GLASS HOUSE MOUNTAINS VILLAGE CENTRE
Place Co-Lab Pilot Project

Community Engagement and Student Project Report

March 2023

This final report is offered to the Glass House Mountains community and the Sunshine Coast Council as a resource to help inform the future placemaking and urban design outcomes of the Glass House Mountains Village Centre.

This Glass House Mountains Village Centre Place Co-Lab Pilot Project has brought together Glass House Mountains community members, staff and students from the University of the Sunshine Coast, and Sunshine Coast Council. We are combining local knowledge and skills to problem solve and co-create solutions to make places more inclusive, sustainable, and liveable.

Sunshine Coast COUNCIL | University of the Sunshine Coast Australia | community COLAB.

ACKNOWLEDGMENT OF COUNTRY

Sunshine Coast Council and the University of the Sunshine Coast acknowledge the Kabi Kabi peoples and the Jinibara peoples whose lands and waters we all now share.

The Traditional Custodians unique values and ancient and enduring cultures deepen and enrich the life of our communities.

We pay our respects to the local Indigenous Elders past, present and emerging and recognise the strength, resilience and capacity of all Aboriginal and Torres Strait Islander people.

GLASS HOUSE MOUNTAINS VILLAGE PLACE CO-LAB PARTICIPANTS

Special Acknowledgment and Thanks

The project team would like to express their sincere thanks to everyone who contributed and took part in this important community project.

- Aunty Bridgette Chilli and Iesha Nixon for sharing knowledge

- The Glass House Mountains community for embracing this opportunity

- Cr Rick Baberowski for his support of this important, Council, University and Community partnership

- Jimmy Patch for his ability to capture complex issues via illustration

The student participants for their enthusiasm and hard work:
- Luke Allen
- Nathan Bell
- Riley Craven
- Amalia Cummins
- Martin DeLange
- Toby Easton
- Liam Fell
- Jasmine Garbin
- Adrienne Halpin
- Amber Hasted
- Ryan Jones
- Dalton Kelly
- Christopher McGinley
- Emily Oxenford
- Samina Reynolds
- Natalie Sanderson
- Oskar Smith
- Josiah Tharps

Project Team

University of the Sunshine Coast
- Nicholas Stevens
- Julie Hobbins
- Silvia Tavares

Sunshine Coast Council
- Chantelle Kenzler
- Cindi Coinix
- Chris Hodgson

Institutional Support

EXECUTIVE SUMMARY

The Sunshine Coast Community Co-Lab (Co-Lab) is designed to provide a collaborative space to engage with the community to co-create responses to local challenges and opportunities.

Co-Lab is a best practice engagement model that seeks to combine the resources of the Sunshine Coast community, Sunshine Coast Council (Council), and the University of the Sunshine Coast (UniSC).

The Glass House Mountains Village Centre Place Co-Lab brings together community members, staff and students. We are combining local knowledge and skills to problem solve and co-create solutions to make places more inclusive, sustainable, and liveable.

Stage 1: Project Preparation: (March - October 2022)

Project branding, initial community engagement, booking of facilities, and establishment of human research ethics protocols.

Stage 2: Project Delivery in Community: (October - December 2022)

An on-line survey was made available to the community via the Council 'Have your say' portal for four (4) weeks

- The survey recieved more than 190 community responses.

The project and student team spent five (5) days in the community from 21st November - 25th November 2022, based at the Glass House Mountains Community Hall, 8 Coonowrin Road, Glass House Mountains.

Over five (5) days the in-town project:

- Explored the Sunshine Coast Place approach and establish the context, character, identity, and values of Glass House Mountains Village.

- Collected and collated a range of desktop and on-site data to support Council strategic policy directions.

- Undertook a community engagement day and workshop lunch in Glass House Mountains.

- Began the process of data analysis and the identification of ideas and opportunities.

- Undertook a community working session developing design opportunities.

- Presented these design opportunities at a community event and celebration in Glass House Mountains.

This project utilised a data process called graphic recording , which synthesised the outcomes of the Community Survey and Community Workshop.

For the purposes of this executive summary these graphic recordings will be used to summarise key insights for Glass House Mountains Village Centre Place Co-Lab.

The Glass House Mountains Village Community Survey Outcomes

# The Glass House Mountains Village Community Workshop Outcomes

ECONOMICS, BUSINESS & TOURISM

- IDENTIFICATION of WHERE TO GO FOR VIEWS
- SHUTTLE BUS SERVICE OPTIONS to THE MOUNTAINS
- BIKE HIRE to GET to MOUNTAINS
- PARKING IS A CONSISTENT ISSUE
- GETTING TOURISTS to SPEND TIME & MONEY in TOWN
- LACK of OPTIONS
- RESPECT for NATURE AREAS
- LEISURE CENTRE & GYM
- MERGING TOURISM HUB WITH COMMUNITY
- CULTURAL FOCUS
- BUSINESS ZONING FOR BUSINESSES
- OPEN
- FARM STAYS
- AGRIBUSINESS TOURISM
- LOCAL MARKETS & RETREATS
- CULTURAL TOURISM
- NOT ENOUGH ACCOMMODATION
- CAFE & RESTROOMS
- FACILITIES AT the MOUNTAINS

PLACE, CULTURE & IDENTITY

- How do we SHOW the TOURIST DESTINATION that THIS IS?
- MAINTAINING our NATIONAL PARKS PROPERLY
- CALLING OUT the MOUNTAINS AS IDENTITY
- STORYTELLING
- FIRST NATIONS PEOPLE'S STORIES
- DESIGNING in A WAY THAT SUITS the COMMUNITY
- FOCUS on IDENTITY
- ENVIRONMENT IS A BIG PART of IDENTITY
- LARGER INTEGRATION of FIRST NATIONS CULTURE
- COMMUNITY EVENTS to BRING PEOPLE TOGETHER
- FARMERS MARKET
- BEING ABLE to ACCESS INFORMATION AROUND CULTURE
- AGRICULTURE & SHARE PRODUCE
- TRAIN STATION NOT AS IDENTITY ANYMORE
- LOCALS HAVE OWN SENSE of IDENTITY

HOUSING, DEVELOPMENT & URBAN UTILITIES

- HIGHSET HOUSING WITH GREEN SPACE AESTHETIC
- DOING THINGS the RIGHT WAY WHEN IT COMES to NEW HOUSING
- SMALL HOUSES in GLASS HOUSE MOUNTAINS IS IMPRACTICAL DUE to PUBLIC TRANSPORT
- SMALLER DEVELOPMENTS for the ELDERLY COULD WORK
- COMMON PARKS AT CENTRE
- KEEPING UP WITH SEWAGE INFRASTRUCTURE
- MONITORING & MAINTENANCE
- CONSIDERING ongoing SERVICING of UTILITIES
- SYMPATHETIC to CULTURE
- UNDERSTANDING HOW IT WORKS WITH HOUSING & GRANNY FLATS
- PRESERVING GREENSPACES & STAY ACCOUNTABLE FOR DEVELOPMENT
- ECOSYSTEM & INFRASTRUCTURES
- GLASSHOUSE AS "COUNTRY" BEERWAH AS RESOURCES

TRANSPORT MOBILITY & ACCESS

- PUBLIC TRANSPORT LOGISTICS
- PEAK TIMES on the HIGHWAY
- HEAVY RAIL LINE for MAROOCHYDORE
- BURGESS ST PATHWAY NEEDS to BE WIDENED
- TRADIE PEAK
- OFFICE PEAK
- LONG TRIPS WITH too MANY PEOPLE
- PATHWAY from HERE to BEERWAH
- INCOMPLETE PATHWAYS COMPLETED
- WE CAN'T GET ANYWHERE WITHOUT A CAR
- BIKE PARKING OPTIONS
- TOURIST PATH from the TRAIN TO THE MOUNTAINS
- HEAVY TRUCKS through CENTRE of TOWN
- ROAD MAINTENANCE to FIX SHOULDERS
- MORE PUBLIC TRANSPORT & SHORTER WAIT TIMES
- PATHWAY FROM SCHOOL to OLD GYMPIE ROAD

COMMUNITY, INCLUSION & SOCIAL INFRASTRUCTURE

- YOUTH SPACES
- EXERCISE CLASS OPPORTUNITIES
- OPTIONS to WALK AROUND EASILY on PATHS
- MORE OPPORTUNITIES for 10 & ABOVE KIDS
- WITH SAFE PASSAGE WAYS
- SAFE, WELL LIT & SHADIER
- ENSURING ONGOING MAINTENANCE
- REFRESHING the TOWN CENTRE
- SERVICE SUPPORT for SEMI-RURAL
- QUARRY FUMES & HEALTH
- CYCLING, TRAIL BIKING & HIKING
- AFTER HOURS SCHOOL ACTIVITIES

ENVIRONMENT, NATURAL HAZARDS & MICROCLIMATE

- WEED CONTROL
- PRESERVATION of WHATEVER'S LEFT
- FLOOD MITIGATION & UNDERSTAND FLOOD MAPS
- MORE of A NATURAL SOCIAL SPACE
- WILDLIFE PROTECTION
- MORE LAND for WILDLIFE
- LESS ASPHALT, MORE TREES
- NATURAL SHADE
- REGENERATION WITH ENDEMIC SPECIES
- MORE ACCESS TO FLOOD RESOURCES & ALERTS
- GREEN CORRIDORS
- MULTIUSE GREEN EVENT SPACES
- IMPROVE IMPACT of STREET SCAPE

TABLE OF CONTENTS

WHAT IS PLACE CO-LAB?

Inspired by internationally proven models, such as City Studio, the Sunshine Coast Community Co-Lab (Co-Lab) is designed to provide a collaborative space to engage with the community to co-create responses to local challenges and opportunities. Co-Lab is a best practice engagement model that brings together the resources of the Sunshine Coast community, Sunshine Coast Council (Council), and the University of the Sunshine Coast (UniSC). This methodology provides an opportunity for:

- The Sunshine Coast community to grow social capital and capacity and develop collaborative responses to address local challenges and opportunities.

- UniSC students, from multi-disciplinary areas, to engage in a process of work integrated learning that enables action, evaluation, and reflection for heightened professional development.

- Council to collaborate in the delivery of its strategic priorities and to facilitate innovation through participatory engagement and transfer of knowledge and shared leadership.

- Establishing an evidenced based, replicable and best practice research approach to the collection of local community insights and data.

The philosophy of Co-Lab is to facilitate engagement that supports:

- Community and stakeholder framing of challenges and issues
- Community and stakeholder co-creation of solutions
- Participatory, inclusive, and innovative engagement opportunities
- Collaborative or deliberative decision-making
- Delivery of priorities within the Council and UniSC's strategic documents
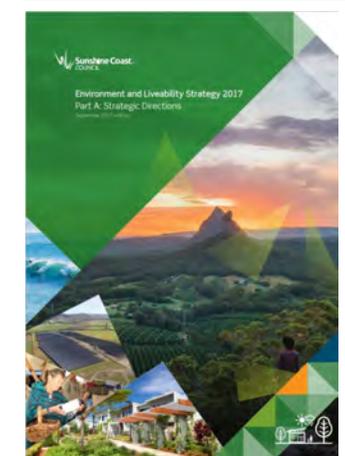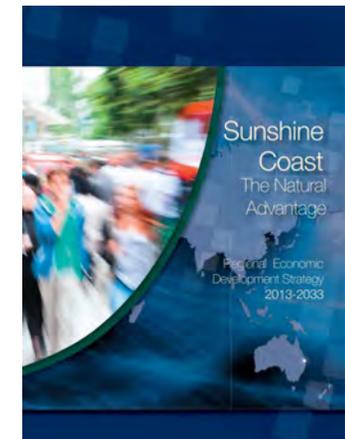
GLASS HOUSE MOUNTAINS VILLAGE PLACE CO-LAB APPROACH

The Glass House Mountains Village Centre Place Co-Lab brings together the community members, and staff and students from the University of the Sunshine Coast, and Sunshine Coast Council. We are combining local knowledge and skills to problem solve and co-create solutions to make places more inclusive, sustainable, and liveable.

Between October - December 2022 the project team and the students collected data and considered the future of the Glass House Mountains Village and what it may need to ensure it remains a great place for the existing and future communities.

This placemaking study, was a pilot project, which asked students to collaborate with the community of Glass House Mountains to gain their insight into what is loved about the village, and then workshop great placemaking ideas and opportunities.

What is Placemaking?

Every place has a distinctive character and identity - the things a place is known for. This sense of place is a combination of the physical environment and the community and cultural activity that takes place there today and in the past.

A placemaking approach is an opportunity to involve the Glass House Mountains community in thinking about their village, how it functions, its character and identity. It also considers how these things could be enhanced or maintained into the future to ensure Glass House Mountains remains an activated place that reflects its community's values.

Stage 1: Project Preparation: (March - October 2022)

Project branding, initial community engagement, booking of facilities, and the establishment of human research ethics protocols.

Stage 2: Project Delivery in Community: (October - December 2022)

An on-line survey was made available to the community via the Council 'Have your say' portal for four (4) weeks
- The survey recieved more than 190 community responses.

The project and student team spent five (5) day in Glass House from the 21st November - 25th November 2022., based at the Glass House Mountains Community Hall, 8 Coonowrin Road, Glass House Mountains. Across these days the in-town project:

- Explored the Sunshine Coast Place approach and established the context, character, identity, and values of Glass House Mountain Village.
- Collected and collated a range of desktop and on-site data to support Council strategic policy directions.
- Undertook a community engagement day and workshop lunch in Glass House Mountains.
- Began the process of data analysis and the identification of ideas and opportunities.
- Undertook a vision working session developing design opportunities.
- Presented these opportunities at an event and celebration in the Glass House. Mountains community.

Stage 3: Project Evaluation and Analysis Stage: (Dec 2022 - March 2023)

Compile and finalise the community report, undertake the evaluation of the Place Co-Lab approach, and draft research publications.

GLASS HOUSE MOUNTAINS VILLAGE COMMUNITY SURVEY

The Co-Lab project collected community perceptions about the qualities that are important to them. It did this via an online Community Survey, which was available for four (4) weeks prior to the intensive work integrated learning (WIL) in-town student project.

During the in-community project component, students collated the survey data, from 198 respondents, and undertook field work to identify additional environmental, economic, and social aspects of the community. During this time community members were able to continue to offer insights via the Community Survey, accessing it via a QR code on project promotional materials. The outcomes of the survey and the in-town field work were presented back to the community for comment in the form of posters and reports.

Privacy, Confidentiality and Results

On the 20th September 2022, the University of the Sunshine Coast, Human Research Ethics Committee, granted this Glass House Mountains Project ethics approval (A221782) for the data collection including the Community Survey and Community Workshops.

Any data collected as a part of the survey is stored via UniSC's *Qualtrics* Survey platform, in non identifiable survey responses. All comments and responses are treated confidentially unless required by law.
The Community Survey research questions focused on:

- What are the key qualities that make Glass House Mountains community and its surroundings unique on the Sunshine Coast?

- How could we ensure the community continues to reflect these qualities?

- Are there any changes you would like to see in your community?

- What is your vision for your community in 10 years?

Participation

Participants were asked a series of demographic questions designed to gather general data on age, gender, and postcode. These were then followed by open ended questions about the community. Participation in the survey took approximately five (5) minutes. Participation in this research project was completely voluntary, and if people did not wish to take part, they were not required to.

Consent

Consent was for the use of their data and information in a non-identifiable format. When they, the participant, identify that they have read through the research information and understood and consent to the data collection, they then start the online survey. Participation in the research was voluntary, the participant could withdraw from the process at any time without penalty or need to explain.

The Glass House Mountains Village Centre Place Co-Lab Pilot Project brings together community members, staff and students from the University of the Sunshine Coast, and Sunshine Coast Council. We are combining local knowledge and skills to problem solve and co-create solutions to make places more inclusive, sustainable, and liveable.

You're invited to share your views and vision for the Glass House Mountains. Your insights can help to inform future urban design and placemaking activities in your community.

Scan the QR code to find out more about this project and how you can get involved or visit Have your Say Sunshine Coast.

Sunshine Coast COUNCIL | University of the Sunshine Coast Australia | community COLAB.

www.haveyoursay.sunshinecoast.qld.gov.au
07 5475 7272

GLASS HOUSE MOUNTAINS VILLAGE COMMUNITY SURVEY RESULTS

The space to breathe - Glasshouse Country and Maleny News

November 21, 2022, By Sonia Isaacs

Community members from the Glass House Mountains area were recently invited to provide insight into what qualities, challenges, and vision they held for their township. The survey formed part of The Sunshine Coast Community Co-Lab pilot project, a partnership between Sunshine Coast Council and UniSC, that will see UniSC students out and about in the Glass House Mountains village from Monday November 21 until Friday November 25.

UniSC Program Coordinator Nicholas Stevens said the community survey garnered a terrific response with over 190 participants providing feedback. Dr Stevens said on initial analysis of the survey results he could see some strong local themes identified.

Recipients were asked to outline the key qualities that made the Glass House Mountains community unique, Dr Stevens said central to this response was the community itself, and secondly the beautiful and culturally significant mountains and landscape.

People really cherish the space, country feel and the quietness, including the continued connection to agriculture. Glasshouse is recognised as offering a unique lifestyle on the Sunshine Coast, but with great access to a range of facilities, the hinterland, and outdoor activities, all wrapped up with an important sense of community connectedness, said Dr Stevens.

The issue of transport and access featured strongly in residents' responses to what they would like changed. The survey showed people would like to see better pedestrian and cycling access, as well as foot paths, better lighting, and town centre design to support that.

Many people also highlighted that the town centre could be more inviting and allow for more community meeting places, and perhaps cafes and opportunities to capture the large numbers of tourist and visitors that simply pass-through town.

In terms of future vision, Dr Stevens said it emerged that many would like to be able to retain the strong sense of community and the country feel.

Also acknowledging that in the future that any housing development will be sympathetic to that.

People also envisage walking and cycling links within the town and to other centres along the rail, meaning it is a well-connected centre, he said.

The community would like to see a safe and social place with cafes, places to meet, opportunities for tourists and a friendly atmosphere.

GLASS HOUSE MOUNTAINS VILLAGE COMMUNITY SURVEY RESULTS

WHAT ARE THE KEY QUALITIES THAT MAKE THE GLASS HOUSE MOUNTAINS COMMUNITY AND ITS SURROUNDINGS UNIQUE ON THE SUNSHINE COAST?

Central to this response was the community itself, and secondly the beautiful and culturally significant mountains and landscape. People really cherish the space, country feel and the quietness, including the continued connection to agriculture. It is recognised as a unique lifestyle on the Sunshine Coast, but with great access to a range of facilities, the hinterland, and outdoor activities, all wrapped up with an important sense of community connectedness.

Above, is a concept analysis of the responses to the survey question: *What are the key qualities that make the Glass House Mountains community and its surroundings unique on the Sunshine Coast?* This software - Leximancer - links the key concepts from the survey text.

Right, is a summary of the key qualities from the survey, illustrated by Patch Creative

GLASS HOUSE MOUNTAINS VILLAGE COMMUNITY SURVEY RESULTS

ARE THERE ANY CHANGES YOU WOULD LIKE TO SEE IN YOUR COMMUNITY?

The issue of transport and access featured strongly here. People would like to see better pedestrian and cycling access, as well as foot paths, better lighting and town centre design to support that. There are strong feelings about heavy vehicle traffic and the Steve Irwin Way. Many people also highlighted that the town centre could be more inviting and allow for more community meeting places, and perhaps cafes and opportunities to capture the large numbers of tourist and visitors that simply pass-through town.

Above, is a concept analysis of the responses to the survey question: *Are there any changes you would like to see in your community?* This software - Leximancer - links the key concepts from the survey text.

Right, is a summary of the key qualities from the survey, illustrated by Patch Creative

GLASS HOUSE MOUNTAINS VILLAGE COMMUNITY SURVEY RESULTS

WHAT IS YOUR VISION FOR YOUR COMMUNITY IN 10 YEARS?

Many community members have a vision of being able to retain the strong sense of community and the country feel. Also acknowledging that in the future that any housing development will be sympathetic to that. People also envisage walking and cycling links within the town and to other centres along the rail, meaning it is a well-connected centre. The community would like to see a safe and social place with cafes, places to meet, opportunities for tourists and a friendly atmosphere.

Above, is a concept analysis of the responses to the survey question: *What is your vision for your community in 10 years?* This software - Leximancer - links the key concepts from the survey text.

Right, is a summary of the key qualities from the survey, illustrated by Patch Creative

WHAT IS YOUR VISION for YOUR COMMUNITY in 10 YEARS?

