



Vision on the Village

Peregrian Beach

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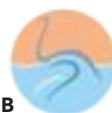
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***THE PEREGIAN BEACH SPORTS AND
RECREATION CLUB WOULD LIKE TO
ACKNOWLEDGE THE TRADITIONAL
CUSTODIANS OF THE LAND.***

By: wonder
city + landscape

In commission for:

PEREGIAN BEACH SPORTS & RECREATION CLUB



10 October 2013

**PEREGIAN BEACH
BOWLS CLUB**

PREFACE

IT'S OVER THREE YEARS SINCE THE PEREGIAN BEACH BOWLS CLUB HAD TO CLOSE.

SOON AFTER AN ENTHUSIASTIC GROUP OF EX MEMBERS FORMED A NEW CLUB, THE PEREGIAN BEACH SPORTS AND RECREATION CLUB INC. WITH OVER 100 MEMBERS, THE AIM OF THE CLUB WAS TO "BRING BOWLS BACK TO PEREGIAN". AS TIME WENT BY THERE WERE MANY CHANGES IN THE CLUBS ADMINISTRATION, AND THE 'AIM' WAS CHANGED TO TRY AND STOP THE SITE BEING DEVELOPED FOR A SUPERMARKET AND MORE SHOPS.

THE COMMITTEE, CONSISTING OF MYSELF AND TWO VERY DEDICATED LOCAL BUSINESS WOMEN, SHARYN KERRIGAN AND RAELEEN KAESEHAGEN SPENT MANY HOURS ORGANISING AND INVESTIGATING WAYS TO DEMONSTRATE THERE IS A COMMUNITY NEED TO RETAIN THIS LAND FOR SPORTS & RECREATION.

RECENTLY OUR CLUB HAS, AS A GIFT TO THE PEREGIAN PEOPLE, PUT TOGETHER A "VISION ON THE VILLAGE" PROJECT. A LOT OF WORK WENT INTO THE PROJECT AND I HOPE YOU WILL FIND IT BOTH INFORMATIVE AND HELPFUL.

***EDDY CROOK
PRESIDENT PEREGIAN BEACH SPORTS &
RECREATION CLUB***

⁴ SUMMARY

The vision starts with analysing the current situation of Peregian Beach. Through several interviews, with a wide range of stakeholders, a clear picture of Peregian's qualities is painted. The village atmosphere is the predominant attribute. Trees and shrubs are dominant over buildings and pavement; nature is tangible everywhere. The township is lively, walkable and bike rideable. You frequently meet acquaintances on the streets. There are a variety of businesses, facilities and events. Peregian is rich with active community groups, who take care of the town and create a strong sense of community. But there are also multiple facets that can be improved, and there are some very threatening weaknesses. Most worrisome is the fragile local economy; this makes Peregian vulnerable to developments that risk disrupting the village character.

A look at the history provides a framework and puts matters into perspective. It shows how the town came into existence and how Peregian has grown and changed since. Different times bring different needs and aspirations. The current issues in Peregian are partly a consequence of these gradual changes in trends of usage.

As part of making the vision, community members played a scenario game to discuss how to strengthen the local economy. Suggestions, that came up in the interviews

were used to design and compile the game. It helped the participants to face the practical consequences of various wishes for their town. Through the game they developed and discussed different alternatives to strengthen Peregian. The results are the base for this vision.

ESSENCE OF THE VISION

Peregian Beach has a dichotomous centre, a heart with two chambers. A built-up commercial centre on the sea-side, with the village square as it's pearl, and an outdoors communal centre on the swamp-side. The foundation of this set-up reached back to the early days of Peregian's development,



Village character.



Adhered in the past.



Scenario game for the future.



Impression of the Vision.

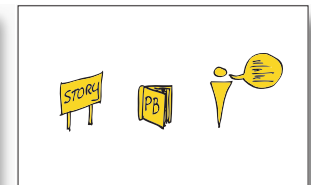
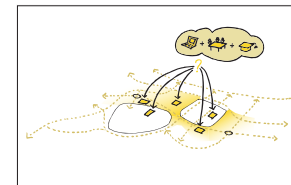
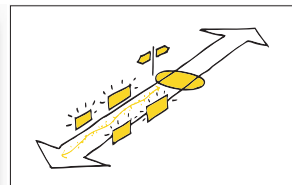
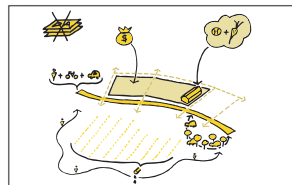
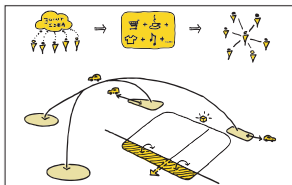


