

# Attachment 1: Peregrine Springs Local Community Facility Site

Background Report

## Site overview

Council owns (under Nomination of Trust) 3,959m<sup>2</sup> land in Peregrin Springs, located 214 The Avenue (Lot2100 SP190753). The site is located adjacent to the Peregrin Sports Ground (Council owned) and Ridges Recreation Club (privately owned).

Figure 1: Peregrin Springs Community Facilities site



The land was transferred to Council by the developer for community purposes in accordance with the Master Plan for the Peregrin Springs development. The site is currently vegetated.

Any development is to be in accordance with the Trust purpose and the planning requirements for the site.

The specific requirements of the Trust purpose is for “*community facilities or such other local government purposes as may be determined from time to time*”.

The land is subject to the Sunshine Coast Planning Scheme 2014. The site is zoned for community facilities, with annotation ‘community use’. The height limit is 8.5m.

Refer to **Appendix 1** for supporting mapping.

## Peregrin Springs population and demographic profile

The residential development of Peregrin Springs is near complete, with an estimated population of approximately 9,000 residents in 2021. The ultimate population is estimated to approximately 11,000 residents.

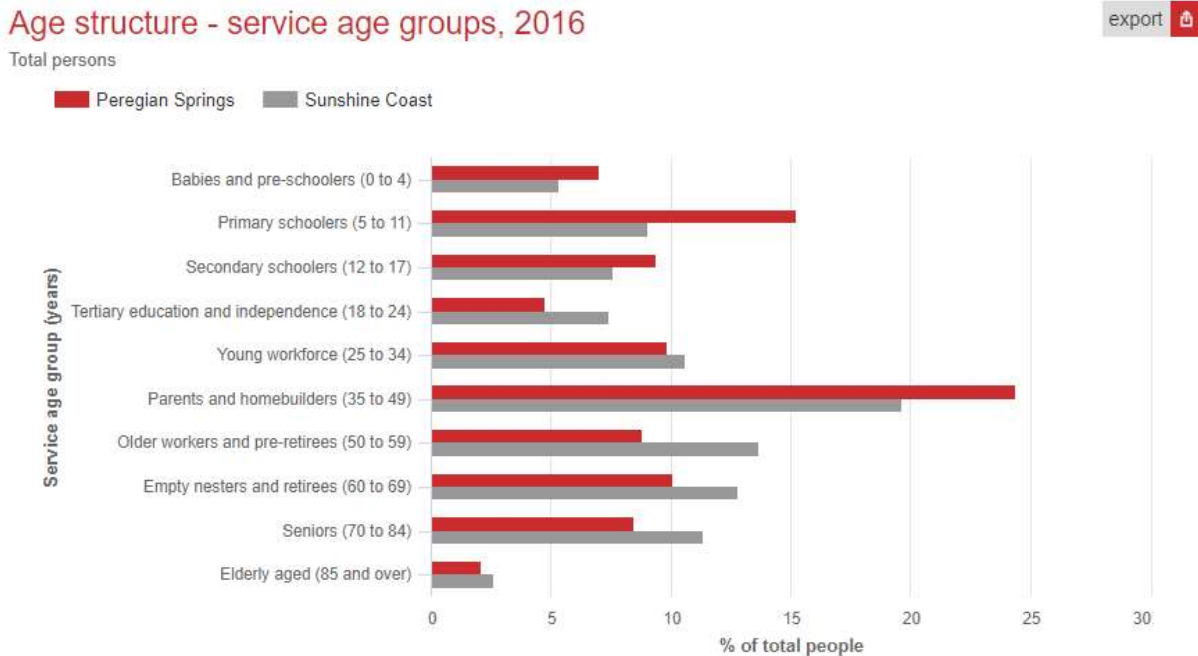
The Sunshine Coast Community Profile provides a detailed demographic profile of the Peregrin Springs Locality of Interest, based on the 2016 Census.

