

CALOUNDRA TOWN RESERVE

LANDSCAPE CONCEPT PLAN

OCTOBER 2017



Caloundra Town Reserve
Sugar Bag Road
Landscape Concept Plan

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REV A

INTRODUCTION

This concept plan was prepared by Sunshine Coast Council's Landscape Design and Planning Unit in collaboration with key stakeholders including the wider sunshine coast community.

Caloundra Town Reserve is a Council-wide recreation park and a valuable component of the Sunshine Coast Open Space Network. The reserve consists of approximately 49ha of bush land and caters for a variety of informal recreational, social, cultural and leisure activities for the community. Part of the site was previously a quarry with the remainder a natural reserve currently used for nature based pursuits and off-road cycling.

The State granted Council with Trusteeship of the land in 2015. The land was transferred to council for the purposes of open space. Following the land transfer, a petition to preserve the existing mountain bike trails on the site was carried unanimously via a Council Resolution. Council is currently working in partnership via a Memorandum of Understanding (MOU) with Caloundra Off Road Cycling Association Inc (CORCA) to continue to maintain and develop the trail network of the reserve for community use. The MOU aims to form the basis of a working relationship to protect the value of the site to the mountain bike community whilst still accounting for the natural values of the site along with use by the greater Sunshine Coast community

OBJECTIVES

The purpose of this landscape Concept Plan is to create a framework to inform the detailed planning, design and development of the bush trails, open space and community facilities on the reserve in keeping with it's current character and aesthetics. The plan has been developed from analysis and evaluation of the reserve, community consultation results and the current Sunshine Coast Council's Policies and Strategies.

The landscape Concept Plan captures the collective vision of the community for their reserve, reflecting their priorities and aspirations, and provides a blueprint for the progressive improvement of the reserve.

The key objectives are:

- Determine the recreation opportunities and constraints of the site
- Improve the site's connections to the wider area
- Maintain the sites environmental values
- Reflect the community's vision, priorities and hopes for the future of the reserve
- Develop cohesive, design theming to reinforce the sites identity
- Create attractive, safe and accessible trails network for off road cycling and pedestrians
- Provide a guide for future Council, and community initiatives, to seek grant funding and ensure the concept plan vision is realised
- Provide a framework for future detailed design and construction as capital funding becomes available
- Investigate compatibility of 'Medium Industry Zoning' area with the proposed recreation uses of the site. Consider amendment to the planning scheme

OUTCOMES

The concept plan proposes new park infrastructure as below:

Amenities:

- Combined public toilet with maintenance and storage facility for trail care equipment



Figure 1. Location Plan. Caloundra Town Reserve

Open Space:

- New open turf area for kick and throw or passive recreation
- New shade trees
- Provision to accommodate a variety of community events

Concrete Paths:

- Provide additional pathways to increase user accessibility

Trails:

- Multi-use trails with pedestrian priority
- Single use trails for mountain bikes

Picnic Shelters, BBQ's and Seating:

- New BBQ and shelter facilities
- Seating

Playground:

- New playground using natural materials in keeping with the bush setting

Entry Road and Car Parking:

- Proposed new entry off Sugar Bag Road into new car park to accommodate approximately 60 car bays with access for emergency vehicles



Figure 2. Existing trails. Caloundra Town Reserve

SITE CONDITIONS

Dedicated Transit Corridor and Buffer

Caloundra Town Reserve is partly affected by the Regional Infrastructure overlay, which illustrates the Dedicated Transport Corridor and Buffer, as outlined in the Caboolture to Maroochydore Corridor Study (CAMCOS). See figure 3. The Caboolture to Maroochydore Corridor Study (1999) proposed a passenger rail service branching off the North Coast railway line at Beerwah and extending through Caloundra to Maroochydore. The Queensland Government agreed to implement the recommendations from the Caboolture to Maroochydore Study, including the need to protect the preferred future public transport corridor by actively acquiring land for the corridor.