One heart, two chambers.

but it has never reached its full potential. The vision is to put a conscious focus on this unique Peregian set-up. The vision seeks to further elaborate this. Firstly to make both chambers of Peregian's heart strong and vibrant. Secondly to strengthen the connections between the two chambers, to sea and swamp and with the surrounding town. This way the village centre becomes a true conveyor of the character of Peregian Beach.

To reach this perspective, the vision sets out five courses of action.

Five courses of action.



- 1• Strengthen the commercial centre;
through coordination of business activities and events, addressing the parking issues and connecting both shopping sides of the David Low Way.
- 2• Enhance the communal centre;
by securing the bowls site as open recreational space, introducing a 'health & recreation hub' as core for the sport and food-production activities and develop a network of paths and connections.
- 3• Develop the 'Sea-to-Swamp' axis;
by making the roundabout on the David Low Way pedestrian friendly and improving the west side alley, to firmly connect the two chambers and adhere the village to the surrounding nature.
- 4• Connect the heart with the surrounding suburb;
through establishing a 'business hub' supporting home-workers and small businesses, extending the network of paths and advocating village-like design for streetscapes and private buildings.
- 5• Fortify the Peregian Beach narrative;
via events, story trails, memorable spots and nomenclature, to celebrate and create awareness of Peregian's history.

Besides giving suggestions for for organisations to take up these actions, the vision invites everybody who has a vested interest in Peregian Beach to take up, join in or add to these actions. Only together we can make this vision for Peregian Beach become a reality.



1. INTRODUCTION

By early 2013 the Peregian Beach Sports & Recreation Club knows that the end is coming and so the board starts to think about establishing a legacy of the club. We don't want to just vanish in thin air, but leave something purposeful to the community. So what could that be?

Difficult developments are happening around the bowls club site. We are very happy the council has initiated to make a plan for the area that includes this site. The idea what we could do extra, was born out of our collaboration in the community collective, an occasional meeting of several community groups that are active in Peregian. Over the years, various plans have been made for our town. But they all focus on a specific site. What lacks is an overall vision for the village, from beach to wetlands, that makes all the separate plans more effective. Such a vision can only be effective if it is a community based vision, made with and supported by the community. It has to be a long term vision, which will not be overruled by the first change. It gives a united direction to all the initiatives and can be filled in, worked out and made concrete through all kinds of plans, events, actions, by groups or individuals, private and public. That is what the Peregian Beach Sports & Recreation Club would like to give to Peregian Beach and leave as our legacy: a community based 'Vision on the Village'.

To realise this idea, we have received the help of wOnder city+landscape, who has a great deal of experience with making community based plans.

In the first step, wOnder has conducted interviews with all participating stakeholders individually. The goal was to analyse the main tensions for the village. What are the biggest problems, what are the desires and what is best about the town right now? We are grateful that many community representatives were keen to participate, as were local businesses, developer, real estate and several residents from young to elderly.

The findings of the interviews have been developed into a 'scenario game', as wOnder calls it. More representatives from our local community have been invited and participated in the game. Limitations of space and funding were an integral part of this game. It was an instrument for us as a community to discuss the tensions and to make realistic choices on how we as a community would like to see the future of our town.

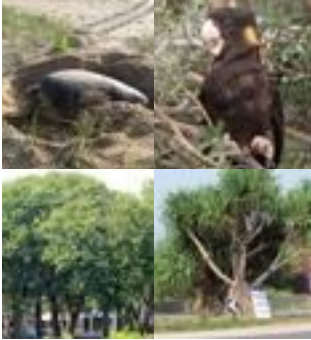
Our joined deliberations and choices have been developed into a draft Vision. This draft has been sent for feedback to all the interviewed and participants in the game. Their remarks have been integrated to finalise the vision. In October 2013 this Vision on the Village is presented as our final gift to the Peregian Beach community.

Left: vision area.

Below: flow diagram of the process.



2. PEREGIAN BEACH NOW



Abundance of nature. Sea turtles, black cockatoos and native trees.

