



HOW TO READ THIS DOCUMENT

This document presents the Jack Morgan Park Landscape Plan while capturing the project's key design phases and their associated deliverables.

The document has been organised into several main sections:

- **Introduction**
- **Design Plans**
 - Landscape Plan**
 - Detail Plans**
 - Events Space, Lighting and Services Plan**
 - Integrated Artwork and Signage Plan**
 - Staging Plan**
- **Appendix 1**
 - Site Analysis** - analysis of the existing site functions, SWOT analysis, stakeholder and site users feedback
- **Appendix 2**
 - Masterplan Review** - review and investigate the feasibility of existing masterplans
- **Appendix 3**
 - Concept Diagrams** - explore various design options at a schematic design level



PROJECT BASIS AND BRIEF

PROJECT DESCRIPTION

Jack Morgan Park is identified as the 'Civic Heart of the Town'.

The park contains the Coolum Civic Centre, Library, Child Care Centre and Community Centre. The park is bordered by the Coolum Bowls Club, residential and the rear entries to Coolum's foreshore commercial strip.

The project involves:

- the development of a **landscape plan**
- **staging plan**
- **cost estimate**

The landscape plan will draw on the design proposals outlined in the Coolum Village Centre Landscape Masterplan (2010).

This project will involve looking in detail at the proposals and testing their merit in relation to feasibility, available budget, community support and council's current position since the Masterplan was developed.

