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Introduction

Wilson Architects and associated Consultant Team were appointed in December 2019 to provide a Preliminary Design for the proposed re-purposing of the Caloundra Administration Building (CAB). The project involves the conversion of an existing Class 5 Office Building constructed in 1994 into a modern library and community facility, Customer Service Centre and Council Administration Offices (Class 9b Public building with Class 5 Office).

This Report is a summary of information from the following Detailed Reports:

- CAB RP Due Diligence Report
- CAB RP Preliminary Design Report
- CAB RP Library Design Brief

For more detailed information please refer to the Reports above.

executive summary

Masterplan

The intention of the Caloundra Centre Masterplan is to create a community and creative hub in the centre of Caloundra including a new contemporary District Library, new Caloundra Regional Gallery, new Town Square and public realm connecting Bulcock Beach through to The Events Centre. The new precinct will create a cultural heart space for gathering, events and celebrations.

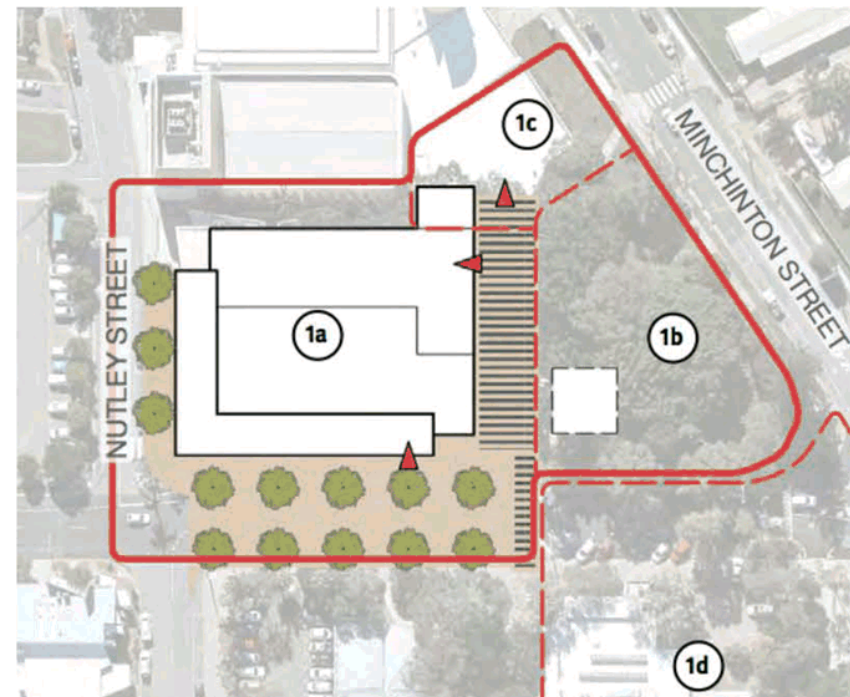
Stage 1 is the Caloundra Administration Building Repurposing.

It is proposed to refurbish the existing Caloundra Administration Building to house the Caloundra District Library as well as a Customer Service Centre, Community Facilities and Council Administration Offices.

The Library will be the primary tenant of the building and it is envisaged that the new Caloundra District Library will occupy space over all levels, with the largest footprint on the Ground and first floor levels.

The SCC Customer Service Centre is housed within the Library and occupies space on the ground floor of the building as a secondary service point.

In addition the building will also house community use meeting rooms, Councillor offices and SCC administration office space on Level 3.



Caloundra Administration Building Repurposing

Refurbish and extend existing building to house the new Caloundra District Library.

- Activate adjacent Bill Venardos Park.
- Connect through to The Event Centre.
- Shared pedestrian zone to Omrah Ave



Caloundra Administration Building circa 1995
Architects Peddle Thorpe and Harvey



Caloundra Administration Building 2019

executive summary

The re-purposing of the existing Caloundra Administration Building is considered feasible.

In order to satisfy the current National Building Code NCC 2019 there are some required works. Other works are recommended in order to improve the performance of the building.

Building Certification

The existing building is reasonably capable of being brought up to meet the National Building Code NCC 2019 with required alterations to the existing building and Alternative Solutions where necessary.

Refer to the Building Certification Report for more detail.

Structural Engineering

The existing building is required to be strengthened to support proposed increased loading requirements of a Library on all three floors. The strengthening work above is reasonably able to be carried out and will not compromise the use of the building as a Library and will not unduly prevent the use of the Basement as a car park.

The existing building has sufficient capacity to accommodate earthquake loading when assessed against the requirements of AS3826 (Strengthening of Existing Buildings for Earthquake), whilst taking in to account the loading requirements of AS1170.4 R2018 with an Importance Level of 2.

The existing building is not reasonably capable of being strengthened to resist a catastrophic event. SCC have confirmed that use as a Disaster Recovery Centre is not required of the building as this function is provided at other locations such as Nambour and Maroochydore. Instead the building might be used as a space to manage a disaster if such an event was to occur elsewhere.

Civil Engineering Flood assessment

The Basement carpark is below the Flood Hazard Level (FHL). We do not recommend the basement be used for any other purpose.

The Basement contains the Pump Room, housing the Hydrant Pump and Sprinkler valves. These are to be relocated to Level 1 above the FHL.

Level 1 including the Building Substation and Main Switchboard is above the Flood Hazard Level.

Mechanical Engineering

The Mechanical conditioning plant is nearing the end of its lifecycle and it is proposed that the systems be replaced to improve the energy efficiency of the building.

It is a requirement to modify the existing ventilation system to the basement to suit the proposed structural strengthening works.

A smoke exhaust system is required to be provided. It is proposed to replace the existing smoke exhaust system in the building.

Electrical Engineering

It is a requirement that the building infrastructure electrical systems be replaced in the proposed refurbishment of the building. This includes the Energex Transformer located in the building substation and the Main Switchboard. For more information refer to the Electrical Services Report.

It is a requirement that new Communications risers are constructed in the building.

It is recommended that general building electrical fitout works be replaced in the proposed refurbishment of the building for energy efficient fixtures.

Hydraulic Engineering

It is proposed to demolish and replace existing sanitary facilities in order to provide compliant accessible facilities and to improve the floor planning.

The existing building hydrants have been tested recently and passed.

The fire hydrants are required to be relocated into the fire stairs.

It is recommended to replace the copper hydrant pipework with medium duty galvanised pipework. The hydrant pumps are to be relocated to Level 1.

It is proposed to retain existing stormwater systems with some modifications.

Sprinkler assessment

It is proposed to provide sprinkler protection to Level 1, 2 and 3 and to replace the sprinklers to the Basement to enable 3 floors to be connected and to improve the fire safety of the building.

The existing street hydrant system has been tested and has been assessed as having sufficient flow to support sprinkler protection to the whole building.

Lift

It is a requirement to replace the existing Lift to comply with NCC 2019. The recommended Lift is a Schindler type with a typical car size of 1600mm wide x 2000mm deep and accommodates 21 persons.

It is also proposed to remove the internal fire stairs and install a second lift within the existing shaft.

Sustainability

It is a requirement to replace certain building elements in order to comply with the Energy Efficiency requirements of NCC 2019 including:

- glazing envelope to exterior of building
- additional insulation to roof and basement carpark.

Greenstar

It is recommended to undertake the process to achieve a 5 star Green Star rating for the building refurbishment.

library project purpose and key objectives

The purpose of the Project Brief is to identify the functional areas, operational requirements and aspirational ideas for a successful Caloundra District Library that meets the recommendations of the Sunshine Coast Library Network Plan 2019-2041 and the needs of the current and future communities of the Caloundra District.

The key objectives for the project. The design development for a contemporary, best practice public Library within the existing Caloundra Administration building which is:

- Of high architectural standard
- Accessible
- Culturally inclusive
- Functional and Operational
- Secure / Safe
- Sustainable

High Architectural Standard

- Celebrates the original building without being restricted by existing constraints.
- Creates space at a Civic scale in alignment with the Caloundra Centre Master Plan.
- Projects a confident vision of Place within the Sunshine Coast context.
- Activates and makes visible the ground floor with diverse spaces.

Accessible

- Creates space for people, breaks down the barriers to entry and creates a welcoming public space.
- Opens up the interior for intuitive wayfinding.
- Provides for equitable access throughout all floors including parking for PWD.

Culturally inclusive

- Identification of opportunities for First Nations and other cultural and heritage related considerations to be incorporated into the preliminary design.

Functional and Operational

- Establishing the projected catchment population, in consultation with key internal stakeholders, which the library will be required to service over the next 20-25 years taking into account the role and function of this facility relative to Council's existing and proposed network of Libraries.

- Identifying what a contemporary Library for Caloundra should look like – its role and function, its importance to the cultural vitality and liveability of the Caloundra area, and more broadly the spaces it provides that are complementary to the Caloundra Centre Activation Project Area including The Event Centre and future Art Gallery.
- Establishing the core and auxiliary area components, and floor area requirements for each, to inform the development of a preliminary design and floor plan layouts for the new Library.
- Identify opportunities for sharing of spaces and co-location with other uses proposed to be established within the building.
- Review of the function and operation of the new Library in relation to the management of collections, and the establishment of shelving requirements to inform preliminary design and floor plan layouts.
- Design which supports an ongoing transition to digital platforms to provide equal community access to new and emerging technologies.
- Identification of opportunities for innovation and technology within the Library design.
- Development of Communications and Data requirements for contemporary Library functions.
- Explore opportunities for equitable access to emerging technologies such as 3D printers and virtual reality hardware / software.
- Review of options for ongoing financial operating models, and recommendations for the new Library including opportunities for revenue generation.
- Identification of capital and operational funding sources for the new Library.
- Establishment of an estimated annual operational budget for the Library taking into account projected staffing requirements and relevant information provided by Council's Library Services Team.
- Establishing Service and maintenance access, Loading/unloading and goods lift requirements.
- Drop off zone and active transport requirements

Secure / Safe

- Establishes clear and secure points of entry.
- Clear circulation throughout the Library and minimising risk using CPTED principles.
- Able to be safely used after hours with secure access and safe egress.

Sustainable

- Building design which recognises the sub-tropical climate and explores opportunities for indoor/ outdoor programmable spaces.
- Building design which reduces energy consumption.

library brief

Caloundra District Library

Population Catchment - 82,000 people

Geographical Catchment - 5 to 10km radius from location

Gross Floor Area - 3,643m² and 3,985m²

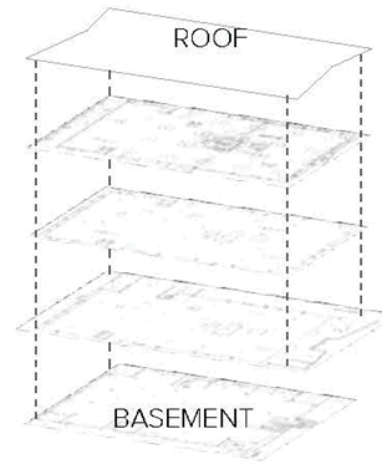
Core Functions

- Physical Collection Areas
- Entry Foyer with potential use for events and Library programming.
- Public lounge and meeting spaces
- Quiet reading and study areas
- Flexible meeting rooms and training spaces
- Access to technology including computers, printers
- Distinct areas including Junior, Young Adult and Adult collection spaces
- Kiosk, to serve inside and outside Library
- Outdoor spaces, covered and uncovered for Library programming
- Public Amenities
- Book return and collection management processing spaces
- Staff work areas including amenities
- Servicing, delivery and dispatch area.
- Council Customer Service space and Information area.
- First Nations welcome space
- Maker spaces with technology for community use, cultural and art development and adult education

building upgrades

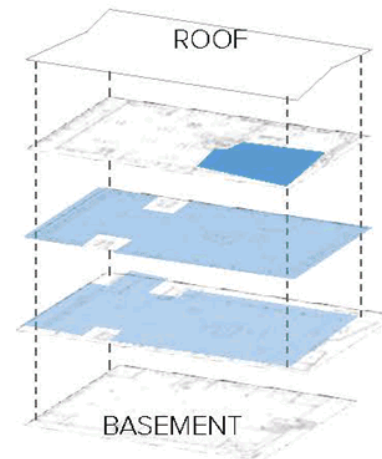
Existing Building Area

LEVEL 3 - 1,673m²
LEVEL 2 - 1,776m²
LEVEL 1 - 1,709m²
TOTAL - 5,153m²



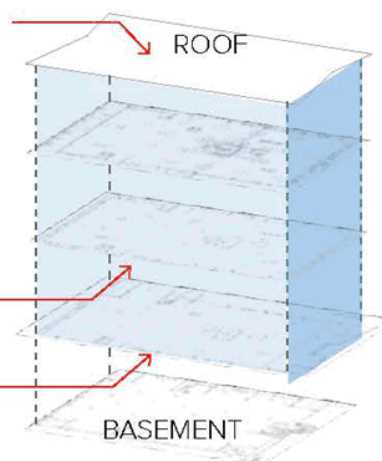
Library and Community Use

Approx - 3,500m²



Envelope Energy Efficiency & Maintenance

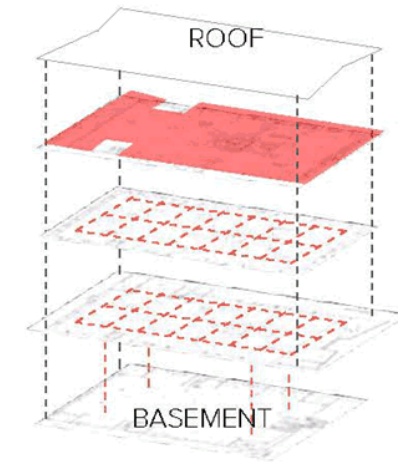
New Roof Insulation
New external facade to meet Energy Efficiency requirements
Improved access for cleaning and maintenance of facades.
New underslab insulation



Structural upgrade

Upgrade structure to support Library Loads

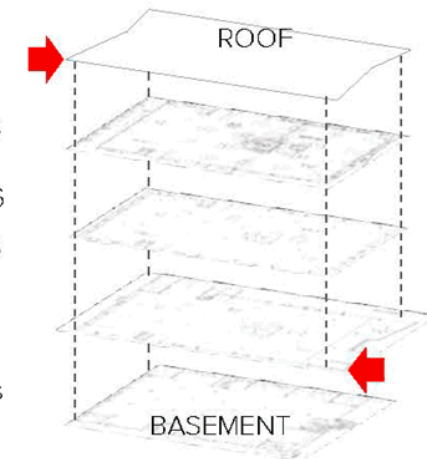
LEVEL 3 - Topping slab
LEVEL 2 - Grid of beams
LEVEL 1 - Grid of beams
BASEMENT - Minimal Columns



Earthquake Loading

Existing Buildings are assessed under Australian Standard AS3826 Strengthening Existing Buildings for Earthquake.