The CAMCOS study is acknowledged as a long term planning objective. Currently there is ambiguity with respect to this regional infrastructure progressing and its time-lines. As such it is considered feasible that in the short to medium term council develop and manage the reserve including parts of the dedicated transport corridor as open space for the benefit of the community. This open space will include new park infrastructure fitting of a Sunshine Coast Wide Recreation Park. A 20-25 year life span on park infrastructure has been nominated and detailed design will include infrastructure that can be re-located, re-used or recycled where practical should the corridor be developed for transport.



Figure 3. Dedicated transit corridor and buffer CAMCOS

CONTEXT / HISTORY

The Quarry

Part of the land contains a disused quarry, which has been mostly filled, and is located within the north western corner of the site. Records obtained from the Department of Natural Resources and Mines (DNRM) indicate the quarry was used to mine gravel for road base course, and stone pitching for foreshores. The location and existence of the disused quarry on the land lends itself for the provision of formalised access, parking and other amenity buildings. Concentrating infrastructure in this location will minimise environmental impacts as the area has already been disturbed.

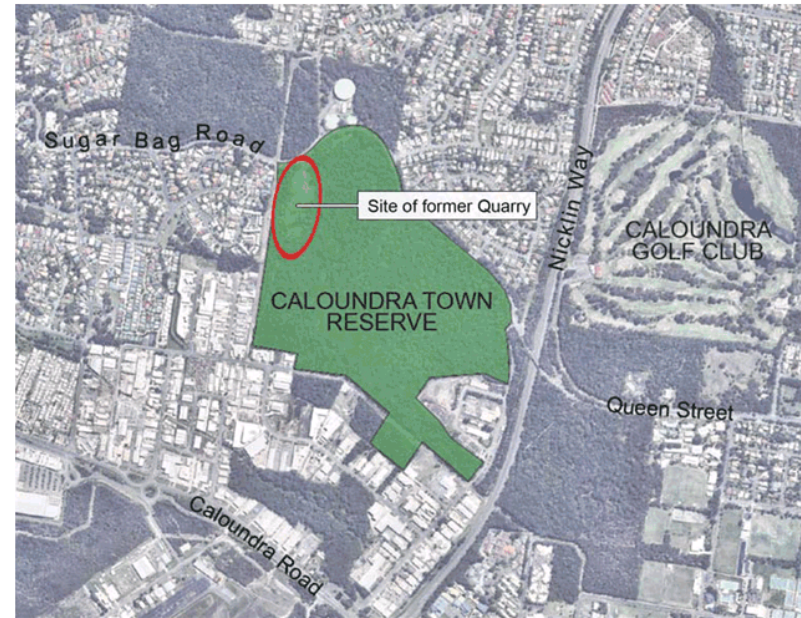


Figure 4. Location of former quarry

ZONING

The Caloundra Town Reserve consists of three (3) parcels of land, which is Crown land, with the Sunshine Coast Regional Council as trustee. The subject land is bush land containing numerous tracks used by walkers, but mostly mountain bike riders. The subject land is described as Lot 743 on SP262587, Lot 2 on SP262587 and Lot 391 on CG2376.

The subject land forms part of an extensive open space corridor, linking other open space areas to the north, east, and south. A Council Maintenance Depot is located between the existing reserve and Nicklin Way. To the south, is an existing industrial estate, which is mostly developed, but does contain other unimproved land to the immediate south of the subject land, which is yet to be fully developed, some of which contains significant vegetation. It is noted that a high voltage electricity supply easement exists within the subject land adjacent to the existing industrial estate along this boundary; to the west are dwellings located on the western side of Quarry Road (currently unformed road reserve, also containing water and electrical easements), which adjoins the subject land; to the north is a water reservoir (tanks), which also contains some surrounding vegetation that adds to the environmental linkages in the locality; to the north east are dwellings located on the north eastern side of Sugar Bag Road.

Under the planning scheme the subject land is included in a number of zones. Lot 391, is Community Facilities Zone. Lot 2 is Environmental Management and Conservation Zone. Lot 743, which is the largest parcel of land, is included in the Environmental Management and Conservation Zone, with a relatively large portion of the land towards the south being included in the Medium Industry Zone.