SENSE of COMMUNITY

COUNTRY FEEL

CONSIDERED HOUSING DEVELOPMENTS

SAFE & SOCIAL PLACE

WELL CONNECTED CENTRE

FRIENDLY ATMOSPHERE

Sunshine Coast COUNCIL

University of the Sunshine Coast Australia

community COLAB.

GLASS HOUSE COMMUNITY DATA COLLECTION AND WORKSHOPS

Overview of Learning and Community Integrated Activities

The group of eighteen (18) students who participated in this project came from a wide variety of UniSC Programs. These UniSC degree programs included:

- Bachelor of Biomedical Science
- Bachelor of Environmental Science
- Bachelor of Counselling / Bachelor of Human Services
- Bachelor of Urban Design and Town Planning (Honours)
- Bachelor of Creative Industries
- Bachelor of Environmental Management
- Bachelor of Information and Communication Technology
- Bachelor of Animal Ecology
- Bachelor of Health Science

The project allowed these students to explore their studies in the context of community development and placemaking. For many it was the first time in their degree studies that they have engaged in community dialogue and undertaken work integrated learning. The overview schedule of the five (5) day intensive course is summarised to the right, and included a range of significant learning and community focused activities.

Class No.	Date	Location	Time	Action
Day 1 Project Inception & Establishing Place Context	Monday 21 Nov 2022	USC Campus	9.00	Welcome & Acknowledgment of Country
			9.15	Introduction
			9.30	Background
			9.45	Review program plan & timetable for the next 5 days
			10.00	Issue materials
			10.30	Break
			10.45	Cultural perspectives
			11.00	Community perspectives
			11.15	Commerce perspectives
			11.30	Activity - Workshop 1
			12.30	Lunch
			1.15	Introduction to Place Activity
			2.45	Break
			3.00	Groups present back
			4.30	Close
Day 2 Establishing Place Context - Site Analysis	Tuesday 22 Nov 2022	Glass House Mountains (Hall)	9.00	Arrival, Acknowledgment & Welcome
			9.15	Overview & site analyses
			10.15	Town Walk & Familiarisation
			11.15	Back to Hall
			12.00	Lunch
			12.45	Onsite Analyses
			2.30	Back to Hall / Break
			2.45	Review Site Anayses Findings
			3.45	Present initial findings
			4.15	Close & Clean Up
Day 3 Community Engagement Day	Wed 23 Nov 2022	Walk in Country Glass House Mountains (Hall)	9.00	Arrival, Acknowledgment & Welcome
			11.00	Further Field Data Collection
			12.00	Community Engagement Prepartion & Set Up
			12.30	Informal Community Lunch
			2.00	Thank you to all
			2.30	Collate findings & group questions
			3.30	Groups present back
			4.00	Close &Clean Up
Day 4 Collation of Findings & Community Working Session	Thurs 24 Nov 2022	Glass House Mountains (Hall)	9.00	Arrival, Acknowledgment & Welcome
			9.15	Review Community Data
			10.30	Break
			10.45	Review Community Feedback
			12.15	Lunch
			1.00	Welcome - Community to Working Session
			1.15	Student Presentations
			2.00	Break - Afternoon Tea
			2.15	Working Sessions
			4.00	Close & Clean Up
Day 5 Finalisation of Work & Community Presentation & Event	Friday 25 Nov 2022	Glass House Mountains (Hall)	9.00	Arrival, Acknowledgment & Welcome
			9.15	Groups finalise their analyses event today
			10.30	Break
			10.45	Group Check-in
			11.00	Groups finalise their analyses event
			12.30	Lunch
			1.00	Finalise Hall Layout
			2.00	Final Community Event & Presentation
			4.00	Community Event Close

First Nations smoking ceremony with Aunty Bridgette Chilli, at Glass House Mountains District Park, Wednesday 23rd November 2022

Community lunch and workshop data collection, mapping of ideas, opportunities and constraints, Wednesday 23rd November 2022


Community lunch and workshop data collection, six (6) topic area tables for discussion, Wednesday 23rd November 2022

One of six sets of topic area posters being prepared for the final community presentation, Friday 25th November 2022

GLASS HOUSE MOUNTAINS PLACE CO-LAB TOPIC AREAS

The student groups were organised into six (6) different topic areas for the data collection, community consultation and future visioning of Glass House Mountains Village. This report will now feature each of the student topic areas and their project outcomes.
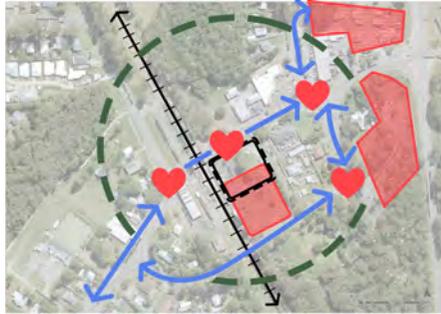
BUSINESS, ECONOMICS & TOURISM

PLACE, CULTURE & IDENTITY

HOUSING,DEVELOPMENT & URBAN UTILITIES

COMMUNITY SAFETY, INCLUSION & SOCIAL INFRASTRUCTURE
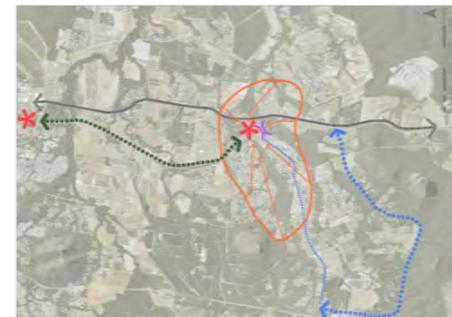
TRANSPORT, MOBILITY & ACCESS
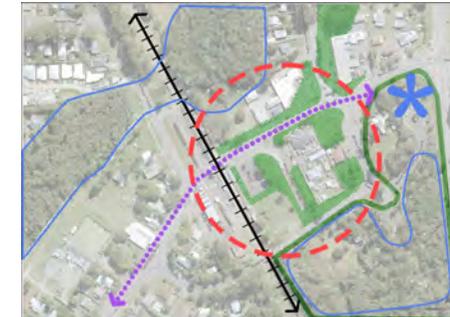
ENVIRONMENT, MICROCLIMATE & NATURAL HAZARDS

REPORT PRESENTATION OF CO-LAB TOPIC AREA OUTCOMES

In the following sections of this report the student posters that were developed during the project are broken down and presented here in a report format for easier distribution to the community, Sunshine Coast Council and interested stakeholders.

Each section may be read as presenting the following insights:
1. Introduction to their particular topic area

2. Presentation of the Sunshine Coast Council policy context associated with their topic

3. Identification of the range of actors who are, or importantly could be, associated with their topic

4. The results of the students place survey - this is the student insights to key place values - from Sunshine Coast Design - in consideration of their topic and the Glass House Mountains Village

5. A strengths, weaknesses, opportunities and threats (SWOT) analysis of their topic area for the Village

6. A summary of the key issues that were identified from the Community Survey data for their topic area

7. Insights into the technical findings from their site investigations for their topic area

8. The groups' key ideas and inspirations for the Glass House Mountains Village

9. A graphic illustration from Patch Creative of the community workshop outcomes for their topic area

10. Finally a written and mapped vision for Glass House Mountains for their topic area
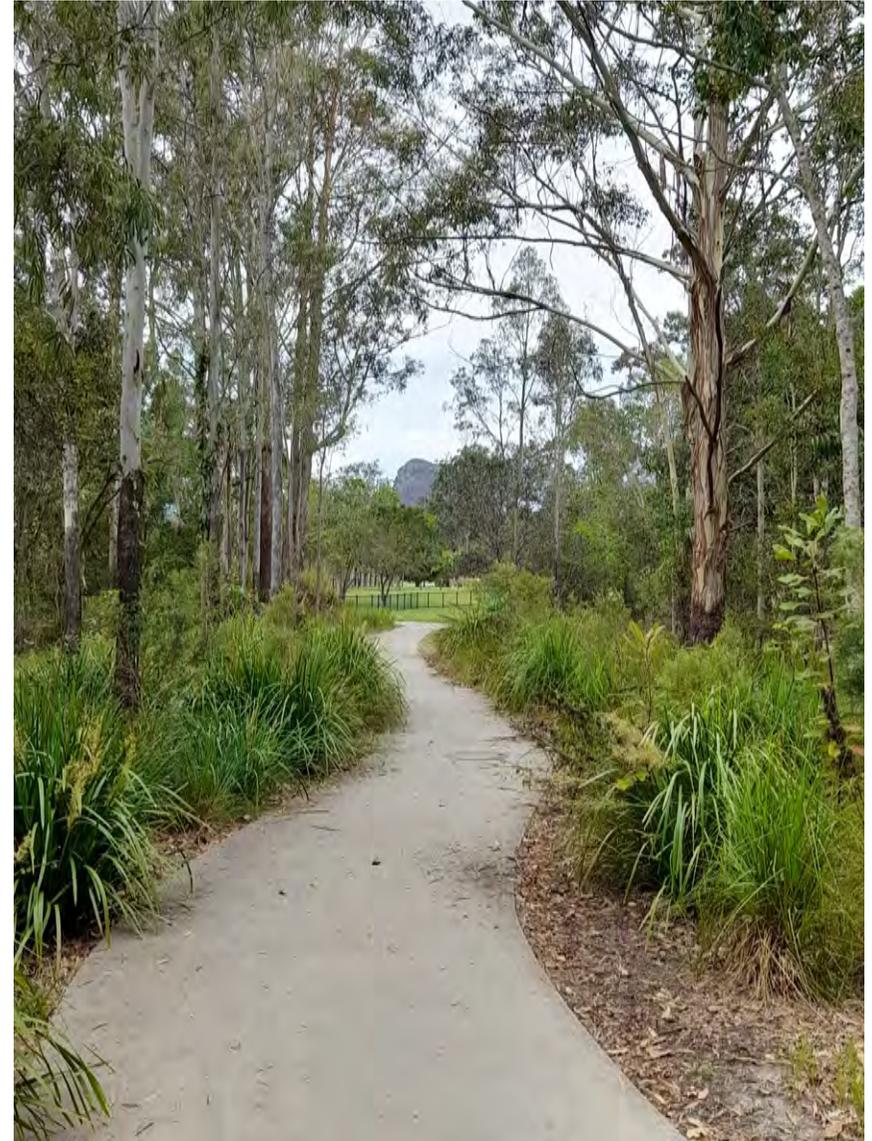
GLASS HOUSE MOUNTAINS VILLAGE CENTRE
Place Co-Lab Pilot Project
BUSINESS, ECONOMICS AND TOURISM

INTRODUCTION

We acknowledge the traditional custodians of this land, the Gubbi Gubbi and Jinibara people, that have worked with the land for thousands of years and we pay our respects to elders past, present and emerging.

Dhargi (Glass House Mountains) is a sacred land respected and cared for by First Nations Peoples for thousands of years. Over time, generations have utilised the areas' rich and prosperous land to yield some of Australia's finest produce.

As the train line brought in economic opportunities, the Glass House Mountain community has grown into an agriculture and environmental hub

Past custodians of the land have developed and preserved a safe and welcoming community with connection to land and culture. The current custodians have managed the land and have developed a respect for the environment, promoting a rural culture and continuing sustainable agricultural development.

This space and special land attracts visitors and new residents to the area acknowledging that they have moved due to the powerful energy felt through the country and community.

As the population continues to grow it is important to ensure that business and tourism grows.

During a week of research in the community and with Traditional Custodians of the land, internal and external views of a regenerated and re-imagined town centre have been developed.

This report gives insight into the needs expressed by the community that can continue to grow and develop the area based on business, economics and tourism opportunities.

CONTEXT MAP
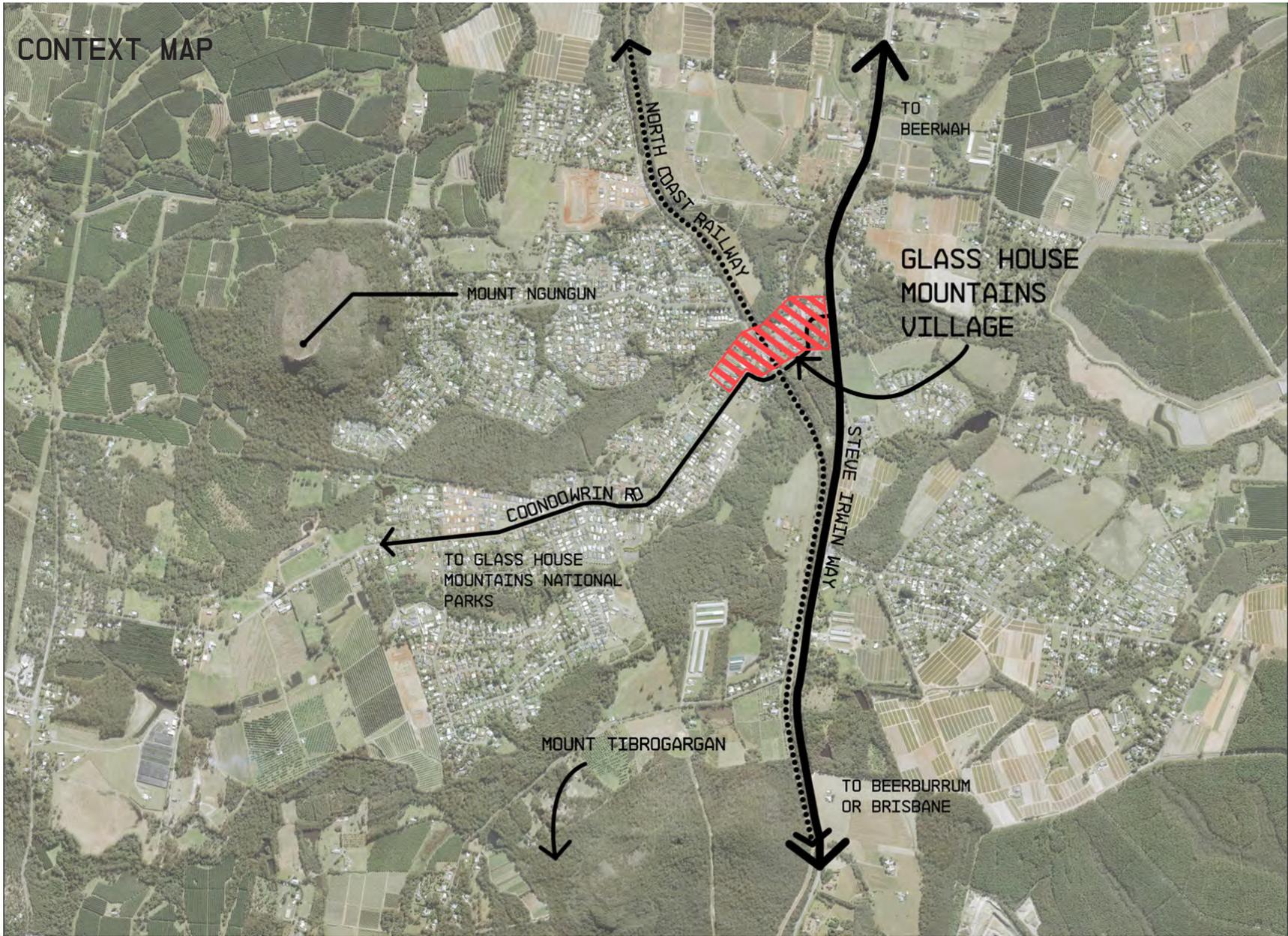
NORTH COAST RAILWAY

TO BEERWAH

GLASS HOUSE MOUNTAINS VILLAGE

MOUNT NGUNGUN

STEVE IRWIN WAY

COONOOWRIN RD

TO GLASS HOUSE MOUNTAINS NATIONAL PARKS

MOUNT TIBROGARGAN

TO BEERBURRUM OR BRISBANE

POLICY CONTEXT

The following Sunshine Coast Council policies and strategies have been identified by the topic area group as having an impact or influence in the Glass House Mountains from a Business, Economic and Tourism perspective.

Environment & Liveability Strategy

Regional Economic Development Strategy

Sunshine Coast Community Strategy

Business Investment Strategy

Cultural Development Policy

Innovation & Market Led Engagement Policy

Events Policy

Revenue Policy

Community Land & Complementary Commercial Activity Policy

Public Space Close Circuit Television Policy

Access & Inclusion Policy

First Nations Procurement Guidelines
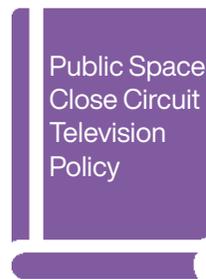
ACTOR MAP

BUSINESS, ECONOMICS AND TOURISM

This Actor Map seeks to represent the range of actors and organisations who have a stake in the Business, Economic and Tourism opportunities in the Glass House Mountains

Federal Gov, Policy, Legislation & Budgeting	Environmental offset act	Nature conservation act 1992	Aboriginal act 2003	Smart cities plan	Grants	Australian competition and consumer commission	Department of agriculture fisheries and forestry's	Burra Charter	
State Gov, Regulatory Bodies and Associations	Queensland tourism	Forest plantations Queensland	Queensland department of resources	Queensland parks and wildlife service	Glass house mountains Zoning	Farming subsidies	Queensland rail	Local Government act	Sustainable planning
Local Gov, Management Community Associations	Hinterland tourism sunshine coast	Glass house mountains chamber of commerce	(Two way) First Nation - Council	Sunshine coast council	Town planners	Celebrate glass house country	Celebrate glass house country		
Supervisory, Technical & Operational Management	Tour guides	Cultural leaders	Cultural elders	TransLink	Community leaders	Building planners	Co-lab Programs		
Immediate Actors, Physical Processes, Actor Activities	Business owners / Park Cleaners	TransLink workers	Tourists	First Nations	Residents	Council maintenance workers	Tradesmen	Feasibility studies/ Studies	Customers
Equipment, Environment & Surrounding	Rubbish Bins at mountains	Walking paths	Push Bike paths/parking	Tourist Signage / Directory signage	Ancient artifacts / cultural artifacts	Tress and wildlife	Business infrastructure	Road infrastructure	Mountains

PLACE SURVEY FINDINGS

These place survey findings represent the student group perceptions of the Sunshine Coast Design values as they relate to the Village Centre from a Business, Economic and Tourism perspective.

Sunshine Coast Design.

BUILDINGS STREETS SPACE CYCLEWAYS PATHS ROADS PLAZAS STREET FURNITURE BRIDGES NEIGHBORHOODS RENOVATIONS PUBLIC ART SQUARES GARDENS PARKS

Work with the Local Climate

Good ■ Mediocre ■ Poor

Structures provided in central district that optimize comfortability for locals and tourists for enhancing town engagement are limited due to layout of district.

Create places that respect and incorporate landscape

The town provides an abundance of areas that incorporate beautiful land and vistas for locals and tourism activities.

Bring our cultures, arts and heritage to life

Good ■ Mediocre ■ Poor

Has a variety of intrinsic and ingrained cultural and heritage stories throughout the region but lacks public display of art.

Capture and frame views and vistas

The viewing experiences have both short and long-range views but spots for viewing these vistas are lacking.

PLACE SURVEY FINDINGS CONT.

Create shady streets that put people first

■ Good ■ Mediocre ■ Poor
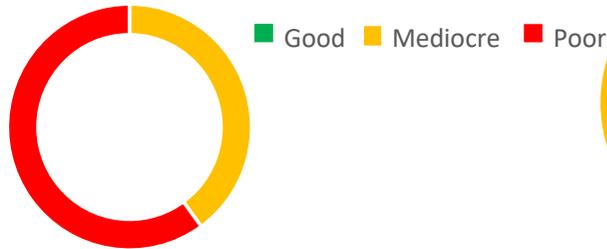
Connectivity of the footpaths and cycling routes are in disrepair leading to dead ends and paths to nowhere.

Create and add value
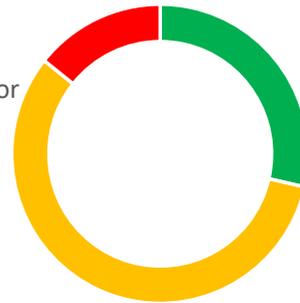
Has potential to grow and pursue greater opportunities within the community via various projects and enhancement of infrastructure and business.

Local Planning
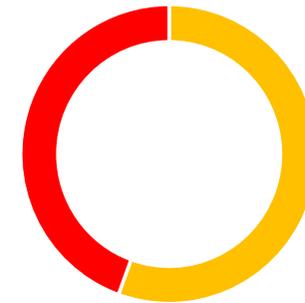
The local planning for the Glass House region has sub-par means of both transport to either side of town as well as regions designated as commercial zones not doing effective business.

Create welcoming places that can be enjoyed by everyone

Town has little available areas for people to convene and enjoy the area to its fullest.