<https://profile.id.com.au/sunshine-coast/home>

A key demographic observation from the 2016 Census include a high representation of young families compared with the Sunshine Coast average, particularly two-parent families with primary school age children, and a low representation of pre-retirees and retirees.

An updated demographic profile based on the 2021 Census will be available via a staged release process from the end of 2021.

Figure 2: Peregrian Springs Locality of Interest – age structure



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

## Strategic directions

### Environment and Liveability Strategy 2017

The Environment and Liveability Strategy (ELS) contains the overarching policy and strategic framework for the planning and delivery of social infrastructure across the Sunshine Coast.

The Social Infrastructure Desired Standards of Service (DSS) are intended to guide the planning, design and delivery of facilities on the Sunshine Coast. The DSS provides directions for facilities at the Council-wide level (catering for the entire Sunshine Coast population), the district level (catering for 30,000-50,000 people) and local level (catering for 5,000-15,000 people).

The Social Infrastructure Network Blueprint provides preliminary recommendations for social infrastructure requirements to meet needs arising from population growth to 2041. The Network Blueprint recommends the delivery of a local community venue in Peregrian Springs.

As noted in the ELS, the Network Blueprint is a guide only and is subject to Council's detailed consideration, prioritisation and annual capital and operational budget considerations. The ELS contains a Prioritisation Tool designed to guide further planning, including prioritisation and timing.

The DSS describes a community venue as a multi-purpose facility that provides flexible spaces for a wide range of community uses, including meetings, cultural development, community events, performances, learning, recreation activities and social gatherings. Community venues are provided at the Council-wide, district and local level. A local community venue is intended to cater for a range of activities that bring local residents together and foster a sense of community and belonging.

The DSS states that residents generally should have access to a local community venue within 3km and that such venues should be designed to cater for populations of 5,000-15,000 people. As a guide, a local community venue is anticipated to provide minimum 300m<sup>2</sup> gross floor area for core functions such as flexible and multipurpose spaces, kitchen, reception, storage and amenities. Facilities could also include additional spaces for complementary functions, such as office spaces for tenants (not-for-profit sector).

The ELS provides no timeframes for the delivery of the Network Blueprint. It however provides directions for priorities, as follows:

- The establishment of a high-quality network of facilities at the council-wide and district level is a priority.
- Council-wide and district facilities are located within principal and major activity centres where practical.
- Community access at the local level is primarily facilitated through partnerships and advocacy, including community use of school facilities.

The target for social infrastructure is that the principal and each major activity centre host a suite of social infrastructure including a community venue, library, aquatic centre and indoor sport and recreation facility to meet community need by 2041 (refer **Appendix 3** for an extract of the ELS as relevant to this project).

Refer to

### Community Strategy 2019-2041

The Community Strategy 2019-2041 provides a long-term framework for how Council and our community will work together to advance our shared goal for a strong community.

The Community Strategy sets out a number policy objectives and priorities in relation to community facility development:

*Policy objective - Our community has community infrastructure to meet their needs*

*Priority areas:*

*2.1 Community infrastructure is safe, welcoming, inclusive, adaptable, well used and activated.*

*2.2 Evidenced need drives planning, delivery, management and operations of community infrastructure.*

*Policy objective - Our community has great places and spaces for all*

*Priority areas:*

*2.3 The public realm supports activated, vibrant places that are green, accessible, inclusive and reflect local character.*

The Community Strategy further highlights that Council will:

*“Develop and invest in a network of community infrastructure that is evidenced by population growth and community need, and seeks to utilise or enhance existing infrastructure (e.g. through partnerships with schools or powers/managers of identified under-utilised facilities) before creating new or temporary community infrastructure.”*

Planning for local level community venues will need to be consistent with priorities of the Community Strategy.

