

Town Planning Report

32 and 34 Baringa Drive, Baringa

Material Change of Use for Educational Establishment
and Community Facility

Y-Care (South East Queensland) Inc.





Client: **Y-Care (South East Queensland) Inc.**
 Project: **32 and 34 Baringa Drive, Baringa**
 Project No: **25-8534**
 Date: **April 2026**
 Project Contact: **Christine Matheson / Lochlan Mummery**

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Contents

1.0	EXECUTIVE SUMMARY	3
1.1	Project Overview	3
1.2	Proposal	3
1.3	Legislative Requirements	3
1.4	Supporting Documentation.....	4
1.5	Conclusion	4
2.0	SUMMARY.....	6
3.0	PRE-APPLICATION CONSULTATION AND DEVELOPMENT HISTORY	7
3.1	Pre-application Consultation.....	7
3.2	Development History	8
4.0	SITE INFORMATION AND ANALYSIS	9
4.1	Physical Description	9
4.2	Existing and Previous Uses	9
4.3	Exemption Certificates	10
4.4	Easements and Encumbrances	10
4.5	Site Circumstances	10
5.0	PROPOSAL DETAILS.....	12
5.1	General Description	12
5.2	Proposal Detail & Town Planning Justification for Proposal / Design	12
5.3	Summary & List of Supporting Specialist Reports	20
6.0	LEGISLATIVE FRAMEWORK.....	20
6.1	Economic Development Act 2012	20
6.2	State Planning Instruments	21
6.3	Relevant Local Planning Instruments	23
6.4	Defined Uses, Level of Assessment and Assessment Manager	28
6.5	Relationship with Sunshine Coast Planning Scheme 2014.....	30
6.6	Public Notification	30
6.7	Approval Requirements	31
6.8	Assessment Against Relevant Planning Instrument Provisions.....	31
7.0	INFRASTRUCTURE CHARGES	37
8.0	EMERGING AND NON-STATUTORY POLICY.....	37
9.0	CONCLUSIONS AND RECOMMENDATIONS	37

1.0 Executive Summary

1.1 Project Overview

This Town Planning Report has been prepared by Urban Strategies Pty Ltd on behalf of the Y-Care (South East Queensland) Inc. for a Development Application over land located at 32 Baringa Drive (primary development site) and 34 Baringa Drive (access easement), Baringa (Figures 1 and 2), for:

- **A Development Permit for a Material Change of Use for an Educational Establishment and Community Facility.**

The primary development site (the 'site') is formally described as Lot 8011 on SP298744, and has a total site area of 4,664m². The land does not have direct road frontage but achieves access to Baringa Drive via a shared access easement (located on Lot 9001 on SP298744). The site is currently vacant and adjoined by community sporting fields and the Baringa State Primary School and associated car parking.

1.2 Proposal

Y-Care (South East Queensland) Inc. intends to construct in 2 stages a bespoke educational facility catering specifically for secondary aged students who have, or who are, at risk of disengaging from their education. The facility will also provide a multi-purpose hall space able to be used for community uses operated by other entities outside of 'regular' school hours.

1.3 Legislative Requirements

EDQ, as the assessing authority, works in consultation with local governments (in this instance Sunshine Coast Council) to facilitate development within Urban/Priority Development Areas.

Accordingly, the *Caloundra South Urban Development Area Development Scheme Amendment No.2, dated 28 February 2025* is the relevant planning instrument guiding development, as well as an approved Plan of Development (PoD) described as the Caloundra South – Northern Locality – Precincts 2 and Part of Precinct 6, Version 32.

The *Economic Development Act 2012* categorises this development as assessable development. Pursuant to section 94 of the *Economic Development Act 2012*, a PDA development permit is sought for a Material Change of Use for an Educational Establishment and Community Facility.

This Town Planning Report sets out the details of the proposal and makes an assessment against the benchmarks contained in the following relevant instruments including:

- *Caloundra South Master Plan August 2024* (DEV2011/200/31) – Updated 11 September 2024
- *Caloundra South Urban Development Area Development Scheme, Amendment No.2, 28 February 2025,*

- Approved Plan of Development (PoD) described as the Caloundra South – Northern Locality – Precincts 2 and Part of Precinct 6, Version 32 (vide: DEV20213/430/173, dated 15 February 2024),
- *South East Queensland Regional Plan*,
- Relevant State Planning Policies, and
- *Sunshine Coast Planning Scheme 2014* (where appropriate).

The proposal is consistent with the relevant Assessment Benchmarks and furthers the purpose of the *Economic Development Act 2012*.

1.4 Supporting Documentation

This application is supported by the accompanying plans and documents as described in Table 1 below.

Table 1 – Application Plans and Documents

Attachment	Description	Author	Issue Date
A	Proposal Plans	Mode	
B	Landscape Concept Plans	Mode	
C	Traffic Engineering Assessment	Hayes Traffic Engineering	
D1	Preliminary Civil Engineering Drawings	MNCE	
D2	Site Based Stormwater Management Plan	MNCE	
Tables			
Table 1: Application Plans and Documents			
Table 2: Summary of Prelodgement Discussions			
Table 3: Summary of Key Aspects of Development			
Table 4: Comparison of YMCA School Hours of Operation with Nearby Schools			
Table 5: Plan of Development Parking Requirements			
Table 6: Response to State Planning Policies			
Table 7: Assessment of Proposal Against Urban Living Zone Intent			
Table 8: Assessment of Proposed Development against Sub-precinct 2.9 Applicable Standards			
Table 9: Assessment of Proposed Development against PoD Specific Use Design Standards			
Other Supporting Documents			
Owner's Consent			
Title Searches and Smart Map Survey Plan SP298744			
EMR/CLR Search			

Note: A summary of the findings of the accompanying consultant reports can be found within Section 5.3 of this report.

1.5 Conclusion

The proposal is considered to be in accordance with the intent of the relevant Codes and consequently this development application meets the relevant Assessment Benchmarks and Planning Regulations and should be approved subject to reasonable and relevant conditions.



Figure 1: Lots subject to this development application (blue) and development site (red) (Source: Qld Globe)



Figure 2: Development site with access via an existing easement (Source: NearMap © image 7 December 2025)

2.0 Summary

Address of Site: 32 Baringa Drive (primary development site), Baringa 34 Baringa Drive (access easement), Baringa 4551																			
Name of Council Division: Division 1																			
Real Property Description: 32 Baringa Drive: Lot 8011 on SP298744 34 Baringa Drive: Lot 9001 on SP298744																			
Area of Site: 4,664m ² (Development site exclusive of the access easement)																			
Regional Plan Land Use Category: Urban Footprint																			
Relevant Planning Instrument/s: - Caloundra South Urban Development Area Development Scheme (Amendment No.2, effective 23 February 2025) - Plan of Development for the Caloundra South Northern Locality – Precincts 2 and Part of Precinct 6, version 32 (dated 6 December 2023, approved 15 February 2024 – DEV2013/430/173)																			
Zone: Urban Living Zone (Neighbourhoods)																			
Precinct: Caloundra South – Precinct 2, sub-precinct 2.9 - Schools																			
Name of Owner: Sunshine Coast Regional Council																			
Type of Application: <table border="1"> <thead> <tr> <th rowspan="2">Aspects of Development</th> <th colspan="2">Type of Approval Requested</th> </tr> <tr> <th>PA</th> <th>DP</th> </tr> </thead> <tbody> <tr> <td>MCU</td> <td></td> <td>X</td> </tr> <tr> <td>RoL</td> <td></td> <td></td> </tr> <tr> <td>BW</td> <td></td> <td></td> </tr> <tr> <td>OW</td> <td></td> <td></td> </tr> </tbody> </table>		Aspects of Development	Type of Approval Requested		PA	DP	MCU		X	RoL			BW			OW			Prelodgement / Consultation: A prelodgement meeting was held with EDQ officers on 28 July 2025 (vide: PRE2025/914). A summary of these discussions is included in Section 3 of this report.
Aspects of Development	Type of Approval Requested																		
	PA	DP																	
MCU		X																	
RoL																			
BW																			
OW																			
Variation Request:																			
Brief Description / Purpose of Proposal: Education Establishment and Community Facility																			
Staged Development: Yes																			
Referral Agencies: Not Applicable																			
Category of Assessment: Code																			
Public Notification: No																			
Superseded Planning Scheme Application: No																			
RiskSmart: No																			
Assessment Manager / Council Officer Previously Involved: Jennifer Davison, Jeanine Stone, Xi Gan																			
Applicant Contact Person: Christine Matheson / Lochlan Mummery																			

3.0 Pre-application Consultation and Development History

3.1 Pre-application Consultation

A prelodgement meeting was held with EDQ officers on 28 July 2025 (vide: PRE2025/914) to discuss the suitability of the proposed use and preliminary design concepts. A summary of the outcomes of this recent meeting, and an indication of how this proposal responds to those discussion matters as captured in the EDQ prelodgement minutes (attached), is provided below:

Table 2: Summary of Prelodgement Discussions

Meeting Item	Response
Proposed Use Mix: - EDQ confirmed the site is identified as a Community Use Site in the PoD approval DEV2025/430. - EDQ confirmed the proposed YMCA uses align with the anticipated uses for the land parcel as stipulated for sub-precinct 2.9 (Lot 80011) and thus are supported.	Noted
Assessment: EDQ confirmed an MCU application is required as proposal exceeds maximum specified floor area stipulated for Approved Development subject to Compliance Assessment.	Noted
Parking and Servicing: - Advised no concerns with number of car parks proposed. - Confirmed on-site waste collection is required, including manoeuvring to allow for forward in/forward out movements. - Crossover to be designed as fourth leg of roundabout. - Bicycle parking and end of trip facilities to be provided. - Confirmed that additional trip generation and potential impact on Aura Boulevard can be accepted if adequately supported by a traffic assessment. - Consider EV charging	All traffic, parking and servicing matters are addressed in the Traffic Impact Assessment prepared by Hayes Traffic Consulting (Attachment C).
Engineering: Onsite stormwater quality treatment and rainwater tanks are required.	Stormwater quality and quantity solutions are documented in the Stormwater Management Plan prepared by MNCE (Attachment D1). Rainwater tanks are not proposed owing to the significant cost impost versus the limited benefits expected to be gained from this infrastructure.

