1	0	1	1	0	1	14	38%
9:45 AM	1	0	1	1	0	1	14	38%
10:00 AM	1	0	1	0	0	0	15	41%
10:15 AM	2	0	2	0	0	0	17	46%
10:30 AM	0	0	0	2	0	2	15	41%
10:45 AM	3	0	3	0	0	0	18	49%
11:00 AM	0	0	0	2	0	2	16	43%
11:15 AM	1	0	1	0	0	0	17	46%
11:30 AM	0	0	0	2	0	2	15	41%
11:45 AM	0	0	0	1	0	1	14	38%
12:00 PM	1	0	1	0	0	0	15	41%
12:15 PM	0	0	0	1	0	1	14	38%
12:30 PM	0	0	0	0	0	0	14	38%
12:45 PM	1	0	1	0	0	0	15	41%
1:00 PM	2	0	2	1	0	1	16	43%
1:15 PM	2	0	2	0	0	0	18	49%
1:30 PM	1	0	1	0	0	0	19	51%
1:45 PM	0	0	0	1	0	1	18	49%
2:00 PM	1	0	1	1	0	1	18	49%
2:15 PM	0	0	0	1	0	1	17	46%
2:30 PM	4	0	4	1	0	1	20	54%
2:45 PM	3	0	3	2	0	2	21	57%
3:00 PM	5	0	5	4	0	4	22	59%
3:15 PM	7	0	7	8	0	8	21	57%
3:30 PM	3	0	3	7	0	7	17	46%
3:45 PM	5	0	5	5	0	5	17	46%
4:00 PM	2	0	2	7	0	7	12	32%
4:15 PM	4	0	4	6	0	6	10	27%
4:30 PM	6	0	6	6	0	6	10	27%
4:45 PM	6	0	6	5	0	5	11	30%
5:00 PM	9	0	9	13	0	13	7	19%
5:15 PM	5	0	5	5	0	5	7	19%
5:30 PM	2	0	2	6	0	6	3	8%
5:45 PM	6	0	6	2	0	2	7	19%
6:00 PM	0	0	0	4	0	4	3	8%
6:15 PM	0	0	0	2	0	2	1	3%
6:30 PM	1	0	1	1	0	1	1	3%
12 hr Total	162	1	163	163	1	164	Average	36%
AM Peak	43	1	44	34	1	35	Maximum	59%
PM Peak	25	0	25	30	0	30		

AUSTRAFFIC VIDEO TRAFFIC GENERATION & PARKING OCCUPANCY SURVEY

Site No.:

1

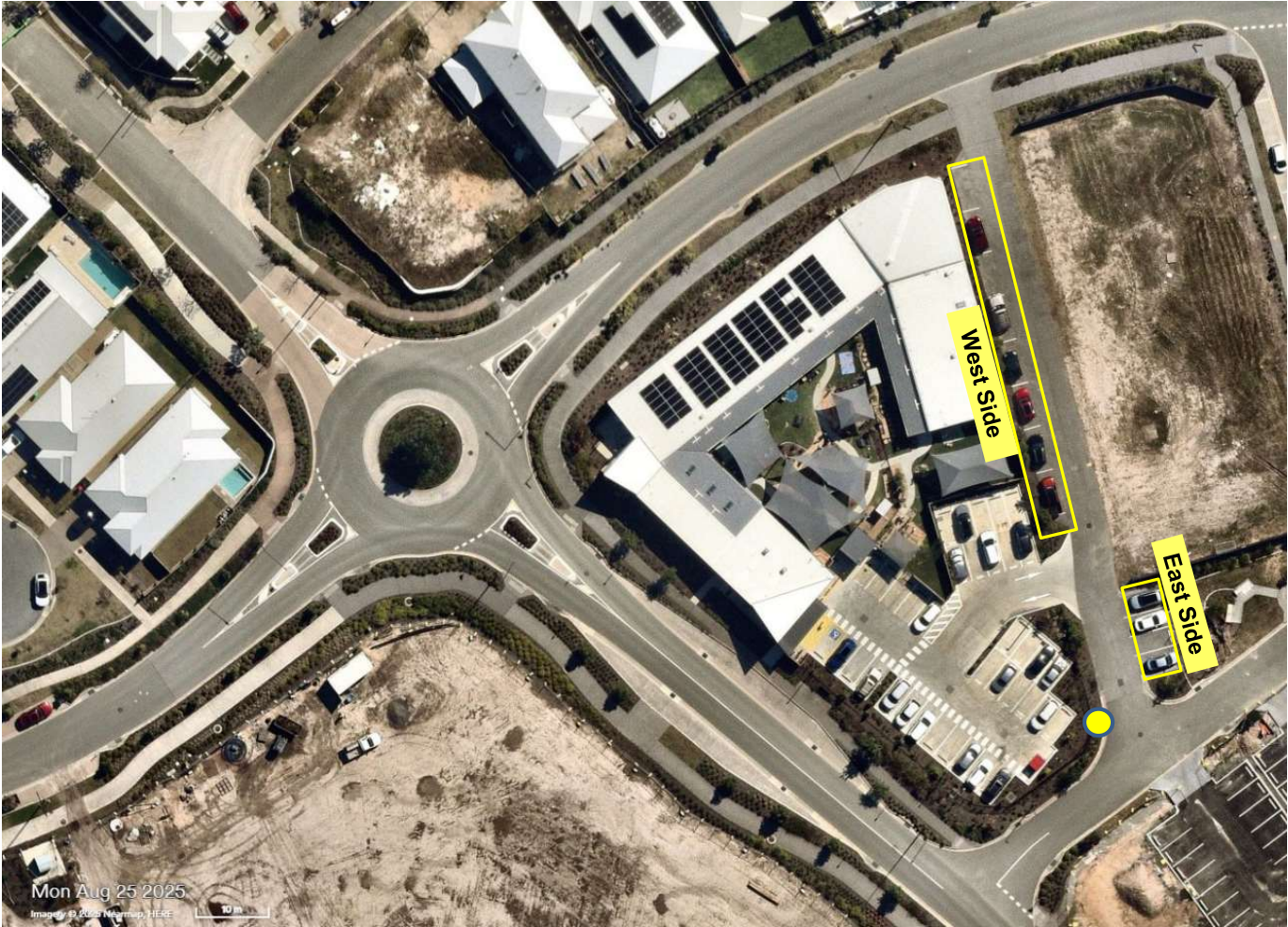
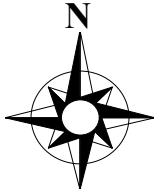
Weather: Fine