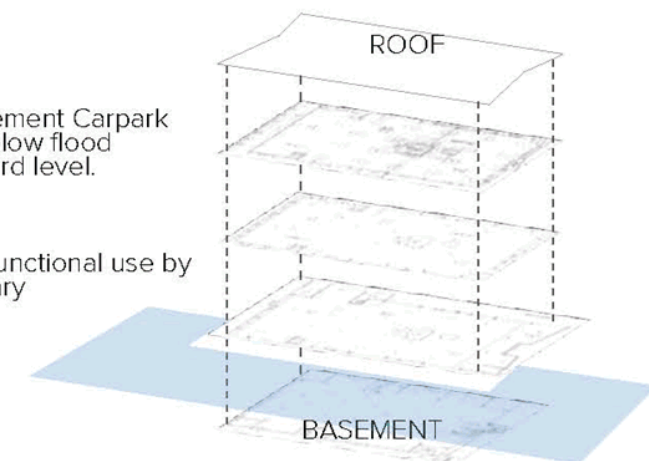
The existing building complies with AS3826.



Flood Hazard Level

Basement Carpark is below flood hazard level.

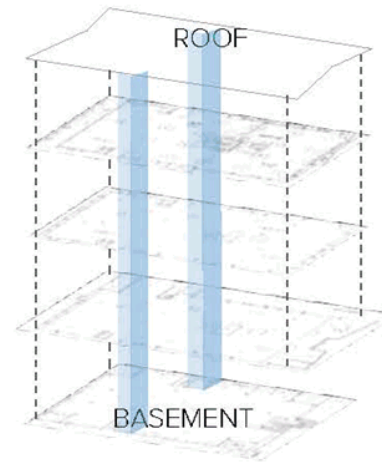
No functional use by Library



building upgrades

Mechanical Systems

Mechanical Systems are close to end of lifecycle and are to be replaced

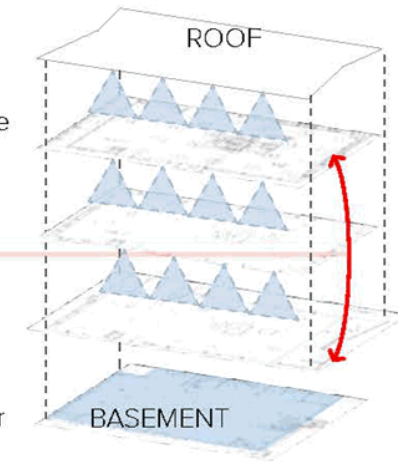


Sprinkler System

Proposed to provide sprinkler protection to Levels 1, 2 and 3

Sprinkler Protection allows for new void and open stair to connect 3 floors

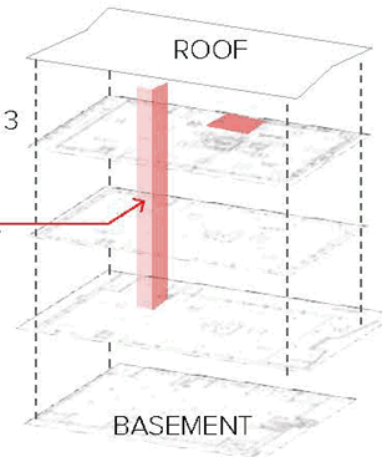
Basement Carpark is currently sprinkler protected



Data / Comms

Data Room on Level 3

Dedicated Comms Rooms on each floor with riser



Lift Upgrade

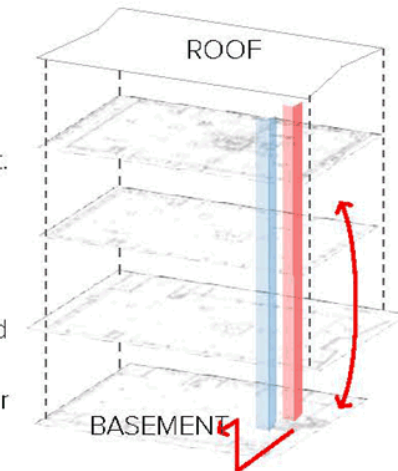
Exit from Basement can be removed. Sprinkler protection allows new stair to be considered an Exit

Lift upgrade to support Public Library and Community use.

Replace existing Lift.

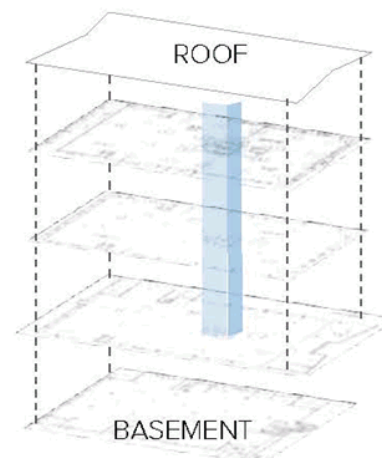
Install a second Lift.

Design proposes constructing second Lift within current stairwell and utilizing new stair for access and egress.



Amenities

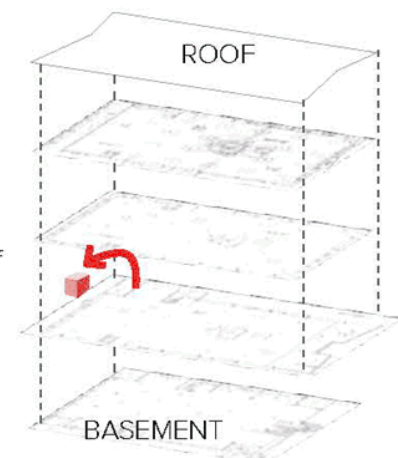
Amenities to be refurbished to improve facilities and accessibility for PWD



Transformer

Energex are likely to require that the Transformer be upgraded.

If it cannot fit in its current location then it will be installed on the Nutley Street side of the building.



design process - library

Library Workshop

Project Values

As part of our Design Process, we develop a set of built form values. This provides us a framework to measure our design against throughout the process. These built form values are established by reviewing the client brief, workshop feedback and the Caloundra Library user group requirements and project aspirations in the "Our Library, Our Place" document.

reinforce_

community through the design by facilitating education, social and cultural connectivity

connect_

the library visually and physically with the local landscape, people and knowledge

support_

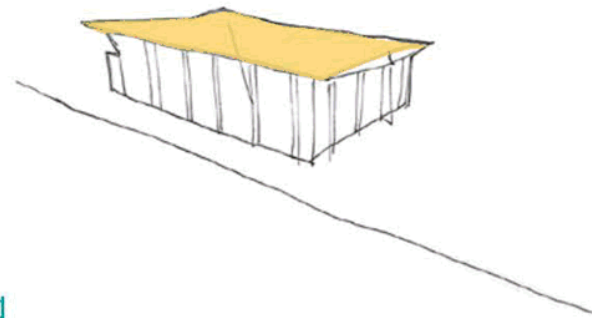
the needs of the local community by providing a safe space that is welcoming and comfortable

transform_

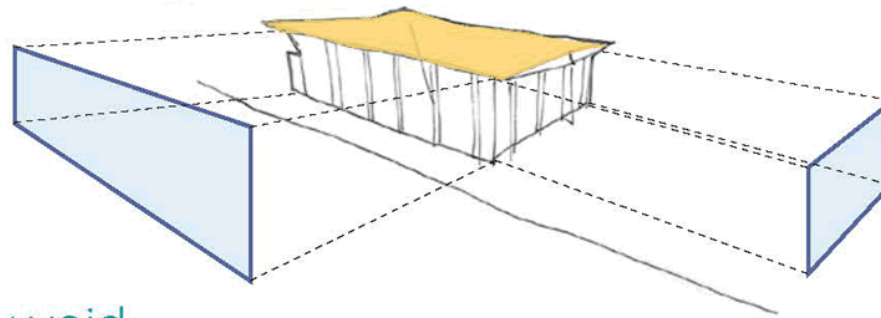
an existing building into a place that establishes a vibrant, sustainable and creative community heart for Caloundra

design response

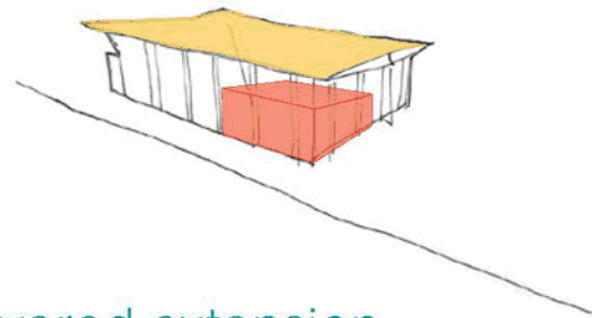
Existing Building – celebrate butterfly roofline



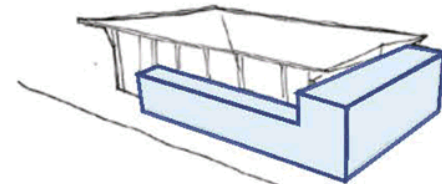
Strip Away cladding



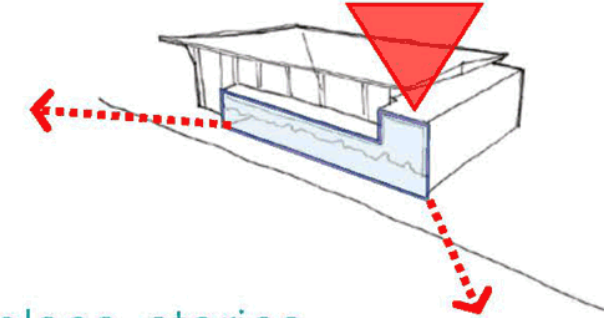
Cut out new void



Outdoor room - covered extension



Transparency and connection. Entry Marker



Connection to region, place, stories

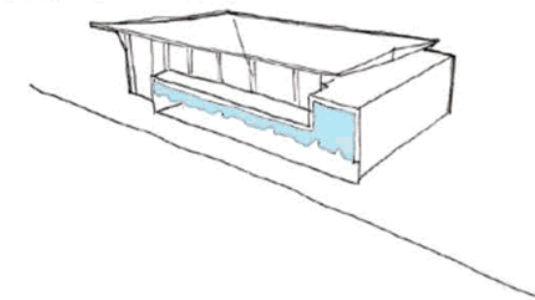
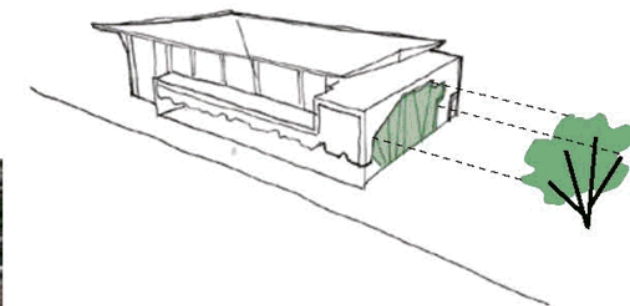


