



# Caloundra Community and Creative Hub

## Community Engagement 2 – 'Have we got it right?'

May/June 2021



Our region.  
**Healthy. Smart. Creative.**



# Acknowledgement of Traditional Owners

Sunshine Coast Council acknowledges the Traditional Owners of this region, the Kabi Kabi and Jinibara People. Council commits to working in partnership with the Traditional Owners and the broader First Nations community to support self-determination through economic and community development.

## Kabi Kabi Welcome to Country

The Kabi Kabi peoples are the original occupants of Caloundra and of the Sunshine Coast region. The large Kabi Kabi Nation was comprised of several smaller groups that each spoke a dialect of the Kabi Kabi language.

Our rich cultural heritage is tens of thousands of years old and it is deeply ingrained in the landscape. Kabi Kabi families continue to maintain our cultural, spiritual and social connection to country through our practice of song, dance, art, story telling and ceremony.

Kabi Kabi honour the wisdom of our Ancestors through dynamic contemporary cultural expression that represents our unique connection to place. It is a privilege to take responsibility for the protection of Kabi Kabi cultural knowledge and significant places for future generations, as the guardians and interpreters.

Kabi Kabi peoples are passionate about raising community awareness and appreciation of our rich cultural heritage. We are excited by the potential to reflect more of our values in the future design of community spaces.

We want to work together to build more opportunities to celebrate our unique cultures with local communities, and also with visitors to our magnificent region. Kabi Kabi look forward to achieving the representation of our cultural perspectives in the building and landscape designs of the Caloundra Community and Creative Hub.

Kabi Kabi Traditional Owners – Custodians

\*Kabi Kabi is also known as 'Gubbi Gubbi'



Source: Gubbi Gubbi Dancers at Dawn Awakening, Horizon Festival 2018. Image: ben vos productions.



# Introduction

The vibrant new Caloundra Community + Creative Hub (CCH) creates a public spaces precinct connecting The Events Centre, the new District Library, Caloundra Regional Gallery, town square, parks and street spaces through to Bulcock Beach. We want to check 'Have we got it right?' In hearing your values and vision and asking if the Draft Concept Design is what you picture?

## About the Precinct

The project area includes the public space surrounding:

- The Events Centre
- New District Library
- a new Caloundra
- Regional Gallery
- existing Library site (future development site)

And along with sections of streetscape within:

- Omrah Avenue
- Otranto Avenue
- Minchinton Street
- Nutley Street
- Bulcock Street

And which creates a new town square and upgrades to Felicity Park and Bill Venardos Park.

The public spaces will be supported by adjoining mixed use development which will embed the 'City of Beaches' character and sub-tropical landscaping into the public realm and building design. Active street frontages including shops, cafes and businesses will also activate the CCH. The precinct will be brought to life with community and creative uses, events and activation.

## Where are we up to?

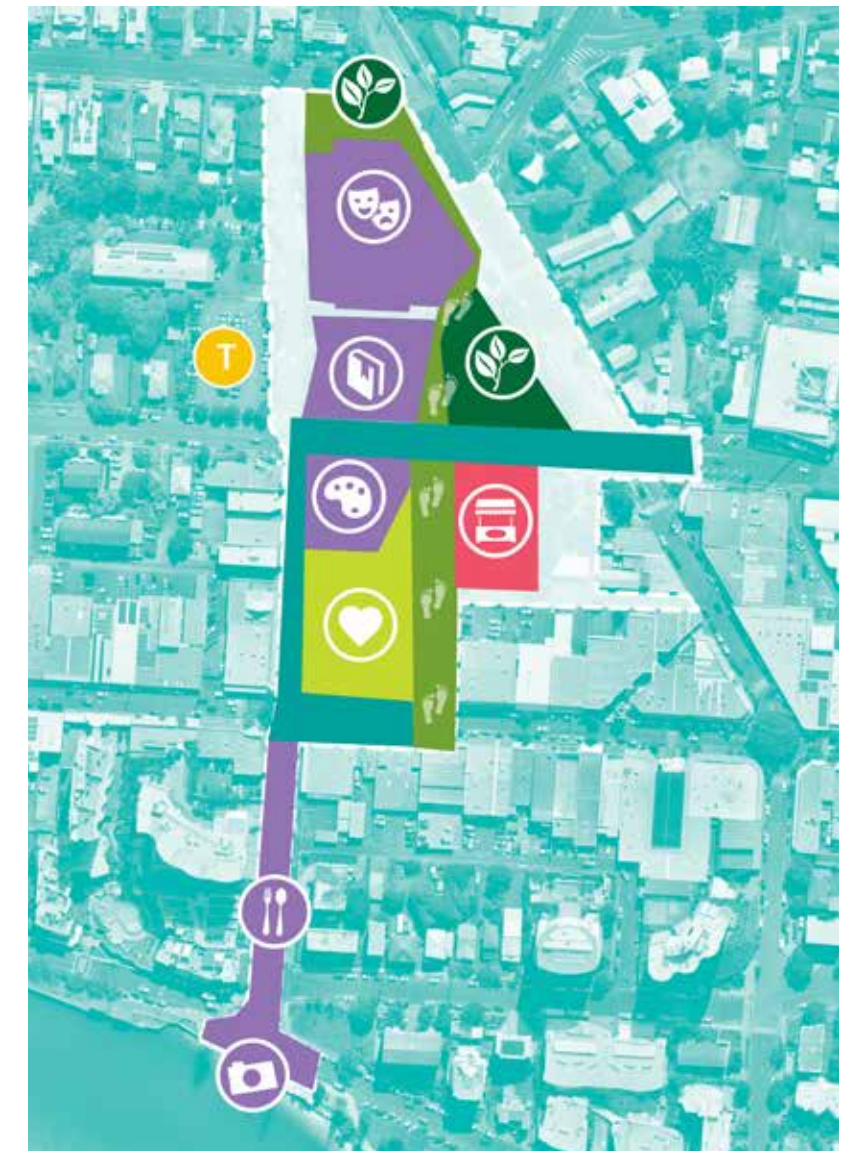
This report has been developed following extensive research and design development and from feedback from the 'Have Your Say' community engagement completed in November / December 2020.