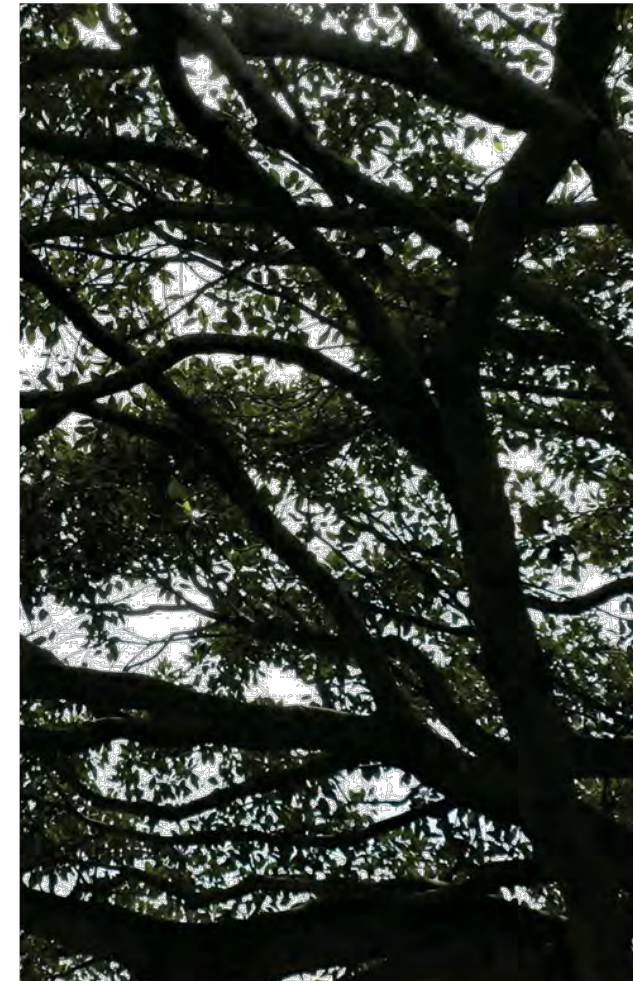
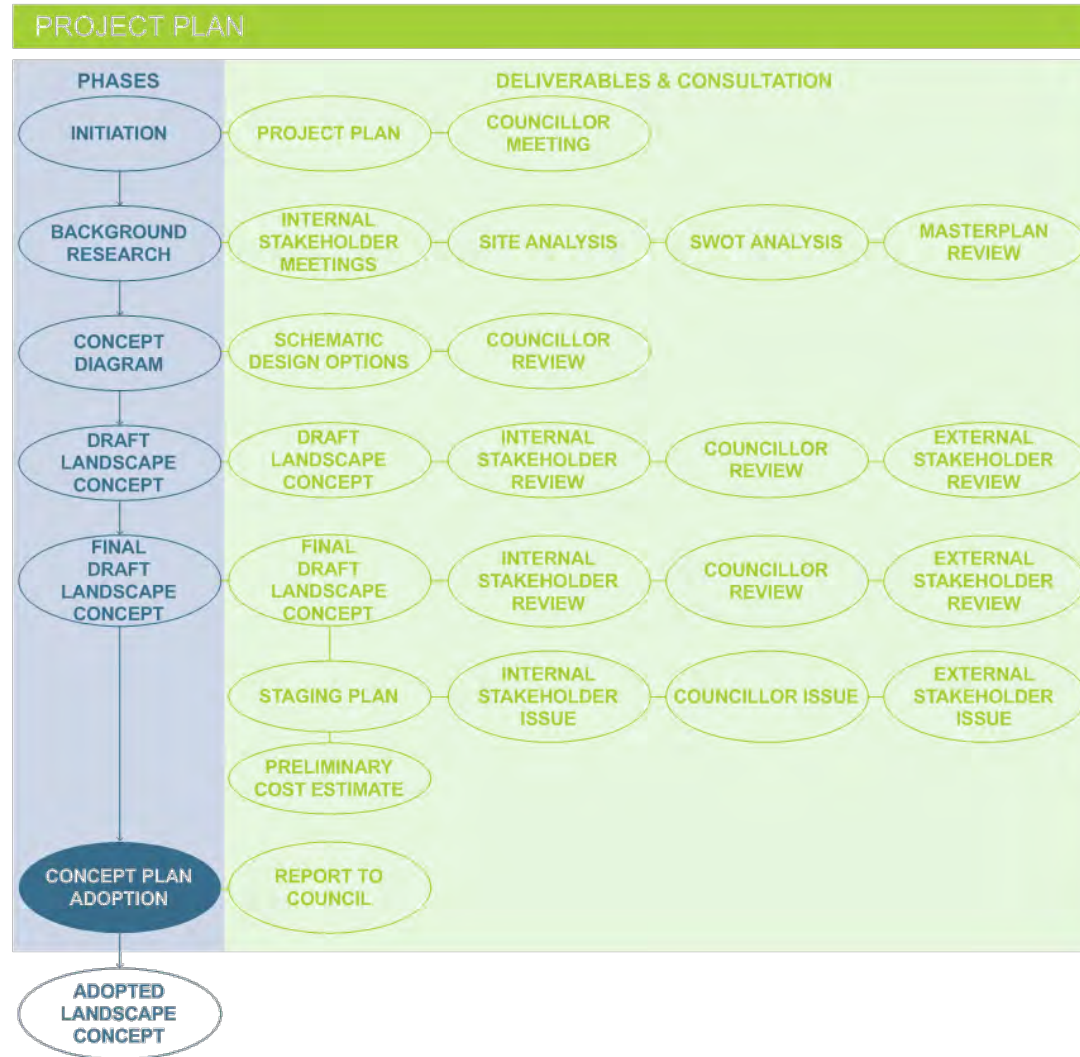


PROJECT BASIS AND BRIEF

PROJECT OUTCOMES

- To **activate and revitalise** this Sunshine Coast Wide-level recreation park that is located in the heart of Cooloom.
- To recognise that the park provides a significant open space facility to **host performances, street theatre and community gardens** as well as a broader public benefit.
- To create a safe and usable public open space area that is **high quality, comfortable, safe, accessible and legible**.
- To relieve the pressure and high use at Tickle Park.
- To **improve the connectivity** between the existing buildings and the park through the creation of outdoor spaces that brings the internal uses to outside, such as breakout spaces and reading rooms.
- To create a **distinctive and coordinated image** for Jack Morgan Park that draws on the established park and streetscape character and palettes.







Notes: Possible Library expansion and proposed western pathway subject to Library Facility Development Plan 14/15FY
 Note: Relocation of community centre building and services once a suitable location is found in consultation with the building's management.