We all experience Peregian Beach in different ways, appreciate different aspects and encounter varying challenges. To get a sound perspective on these different views, wOnder interviewed a wide range of stakeholders. Seventeen different stakeholders were asked for their opinion: young and senior residents, families and retirees, traders and businesses, real estate and developers, sports clubs and community groups (see chapter 6 for a list of the interviewed). The interviews were confidential, between wOnder and the stakeholders individually, so that the interviewed felt they could speak freely about everything. Together the interviews gave a clear picture of what people value in Peregian Beach and what they believe is missing, what the challenges are and the potentials. Here is an overview of the results.



Trees and shrubs dominate over buildings and roads.

Peregian Beach is lush and green. Trees and shrubs are dominant over buildings and asphalt. The built-up area is relatively small and enclosed by nature: the National Park on one side and the dunes, beach and sea on the other. Everywhere in town you can hear and feel the sea. Nature is always close by.

Everything you need is within close proximity. The village has a variety of shops. Almost all your daily needs you can buy around the square, whilst there are also several specialty shops to browse. The cafes and restaurants

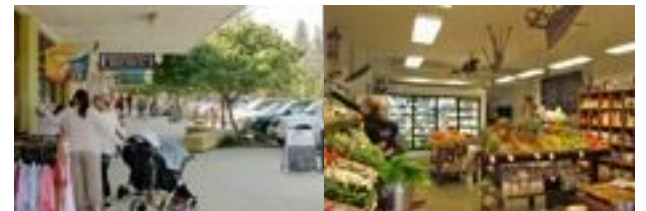


Sea and wetlands surround Peregian.

Left: the village atmosphere is the most precious aspect of Peregian Beach.

WHAT EVERYBODY VALUES

The overriding response when asked what is good about Peregian Beach was the village atmosphere, the smallness of scale, lush and intimate. With the village square as the pearl, the centre where everything comes naturally together.



A wide variety of shops.

make the village vibrant. There is a wide range of amenities, services and clubs: the surf club, tennis club, kindy, skate park, playground, community gardens, community house, oval to walk dogs, play cricket and footy, and so on. And everything is within a short distance. The town is very walkable and bikeable. This, combined with all the sports and recreation facilities, keeps Peregrians physically and socially active and healthy.

Generous outdoor space allows for sitting and relaxing, to picnic, to meet and for kids to play, supporting the outdoor lifestyle that characterizes the coast. There is shade in summer and sun in winter. This space also provides a setting for many activities that make Peregrian Beach special. To mention some: the originals, market, fashion fair, and of course the Christmas Carols. The village attracts an interesting variety of people, young and old, from alternative to



professional. They mix freely and everybody seems very relaxed. This all gives the village a special local colour.

Because everything is so close and people walk, "you always meet people you know". The shops are independent; people know the shop-owners personally. Many residents are active in the clubs and community groups. This makes Peregrian Beach a strong community; with a real feel of permanency instead of the transit character of many holiday dominated beach-towns.

ON THE DOWN SIDE

The economy of Peregrian Beach however, does rely on visitors. Several of the interviewed people estimate that the local economy is depending fifty-fifty on local residents and on visitors. This is less than in the past, which is considered a positive. A one-sided holiday-economy is too vulnerable to external changes. For instance the stop of direct flights between Adelaide and



A broad range of clubs and facilities.



Christmas Carols, one of the many events in the village.



Outdoor space for informal meeting friends.



Walkable and bike rideable town. With streets that are mostly still safe for children to play.

Maroochydore had a direct impact on the amount of holidaymakers in Peregrine Beach. On the other hand, tourism still determines half of the economy, so it needs to be nourished.

The interviewed have different views on the holiday rentals and what groups should be targeted: families, backpackers, grey nomads? Some say the ties between the holiday rentals and the shops could be tightened, e.g. with an improved brochure and reduction offers.

But holidaymakers are not the only visitors. Peregrine attracts more and more people that come for coffee, lunch and/or the events. 'Peregrine Beach has an atmosphere Hasting Street used to have', is an often-heard remark. This causes an increasing pressure on parking. Especially on weekdays between 9am and 2pm it is becoming relatively hard to find a parking spot around the shopping centre. Visitors are even starting to drive on. Also parking starts to intrude upon the quietness of the surrounding residential areas. The commotion around the Originals during the making of the Master Plan for the park in 2012/13 is an example of this.



Women lining up for the only public toilet block in the village.