This Draft Concept Design has been undertaken in response to feedback.

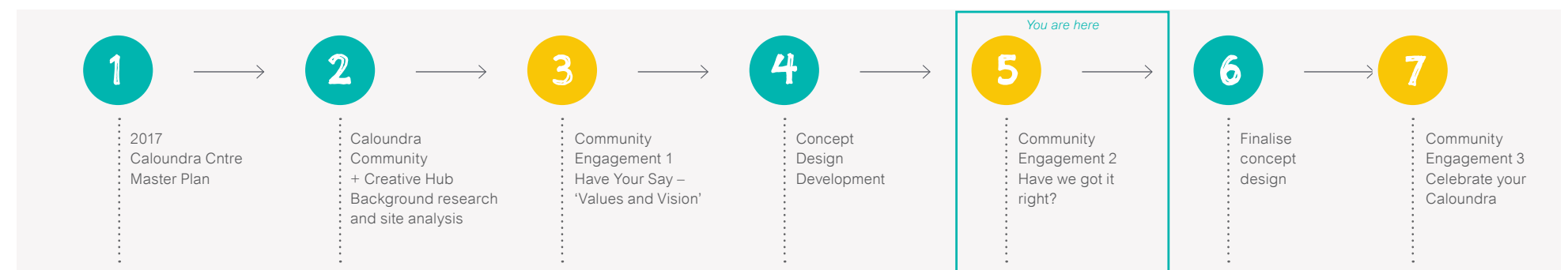
This report is provided for the purposes of community review in 'Have we got it right?' community engagement, from 25 May to 22 June 2021.



Caloundra Community and Creative Hub location plan



Caloundra Community and Creative Hub Opportunities Diagram from Stage 1 'Have Your Say' pubic engagement, November 2020



Project time line

# Here's what we heard you value...

What we heard was five strong values or themes.

These are the principles which have guided the Draft Concept Design and this is how we have incorporated them.



## 1 Keep it Green

Retain and extend the open space, tree canopy, shady garden and park feel to complement and contrast to the beach.

- Keep the town centre oasis feel as a contrast to the beach. Retain the majority of existing shade trees and enhance the lush, soft, green subtropical character that exists in Bill Venardos Park and Felicity Park.
- Provide lawn areas of differing sizes, some shady and enclosed, others open and sunny. These flexible areas can support events of different types and scales as well as being places to lounge with a coffee and watch the kids run around.
- Embed a sustainable approach which contributes to environmental, social health and well-being including:
  - enhancing the cool micro-climate
  - minimising hard
  - hot surfaces
  - collecting, treating and re-using water
  - low in energy use.
- Focus on tree protection including future detailed arborist assessments, root investigation, gardens and lawns within tree protection zones, or permeable paving and decking for hardscapes under tree canopies.



## 2 Keep it Unique

Tell the stories of Caloundra and keep the distinct low key, friendly and inclusive atmosphere.

- Keep the relaxed, welcoming and family friendly feel. This is a place for everyone to enjoy.
- Incorporate local, natural and Kabi Kabi contemporary culture to showcase the best of our community.
- Discover art interwoven in the landscape that is authentic, diverse and interactive.
- Playful, quirky art, water and lighting in the landscape, streets and lanes.



## 3 Change the way we move

Rethink how we get to, around and park near this place as it becomes ever more popular.

- Pedestrians come first and walking is prioritised through extensive shared zones, wide shady footpaths and safe, easy pedestrian crossings.
- Easy and accessible movement for all including reduced traffic speeds and promoting cycling and e-mobility devices.
- Easily link to future mass rapid transit and a revised car parking strategy for the area.
- Stimulate investment in the town and regeneration where people will be able to live, shop, work and holiday within the heart of Caloundra.



## 4 Improve how we navigate

Make finding spaces, places and what's on in the precinct, and wider Caloundra, much easier.

- Direct, shady connections through open space from the beach up to The Events Centre and enhanced views through the area and down to Pumicestone Passage.
- Landmark cultural buildings with covered connections draw people through the precinct.
- A generous town square, widened Felicity Park and a network of laneways to discover.
- Gateway arrival markers, interactive information boards, banners and an app to easily find out what's on in Caloundra and where.



## 5 Love more events and creative interest

A walkable and accessible precinct showcasing and involving opportunities (day and night) for different arts, community led events, creative activities, food and fun.

- A mixing of art, knowledge, events and culture found in the heart of Caloundra—a place to experience, learn or create.
- A must visit community destination for music, performance, food and fun, where there is always something to see and do—day and night.
- A diverse and busy calendar of local events—big and small.



