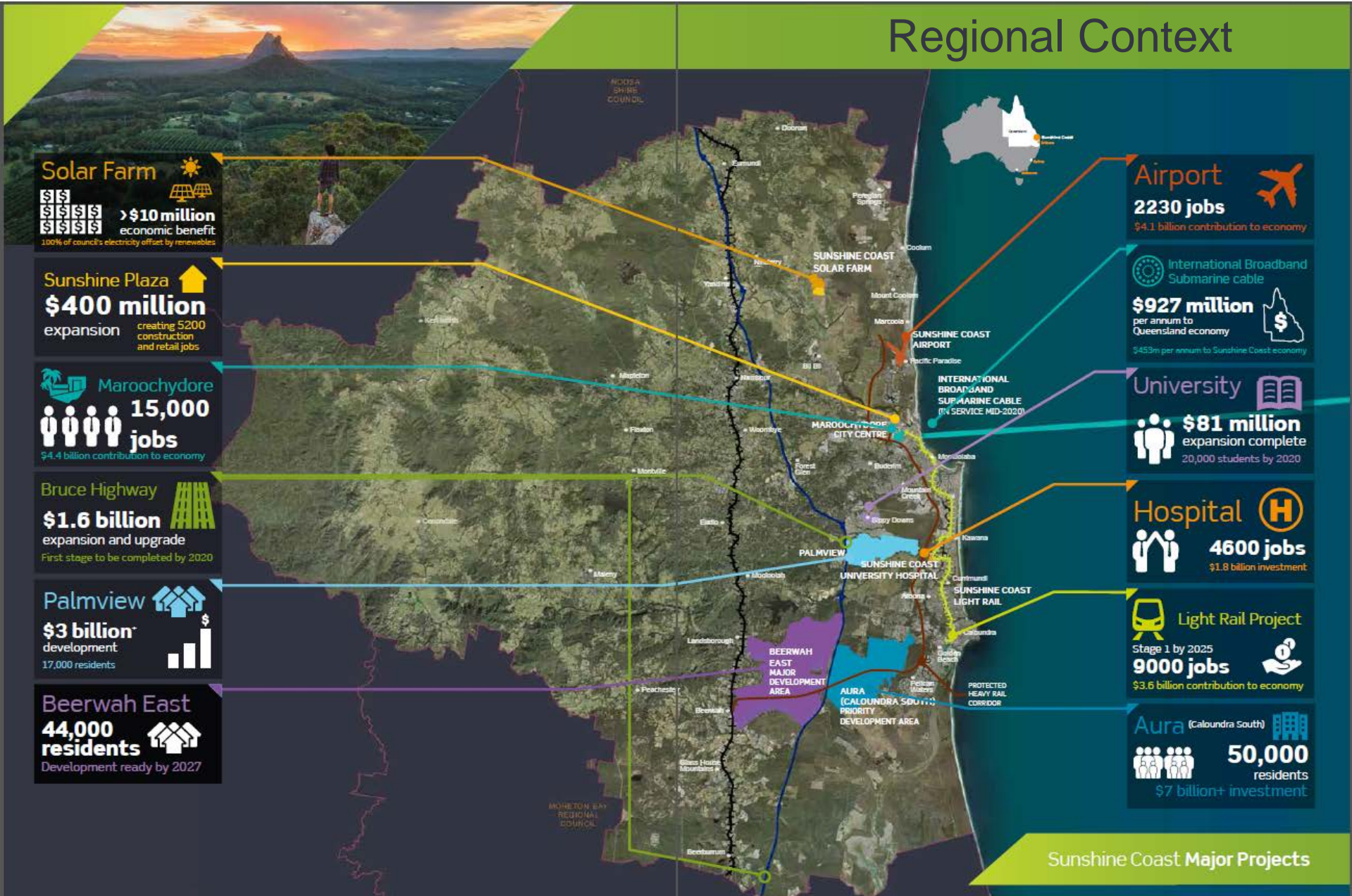


Baringa Community Hub Pilot Project

September 2020



Regional Context



Solar Farm 
 \$\$\$
 \$\$\$
 \$\$\$
 \$\$\$
> \$10 million
 economic benefit
 100% of council's electricity offset by renewables