Although there is a wide variety of shops, local people are also missing a few essential goods. The loss of a butcher is brought up often. Some mention that a sort of supermarket would be desirable, while others point out that you can buy almost all



Parking issues: difficulty to find a spot; spreading into residential streets; tensions in space for parking and for pedestrians.

supermarket products already in the shopping centre.

Some points for improvement are already taken up by the master plan for the park. The amenities in the park, specially the only public toilet block in town, need upgrading, for the sake of both visitors and local users. The surf club in Peregrine is the only one on the coast that has no ocean view. On the other hand, the natural vegetation of the dunes is an essential component of coastal protection.

Many people think the economy of Peregrine is too vulnerable at the moment and should be broadened. More local businesses outside of the tourist and construction industry would be good. Where the rental market for shop space is well developed - with a diversity of

prices, shop sizes and a healthy vacancy rate - the rental market for office space seems limited. Poor mobile phone and internet reception in many places in Peregrine does not help either.

The connection between the shops on the east and west side of the David Low Way could be improved. The new offices and medical centre on the west side are too distanced to integrate naturally in the use of the shopping area.

A number of people suggest Peregrine Beach could do with more units and smaller houses for seniors, students and young people, either directly in, or within a walkable distance to, the centre.

Several interviewed think there should be more activities to bind young people to Peregrine. The midweek evening beach volleyball events were quite effective, but were regrettably stopped. Likewise there should be more places for kids and teenagers to get actively involved in.



David Low Way is a barrier in the village, disconnecting the east from the west. The new medical & office buildings are too far from the shopping centre to work as an addition.

For these activities many look at the sports and recreation area around Rufous Street. It is not used as much as it could be or should be. That the oval is often swampy doesn't help either. Schools around Peregrine should get more involved in using the area. However, some others appreciate the quietness of the area. It works as a 'safe-heaven' when masses of visitors take over the shopping area.

Finally, several people mentioned Peregrine Beach should not only strengthen its ties with the schools, but also with Peregrine Springs. Many residents of Peregrine Springs use Peregrine Beach and hold it dear. This is not much utilised to strengthen Peregrine Beach.



Pedestrian crossing is dearly missed at the roundabout.

Hidden connection to the pedestrian crossing at the shopping side.



Midweek beach volleyball kept young people longer in town.

The oval, a valued quiet place for dog walking.



Available office space has a limited diversity.

THREATS AND OPPORTUNITIES

As Peregian Beach is becoming more popular, this can be prosperous for the local economy. But if it becomes too busy, this can threaten the relaxed and lush village atmosphere. It can also generate non village-like developments. The application for a super-market is often mentioned as an example. Ugly car parking to facilitate all the visitors is another one. This increase also risks individuals to re-develop their lot in a way that jeopardises the scale and tree-dominated character of Peregian. However, not all developments are necessarily bad. They can also contribute to the village character, provided that they are carried out thoughtfully.

Another threat to Peregian is the loss of facilities. Some disappear, others are lost to other towns. The bowls club is already defunct. (NB several interviewed would like to know how the site was lost to Pine Rivers and if this loss could be fought.) The surf club has seen better times. The butcher was lost to Peregian Springs. The kindy building is becoming old and will need an upgrade. Who is going to pay for that?

Becoming bigger is not seen as a desirable solution, neither for the kindy, nor for the town at large. It will threaten the village atmosphere. Also neighbouring towns such as Coolum will always be bigger. Some mention a population cap (such as Noosa has) as a solution. Others regard this as a



Bowls club site, valuable open space that the community is currently not allowed to use.

threat. The town could become too expensive for young families or service workers. Peregian Beach should not be an elite village. The lack of jobs makes it also difficult to sustain a diverse community. For instance part-time jobs for schoolkids or students are hard to find. Peregian needs to find its own way, its own niche, in which Peregian Beach can shine and flourish.

Several people interviewed identified a third threat: concerns about internal competition and the lack of collaboration. They refer to competition between the surf club, market, shops and restaurants. These seem to compete against each other, while they are also depending on each other. The clubs, events and businesses should be providing a range of different services and goods, complementing each other instead of competing against one-another. Some interviewed extend this to the community as a whole: individuals and groups doing their own thing without too much consideration for the consequence for others.



DA proposal for a new shopping complex on the bowls club site.

There is a real tension between what is free and what you have to pay for. There are for instance many events people can attend for free. This partly makes for the charm of Peregrine. But the town cannot live from that. Various people interviewed link this to an attitude: people want it all but don't want to pay. Some people identify the discrepancy between the amount of people who say they shop locally and the amount of people who actually do. Related to this, it was felt that not all businesses were taking responsibility and investing enough into the quality of their enterprise.