## We heard that you envision...

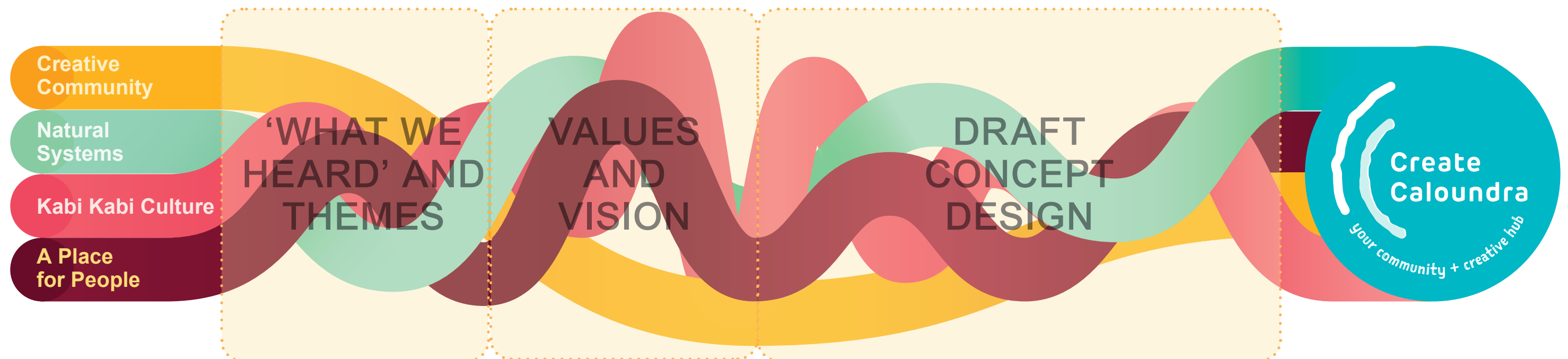
A place for people to enjoy and discover arts, creativity and community in an extended shady and green public precinct. A place which connects spaces and civic buildings with accessible events and engaging creativity, social and retail opportunities that tell the stories of Caloundra old and new. A Community + Creative Hub that captures your spirit of Caloundra.

## Woven Threads – Layers of Place Value

Your Community + Creative Hub will be informed by the unique history and character of Caloundra.

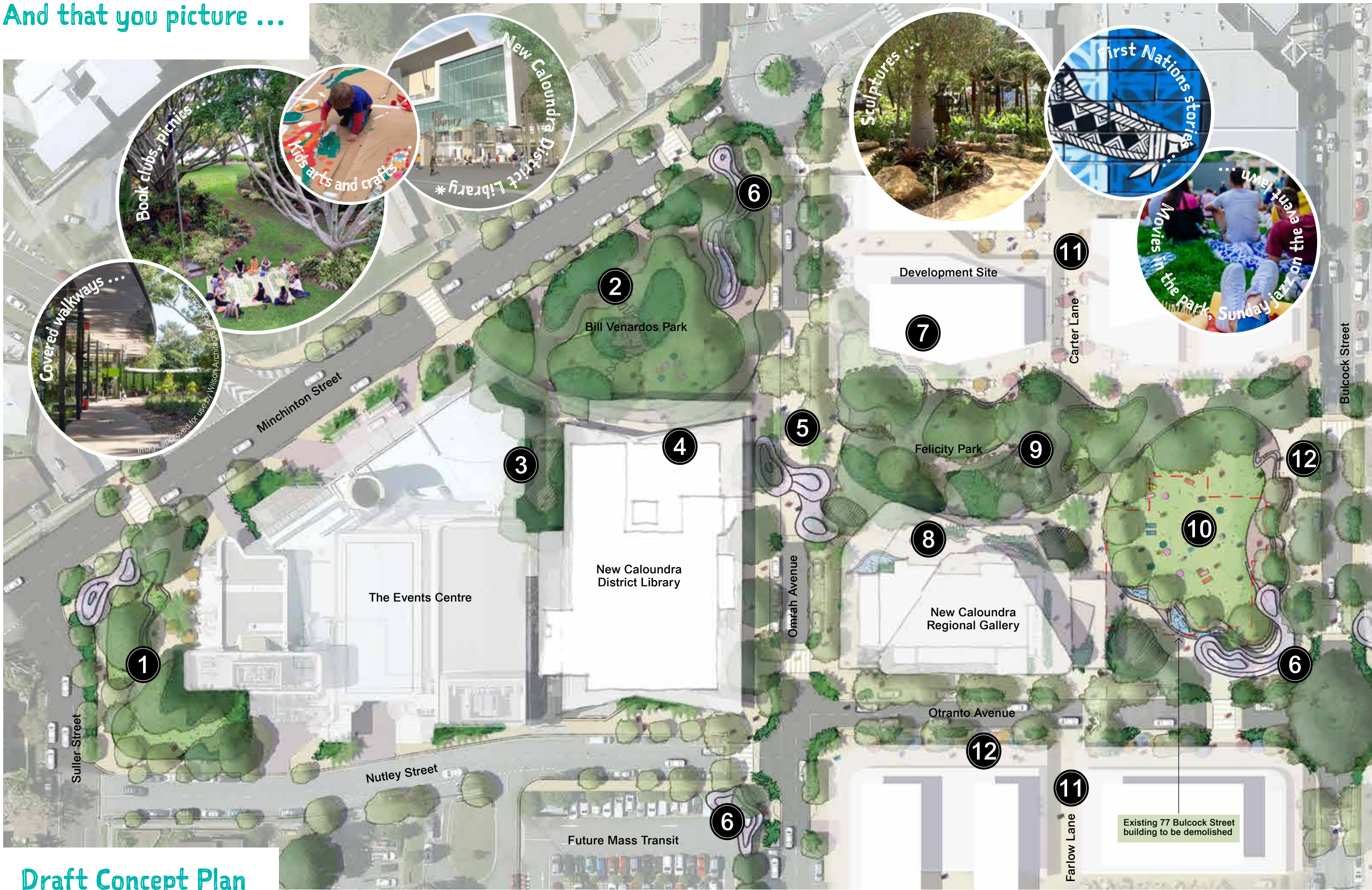
The Draft Concept Plan's inspiration and outcomes are intertwined with all that makes Caloundra special. Four key threads will be woven through all aspects of the project.