Fig Tree forms, branches, roots



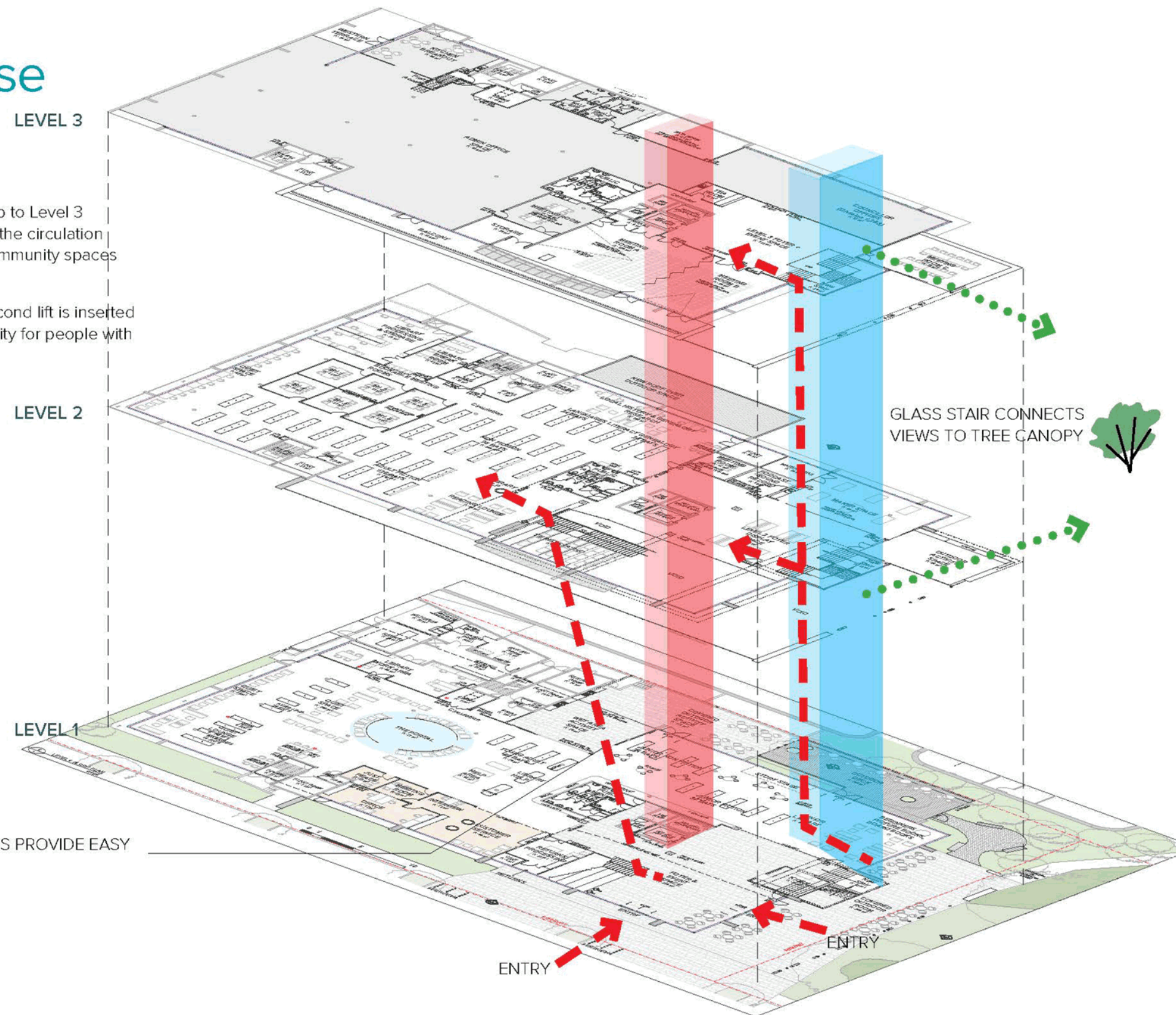
design response

Circulation

Inserting a significant new circulation stair up to Level 3 provides a clear path and understanding of the circulation through the building up to the significant community spaces on Level 3.

In addition to replacing the existing lift, a second lift is inserted beside to improve circulation and accessibility for people with disabilities and motor difficulties.

TIERED SEATING AND STAIRS PROVIDE EASY ACCESS TO LEVEL 2

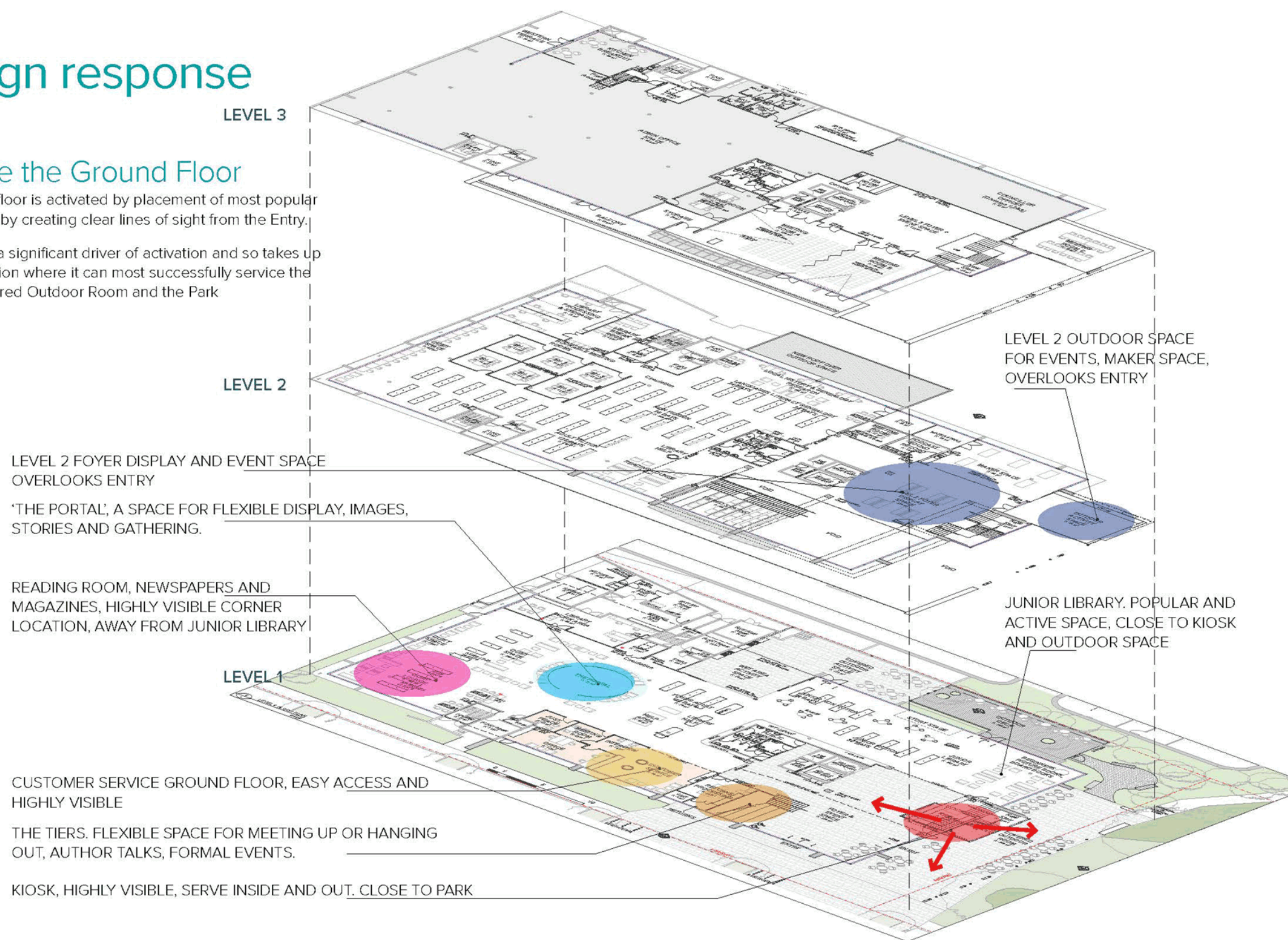


design response

Activate the Ground Floor

The Ground floor is activated by placement of most popular services and by creating clear lines of sight from the Entry.

The Kiosk is a significant driver of activation and so takes up a prime location where it can most successfully service the Library, Covered Outdoor Room and the Park

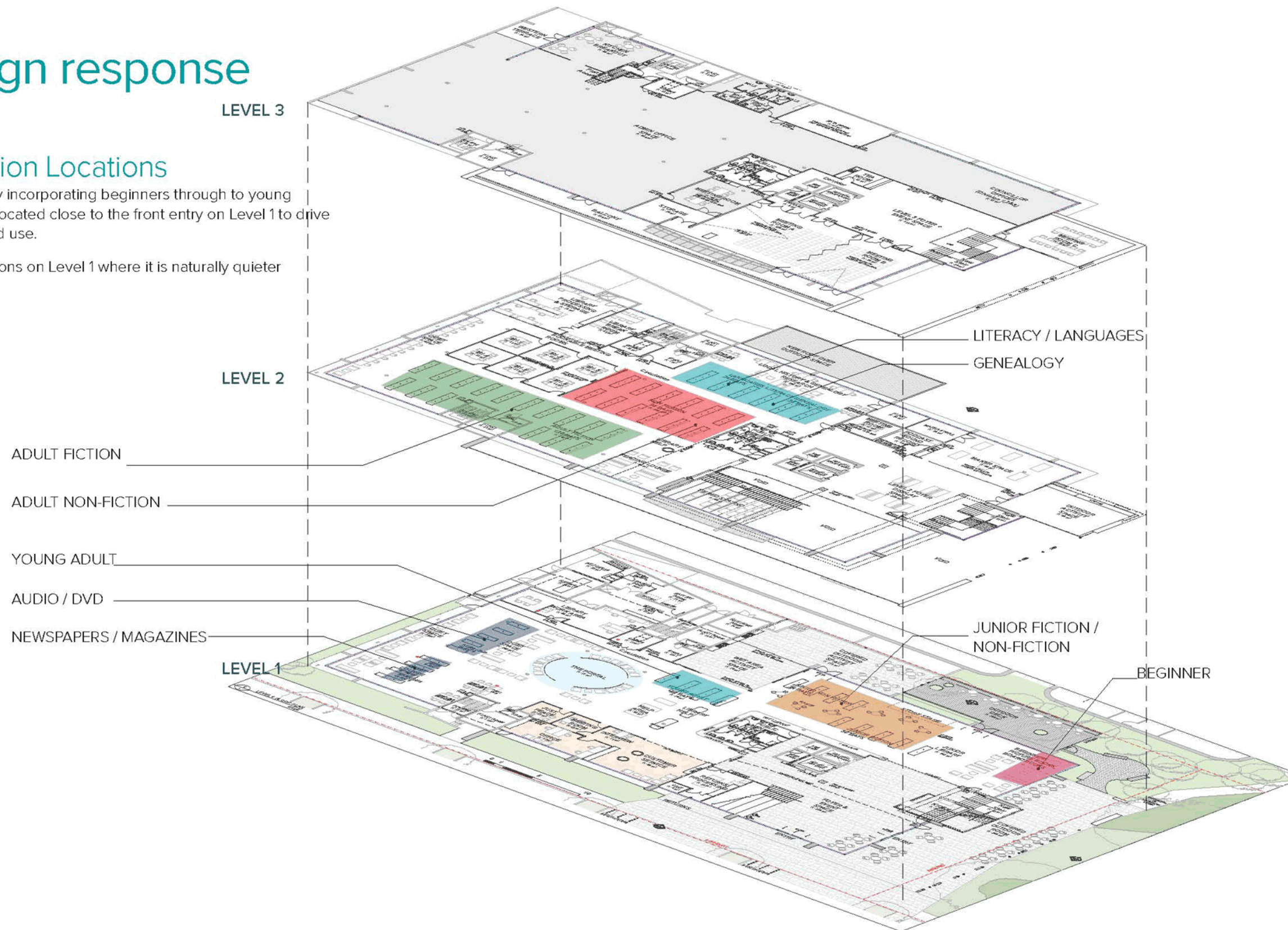


design response

Collection Locations

Junior Library incorporating beginners through to young adults to be located close to the front entry on Level 1 to drive activation and use.

Adult collections on Level 1 where it is naturally quieter



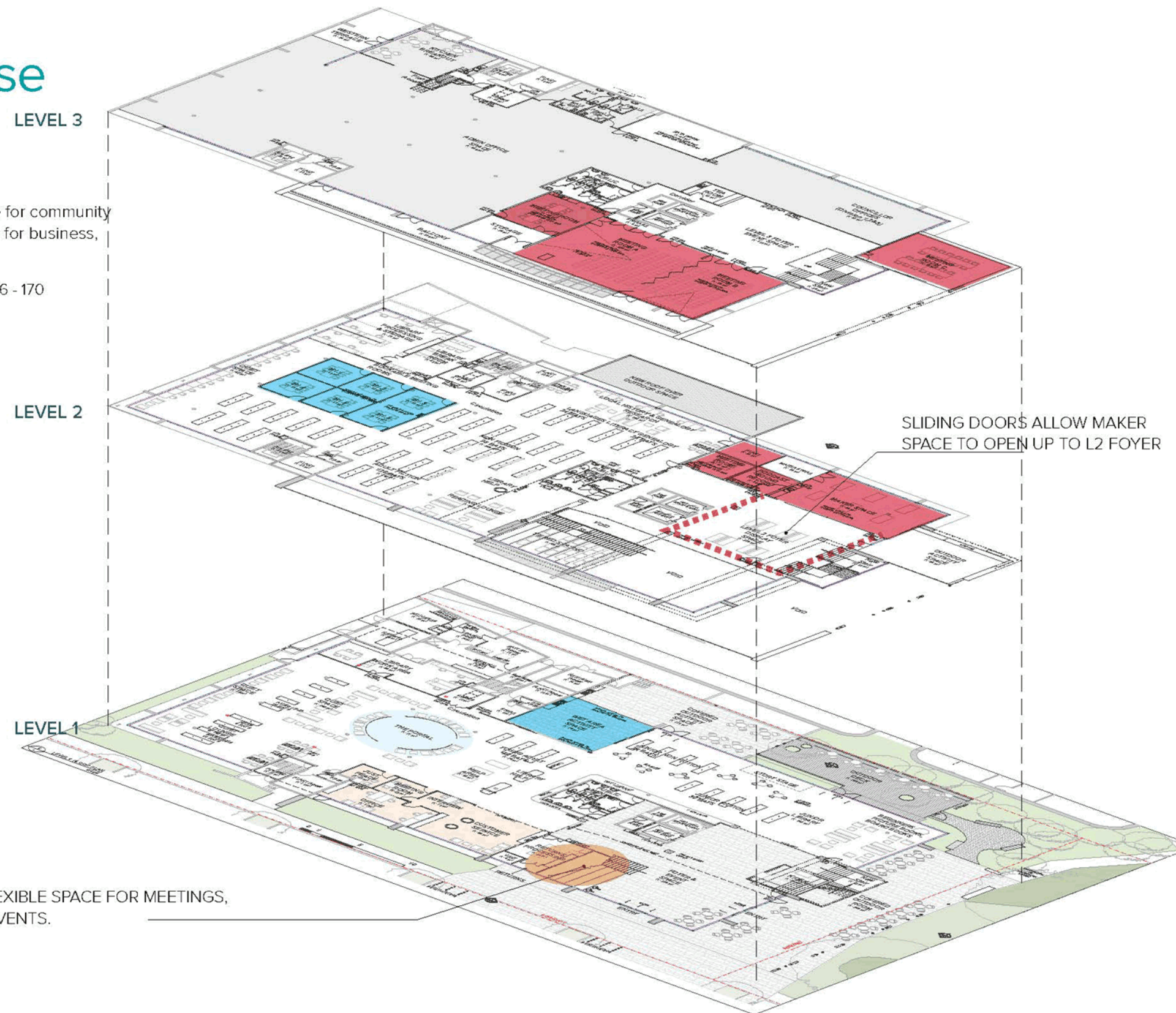
design response

Bookable Rooms

Meeting Rooms are critical to provide space for community meetings, quiet study or group work, places for business, teaching and learning or simply discussion.