Meeting Item	Response
Landscaping: - Confirmed no specific landscaping requirements stipulated in PoD. - Encourage provision of landscaping between existing car park and new building.	The proposal offers a high-quality landscaping outcome as documented in the Landscape Concept Plans prepared by Mode (Attachment B).
Information Requirements: Advice provided on necessary supporting technical documentation.	This application is supported by a suite of technical reports as summarised in Section 5.3.

3.2 Development History

The landholding has been the subject of the following EDQ development applications:

- DEV2011/200/31 - Caloundra South Master Plan August 2024 – Updated 11 September 2024**
 The Master Plan, developed by Stockland as the Master Developer of Caloundra South, documents the overarching vision and aspirations for development in the Caloundra South locality. Further discussion on how the proposed development accords with this plan is included in Section 6.3.1 of this report.
- DEV2013/430 - Plan of Development – Caloundra South – Northern Locality – Precinct 2 & Part of Precinct 6 – Approved**
 This Plan of Development is applicable to the Northern Locality of the Caloundra South Master Plan area (Figure 2) and establishes sub-precinct 2.9 (Schools), within which the subject site is located. Further discussion on how the proposed development accords with this plan is included in Section 6.3.3 of this report.
- DEV2013/430/173 - Change to Approval - PoD Amendment No.16 - Approved 15 February 2024**
 The abovementioned PoD was subsequently amended in 2024 to include specific provisions guiding development in sub-precinct 2.9, including the Community Facilities site Lot 80011 (formally described as Lot 8011 SP298744). This revision clarified the site's permitted uses and added specific design standards for the lot such as the limitation of floor area to 1,800m². Further discussion on how the proposed development accords with the standards contained in the amended PoD 6.3.3 of this report.
- DEV2024/1561 - Reconfiguring of a Lot (Access Easement) - Approved 1 November 2024**
 This approval issued a Development Permit for Reconfiguring of a Lot to create an access easement over Lot 9001 in favour of Lot 8001 (Easement NX) (Figure 3).

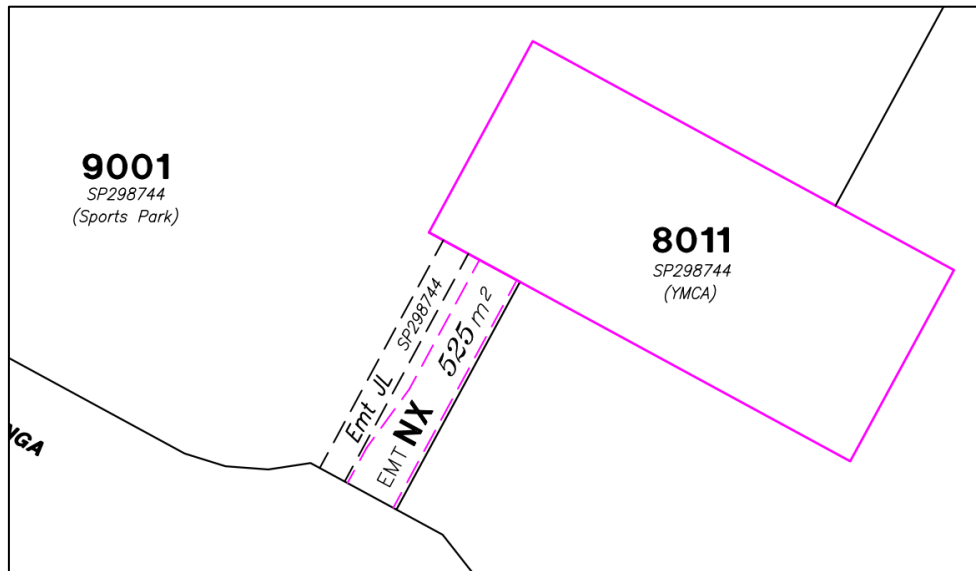


Figure 3: Approved proposal plan showing access easement NX

4.0 Site Information and Analysis

4.1 Physical Description

The primary development site is formally identified as 32 Baringa Dr, Baringa (Lot 8011 on SP298744) (see Figures 1 and 2). The subject site is currently devoid of any built form or vegetation and is essentially flat (Figure 4).



Figure 4: Access to subject site via shared car parking for Baringa Primary School (Source: Google Maps © image December 2024)

4.2 Existing and Previous Uses

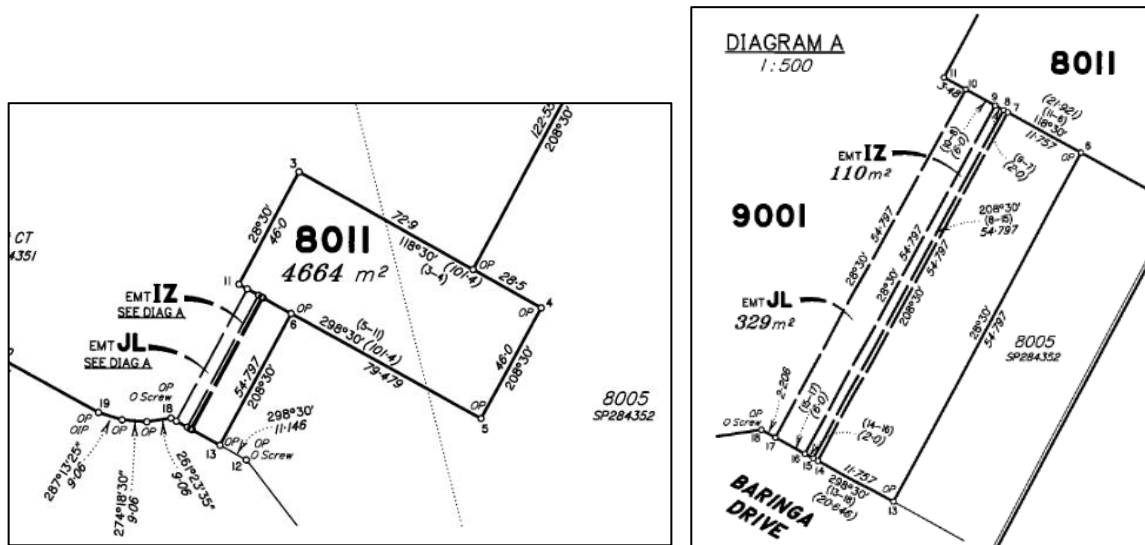
The subject site has not previously been used for any purposes.

4.3 Exemption Certificates

The site does not benefit from any Exemption Certificates.

4.4 Easements and Encumbrances

The site benefits from 3 existing easements, one situated over infrastructure serving the site and the other providing vehicular and pedestrian access to the site across the land parcel Lot 9001 on SP298744 (Figures 5 and 6).



Figures 5 & 6: Existing easements over Lot 9001 (34 Baringa Dr) providing access to Lot 8011

4.5 Site Circumstances

Baringa is a new and expanding residential community situated inland from Caloundra, between the Sunshine Coast airport and the Bruce Highway (M1) (Figure 7).

In the immediate development context, the land parcel is adjoined by (Figure 8):

- North and West – Community sporting fields and Baringa Football Club clubhouse,
- East – Baringa State Primary School, and
- South – Car parking area for the school and sporting fields.

In the wider context, the site is near the Baringa State Secondary College (west), bushland reserve/open space (north), Baringa District Centre, Baringa Community Centre and Baringa town square and recreation facilities (east) and a childcare centre and low-medium density residential housing (south).

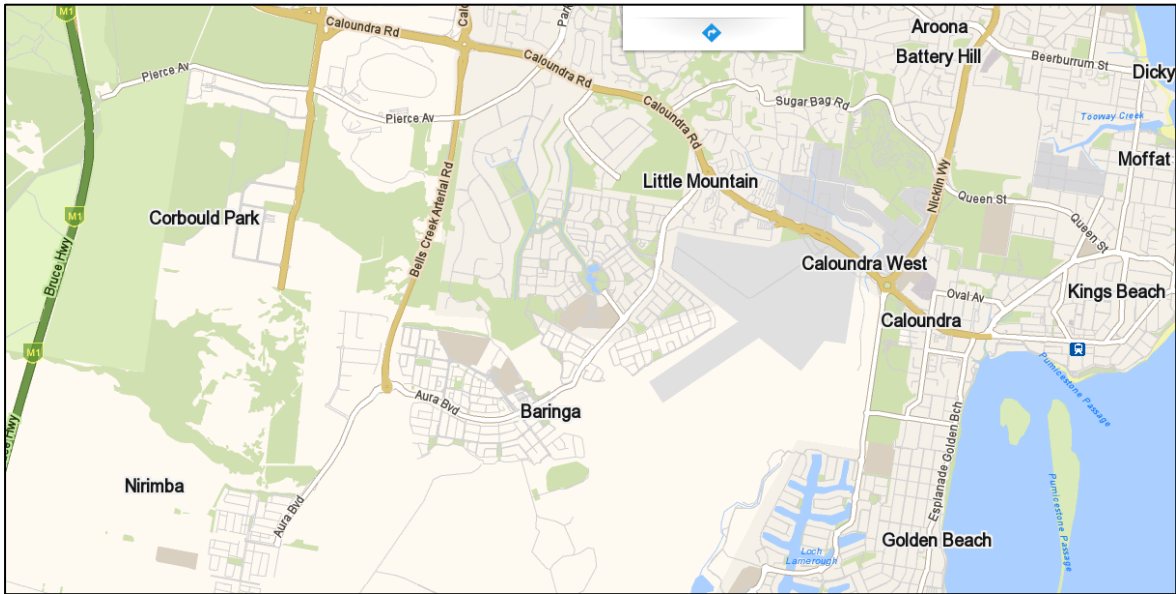


Figure 7: Wider context (Source: whereis.com)



Figure 8: Subject site and immediate development context

5.0 Proposal Details

5.1 General Description

The development proposal includes the following:

- construction in 2 stages of a bespoke educational facility catering specifically for secondary aged students who have, or who are, at risk of disengaging from their education, and
- as part of the above facility, deliver a multi-purpose hall space able to be used for community uses operated by third-party entities outside of 'regular' school hours.

