



Council Ordinary Meeting – 25 March 2021

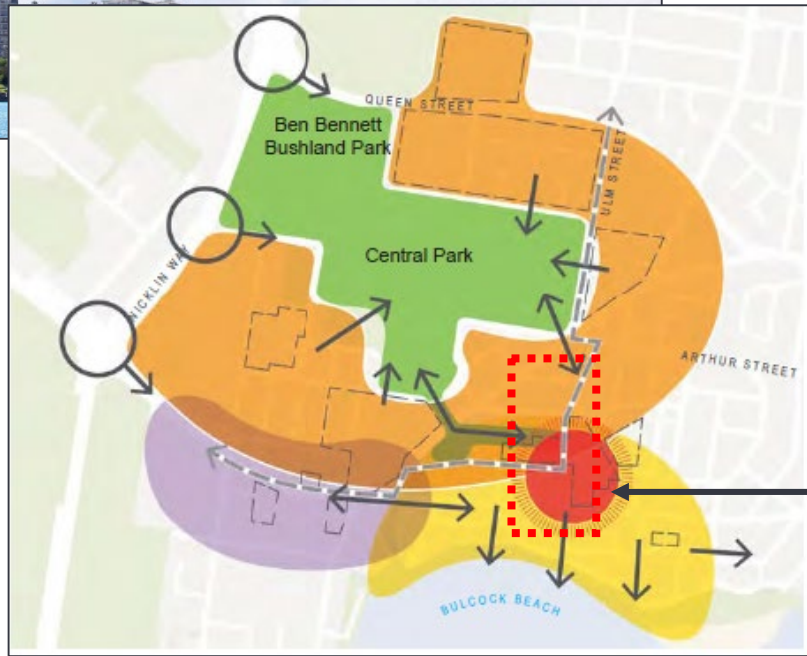
Caloundra Centre Activation Project

Overview of Presentation

Caloundra Administration Building Repurposing

- **Caloundra Centre Activation Project - Background**
- **Caloundra Administration Building Repurposing**
 - Project Overview
 - Design Brief
 - Feasibility / Due Diligence
 - Design Response
 - Project Issues:
 - Workplaces
 - Bill Venardos Park
- **Recommendation**

Background



Top Priority Projects

- Town Square Redevelopment:
 - Town Square
 - Community Facilities
 - Mixed use development
 - Links to Bulcock St
- Road Improvements
- Otranto Avenue Street Park