Regional Economic Development strategy

■ Good ■ Mediocre ■ Poor
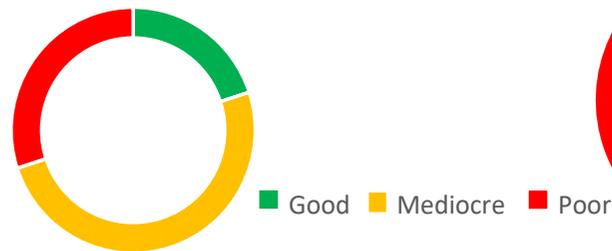
Development of the region specifically within the town centre is behind, leading to various areas being underdeveloped and unappealing for tourists. Despite this, opportunity for innovation is present.

Community strategy
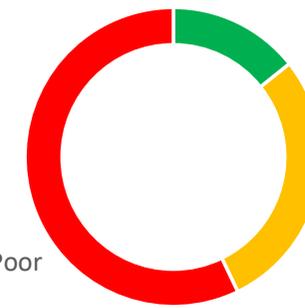
The town displays vibrant green locations but lacks communal use and cultural acknowledgment areas.

STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS

Strengths

- The fascination regarding the Glass House Mountains naturally brings tourists

- Sit down establishments such as the Glass House Tavern, Pizzeria and CJ's pastries attract locals as well as tourists

- The unemployment rate in Glass House is 4.4% which is lower than both the national and state average

- Visitor centre provides important information for tourists

- Train station makes Glass House Mountains very accessible for visitors/tourists.

- Glass Houses location is central to both Beerwah and the Sunshine Coast

Weaknesses

- Missed opportunity for small businesses in zones allocated for commercial purposes

- Not enough information regarding cultural tourism in the area

- Town is used as a bypass for tourists to get to the Glass House Mountains – tourists pass through during the day and do not stay long enough to experience truly what the Glass House Mountains has to offer

- Poor access and limited connectivity with no central hub – reduces the success of small businesses/shops

- No clear business identity which reflects the small country style of community exemplified by Glass House Mountains

Opportunities

- Utilising the current town zoning that promotes commercial business development in town
- Coach/bus service providing better access for locals and tourists
- Creation of a food atmosphere through markets, stalls and dining that showcases the regions agricultural production
- Implementation of cafés as a meeting spot for tourists and locals
- Introducing gift shops and retail stores to further stimulate economic growth
- Working with community farms to develop economic agritourism opportunities
- Salutogenic environment promoting the health benefits of natural environment
- Potential for short stay accommodation via Hipcamp, Glamping sites, caravan park, Airbnb
- Enhancement of the current visitor centre through promotion of cultural tourism
- Audio guides or tours which help tourists/visitors understand the cultural significance of the Glass House Mountains from a First Nations standpoint
- Introducing a town centre as a hub that connects to local shops through foot paths.
- Connecting town centre and shops to residential areas as well as the train station via foot paths - limits the need to drive

Threats

- Missed opportunity for small businesses in zones allocated for commercial rapid gentrification:
  - Opening of Coles at Beerwah – Draws people away from local shops and ultimately puts them out of business

- Potential natural disasters (effects farming and produce)

- An inexorable community base not open to change

COMMUNITY SURVEY KEY ISSUES

These key insights have been drawn from the topic teams review of the community survey data

Town is used as a bypass for tourists on the way to the Glass House Mountains

TRANSPORT   TOURISM BUSINESS

Lack of cultural tourism

CULTURE   TOURISM BUSINESS

Low variety of businesses leading to lower stay times of tourists

TOURISM BUSINESS

Poor access to local shops/businesses limits success

TOURISM BUSINESS   SOCIAL

Maintaining a small country community /agricultural style of community through a clear business identity

ENVIRO   TOURISM BUSINESS   SOCIAL

Better use of town zoning for potential business

TOURISM BUSINESS

TECHNICAL FINDINGS

Greater promotion of cultural tourism showcasing First Nations history

Creating greater access that naturally allows tourist flow towards town centre from train station
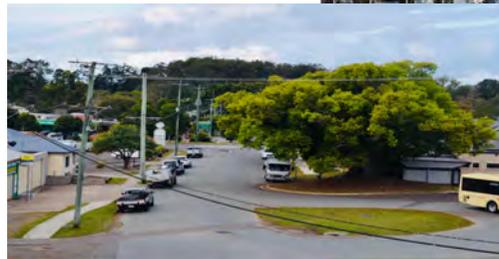
Ensuring town zoning plan is best utilized that enables commercial activity creating commercial hubs enhancing economic opportunities

Rapid gentrification of business conglomerates that take away from local community culture
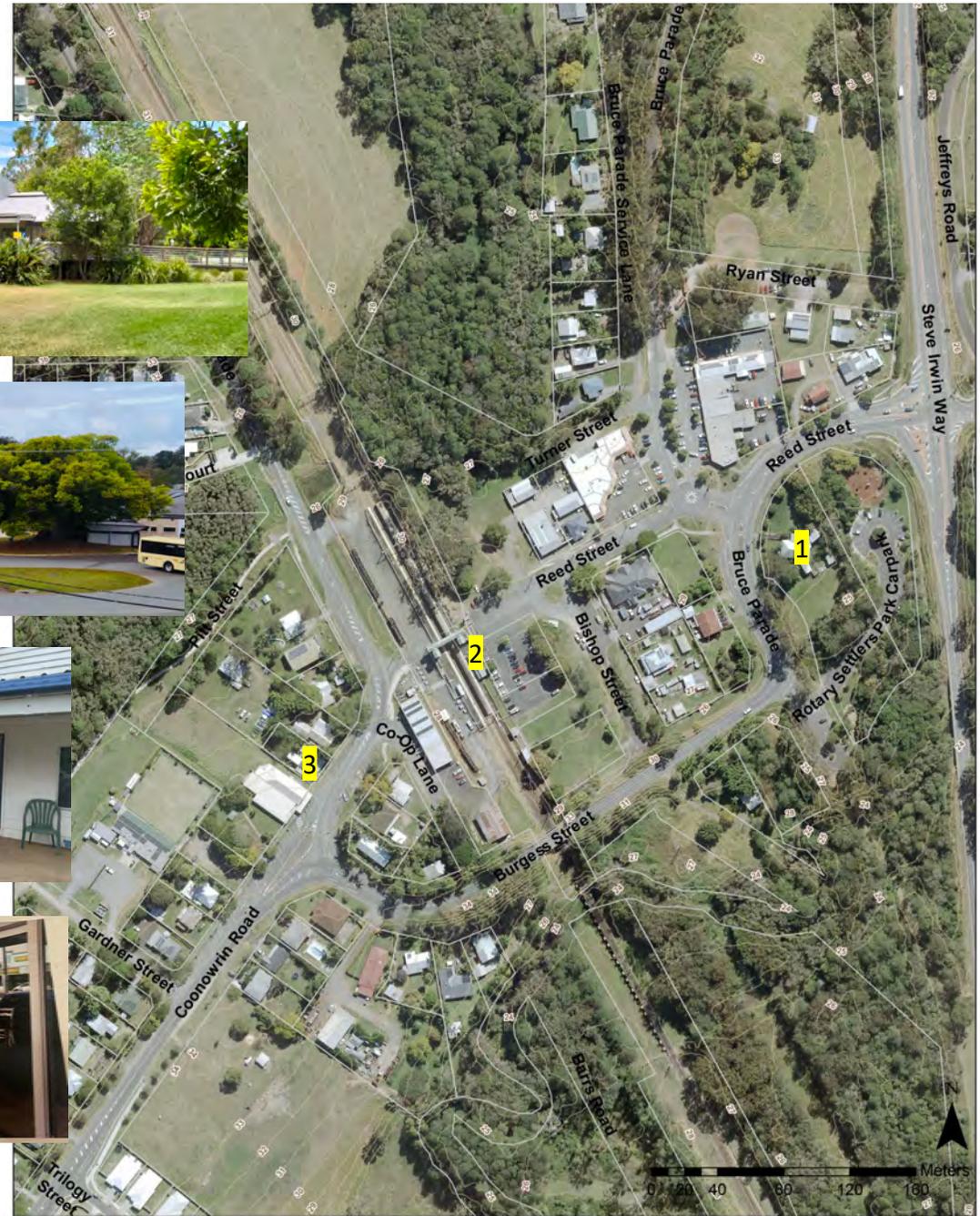
KEY IDEAS & INSPIRATION

Location of paths that connect and immerse people in the natural environment

Boutique retail and dining

Economic growth for the community by diversifying tourism

Development of cultural hub that promotes the First Nations history and recognition of country

Maximising business opportunity in commercial zones

Development of town centre that showcases local commercial and retail experiences for locals and tourists

Growth of Cultural Tourism promoting First Nations culture and connections to land

Blending of agriculture and tourism that promotes economic opportunities

Promotion and identification of paths that develop flow throughout the community linking town hubs while immersing people in the natural environment

Existing

Existing framework of Glass House Mountains centre with minimal foot paths leading to little connectivity.

Future

New framework has the implementation of a visually appealing side walk that maximises connectivity to local shops.

ECONOMICS, BUSINESS & TOURISM

IDENTIFICATION of WHERE TO GO FOR VIEWS.

GETTING TOURISTS to SPEND TIME & MONEY in TOWN

PARKING IS A CONSISTENT ISSUE

LACK of OPTIONS

RESPECT for NATURE AREAS

SHUTTLE BUS SERVICE OPTIONS to THE MOUNTAINS

BIKE HIRE to GET to MOUNTAINS

LEISURE CENTRE & GYM

MERGING TOURISM HUB WITH COMMUNITY

CULTURAL FOCUS

BUSINESS ZONING FOR BUSINESSES

OPEN

FARM STAYS

AGRIBUSINESS TOURISM

LOCAL MARKETS & RETREATS

CULTURAL TOURISM

NOT ENOUGH ACCOMMODATION

FACILITIES AT the MOUNTAINS

CAFE & RESTROOMS

Sunshine Coast COUNCIL

University of the Sunshine Coast Australia

community COLAB.

PATCH CREATIVE

VISION FOR GLASS HOUSE MOUNTAINS

A town centre that is connected through paths will promote a holistic business approach that increases time spent in the community.

Through identification of commercial zones, the Glass House Mountains has great future opportunities to develop as a small rural town.

Development of boutique commercial shops will maintain the community spirit while also developing economic growth.

Promoting the Glass House Mountains agricultural background will grow markets, develop a food scene and grow agritourism providing economic benefits in the community. Introducing a town centre will increase connectivity between local shops and will encourage people to spend more time in the community.

Preparing for arrival of international tourists has shown a need to grow cultural tourism in the Glass House Mountains. Through the promotion of the history and stories shared by First Nations Peoples, a true understanding of the meaning and power of the Glass House Mountains can be shared.

Glass House Mountains will become a hub for cultural and agricultural tourism promoting health and connection through educational experiences.

Inclusive and accessible tourism + Further promotion of cultural tourism

Potential for commercial and retail opportunities

"Green" town centre that promotes connectivity between local stores and the greater community
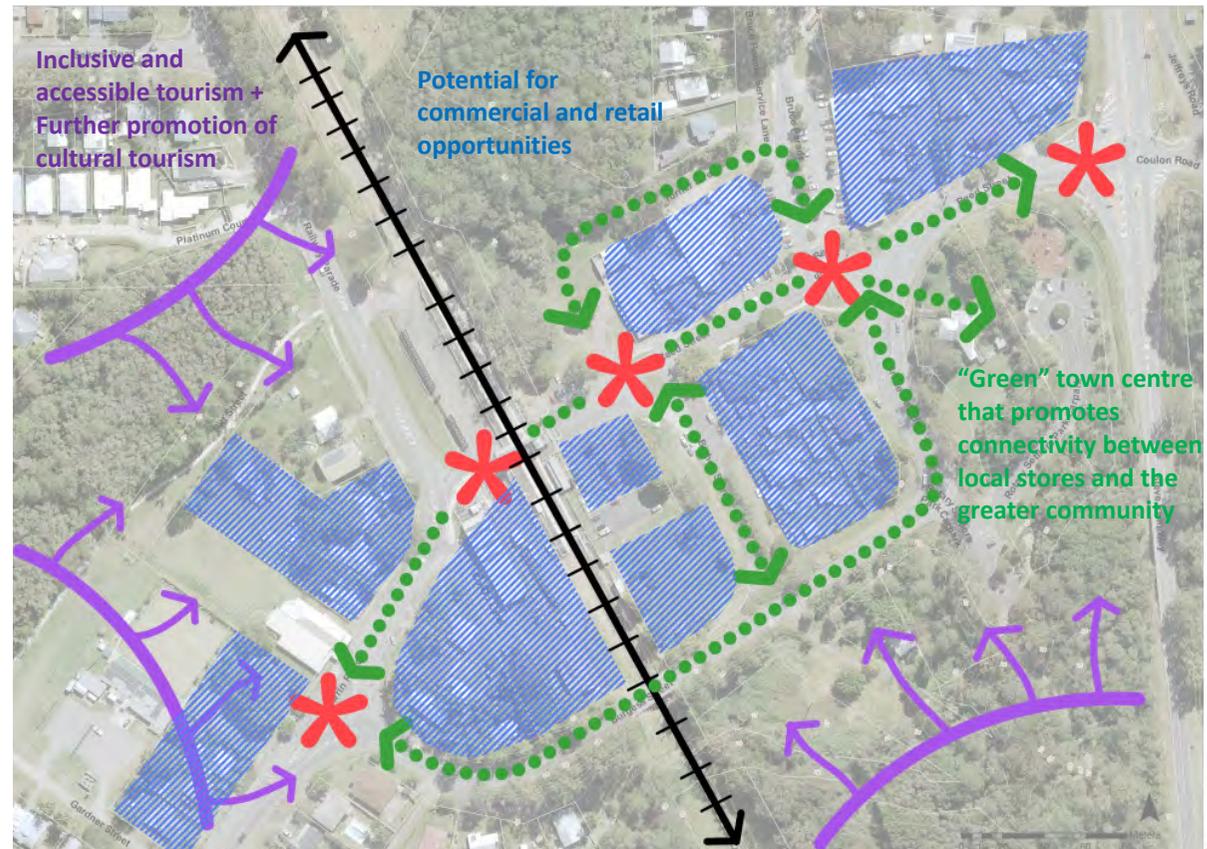
GLASS HOUSE MOUNTAINS VILLAGE CENTRE
Place Co-Lab Pilot Project
COMMUNITY SAFETY, INCLUSION & SOCIAL INFRASTRUCTURE

INTRODUCTION

The Place Co-Lab Pilot Project analysed six major areas of concern, with our focus being community, health & safety, and recreation.

Within this we delved into:

- Community activities and initiatives,
- Support services,
- Health,
- Education,
- Disabilities,
- Aged care,
- Recreation opportunities + sports facilities.

An online survey revealed several key areas and concerns, which were then discussed and expanded on in a community engagement event.

We are grateful for the indigenous perspectives and knowledge so generously provided by Aunty Bridgette Chilly and Iesha Nixon and acknowledge the Kabi Kabi's continuing connection to the land.

CONTEXT MAP
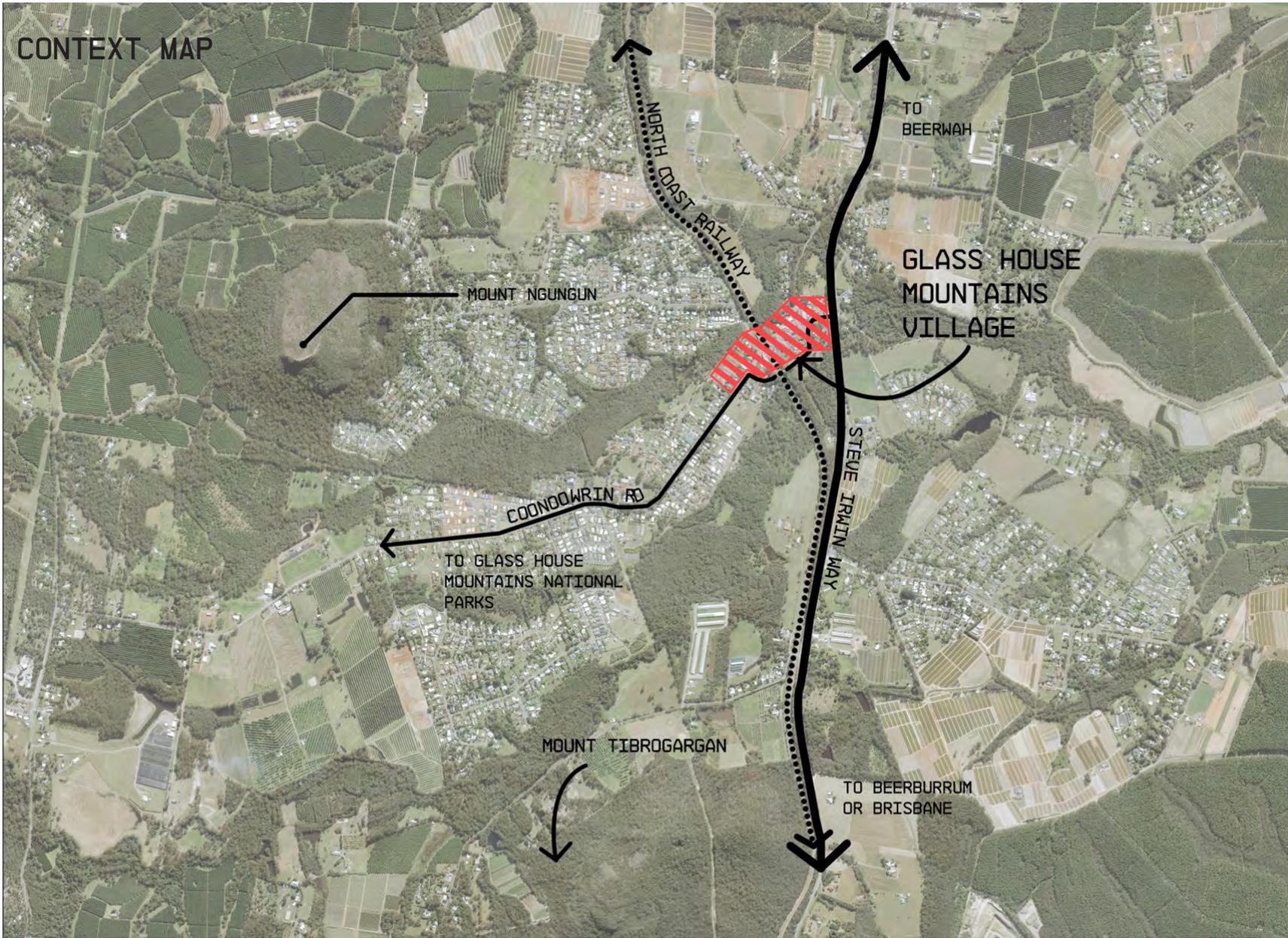
NORTH COAST RAILWAY

TO BEERWAH

GLASS HOUSE MOUNTAINS VILLAGE

MOUNT NGUNGUN

STEVE IRWIN WAY

COONOOWRIN RD

TO GLASS HOUSE MOUNTAINS NATIONAL PARKS

MOUNT TIBROGARGAN

TO BEERBURRUM OR BRISBANE

POLICY CONTEXT

The following Sunshine Coast Council policies and strategies have been identified by the topic area group as having an impact or influence in the Glass House Mountains from a Community Safety, Inclusion & Social Infrastructure perspective.

Environment and Liveability Strategy

Glass House Mountains Sports Complex Master Plan

Sunshine Coast Design Strategy

Sunshine Coast Community Strategy

Community Engagement - Excellence in Engagament Framework

ACTOR MAP   COMMUNITY SAFETY, INCLUSION & SOCIAL INFRASTRUCTURE

This Actor Map seeks to represent the range of actors and organisations who have a stake in the Community Safety, Inclusion & Social Infrastructure opportunities in the Glass House Mountains.

Federal Government, Policy, Legislation and Budgeting	Federal Government Funding, Arts Council Australia, Department of Communities, Disability Services and Seniors
State Government, Regulatory Bodies and Associations	QLD Health, QLD Police Service, RSL QLD, QLD Education, church groups including Calvary Lutheran Church, Cornerstone Wesleyan Church.
Local Government, Local Offices, Corporate, Management, Community Associations	Public Urban Designers and Planners, Sunshine Coast Council including, Environmental and Liveability, Community Strategy, local Dioceses, RSL GHM.
Supervisory and Management, Technical, Operational, Management and Implementation	Business and property owners, affiliated sports groups including, Beerwah.GH United Football Club, Bowls Club, GH District Cricket Club, Tribos Netball Club, GHM Football.
Immediate Actors, Physical Processes, Actor Activities	Village Centre, community members, Local GP's, disability transport/support workers, social groups and activities including boot scooters, dancing, council workers, schools, students, residents, Neighbourhood Centre, Visitor Centre, day care.
Equipment, Environment, and Surroundings	Unappealing village centre, GHM sports ground, Lack of youth spaces and activity opportunities, poor visibility exiting shops, cycle paths (local and to Beerwah, zebra crossing/pedestrian crossings, after hours surveillance, public utilities (lighting), health service providers.