Jack Morgan Park, Coolum
Landscape Plan

Issue	Final Draft	7
Project no.	23603	
Scale	1:600 @A3	

VER 7





COMMUNITY GARDEN INFORMATION SIGN



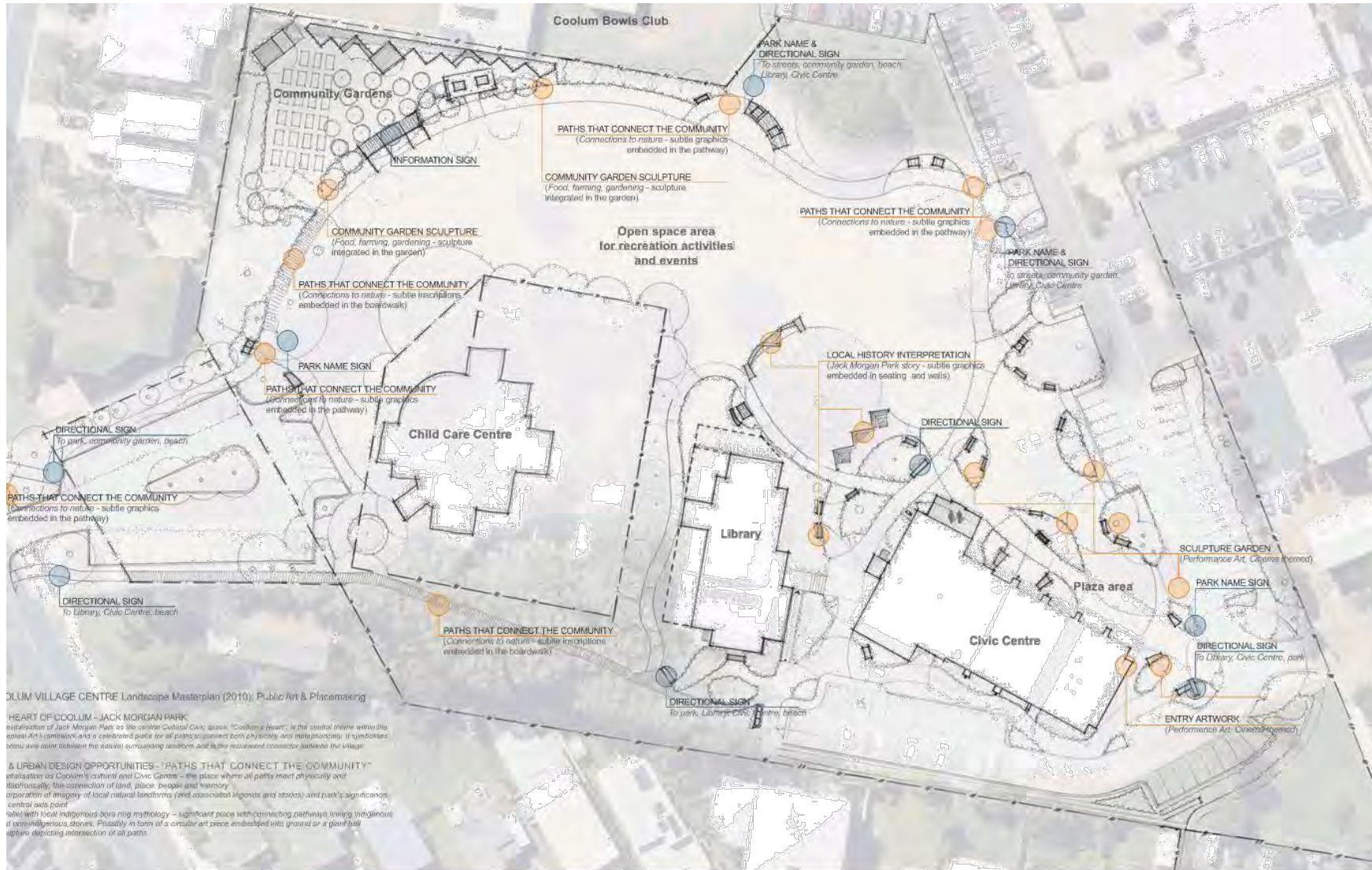
COMMUNITY GARDEN THEMED SCULPTURE



COLORFUL VEGETABLE PLANTING







Jack Morgan Park, Coolum
Integrated Artwork and Signage

Issue	Final Draft	11 VER 7
Project no.	23603	
Scale	1:600 @A3	



THE PRECINCT



Community Facilities within Jack Morgan Park

1:1500 @ A1



THE PRECINCT



Community Facilities within Jack Morgan Park

1:1500 @ A1

1 COOLUM CIVIC CENTRE

Year established: 1982
Ownership: Council owned
Management Council managed: Self-service model. (SCC, Community Services, Major Venues)
On-site staffing: Nil (discussions underway for Library to manage building / shared use)
Building Footprint: 778m²
Facility Level: District (Noosa Civic is nearest Sunshine Coast Wide venue)
Hall/Theatre Spaces: One main hall (352m²), large backstage area and three dressing rooms. Capacity 300-350 people.
Meeting Spaces: One meeting room which seats approximately 20 people.
Technical equipment: Basic lighting and audio equipment.
Kitchen facilities: Domestic kitchen and facilities.