Background

Previous Resolutions – June 2019

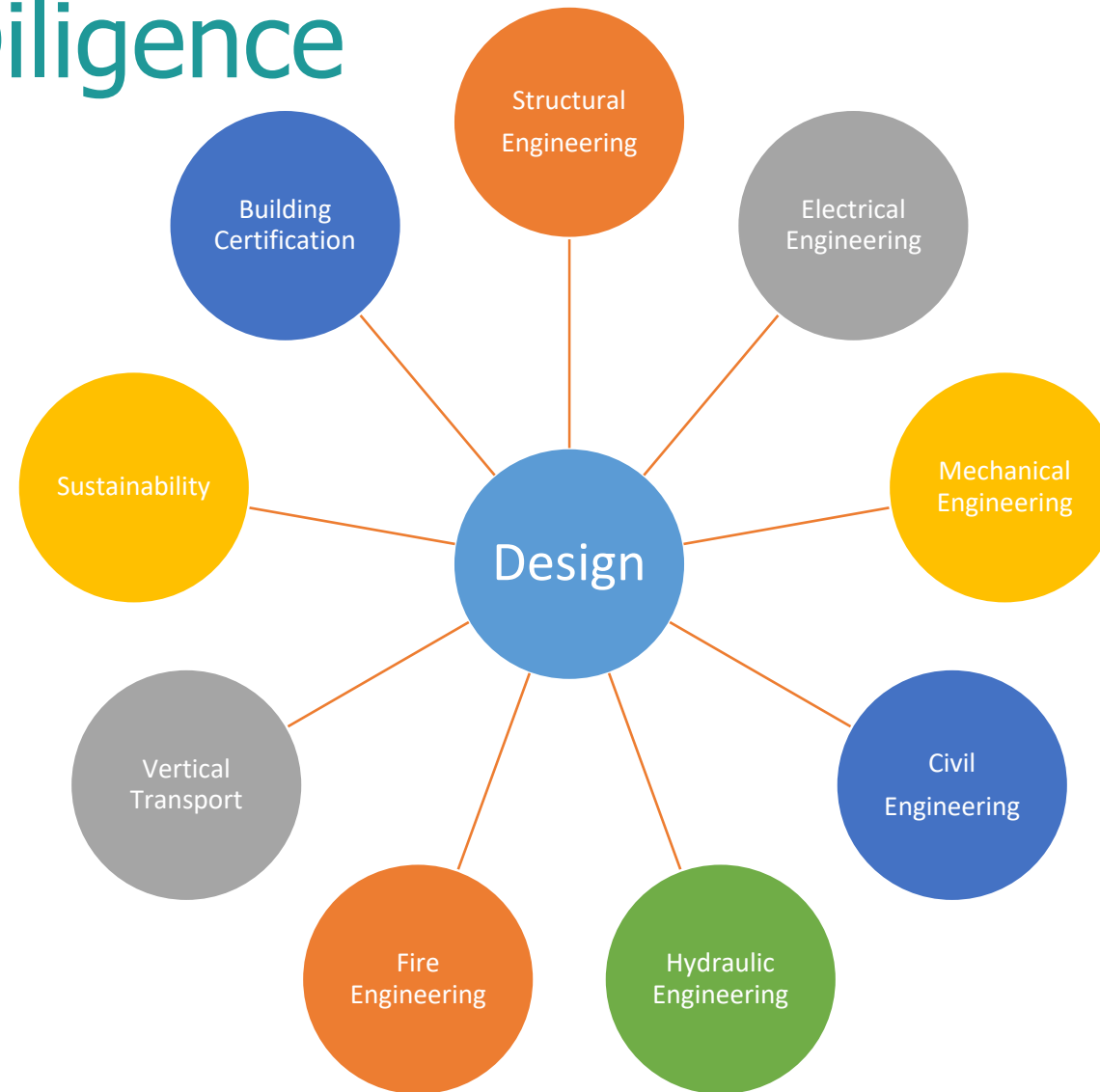


- Endorsement of an **Urban Design Concept** to guide future planning and design
- **New Town Square** at 77 Bulcock St
- Approval in principle to the establishment of a **new Caloundra Library** within the existing Caloundra Administration Building
- Approval of the size and location of a **new Caloundra Regional Gallery**
- Agreement in principle to the **sale of the current Caloundra Library site** via “expressions of interest” process
- Endorsement of a **Project Staging Plan** – a preferred option for the timing of delivery of the key project components.

CAB – Design Brief

- **Caloundra District Library**
 - SCC Libraries Network Plan : 2019-2041
 - Qld Public Libraries Standards and Guidelines July 2020
- **Customer Service Centre**
 - Modern integrated Customer Service Centre
- **Community Meeting Spaces**
 - Identified demand shortfall – approx. 600m2
- **Council Administration Offices**
 - Administration Offices
 - Councillor Offices – Divisions 1, 2 and 3

CAB – Feasibility / Due Diligence



CAB – Areas Schedule

area summary		community meeting spaces available after hours	
Level 1	GFA m²		m²
Library	1,339	Covered Outdoor Room + Deck	318
Library Work Areas	143	Foyer and Event Space	239
Customer Service	134		
Kiosk	26		
Amenities	36		
Plant	110		
	1,788m²		
Level 2			
Library	1,401	L2 Foyer	210
Library Work Areas	121	Outdoor Activity Space	64 Bookable
Amenities	36	Maker Space	90 Bookable
Plant	64	Podcast recording room	16 Bookable
	1,622m²	Meeting Room	17 Bookable
Level 3			
Administration including Councillor Office	1,141	L3 Foyer and Event Space	133
Library / Community Rooms	516	Meeting Room A	129 Bookable
Amenities	48	Meeting Room B	85 Bookable
Plant	101	Meeting Room C	72 Bookable
	1,806m²	Meeting Room (shared)	44 Bookable
			532m² of Bookable Rooms
TOTAL	5,216m²		
Library	3,941m ²		
Customer Service/Admin	1,275m ²		