PLACE SURVEY FINDINGS

These place survey findings represent the student groups perceptions of the Sunshine Coast Design values as they relate to the Village Centre from a Community Safety, Inclusion & Social Infrastructure perspective

Community Inclusion
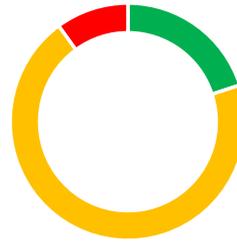
■ Good   ■ Mediocre   ■ Poor

Strong community values and identity, and development and investment in community infrastructure. Though little ongoing volunteer projects and community groups.

Environmental Safety
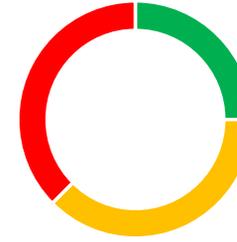
■ Good   ■ Mediocre   ■ Poor

Several areas for protection from weather (e.g. rain, lightning, etc.), and large footpaths for pedestrians to travel along. Limited access to drinking water (outside of purchasing bottles), several tripping hazards along footpaths, and heavy high-speed traffic

Recreational Activities
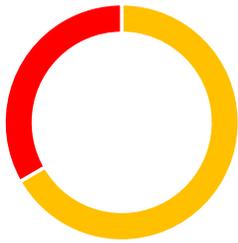
■ Good   ■ Mediocre   ■ Poor

No engagement among younger demographic, and few activities for young adults.

Accessibility & Space
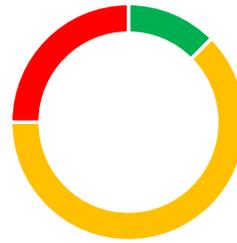
■ Good   ■ Mediocre   ■ Poor

Public toilets are available at village centre. Poor accessibility for disabled demographic and elderly, and some areas are poorly lit.

Safe Connectivity
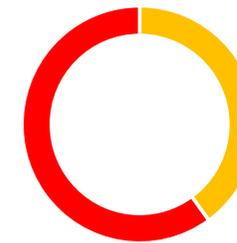
■ Good   ■ Mediocre   ■ Poor

There are few footpaths along major roads, and most are of lower quality, public transport was very infrequent, and the car parks were typically full .

STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS

Strengths

Health & Safety:
- Variety of health services (e.g. GP clinic, pharmacy, pathologist, veterinarian, chiropractor)

Recreation:
- Multiple playgrounds for children (e.g. parks)
- Activities for adults (e.g. nearby hiking trails, bowling, etc.)

Community:
- A central neighbourhood centre
- A proud supporting community with strong connectedness

Weaknesses

Health & Safety:
- No physical activity centre/ local fitness classes
- Limited lighting for already hazardous footpaths
- Semi-trucks forced to pass through community centre

Recreation:
- Activities are mostly catered towards children and mature adults; few activities for young adults
- Little signage or information to the biking and walking trails

Community:
- Limited services at shopping centre/village hub
- Few continual casual events to engage the community

Opportunities

Health & Safety:
- Improvements to after hours surveillance (possibly from more community events at night)
- Improved lighting for footpaths

Recreation:
- More activities for young adults (e.g. basketball, netball, tennis court) (a survey of the the teenage population)
- Accessible hiking/biking trail information (e.g. trail maps, trail locations, trails risks, etc.)
- Local fitness classes/a fitness facility

Community:
- Local produce shop/market to make use of surrounding farms
- Convert existing roads in town centre to a pedestrian square (for a more inviting space)
- More free casual community events

Threats

Health & Safety:
- Hostile environment for the elderly (limited access by footpaths)
- High roadways passing beside and through community centre

Recreation:
- Hostile environment for the elderly (limited access by footpaths)

Community:
- A growing Glass House Country population

COMMUNITY SURVEY KEY ISSUES

These key insights have been drawn from the topic teams review of the community survey data

More cycle paths are needed to get around

Active Transport

Accessibility needs to be upgraded for those with limited mobility

Accessibility

Village Centre revamp

Village Centre

Local fitness classes or gym space
- Outdoor
- Indoor (hall?)

Healthy aging

Lack of (or communication for new residents) of local gatherings, events

Community activities

**Lighting
Secure bike sheds at train station
Higher visibility and access across train station**

Safety

TECHNICAL FINDINGS

Blind corner exiting East carpark

No turnoff space into Gardner St after fast corner

Poor path quality and bumps, no access across to pub, path stops short.

Alternative route to train crossing is rundown; No zebra or island crossing in town; Frequent uneven surfaces
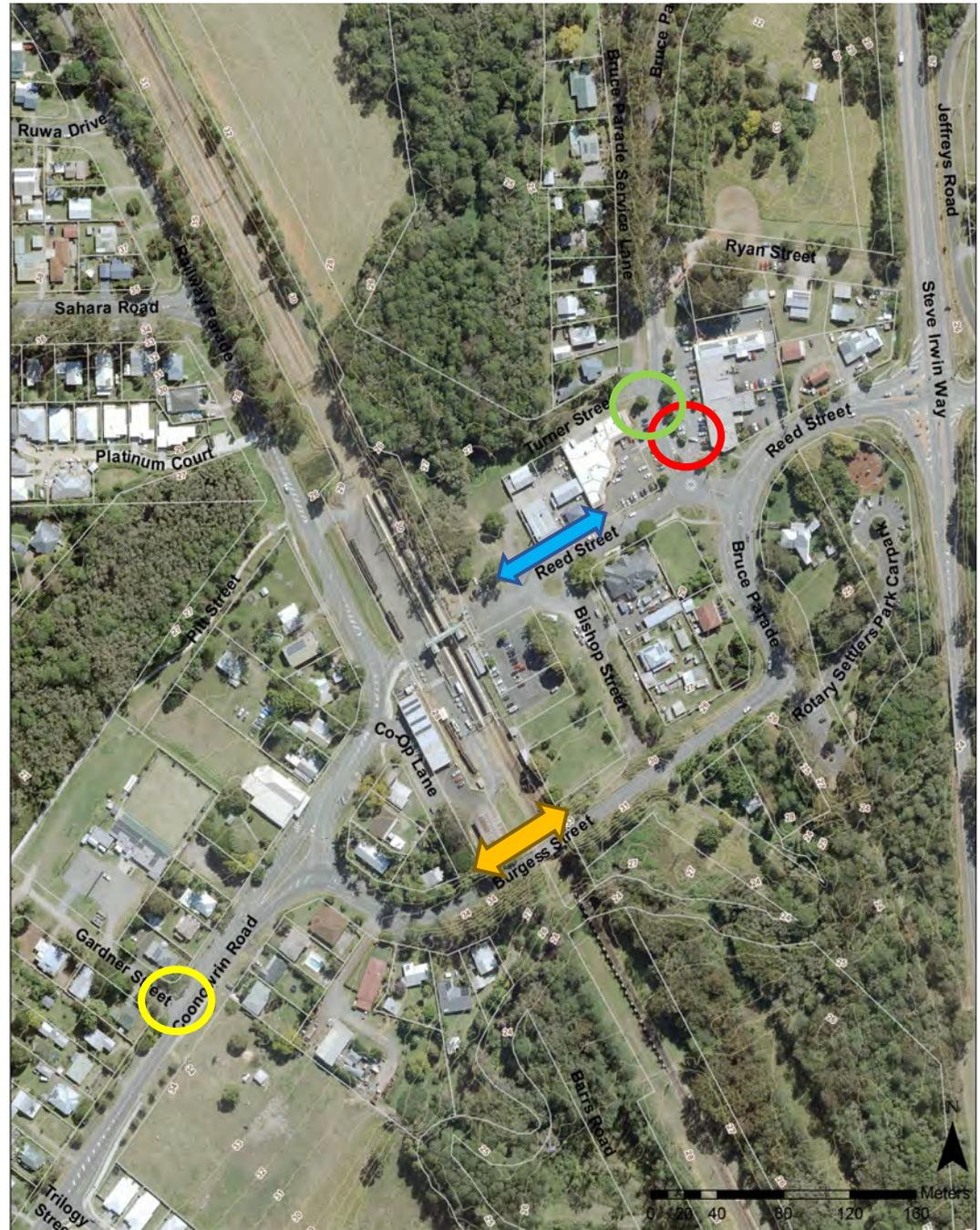
KEY IDEAS & INSPIRATION COMMUNITY SAFETY, INCLUSION & SOCIAL INFRASTRUCTURE

Centre revamp and character/vegetation rejuvenation
More opportunities for local businesses

Accessibility needs to be upgraded for those with limited mobility
paths, curb ramps, zebra crossings and railway crossings

What needs to be added for security of property and people?
- Secure bike locker at train station
- Security at key times
- More evident CCTV

Range of fitness activities that can take place indoors or outdoors utilising hall or park just outside

What do the youth want for recreation?
- Lobby to the school for a survey/study
- Out of school hours activities

Example of unused space that can be used for youth or community recreation close to town.

COMMUNITY, INCLUSION & SOCIAL INFRASTRUCTURE

EXERCISE CLASS OPPORTUNITIES

OPTIONS to WALK AROUND EASILY on PATHS

MORE OPPORTUNITIES for 10 & ABOVE KIDS

YOUTH SPACES
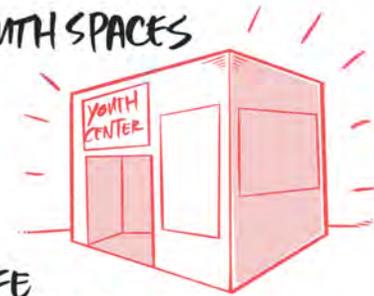
WITH SAFE PASSAGE WAYS

ENSURING ONGOING MAINTENANCE

SAFE, WELL LIT & SHADIER

REFRESHING the TOWN CENTRE

SERVICE SUPPORT for SEMI - RURAL

QUARRY FUMES & HEALTH

CYCLING, TRAIL BIKING & HIKING

AFTER HOURS SCHOOL ACTIVITIES

Sunshine Coast COUNCIL

University of the Sunshine Coast Australia

community COLAB.

PATCH CREATIVE
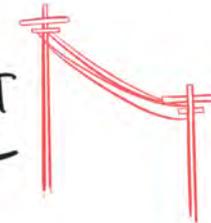
VISION FOR GLASS HOUSE MOUNTAINS

COMMUNITY SAFETY, INCLUSION & SOCIAL INFRASTRUCTURE

Our placemaking outcomes for the Glass House Mountain Village aim to deliver a comprehensive and community based review on all things community, health & safety, and recreation.

What we identified from this and highlighted in the map below are suggestions for a healthier, safer, and more active lifestyle better connected to village spaces and activities.

Glass House community would like to be an inclusive and diverse community with a strengthened sense of belonging through greater opportunities and participation across all ages.

Great support has been identified for a rejuvenated Village Centre as a vibrant hub not just to be driven past, while keeping local shops and produce as a priority. The country strives to be an inviting place for community connection, with a strong cultural balance and easy access to essential services.

ACTIVE LIFESTYLE & HEALTHY AGING

YOUTH RECREATION OPPORTUNITIES

TOWN SQUARE REVAMP

TOWN SIGNAGE OPPORTUNITIES

POSSIBLE ADDITION OF LOCAL SHOPS

SAFE/WELL LIT COMPLETE PASSAGEWAYS INTO VILLAGE
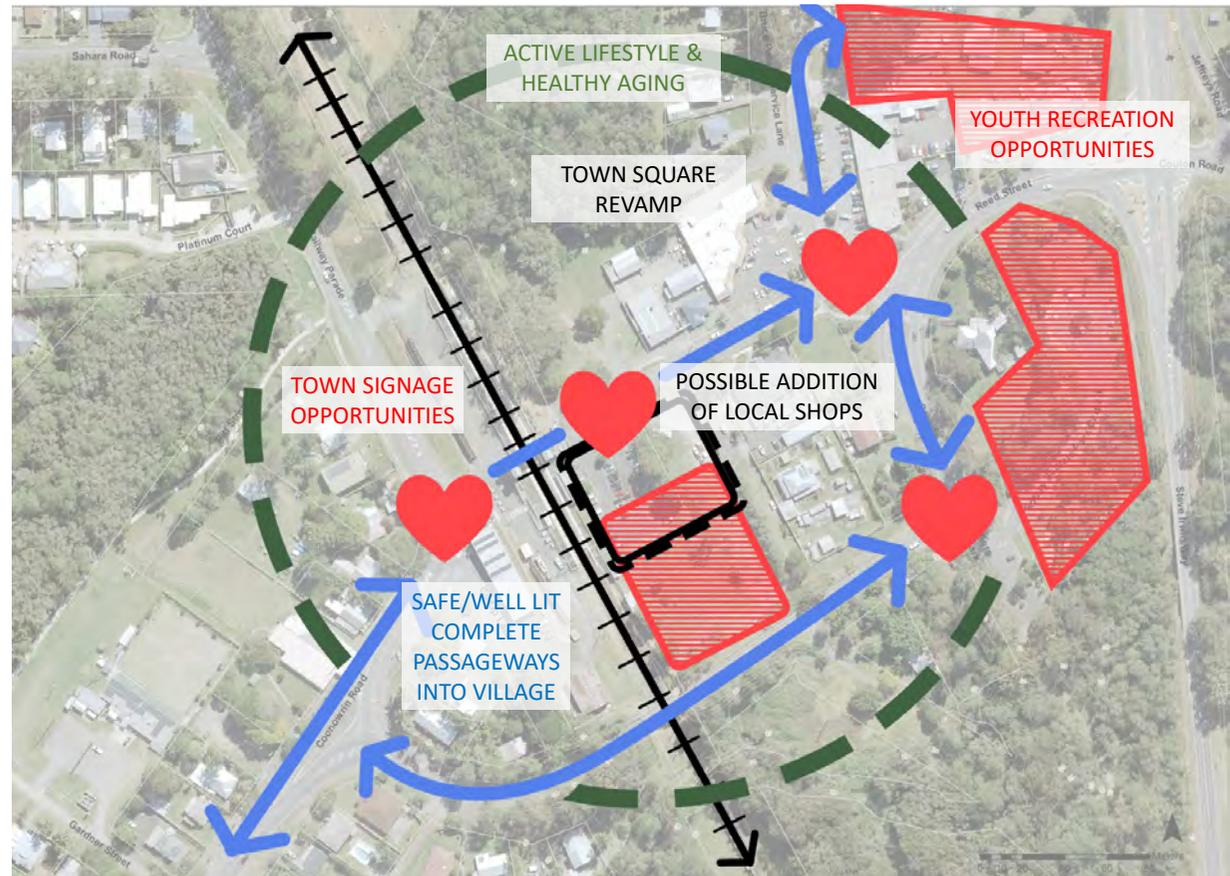
GLASS HOUSE MOUNTAINS VILLAGE CENTRE
Place Co-Lab Pilot Project
HOUSING, DEVELOPMENT & URBAN UTILITIES

INTRODUCTION

In the lead up to the 2032 Olympics, the Sunshine Coast will see large growth in population and infrastructure. To accommodate this exciting period of growth, the Glasshouse Mountains community need to prepare whilst maintaining its unique rural characteristics.

Presently, the real estate market is dominated by large houses on acreage, with little to no available units, townhouses or medium density living. To preserve the small-town charm whilst increasing the diversity and demographics of the town, council and community will look for the best guidelines to allow development without detracting from Glasshouse's major draw cards.
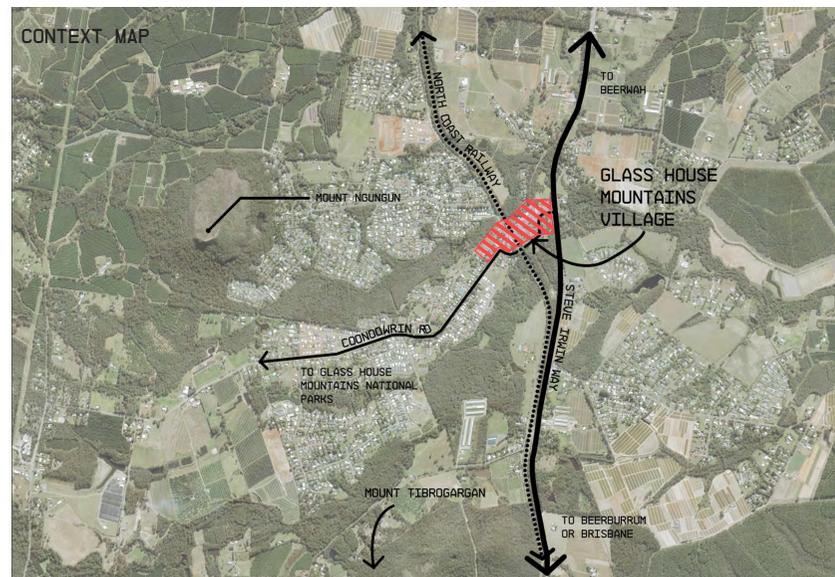
CONTEXT MAP

TO BEERWAH

NORTH COAST RAILWAY

GLASS HOUSE MOUNTAINS VILLAGE

MOUNT NGUNGUN

STEVE IRWIN WAY

COONDOWRIN RD

TO GLASS HOUSE MOUNTAINS NATIONAL PARKS

MOUNT TIBROGARGAN

TO BEERBURRUM OR BRISBANE

POLICY CONTEXT

The following Sunshine Coast Council policies and strategies have been identified by the topic area group as having an impact or influence in the Glass House Mountains from a Housing, Development, and Urban Utilities perspective
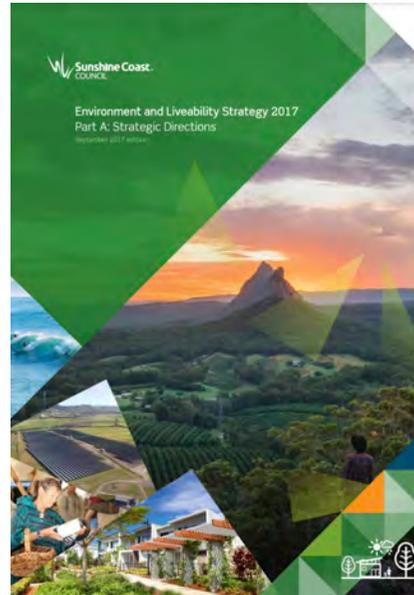
ACTOR MAP - HOUSING, DEVELOPMENT & URBAN UTILITIES

This Actor Map seeks to represent the range of actors and organisations who have a stake in the Housing, Development and Urban Utilities in the Glass House Mountains

Federal Government, Policy, Legislation and Budgeting	Federal Housing Support	Federal Taxes & Incentives	Building Codes and National Standards			
State Government, Regulatory Bodies and Associations	Development, planning & Infrastructure	Development Compliance				
Local Government, Local Offices, Corporate, Management, Community Associations	Local Plan Code	Local Strategic Planning	Council of Mayors	Sunshine Coast Planning Scheme		
Supervisory and Management, Technical, Operational, Management and Implementation	Developers	Energex	UnityWater	Mobile Service Providers	Architects	
Immediate Actors, Physical Processes, Actor Activities	Builders	Skilled Labourers	Construction Workers	Residents	Property Owners	Business Owners
Equipment, Environment, and Surroundings	Powerlines	Water Management	Sewerage Systems	Cell Towers	Properties	Services Providing Properties	Existing Built Form Elements

PLACE SURVEY FINDINGS

These place survey findings represent the student groups perceptions of the Sunshine Coast Design values as they relate to the Village Centre from a Housing, Development and Urban Utilities perspective

Sunshine Coast Design.
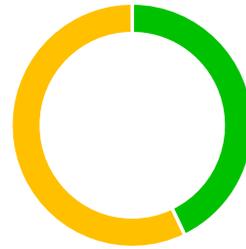
Create places that respect and incorporate landscapes
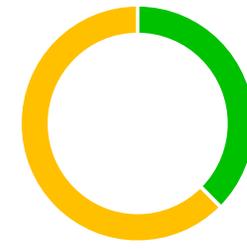
Capture and frame views and vistas

■ Good ■ Mediocre ■ Poor
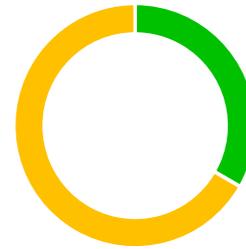
Strengthen and extend a network of green corridors
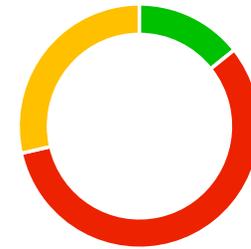
Be inspired by the natural and built environment

PLACE SURVEY FINDINGS CONT.