Building condition audit findings and capital works

- Suspended plasterboard ceiling is sagging and requires rectification
- Subterranean structural works will need to be undertaken on external steel girders
- Replacement of six circulation wall fans are needed
- Replacement of dimmer control for the rear stage is needed
- Upgrade toilets to meet disability standards
- Entry improvements to main foyer and box office
- May paint external pillars to grey and remove interior timber cladding

Usage

- Trying to increase revenue and bookings. Current use 23hrs/week (50hrs is ideal).
- Coolum Theatre Performers – three performances a year, 60ppl attend, also use it for rehearsals.
- Concert venue in the past. Golden Day / Big Pineapple festival organiser used to use venue.
- Karate groups, MacDonald's staff meetings, Qld Health meetings.
- Gallery space (nb. No gallery in Coolum)

Sunshine Coast Performance and Community Venues Service Plan 2014-2029

- Maintain the role of the Coolum Civic Centre as a multi-purpose district venue.
- Prepare a Facility Development Plan in conjunction with planning to be undertaken for council's libraries under the Sunshine Coast Libraries Plan 2014-2024.
- Continue to improve synergies of each venue with surrounding land uses (including all facilities located within Jack Morgan Park)

Site Analysis



Coolum Civic Centre + Jack Morgan Park

1:700 @ A1



THE PRECINCT



Community Facilities within Jack Morgan Park

1:1500 @ A1

2 COOLUM LIBRARY

Year established: 1989. Extension in 1997.

Ownership: Council owned and managed.

Building Footprint: 400m², the Library is the third smallest in the network

Usage: One of the smallest in the region, but boasts the second highest volume of visitation by square metre of floor area throughout the network.

Library Spaces: Collections, reading areas, public access computers and staff room are all tightly located

Meeting Spaces: No separate meeting space or defined 'noisy' area for event/workshops.

Amenities: One unisex toilet located externally at the building entry. Not open Sundays.

Building condition audit findings and capital works

- The current size of the Library limits the amount and types of activities that can occur.
- The building does not have a street frontage and has poor visibility. The height of the Coolum Civic Centre further conceals the Library from the street.
- The pedestrian pathway between the entrance to the precinct at Park Street and the Library is considered to be poor (yellow line markings outline a pathway on the road).
- Signs within the Jack Morgan park precinct to indicate the location of the Coolum Library were identified as being essential in locating the building.

Relationship with the Park

- Kids excursions (sit under the trees); Teddy bear picnics; Building has a glass wall with outlook onto park – allowing lots of natural light.
- The park was a lot more open in the early years (no mounds or Child Care Centre – the Library was gradually boxed in).
- Provide low maintenance outdoor seating in safe environment appropriate for wi-fi users.

Sunshine Coast Libraries Plan 2014-2024

- Complete a feasibility development plan to investigate opportunities for expanding or relocating the Library. The expansion could include expanding and maximising use of indoor and outdoor areas; redesigning indoor areas to create distinct divisions between individual spaces.
- Expand and redesign Coolum Library to meet future community needs as per Library Desired Service Levels.

Site Analysis



Coolum Library + Jack Morgan Park

1:700 @ A1



THE PRECINCT



Community Facilities within Jack Morgan Park

1:1500 @ A1

3 C+K CHILDCARE CENTRE

Leasee: The Creche and Kindergarten Association of Queensland (C&K)
Term of Lease: 19 March 2007 - 18 March 2017
Revenue from Lease: \$1.00 per annum for each year of term (Peppercorn lease)
Ownership: Council owned building. Maintained by Leasee.
Building Footprint: Approx. 695m²
Total Lease Area: 1900m² (approx. 54x45m)
Usage: Privately run childcare facility. Council no longer the provider of childcare services.