More specifically, the following key development aspects should be noted:

Table 3: Summary of Key Aspects of Development

Development Aspect	Proposal Details
Land Use	Educational Establishment and Community Facility
Staging	2 Stages
Gross Floor Area	Total: 2,275m ² Community Facility (Multi-purpose hall): 495m ² Educational Establishment: 1,780m ²
Height	Approximately 10.29m above NGL (highest roof pitch RL17.29m AHD)
Site Cover	51% (2,410m ²)
Setbacks	South-west (frontage): 3.95m North-west: 1.8m to PMT, 4.2m to bin store and ??m to community hall Northeast: 0.5m South-east: 3.1m
Landscaping	Total landscaped area: 998m ²
Outdoor Recreation Space	955m ²
Car Parking Provisions	Total: 37 spaces including 8 tandem spaces and 2 PWD spaces Bus parking: 2 minibus parking spaces
Bicycle Parking Provisions	Total – 66
Site Servicing	Spaces for 2 buses or 1 bus and 1 van Onsite manoeuvring for an Refuse Collection Vehicle
Refuse Management	Single bin storage facility able to accommodate an estimated 4 x 660L commercial bins

Detailed discussion on the proposed changes is set out below.

5.2 Proposal Detail & Town Planning Justification for Proposal / Design

5.2.1 Proposed Uses

The development seeks approval for the following uses:

- Educational Establishment, and
- Community Facility.

These uses are defined under the Caloundra South UDA Development Scheme as follows:

Community Facility

Means the use of premises for social or community purposes, such as a community centre, library, public building or the like.

Educational Establishment

Means the use of premises for systematic training and instruction, including any other ancillary uses. This definition includes prep facilities, primary school, secondary school, college, university, technical institute, academy or other educational centre. This term may include residential accommodation and other ancillary uses provided for the employees and the students of such premises.

It is noted these uses accord with the land uses stipulated for Lot 80011 in Table 25 – Uses for Sub-precinct 2.9 in the Caloundra South Plan of Development – Northern Locality, which allows for the following:

On Lot 80011
Community Facility
Educational Establishment, where provided in conjunction with a Community Facility
Indoor Sport and Recreation, where:
- provided in conjunction with a Community Facility; and - where comprising a gymnasium, has a maximum GFA of 300m².
Place of Assembly

Critically, the proposal offers a separate Community Facility located within the multi-purpose building situated on the northern side of the proposed school. Specifically, the proposed hall area and associated kitchen, bathroom and storage spaces (totalling 353m²) and adjoining external spaces (half court and landscaped recreation area) will be made available for community organisations not associated with the YMCA school.

The subject site is located within an existing educational precinct comprising the Baringa State Primary School and associated parking/drop-off area to the west and south, the Baringa State High School to the north-west and community sporting fields to the north-west and north-east. The addition of an Educational Establishment and a Community Facility on the subject site is therefore considered to be consistent with and complementary to those existing uses in the immediate vicinity.

EDQ's support in principle for the proposed use has been provided, as documented in the written record of the prelodgement meeting held on 28 July 2025. Specifically, the proposed development is considered to support the delivery and ongoing operation of the land uses anticipated for the landholding in relevant planning documents.

5.2.2 Hours of Operation

To minimise potential operational conflicts within the precinct (particularly with respect to traffic generation associated with student drop-offs and pick-ups), the proposed hours of operation of the proposed Y-CARE (SOUTH EAST QUEENSLAND) INC. school will be slightly later than the nearby primary and secondary schools, as documented in Table 4 (extracted from the Hayes Traffic Engineering report). All other aspects of the school's operation are expected to be consistent and compatible with the educational establishments in the vicinity.

Table 4: Comparison of YMCA School Hours of Operation with Nearby Schools

Day	YMCA Proposed Hours	Baringa State High	Baringa Primary School
Monday	9:15 AM – 1:00 PM	8:25 AM – 2:30 PM	8:45 AM – 2:45 PM
Tuesday	9:15 AM – 3:00 PM	8:25 AM – 2:30 PM	8:45 AM – 2:45 PM
Wednesday	9:15 AM – 3:00 PM	9:00 AM – 2:30 PM	8:45 AM – 2:45 PM
Thursday	9:15 AM – 3:00 PM	8:25 AM – 2:30 PM	8:45 AM – 2:45 PM
Friday	9:15 AM – 1:00 PM	8:25 AM – 2:30 PM	8:45 AM – 2:45 PM

Use of the multi-purpose hall by external community groups for indoor sport or cultural activities (for example) is expected to occur outside the regular operating hours of the YMCA school, most likely in the afternoons, into the early evening or on weekends. Hiring and usage of the hall will be managed by Y-Care (South East Queensland) Inc. to ensure all facilities are respected and cared for and that any potential impacts (e.g. from noise, light or traffic) on residential properties to the west are monitored and minimised.

5.2.3 Staging

It is proposed to deliver the development in 2 stages, as identified in Figures 9 and 10 below.

More specifically, it is intended to construct most of the proposed school's built form in Stage 1, with the exception of 3 General Learning Areas, associated outdoor learning areas and a wellbeing space on the Ground Floor and 6 unisex toilets on the First Floor. Critically, the entire multi-purpose building will be completed in Stage 1 and thus be available for use as a Community Facility from commencement of the use.

The proposed staging will allow Y-Care to deliver new learning spaces at the appropriate time in response to increased student enrolment with minimal construction impact on the existing school community once operational.

In anticipation of future development, the ground level Stage 2 spaces will be retained as open undercroft space. It is noted that visibility of this undeveloped area from the adjoining primary school car parking area will be limited because of the proposed fencing and landscaping solutions along the south-western property boundary.

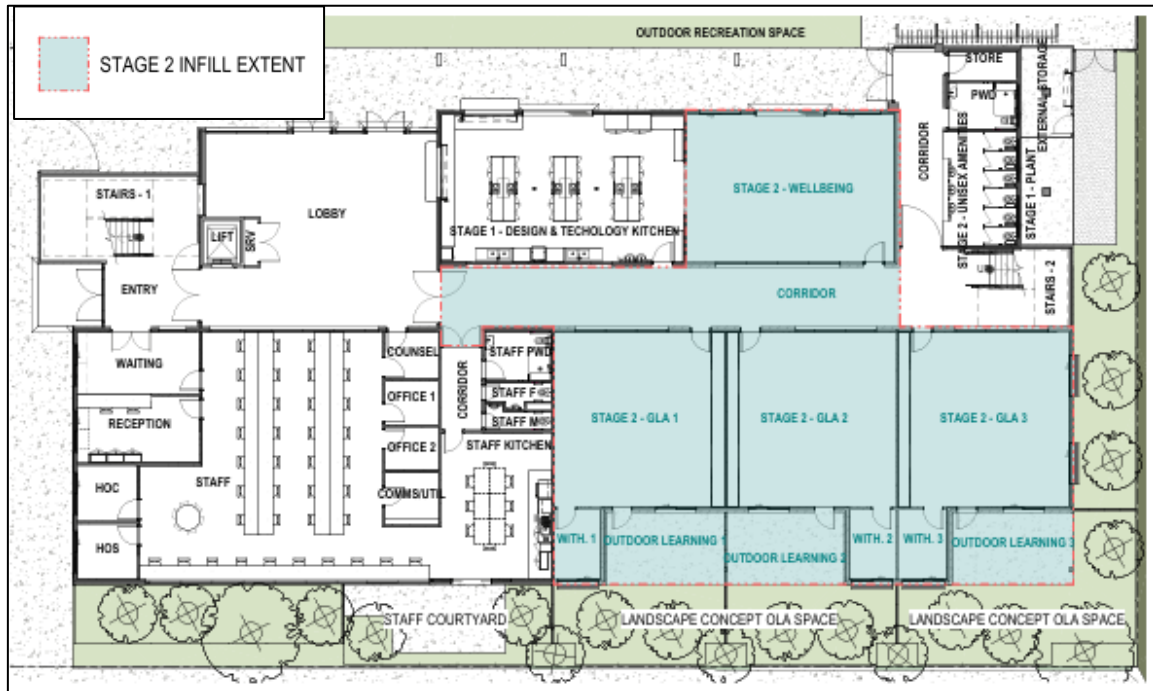


Figure 9: Ground level plan showing extent of the building to be delivered in Stage 2

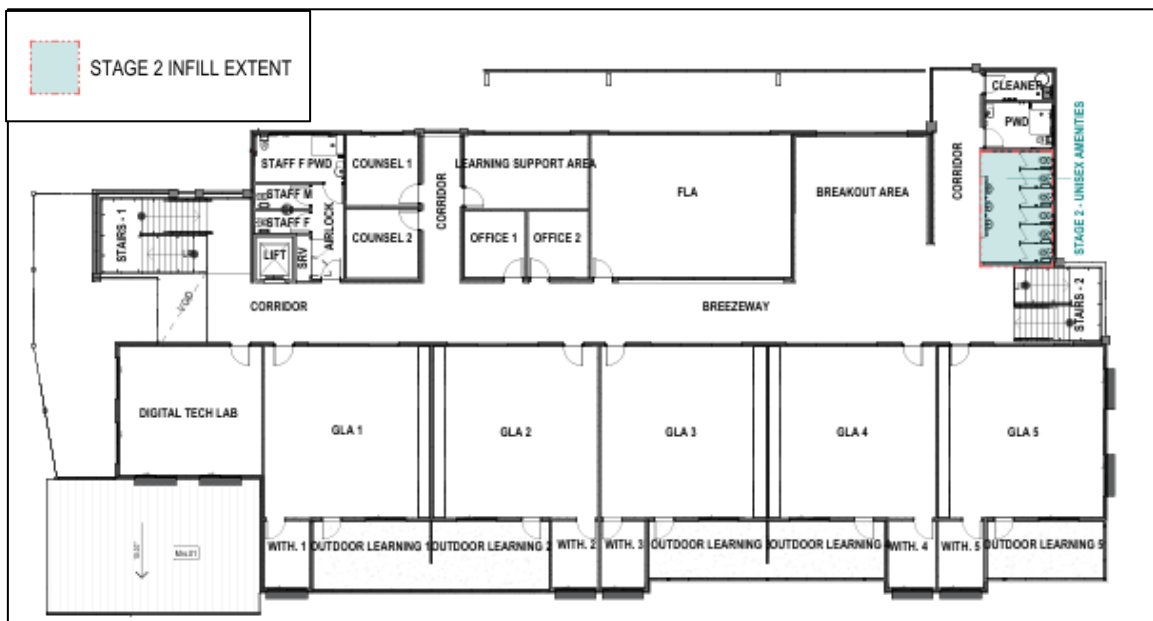


Figure 10: Upper-level plan showing extent of the building to be delivered in Stage 2

5.2.4 Height

The proposed development offers a 2-3 storey built form comprising varied and interesting roof form of different heights, as depicted in the elevations and sections in the architectural plan package and Figure 11. The height of the tallest roof pitch on the school building is approximately RL17.29m AHD above ground level (Figure 12) while the multi-purpose building has a lower roof pitch of approximately RL13.5m AHD.