Environment and livability strategy
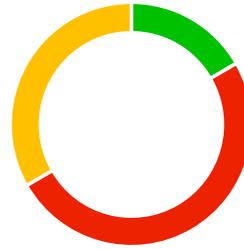
Create welcoming places that can be enjoyed by everyone
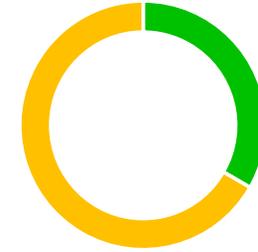
Design places to be resilient and ready for change

■ Good ■ Mediocre ■ Poor
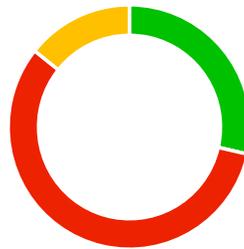
Regional economic development strategy.
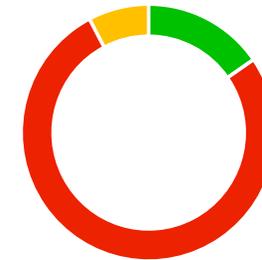
Local planning

STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS

Strengths

- Glass House Mountains has a rural feel and maintains small town values of community and connection.

- Predominately rural residential and low density residential lots, allowing for large living spaces.

- Currently underusing the current infrastructure regarding water supply, therefore opportunities for future development.

Weaknesses

- There is very limited opportunity for the community to grow or facilitate a diverse demographic with the current residential development.

- Currently regarding development there is approximately 50% rural residential, 46% low density residential and only 4% medium density residential.

- No units, townhouses or housing to accommodate individuals who want to downsize, i.e. elderly, single parents, couples with no children.

- Current utilities (sewerage, mobile coverage) are inadequate for future development.

Opportunities

- Well designed residential development.

- Future development may promote variation in demographics.

- Variation and diverse demographics facilitates better employment opportunities and ability to fill roles.

- Development in demographics may encourage a more inclusive community.

Threats

- Current residential development results in a lack of diversity, there is limited opportunity for single individuals, for example single parents, couples who don't want a property of over 1000 square meters.

- Current residential developments make it difficult for the community to grow and diversify

- A major aging demographic is present in Glass House, but there seems no where for this population to reside in the future, for example, when maintenance of large properties becomes difficult.

COMMUNITY SURVEY KEY ISSUES

These key insights have been drawn from the topic teams review of the community survey data

Current utilities are inadequate to support further residential development.

Inadequate residential development design and execution will detract from small town values and feel.

Concerns regarding development causing congestion and overpopulation.

Loss of natural environment and Glasshouse aesthetic.

No need for service development as close proximity to neighbouring suburbs with amenities.

Higher density living promotes urban sprawl and increased crime rates.

TECHNICAL FINDINGS

Real-estate profile:

Housing - **Renting**

10 houses available in the past month	**251 renters** interested

Housing - **Buying**

58 houses available in the past month	**2852 buyers** interested

No units available and no 2-bedroom houses, very limited 3-bedroom houses and mainly houses with 4 or more bedrooms.

2 bed house	Unavailable
3 bed house	$794,000
4 bed house	$915,000
1 bed unit	Unavailable
2 bed unit	Unavailable
3 bed unit	Unavailable

Medium density residential plans:

Mountain View Estate:

- 33 new land lots.
- 300 sqm block

Legend:
- Low density residential
- Rural residential
- Medium density residential
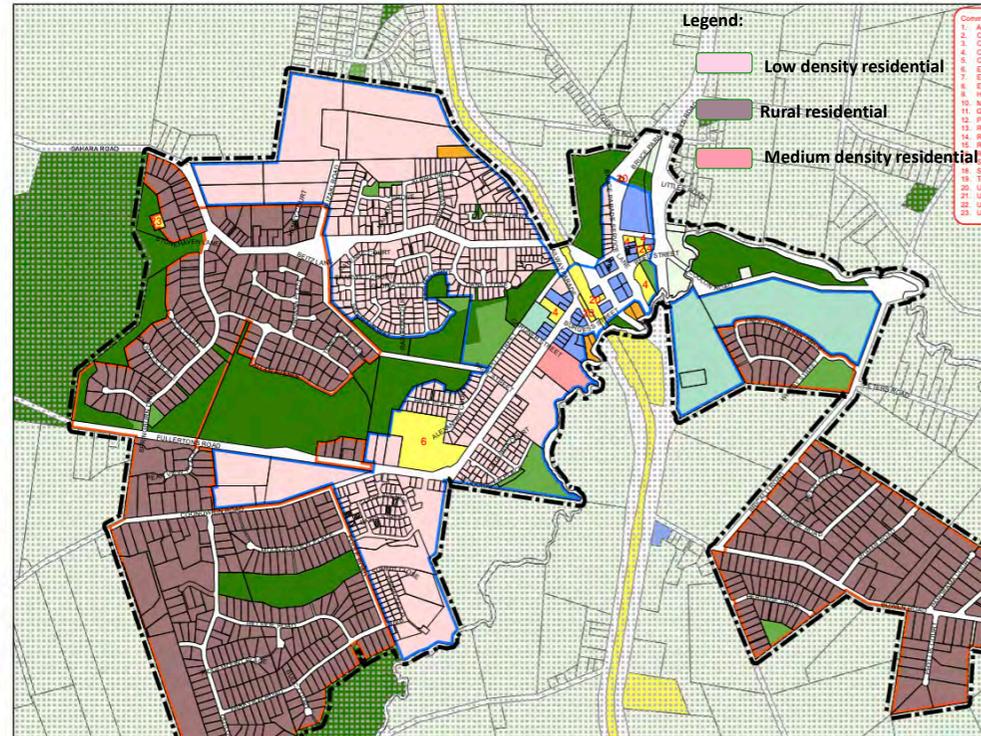
2021 Census data:

- Average 2.7 individuals per household

- Mean weekly earnings per person is $700

- 45% of population is couples with no children at home.

KEY IDEAS & INSPIRATION

Council-led creation of a visual guideline of development designs complying hinterland aesthetics to maintain town character.

Considered execution of medium density living, improved aesthetics and implementation of a common area and greenery with duplex living.
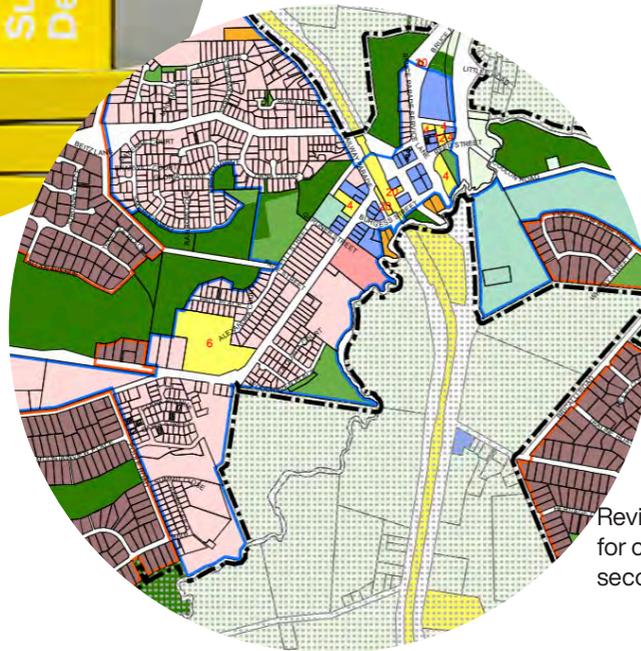
Review of current zoning plans is needed, particularly for case-by-case scenarios to allow subdivision and secondary dwellings.

HOUSING, DEVELOPMENT & URBAN UTILITIES

HIGHSET HOUSING WITH GREEN SPACE AESTHETIC

DOING THINGS the RIGHT W A Y WHEN IT COMES to NEW HOUSING

SMALL HOUSES in GLASS HOUSE MOUNTAINS is IMPRACTICAL DUE to PUBLIC TRANSPORT

SMALLER DEVELOPMENTS for the ELDERLY COULD WORK

COMMON PARKS AT CENTRE

KEEPING UP WITH SEWAGE INFRASTRUCTURE

MONITORING & MAINTENANCE

CONSIDERING ongoing SERVICING of UTILITIES

SYMPATHETIC to CULTURE

HOME

JOB

LIFE STYLE

ECOSYSTEM of INFRASTRUCTURES

UNDERSTANDING HOW IT WORKS WITH HOUSING & GRANNY FLATS

PRESERVING GREENSPACES & STAY ACCOUNTABLE FOR DEVELOPMENT

GLASSHOUSE AS "COUNTRY" BEERWAH AS RESOURCES

VISION FOR GLASS HOUSE MOUNTAINS   HOUSING, DEVELOPMENT & URBAN UTILITIES

The vision for Glass House is to implement future developments that complement the characteristic country feel and culture of the area.

This would involve considerations into aesthetics and optimisation of space to maintain a community feel while avoiding congested living spaces. A direction for this may include duplexes with a common area that promotes greenery to maintain the community's value for environment and aesthetics.

To sustain future residential developments, adequate infrastructure and utilities such as water supply, sewerage, internet and mobile coverage must be matched to service these developments

Opportunities for secondary dwellings

Understand the Glass House look and feel
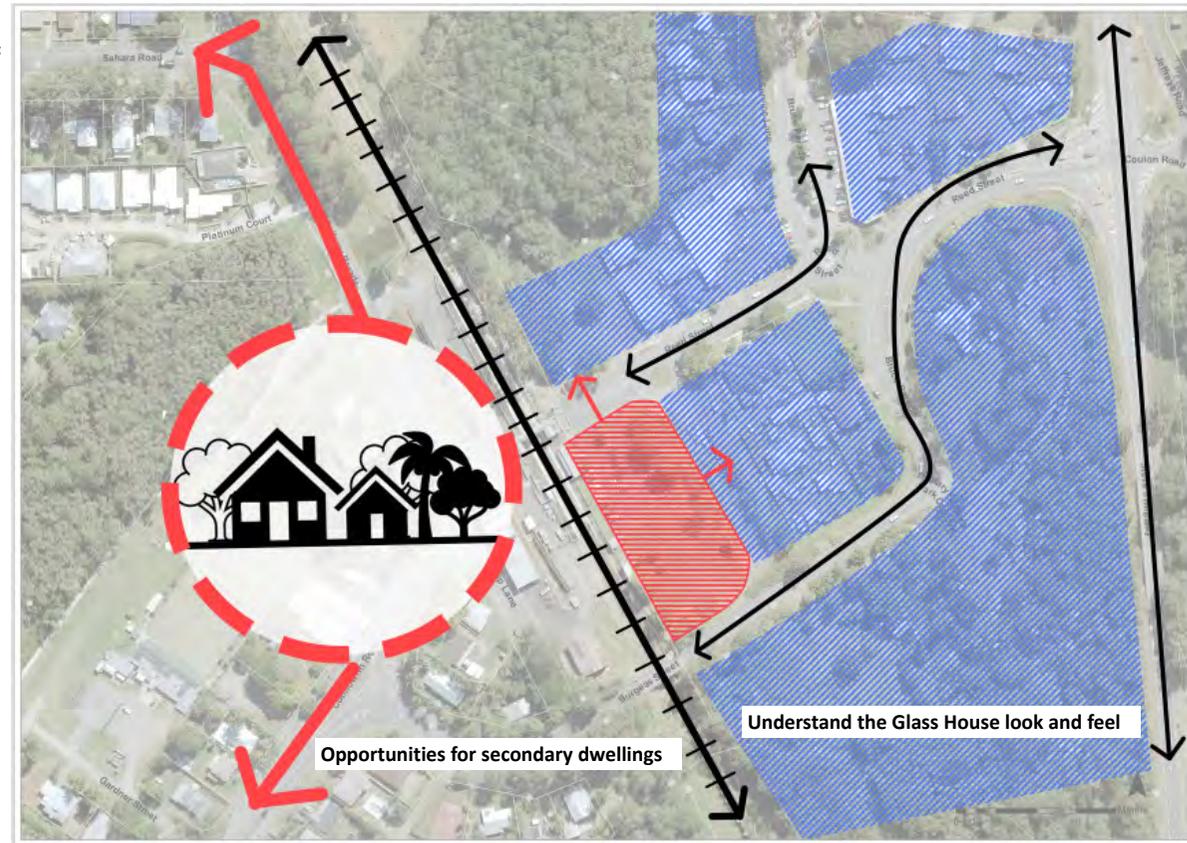
GLASS HOUSE MOUNTAINS VILLAGE CENTRE
Place Co-Lab Pilot Project
PLACE, CULTURE & IDENTITY

INTRODUCTION

The Glass House Mountains is a small-town rich in natural beauty, agriculture, history and culture. However, despite all these great aspects, Glass House as a town seems to lack an Identity.

The place that is Glass House is abundant in natural beauty, with one of the greatest mountain ranges in all of Australia. In addition to this, the abundance of nutrients in the soil has always attracted farmers to the area, leading to a great development of agriculture in the area. This mix of natural beauty paired with the vast plains of farmland creates great views, both far and short, that results in a beautiful town.

The Glass House area has a rich history, starting with the First Nations people and more recently with the early settlers. The traditional owners of the land, the Dhargi people cared and looked after these lands for tens of thousands of years before foreigners settled.

Despite this, there is not much recognition of the First Nations people and their culture throughout the town despite it being so rich in the area.

Regarding the early settlers, the Bankfoot House, Heritage Listed in 2008, was the oldest residential structure in Glass House before it was turned into a museum that showcases the history of the area.

When asked about the Identing of Glass House, most people in community struggled to formulate a response on what the exact identity of Glass House was, however, they were always quick to suggest what they would like it to be. With most people stating that they would love the identity of an old country town, with an active local community.

CONTEXT MAP
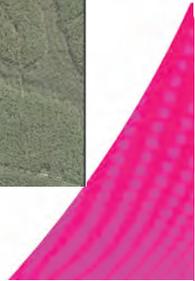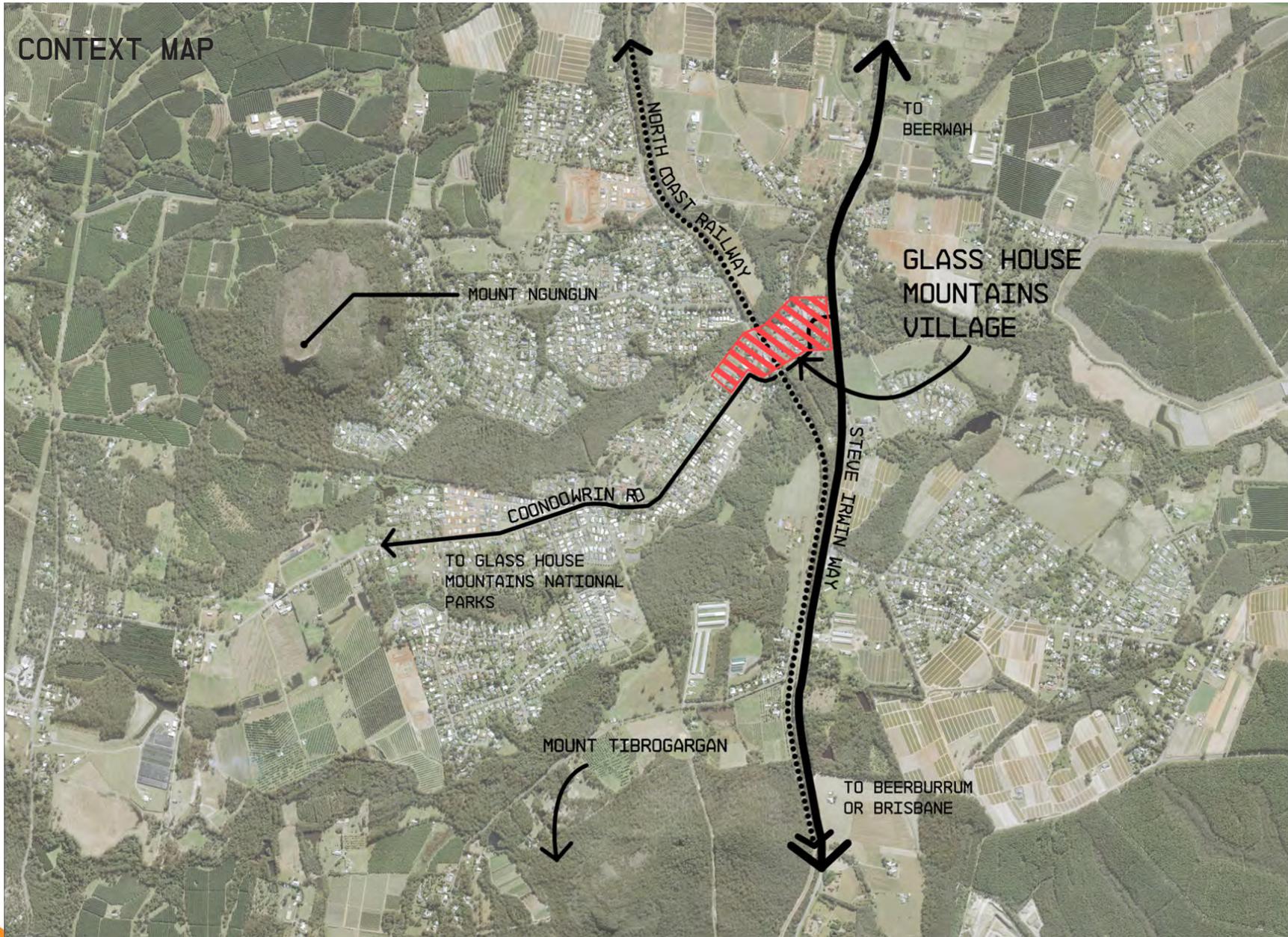
NORTH COAST RAILWAY

TO BEERWAH

GLASS HOUSE MOUNTAINS VILLAGE

MOUNT NGUNGUN

STEVE IRWIN WAY

COONOOWRIN RD

TO GLASS HOUSE MOUNTAINS NATIONAL PARKS

MOUNT TIBROGARGAN

TO BEERBURRUM OR BRISBANE

POLICY CONTEXT

The following Sunshine Coast Council policies and strategies have been identified by the topic area group as having an impact or influence in the Glass House Mountains from a Place, Culture and Identity perspective.


State Planning Policy

Planning Regulations

Shaping SEQ

Environment and Liveability Strategy

Sunshine Coast Community Strategy

Regional Economic Development Strategy

Sunshine Coast Design Strategy

Sunshine Coast Heritage Plan

ACTOR MAP - PLACE, CULTURE AND IDENTITY

This Actor Map seeks to represent the range of actors and organisations who have a stake in the Place Culture and Identity opportunities in the Glass House Mountains

| Federal Gov, Policy, Legislation & Budgeting | Native Title Act 1993 | Australian Bureau of Statistics (ABS) | Department of Climate Change, Energy, the Environment and Water | Department of Infrastructure, Transport, Regional Development, Communications and the Arts | Department of Transport and Main Roads | Federal and State Criminal Law |

| State Gov, Regulatory Bodies and Associations | Planning Institute of Australia (PIA) | Queensland Urban Design and Places Panel |

| Local Gov, Management Community Associations | Sunshine Coast Council | Community Organisations | Glass House Mountains State School | Glass House Mountains Neighbourhood Centre |

| Supervisory, Technical & Operational Management | Roads and Transport | Community Engagement | Arts Heritage and Libraries |

| Immediate Actors, Physical Processes, Actor Activities | Local residents | Tourists | First Nations - Aboriginal and Torres Strait Islander peoples |

| Equipment, Environment & Surrounding | Community Hall | Trees – native species, vegetation | Glass House Mountains | Vehicles and Road Infrastructure | Shops, cafes, services | Information Centre |

PLACE SURVEY FINDINGS

These place survey findings represent the student groups perceptions of the Sunshine Coast Design values as they relate to the Village Centre from a Place, Culture and Identity perspective.