Notes

- Shortage of childcare facilities in Australia (anecdotal).
- C&K is a not for profit organisation. The profits are reinvested into children, staff and community (c&k website).
- Council's long term direction for these buildings and facilities is undefined.
- Council to confirm with C&K as to whether they are likely to renew their lease as this may create new open space opportunities for the park.

Relationship with the Park

- Fully fenced grounds (visually permeable fencing used).
- Not known if there have been any conflicts with park users.
- Children used to visit the Library for storytime. The librarians now visit the childcare due to excursion restrictions.
- Childcare trees shade the Library from the western sun.
- Childcare grounds take up majority of the Perry Street park frontage.



C&K Child Care + Jack Morgan Park

1:700 @ A1



THE PRECINCT



Community Facilities within Jack Morgan Park

1:1500 @ A1

4 COOLUM BEACH BOWLS CLUB

Leasee: Coolum Beach Bowls Club Incorporated

Year established: 1962

Term of Lease: 1 July 1994 - 30 June 2024

Revenue from Lease: \$50 per annum for the first five years then reviewed at each five year interval

Ownership: CBBC building, Council owned land

Building Footprint: Approx. 9704m²

Total Lease Area: 1900m² (approx. 100x85m)

Usage: Privately run lawn bowls facility with restaurant and bar











Notes

- Lawn bowls clubs appear to be closing down due to declining numbers and rising costs, eg. Peregian Beach, however, this may have made Coolum busier (anecdotal).
- The club's financial status and viability is unknown.
- The bowls club maybe open to the same redevelopment as Mooloolaba Bowls Club in order to gain park frontage from Elizabeth Street.
- Council's long term direction for this building and use within the park is undefined.

Relationship with the Park

- The bowls club and parking takes up the Elizabeth Street property boundary frontage.
- The building faces north to Elizabeth Street with its back of house operations to the park side, eg. loading dock, refuse area.
- Recent streetscape works have cars facing nose in to the park (ie. more cars along the park edge).
- Recent streetscape works have footpaths linking Elizabeth Street to the bowls club. Opportunity to connect this onwards to the park.

Site Analysis

-  BUILDING ENTRY
-  BUILDING ORIENTATION
-  VISUAL + PHYSICAL BARRIERS
-  FENCED BOUNDARY
-  DISABLED PARKING + ACCESS
-  CBBC PARKING SIGN
-  PARK FRONTAGE
-  OVERLAND FLOW PATH
-  OPPORTUNITIES
-  PATH LINK OPPORTUNITIES



Coolool Bowls Club + Jack Morgan Park

1:700 @ A1



THE PRECINCT



Community Facilities within Jack Morgan Park

1:1500 @ A1

5 COOLUM COMMUNITY CENTRE

Lease: Coolum Youth & Community Association Incorporated

Term of Lease: 1 July 1998 - 30 June 2018

Revenue from Lease: One unit per annum = \$250 is one unit

Ownership: Council owned building and land

Building Footprint: Approx. 242m²

Total Lease Area: 415m² (approx. 20x21m)

Rooms: Main hall area, computer room, store room, counselling and conference rooms, two offices, small kitchenette, a female, male and disability toilet.

Usage: Programs - Emergency Relief, Broadband for Seniors (IFYS), Young Parents Support Program (IFYS), CORE (Young people, Hospitality (Cert II and Cert III) and Retail (Cert II)), Cool Connections (Women's group), Community Solutions Disability Employment Service. Venue Hire - Russian sing along kids group, The Spanish Guitar Studio (Los Ninos), Counselling, Argentine Tango, Rhee Tae Kwon Do, Language tuition for adults, Hospital Art, Art Exhibitions, Parties and weekend events.

Building findings and capital works

- Building was the Old Picture Hall. Not heritage listed. One of the few original buildings in Coolum.
- Community may have an emotional connection - picture hall used to have hessian seats and organisers used to spray water on the tin roof to cool down the building for patrons in summer.
- Moved as part of a former Maroochy Council resolution. Community consultation undertaken at the time of relocation, eg. advertised in the paper (anecdotal).
- Some stakeholders regard the building as having lost its heritage value when the building was moved, as it is no longer in the original setting.
- Building is not a purpose-built community centre therefore there are inherent adaptability issues.
- Mounds were installed following the building's relocation.