Sunshine Plaza 
\$400 million
 expansion
 creating 5200
 construction
 and retail jobs

Maroochydore
 **15,000**
 jobs
 \$4.4 billion contribution to economy

Bruce Highway 
\$1.6 billion
 expansion and upgrade
 First stage to be completed by 2020

Palmview 
\$3 billion
 development
 17,000 residents

Beerwah East
44,000
 residents 
 Development ready by 2027

Airport 
2230 jobs
 \$4.1 billion contribution to economy

International Broadband Submarine cable
\$927 million
 per annum to Queensland economy
 \$453m per annum to Sunshine Coast economy

University 
 **\$81 million**
 expansion complete
 20,000 students by 2020

Hospital 
 **4600 jobs**
 \$1.8 billion investment

Light Rail Project
 Stage 1 by 2025
9000 jobs
 \$3.6 billion contribution to economy

Aura (Caloundra South) 
 **50,000**
 residents
 \$7 billion+ investment

Sunshine Coast Major Projects

Caloundra South PDA



Education Network

Nirimba Primary School (2022)

Private/Independent P-12 (no delivery date confirmed)

Primary School (no delivery date confirmed)

Future Private/Independent

Future State Primary School



Baringa State Secondary College (2021)

Baringa State Primary School (opened)

Catholic P-12 (2023)