■ Good ■ Mediocre ■ Poor

Create Places that Respect and Incorporate Landscape
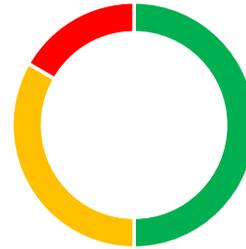
Natural environment is great, and paths encourage its appreciation, however they need better maintenance

Bring our Cultures, Arts and Heritage to Life
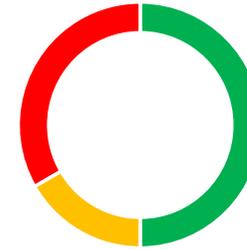
Rich culture in the area related to both First Nations and Anglo-Saxon history, however this is not communicated enough within the area

Be inspired by the Natural and Built Environment
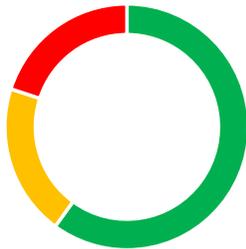
The natural environment and inclusion of old character elements are great but are threatened by new development and neglect of existing environment and buildings

Create Welcoming Places that can be Enjoyed by Everyone
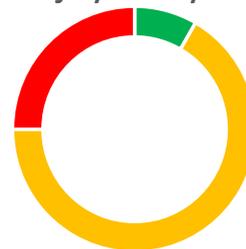
The area is currently only providing basics that do not encourage a sense of community or identity

Capture and Frame Views and Vistas
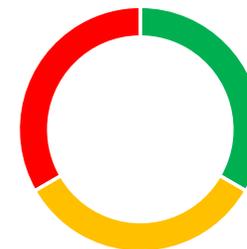
The views of the mountains are great but other views are not as appealing due to unappealing development, design or lack of maintenance

PLACE SURVEY FINDINGS CONT.

Design places to be resilient and ready for change
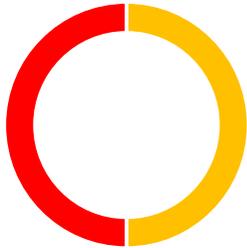
The current and future changes are seen as a threat to the community culture and the town's desired identity

Landscape and Character
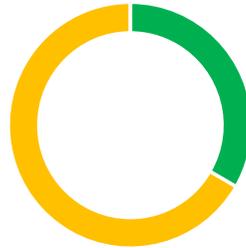
The landscape and character is good but needs to be represented by maintenance and signage

Local Planning - Built Form and Character
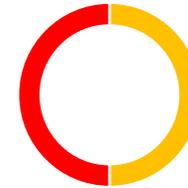
Development currently isn't reflecting the design that suits the area such as subtropical, old country Queensland buildings and local plants

Create and Add Value

■ Good   ■ Mediocre   ■ Poor

There is opportunity to use the current vacant land in a way that benefits the community. However there is no value currently being created or added

Regional Economic Development Strategy - Land Use
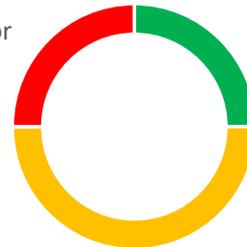
There is currently only basic use of the land, mainly for farming and housing but there is opportunity for better future use

Local Planning - Land Use and Zoning

The land use has been quite basic and is developing to be more urbanised, taking away from the quaint feel

Community Strategy - Partnerships and Relationships

Opportunity to enhance community via better maintenance of shared spaces and partnerships with Traditional Owners, both of which Glass House currently lacks

STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS

Strengths

- Culturally significant mountains, environment and other landscape features

- Rich in history, both from the First Nations and the early settlers

- Access to coast and Brisbane via car and train

- Country-feel and quietness

- A want to further build the community

Weaknesses

- Difficulty in creating change when people want things to stay the same

- Lack of town identity

- The railroad station led to sporadic development of the town, which led to a less cohesive community

- Lack of a complete town centre, e.g. no banking facilities. A more complete town centre would increase local community

Opportunities

- More community events – farmers markets, seasonal events, live music, sport events

- Improve services – more shops and cafes in centre, Indigenous acknowledgement, maintenance of area

- Revitalise existing places – enhance backstreets for appeal and safety, Steve Irwin Road upgrade, outdoor eating, bigger supermarket

- New ideas – water play space for children, skatepark, art murals, interactive materials

- Encouraging people to live and work in the community – more funds to community hall and RSL for maintenance to assist in keeping their heritage in the current building

Threats

- Industrial industries further adding to the big, noisy trucks driving through town poses a threat to the serenity of the area

- Further development of high-density areas and development infill can damage the country town feel

- Congestion will occur as populations increase and maintain a car transport approach

- Development of a social divide due to the disproportional growth of upper-class citizens

- Risk of losing natural environment features and landscapes as development increases

- Lack of awareness for Country by locals and tourists

COMMUNITY SURVEY KEY ISSUES – PLACE, CULTURE AND IDENTITY

These key insights have been drawn from the topic teams review of the community survey data

A weak sense of community between locals	Not maintaining the character, look and feel of the area	Lack of preserving the natural environment, native ecosystems and looking after the current vegetation
Identity	**Character**	

Development on rural zones, subdividing lots and increasing urban density	No community, seasonal or annual events are present to bring people to the area	Not acknowledging the First Nation's perspectives and history – Glass House Mountains, vegetation and land
Landscape	**Place**	**Culture**

TECHNICAL FINDINGS
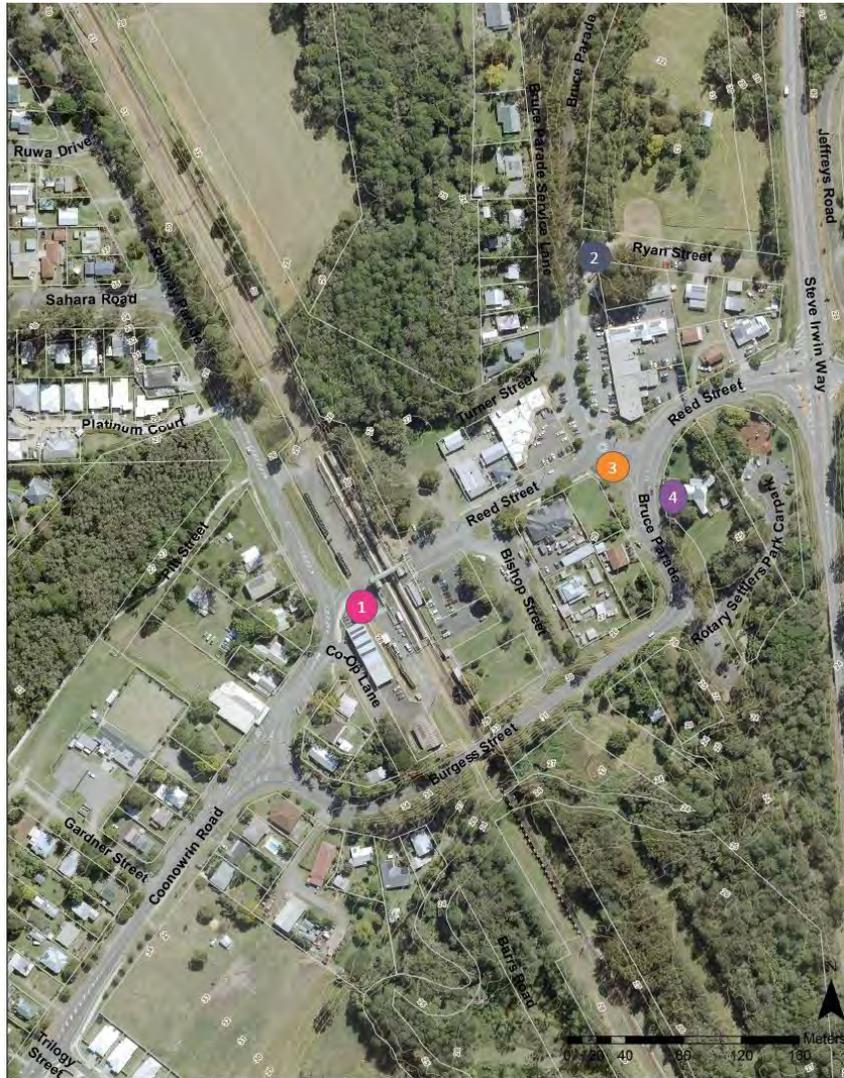
Technical Findings

1 Building facades are old and not well maintained

2 Shared spaces for locals to form community and to attract tourists are mostly limited to fields and old parks

3 The town centre is the only thing bringing the community together but it also currently has limited facilities

4 Some informational posters are present but lack information from First Nations perspectives. They should also be more prevalent within the town

Lack of identity for Glass House Mountains

- Understanding where Glass House Mountains is for locals and tourists
- Creating visual and amenity appeal so it has an identity that can be developed over time

No sense of place or character

- Neglected footpaths, roads, environment and buildings degrades the character of the place
- Low activation by locals for locals

Cultural influence is quite minimal and knowledge of Country is not shared amongst locals for their area

- Indigenous perspectives are not represented and their significances to the landscape are not effectively demonstrated in the area

KEY IDEAS & INSPIRATION

Developing a stronger sense of community between locals which will help form the sense of identity	Incorporating and communicating First Nation's perspectives and knowledge	Developing Glass House Mountains character through maintenance of the pathways, village centre, roads and preservation of environment

- Can be done with more practical and utilised shared spaces
- More events such as farmers markets – promote identity of farmland

- Signage and traditional names
- Guided walks led by Indigenous peoples
- Park rangers lead by Indigenous peoples

- Get schools involved
- 'Clean up Glass House' days

"Woodlands Historic Park" Woodlands Historic Park, Greenvale VIC

- Representations of cultural landscapes
- Indigenous names. of places, flora and fauna to educate locals and tourists.
- Enhance the cultural significance of the area through walks, trails and signage.

Queen Victoria Market, Melbourne VIC, Australia
- Farmer's Markets showcasing the local food and produce
- Promoting the area's agriculture and strengthening the economy of the local area whilst supporting farmers.

Bruce Parade

Existing
- Currently Bruce Parade is a busy road, with heaps of space but with only one pedestrian crossing next to the roundabout.

Potential
- With the space available, there is the potential to make the whole area a shared zone. Allowing an easier, calmer flow from shops to shops.

PLACE, CULTURE & IDENTITY

HOW DO WE SHOW the TOURIST DESTINATION that THIS IS?

MAINTAINING our NATIONAL PARKS PROPERLY

CALLING OUT the MOUNTAINS AS IDENTITY

STORYTELLING

FIRST NATIONS PEOPLE'S STORIES

DESIGNING in A WAY THAT SUITS the COMMUNITY

FOCUS on IDENTITY

ENVIRONMENT IS A BIG PART of IDENTITY

LARGER INTEGRATION of FIRST NATIONS CULTURE

COMMUNITY EVENTS to BRING PEOPLE TOGETHER

FARMERS MARKET

BEING ABLE to ACCESS INFORMATION AROUND CULTURE

AGRICULTURE & SHARE PRODUCE

TRAIN STATION NOT AS IDENTITY ANYMORE

LOCALS HAVE OWN SENSE of IDENTY

Sunshine Coast COUNCIL

University of the Sunshine Coast Australia

community COLAB.

Copyright 2022 Jimmy Patch Creative Pty Ltd

PATCH CREATIVE

VISION FOR GLASS HOUSE MOUNTAINS

The placemaking outcomes for the Glass House Mountain Village will deliver a town that has an inclusive and solid community culture that when partnered with the refreshed environment will create a strong, recognisable identity for the area.

Cultural Inclusion and Representation
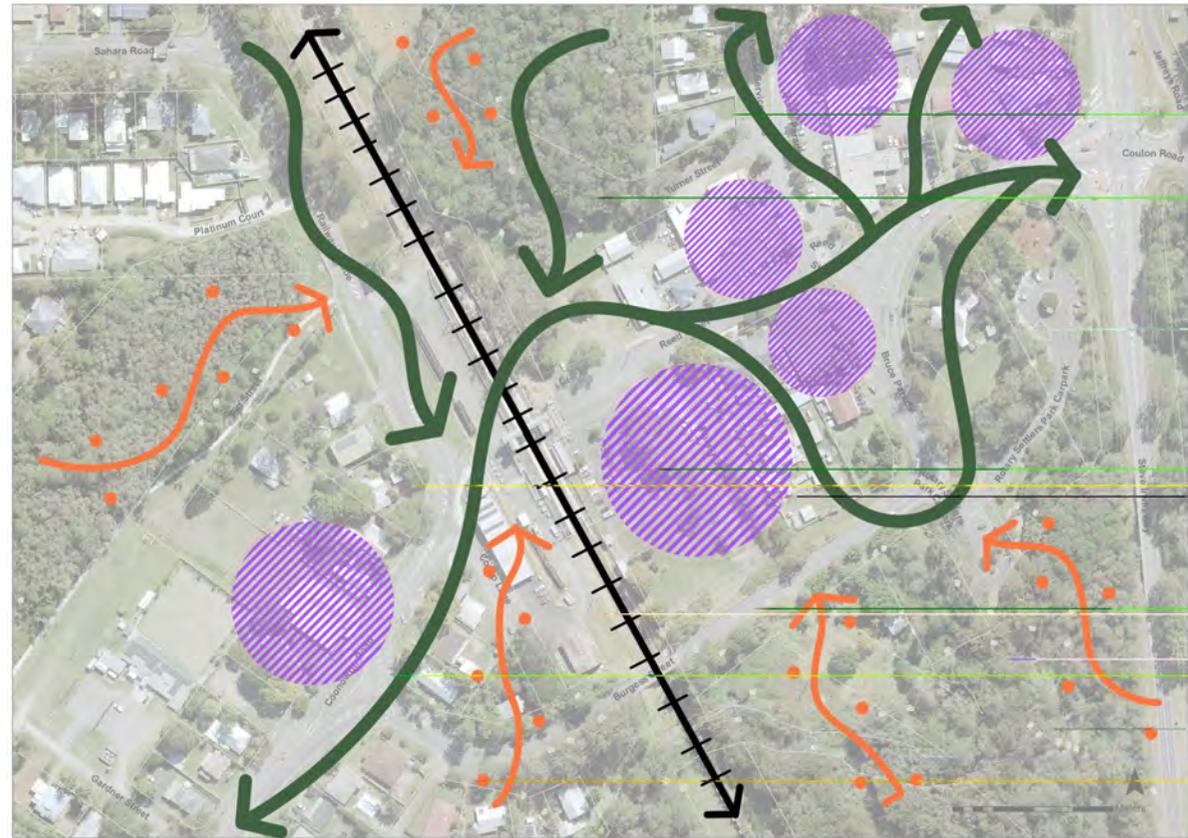
Built and Natural Environment Reflect Glass House Character

Shared Spaces for Enhanced Sense of Community

GLASS HOUSE MOUNTAINS VILLAGE CENTRE
Place Co-Lab Pilot Project
TRANSPORT, MOBILITY & ACCESS

INTRODUCTION

Transport, mobility and access in Glass House incorporates regional access options, active mobility, e-mobility, major trip generators, pinch points, and east-west connectivity. Regional access options involve commuting to neighbouring towns and beyond via rail and roads (e.g., Steve Irwin Way, Old Gympie Road), by using public transport and private vehicles.

Active mobility includes walking and cycling on dedicated paths in and around Glass House, which would also be shared by e-mobility devices such as electric scooters and bikes.

Major trip generators such as the school and shops are considered for optimisation. Traffic pinch points (broken links, congestion) must be prevented to allow ease of traveling. Improving east-west connectivity both locally and regionally is important in providing shorter and more convenient options

CONTEXT MAP
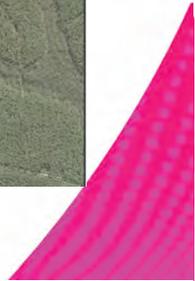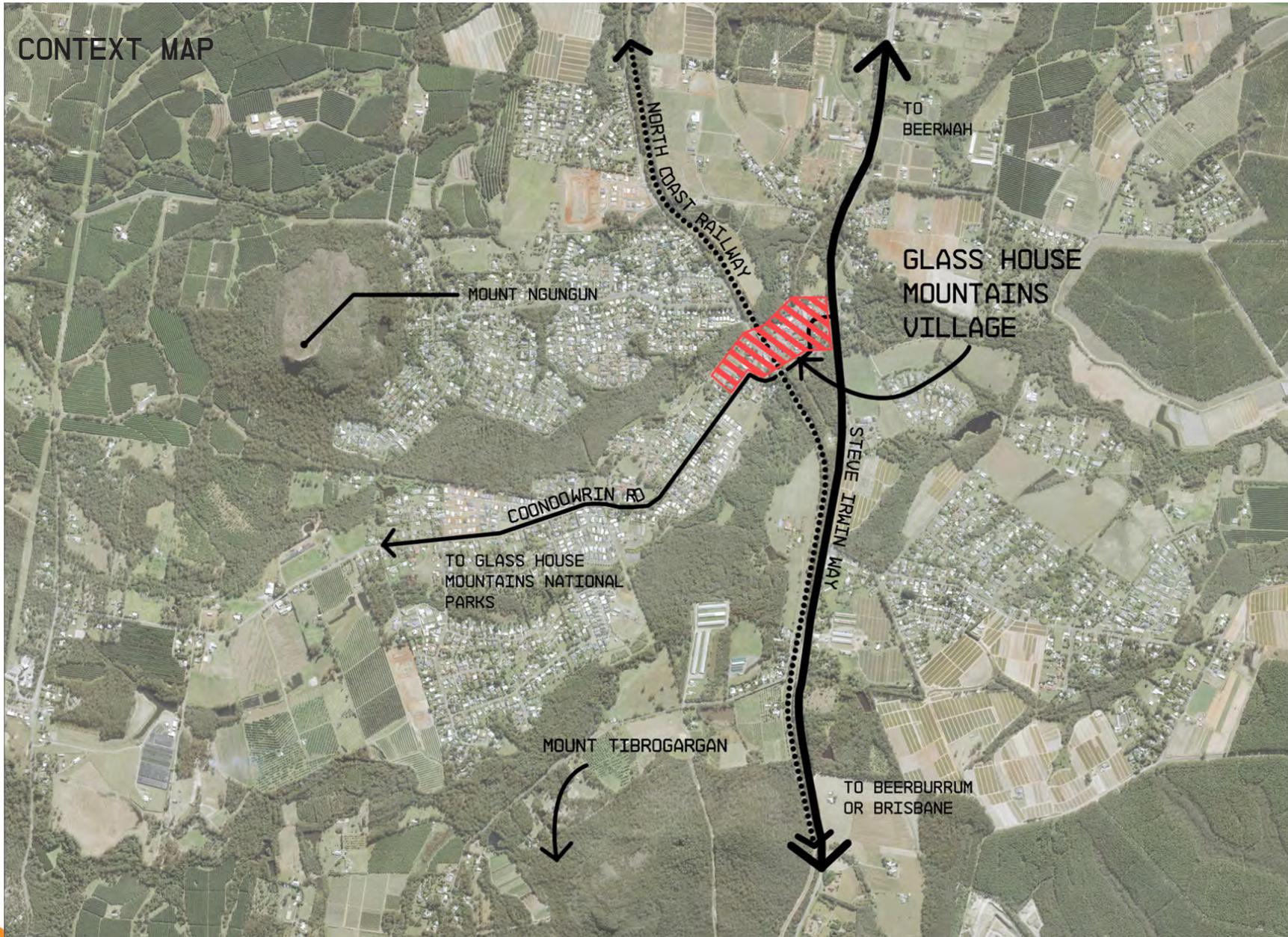
NORTH COAST RAILWAY

TO BEERWAH

GLASS HOUSE MOUNTAINS VILLAGE

MOUNT NGUNGUN

STEVE IRWIN WAY

COONOOWRIN RD

TO GLASS HOUSE MOUNTAINS NATIONAL PARKS

MOUNT TIBROGARGAN

TO BEERBURRUM OR BRISBANE

POLICY CONTEXT

The following Sunshine Coast Council policies and strategies have been identified by the topic area group as having an impact or influence in the Glass House Mountains from a Transport, Mobility and Access perspective
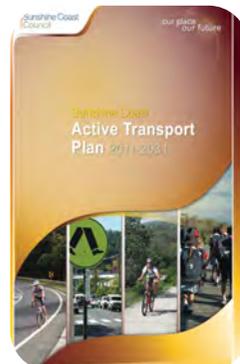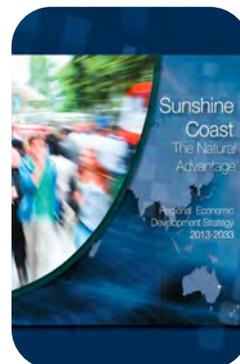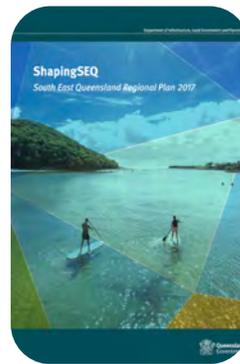
ACTOR MAP

This Actor Map seeks to represent the range of actors and organisations who have a
stake in the Transport, Mobility and Access opportunities in the Glass House Mountains

| Federal Gov, Policy, Legislation & Budgeting | Australian Institute of Aboriginal and Torres Strait Islander Studies; Australian Trade and Investment Commision; Australian Transport Safety Bureau; Department of Finance; Department of Industry, Science and Resources; Department of Infrastructure, Transport, Regional Development, Communications and the Arts; National Faster Rail Agency; National Indigenous Australians Agency; National Transport Commision; Tertiary Education Quality and Standards Agency; Tourism Australia |

| State Gov, Regulatory Bodies and Associations | Queensland Health; Department of State Development, Infrastructure, Local Government and Planning; Department of Tourism, Innovation and Sport; Department of Transport and Main Roads; Department of Natural Resources and Mines; Queensland Parks and Wildlife Service; Department of Environment and Science; Bicycle Queensland; Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships; Queensland Department of Education |

| Local Gov, Management Community Associations | Sunshine Coast Council; Gubbi Gubbi Dyungungoo Group; Celebrate Glass House Country Inc. |

| Supervisory, Technical & Operational Management | Beerwah Police; Beerwah Fire; Beerwah Ambulance; Sunrock Quarry; Hanson Quarry; University of the Sunshine Coast; SES |

| Immediate Actors, Physical Processes, Actor Activities | Emergency services response; indigenous traditions; school commute; work commute; exercise; disabled citizens |

| Equipment, Environment & Surrounding | School; train and bus station; pathways; roads; green corridors; truck ways; town centre; bypasses (road, path, and rail); parks |

PLACE SURVEY FINDINGS

These place survey findings represent the student groups perceptions of the Sunshine Coast Design values as they relate to the Village Centre from a Transport, Mobility and Access perspective

Sunshine Coast Design.