Having regard to the existing environmental values of the land, and that the land is currently used for park purposes, being primarily used by a local mountain bike riders and the general public for walking trails, the use of the land is best defined as Park. The definition of Park states:

"Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences. The only example provided is Park."

Under the Table of Assessment (Table 5.5.15) for the Environmental Management and Conservation Zone, a Park use is exempt development, not requiring a development approval. Under the Table of Assessment (Table 5.5.16), for the Community Facilities Zone, a Park use is also exempt development. Under the Table of Assessment (Table 5.5.10) for the Medium Impact Industry Zone, an Outdoor Sport and Recreation Use is also exempt development.

Consequently, the continued use of the land for a Park purpose does not require a development approval for material change of use. This includes the provision of ancillary vehicle parking and provision of amenity buildings and other similar facilities that would constitute public conveniences.

It is suggested that having regard to the environmental values on the land, the use of the land towards the south is not well suited for industrial purposes. It is therefore recommended that the medium impact industry zoning within the project area be further investigated and consideration given to zoning changes that better support the land for use as a Sunshine Coast Wide Recreation Park.



Figure 5. Zoning plan

CULTURAL HERITAGE ASSESSMENT

The Aboriginal party for the study area is the Kabi Kabi First Nation. Archaeo Cultural Heritage Services undertook an assessment of the site in association with the Kabi Kabi people.

Key features of the assessment are as follows:

1. Search results from the Aboriginal Cultural Heritage Database and Register returned no registered activities within the study area.
2. Aboriginal cultural heritage was not identified during the assessment survey, the may have been due to the poor Ground Surface Visibility (GSV). However the Kabi Kabi representatives made comment on the fact that there is a lot of traditional use resources on the site and that Sugar bag Road follows a prominent ridge line and is potentially a traditional pathway.
3. No cultural scar trees were present on the site, but there remains potential for these to be present on other older trees within the site.
4. A landscape feature that was of interest was the prominent sandstone ridge line and associated water hole where the disused quarry was located. The Kabi Kabi representative suggested that as this ridge and water hole were such prominent landscape features it would have had particular significance to the 'old people'.

Summary of Archaeo & Kabi Kabi Recommendations:

- On-going Consultation with Kabi Kabi First Nation People on the management of cultural heritage within the area.
- Procedure needs to be implemented at project inductions for incidental finds and procedure following a find, where by all activities should stop immediately and an exclusion zone of at least 10m radius be established. The Kabi Kabi People should be notified to identify potential Aboriginal cultural heritage item.
- One exclusion zone was identified as the sandstone ridge line and water hole. Where practicable, any major infrastructure (toilets, BBQs, parking area) should be confined to the cleared/quarried area in the northwest. Any larger/old trees that are to be removed should be inspected by a Kabi Kabi representative to ensure that there are no cultural scars present.
- In consultation with the Kabi Kabi People, interpretative signage should be considered for the exclusion zone.

CONSULTATION

The development of the concept plan required a rigorous consultation process that ensured genuine engagement with stakeholders, including the wider Sunshine Coast community. The consultation underwent two stages;

Stage 1 'Share Your Ideas' – an opportunity for the community to express their thoughts for the best use for the reserve and in turn provide information required to begin concept planning

Stage 2 'Have Your Say' – allowing the community to review and provide feedback on the draft concept plan.

Engagement techniques and communication mechanisms utilised include;

Project News and media releases

Project newsletters were distributed in a mail drop to residents within a 700m radius of the reserve, a total of 679 letters were issued by Council. This Project News was also made available on council's web page for anyone to download and view.

Project Website Page

A project web page was set up on Council's website under the Engagement Section. This provided details on the project during both stages of consultation.

Social Media

A user surveys were shared by the Divisional Councillor through his Facebook page and was shared 21 times, including representatives of groups including Caloundra Off Road Cycle Association (CORCA), Sunshine Coast Environmental Council (SCEC) and individuals who live outside of the Sunshine Coast Council boundaries.

