

# Pelican Waters Local Community Facility

Background Report

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**[www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au)**  
[mail@sunshinecoast.qld.gov.au](mailto:mail@sunshinecoast.qld.gov.au)  
**T 07 5475 7272 F 07 5475 7277**  
Locked Bag 72 Sunshine Coast Mail Centre Qld 4560

#### **Acknowledgements**

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

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## Pelican Waters Overview

This Background Report provides information pertaining to Pelican Waters, a suburb within the Sunshine Coast Council Local Government Area (LGA), to inform the preliminary planning process for the potential delivery of a Local-level Community Facility within the locality.

Pelican Waters is a master planned community that has been developing since the 1990's. Located in the southern end of the Sunshine Coast, within the Caloundra region, it is a part of the Division 2 electoral (Refer: [Boundary Map](#)), adjoining Golden Beach to the North-North-East. Given the proximity to Golden Beach the two suburbs are viewed collectively within the Sunshine Coast Planning Scheme 2014 Local Plan Zone Map as a Locality of Interest (LOI) primary catchment.

It has been identified that the Pelican Waters residential population is on a growth trajectory that is estimated to reach the suburb's population benchmark by 2026. Subsequently, this triggers a level of priority to engage and explore need and demand, resources and investment to progress an evidenced based approach to the planning and potential provision of a Local Community Facility in the Pelican Waters area, in line with Council's strategic priorities as outlined in the Environment and Liveability Strategy (ELS) 2017.

## Site Overview

Council owns 6,000m<sup>2</sup> land (under Nomination of Trust) at Spitfire Banks Drive, Pelican Waters (Lot and Plan 89SP316217). The land was transferred to Council in 2021 in accordance with the infrastructure agreement for Pelican Waters (The Southern Lake Pelican Waters Infrastructure Agreement 2011).

The site is located within the District Business Centre Precinct and across from the Village Park. Any development is to be in accordance with the Trust purpose of community facility provision – providing multipurpose space for general community within the LOI, as well as the planning requirements for the site, including the Pelican Waters Planning Area Code. The potential gross floor area of a Local-level Community Facility on this land allotment is between 400 to 600m<sup>2</sup>.

**Image 1: Aerial view of Council owned land for Local-level Community Facility development**



It should be noted that there is no capital funding secured for the provision of a Local-level Community Facility at Pelican Waters. If the need and demand for a community facility is established through the community engagement program, Council will undertake further investigation and work with the community to explore what partnership and funding opportunities may exist to deliver a facility.

It is also noted that the adjoining landowners – Rockpool Residential Aged Care – are developing a [150 Bed Aged Care Residential Facility](#), on the site (pending final building approval scheduled to be delivered end of 2021).

## Strategic Directions

Identification of community facilities and social infrastructure, and their correlating functional requirements are governed and directed by a suite of regional strategies. These include:

- [Regional Economic Development Strategy 2013-2033](#)
- [Environment and Liveability Strategy 2017](#)
- [Community Strategy 2019-2041](#)
- [Libraries Network Plan 2019](#)
- [Regional Arts Infrastructure Framework 2019](#)

Of the abovementioned, two strategies provide particular directive to this project, in relation to criteria for planning a Local Community Facility; along with the constructs of executing a systematic approach to community consultation and engagement to provide evidenced reasoning to progress with the potential provision of said facility.

### Environment and Liveability Strategy 2017

The Environment and Liveability Strategy 2017 (ELS) provides detailed directions for the natural and the built environment, with a strong focus on integration. The ELS contains the overarching policy and strategic direction for the Sunshine Coast social infrastructure network, including Desired Standards of Service and a Network Blueprint for infrastructure requirements to meet demands arising by population growth to 2041.

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

The DSS specifies the size, capacity, core functionality areas, potential auxiliary areas and specific, co-location and design considerations for each facility. Within the specifications is notation to opportunities to also deliver a range of complementary auxiliary areas and functions to meet demonstrated community needs.

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. 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.

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 Pelican Waters is anticipated to consider the Pelican Waters and the Golden Beach Localities of Interest as a primary catchment.

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 a 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 Network Blueprint (NB) provides preliminary recommendations for social infrastructure requirements to meet needs, however no timeframes for the delivery of the infrastructure is given as it is intended to be a guide only. The NB is informative, but also subjective to Council's detailed consideration of prioritisation, annual capital and operational budget.

The ELS does further support the NB by presenting a Prioritisation Tool designed to guide and assess the prioritisation and timing of infrastructure, alongside notation that:

- 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.

## 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.

In relation to community facility development the Community Strategy 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.”*

This statement is underpinned furthermore by Outcome 2: Vibrant Communities, within the Community Strategy. This outcome goal sets policy objectives and priority areas, surrounding the established need, community sentiment and involvement with said facilities, including:

- 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.

## Community Engagement: Excellence in Engagement Framework 2021

Council recognises that the Sunshine Coast has a rich diversity within its network of individual communities and that effective and appropriate community engagement is essential in making better informed decisions which are responsive to community needs. The Community Engagement: Excellence in Engagement Framework 2021 provides a standardised and qualifiable process to community engagement.