Future State High School

Future State Primary School

Baringa Land Use Context

1,652 residential lots
130 multiple residential lots

District Activity Centre –
8,000sqm Retail, 4,000sqm
Commercial

P-6 school – 1,100 students

District Community Centre

Neighbourhood Sports Park

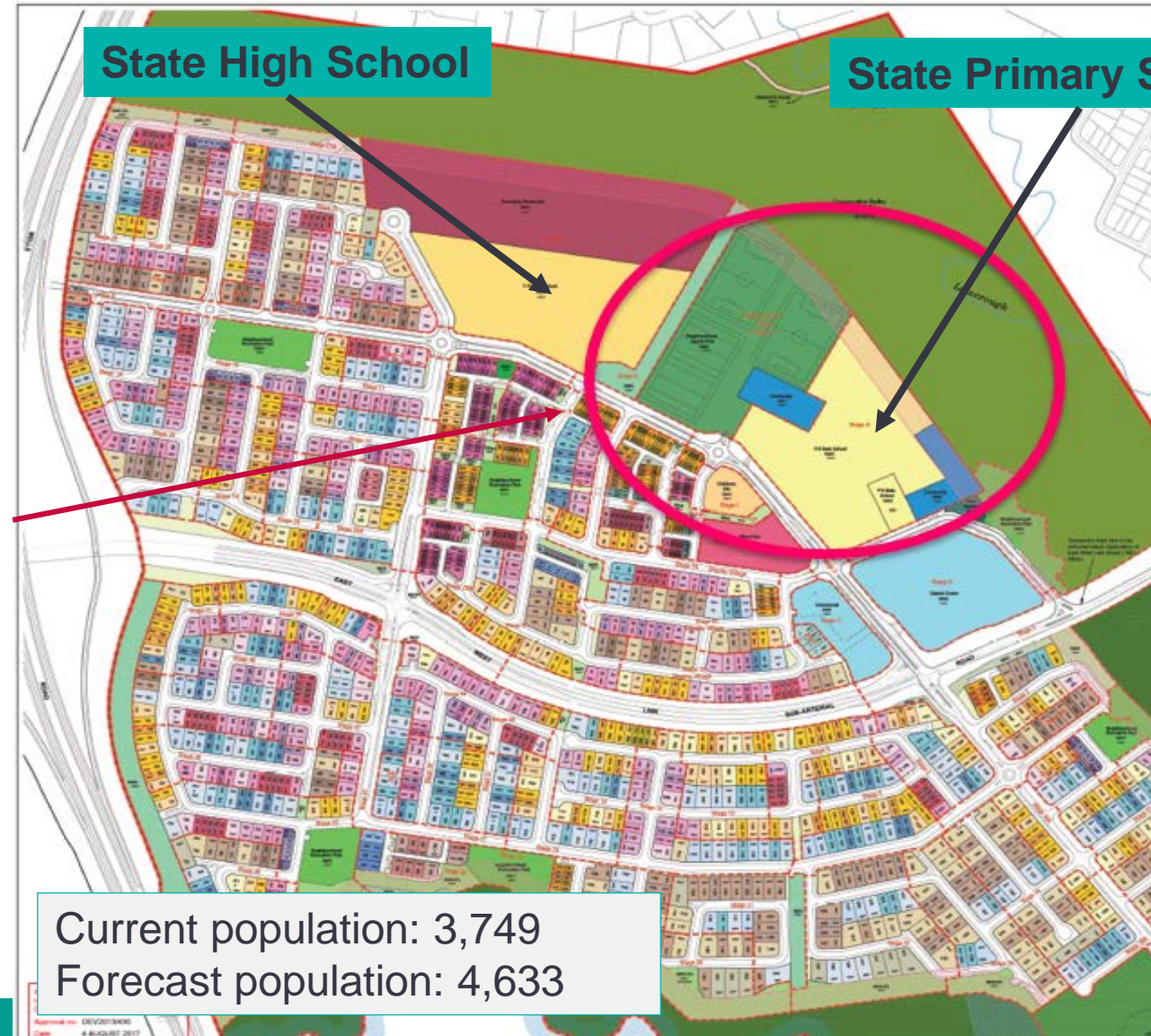
Recreation Park/ youth plaza

Town Square

State High School – 9ha
scheduled to open 2021

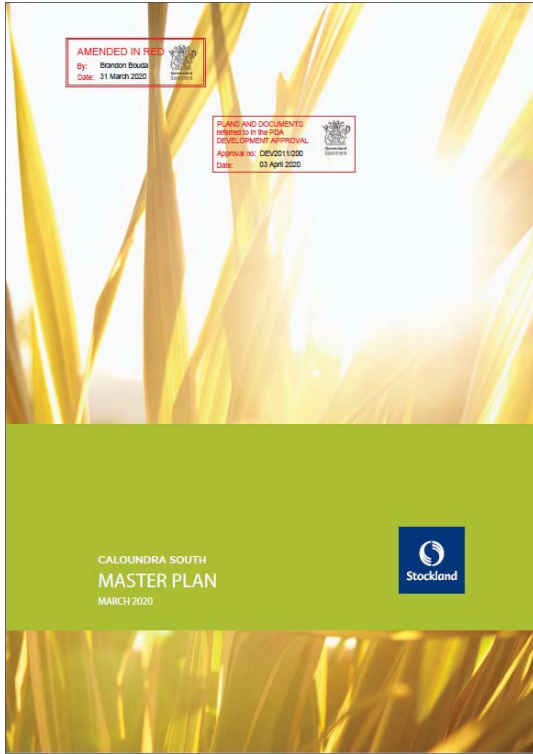
State High School

State Primary School

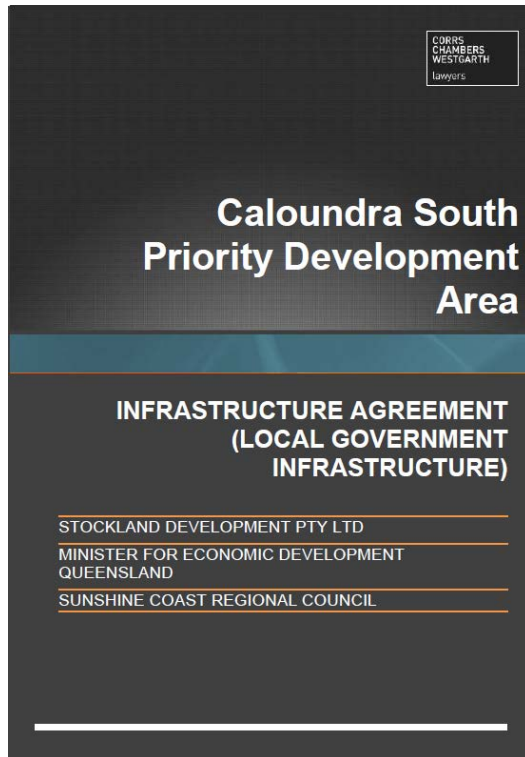


Current population: 3,749