- Range of sizes for small to large groups, from 6 - 170
- Range of technology available
- specialised rooms
- also available after hours

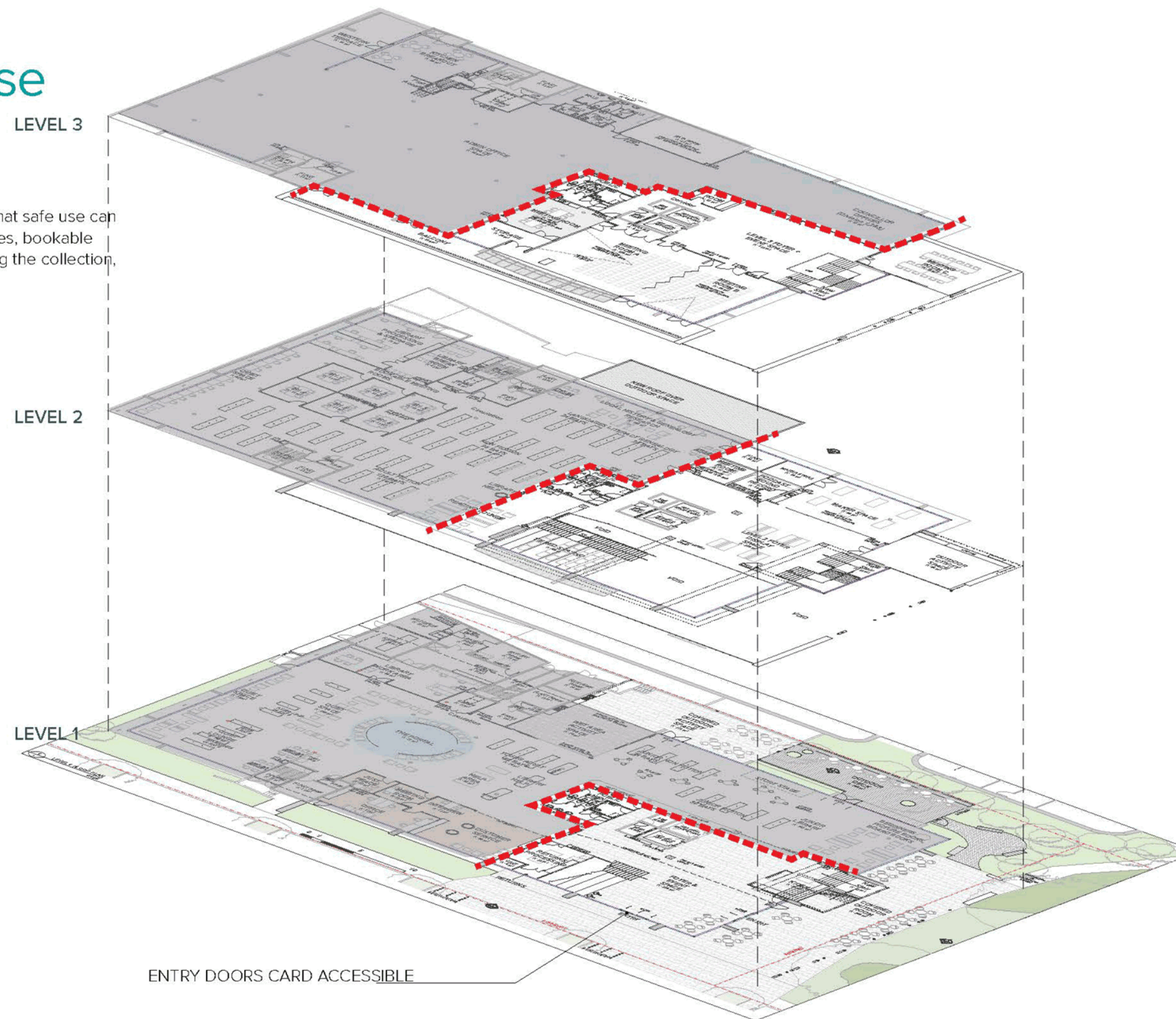
- Available During Hours
- Available After Hours



design response

Secure After Hours

The building is able to be locked down so that safe use can occur after hours with access to event spaces, bookable rooms and Community spaces while keeping the collection, workplace and other areas secure.



design response

Technology

The building incorporates a range of technologies to support Community use and the delivery of learning programs run by the Library. In addition to the usual AV technology built into the Meeting Rooms there is additional specialist technology to support Library programs.

LEVEL 3

LEVEL 2

LEVEL 1

DEDICATED RECORDING ROOM TO SUPPORT CONTENT CREATION

MAKER SPACES ON LEVELS 1 AND 2 TO SUPPORT LEARNING PROGRAMS WITH NEW AND EMERGING TECHNOLOGIES

'THE PORTAL' INCORPORATES AUDIO VISUAL PROJECTION WITH FLEXIBLE TECH TO ALLOW FOR UNIQUE DISPLAY AND STORYTELLING OPPORTUNITIES