- Partner with, be inspired by and create opportunities to showcase Caloundra's creative community.
- Seek inspiration from the region's natural systems and amplify their value and beauty through integration of sustainable landscape design approaches, patterns and materials.
- Acknowledge the connection to Country for the Kabi Kabi people and showcase First Nations culture, narratives and art.
- Retain the relaxed and family-friendly atmosphere by providing diverse experiences and places for locals and visitors, ensuring the precinct offers something and means something to everyone.





And that you picture ...



Draft Concept Plan





- 1 The Events Centre breakout space terrace and garden.
- 2 Bill Venardos Park – shady family friendly reading garden under the existing fig trees.
- 3 New southern entry to The Events Centre with covered link and rainforest deck.
- 4 New Caloundra District Library building refurbishment and expansion with ground floor cafe.
- 5 Omrah Avenue shared zone with bold public art opportunity overhead.
- 6 Oyster inspired shade structures at key arrival points including digital 'What's on' and arts display information.
- 7 Future development on the site of the existing library with engaging ground floor uses and building cut back at ground and lower levels to provide a widened Felicity Park.
- 8 Caloundra Regional Gallery with publicly accessible roof garden, indoor / outdoor atrium and active ground floor uses.
- 9 Felicity Park with public art set amongst? under the shade of the existing trees and linked by permeable pavements and low decking to ensure a light touch on tree roots.
- 10 Community Town Square with a new 1250 m<sup>2</sup> event lawn on the site of the demolished 77 Bulcock Street building with movable furniture and flexible stage locations.
- 11 Future development could extend a network of lanes with art and retail opportunities.
- 12 Otranto Avenue widened footpaths with outdoor dining amongst illuminated coastal shade trees, gardens and enhanced pedestrian crossings.
- 13 Opportunity for Pumicestone Passage viewing terraces and picnic facilities at the water's edge.

Note: All future development on privately owned land is shown indicatively only to demonstrate potential Caloundra Centre Master Plan outcomes. All development is subject to future development submissions and approvals.

Final design and project delivery is subject to the endorsement of Council, and funding allocation. Funding constraints may result in reduced scope for this project.  
\*Final building layout is subject to detailed design.

Image sources: Approved for use by JACOBS unless otherwise noted.





## Artist impression

Bird's eye view looking east along Bulcock Street

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Artistic illustration of the Town Square looking north



# What's on at the Hub?

Your Community and Creative Hub will be a diverse and vibrant place with something for everyone. No matter your age, interests or background, you will find authentic local experiences, day and night.

A rich calendar of events will provide iconic, seasonal, grass roots and weekly activities in our cultural buildings, open spaces and streets.

Events will range in size, scale and infrastructure needs and be carefully curated in the landscape to ensure appropriate protection of the cherished existing trees and gardens, specifically within Bill Venardos Park and Felicity Park.

The following ideas give a sense of the unique and creative experiences that you might find in your Community and Creative Hub.

## THE EVENTS CENTRE

- Singles social disco night
- Graduation events
- What is?
- Contemporary music concerts
- Surf and skate expo
- Ballet
- 70's and 80's music festival
- Esports games

## NEW DISTRICT LIBRARY

- Community classes
- Cultural knowledge sharing
- After school club
- Local history talks
- Exhibitions
- Life learning
- Book week
- Craft show
- Iconic authors themed events

## CALOUNDRA REGIONAL GALLERY

- Artist exhibitions
- Body art masterclass
- Digital / animation masterclass
- Pottery
- Arthouse films
- Recycled arts
- Community art workshops
- Paint 'n' sip
- Jewellery making

## BILL VENARDOS PARK

- Food festival
- Poetry slam
- Children's story time
- Garden and flower show
- Easter egg hunt and Easter bunny craft
- Teddy bear's picnic and puppet making

## LANEWAYS

- Public art laneway trails
- Local showcase: local food, arts, crafts, immersive experience
- Street art
- Vintage markets

## BULCOCK STREET

- Christmas artisan markets
- Food trucks
- Horizon festival
- Anywhere festival
- Lantern parade

## FELICITY PARK

- NAIDOC cultural presentation and circle
- Ephemeral sculptures
- Indigenous art
- Tree light projections
- Felicity's BBQ in the park
- First nations stories of Caloundra
- Tai chi and yoga
- Indigenous artisans market

## TOWN SQUARE

- Sunday jazz on the lawn
- Movies in the park
- Circus skills workshops
- NAIDOC week performances
- Bunya festival
- Multicultural festival
- Carols
- Dance festival
- Sunny coast sustainability event

## OTRANTO AVENUE

- Dinner with friends
- Work parties
- Busking
- Christmas in July
- Food and Wine Festival