Draft Coolum Village Centre Landscape Masterplan (2010)

- Proposes that the building be relocated to the western side of the park - subsequently not supported.
- Preliminary cost estimate from builder to relocate = \$300K
- A major pedestrian axis through the park to David Low Way was proposed in the building's current location.

Relationship with the Park

- Building takes up valuable park frontage (22m) and blocks visual cues into the park from Park street.
- The building faces south with access from the east (ramp) and south (steps) of the building. The north and

- western sides have little activation or outlook to the park.
- The recent streetscape upgrade sets up the future axis through the park to David Low Way.
- Leasee recommends covered outdoor seating in the park, verandah extended to the back door and to make the centre more accessible when the hall is in use.

Site Analysis



Coolum Community Centre + Jack Morgan Park

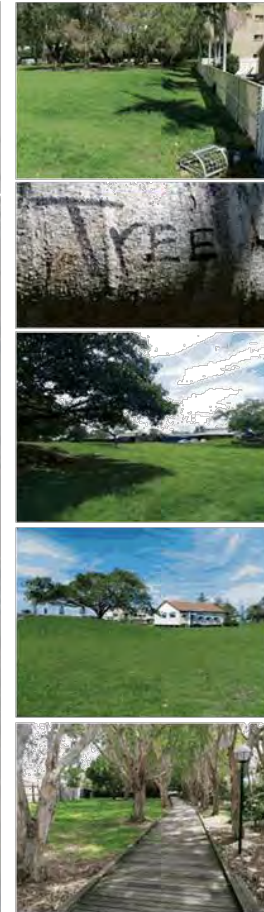
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THE PARK



1:1000 @ A1



THE PARK



Ownership: Council owned land
Total Property Area: 30,766m², 3ha (including bowls club and access roads)
Total Open Space Area: 10,200m², 1ha
Usage: Sunshine Coast Wide recreational park

STRENGTHS

- Part of a greater precinct of three big parks (Tickle Park (major events, tourists) and Lions Park (passive recreation) Jack Morgan Park regarded as the cultural and civic heart of Coolool, a community park
- Central location
- Existing attractors – Library (proximity to free wifi, school excursions), Civic Centre, Community Centre and Childcare
- Large open space – Coolool under supply for kick and throw space
- Park used by locals
- Pockets of nice mature trees – Melaleuca walk, Figs
- Lots of dog walkers – informal dog exercise area for locals
- Low incidence of vandalism (Parks Ops)
- No drainage problems (Parks Ops)

WEAKNESSES

- Lack of Frontage – DSS 25% of park, land locked
- Limited passive surveillance
- Poor legibility to and through the site, feels like a private space
- Lack of arrival nodes / park entries
- Lack of pathways
- Poor site planning – mounds, built form, bowls club frontage, dead spaces
- Used for permit carparking when events in Tickle Park
- Recent 'No Parking' signs installed to deter informal parking
- People reported sleeping and drinking on Library porch