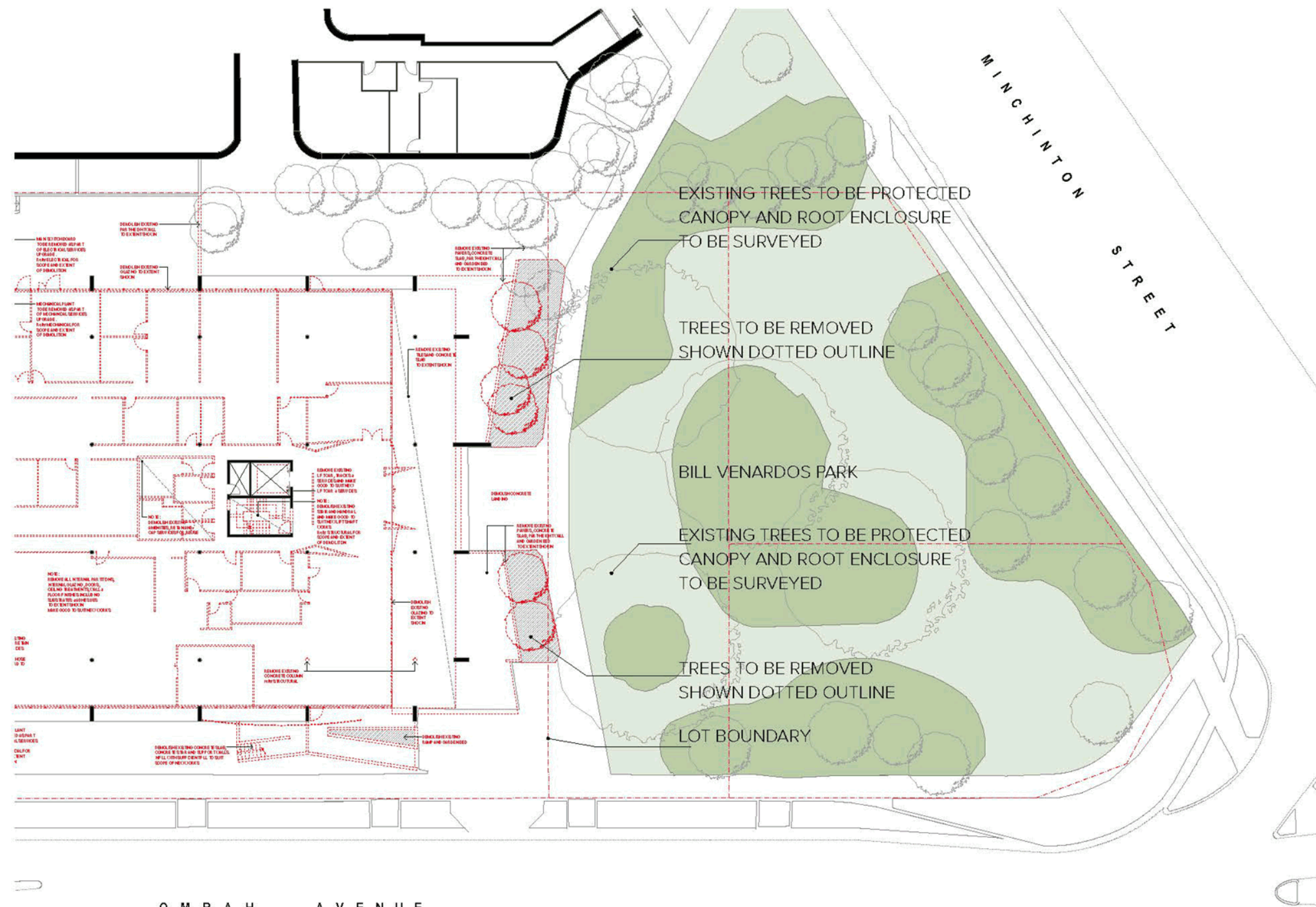
JUNIOR LIBRARY STORY TELLING SPACE WITH AUDIO VISUAL SUPPORT

SMART BOOK TECHNOLOGY FOR AFTER HOURS HOLDS AND LOANS WITHIN FOYER

EVENT SPACE WITH AUDIO VISUAL PROJECTION FOR TALKS, FILMS

OPPORTUNITY FOR LARGE SCALE DIGITAL PROJECTION/SCREEN IN COVERED OUTDOOR ROOM

interface with Bill Venardos Park



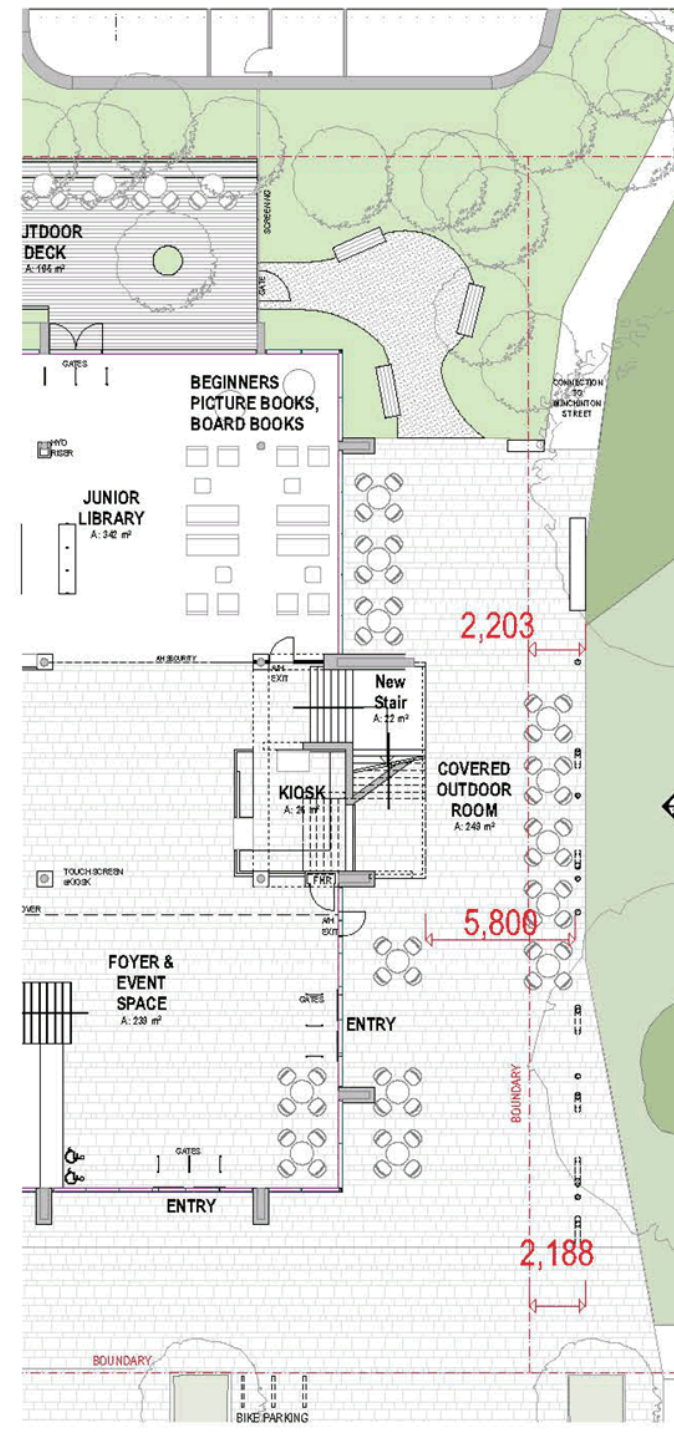
Plan showing Demolition

interface with Bill Venardos park outdoor room option proposed

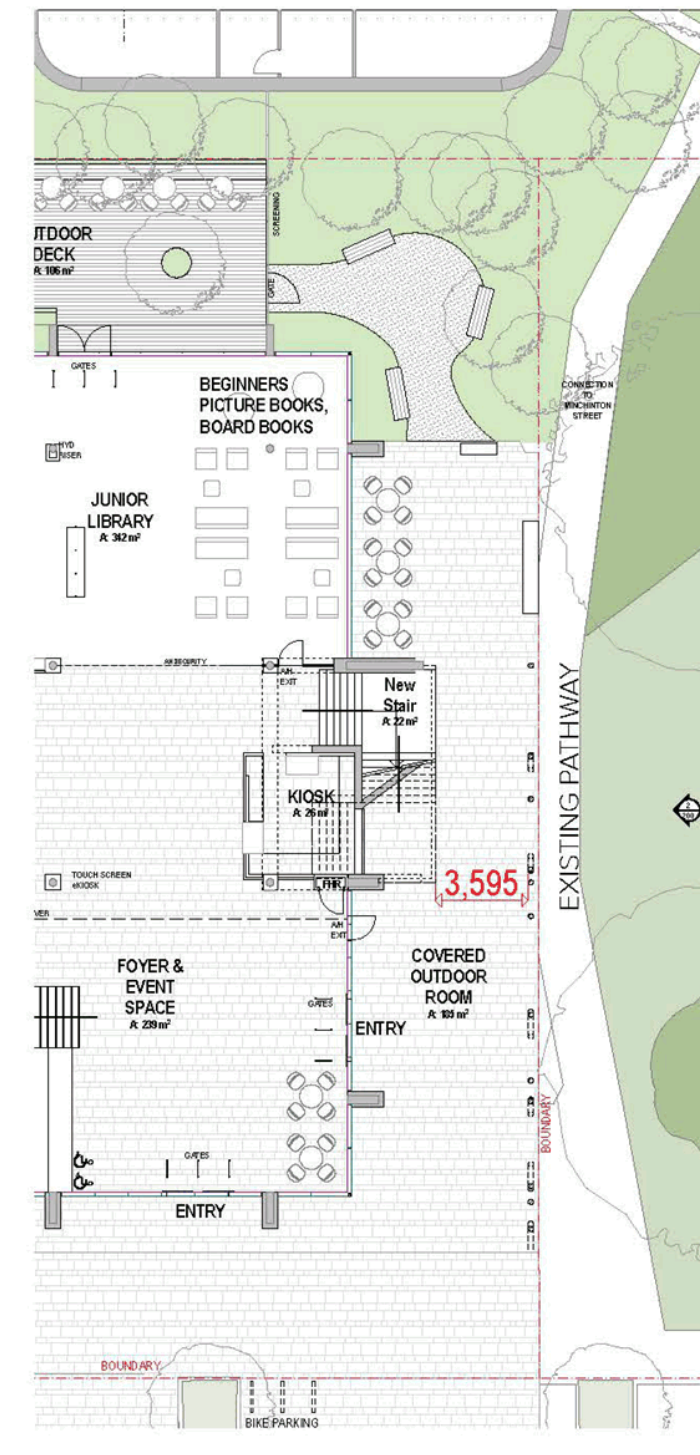
The following comparison option brings the building extent to within the limit of the existing Lot boundary, reducing the scale and proportion of the Covered Outdoor Room. The impact of the reduction affects:

- Entry to the Library, less protected from weather
- Visibility and connection through to The Event Centre is reduced.
- Upper level Community meeting rooms are reduced in size.
- Ground level activation with reduced seating areas, meeting spaces.
- Reduced covered outdoor Library and Community event space.

level 1 floor plan



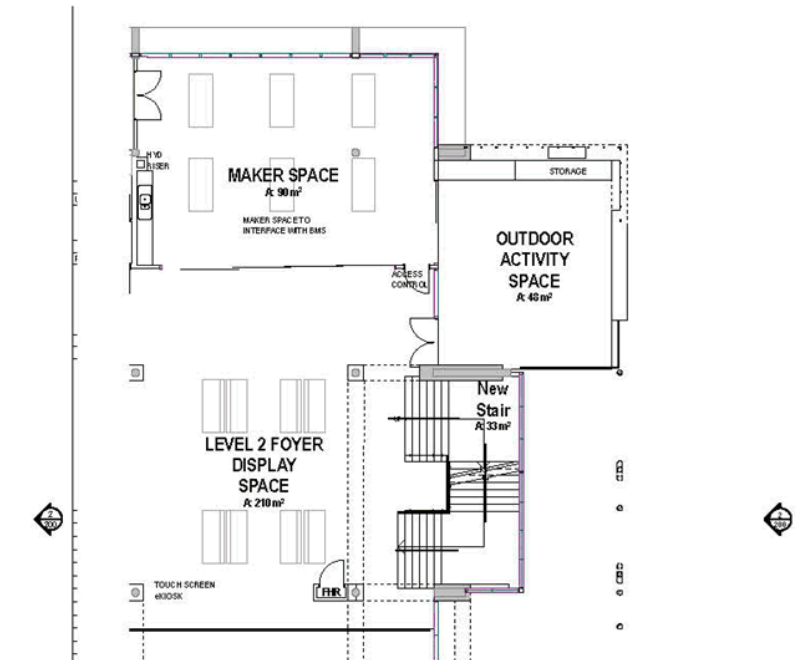
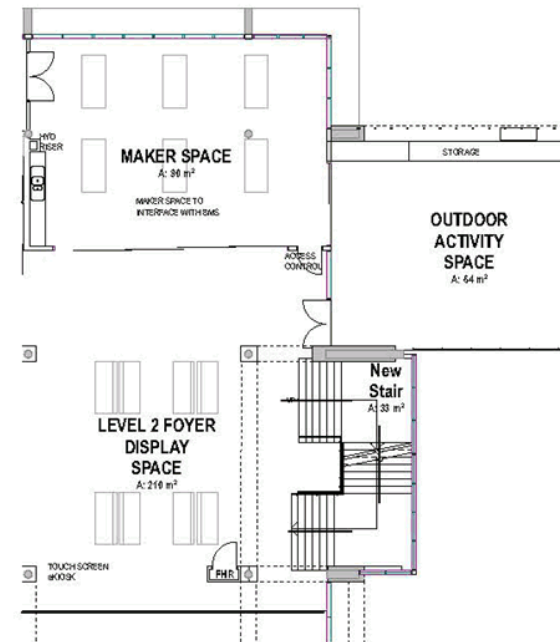
reduced



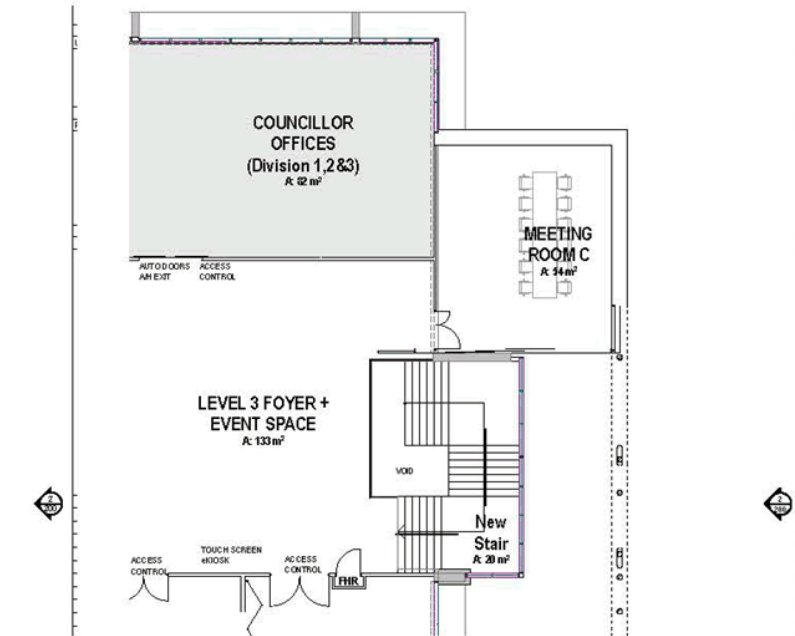
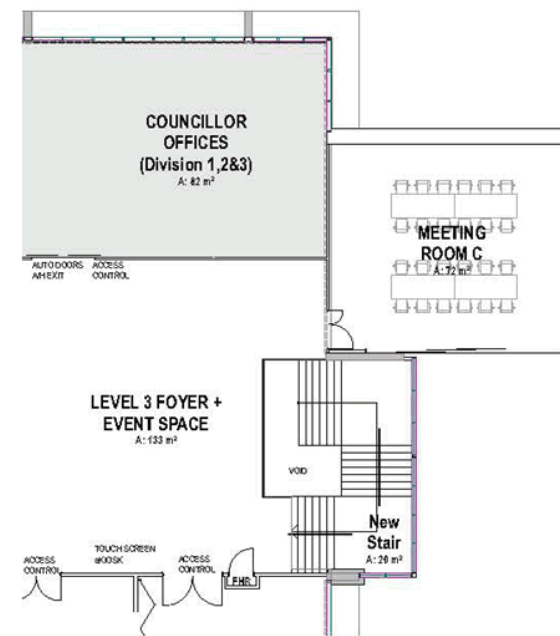
interface with Bill Venardos park outdoor room option proposed