Table 26 in Section 3.6.3 of the Plan of Development stipulates that building height should not exceed 5 storeys except where buildings front a street with residential development, in which case building height does not exceed 3 storeys and 9 metres. It is noted that the development site is not located opposite residential development but instead is adjoined by the Baringa State Primary School or by open sporting fields.

Accordingly, the proposed development delivers a compliant outcome which is appropriate for and consistent with the height of the built form in the immediate context.



Figure 11: Axonometric view from the north-west showing the varied roof forms and heights across the proposed development



Figure 12: North-west elevation of school buildings (seen from internal car parking area) showing varied roof forms and overall height of 2-3 storeys

5.2.5 Floor Area and Site Cover

Gross Floor Area

The proposed development offers a total gross floor area (GFA) of 2,275m², of which 495m² is available for the Community Facility (multi-purpose hall) and 1,780m² is available for the Educational Establishment.

It is noted the proposed total GFA is greater than the maximum gross floor area of 1,800m² stipulated in the Plan of Development. Discussion on the suitability of this alternative outcome is discussed in detail in Section 6.8.1. of this report.

Site Cover

The proposal's total building footprint is 51% of the total site area (2,410m²). Other impervious areas will be in the form of car parking area, pedestrian pathways, and a half court facility. The remainder of the lot will be turfed open play area and in-ground landscaping.

It is noted the Plan of Development does not stipulate a maximum site coverage.

It is considered the proposal offers an appropriate balance of built form and open, landscaped spaces on the site, and that the overall massing and scale of development is appropriate for and consistent with the scale of built form in the immediate context.

5.2.6 Setbacks

The proposed development has various setbacks from the site's boundaries, as documented below and on the architectural plans:

- South-west (frontage): 3.95m,
- North-west: 1.8m to PMT, 4.2m to bin store and 13.925m to community hall,
- North-east: 0.5m, and
- South-east: 3.1m.

The Plan of Development does not stipulate any specific setbacks for the subject landholding; rather, most requirements pertain to development of the primary school site.

It is noted the subject site is adjoined by:

- On the south-eastern boundary, a landscaped area and an internal road and various 'outbuildings' in the Baringa State Primary School,
- On the north-eastern boundary, established sporting facilities including a multi-purpose court and a soccer field,
- On the north-western boundary, publicly accessible recreation space including a clubhouse for the Baringa Football Ground and associated connecting pathways, and
- On the south-western boundary, an established car parking and 'drop and go' zone for the Baringa State Primary School.

Given the lack of substantial built form near the site, it is considered the proposed setbacks are sufficient to ensure fire safety, to safely access and maintain the external building façade and to accommodate appropriate fencing and landscaping outcomes.

5.2.7 Landscaping / Open Space

The Plan of Development does not contain any specific requirements pertaining to landscaping outcomes.

The proposed development will be provided with landscaped outdoor recreation space and perimeter planting as shown on the Landscape Concept Plans prepared by Mode (Figure 13). The proposed total landscaped area is 998m², of which the combined outdoor recreation area constitutes 955m².

The landscaping design intends to create functional and attractive spaces for the students and staff of the school as well as third-party users of the community facility.

More specifically, the site will benefit from a large open recreation space extending from the multi-purpose building across to the eastern corner of the site, comprising a multi-purpose ball court and turfed play space adjoined by attractively designed gardens incorporating multi-layered planting and seating areas.

The proposed perimeter planting and fencing solutions of varying height and form will ensure the development offers an attractive interface with the adjoining car parking areas, school and recreation spaces. The safety and security of users of the site and surrounding public spaces has been considered in the preparation of the landscaping concept.



Figure 13: Proposed landscaping outcomes (Source: Mode Landscape Concept Plans)

5.2.8 Access, Car Parking, Site Servicing and Refuse Management

Access

The Plan of Development indicates a preferred point of access towards the western corner of the site across the established car parking area for the Baringa State Primary School located between the subject site and Baringa Drive. This outcome was formalised as part of the Reconfiguring of a Lot (Access Easement) approval issued 1 November 2024 (vide: DEV2024/1561) (Figures 2, 4 and 5).

The proposed development intends to utilise these existing arrangements without revision.

Parking

The Plan of Development requires the provision of parking spaces at the rates documented in Appendix H, which are as follows:

Table 5: Plan of Development Parking Requirements

Land Use	Car Spaces	Service Vehicle Spaces
Educational Establishment	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)
Community Facility	1 space/20m ² GFA	Van + WCV (where >200m ² GFA)

The development will be supported by a dedicated car parking area located in the western corner of the site. To meet staff and visitor demand, a total of 37 vehicle parking spaces is provided, including 8 tandem spaces and 2 spaces for persons with disabilities. The car parking area will also accommodate 2 school minibuses, to be located in front of the multi-purpose hall.

The proposed parking area will be screened by an appropriate selection of plants as documented in the Landscape Concept Plans prepared by Mode.

Further discussion on the suitability of these arrangements is included in the Traffic Impact Assessment prepared by Hayes Traffic Engineering.

Site Servicing

Servicing of the site is accommodated with a parking layout that allows for the on-site manoeuvring of service vehicles, including Refuse Collection Vehicles. Two loading bays are provided for use by service vehicles visiting the site and the school's minibuses.

As discussed in the Traffic Impact Assessment prepared by Hayes Traffic Engineering, the proposed arrangements are considered appropriate to meet the anticipated servicing demand of both proposed land uses.

Refuse collection

Refuse collection services are provided by the Sunshine Coast Council or private contracted services and, accordingly, the Plan of Development does not include any specific requirements pertaining to this matter.

The proposed development intends to locate the bin storage area in the northern corner of the site, adjoining the multi-purpose building. This location allows for collection within the car parking area and the on-site manoeuvring of the Refuse Collection Vehicle to ensure the vehicle enters and exits the site in a forward motion.

Discussions to date with Council have focussed on ensuring safe access to the bin storage area by a private waste contractor rather than the minimum number of bins to be provided. However, it is expected that 4 x 660L commercial bins will be sufficient to accommodate anticipated refuse generation from the development.

5.2.9 Engineering Solutions

The proposed development incorporates solutions that address applicable engineering matters including connections with essential infrastructure and the management of stormwater quality and quantity.

Rainwater tanks are not proposed owing to the anticipated upfront and ongoing cost impost versus the limited benefits expected to be gained from provision of this infrastructure.

5.3 Summary & List of Supporting Specialist Reports

The Material Change of Use application is accompanied by the following technical reports:

- **Attachment A - Architectural proposal plans** prepared by Mode.
- **Attachment B - Landscape Concept Plan** prepared by Mode. This package provides further details on the proposed fencing and landscaping outcomes for the site, including a planting palette.
- **Attachment C - Traffic Impact Assessment** prepared by Hayes Traffic Engineering. This assessment confirms the additional gross floor area proposed for the development will not adversely affect the performance of the external road network, and that the proposal is appropriately designed with respect to access, on-site parking, servicing (including refuse management) and bicycle parking and pedestrian connectivity.
- **Attachment D1 – Preliminary Civil Engineering Plans** prepared by MNCE. These plans show preliminary concepts for the necessary on-site earthworks and external works required to ensure the land is serviced with necessary stormwater, sewerage and water infrastructure.
- **Attachment D2 - Stormwater Quality Management Report** prepared by MNCE. This assessment determines that the proposal increases the site's impervious area and requires treatments to manage both the quantity and quality of stormwater leaving the site, including:
 - Capturing and discharging site catchment runoff into proposed inground stormwater pit and pipe system and on-site detention tank, and
 - Runoff without intervention from the small, grassed recreation area in the eastern corner of the site.

6.0 Legislative Framework

6.1 Economic Development Act 2012

The *Economic Development Act 2012* establishes that development within a Priority Development Area (PDA) is to be assessed under the provisions of a relevant development instrument for that area. For the Caloundra South Urban Development Area, the relevant

development instrument is the *Caloundra South Urban Development Area Development Scheme Amendment No.2, 28 February 2025*.

6.2 State Planning Instruments

6.2.1 State Planning Policies

The State Planning Policy is a State Planning Instrument outlining matters of State Interest. In accordance with the *Economic Development Act 2012*, when making a declaration to create a priority development area, the Minister must have regard to any State Planning instrument applying to land in the Priority Development Area (PDA).

Pursuant to Chapter 3, Division 3, Subdivision 2, Section 87 of the *Economic Development Act 2012*, in deciding a development application, the Minister must consider (amongst other things) any relevant State Interest. More specifically, under Section 87(3), the Minister may give weight to instruments that would, under the *Planning Act 2016*, have regulated development if a PDA were not applicable to the area.

Part E of the State Planning Policy outlines 5 themes and 17 State Interest Policies and associated Assessment Benchmarks against which development is to be assessed. The manner in which the proposed development responds to these State Interest Policies and Assessment Benchmarks is captured in Table 6:

Table 6: Response to State Planning Policies

State Interest Policy	Project Assessment and Compliance
Liveable Communities and Housing	
- Housing Supply and Diversity - Liveable Communities	The site is located within a Priority Development Area which plans for the delivery of community facilities that support residential neighbourhoods. The proposed development will deliver a new Educational Establishment and associated Community Facility on a landholding intended to be used for these purposes. Accordingly, the proposal is consistent with the planning intents documented in the provisions of the Plan of Development pertaining to Precinct 2 and more specifically Sub-precinct 2.9, as discussed throughout this report.
Economic Growth	
Agriculture	Not Applicable
Development and Construction	Not Applicable
Mining and Extractive Resources	Not Applicable
Tourism	Not Applicable
Environment and Heritage	
Biodiversity	Not Applicable
Coastal environment	Not Applicable
Cultural heritage	Not Applicable
Water quality	A conceptual site based stormwater management plan has been prepared by MNCE. The Sunshine Coast Council's development code and policies and the Plan of Development for the Precinct were used to guide the preparation of this document.
Safety and Resilience to Hazards	
Emissions and Hazardous Activities	Not Applicable
Natural Hazards, Risk and Resilience	Not Applicable

State Interest Policy	Project Assessment and Compliance
Infrastructure	
▪ Energy and Water Supply	Not Applicable
▪ Infrastructure Integration	Not Applicable
▪ Transport Infrastructure	Not Applicable
▪ Strategic Airports and Aviation Facilities	Not Applicable
▪ Strategic Ports	Not Applicable

6.2.2 Regional Plan

The *South East Queensland Regional Plan 2017* (ShapingSEQ) is a Statutory Planning Instrument that represents the preeminent strategy for managing growth within the SEQ region. ShapingSEQ prevails to the extent of any inconsistency with individual planning schemes.