Location:

Goodstart Childcare Centre, Nirimba, no.1 Salwood Lane

Day/Date:

Wednesday, 15 October 2025



Occupancy		
Time	East Side	West Side
6:30 AM	0	1
6:45 AM	0	1
7:00 AM	0	1
7:15 AM	0	1
7:30 AM	0	2
7:45 AM	0	3
8:00 AM	0	4
8:15 AM	1	4
8:30 AM	1	4
8:45 AM	1	5
9:00 AM	3	5
9:15 AM	3	5
9:30 AM	3	5
9:45 AM	3	5
10:00 AM	3	5
10:15 AM	3	5
10:30 AM	3	5
10:45 AM	3	5
11:00 AM	3	5
11:15 AM	3	5
11:30 AM	3	6
11:45 AM	3	6
12:00 PM	3	5
12:15 PM	3	5
12:30 PM	3	5
12:45 PM	3	5
1:00 PM	4	5
1:15 PM	4	5
1:30 PM	4	5
1:45 PM	4	5
2:00 PM	4	5
2:15 PM	4	5
2:30 PM	4	5
2:45 PM	4	4
3:00 PM	4	4
3:15 PM	3	4
3:30 PM	3	4
3:45 PM	3	4
4:00 PM	3	3
4:15 PM	3	2
4:30 PM	3	2
4:45 PM	3	1
5:00 PM	2	1
5:15 PM	2	0
5:30 PM	1	0
5:45 PM	1	0
6:00 PM	0	0
6:15 PM	0	0
6:30 PM	0	0