A few people expressed their concern for climate change and sea level rise: what consequences this might have for the beach, dunes, park and even the surf club building. Others point out the increasing traffic on the David Low Way and the impact this has on the liveability in the village and the safety for pedestrians and bicyclists.

All these threats worry the interviewed, but



Increasing traffic on the David Low Way.



they also see opportunities and possible solutions. Countless ideas are suggested for improvements, ranging from unique playgrounds (water, traffic safety) and sensory garden, to specific sports facilities and a bicycle workshop/shed for youngsters. Common drive behind many ideas is the community-element; places and activities that encourage different people to meet: retirees and families, grandparents and kids, etc. Places that connect and nurture all generations.


Another set of ideas works on supporting and building the local economy. Several point out that there is an incredible amount of knowledge, quality businesses and intellectual people around. Peregrine accommodates amazing businesses that not many people know of. The town can become less depending on tourism by providing products and services to people outside of the region. 'Going to them instead of waiting for them to come to us.'

Life saving post in the dunes in better times (left) and almost falling off due to the erosion of 2013 (right).



Dune erosion in 2013.

Right: the village square, the pearl of Peregrine Beach.

The background of the page is a blurred photograph of a park. In the foreground, a paved path leads into the distance. To the left, a large, leafy tree is partially visible. The middle ground shows a grassy area with several other trees and a few people walking in the distance. The background is out of focus, showing more trees and a clear sky.

The suggestions made by the interviewed are used to develop the scenario game. The game-elements described in chapter 4, especially the 'hubs', are all directly arising from the ideas that were put forward by the interviewed stakeholders.



3. A BIT OF HISTORY

Swimming pool in the centre of Peregian Beach in the 1960's.

To appreciate the current situation, it is useful to know the past. A light on the history puts the current issues into context and provides clarity and perspective. Knowing and learning from the past, makes every step into the future less a step into the dark.

An overview of the sources used for this chapter can be found in chapter 6.

GUBBI GUBBI COUNTRY

The area around Peregian is traditionally owned by the Gubbi Gubbi people. They were nomadic people, living inland in the winter months and on the coast during the summers, such as on the camp site near Lake Weyba. They lived in the area for thousands of years, enjoying the plentiful supply of foods, materials, medicine and anything else they needed: kangaroos, wallabies and emus on the plains, ducks and swans in the lagoons, fish and crustaceans in the lakes, estuary and sea and useful plants and trees everywhere. Several shell middens around Peregian, the large stone fish-trap on the south side of Lake Weyba and scarred canoe trees, bear witness of their presence. The country provided enough for most tribes to be relatively dense populations.



The exclusive native title area of the Gubbi Gubbi people, registered by DATSIMA.

At that time, the area where Peregian is now, might have been an island surrounded by arms of the Noosa river. Cook sailed past here and did not notice the Noosa

Tree stories (1) Norfolk Island Pine

When Cook discovered these tall, straight trees on Norfolk, he thought they would



make excellent masts and yards for sailing ships. Some believe that is why they were planted near anchor places on the Australian coast. But when convicts, who were transported to the island in 1788, tried this use, they discovered the pine was not sturdy enough. Others think the trees were planted on the Australian coast as landmarks for shipping. But the real reason is probably much more un-poetic. The trees grow in virtually pure sand, can withstand salt wind and are becoming tall, even in extreme coastal conditions, where other species stay short and stocky.

river. Neither did Flinders on his journey in 1802. But Indonesian traders did, long before the Europeans arrived. The traditional owners believe that is how Noosa got its name, derived from the word 'Nusa', which means 'island' in Indonesian. The idea that Noosa comes from 'Noothera' or 'Gnuthuru', meaning shadow or shady place, is very unlikely. These words don't exist in Gubbi Gubbi language.

FIRST SETTLERS

In the 1820's the first European colonists arrived in the area. A number of escaped convicts moved through; some stayed and

were ultimately absorbed into life with the Gubbi Gubbi people. Others were explorers, looking for timber resources and good land for sheep and cattle. They reported their findings and made settlers move in to the area. The focus was on the hinterland, accessed by a track between Brisbane and Gympie, and over sea through the Maroochy and Noosa river. The Peregian area stayed on the periphery of the attention.