The site is located within the Urban Footprint of ShapingSEQ, which identifies land within which the region's urban development needs to 2041 can be accommodated in a way consistent with the goals, elements and strategies of ShapingSEQ.

The site is also located within the Caloundra South Urban (Priority) Development Area (PDA) and is subject to the provisions of the *Caloundra South UDA Development Scheme Amendment No.2*, which is an important planning instrument that supports the delivery of ShapingSEQ by providing effective means of accelerating planning and development outcomes.

The Caloundra South UDA is specifically mentioned as the means of delivering the Plan's strategies related to the creation of regional activity centres, growth by expansion in the Northern sub-region, connections with high frequency public transport networks.

Overall, the proposal is consistent with the intent for the Urban Footprint and will support the delivery of the vision and goals for SEQ.

6.2.3 Referrals under Planning Act 2016 and Planning Regulations 2017

Under the 'regular' development assessment process specified in Chapter 3 of the *Planning Act 2016*, an application seeking to establish a new Educational Establishment and Community Facility would trigger referral to the State Government, via SARA, to assess potential impacts on State Transport Infrastructure, as per Schedule 20 of the *Planning Regulation 2017*.

However, as the subject site is located in an Urban (Priority) Development Area, Economic Development Queensland (EDQ) is the entity responsible for providing a whole of government assessment and decision for any PDA development applications pursuant to the *Economic Development Act 2012*.

The proposed development therefore does not require formal referral in accordance with the *Planning Act 2016* to any State Government referral agencies.

It is however anticipated that EDQ may seek comment from the Local Planning Authority, Sunshine Coast Council and the master developer, Stockland with regard to the suitability of the proposal.

6.3 Relevant Local Planning Instruments

6.3.1 Caloundra South Master Plan 2012

The Caloundra South Master Plan was prepared by Stockland and first approved on 15 June 2012 (vide: DEV2011/200/31) and was most recently updated on 11 September 2024. The Master Plan was supported by associated technical guiding documents, including a community infrastructure strategy, conservation and ecological rehabilitation strategy, integrated transport strategy, integrated water management strategy, open space strategy and plans of subdivision.

The purpose of the Illustrative Master Plan (Figure 14) is to demonstrate the potential built and natural layout of the new community of Caloundra South. More specifically, the Plan focuses on the delivery of learning centres, employment opportunities, a network of distinctive villages and communities and pedestrian and cycling networks as well as enhancing the regional biodiversity and ecological connections, minimising demand on water resources and integrating best practice energy opportunities.



Figure 14: Extract from Illustrative Master Plan in Caloundra South Master Plan

The Master Plan's planning vision is based on 4 strategic values of Green, Talented, Distinctive, Happy & Healthy. It is considered the proposal accords with the principle of Talented by delivering educational excellence and learning pathways that upskill and encourage youth into predominantly trades-based or service employment.

It is also noted the Master Plan's preference to co-locate community facilities and schools with centres to maximise integration and capacity and reinforce a strong focus at the heart of each village. The proposed YMCA School and community centre also accords with this planning outcome, being ideally located between established primary and secondary schools and the Baringa District Centre.

6.3.2 Caloundra South Urban Development Area Development Scheme

The **Caloundra South Urban Development Area Development Scheme** was originally approved in October 2011 to guide development across the Caloundra South UDA. This document continues to carry weight as a relevant planning instrument, having undergone two amendments, one in March 2023 and the second in February 2025.

This document sets the Vision for this community and identifies a range of principles, land use areas, localities and precinct entitlements and obligations.

It is noted that, under this Development Scheme, the subject parcel is identified in the **Urban Living (Neighbourhoods) Zone** (Figure 15). Development in this zone is to deliver compact, interconnected clusters of housing, supported by associated commercial and community uses located with a permeable and safe green space and transportation network.

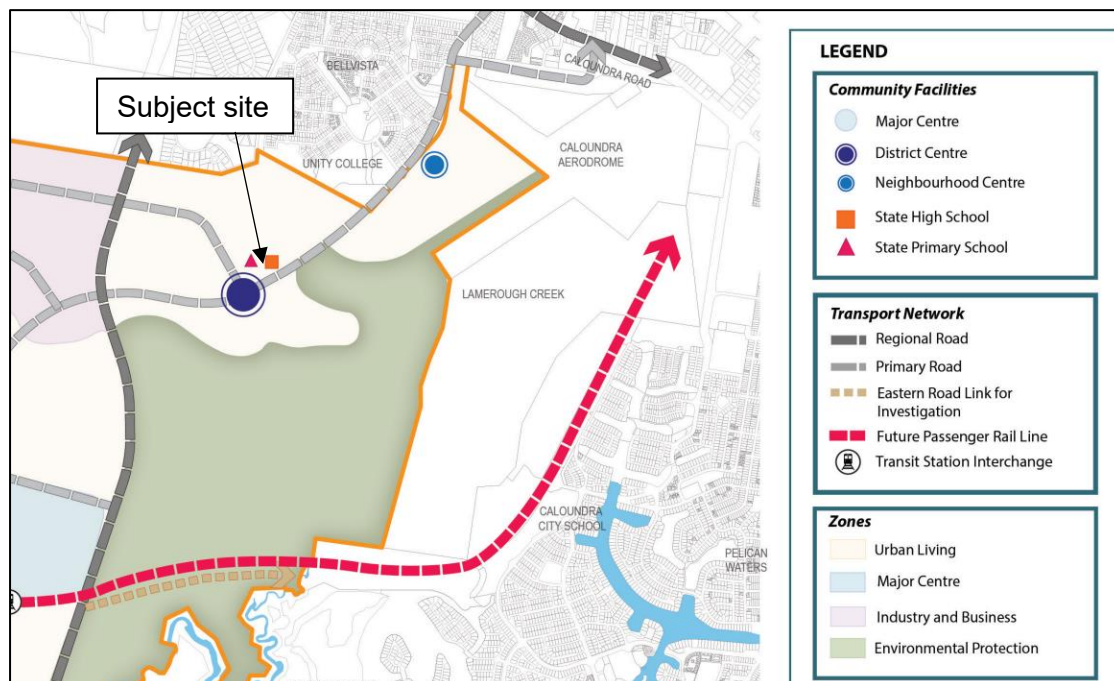


Figure 15: Development Scheme's Community Facilities map showing intended location of primary and secondary schools, between which the educational establishment/community facility is to be located (Source: Caloundra South Urban Development Area Development Scheme)

The manner in which the proposal achieves the planning outcomes for this Zone is discussed in Table 7.

Table 7: Assessment of Proposal Against Urban Living Zone Intents

Urban Living Zone	Response
Liveable Communities and Housing	
The Urban Living Zone applies to most of the area intended for urban development in the UDA. The majority of the zone is intended to be developed as neighbourhoods focused on identifiable and accessible centres and comprising of a mix of residential development including houses, multiple residential and other residential and live work opportunities through home based business.	Complies The proposal supports the creation of accessible centres that provide essential community infrastructure located in close proximity to residential neighbourhoods therefore promoting liveable communities.
The Urban living Zone is also intended to accommodate a wide range of other non-residential uses. These other uses include: ▪ a community greenspace network comprising parks, environmental areas and open space corridors along waterways, ▪ local employment areas such as small scale low impact industry, service industry and local shops, ▪ specific facilities and institutions such as educational establishments, childcare centres and community facilities, and ▪ district centres and neighbourhood centres.	Complies The proposed Community Facility & Education Establishment is located within a District Centre and provides a non-residential use that compliments the predominately residential nature of the Urban Living Zone.
Other than in identified centres, non residential uses may also be approved in the urban living zone where it is demonstrated to the satisfaction of the ULDA that: ▪ the proposed use has appropriate vehicular access that will not result in excessive numbers of vehicles passing through residential areas ▪ cater for the needs of the immediate community and or do not compete/undermine the vitality of the centres hierarchy ▪ any impacts associated with the use (e.g. noise, dust, emissions) will not affect residential or other sensitive uses.	Not Applicable The subject site is identified within a District Centre.
The Urban Living Zone may also accommodate interim uses which include: ▪ Agriculture ▪ Agriculture supply store ▪ Animal keeping and husbandry ▪ Intensive horticulture.	Not Applicable The proposal is for Community Facilities & Educational Establishment.

Urban Living Zone	Response
Reference should be made to Table 1 and applicable ULDA guidelines for further detail.	

6.3.3 Caloundra South Plan of Development – Northern Locality – Precincts 2 and Part of Precinct 6

The Caloundra South Northern Locality – Precincts 2 and Part of Precinct 6, version 32 (dated 6 December 2023, approved 15 February 2024 – DEV2013/430/173) Plan of Development was prepared to:

- refine the outcomes presented in the Illustrative Master Plan for the Northern locality of the UDA and the Caloundra South Master Plan, and
- provide the instrument for delivery of development that seeks to achieve the vision and principles outlined by these 2 documents.

The PoD therefore supersedes and expands upon the general requirements of the Development Scheme by specifying in greater detail the development intent for this locality (utilising sub-precincts), including preferred uses, corresponding development application levels of assessment and specific design outcomes/limitations (Figure 16).

It is noted that if development is not in accordance with this PoD, it is to be assessed against the Caloundra South Urban Development Area Development Scheme (approved October 2011) and the Caloundra South Master Plan (15 June 2012).