AUSTRAFFIC VIDEO TRAFFIC GENERATION & PARKING OCCUPANCY SURVEY

Site No.: 1Weather: Fine

Location: Goodstart Childcare Centre, Nirimba, no.1 Salwood Lane

Day/Date: Thursday, 16 October 2025

AM Peak: Hour ending - 8:30 AM

PM Peak: Hour ending - 5:15 PM



Number of vehicles parked at 6:30am =							1	
Number of bays =							37	
TIME (15 min end)	Goodstart Childcare Centre, Nirimba							
	Entry			Exit			OCCUPANCY	
	Light Vehicles	Heavy Vehicles	Total	Light Vehicles	Heavy Vehicles	Total	Total (number of vehicles)	Total (%)
6:45 AM	1	0	1	0	0	0	2	5%
7:00 AM	7	0	7	3	0	3	6	16%
7:15 AM	1	0	1	3	0	3	4	11%
7:30 AM	9	0	9	2	0	2	11	30%
7:45 AM	12	0	12	6	0	6	17	46%
8:00 AM	9	0	9	13	0	13	13	35%
8:15 AM	10	0	10	8	0	8	15	41%
8:30 AM	7	0	7	8	0	8	14	38%
8:45 AM	6	0	6	2	0	2	18	49%
9:00 AM	15	0	15	8	0	8	25	68%
9:15 AM	1	0	1	10	0	10	16	43%
9:30 AM	1	0	1	2	0	2	15	41%
9:45 AM	0	0	0	0	0	0	15	41%
10:00 AM	2	0	2	0	0	0	17	46%
10:15 AM	1	0	1	1	0	1	17	46%
10:30 AM	0	0	0	0	0	0	17	46%
10:45 AM	0	0	0	1	0	1	16	43%
11:00 AM	2	0	2	0	0	0	18	49%
11:15 AM	0	0	0	0	0	0	18	49%
11:30 AM	1	0	1	0	0	0	19	51%
11:45 AM	0	0	0	1	0	1	18	49%
12:00 PM	1	0	1	0	0	0	19	51%
12:15 PM	0	0	0	2	0	2	17	46%
12:30 PM	1	0	1	1	0	1	17	46%
12:45 PM	3	0	3	3	0	3	17	46%
1:00 PM	1	0	1	0	0	0	18	49%
1:15 PM	0	0	0	1	0	1	17	46%
1:30 PM	1	0	1	0	0	0	18	49%
1:45 PM	1	0	1	1	0	1	18	49%
2:00 PM	0	0	0	1	0	1	17	46%
2:15 PM	0	0	0	1	0	1	16	43%
2:30 PM	2	0	2	1	0	1	17	46%
2:45 PM	5	0	5	5	0	5	17	46%
3:00 PM	8	0	8	6	0	6	19	51%
3:15 PM	4	0	4	10	0	10	13	35%
3:30 PM	2	0	2	3	0	3	12	32%
3:45 PM	4	0	4	3	0	3	13	35%
4:00 PM	4	0	4	5	0	5	12	32%
4:15 PM	3	0	3	5	0	5	10	27%
4:30 PM	8	0	8	11	0	11	7	19%
4:45 PM	5	0	5	3	0	3	9	24%
5:00 PM	6	0	6	10	0	10	5	14%
5:15 PM	6	0	6	5	0	5	6	16%
5:30 PM	8	0	8	6	0	6	8	22%
5:45 PM	1	0	1	6	0	6	3	8%
6:00 PM	0	0	0	2	0	2	1	3%
6:15 PM	0	0	0	0	0	0	1	3%
6:30 PM	0	0	0	0	0	0	1	3%
12 hr Total	159	0	159	159	0	159	Average	36%
AM Peak	38	0	38	35	0	35	Maximum	68%
PM Peak	25	0	25	29	0	29		

AUSTRAFFIC VIDEO TRAFFIC GENERATION & PARKING OCCUPANCY SURVEY

Site No.:

1

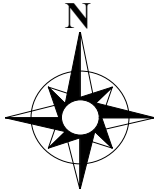
Weather: Fine

Location:

Goodstart Childcare Centre, Nirimba, no.1 Salwood Lane

Day/Date:

Thursday, 16 October 2025



Occupancy		
Time	East Side	West Side
6:30 AM	0	1
6:45 AM	0	1
7:00 AM	0	1
7:15 AM	0	1
7:30 AM	1	2
7:45 AM	1	3
8:00 AM	1	4
8:15 AM	1	4
8:30 AM	2	4
8:45 AM	2	5
9:00 AM	3	6
9:15 AM	2	6
9:30 AM	2	6
9:45 AM	2	6
10:00 AM	2	6
10:15 AM	2	6
10:30 AM	2	6
10:45 AM	2	6
11:00 AM	2	6
11:15 AM	2	6
11:30 AM	2	6
11:45 AM	2	6
12:00 PM	3	6
12:15 PM	3	6
12:30 PM	3	6
12:45 PM	3	6
1:00 PM	3	6
1:15 PM	2	6
1:30 PM	2	6
1:45 PM	2	6
2:00 PM	2	6
2:15 PM	2	5
2:30 PM	2	5
2:45 PM	2	4
3:00 PM	2	5
3:15 PM	2	4
3:30 PM	2	4
3:45 PM	3	4
4:00 PM	2	4
4:15 PM	1	3
4:30 PM	2	3
4:45 PM	2	2
5:00 PM	2	2
5:15 PM	1	1
5:30 PM	1	1
5:45 PM	1	1
6:00 PM	0	1
6:15 PM	0	1
6:30 PM	0	1