## BULCOCK ESPLANADE

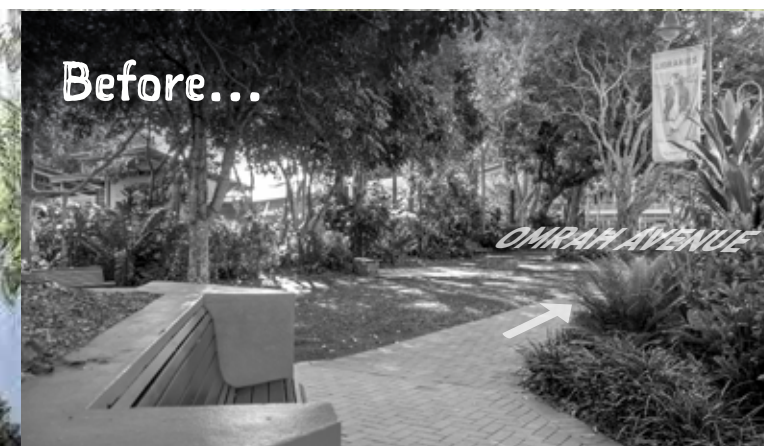
- Pop up dinner on the beach
- Sunset party
- Walking tours
- Walk and talk photography lessons
- Oyster long lunch
- Billy cart races



Image sources:  
1. Gubbi Gubbi Dancers at Dawn Awakening, Horizon Festival 2018. Image: Ben Vos Productions.  
2. Kabi Kabi public art (detail) – artist: Lyndon Davis, Lambkin Lane mural  
All other images approved for use by JACOBS.







## Artist impression

View looking north through Felicity Park towards Library

Final design and project delivery is subject to the endorsement of Council, and funding allocation. Funding constraints may result in reduced scope for this project.  
\*Final building layout is subject to detailed design.





Before...

## Artist impression

View looking north to Town Square from Bulcock Street

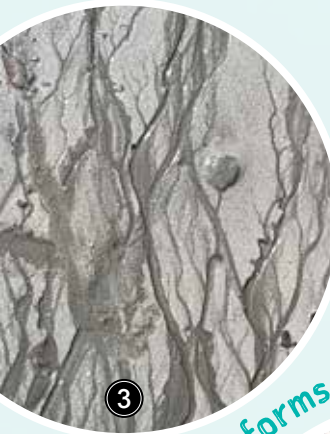
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Inspired by Caloundra's  
greatest assets ...



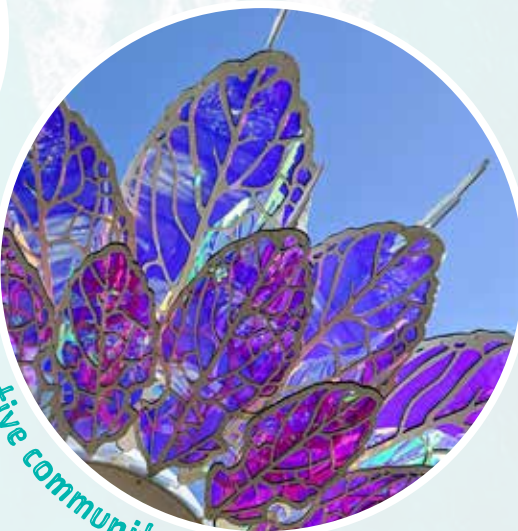
Kabi Kabi art and culture



The colours and forms of nature



Our creative community



Beach life

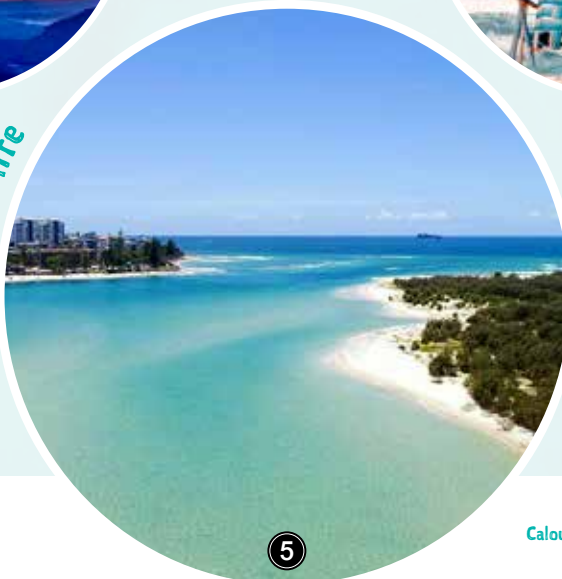


Image sources:

1. Source: Gubbi Gubbi Dancers at Dawn Awakening, Horizon Festival 2018. Image: Ben Vos Productions.
2. Hope O'Chin, Goannas, 2018, (detail) acrylic on canvas, 61 x 102.5 cm. Sunshine Coast Art Collection. Acquired through the Sunshine Coast Council 2019–2019 Reconciliation Action Plan. Photo: Carl Warner
3. Approval for use by JACOBS.
4. Approval for use by JACOBS.
5. Approval for use by visitsunshinecoast.com

... to create a unique  
Caloundra character.

Punitestone Passage viewing terraces



Dine under the trees



Biophilic, sustainable approach



Drift – meandering and peaceful







Organic open space



Shady canopy



Kabi Kabi connection to country



Artistic and playable landscapes



Coastal urban forest



# Vegetation and Connected Landscape

The Caloundra Community and Creative Hub (CCH) precinct is currently known for its lush vegetation, dense canopy and subtropical character—creating a cool and shady alternative to the beach in the heart of town. You have told us to ‘Keep it Green’. These pages demonstrate how the Community and Creative Hub Draft Concept integrates, impacts and adds to the existing vegetation in the precinct.