Public Display including Meet in the Street Information Sessions

A public display of the draft concept plan was provided in the Caloundra Library. Additionally

Council and consultants undertook two (2) lunchtime street stall display sessions in Felicity Park, next to Bulcock Street in Caloundra.

Online Survey:

Two online surveys, one for each stage, were conducted. This allowed for the response data to be collated, analysed and used to guide the development of the concept plan. Stage 1 consultation received 365 completed surveys providing feedback from the 24th February 2017 to 10th March 2017. The outcomes from this identified the current use of the reserve for mountain bike activities in addition to a desire to offer broader community access and use. This assisted in informing the development of the draft concept plan. Stage 2 of the consultation received 140 responses providing feedback from 19th May 2017 to 9th June 2017. There was a decisive direction for the support of the draft concept plan.

Internal Stakeholders

- Several key council departments and Divisional Councillors 2 and 3.

External Stakeholders

- Caloundra Off Road Cycling Association (CORCA)
- Friends of Ben Bennett Group
- Mountain Bike Australia / Mountain Bike Queensland (Combined as representative servicing both organisations)
- Queensland Outdoor Recreation Federation (QORF)
- Department of Transport and Main Roads (DTMR)
- Immediate Neighbours (Newsletter drop)
- Local Community
- Sunshine Coast Regional Community



Figure 6. Concept Plan on street display



LEGEND

- Existing Path.
- Proposed Shared Path - Sealed/Constructed Boardwalk. Dogs on lead permitted
- Proposed Multi-use Trails - Unsealed. Dogs on lead permitted
- Existing Mountain Bike Trails to be Retained
- Indicative Location of Proposed Mountain Bike Trails
- Existing Mountain Bike Trails to be Decommissioned
- Tunnel/Bridge crossing at trail conflict points
- Existing Watercourses / Drainage Channels
- Proposed Mountain Bike Trail Head with Signage and Map
- Start Line of Downhill / Dual Slalom Trails
- Finish Line of Downhill / Dual Slalom Trails
- Spectator Viewing Locations along Dual Slalom Trail
- Existing Steep Slope / Rock Embankment
- Connections to surrounding pedestrian/cycle network

- 1 Re-positioned access to car park with improved sight lines along Sugar Bag Road. Introduction of turning bays into new car park.
- 2 Proposed sealed car park for
- 3 An open-air flexible/ multiuse lawn area with shade trees for passive recreational activities, capable of facilitating outdoor community events
- 4 Asphalt pump track (multi-user) & junior-intermediate mountain bike skills course.
- 5 Playground. A play space for children located adjacent to open lawn area with visibility to car park, BBQ / shelter and toilet facilities.
- 6 Upgrade existing mountain bike skills course - building upon existing intermediate / advanced skills course features.
- 7 Park amenities including toilets, park maintenance shed, shelter for seating, drinking fountain, bike parking and maintenance.
- 8 Dual slalom mountain bike course.
- 9 Gravity flow mountain bike trail covering a variety of skill levels.
- 10 Multi-use trail (Shared). Unsealed paths. Priority for pedestrians. Dogs on lead permitted.
- 10a Existing access trail to be formed into a gravel multi-use track for maintenance / emergency vehicle access.
- 11 Combined southern trail head and finish line with shelter structure and seating.
- 12 Environmentally sensitive area - no new trails.
- 13 Environmental buffer - 20m offset around environmentally sensitive area. Limited access with a tread lightly approach.
- 13a Environmental area: Existing trails to remain and any new access to be low impact.
- 14a Proposed new shared pathway connecting the reserve with surrounding pathways.
- 14b Upgrade of existing footpath, to improve visibility and grades.
- 14c Proposed shared sealed surface pathway as identified on the future pathways overlay.
- 15 New parking area within road reserve

Note: Proposed paths are indicative and are subject to detailed ground truthing.