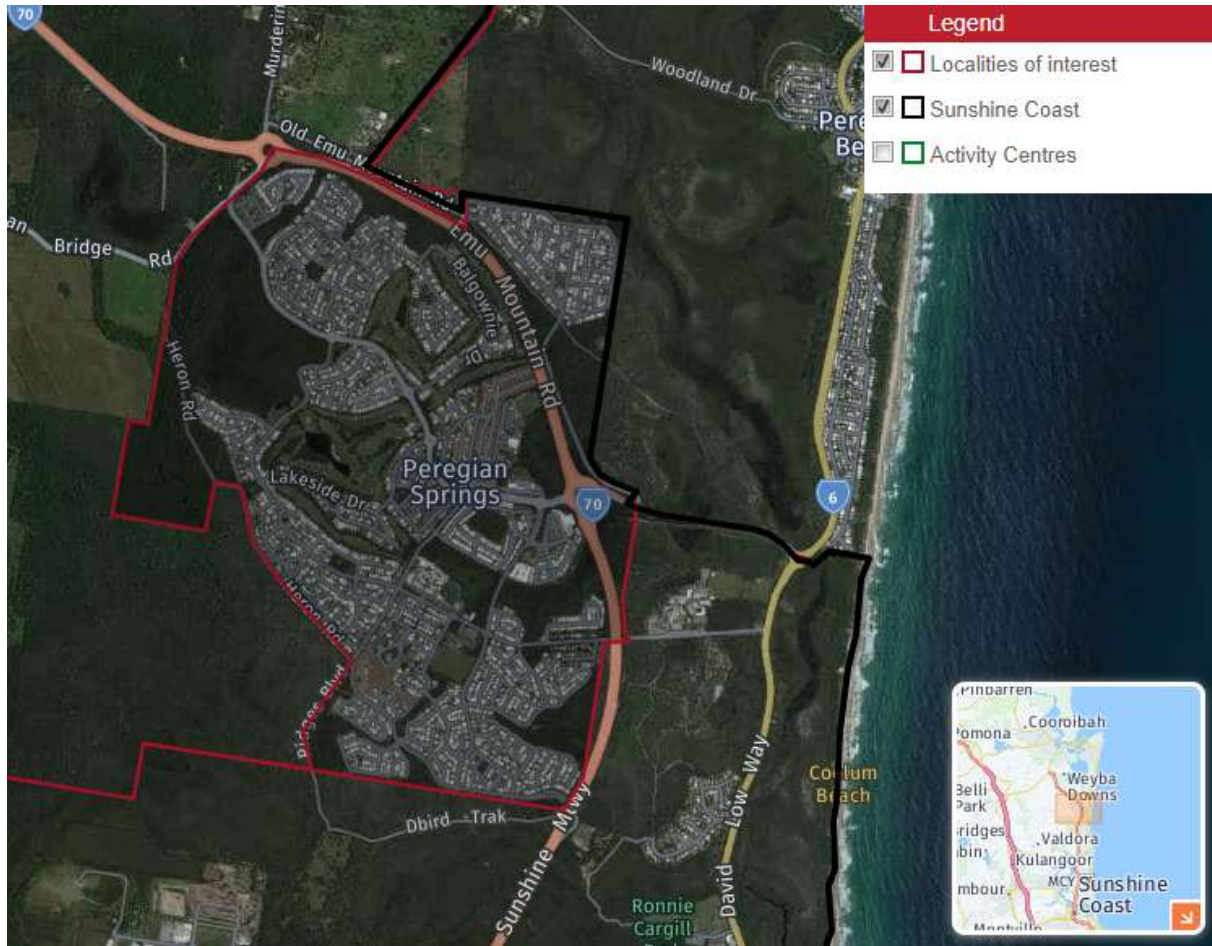


## Peregrin Springs local community venue catchment

In accordance with the ELS, the planning for local level facilities is based on catchments known as Localities of Interest (LOI).

The planning for a local community venue in Peregrin Springs is anticipated to consider the Peregrin Springs Locality of Interest as a primary catchment.