## Existing Vegetation Today

Existing vegetation contributes positively to the CCH by providing shade, habitat, a cool micro-climate and reduced heat island effect. Council commissioned an independent arborist to assess the value, life expectancy and risks of existing vegetation. Key species in the precinct include Figs, Rainforest Species, Melaleucas, Tuckeroos, Palms, Norfolk Island Pines and Cycads.

There are 317 trees assessed by the arborist within the area. Of these, 53 are assessed as high value, 189 as medium value and 48 are low value and may require rejuvenation (13 of these low value species are recommended for removal and replacement). Twenty-four cycads and three fern trees with unassigned values also exist and as their condition and health is good, they are included as medium value specimens in the following diagrams.

## Impact of New Buildings

The CCH project proposes three key new buildings. These buildings will require the removal of some existing vegetation within their proposed footprint. Careful construction practices such as excluding works from designated Tree Protection Zones will be required to minimise disturbance at the edges of new buildings. Estimated tree removal is as follows, noting that potential exists for some species such as palms and cycads to be transplanted elsewhere on the site if impacted.

- Caloundra District Library – 12 trees removed (4 low and 8 medium value) including 4 palms / cycads for potential transplanting.

- Caloundra Regional Gallery – 36 trees removed (four low, 27 Medium and five High value) including 15 palms / cycads for potential transplanting.
- Development Site – approximately 36 trees of unassigned value exist on the site. Tree removal is dependant upon future development proposals however, it is likely that the majority of these trees will require removal. Future arborist assessment will be required to determine tree values and if any significant trees should be considered for retention.

Other hardscape works and utilities infrastructure will also need to be carefully designed so as not to cause adverse effects to existing vegetation. Protection measures to be incorporated may include future detailed arborist assessments, root investigation, gardens and lawns within tree protection zones, or permeable paving and decking for hardscapes under tree canopies.

## Proposed Planting

The project will increase the number of trees, garden area and shade within the precinct. Trees requiring removal will be replaced in accordance with the *Sunshine Coast Street Tree Master Plan (2018)*, at a minimum ratio of one to one and no net canopy loss for high value trees.

Approximately 200 new trees and palms are proposed for the public areas of the precinct (new planting within the development site will be additional to this). New trees will line currently hot, exposed footpaths. An increase in public realm will also substantially increase lawn and garden areas, particularly along Otranto Avenue, within the Town Square (due to the demolition of 77 Bulcock Street) and along the western edge of the development site.

New planting, combined with building canopies and shade structures will provide continuous, shady connections through the precinct from Bulcock Esplanade, to The Events Centre, new Caloundra District Library and Caloundra Regional Gallery.

### EXISTING VEGETATION TODAY



- Existing tree – high value
- Existing tree – medium value and cycad / fern trees
- Existing tree – low value
- Existing tree on development site – no value assigned

*Note: Existing tree values are as determined by an independent arborist assessment report. With the exception of trees along its western boundary, the remainder of trees on the development site were not assessed.*

### IMPACT OF NEW BUILDINGS



- Existing tree – high value to be retained
- Existing tree – medium value to be retained
- Existing tree – low value to be rejuvenated or replaced
- Existing tree – removed or transplanted due to proposed building works
- Existing tree – other

— New building edge/boundary

### PROPOSED PLANTING



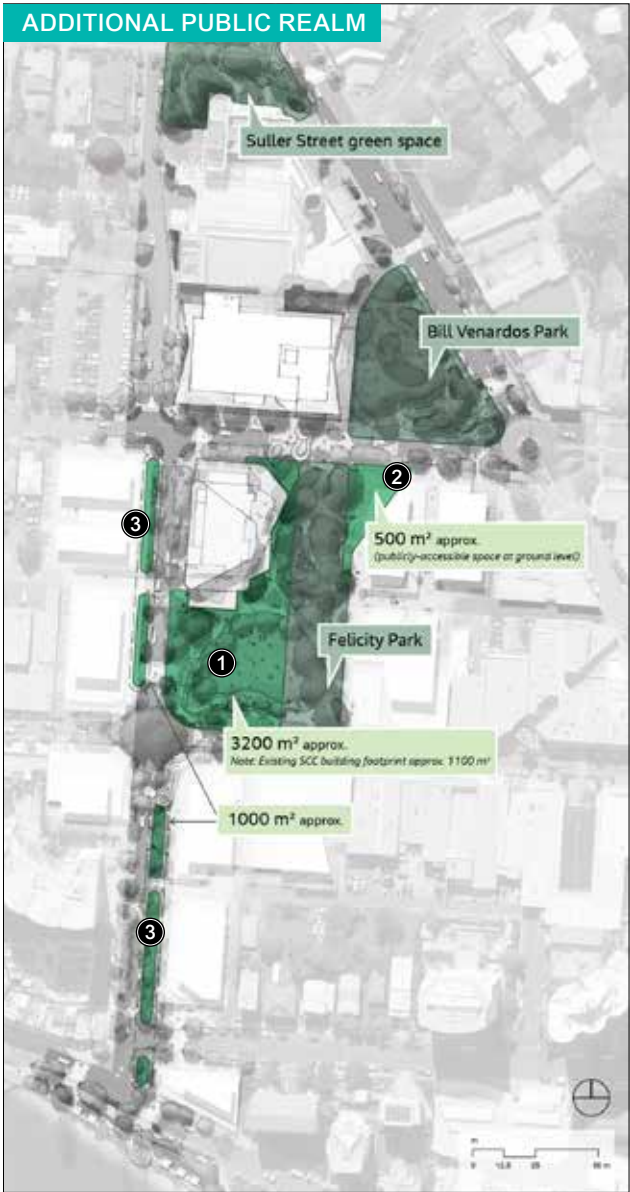
- Existing trees
- New trees
- Pedestrian Circulation
- New building footprint