Omrah Avenue Perspective



Outdoor Room Perspective



Foyer and Event Space

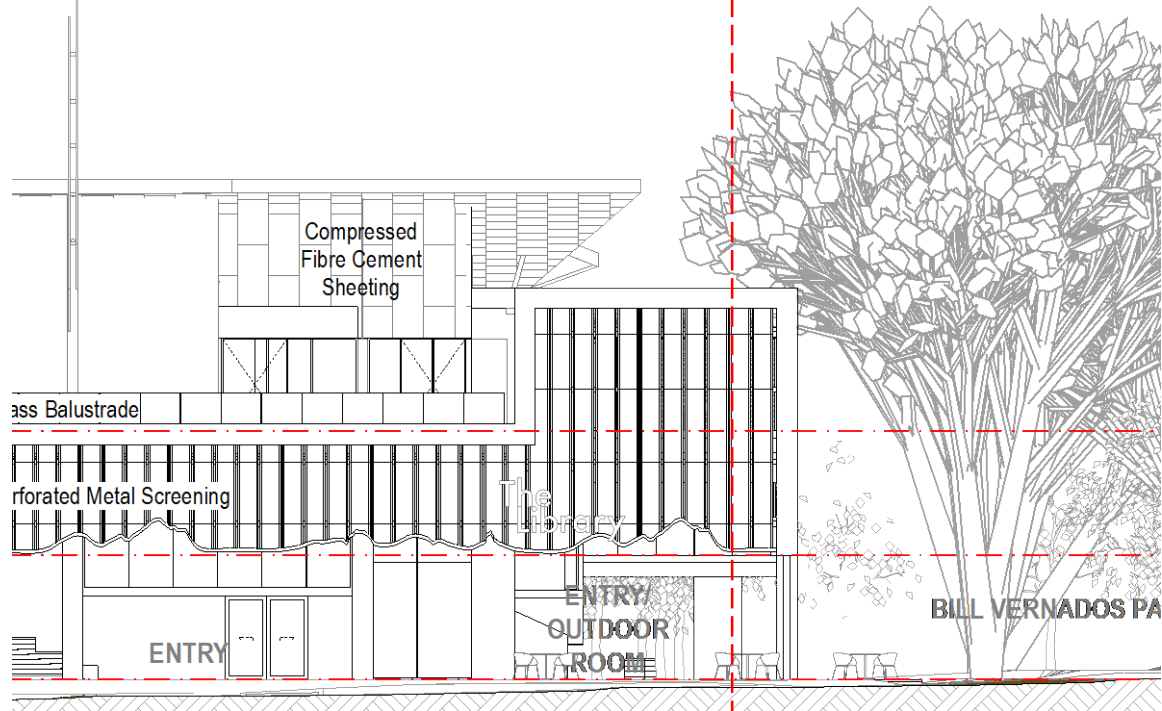
Project Issues – SCC Workplaces

- Current Design provides 1140 m² of administration offices.
- Approximately 120 workspaces including:
 - Division 1, 2 and 3 Councillors
 - Customer Service
 - Library Operations
- Options:
 - 77 Bulcock St (Short Term)
 - Development Site
 - Proposed new Caloundra Regional Gallery
 - Sunshine Coast City Hall / Nambour Administration Buildings

Bill Venardos Park - Impacts

ROOF HEIGHT OF OUTDOOR ROOM BELOW EXISTING ROOF TO MINIMISE IMPACT ON TREE

BOUNDARY



OMRAH AVE ELEVATION



PROPOSED OUTDOOR ROOM

OUTDOOR ROOM ENCROACHES 2.2 m OVER BOUNDARY

APPROXIMATELY 74 m²

Recommendation

OFFICER RECOMMENDATION

That Council:

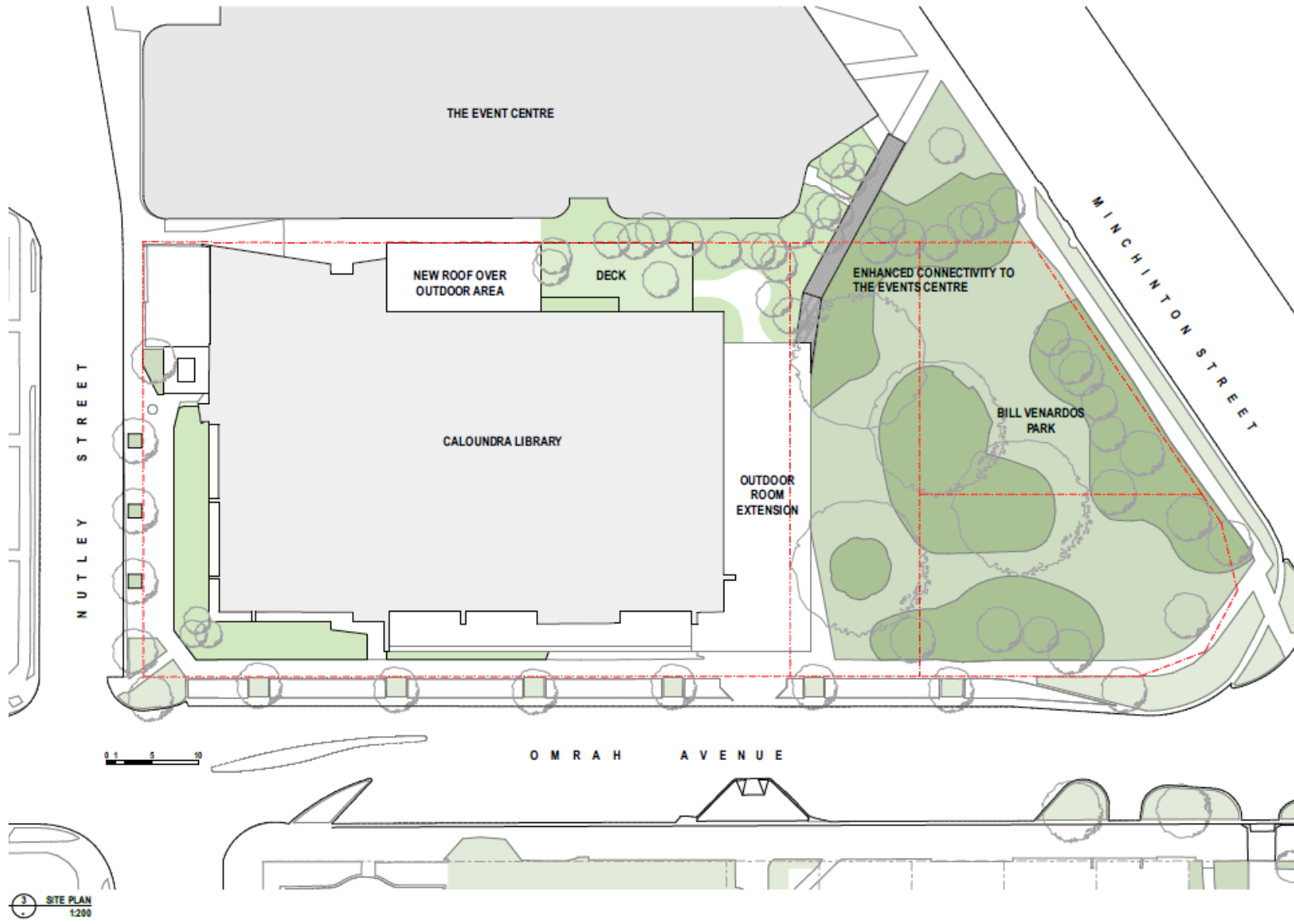
- a) receive and note the report titled “Caloundra Administration Building Repurposing”**
- b) approve the commencement of detailed design for the Caloundra Administration Building Repurposing Project based on the proposed design as contained within Appendix A and**
- c) request the Chief Executive Officer to develop an operational management plan by 30 June 2022 for the shared use of the Caloundra Administration building as recommended in this report.**

Thank you.