The strategic directive of the community consultation and engagement for this project will be in alignment with the Community Engagement Framework. The engagement methods, activations and communication channels and tools to ascertain community sentiment and to quantify an evidenced needs assessment will be outlined in the Pelican Waters Community Engagement Plan.

## Population Data and Demographic Profile

The Australian Bureau of Statistics (ABS) Census 2021 was inclusive of Pelican Waters and Golden Beach, however data obtained from this report is scheduled for release in June 2022, after the expected date of completion for this project.

In lieu of the 2021 ABS Census data, the 2016 ABS Census findings are used as the reference point for the following population and demographic data.

### Population Data

The population of Pelican Waters is estimated to increase from approximately 8,600 residents in 2021 to approximately 11,000 residents by 2026. The population of Golden Beach is stable at approximately 6,000 residents.

In providing a cohesive reflective of the LOI primary catchment, the collective population data of both Pelican Waters and Golden Beach is required. Combined, the residential population of these suburbs is estimated to increase from approximately 14,500 residents in 2021 to approximately 17,000 residents by 2026.

### Demographic Profile

The below offers a comparison of the Pelican Waters and Golden Beach 2016 ABS Census data, highlighting the demographic break-down of each suburb regarding gender, family dynamic and home occupancy.

## 2016 ABS Census Data – Pelican Waters

	<b>People</b>	<b>6,277</b>
	Male	48.6%
	Female	51.4%
	Median age	51
	<b>Families</b>	<b>1,994</b>
	Average children per family	
	for families with children	1.9
	for all families	0.6
	<b>All private dwellings</b>	<b>2,630</b>
	Average people per household	2.6
	Median weekly household income	\$1,392
	Median monthly mortgage repayments	\$2,126
	Median weekly rent	\$480
	Average motor vehicles per dwelling	1.9

## 2016 ABS Census Data – Golden Beach

	<b>People</b>	<b>5,575</b>
	Male	47.3%
	Female	52.7%
	Median age	53
	<b>Families</b>	<b>1,577</b>
	Average children per family	
	for families with children	1.7
	for all families	0.4
	<b>All private dwellings</b>	<b>3,309</b>
	Average people per household	2.1
	Median weekly household income	\$1,011
	Median monthly mortgage repayments	\$1,733
	Median weekly rent	\$345
	Average motor vehicles per dwelling	1.5

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2016.

Regarding the age structure breakdown of each suburb, the following tables reflect the population service age groups (including years of age), whilst providing comparison to the overall Sunshine Coast population percentages for each group.

**Table 1: Pelican Waters - Age Structure**

Pelican Waters - Total persons (Usual residence)		2016	
Service age group (years)	Number	%	Sunshine Coast %
Babies and pre-schoolers (0 to 4)	211	3.6	5.3
Primary schoolers (5 to 11)	483	8.2	9.0
Secondary schoolers (12 to 17)	466	8.0	7.6
Tertiary education and independence (18 to 24)	272	4.6	7.4
Young workforce (25 to 34)	282	4.8	10.6
Parents and homebuilders (35 to 49)	1,096	18.7	19.7
Older workers and pre-retirees (50 to 59)	811	13.8	13.7
Empty nesters and retirees (60 to 69)	1,110	18.9	12.8
Seniors (70 to 84)	1,024	17.4	11.3
Elderly aged (85 and over)	111	1.9	2.6
<b>Total</b>	<b>5,872</b>	<b>100.0</b>	<b>100.0</b>

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2016.

**Table 2: Golden Beach - Age Structure**

Golden Beach - Total persons (Usual residence)		2016	
Service age group (years)	Number	%	Sunshine Coast %
Babies and pre-schoolers (0 to 4)	240	4.0	5.3
Primary schoolers (5 to 11)	410	6.9	9.0
Secondary schoolers (12 to 17)	312	5.2	7.6
Tertiary education and independence (18 to 24)	274	4.6	7.4
Young workforce (25 to 34)	462	7.7	10.6

Parents and homebuilders (35 to 49)	999	16.8	19.7
Older workers and pre-retirees (50 to 59)	797	13.4	13.7
Empty nesters and retirees (60 to 69)	1,037	17.4	12.8
Seniors (70 to 84)	1,072	18.0	11.3
Elderly aged (85 and over)	359	6.0	2.6
<b>Total</b>	<b>5,965</b>	<b>100.0</b>	<b>100.0</b>

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2016.

The complete set of 2016 ABS Census data for Pelican Waters is referenced [here](#), and the data for Golden Beach is referenced [here](#).

Key demographic observations from the 2016 ABS Census are:

- a high proportion of empty nesters / retirees / seniors and a low proportion of young adults and young families exist across both Pelican Waters and Golden Beach, compared with the Sunshine Coast.
  - In Pelican Waters, of the 36.5% reported as coupled families with children, 15.2% of those families have one parent employed full and one employed part-time.
  - In Golden Beach, of the 26.5% reported as coupled families with children, 14.3% of those families have one parent employed full and one employed part-time.
- the income profile is quite different for Pelican Waters and Golden Beach, with a higher proportion of high-income households in Pelican Waters (20%) and a lower proportion of high-income households in Golden Beach (9%), compared with the Sunshine Coast (16%).

It is noted that with the life cycle of the community, we may start seeing an increasing proportion of families with children over the next decades.