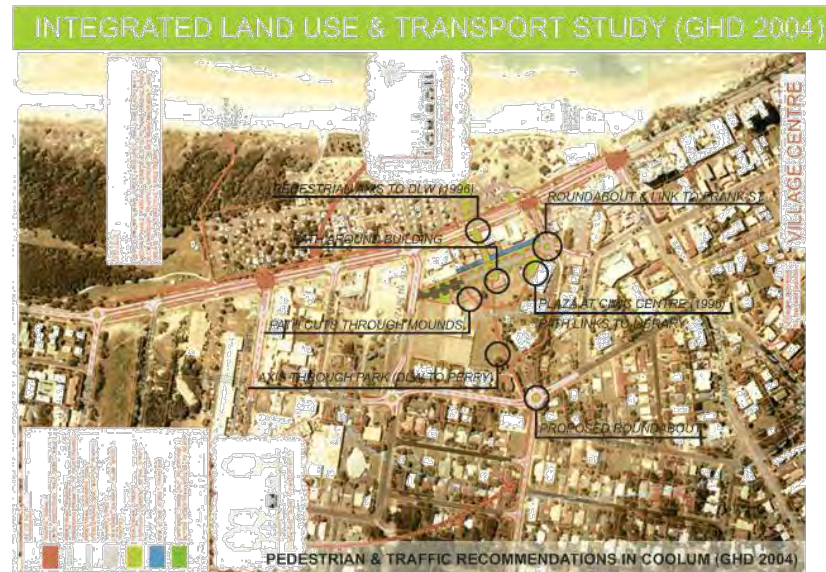
OPPORTUNITIES

- Activate the park and build in more functions
- Relieve the pressures on other open spaces such as Tickle Park
- Partner with existing park tenants such as the Library and Civic Centre by bringing the inside activities outside. eg. reading areas, wifi areas, concert cool down areas, markets indoors and outdoors, outdoor meeting rooms; gazebo for outdoor performances.
- Architectural input on improving Civic Centre façade from Park Street entry.
- Create an urban square or plaza feel to accommodate christmas markets (Dec - Jan) to take the pressure off Tickle Park
- Accommodate small scale community events and markets
- Create a strong pedestrian connection from Park Street along the front of the Civic Centre to the park
- Create an amphitheatre feel with a stage at intersection of paths, north facing. Civic Centre's blank façade could also be used to project onto.
- Utilise existing infrastructure and management such as new public amenities.
- Accommodate existing users eg. Youths – wifi, introduce ping pong tables, chess sets.
- Improve the path network through the park to link to buildings and connect the larger bike and trails network.
- Create a community garden facility within the park.
- Improve legibility through the park and to the community facilities eg. through signage and art.
- Create a sense of entry at the park arrival points.
- Position disabled bays closer to the buildings and include a setdown area.
- Tree structure – soften the edges with feature trees, big species eg. Scribbly Gum endemic to Coolool. Place trees to the north of paths.