Forecast population: 4,633

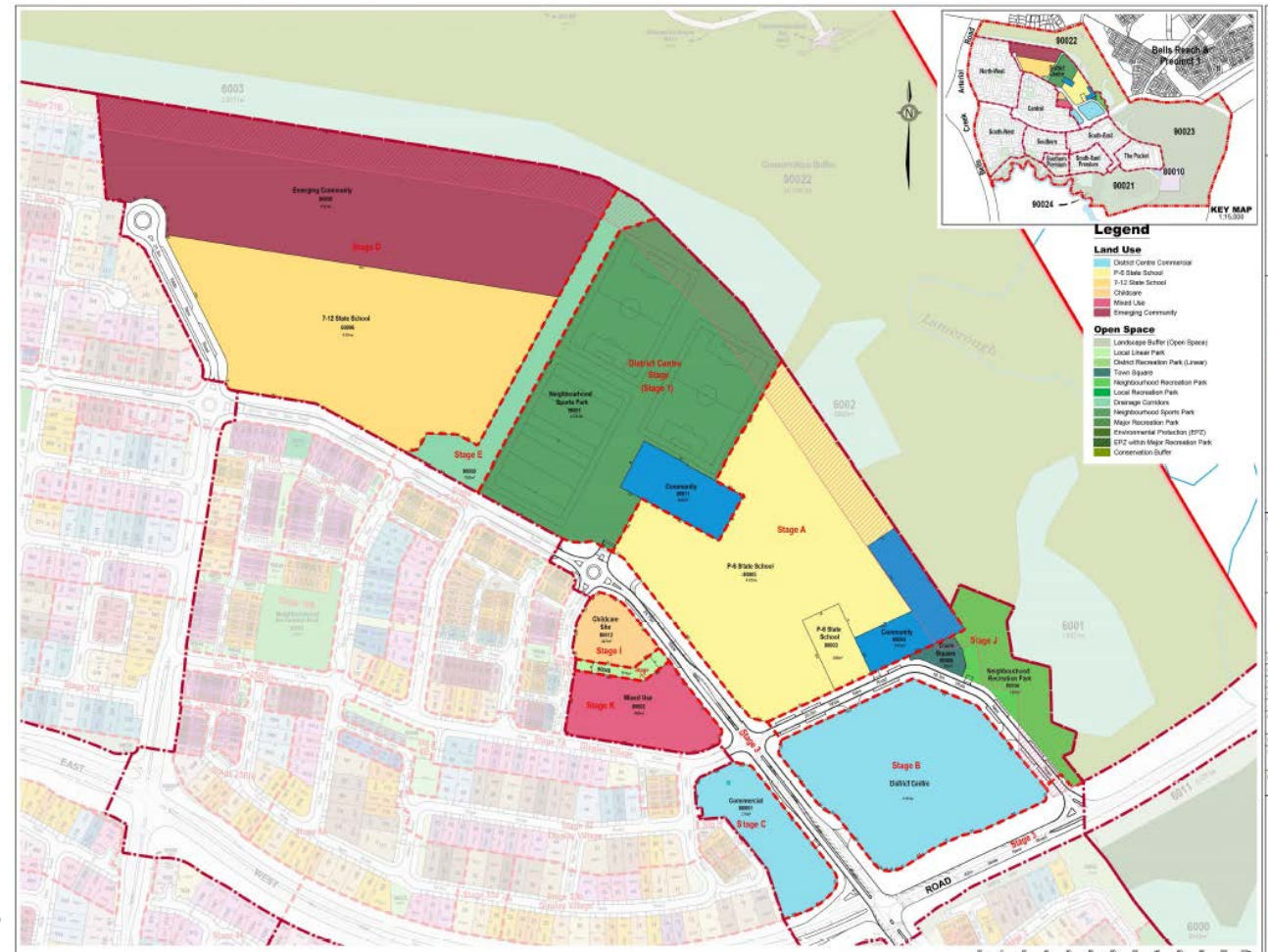
Caloundra South Key Documents



- Co-location with sports grounds
- Reduced area for school sites



- Secures all Local Government Infrastructure including land for sports grounds and community facilities



Baringa Community Hub Pilot Project

Background

- Initiated in 2012 by QLD Government (EDQ)
- Endorsed by Council 'in principle' 2012.

Vision

- Trial for a more effective and efficient delivery model which promotes co-location and shared use of State and council social infrastructure assets and resources.