### Additional Public Realm

The CCH Draft Concept Design provides additional public realm in the centre of Caloundra. Building upon the already established and cherished open spaces of Felicity Park, Bill Venardos Park and the area north of The Events Centre, the precinct will provide additional pedestrian, event and outdoor dining focused spaces including:

- New Town Square – removal of the Council building on 77 Bulcock Street and relocation of the Caloundra Regional Gallery will allow Felicity Park to be expanded to the south and west, providing approximately 3200 m<sup>2</sup> of additional public open space.
- Development Site – removal of the existing library building and redevelopment of the site provides opportunity to widen Felicity Park
- Otranto Avenue – removal of car parking bays the eastern side of the street will allow a 7 m wide verge for shade planting, gardens, pedestrian and slow cycling be provided, creating approximately 1000 m<sup>2</sup> of additional public realm. Once adjoining properties are redeveloped with a retail zone / outdoor dining area setback at ground level (as per the *Caloundra Centre Master Plan (2017)*) a generous active streetscape will connect up into the



- New public realm – lawns, gardens and widened footpaths
- Existing public realm and/or green space
- ① Additional public open space
- ② Publicly accessible portion of development site at ground level
- ③ Additional Otranto Avenue landscaped footpath space due to removal of existing on street parking

## Sustainable Design and Climatically Responsive Buildings

Sustainability is at the heart of the Caloundra Community + Creative Hub design. The design of streets, public spaces and buildings will align with the strategic direction of the *Sunshine Coast Environment and Liveability Strategy (2017)* and the values and principles of the *Sunshine Coast Design Book* and will:

- take advantage of our subtropical climate
- be resource and cost efficient
- be ready for future technology, flexible and climate change responsive
- have a focus on preserving and enhancing nature, shade and vegetation
- promote wellbeing, community and connectivity.

New cultural buildings within the CCH are being designed with the aim of maximising ground level activation and pedestrian shade, ensuring appropriate scale, taking advantage of long views and breezes and retaining access to natural light within adjacent open spaces and streets.