reduced

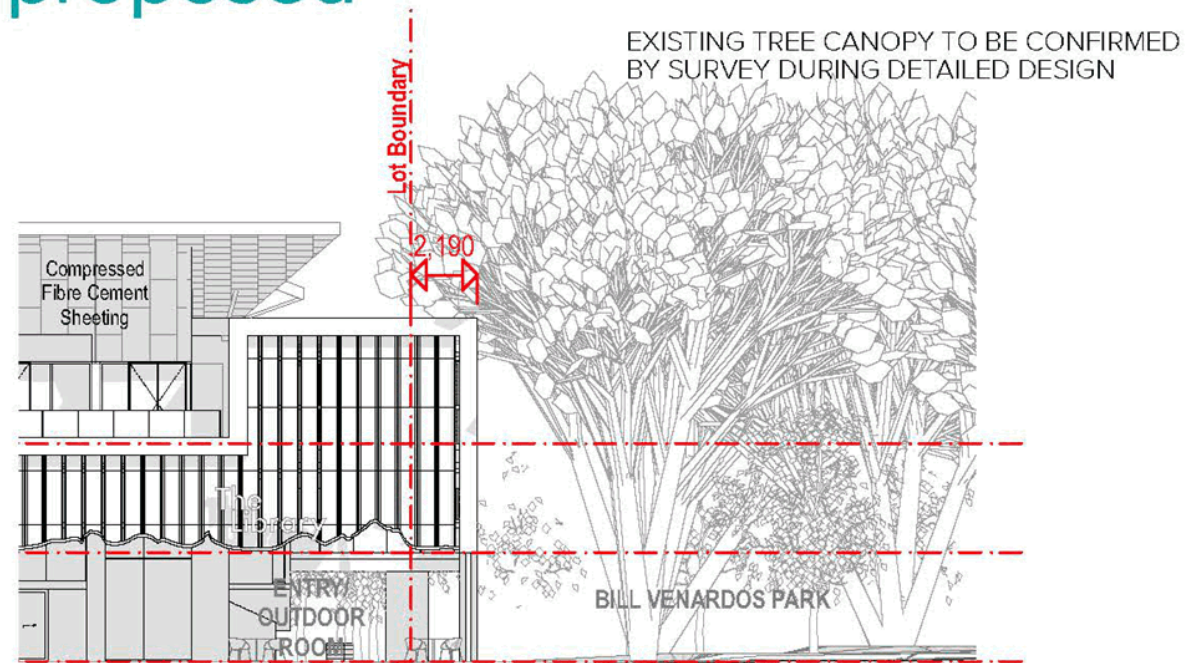
level 2 floor plan



level 3 floor plan

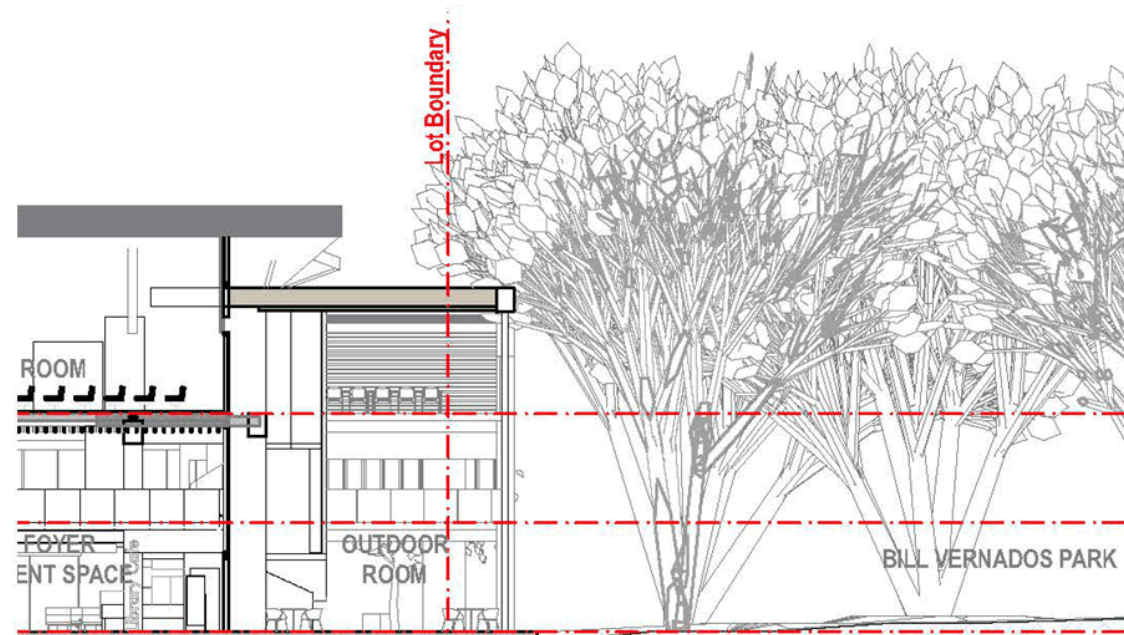
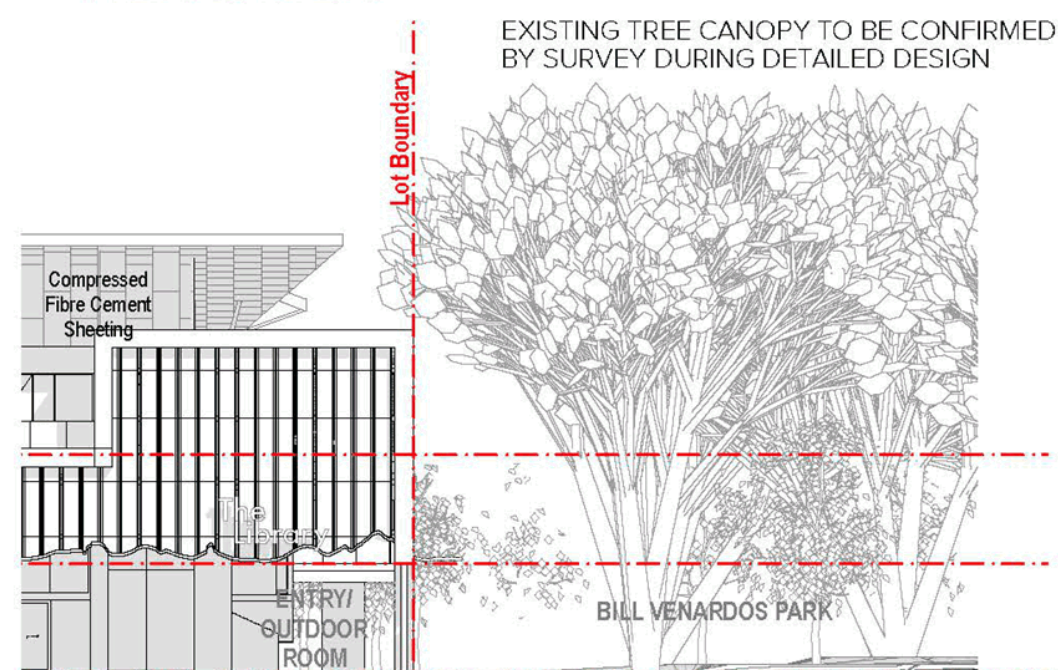


interface with Bill Venardos park proposed



Elevation

reduced



Section



interface with Bill Venardos park
proposed



Omrah Ave

reduced



Outdoor Room



area summary

Level 1	GFA m ²
Library	1,339
Library Work Areas	143
Customer Service	134
Kiosk	26
Amenities	36
Plant	110
	1,788m2

Level 2

Library	1,401
Library Work Areas	121
Amenities	36
Plant	64
	1,622m2

Level 3

Administration including Councillor Office	1,141
Library / Community Rooms	516
Amenities	48
Plant	101
	1,806m2

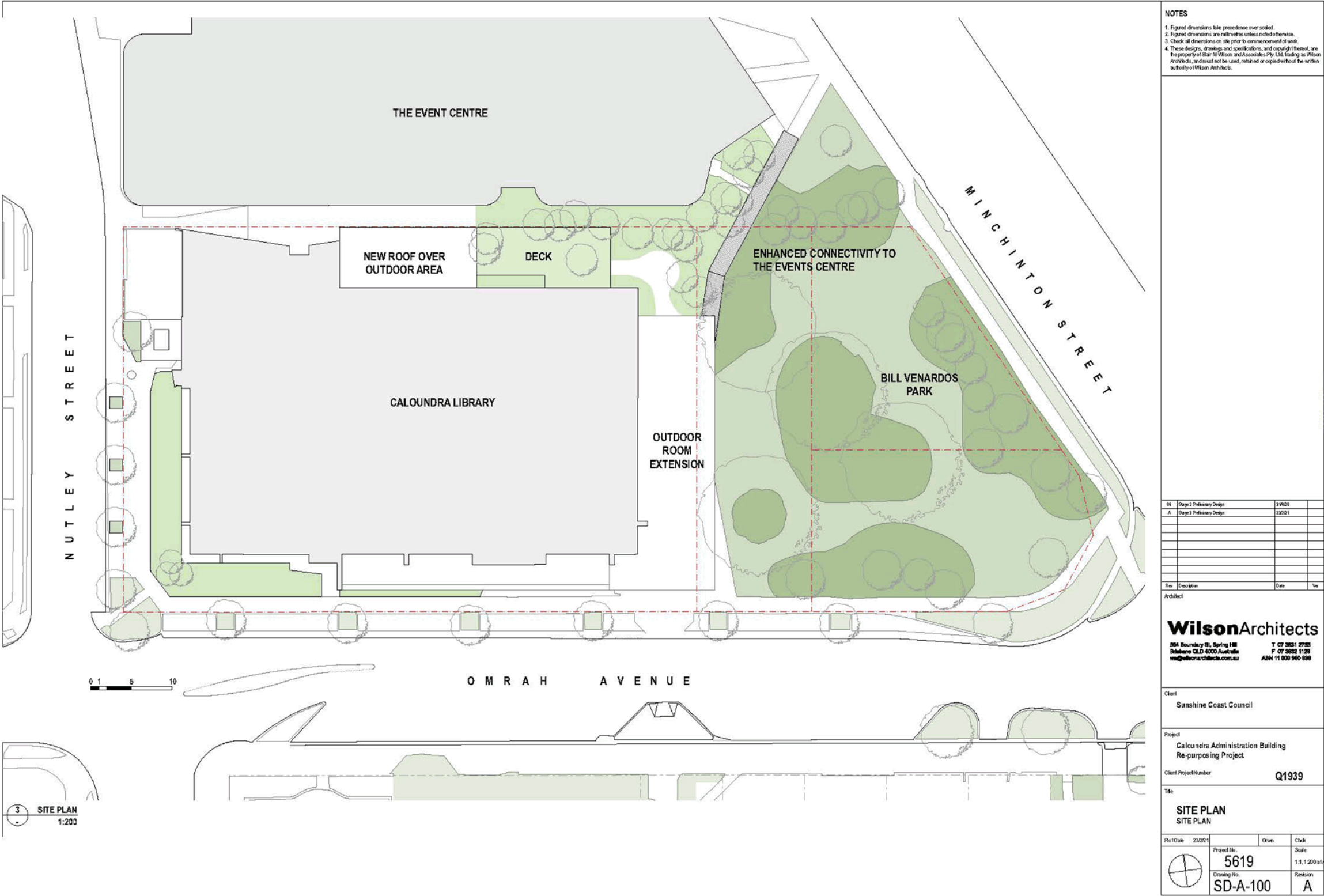
TOTAL	5,216m2
Library	3,941m2
Customer Service/Admin	1,275m2

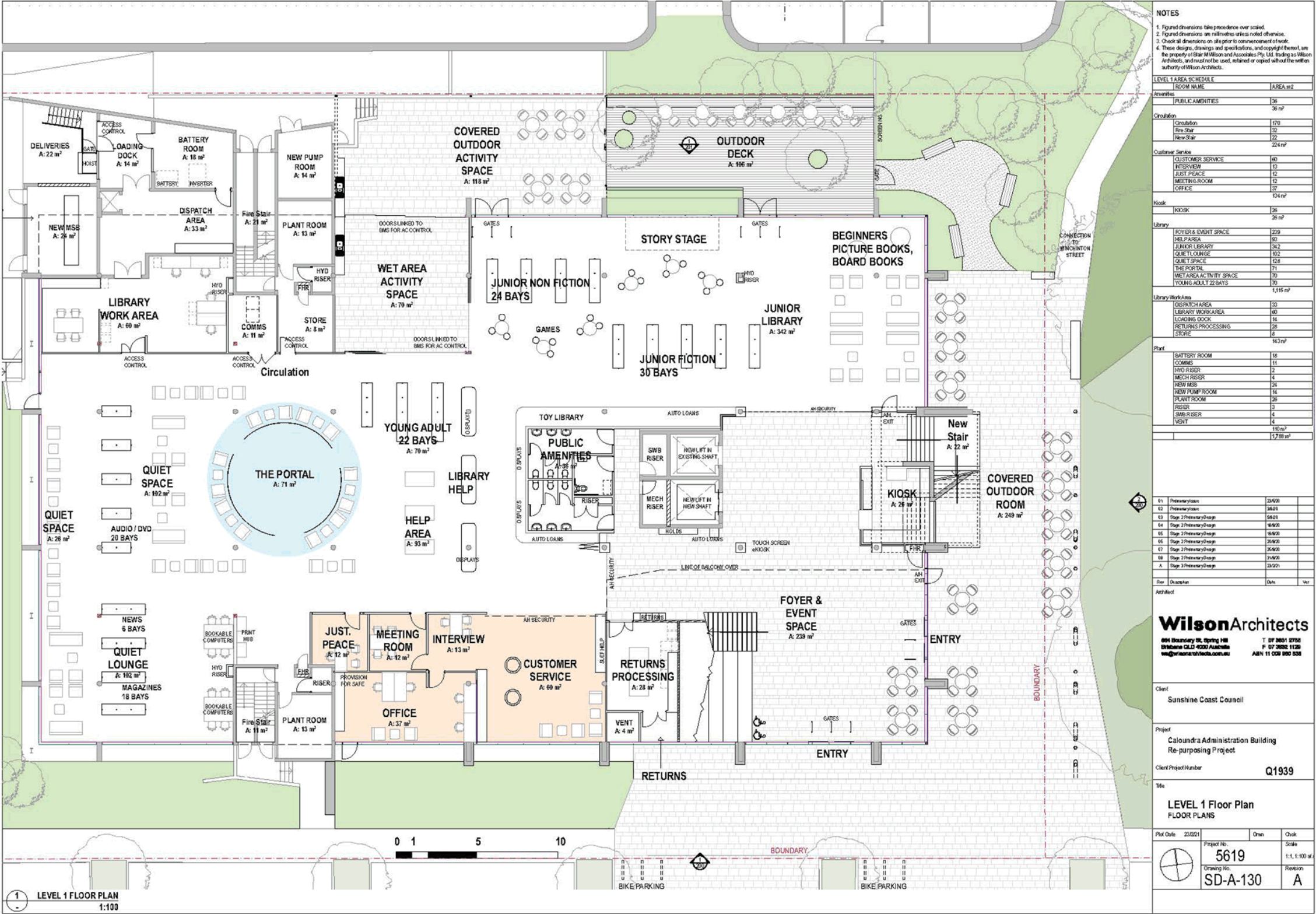
community meeting spaces available after hours