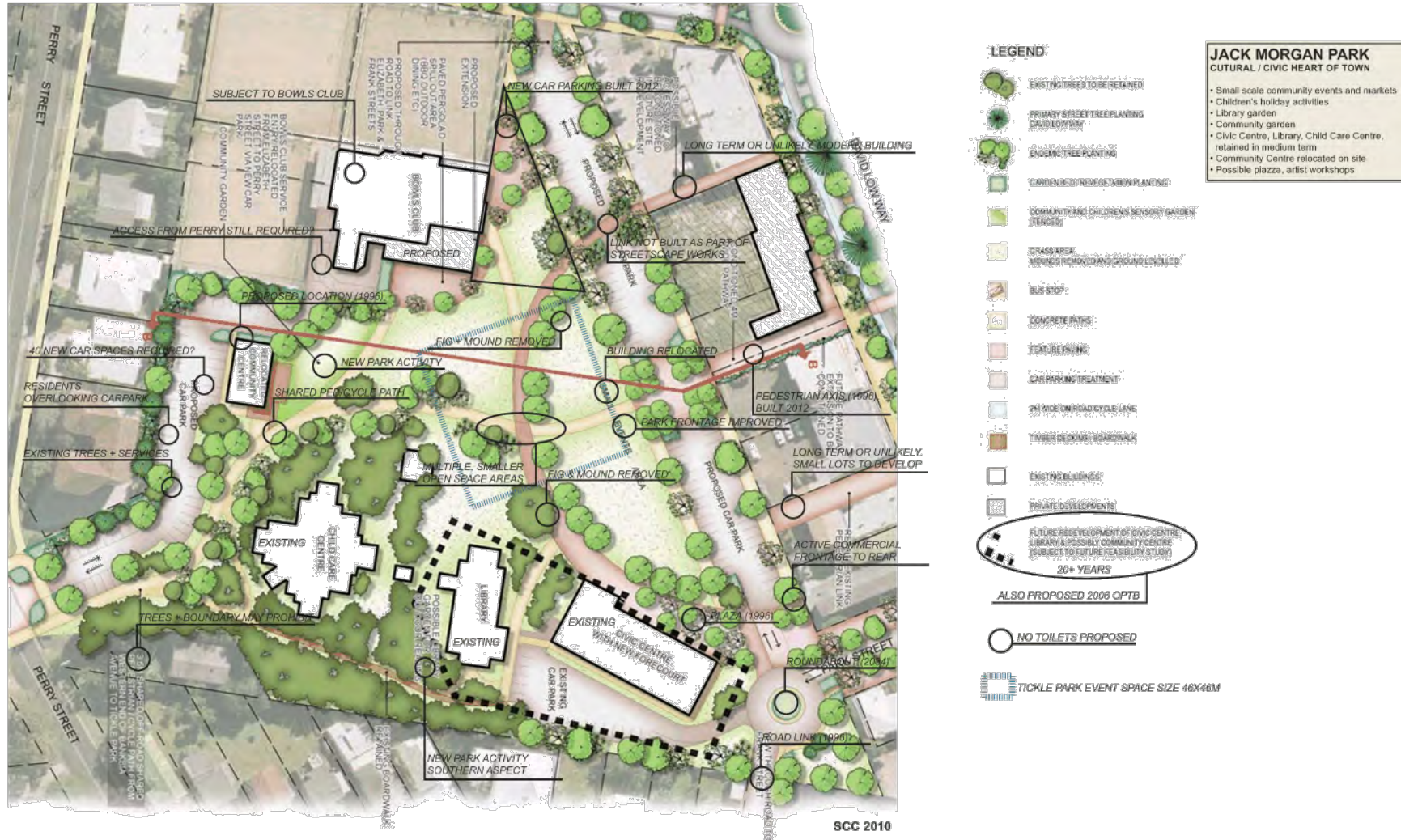
CONSTRAINTS

- Funding e.g. no new toilet blocks funded in the last two financial years.
- Ability to relocate services – suitable alternate locations.
- Ability to relocate buildings – suitable alternate locations, funding, leasing arrangements.
- Priorities to rebuild community facilities are elsewhere – eg. Sippy Downs, Maroochydore, Caloundra South.
- Earth mounds with figs.
- Park bordered by residential.





COOLUM VILLAGE CENTRE LANDSCAPE MASTERPLAN - JACK MORGAN PARK (SCC 2010)



COOLUM COMMUNITY CENTRE RELOCATION OPTIONS



*Kawana Forest Community Centre \$800K included design and construction of building, parking and landscape. (\$3600m²)

	STRENGTHS	WEAKNESSES
1	<p>EXISTING LOCATION</p> <ul style="list-style-type: none"> No costs associated with relocation Ramp access links to building Community building near other community buildings Central location in Coolum 	<ul style="list-style-type: none"> Building takes up valuable park frontage and open space Building obstructs ped through-site link to David Low Way Inactive, blank facades to park Any future extensions will take up open space Old Picture Hall not in original location (loss of heritage value) Not a purpose built community building Waste refuge storage in park
2	<p>MASTERPLAN (1996+2010) LOCATION</p> <ul style="list-style-type: none"> Activates rear park corner Opens up park frontage along Park Street and allows for ped through-site link to David Low Way Community gardens and external activities can occur without comprising kick and throw area 	<ul style="list-style-type: none"> Funding may not be available 2010 masterplan shows adjacent parking in park Takes up open space Old Picture Hall not in original location (loss of heritage value) Not a purpose built community building Proximity to residents
3	<p>PARK STREET LOCATION</p> <ul style="list-style-type: none"> Utilises an unused, leftover parcel of land Creates opportunity for more kick and throw in main park area Close proximity to David Low Way Opens up park frontage along Park Street and allows for ped through-site link to DLW 	<ul style="list-style-type: none"> Funding may not be available 2004 study indicates a road link through site Sloping parcel. Retaining and earthworks required. Underground services nearby. Old Picture Hall not in original location (loss of heritage value) Not a purpose built community building
4	<p>RETROFIT EXISTING FACILITIES, HALL OFFSITE</p> <ul style="list-style-type: none"> Library, Civic Centre and community centre are combined and retrofitted to utilise existing and new footprints in order to meet user demands and service the community (2006 OptB, supported in part by Library plan) Purpose built community spaces Opens up park frontage along Park Street Allows for ped through-site link to David Low Way Creates opportunity for more open space in main park area 	<ul style="list-style-type: none"> Unknown location for community centre (Old Picture Hall) Funding may not be available May appear adhoc if not retrofitted cleverly
5	<p>COMMUNITY CENTRE RELOCATED OFF SITE</p> <ul style="list-style-type: none"> Opens up park frontage along Park Street and allows for ped through-site link to DLW Less built form within the park and more open space area Interested buyer may purchase building for offsite use 	<ul style="list-style-type: none"> Unknown location for community centre (Old Picture Hall) Funding may not be available if council to pay for location