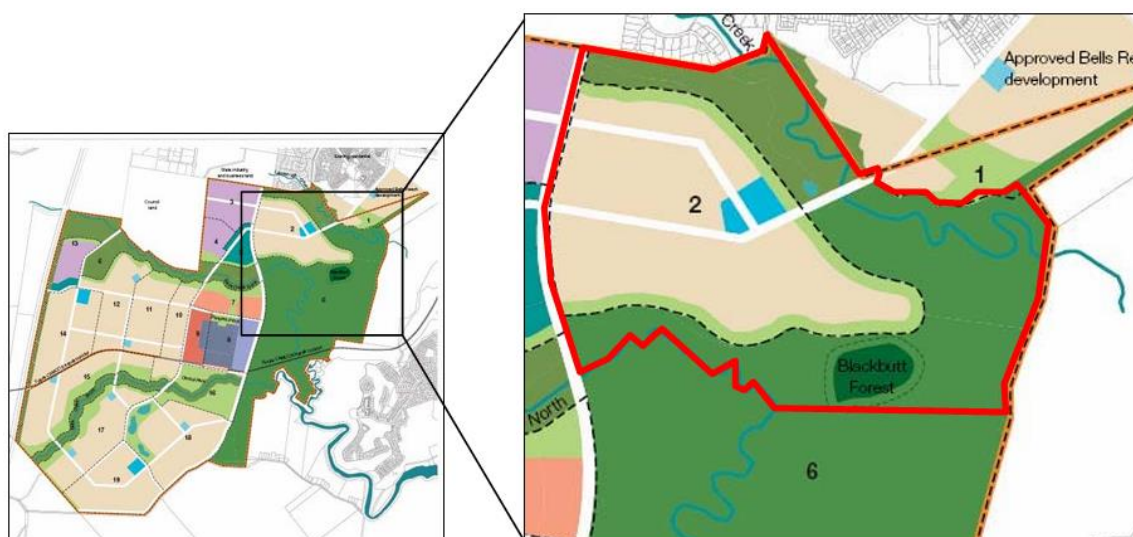


Figure 16: Extract from PoD showing extent of land to which the PoD applies (Precinct 2 and part of Precinct 6)

Under the PoD, the site is identified as 'Community 80011' and is included within the District Centre neighbourhood in the PoD's overall allotment plan (Figure 17).

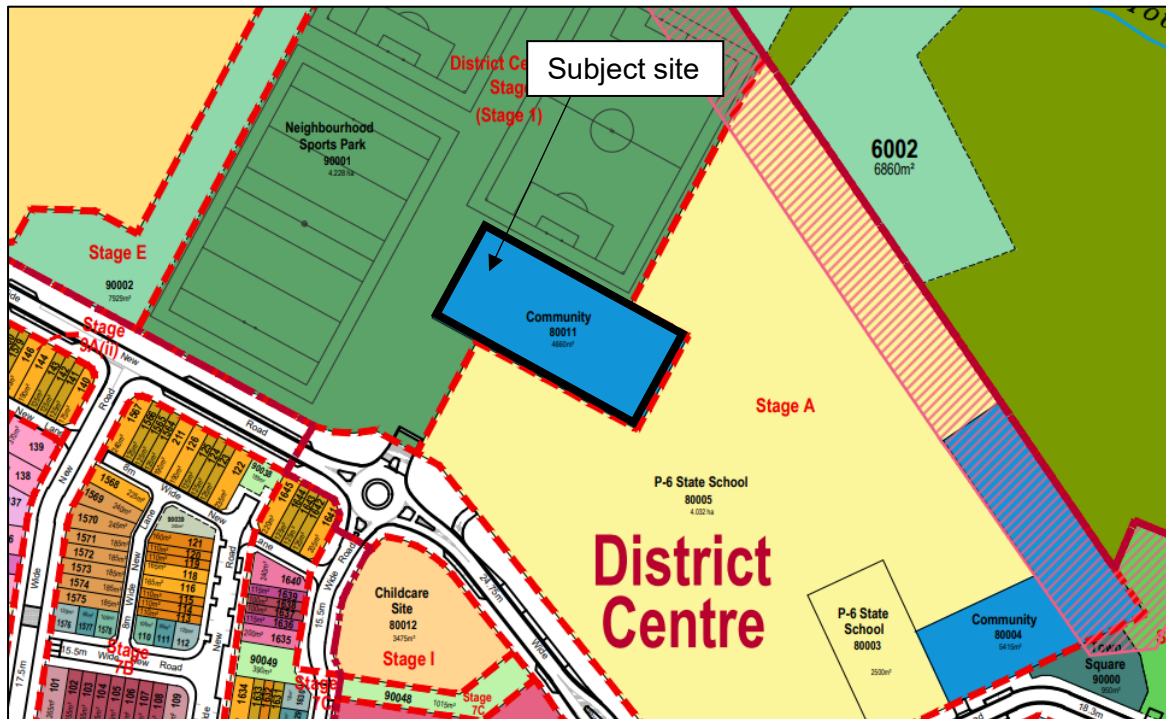


Figure 17: Subject site and staging of delivery (Source: PoD Overall Allotment Plan)

The site is also included in Sub-precinct 2.9 – Schools (Figure 18). This sub-precinct is intended to cater for the provision of two schools, co-located with a district sports park and a future community use site. This sub-precinct clusters these uses with the adjacent District Centre in Sub-precinct 2.8 to allow for easy access to community facilities.

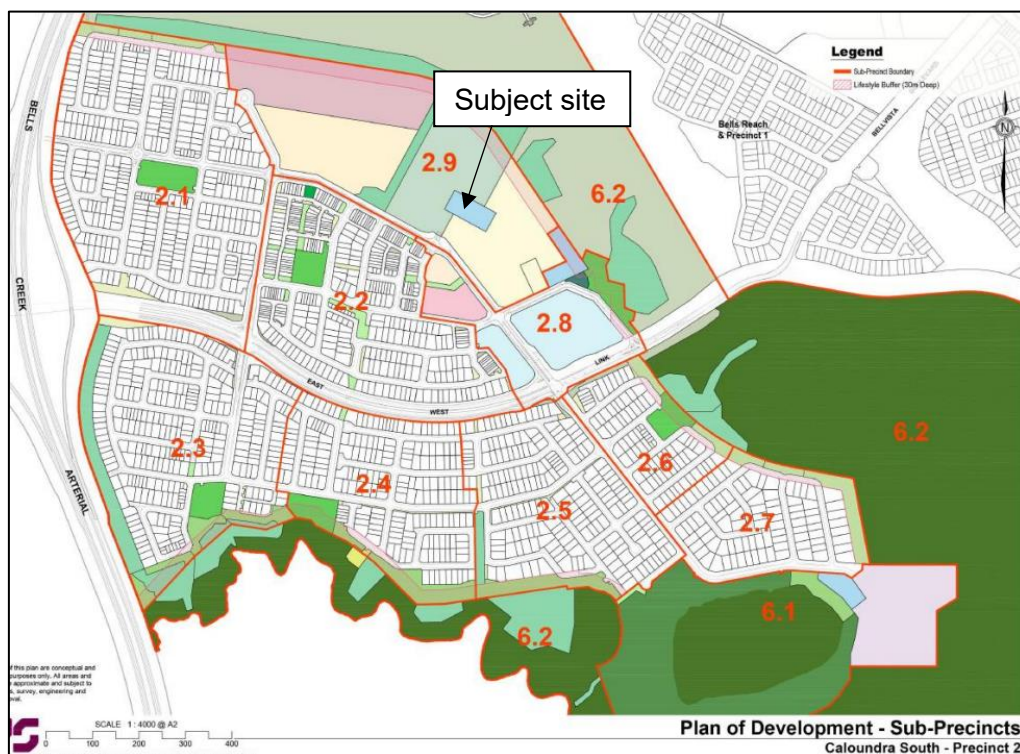


Figure 18: Plan of Development sub-precincts

More specifically, the site is included in a PoD for the Primary School Site (Figure 19). This plan clarifies that the allotment has been provided as a building platform for a future community use, potentially incorporating community gardens.

It is understood that development surrounding the site has generally occurred in accordance with the requirements of the PoD.

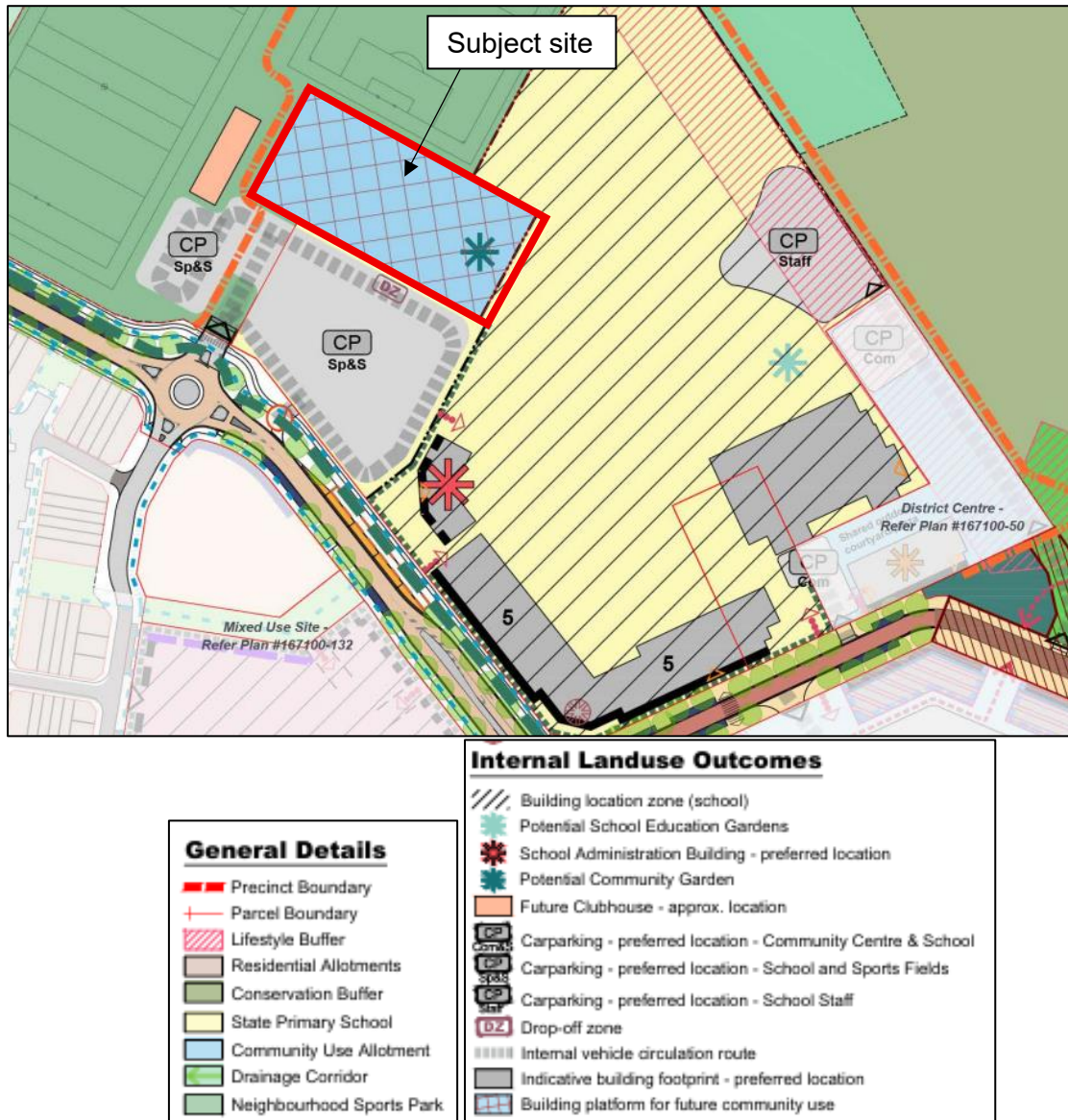


Figure 19: Plan of Development – Primary School Site

6.4 Defined Uses, Level of Assessment and Assessment Manager

6.4.1 Defined Uses

The application seeks a Development Permit for a Material Change of Use for the purpose of an Educational Establishment and a Community Facility.