BROADER CONTEXT / CONNECTIVITY MAP



Legend
 Sunshine Coast Coastal Pathway
 Potential Connectivity
 Open Space/ Environmental Links



Interpretation/Directional Signage

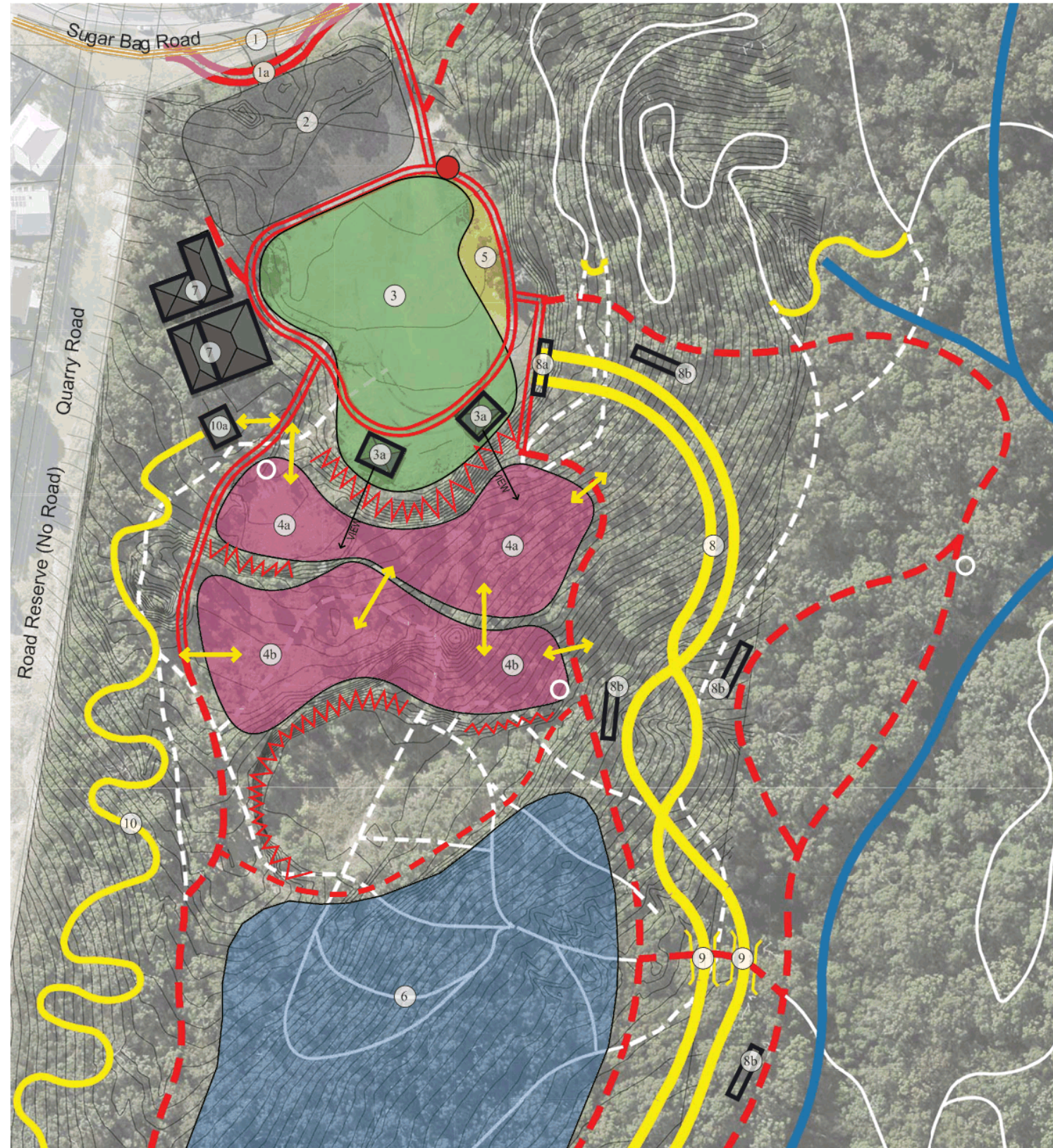


Play space



Trail Conflict/Barrier Resolution

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GREENEDGE DESIGN
 creative thinking | design edge