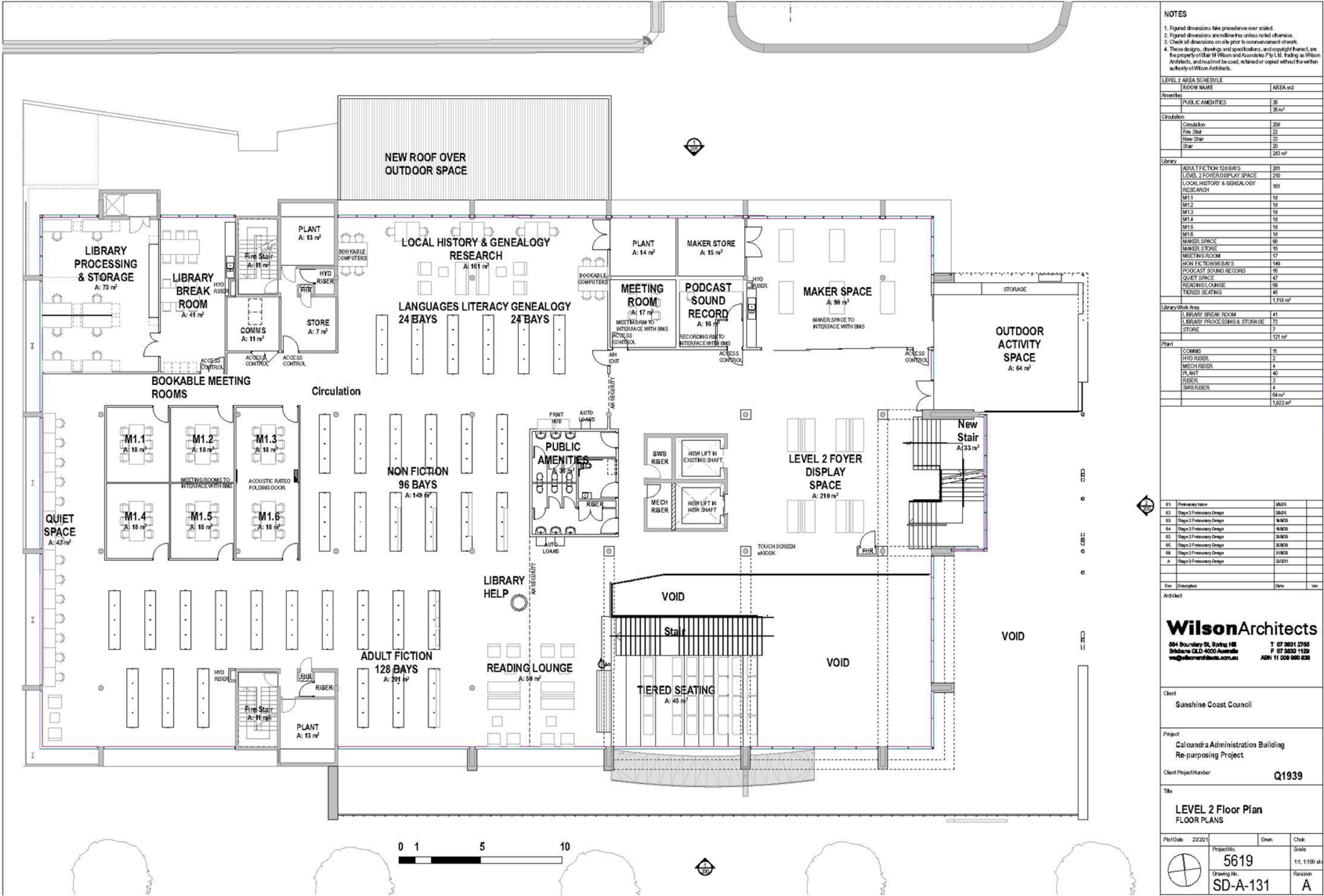
	m ²
Covered Outdoor Room + Deck	318
Foyer and Event Space	239
L2 Foyer	210
Outdoor Activity Space	64 Bookable
Maker Space	90 Bookable
Podcast recording room	16 Bookable
Meeting Room	17 Bookable
L3 Foyer and Event Space	133
Meeting Room A	129 Bookable
Meeting Room B	85 Bookable
Meeting Room C	72 Bookable
Meeting Room (shared)	44 Bookable
	532m2 of Bookable Rooms

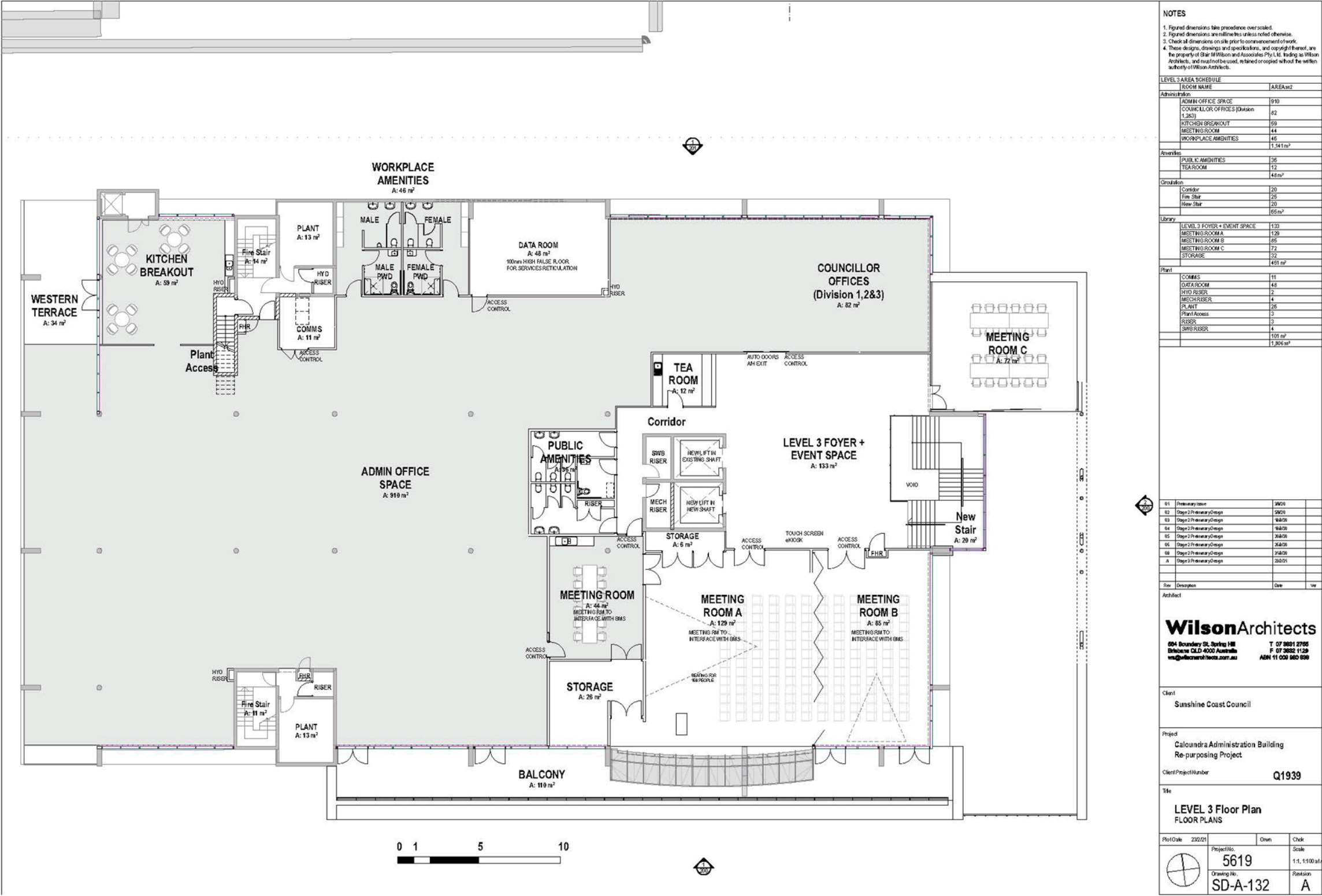
Refer to Floor Plans for additional breakdown of areas on each level.

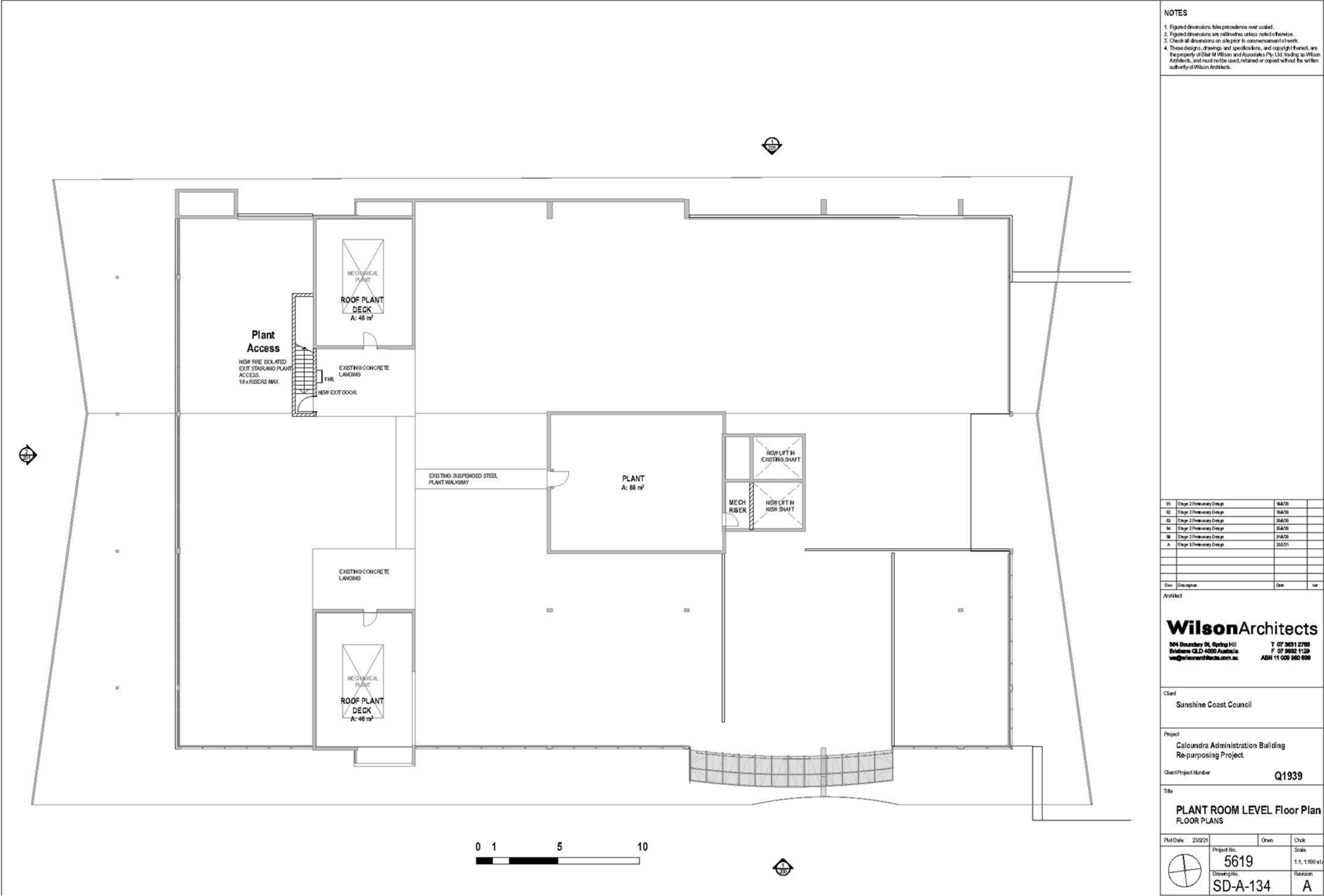
Preliminary Design Drawings

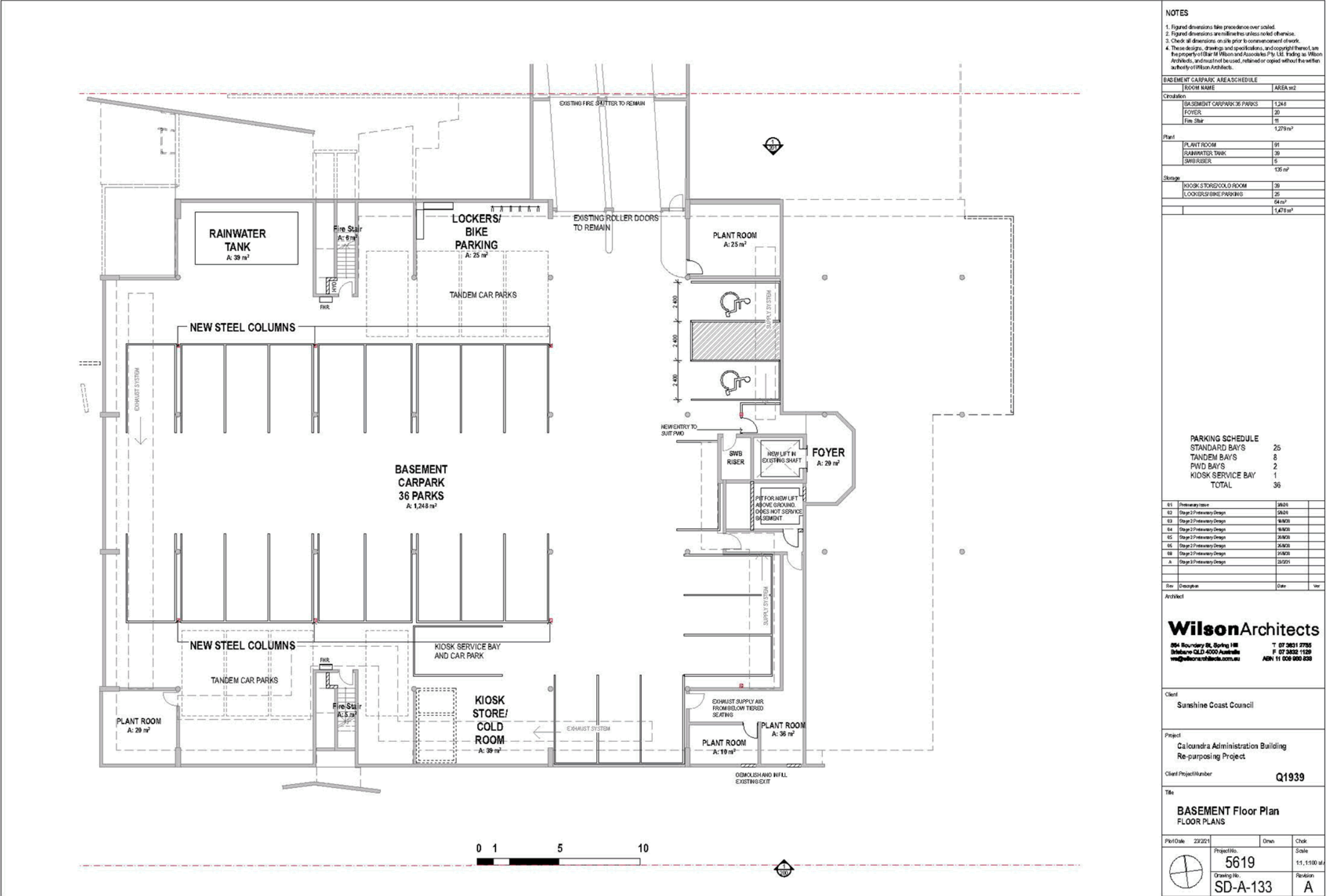












NOTES

1. Figured dimensions take precedence over scaled.

2. Figured dimensions are millimetres unless noted otherwise.

3. Check all dimensions on site prior to commencement of work.

4. These designs, drawings and specifications, and copyright thereof, are the property of Shar M Wilson and Associates Pty Ltd. Trading as Wilson Architects, and must not be used, retained or copied without the written authority of Wilson Architects.