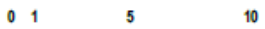
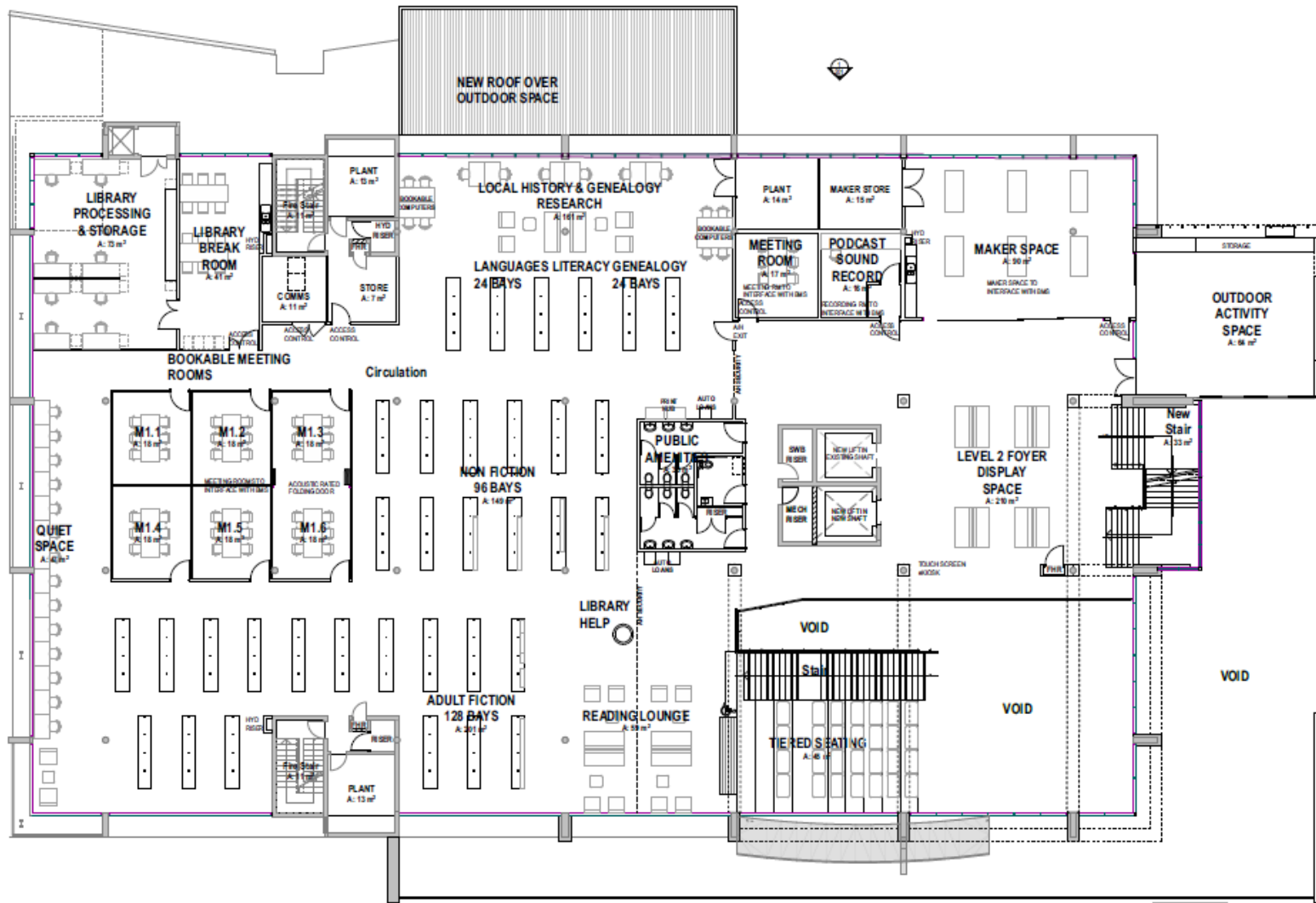