BUILDINGS STREETS SPACE CYCLEWAYS PATHS ROADS PLAZAS STREET FURNITURE BRIDGES NEIGHBOURHOODS RENOVATIONS PUBLIC ART SQUARES GARDENS PARKS

Work with the local climate

■ Good ■ Mediocre ■ Poor
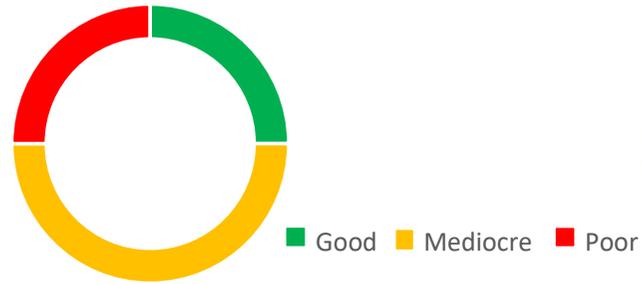
General lack of shade along paths and drinking fountains

Create places that respect and incorporate landscape

Transport infrastructure generally retains the green landscape

Bring our cultures, arts and heritage to life

■ Good ■ Mediocre ■ Poor
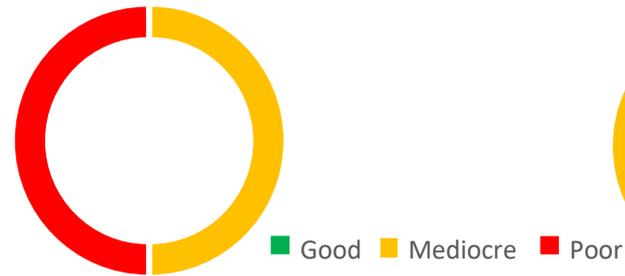
No First Nations or local history information along paths

Capture and frame views and vistas
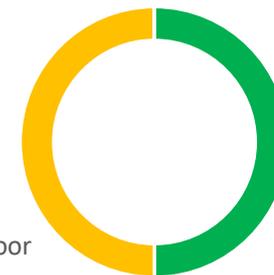
Mountains and landscape mostly visible, issues with visual clutter

PLACE SURVEY FINDINGS CONT

Design places to be resilient and ready for change
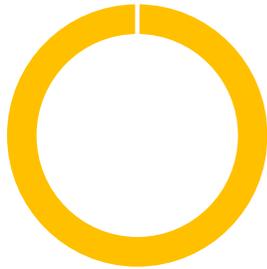
Infrastructure is not resilient in flood events or to change

■ Good ■ Mediocre ■ Poor

## Strengthen and extend a network of green corridors
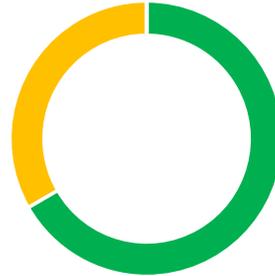
Green corridors throughout, more green connections required

Create and add value
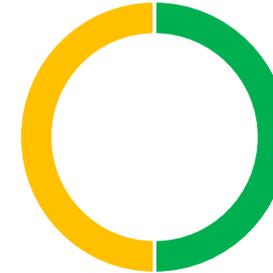
Rail upgrades will provide catalyst for more investment

Create shady streets that put people first
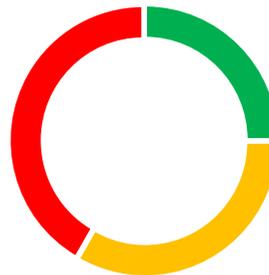
Active transport is not currently prioritised, lack of shade

Create welcoming places that can be enjoyed by everyone
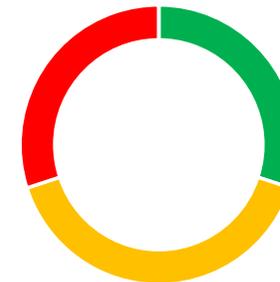
Transport is not currently safe and accessible for all people

STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS

Strengths

- Central train and bus station
- Direct connection to Brisbane
- North-south public transport connections
- Undisturbed green corridors
- Paths in newer areas and surrounding school

Weaknesses

- Convoluted public transport into coast and further west
- Missing path connections throughout town centre
- Need for road crossings with tactile surface indicators around town centre
- Need for continuous path from town centre to Puma service station
- Trucks from quarry pass through town
- Elevators at train station – too small and often broken
- No active transport path to Beerwah
- Burgess Street overpass path too narrow

Opportunities

- New active transport path to Beerwah
- More frequent public transport services connecting to more regions
- Electric and autonomous vehicles
- Bicycle locker/parking and charging at train station
- 2032 Olympic and Paralympic Games
- Tourism trails
- More inclusive and safe transport system
- Bypass quarry trucks through Barrs/Marshs Road
- Rail duplication and new Maroochydore line

Threats

- Diversion of Bruce Highway traffic onto Steve Irwin Way (due to accidents, roadworks) causes local congestion
- Expansion of quarry leading to increased truck traffic
- Lack of funding for transport projects

COMMUNITY SURVEY KEY ISSUES

These key insights have been drawn from the topic teams review of the community survey data

No Local Change or Development 6%
Road Quality 17%
Pathway Quality 15%
Other Changes 20%
Heavy Vehicles & Traffic 6%
Parking Spaces 4%
Local Connectivity 19%
Public Transport 7%
Active Transport 6%
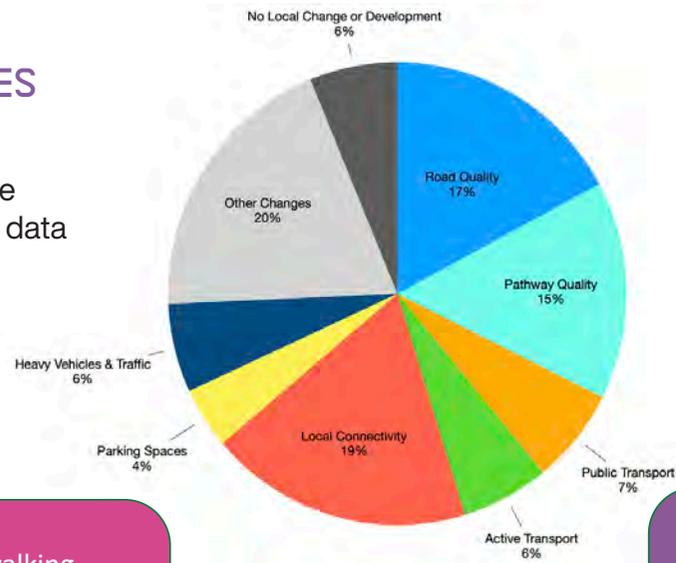
More biking/walking infrastructure. I would happily ride or walk to Beerwah but there is no safe way to achieve this

Path to Beerwah

Better public transport and trains to the coast (Mooloolaba and Maroochydore) as promised

Public Transport

The access to the township is very haphazard with the road diverting away from the town centre and the constant truck traffic through town

Connectivity

Improve local footpaths to encourage people to walk around

Local paths

Some intersections are old fashioned, inefficient designs, like the roads at the community hall and near the train station on the shops side.

Road intersections

If we could find a way to re-route that heavy vehicle traffic out of the village centre it would be an improvement

Heavy Vehicle Traffic

TECHNICAL FINDINGS

Local bus stop is poor with no accessibility

Road into Burgess Street overpass – fast vehicle traffic bypasses town centre

Quality path through district park with adjoining facilities and high amenity

Paved path along Steve Irwin Way ends abruptly and turns into gravel/dirt

Train station offers infrequent north and south bound services

Train station carparking – no bike parking or electric vehicle charging

Steve Irwin Way southbound towards Beerburrum

Signage clutter causes confusion along Coonowrin Drive

Current Paths Satisfactory   Path Upgrades Needed   Pathways Required

KEY IDEAS & INSPIRATION

New shared active transport path to Beerwah

- Improves connectivity to services
- New recreational trail

Local connectivity improvements

- Fixing broken links in pathway system
- Improved access to train station

Burgess Street overpass upgrade

- Improves safety and accessibility into town centre
- Old bridge designated for active transport

Caboolture Rail Trail – inspiration for new path to Beerwah along rail line

Bicycle locker at train station improves accessibility and ensures safety

New Burgess Street road bridge – old bridge turned into pedestrian/cyclist bridge results in improved connectivity

Rail duplication and Steve Irwin Way realignment

TRANSPORT MOBILITY & ACCESS

PUBLIC TRANSPORT
LOGISTICS

LONG TRIPS WITH
too MANY PEOPLE

BIKE PARKING
OPTIONS

PEAK TIMES
on the HIGHWAY

TRADIE
PEAK

OFFICE
PEAK

WE CAN'T
GET ANYWHERE
WITHOUT A CAR

TOURIST PATH
from the TRAIN
TO THE MOUNTAINS

MORE PUBLIC
TRANSPORT &
SHORTER WAIT TIMES

HEAVY RAIL
LINE to
MAROOCHYDORE

PATHWAY from
HERE to BEERWAH

HEAVY TRUCKS
through CENTRE
of TOWN

PATHWAY FROM
SCHOOL to OLD
GYMPIE ROAD

BURGESS ST
PATHWAY NEEDS
to BE WIDENED

INCOMPLETE
PATHWAYS
COMPLETED

ROAD
MAINTENANCE
TO FIX SHOULDERS
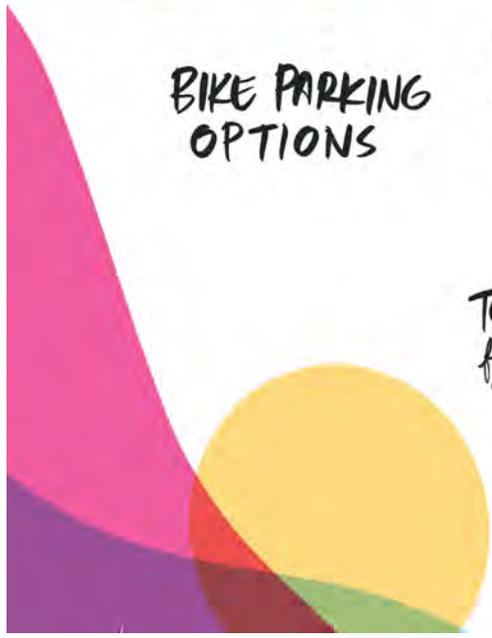
VISION FOR GLASS HOUSE MOUNTAINS

Glass House Mountains will be a community in which connectivity is provided through all forms of transport. Residents and tourists will be able to walk or cycle through and across town and to Beerwah through a new dedicated path. Public transport services are improved providing more frequent connections to the Coast and Brisbane.

The town is quieter, greener and less congested due to a reduction in car traffic from the improvements to active and public transport, and by diverting the quarry trucks onto an upgraded southern bypass route.

Beerwah

Upgraded Steve Irwin Way

Beerwah Path Connection

Improved local connectivity into centre

Glass House Town Centre

Burgess Street Overpass Upgrade

Current truck route

Possible future truck bypass
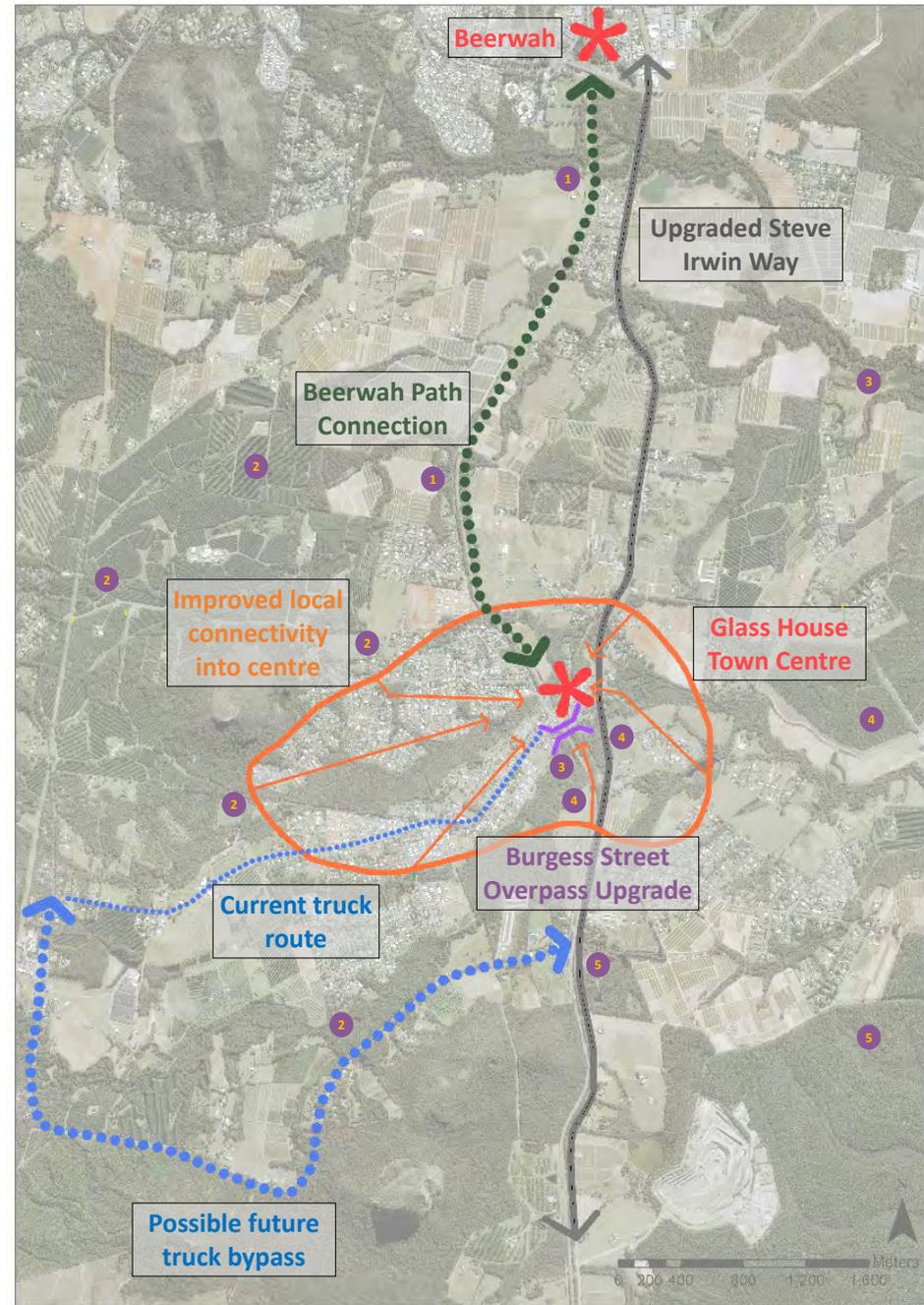
GLASS HOUSE MOUNTAINS VILLAGE CENTRE
Place Co-Lab Pilot Project
### ENVIRONMENT, MICROCLIMATE & NATURAL HAZARDS
INTRODUCTION

The main points of concern within the Environment, Microclimate and Natural Hazards topic are

1 – Urban Greening: planting endemic species, preserve and protect the unique natural environment, green infrastructure in the village to create shady spaces, backyard regeneration of birdwing butterfly vine, enhance flora and fauna habitats, connecting green corridors, improve pedestrian experience in the village, improve weed control, more land for wildlife areas

2 – Microclimate Analysis: hot area dominated by car park where people come to meet, no shade over playground area, prevailing south westerly wind across Visitor Centre carpark, lack of trees and shade in village area

3 – Flood Mitigation: ensure that development does not cause run off or inundation to existing properties, improve flooding and drainage problems, better early alert systems for locals

MOUNT NGUNGUN

NORTH COAST RAILWAY

TO BEERWAH

GLASS HOUSE MOUNTAINS VILLAGE

STEVE IRWIN WAY

COONOOWRIN RD

TO GLASS HOUSE MOUNTAINS NATIONAL PARKS

MOUNT TIBROGARGAN

TO BEERBURRUM OR BRISBANE
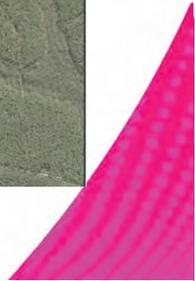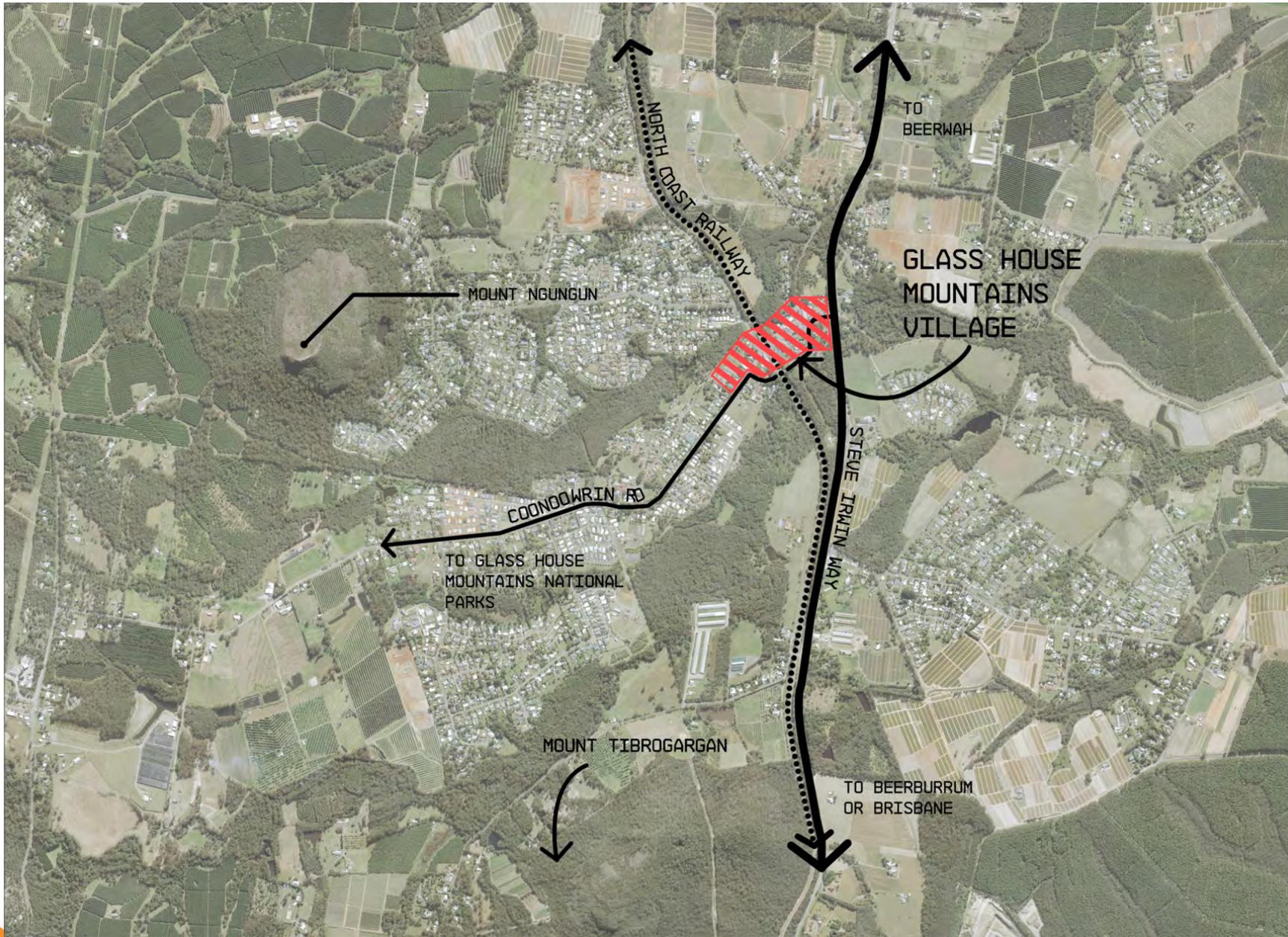
POLICY CONTEXT

The following Sunshine Coast Council and State Government policies and strategies have been identified by the topic area group as having an impact or influence in the Glass House Mountains from an Environment, Microclimate and Natural Hazards perspective

ACTOR MAP — ENVIRONMENT, MICROCLIMATE AND NATURAL HAZARDS

This Actor Map seeks to represent the range of actors and organisations who have a stake in the Environment, Microclimate and Natural Hazards in the Glass House Mountains

| Federal Gov, Policy, Legislation & Budgeting | Department of Environment and Science | Department of Agriculture, Fisheries and Forestry | Department of State Development, Infrastructure, Local Government and Planning | Department of Agriculture, Water and the Environment |
| | Department of Climate Change, Energy, the Environment and Water | Department of Regional Development, Manufacturing and Water | | |

| State Gov, Regulatory Bodies and Associations | First Nations local area representatives | Healthy Land and Water | Transport and Main Roads (TMR) |
| | QLD Parks and Wildlife | Forest Plantations QLD | |

| Local Gov, Management Community Associations | Sunshine Coast Council | Glasshouse Mountains Advancement Network (Bush Regeneration) | Bat Rescue | Environmental Legacy Foundation | QLD Water and Land Carers | Ten Little Pieces | Wildlife Volunteers Association Inc (WILVOS) |
| | Sunshine Coast Environment Council | Lions Association | Rotary Club | Land Care | Organisation of SC Associations of Residents | Sunshine Coast Climate Action Now | Wildlife Preservation Society of QLD (WPSQ) |

| Supervisory, Technical & Operational Management | QLD Fire and Emergency | Ambulance operators | Rural Fire Service | Stockland and other developers (Devcon etc) | Builders/contractors |
| | State Emergency Service (SES) | LGM (Weed management) | Park rangers | Local business owners and operators | Australia Zoo animal rescue mobile unit | Translink bus and rail operators |

| Immediate Actors, Physical Processes, Actor Activities | Residents (locals) | Visitors (from surrounding Sunshine Coast area) | Bird watching | Back burning for fire management |
| | Tourists (national and international) | Mountain climbing | Bush walking/hiking | Leisure activities |

| Equipment, Environment & Surrounding | Signage for wildlife | National parks | Environmental reserves | Shade structures | Nesting boxes |
| | Cool retreats | State forests | Bins and recycling | Animal overpasses/underpasses | Fencing |

PLACE SURVEY FINDINGS

These place survey findings represent the student groups perceptions of the Sunshine Coast Design values as they relate to the Village Centre from an Environment, Microclimate and Natural Hazards perspective.