As noted in Section 5.2.1, these uses are separately defined under the Caloundra South Urban Development Area Development Scheme, as follows:

Community facility - Means the use of premises for social or community purposes, such as a community centre, library, public building or the like.

Educational establishment - Means the use of premises for systematic training and instruction, including any other ancillary uses. This definition includes prep facilities, primary school, secondary school, college, university, technical institute, academy or other educational centre. This term may include residential accommodation and other ancillary uses provided for the employees and the students of such premises.

For Sub-precinct 2.9 (Lot 80011), Section 3.6.2 of the PoD identifies the following uses as Approved Development subject to compliance assessment:

- Community Facility
- Educational Establishment, where provided in conjunction with a Community Facility
- Indoor Sport and Recreation, where:
 - provided in conjunction with a Community Facility; and
 - where comprising a gymnasium, has a maximum GFA of 300m².
- Place of Assembly

Accordingly, the proposed uses align with those intended for Sub-precinct 2.9.

6.4.2 Level of Assessment

It is noted that in accordance with Section 1.5.2.2 of the PoD, where proposed development meets the specified requirements of the applicable sub-precinct and the specific use criteria in Section 3.9, the proposal can be endorsed by EDQ without the need for further detailed assessment as Approved Development – Compliance Assessment.

As discussed above, the proposal offers land uses that accord with the Sub-precinct.

However, it is also noted that Table 26 – Design Standards for Sub-precinct 29 in Section 3.6.3 of the PoD stipulates the land use proposed on Lot 80011 is not to exceed a gross floor area of 1,800m². The proposed development offers an alternative design outcome with a total floor area of 2,275m².

As confirmed in the July prelodgement meeting, exceedance of the maximum stipulated floor area requires assessment of the proposal via a Material Change of Use application instead of Compliance Assessment.

6.4.3 Assessment Manager

The assessment manager for this PDA development application is Economic Development Queensland (EDQ), as authorised under s.13(2)(d) of the *Economic Development Act 2012*.

Section 86 of *Economic Development Act 2012* states that the Minister for EDQ cannot grant the PDA development approval applied for if the relevant development would be inconsistent with the development instrument for the priority development area.

Section 3.2.5 of the Development Scheme clarifies when Permissible Development is considered to be consistent with the land use plan, as follows:

- (i) *the development complies with the requirements about the carrying out of development for the UDA, or*
- (ii) *the development does not comply with the requirements about the carrying out of development for the UDA but:*
 - *the development does not conflict with the structure plan or otherwise compromise the vision for the UDA;*
 - *there are sufficient grounds to approve the development despite the non-compliance with the UDA development requirements.*

6.5 Relationship with Sunshine Coast Planning Scheme 2014

It is noted that section 1.4.1 of the relevant planning instrument, being the Caloundra South Northern Locality – Precincts 2 and Part of Precinct 6, version 32 (dated 6 December 2023, approved 15 February 2024 – DEV2013/430/173), clarifies that:

The Council's Planning Scheme only applies to the extent it is adopted into the Development Scheme and Master Plan approval and then only to the extent the provisions so adopted are consistent with the PDA Development Scheme.

Accordingly, assessment of the proposed development against the provisions of the Sunshine Coast Planning Scheme 2014 is not required.

For completeness, it is noted the Sunshine Coast Council mapping database for Planning and Development (MyMaps) excludes the entire Priority Development Area from mapping of zoning, local plans or overlays.

6.6 Public Notification

Section 3.2.10 of the *Caloundra South Urban Development Area Development Scheme Amendment No.2* states that a development application will require public notification if the development application:

- includes a proposal for development which does not comply with the zone intents,
- is accompanied by a context plan required under section 3.2.8, or
- is for development which, in the opinion of the ULDA, may have undue impacts on the amenity or development potential of adjoining land under separate ownership, including development for a non-residential use adjacent to land approved for or accommodating a residential use in the urban living zone.

It clarifies the ULDA (EDQ) may require public notification in other circumstances if the development application is for a use, a size or nature which, in the opinion of the ULDA, warrants public notification.

EDQ officers participating in the July prelodgement meeting did not indicate this proposal triggers any requirement for public notification of this application.

6.7 Approval Requirements

Chapter 3, Division 4, Section 100 of the *Economic Development Act 2012* stipulates an approval currency period of 6 years. No change is requested to this currency period.

6.8 Assessment Against Relevant Planning Instrument Provisions

Section 86 of *Economic Development Act 2012* states that the Minister for EDQ cannot grant the PDA development approval applied for if the relevant development would be inconsistent with the development instrument for the priority development area.

As previously discussed, the **Caloundra South Northern Locality – Precincts 2 and Part of Precinct 6, version 32 (dated 6 December 2023, approved 15 February 2024 – DEV2013/430/173)** is the relevant planning instrument managing future development on the subject site (overriding the general provisions of the Caloundra South Urban Development Area Development Scheme Amendment no.2, effective 28 February 2025).

The following section demonstrates that the proposal accords with the specific design criteria for Sub-precinct 2.9 and with Section 3.9 for specific uses included in the abovementioned planning instrument. Where the proposal varies from the PoD, the alternative development outcome is considered in the context of the planning vision and principles expressed in the Caloundra South Urban Development Area Development Scheme and the Caloundra South Master Plan.

6.8.1 Response to Sub-precinct 2.9 Design Criteria

Development standards that are directly applicable to the subject site are captured in Table 8 below, along with comment on the proposed development's ability to accord with such standards.

In summary, it is considered the proposed development presented in the proposal plans prepared by Mode delivers a compliant outcome in response to these Standards, except for the development's total gross floor area of 2,275m² which exceeds the stipulated maximum GFA of 1,800m².

Table 8: Assessment of Proposed Development against Sub-precinct 2.9 Applicable Standards

Sub-precinct 2.9 Applicable Standard	Response
Land Use	
DS1.1 Land uses comprise the uses specified for the sub-precinct in Table 25.	Complies – The proposal is for an Educational Establishment and associated Community Facility.

Sub-precinct 2.9 Applicable Standard	Response
DS1.2 In addition to the following Sub-precinct design standards, the use is in accordance with the relevant provisions of Section 3.9 Specific Use Criteria.	Complies – A preliminary review of the specific criteria for the proposed uses of Community Facility and Educational Establishment (see Table 9) indicates that compliance is anticipated on the basis that: - The community facilities are located adjacent to existing schools and community recreation facilities, - The multi-purpose hall (community facility), which may generate potentially intrusive noise, is not located near residential uses, - The standards applicable to the educational establishment are relevant only to the State primary and secondary school developments, not any additional facilities.
DS1.3 Community Facility is to have a minimum GFA of 200m².	Complies – The parts of the proposed multi-purpose hall to be used for Community Facility purposes has a gross floor area of 353m² and thus exceeds the stipulated minimum area.
DS1.4 Maximum GFA of Lot 80011 is not to exceed 1,800m².	Alternative Outcome – The proposed total floor area of the development is 2,275m² and thus exceeds the stipulated maximum area (noting this limitation reflects the development's possible GFA as presented in preliminary concept plans issued by Y-Care (South East Queensland) Inc. to the Master Developer Stockland as part of the most recent revision to the Plan of Development). As discussed in greater detail in this section and the Traffic Impact Assessment prepared by Hayes Traffic Consulting, the additional floor area is not expected to result in adverse impacts with respect to traffic generation and associated impacts on the surrounding road network or result in unacceptable urban design outcomes or interface issues.
Built Form	
DS3.1 For all non-residential development, building height does not exceed 5 storeys, except where buildings front a street with residential development, in which case building height does not exceed 3 storeys and 9 metres.	Complies – The proposal offers a 2 to 3-storey built form.
Parking and Access	
DS6.1 Site access points for vehicles are located generally as shown on the approved PoD, included in Appendix J	Complies – The proposed development provides access to a dedicated car parking area directly from the preferred vehicular entry location in the

Sub-precinct 2.9 Applicable Standard	Response
	western corner of the site from the existing access easement.
DS7.1 On site vehicle parking is provided at the rates outlined in Appendix H	Complies – The proposal provides sufficient spaces to accommodate the anticipated demand for parking from the operation of both land uses, including the use of minibuses by the school. Provision will be made for required site servicing by a van and Refuse Collection Vehicle.
DS7.2 On-site at-grade car parking areas are generally screened from view from surrounding streets by a combination of built form and planted buffers	Complies – The proposal will be appropriately landscaped to minimise visibility of the parking area, noting the site does not have direct frontage to a street but rather presents to an existing car park and drop-off area for the Baringa State Primary School.
DS8.1 Where possible, development provides for shared or multiple use of car parking areas, particularly large car parking areas:- (a) at times when car parking areas would otherwise not be occupied (e.g. weekends); and (b) when car parking spaces service two or more land uses with varying peak usage times (e.g. restaurants and entertainment uses which generate peak parking demands in periods when retail or office uses are relatively inactive).	Complies – The proposed car park will be unsecured and thus available outside of school hours for users of the proposed community facility and/or adjoining soccer fields.
Environment	
DS10.1 Lighting emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended.	Will comply – The proposed development will provide lighting in accordance with applicable requirements as stipulated in the any relevant condition of approval.
DS10.6 For non-residential sites, each site will need to demonstrate how they will satisfy standard best practice pollutant load removal targets (i.e. 80%, 60%, 45% and 90% removal of the average annual loads for total suspended solids, total phosphorus, total nitrogen, and gross pollutants). A range of stormwater quality management measures (e.g. bioretention) could be applied to comply with these targets. As part of the stormwater quality management strategy for each site, rainwater tanks will also need to be installed to 1.5kL of storage per urinal/toilet and 40kL additional storage for irrigation of gardens and ovals within the property.	Alternative Outcome – The development incorporates appropriate water quality solutions, as documented in the Stormwater Management Plan prepared by MNCE. Rainwater tanks are not proposed owing to the anticipated upfront and ongoing cost impost versus the limited benefits expected to be gained from provision of this infrastructure.