See Council's website for further details
www.sunshinecoast.qld.gov.au

Site Plan

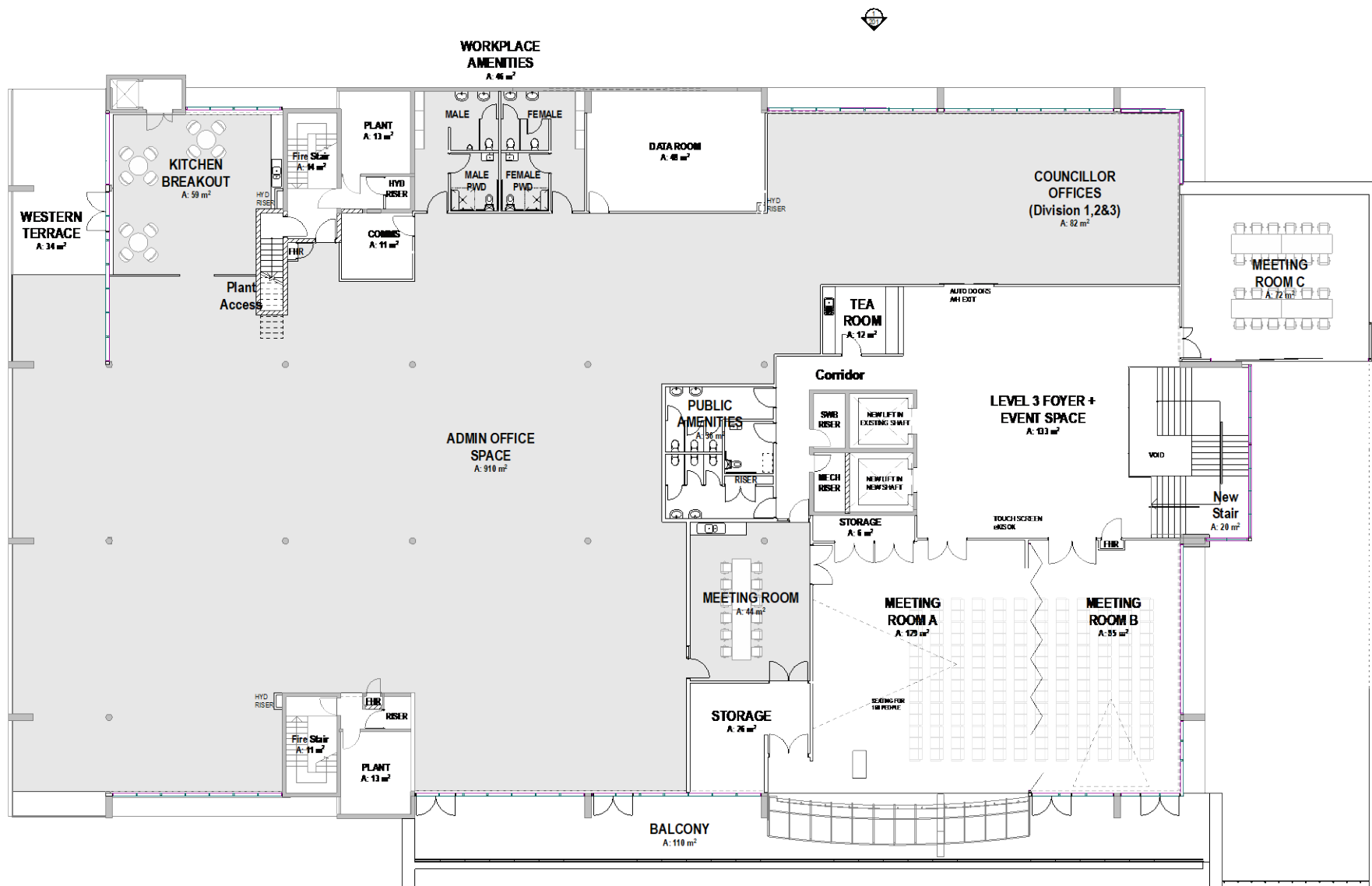


3 SITE PLAN
1:200



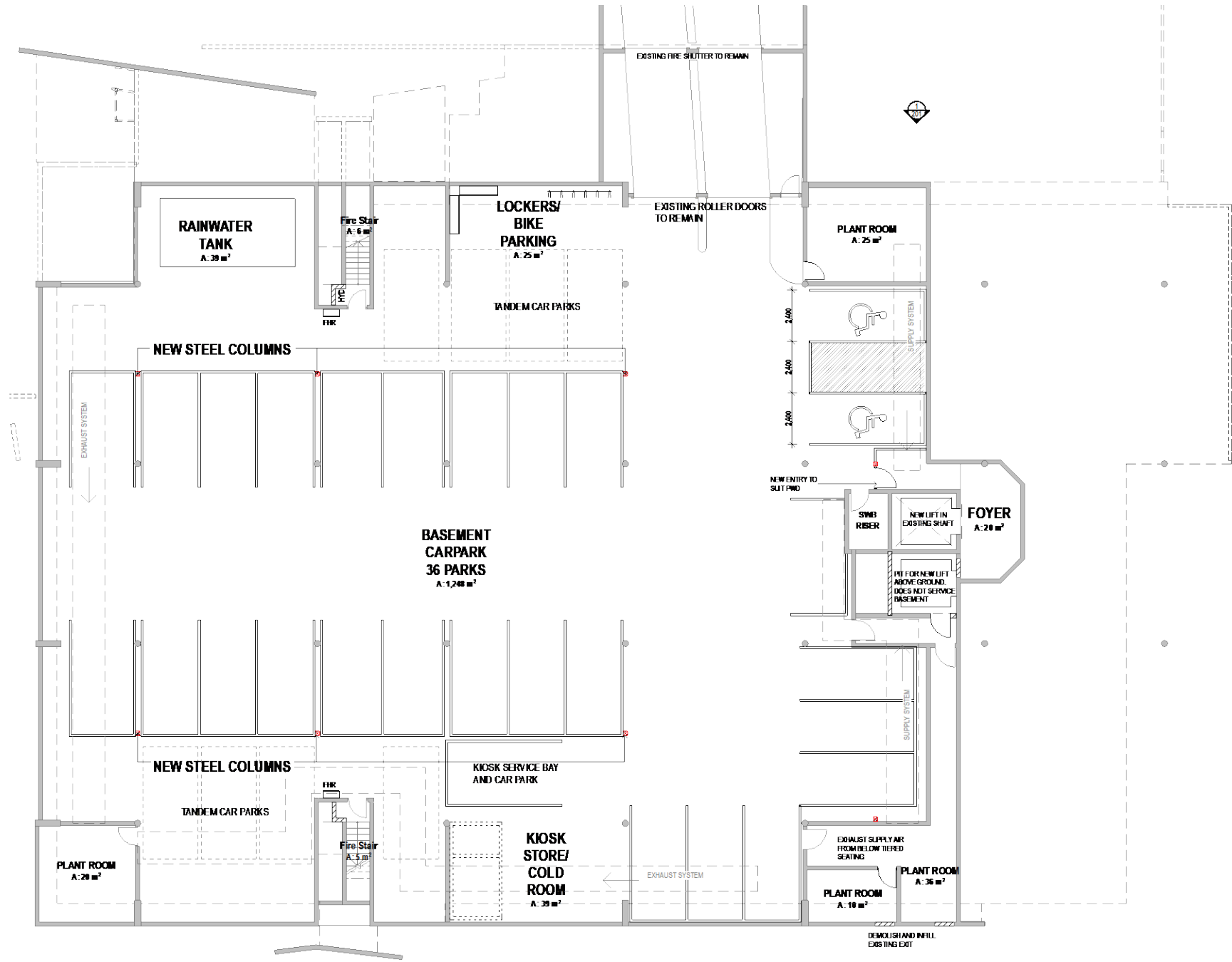
level 2

Library	1,415
Library Work Area	121
Amenities	36
Plant	50
Subtotal	1,622
Outdoor Space	64
Total	1,686m2



level 3

Administration	1,141
Library / Community	516
Amenities	48
Plant	101
Subtotal	1,806
Outdoor Space	144
Total	1,950m²



basement

Car Parking - 36