Figure 3: Peregrin Springs Locality of Interest



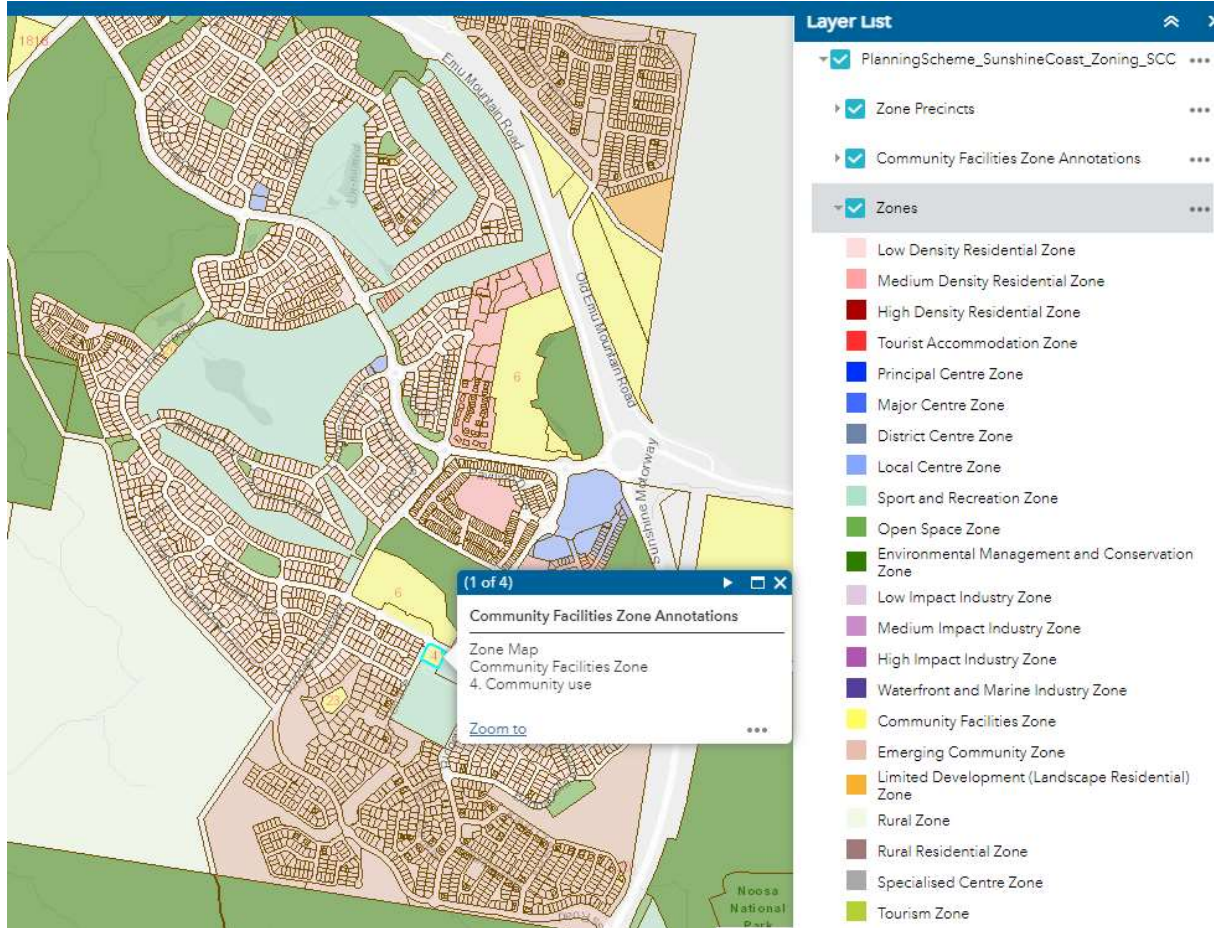
## Appendix 1: Community facility site - Supporting mapping

### Community facility site - Context





## Community facility site - Zoning





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