By 1866 most of the valuable timber had been removed and the focus shifted to farming. Large areas of land were cleared and exotic animals like cattle and sheep were introduced. Inland of Peregian, Yandina Station was already established (in the 1850's) as centre of the 29,000 acre Pooreema cattle run that stretched all the way to Lake Weyba.

MURDER AND MAYHEM

The arrival of the colonialists was detrimental to the traditional owners. They suffered dearly of disease, massacre, assimilation policies, forceful removal and takeover of their traditional lands. Infamous is the massacre at Murdering Creek on the south side of Lake Weyba. In the 1860's dozens of Gubbi Gubbi people were ambushed here and killed by local settlers. It is just one of several sites in the area where Gubbi Gubbi people were slaughtered.

In the 1870's the Queensland Government

allocated 10,000-acre around the lake for an aboriginal reserve. It stretched out from Peregian to Sunshine Beach and inland to Doonan. A small mission on the western shore functioned only for a few years, before it was closed again in 1878. The indigenous people were rapidly becoming fringe-dwellers. Local police and government actively collected and transported them. By 1887 most indigenous people in the area were removed to the Barambah mission in Cherbourg near Murgon.

It took until 2003 before the Gubbi Gubbi people were recognised as the traditional

Murdering Creek massacre

Seven or eight settlers went to Lake Weyba, close to an aboriginal campsite, to 'shoot some blacks'. One walked into the lake as a swagman to get the attention of the aboriginals, while the others hid along the creek. As the natives came out in canoes to investigate the man in the water, he first pretended to not notice them, to lure them closer.

He then hurried into the creek, making sure the aboriginals followed him. He passed the men who lay there in ambush, then left the water. When the aboriginals were close, the gunmen opened fire. Many natives dropped dead on the spot. Those who were able to run, hurried to the lake, when the gunmen fired again and the carnage was complete. It is not clear how many aboriginals died, but probably dozens.

The massacre happened around 1860 or 1870, the date is not sure. It might have been a reprisal raid for the killing of cattle by Aboriginals, after the intrusion of their traditional and sacred areas and their food sources had been driven away. It can also have been an action against establishing the mission to protect Aboriginal people. Some report Yandina Station was involved, others that even a policeman took part in the massacre.





In 1961 there were still flocks of emus in the landscape around Peregian.

owners of the area. But the displacement of so many indigenous people has led to multiple misconceptions. Others tried to claim the land too and made up stories like the rainbow serpent and the tale of Ninderry and Mount Coolum to support their claim. These are not part of the Gubbi Gubbi culture.

FARMING THE LAND

The dairy industry became the backbone of the Noosa hinterland economy. In addition banana plantations boomed between 1910 and 1930, after which pineapple farming took over. Along the coast, southwest of Peregian, sugar cane production took off. A cane tramline from Coolum to Nambour brought the harvest to the sugar mill. In the 1890's a communal style agricultural settlement was started at Lake Weyba, but not for long. The area around the lake was never fertile enough for good farming.

FROM FARMING TO HOUSING

In 1910 the Noosa Shire was constituted, with a population of 2,000 and the headquarters in Pomona. The population grew rapidly. Between 1921 and 1927 it almost doubled and grew another 30% to 1933. In that time families had started camping at the beach for holidays. This also brought Thomas M. Burke to Noosa in 1925. He started the development company T.M. Burke & Co in Melbourne in 1915 and had quickly become a national player. He discovered the "magnificent 16

km. of golden beach and sparkling Pacific Ocean", stretching from Noosa Headlands to Coolum. It was completely inaccessible except by boat. Burke saw a unique location for development.

In 1927 Burke went into negotiations with the Noosa council to buy land at Noosa Beach, as the eastern beaches were called. The council was agriculture-dominated and didn't see much value in this land. Burke bought 470 acres from Alexandria bay southwards in return for two bridges over Lake Doonella and Weyba Creek. Soon after the company started developing Sunshine Beach. But this was stopped again during the Great Depression of the 1930's.

WAR

Due to the threat of war, an artillery range was established near Sunshine Beach in 1939. The swamp behind Peregian was used for training soldiers, ground manoeuvres of troops and as a target area for gunnery. The low area, that is now crossed by Woodland Drive, became covered with large holes and craters. During the development of Peregian several unexploded shells were found, and there still might be some left.