BASEMENT CARPARK AREASCHEDULE

ROOM NAME	AREA m ²
Circulation	
BASEMENT CARPARK 36 PARKS	1248
FOYER	29
Fire Stair	11
	1,279 m ²
Plant	
PLANT ROOM	91
RAINWATER TANK	39
SWB RISER	5
	135 m ²
Storage	
KIOSK STORE/COLD ROOM	39
LOCKERS/BIKE PARKING	25
	64 m ²
	1,478 m ²

PARKING SCHEDULE

STANDARD BAYS	25
TANDEM BAYS	8
PWD BAYS	2
KIOSK SERVICE BAY	1
TOTAL	36

61

Preliminary Issue

18/01

62

Stage 2 Preliminary Design

28/01

63

Stage 2 Preliminary Design

04/02

64

Stage 2 Preliminary Design

16/02

65

Stage 2 Preliminary Design

26/02

66

Stage 2 Preliminary Design

26/02

68

Stage 2 Preliminary Design

25/02

A

Stage 3 Preliminary Design

28/02/21

Rev

Description

Date

Ver

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Client

Sunshine Coast Council

Project

Caloundra Administration Building
Re-purposing Project

Client Project Number

Q1939

Title

BASEMENT Floor Plan

FLOOR PLANS

Plot/Date

23/22/1

Project No.

5619

Scale

1:1,100 m

Drawing No.

SD-A-133

Revision

A





1. Figured dimensions take precedence over scaled.
2. Figured dimensions are in millimetres unless noted otherwise.
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Rev	Description	Date	By
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Client	Sunshine Coast Council
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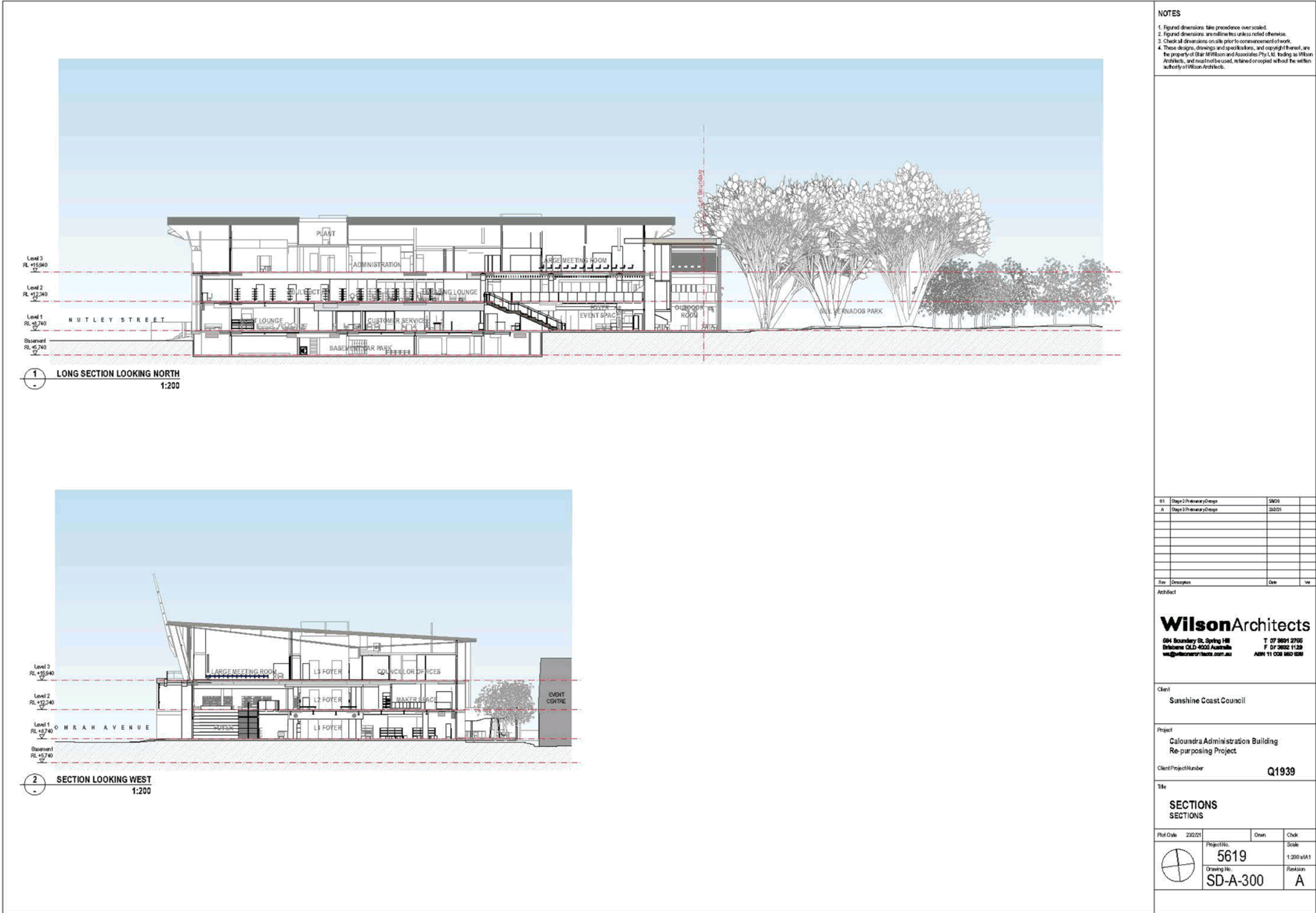
Project	Caloundra Administration Building Re-purposing Project
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Client Project Number **Q1939**

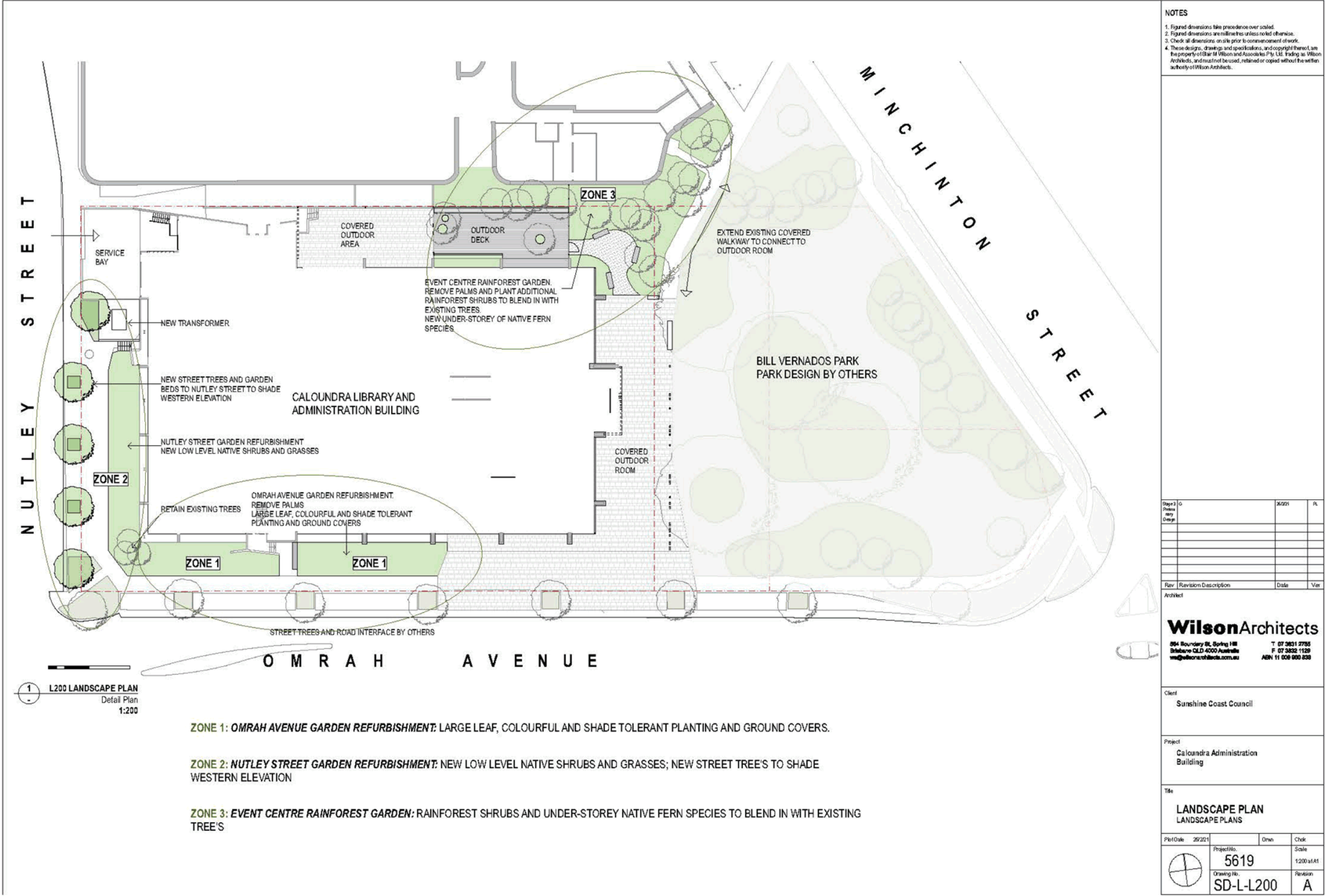
Title	
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ELEVATIONS
ELEVATIONS

Plot Date	23/2/21	Drawn	Chk'd
	Project No.	Scale	
	5619	1:200 a1A1	
	Drawing No.	Revision	
	SD-A-201	A	



Landscape Concept Drawings



ZONE 1: OMRAH AVENUE GARDEN REFURBISHMENT: LARGE LEAF, COLOURFUL AND SHADE TOLERANT PLANTING AND GROUND COVERS.

PLANTING SCHEME BORROWS FROM THE BILL VERNADOS PARK PLANT PALETTE: Bromeliads, Birds Nest Ferns, Ixora's, and large leafed variegated plant species



Zamia furfuracea



Philodendron Little Phil



Asplenium australasicum



Bromeliad species



Codiaeum variegatum species



Ixora species



Viola banksii

ZONE 2: NUTLEY STREET GARDEN REFURBISHMENT: NEW LOW LEVEL NATIVE SHRUBS AND GRASSES; NEW STREET TREE'S TO SHADE WESTERN ELEVATION

STREET TREE OPTIONS



Cupaniopsis anacardioides - to match species over the other side of Nutley Street



Brachychiton discolor

LOW LEVEL RESILIENT NATIVE SHRUBS, GRASSES AND ACCENT PLANTS



Hardenbergia violacea



Melastoma malabathricum



Pimelea linifolia



Pultenaea villosa



Austromyrtus dulcis x tenuifolia



Banksia oblongifolia



Callistemon Little John



Lomandra Shara



Crinum pedunculatum



Xanthorrhoea species

ZONE 3: EVENT CENTRE RAINFOREST GARDEN: RAINFOREST SHRUBS AND UNDER-STOREY NATIVE FERN SPECIES TO BLEND IN WITH EXISTING TREE'S



NOTES

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Rev	Revision Description	Date	Var
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Client
Sunshine Coast Council

Project
Caloundra Administration Building

Title
PLANTING PALETTE
LANDSCAPE PLANS

Plot/Date	25/2/21	Drawn	Chok
Project No.	5619	Scale	21 at A1
Drawing No.	SD-L-L201	Revision	A

View from Omrah Avenue



Outdoor Room and Entry



Foyer and Event Space





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