Sunshine Coast Design.

BUILDINGS STREETS SPACE CYCLEWAYS PATHS ROADS PLAZAS STREET FURNITURE BRIDGES NEIGHBOURHOODS RENOVATIONS PUBLIC ART SQUARES GARDENS PARKS

Working with the local climate

Good Mediocre Poor

- Environmental atmosphere is suited for cars and transport not designed for community;
- The area around CJ's & shops provide next to no sanctuary for community from the elements.

Create places that respect & incorporate the landscape

- The area is clean but sparse;
- Slightly forested, with vegetated easements;
- Needs to include more flora.

Be inspired by the natural & built environment
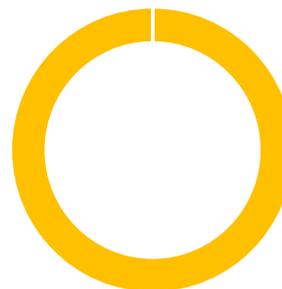
Good Mediocre Poor

- Banksia sps, Midyim berry's & Eucalypts observed in existing public parks/gardens;
- Lomandras and other native species not used in private dwellings;
- Vegetation is definitely present, but lacks character
- Opportunity to enhance.

Capture & frame views and vistas
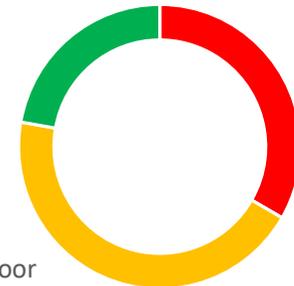
- Tree presence within established parks are adequate;
- Canopy cover elsewhere is lacking, with unessential bollards & railings present;
- Main centre and adjoining roads/paths provide clear short range views throughout the village centre, with possibility to enhance.

PLACE SURVEY FINDINGS CONT

## Strengthen & extend a network of green corridors
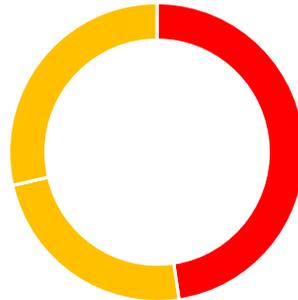
- A lack of connected greenspaces;
- Opportunities to relocate carpark for local shops to create more open greenspaces.

Community Strategy
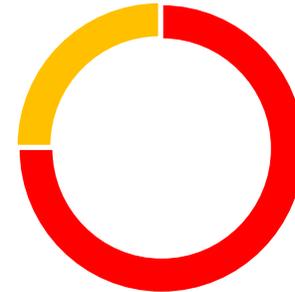
- Potential to contribute to the enhancement of vibrant, green, accessible and inclusive infrastructure.

Local Planning

- Observed water tanks atop of existing infrastructure;
- Current infrastructure in village centre accommodates transportation.

Design places to be resilient and ready for change

■ Good ■ Mediocre ■ Poor

- Due to poor infrastructure and water management flooding is a frequent occurrence;
- Permeable surfaces dominate surfaces throughout village centre.

Environment and Liveability Strategy
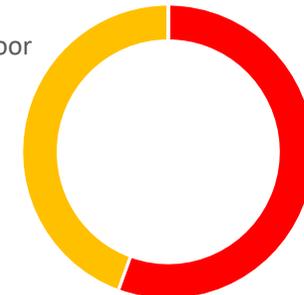
- Environmental degradation, biodiversity impact and lack of appropriate management relevant;
- Village centre & surrounding areas identified to be vulnerable to climate change (i.e., increased rainfall).
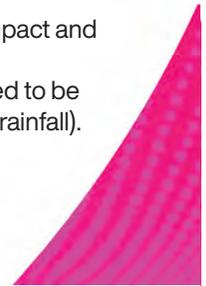
STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS

Strengths

- Unique and beautiful natural landscape
- Strong sense of community
- Rural village feel
- Existing parks and green spaces

Weaknesses

- Lack of green infrastructure in village
- Needs more shade
- Few community meeting places
- Few places to sit or rest in the village
- Few cool retreats in village
- Disconnected green corridors and spaces

Opportunities

- Create shady boulevard and plaza in village
- Enhance entrance to village (from train station and from roundabout)
- Provide better community meeting places
- Improve village feel and identity
- Revegetation along train line
- Plant endemic species
- Native vegetation propagation workshops
- Enhance native flora and fauna habitats
- Backyard regeneration of birdwing butterfly vine

Threats

- Housing estates
- Development on small blocks
- Excessive run off from development causing inundation on neighbouring blocks
- Invasive species
- Flooding

COMMUNITY SURVEY KEY ISSUES

These key insights have been drawn from the
topic teams review of the community survey data

Urban Greening

- Enhance green space and shade in village centre
and connecting streets.

- Plant local/endemic native species.

- Weed management.

ENVIRO   CULTURE   SOCIAL   TOURISM BUSINESS

Conservation

- Preserve and protect the surrounding natural
areas.

- Create habitat corridors for local wildlife to move
through – bring the wallabies back.

- Manage agricultural air pollution and run off.

- Create a local landcare nursery.

ENVIRO   CULTURE   SOCIAL   TOURISM BUSINESS

Flood Mitigation

- Augment existing stormwater infrastructure.

- Upgrade the capacity of stormwater pipes and
cross drainage.

- Add additional easements.

- Install additional structures i.e., bridges.

ENVIRO   HOUSING   TRANSPORT

TECHNICAL FINDINGS

	Temperature between sites	27.2 °C	25.6 °C

	Windspeed/maximum gust between sites	3.3 – 11 kmh-1 (14.4kmh-1)	2 – 10 kmh-1 (9.6kmh-1)

	Humidity between sites	32 %	53 %
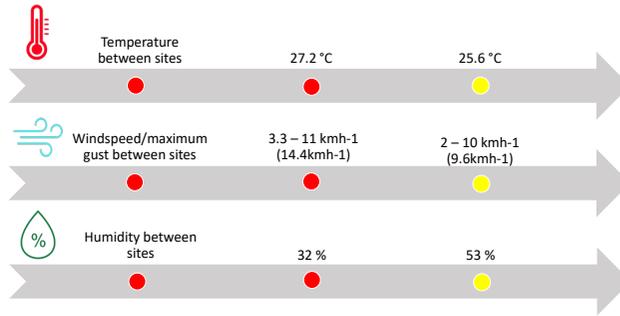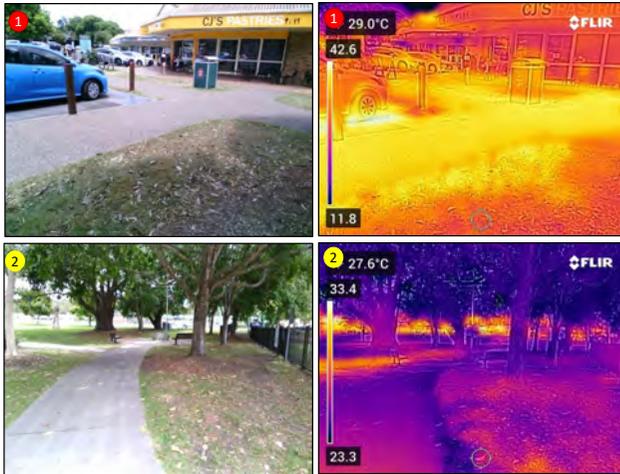
State of flooding along Railway Parade, Glass House Mountains.

Information centre flooded, Glass House Mountains

Flooding hazard zones, as per Sunshine Coast Council's flood hazard overlay maps

KEY IDEAS & INSPIRATION

Plant native flowering local/ endemic plants throughout the village, encouraging biodiversity and attracting species such as the endangered Richmond Birdwing butterfly.

A village centre to socialise in with shade & seating

A water feature / play area and more shade & seating outside the Visitor Centre

ENVIRONMENT, NATURAL HAZARDS & MICROCLIMATE


WEED CONTROL

WILDLIFE PROTECTION
MORE LAND for WILDLIFE

PRESERVATION of WHATEVER'S L E F T

LESS ASPHALT, MORE TREES

FLOOD MITIGATION & UNDERSTAND FLOOD MAPS
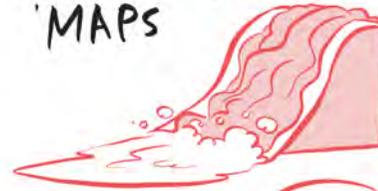
NATURAL SHADE

GREEN CORRIDORS

IMPROVE IMPACT of STREET SCAPE

MORE of A NATURAL SOCIAL SPACE

REGENERATION WITH ENDENMIC SPECIES

MULTI-USE GREEN EVENT SPACES

MORE ACCESS TO FLOOD RESOURCES & ALERTS

Sunshine Coast COUNCIL

University of the Sunshine Coast Australia

community COLAB.

PATCH CREATIVE

VISION FOR GLASS HOUSE MOUNTAINS
ENVIRONMENT, MICROCLIMATE AND NATURAL HAZARDS

The placemaking outcomes for the Glass House Mountains Village will deliver shady green streets with an improved microclimate that supports community gathering and meeting places.

A strong sense of identity is created by a defined entry to the village and connection through to the train station.

Flood mitigation strategies have been improved and provide better outcomes for people and wildlife. The unique and beautiful landscape of the area is enhanced, protected and preserved for the current and future generations.
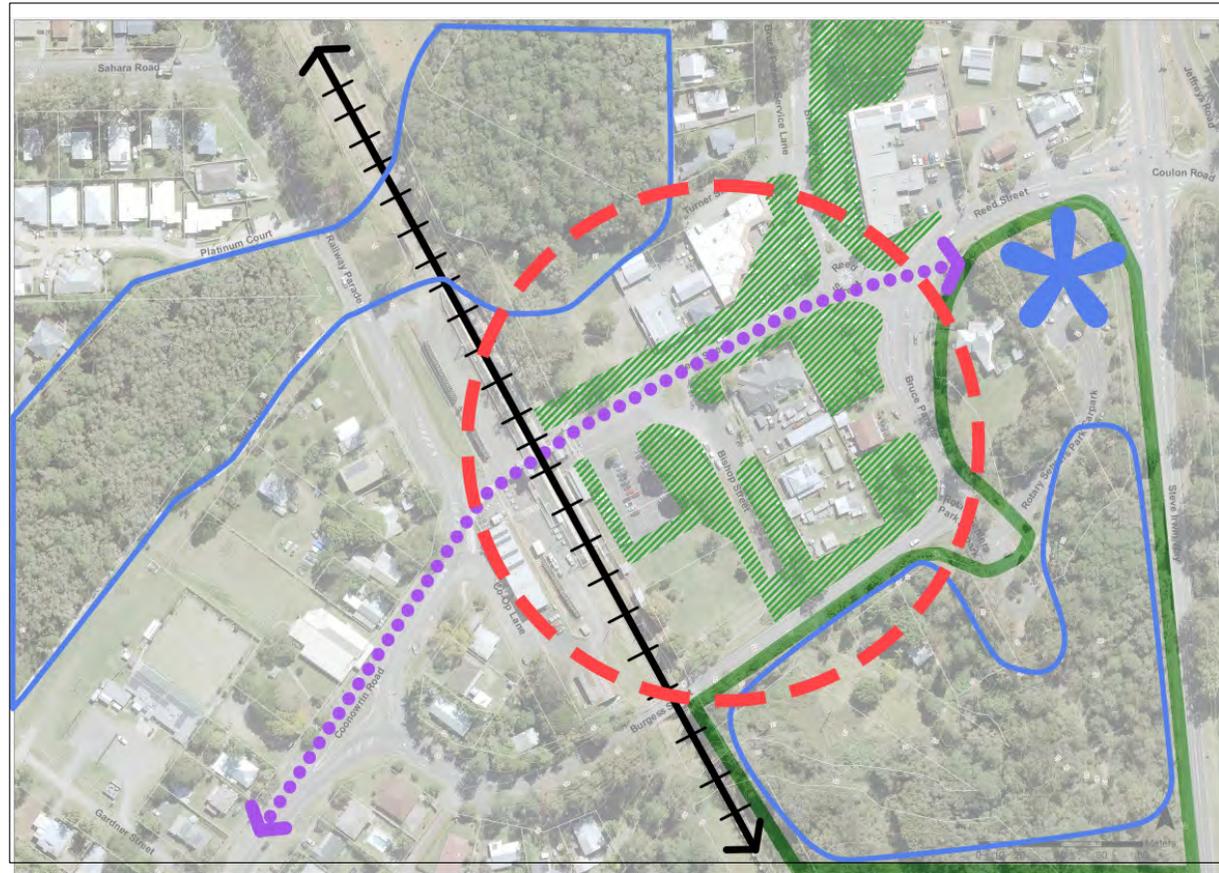
Map Legend

Urban Microclimate Analysis Zone – Urban Village	▬ (red)
Urban Green Infrastructure Zones	▬ (green)
Flood Mitigation Zones	▬ (blue)
Pedestrian Movement	▬ (purple)
Train Line	▬ (black)
Water Feature	★ (blue)

PLACE CO-LAB STUDENT REFLECTIONS ON THE PROJECT

As part of the project, the participating students were asked to write a 1500 word essay that reflected on their experiences in the Glass House Mountains Village Centre Place Co-Lab Pilot Project. The following text provides some highlight excerpts from their essays, while a concept map has also been developed which analyses the key concepts and their relationships from all of the essays together.

Importantly a range of suggested improvements have also been made, including: the early identification of community champions to support the student project; additional opportunities for community involvement during the 'in-town' week outside of business hours, e.g. perhaps an evening or weekend event; and ways to ensure a stronger youth perspective in the future of Glass House Mountains.

I can confidently say that I've learned and practised many valuable skills and been a part of many experiences I would not have been able to participate in otherwise, and for that, I am truly thankful.

I thought the Place Co-Lab initiative was run quite smoothly, and what really made it was the passionate and enthusiastic staff and team which really inspired me to invest in the project.

Having not undertaken group activities to this extent since probably middle school, it was great meeting all the other students and their very diverse backgrounds of study and life

The group work dynamic that was used throughout this project felt like it replicated a real company.

The smoke ceremony led by Aunty Bridgette was truly an experience that I will cherish forever, to be a part of this ceremony and welcomed onto country, especially after such a prolonged absence of smoke ceremonies in the area.

The Place Co-Lab Pilot Project expanded my learning, creativity, and critical thinking skills.

I greatly appreciated the opportunity to engage and learn from representatives of the indigenous custodians of the land. I found the engagements very eye-opening and interesting to listen to the traditional cultures of the areas and the particular significance of the land that we were occupying and doing planning on

For me personally, ENP200 has been an excellent learning experience. Although town planning and placemaking is well outside my area of expertise and comfort zone, it was enjoyable to push myself and understand the processes that go on in making society work.

It was incredibly interesting to see the broad range of backgrounds, from biomedical science to public health, to counselling. This range of expertise allowed for thinking from all angles regarding the Glass House community and was beneficial to provide a well-rounded project.

PLACE CO-LAB STUDENT REFLECTIONS ON THE PROJECT

It gave me the opportunity to work alongside people from all disciplines and walks of life and gave me a taste of what working in the real world is like.

Wednesday started with a smoking ceremony and yarning circle which was very valuable both for personal reasons and to my group's work in particular. I felt that it was very important to hear from First Nations people about their history in the area and their connection to its land, and what they would want to see for its future.

This experience was challenging, exhausting but very rewarding as we were able to provide a positive outcome by completing a high-quality document to council that made the community feel heard.

Before taking part in the pilot project, I didn't know that communities such as the Glass House Mountains were so passionate about where they live. Seeing this passion firsthand taught me about the importance of maintaining an inclusive community where everyone is heard

When I enrolled into the ENP200 Industry Project as an elective course in my Bachelor of Environmental Management, I did not realise it would become the most memorable course I have studied in my degree thus far.

This course has left me with enhanced feelings of connection with my peers, SCC, the community, and especially with UniSC.

There was something from almost every course I have studied in my degree I could apply to this project. I now have an improved self-esteem and sense of value as an environmental manager. I improved my self-motivation and incorporated that into improved time-management skills.

Co-Lab project was an amazing experience, and I would highly suggest and recommend that these types of programs be more available to the wider UniSC community as it helped improve my skills and confidence in myself even if it was only for a short period.

The third day was culturally orientated around the Smoking Ceremony led by Aunty Bridgette. We met mid-morning at the local park where we were led by cultural practices that had not taken place for over 100 years.

I found it to be quite a personal experience to be protected by the spirits whose land we shared with, and I learnt more about Indigenous history around Glass House Mountains as the week went on.

For me, a significant part of this introductory day was being introduced to the perspectives of the First Nation's people who provided key insights into their backgrounds, the importance of inclusion, respect and consideration of the Traditional Owners of the land as well as the rich history and cultural ties to the region. It was exciting to understand how the First Nations People, the Sunshine Coast council, university staff and students would be working closely together to benefit the project.

This has been a fantastic week in which I have learnt so much.

Having the privilege of participating in the smoking ceremony has deepened my connection to country and is something I will never forget. I

I had an excellent time with the Co-Lab project, it got better with each day. I think it can only improve with time and should be a mainstay for the university and Council. It helped fill a gap in my university education as I gained some experience in community engagement.

PLACE CO-LAB STUDENT REFLECTIONS ON THE PROJECT

Final report compilation - Chris Hodgson (SCC) and Nicholas Stevens (UniSC) 2023   For more information contact: engagement@usc.edu.au

To reference this report, please cite:
Stevens, N. J., Hodgson, C., Hobbins, J., Coinix, C., Kenzler, C., Tavares, S. G. (2023) *Glass House Mountains Village Centre Place Co-Lab Pilot Project – Community Engagement and Student Project Report*. Regional Partnership Agreement, Sunshine Coast Council, BASC Lab, University of the Sunshine Coast. Final Report (March 2023).