Sub-precinct 2.9 Applicable Standard	Response
Infrastructure	
DS11.1 All development is connected to the reticulated water supply, sewerage, stormwater drainage and telecommunications infrastructure networks and has an electricity supply.	Complies – The subject site can be connected to all necessary infrastructure.

DS1.4 Alternative Solution – Gross Floor Area

This criterion stipulates a maximum gross floor area (GFA) of 1,800m².

The proposed total floor area of the development, as shown in the architectural plans prepared by Mode, is 2,163m², of which, the proposed floor area of the school is 1,681m² (802m² ground floor and 879m² upper floor) and the community facility/multi-purpose hall is 482m².

When considering this alternative, the following matters should be taken into account:

- It is understood the floor area limitation of 1,800m² of floor area was directly related to Y-Care (South East Queensland) Inc's original concept plans for the school, which was presented to and supported by Stockland and subsequently captured in the PoD through Amendment No.16, approved on 15 February 2024 (DEV2013/430/173).
- The floor area for the Educational Establishment (excluding the multi-purpose hall) represents the minimum area within which this bespoke facility can successfully operate. Specifically, owing to the establishment's focus on the delivery of special assistance education, the proposed facility has particular space requirements for not only general learning areas but also the considerable number of specialist professionals and associated administrative staff who deliver the holistic support to the students, as well as quiet breakout and withdrawal spaces for both students and staff.
- The floor area for the Community Facilities (limited to the hall area in the multi-purpose building with associated kitchen, bathroom and storage facilities) needs to be of sufficient size to accommodate a variety of potential future users and activities. As shown on the proposal plans, those spaces have a combined floor area of 353m². During school hours, the hall satisfies the need for a whole-of-school undercover activity area (for assemblies, indoor sports and the like), whilst outside of school hours the same area can be utilised (as a whole space or in part) by external groups.
- It is understood that part of the GFA limitation relates to an analysis of potential impacts on the surrounding road network arising from a development of that scale on the site. Specifically, early traffic modelling documented in the Technical Traffic Advice provided by Stantec during the master planning exercise undertaken to develop the Caloundra South UDA Development Scheme, anticipated a student yield of 125 students with a trip rate of 0.36 students during the AM peak hour. This analysis led to a determination of a maximum floor area for future development on (then) Lot 80011.

The Traffic Impact Assessment supporting this application prepared by Hayes Traffic Engineering (Attachment C) suggests that assessment of potential impacts on the road network arising from the proposed development should be based on student numbers rather than floor area, given that this metric correlates directly to the trip generation to the site (in addition to other operational factors including anticipated mode of travel by students and hours of operation of the school).

The traffic engineering analysis concludes that trip generation arising from a development proposal of the scale presented in the Mode architectural plans is still within the analysis limits of the original modelling and technical advice, despite slightly increased numbers of students (and greater floor area) and, accordingly, impact on the performance of the external road network is expected to be minimal.

For these reasons, the development's proposed floor area should be supported.

DS10.6 Alternative Solution – Rainwater Tanks

This criterion stipulates that, as part of the stormwater quality management strategy for each site, rainwater tanks will need to be installed to 1.5kL of storage per urinal/toilet and 40kL additional storage for irrigation of gardens and ovals within the property.

The proposed development does not include installation of rainwater tanks for the purpose of toilet flushing or irrigation for the following reasons:

- The site offers insufficient area to incorporate tanks close to the facilities intended to benefit from the stored rainwater, and the addition of these structures has the potential to interfere with the delivery of other essential infrastructure supporting the operation of the school.
- The development does not include an oval requiring irrigation.
- The Site Based Stormwater Management Plan prepared by MNCE will appropriately manage the quantity and quality of stormwater leaving the site.
- The upfront and ongoing costs associated with the installation and ongoing maintenance of this infrastructure has not been allowed for in the Queensland State Government funding package and may significantly impede Y-Care's ability to deliver the project on budget and within tight timeframes.

For these reasons, it is requested that the provision of rainwater tanks not be required for this development proposal.

6.8.2 Response to Section 3.9 Specific Use Design Standards

Table 9 captures the specific design requirements for the proposed Community Facilities and Educational Establishment uses and summarises how the proposal addresses these requirements (where applicable).

Table 9: Assessment of Proposed Development against PoD Specific Use Design Standards

Table 31 – Specific Use Design Standards	Proposal Response
Use – Community Facility	
DS5.1 Community Facilities are located and designed generally in accordance with the approved PoDs included in Appendix I and Appendix L .	Not Applicable The subject site is evident within Appendix I; however, no specific design outcomes are stipulated.
DS5.2 Community facilities are located adjacent to the District Centre, Educational establishment (primary or secondary school) or land used for a Park or Outdoor Sport and Recreation	Complies The proposal accommodates for the use of the main auditorium of the multi-purpose hall and adjoining open recreation area for the purposes of Community Facilities activities. This facility is located adjacent to the proposed new YMCA school and existing adjoining educational establishments.
DS5.3 A maximum 1 hectare area of serviced land for District Community facilities including a multi purpose performance facility, community meeting space and youth space is to be located within Sub-precinct 2.8. This may be provided as two separate lots (in Precincts 2.8 and 2.9) totalling 1 hectare.	Complies The proposed Community Facility & Educational Establishment is provided on a site area with an area of 4,664m ² within Precinct 2.9. This facility is conveniently located close to the existing Baringa Community Centre located close to the Aura Church to the east of the site in Edwards Tce (situated on Lot 80004 on the Caloundra South Precinct 2 Overall Allotment Layout – Figure ?).
DS5.4 A maximum 4,000m ² area of serviced land incorporating a neighbourhood meeting room is to be located within Sub-precinct 6.1	Not Applicable The subject site is located within Sub-precinct 2.9.
DS5.5 Where adjoining a residential use, a minimum 1.8 metre high solid acoustic screen fence is provided along the full length of all common site boundaries.	Not Applicable The subject site does not adjoin a residential use.
DS5.6 Intrusive outdoor activities are located and orientated away from residential premises	Not Applicable The subject site does not adjoin a residential use.
Use – Educational Establishment	
DS6.1 A 9 hectare area of land for a 7 – 12 (Grade 7 to Grade 12) State School is provided within Sub-precinct 2.9, as shown on the approved RoL Plan, included within Appendix B.	Not Applicable The subject site is formally identified as Community 80011 and is separately located to the land area referenced in DS6.1.
DS6.2 A 4 hectare area of land for a P – 6 (Prep to Grade 6) State School is provided within Sub-precinct 2.9, as shown on the	Not Applicable

Table 31 – Specific Use Design Standards	Proposal Response
approved RoL Plan, included within Appendix B.	The subject site is formally identified as Community 80011 and is separately located to the land area referenced in DS6.1.
DS6.3 The P – 6 (Prep to Grade 6) State School and the 7 – 12 (Grade 7 to Grade 12) State School are to be co-located with the 4ha District Sports Park as shown on the approved PoD included in Appendix J .	Not Applicable The subject site is formally identified as Community 80011 and is separately located to the land area referenced in DS6.1.
DS6.4 The P – 6 (Prep to Grade 6) State School is to be designed generally in accordance with the approved PoD included in Appendix J .	Not Applicable The subject site is formally identified as Community 80011 and is separately located to the land area referenced in DS6.1.
DS6.5 The 7 – 12 (Grade 7 to Grade 12) State School is to be designed generally in accordance with the approved PoD included in Appendix J .	Not Applicable The subject site is formally identified as Community 80011 and is separately located to the land area referenced in DS6.1.

7.0 Infrastructure Charges

The proposed development will be subject to infrastructure charges in accordance with the *Caloundra South Priority Development Area Development Infrastructure Agreement (Local Government Infrastructure)*, dated 2 November 2015.

We defer to the assessment manager for comment as to whether infrastructure charges are applicable to this development and, if so, the anticipated charge to be levied.

8.0 Emerging and Non-Statutory Policy

We note that Sunshine Coast Regional Council is in the process of finalising a new planning scheme to set a planning vision and determine how future growth and development should occur up to 2046 in line with the State Government's planning and population predictions.

A search of the online mapping database linked to the new planning scheme (ePlan) confirms the landholding remains in a Priority Development Area and, accordingly, will not be subject to the provisions of that scheme once it becomes effective.

9.0 Conclusions and Recommendations

This Town Planning Report has been prepared by Urban Strategies Pty Ltd on behalf of Y-Care (South East Queensland) Inc. for a Development Application over land located at 32 Baringa Drive (primary development site) and 34 Baringa Drive (access easement), Baringa for:

- **A Development Permit for a Material Change of Use** for an Educational Establishment and Community Facility.

This proposal is considered an appropriate development on the basis that it:

- Offers a bespoke, architect-designed development supporting the use of the subject site for the purposes of an Educational Establishment and Community Facility.
- Achieves the higher-order planning outcomes sought by the Caloundra South Master Plan 2012 by delivering co-located educational and community facilities that support the development of a talented and connected community.
- Delivers the planning outcomes expressed by the Caloundra South Urban Development Area Development Scheme, effective 23 February 2025, by providing essential community infrastructure within an Urban Living Zone.
- Accords with the Plan of Development for the Caloundra South Northern Locality – Precincts 2 and Part of Precinct 6, version 32 (dated 6 December 2023, approved 15 February 2024 – DEV2013/430/173) by either complying with the relevant design criteria for sub-precinct 2.9 – Schools and the specific use criteria in Section 3.9 or by offering appropriate alternative solutions.
- Delivers a thoughtfully designed development tailored to the particular needs of the future students and staff of the educational facility and the wider community by:
 - Offering appropriately scaled buildings compatible with development within the locality,
 - Incorporating interesting design elements and high-quality architectural materials and finishes that contribute to highly articulated building facades,
 - Providing a landscaped setting that is attractive, functional and low maintenance, and
 - Providing a vehicle parking and servicing area that meets anticipated user demand and operational requirements.

Accordingly, the proposal is considered an appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant Assessment Benchmarks, it is therefore recommended to the Council to be approved subject to reasonable and relevant conditions.

Urban Strategies Pty Ltd

April 2026