LEGEND

- Existing Path.
- Proposed Shared Path - Sealed. Dogs on lead permitted
- Proposed Multi-use Trails - Unsealed. Dogs on lead permitted
- Indicative Existing Mountain Bike Trails to be Retained
- Proposed Mountain Bike Trails
- Existing Mountain Bike Trails - To be Decommissioned
- Watercourses / Drainage Channels
- Mountain Bike Trail Head
- Structures
- Steep Slope/Cliffs
- Connections to surrounding pedestrian/cycle network

- ① Access / entrance to car park positioned with improved sight lines along Sugar Bag Road.
- ①a Re-alignment of existing shared path for improved safety.
- ② Proposed car park to accommodate approximately 60 car bays, including on-road and off-road parking, and access for emergency vehicles. The car park should be incorporated into existing landscape, maintaining the existing vegetation where practical.
- ③ Passive recreation area to include open space lawn, shade trees, shelters, BBQ seating, drinking fountain and DDA compliant pathways. Space may hold events.
- ③a Seating and picnic shelters with views over the reserve and towards Pumicestone Passage.
- ④a Asphalt pump track (multi-user). A continuous loop of smooth dirt berms or "rollers" that you ride without pedaling. Suitable for mountain bikes, BMX & push scooters.
- ④b Junior / intermediate level mountain bike skills course.
- ⑤ Playground. A play space for children located adjacent to the open lawn area with visibility to car park, BBQ / shelter and toilet facilities.
- ⑥ Existing mountain bike skills course - upgrade features.
- ⑦ Park amenities including toilets, park maintenance sheds, shelter for seating, drinking fountain, bike parking and maintenance.
- ⑧ Dual slalom mountain bike course - Two parallel trails with equal distance, topography, and technical features along the length of the course designed to be raced at the same time by two riders.
- ⑧a Dual slalom course starting gate.
- ⑧b Spectator viewing locations of dual slalom mountain bike course.
- ⑨ Tunnel / bridge at intersection of multi-use trail and dual slalom course.
- ⑩ Gravity flow mountain bike trail - A downhill trail designed to flow continuously over the landscape to maintain a consistent speed to allow riders to complete technical features of various difficulty levels along the trail.
- ⑩a Gravity flow mountain bike trail starting gate.

Note: Proposed paths are indicative and are subject to detailed ground truthing.



Prepared by Consultant:
GREENEDGE DESIGN
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INDICATIVE IMAGERY



Park Amenities



Junior/Intermediate Skills Course



Pump Track



Dual Slalom Course



Downhill Course

MATERIALS PALETTE



Materials on the site are to be durable and have a natural look to ensure the aesthetic to the site is maintained. All non-sealed existing trails and the majority of new shared trails, shall be managed earth paths. Some trails may be formalised with low impact surfacing, such as 'Bushmates.' Trails will be signed for users and retain the reserve's natural character. Garden beds will layered with stone and native plants to achieve a natural look and feel.

Concrete will be used sparingly throughout the site and is to be used mainly around the open space area linking users to site facilities and achieving DDA compliance.

Retaining walls, should be made from local stone retaining a natural look that reflect's the existing disused quarry rock face.

PLANT PALETTE

The selection of plants are to be locally native to the Caloundra area. The limited removal of existing plants, and the use of native species will ensure a natural feel throughout the reserve.

As native species, these plants will be durable and reliable for this site.

The plant palette is to include food source and habitat species for native wildlife, with increased frog habitat in the lower/wetter part of the site. Consult local environmental group 'Friends of Ben Bennett Reserve' to ensure complimentary planting to neighbouring bushland reserve.

Examples of locally native species are shown below.



INDICATIVE FURNITURE PALETTE



The furniture selection on the site should reflect the Sunshine Coast Council brand with natural elements and the option for splashes of colour through the mountain bike specific elements.

The furniture should be located to reflect the existing natural setting, with some colour allowing for way finding highlighted within the reserve. Refer to the Open Space Landscape Infrastructure Manual (LIM) for selection of standard furniture.