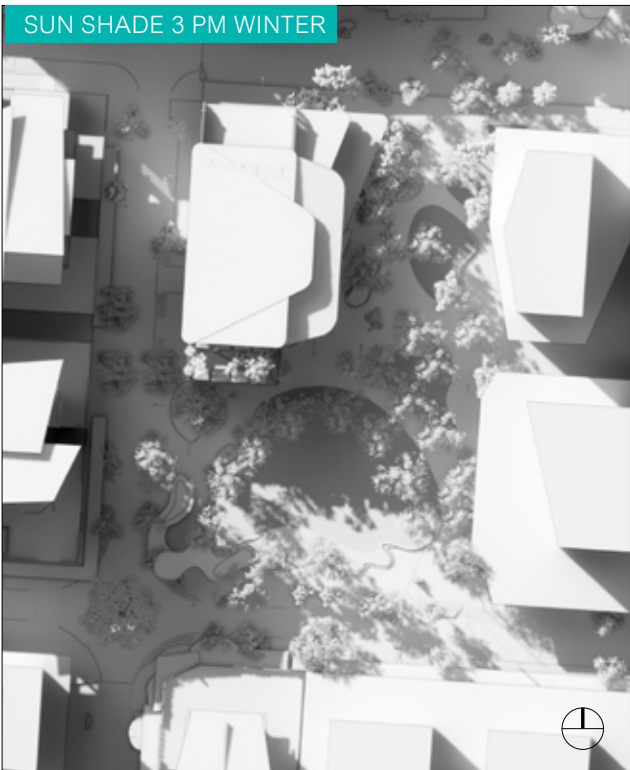
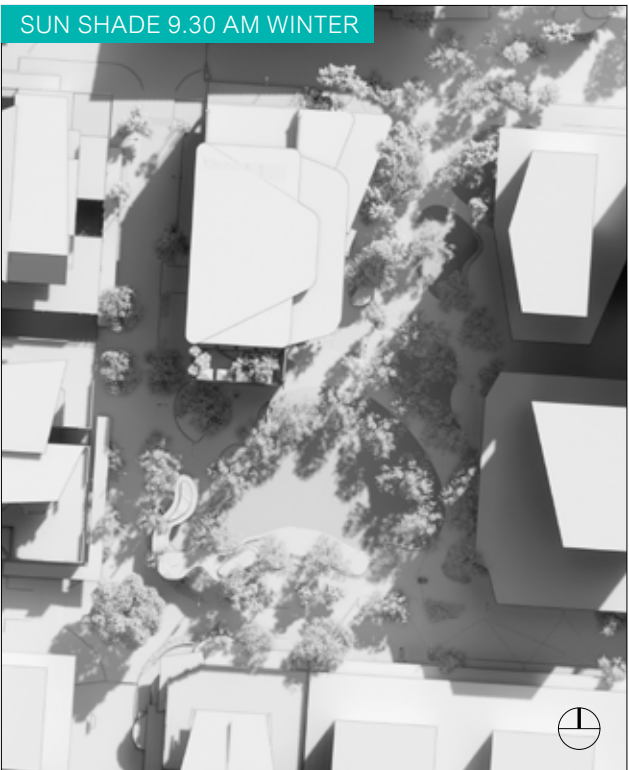
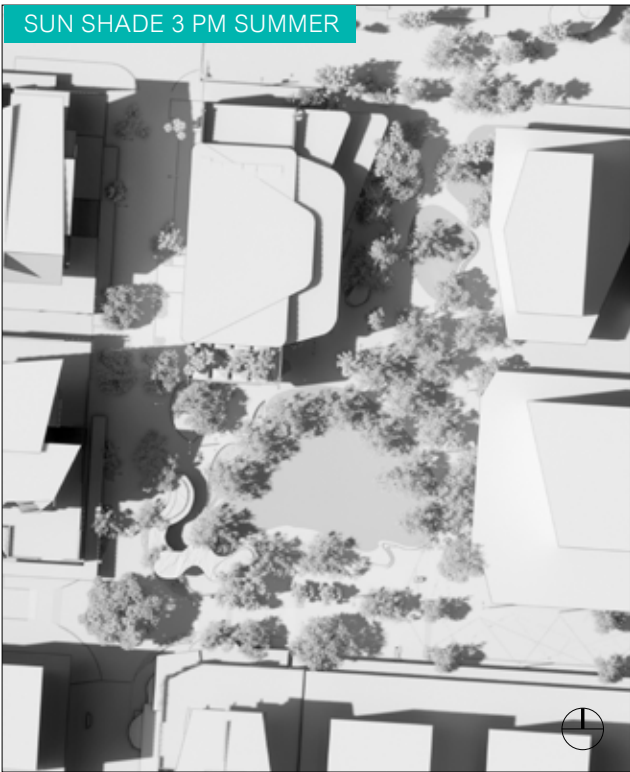
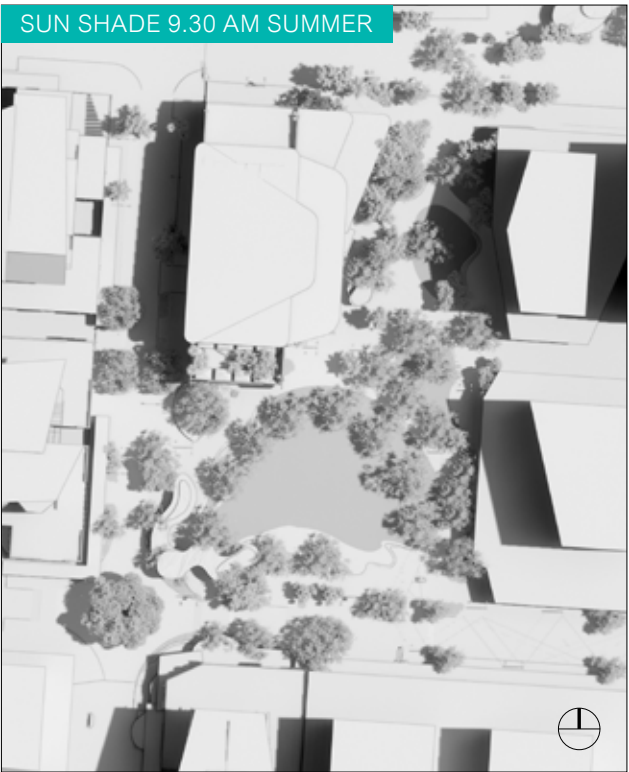
by 3.5 m to the east. Opportunity also exists to open up access and views to and from Bill Venardos Park by proposing a corner truncation at ground level. Combined, this will provide approximately 500 m<sup>2</sup> of additional publicly accessible space that will provide a more open feel to the northern section of Felicity Park.

- Otranto Avenue – removal of car parking bays the eastern side of the street will allow a 7 m wide verge for shade planting, gardens, pedestrian and slow cycling be provided, creating approximately 1000 m<sup>2</sup> of additional public realm. Once adjoining properties are redeveloped with a retail zone / outdoor dining area setback at ground level (as per the *Caloundra Centre Master Plan (2017)*) a generous active streetscape will connect up into the

Climatically responsive design, including shady atriums, are proposed on the ground floors of the new Caloundra District Library and Caloundra Regional Gallery— allowing pedestrians to flow through in comfort, sheltered from the sun and rain. The Development Site, and other adjoining sites also provide opportunity for active and sheltered access along the eastern side of Felicity Park, the new Town Square and Otranto Avenue.

Built form on the Development Site has the opportunity to pull back from its north-western corner on the ground and lower levels. This would provide approximately 500 m<sup>2</sup> of additional accessible ground level public realm compared to today, and opens up sight lines and pedestrian connections into Felicity Park.

Future design considerations will ensure buildings are at an appropriate scale and minimise overshadowing. The following sun diagrams demonstrate the approximate shadow extent for mornings (9.30am) and afternoons (3pm) during summer and winter.





# Have we got it right?

We want to hear from you. Visit Council's website to tell us in the survey:

- 1 How would you prioritise the values we heard, with 1 being the most important and 5 being the least important?
- 2 Are there any values, themes or priorities missing?
- 3 Do you agree with the vision statement?
- 4 What would you add or change about the vision statement?
- 5 Is there anything you would change about the draft concept design?
- 6 What do you like or love about the draft concept design?
- 7 What event, activity or day to day happening are you most interested in being a part of at the Hub?
  - Arts, culture, knowledge outdoor classes, 1-4hours, maximum 15 participants
  - Single music or artist evening performance, 2 hours, crowd of 50 people
  - Family Fun event with activities, performances and food over a day, 500 people (in place for the day)
  - Themed Arts, First Nations, Authors events / markets, 1000s of people (moving through over day and night)
  - I am interested in running community and creative events myself and have the following idea...



**'Have we got it right?'**

Tell us in the survey on council's website.



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