Stakeholders

- Council
- Developer (Stockland)
- Department of Education
- Community Hubs and Partnerships Team (State Gov)



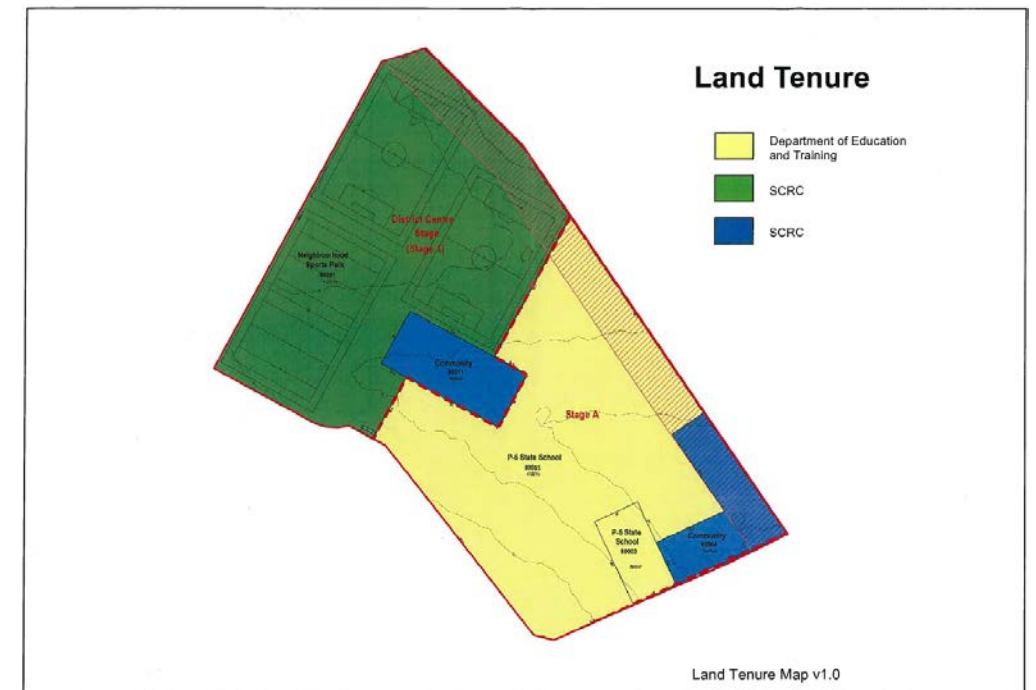
Implementing the Vision

Key Principles

- Co-location and integration of Council and School assets in a complimentary and effective manner
- Early delivery and community access to the school multipurpose hall, robotics and engineering space and music room
- Early delivery of Council District Community Facility
- Increase in sports park area to support 3 full size sports fields with 1 field for exclusive use by school
- Shared access to driveways and car parking areas

Implementing the Vision

- Community Hub Concept Report
- Memorandum of Understanding
- Amendment to Plan of Development
- Deed of Variation
- 99 year Lease
- Licenced Deed



MoU Key Elements



Key Elements

- Primary school site
- School multipurpose hall, engineering space & music room
- Council community centre
- Council future community purpose site
- Shared common area
- Town square
- Shared car parking areas and vehicle access
- Three full size sports fields (1 field exclusive for DoE use during school hours)



Lessons Learnt

Challenges

- Each stakeholder had different objectives
- Retention of stakeholder representatives
- Representatives not having authority to make decisions
- Design & Construct contract model (design being altered)
- Shared driveway located in public realm
- Agreements made without appointed Principal
- OSHC permanently established within foyer of multipurpose hall – impacts on community use
- Limited to no community access to Robotics and Engineering Space and Music Space
- Inability to establish a third party management arrangement

Lessons

- Engage early in the master planning phase
- Determine key design outcomes and extent of shared facilities and resources
- Establish an agreed co-location criteria between all stakeholders
- Be prepared to make brave decisions years in advance of the school being built
- Where a Principal is not appointed, consider a Principal Delegate
- Determine location and function of OSHC in order to maximise community use of shared facilities



Community Hub Delivery Complete June 2019



Thank you.



Our region.
Healthy. Smart. Creative.

See council's website for further details
www.sunshinecoast.qld.gov.au