EXPERIMENTAL FARM

At the end of the 1950's and early 1960's land between Coolum and future Peregian was used for an experimental farm of the Queensland Development of Primary

Industries. The farm was used to investigate the value of the 'wallum' (the indigenous word for this kind of swamp) for rural production. There were test trials for tobacco, sugar cane, flax and other crops.

FOUNDING PEREGIAN

After the war, it took a while before the development along the coast picked up again. A big turn around for Peregian came in 1957, when the Country Party won the State elections and eased regulations for development. Marcus Burke (son of Thomas) and David Low (of the Maroochy council) successfully lobbied to open up the coastal strip between Coolum and Noosa for development. The T.M. Burke & Co company got a State lease on the Crown Land and the right to develop it, in return for building a coastal highway.

The works on the road started with an official 'Turning of the Sod' ceremony on a bright autumn day in 1959, on the boundary of the Noosa and Maroochy shire. This point was reached by an old army track from Coolum. A small quarry at Emu Mountain provided materials. The construction worked its way up to Sunshine. At Burgess Creek the constructions from the south and from the north were connected. The highway was officially opened at Sunshine Beach on 2 March 1960. Subsequently the part to Coolum was built, which was opened in Coolum at 13 May 1961.

During this period more road works were carried out on the Coast. The Maroochy river at Bli Bli was bridged and the road was continued along Marcoola up to Coolum. The airstrip at Marcoola was opened in August 1961. With the new roads, a trip from Brisbane to Peregian took 2.5 hours. The increasing economical prosperity made it possible for many people to own a car. Together with the roads, this stimulated the beach culture and weekend travel tremendously.

WAY OF DEVELOPMENT

Development at this time took little planning. The road was not pre-planned, but rather constructed where it was easiest in the field. The area around was then subdivided in lots. The developer called a few plots 'shopping area' and the rest 'residential'. When a lot was sold, the land was taken of the State lease and turned into free-hold land. The State received a percentage of each sale from the developer. That was all. There was no town plan till 1973.

The developer also named the streets. They choose bird-names for Peregian and tree-names for Marcus. 'Peregian' is thought to be an aboriginal word for 'Emu', although the Gubbi Gubbi word for Emu is 'Nguriun'. The word 'Beach' was added to the name around 1967. This was to assist with the sales, as it made it clear the town was on the coast.

Tree stories (2) Coconut palms



In the early 1960's 100 Coconut trees were brought to Peregian from Cairns. They were secretly planted in the dunes, to give the place a 'tropical island' look. But when residents discovered the trees, they thought the palms were native. Many were replanted into private gardens.

Coloured Sands of Peregian

Just to the south of Peregian, there is a small version of the Teewah Coloured Sands along the beach. It was advertised in a brochure of the Sunshine Coast Tourist Board and for a while the Peregian Sands were very popular. In the 1960's tourist coaches dropped off tourists here, to admire the colours. The site was of course much easier and more accessible than going all the way up to Teewah.

When Pitt Street and the last end of Lorikeet were developed, the road workers discovered a knoll with 16 layers of coloured sands where the intersection is now. The knoll needed to be levelled.

But the sales agent collected bits of the different colours. He filled 150 bottles with layers of coloured sand, which were given to the buyers of the plot around.



PARKS AND GREENERY

At some places the developer left land un-subdivided and called it 'park'. Sometimes a few amenities were added. The council was dominated by farmers and not interested in the coastal developments. They did not want to take over the new public space. For years a gardener from Tewantin maintained all the greenery in Peregian on behalf of the developer. He also planted all the cotton trees between the David Low Way and the shops, from cuttings left over after pruning trees on the Noosa river front. The Norfolk Island pines and Pandanus trees in the Peregian park and Victory park were planted respectively in the 1960's and in 1970.

Also 1,000 native trees were brought into

a temporary nursery on the area where the kindly is now. Everybody, who bought a plot, was given the choice of two native trees to plant in their new garden.

FIRST RESIDENTS

The first house in Peregian was built in 1960, almost at the top of Pelican Street. Soon a few more houses on same street followed. They were part of the first 120 lots that were subdivided to form the new Peregian suburb. The development spread out from here. First to West Peregian, around Cormorant Crescent, in 1961. Then to North Peregian, in 1962, where small swamp depressions were levelled to produce an estate. From 1963 on Peregian also went south, in three stages, until Pitta Street was developed in 1970. In the mean time the development also extended to the north. The area around Podargus Parade was developed in 1966 and then followed Marcus Beach. In the same year, 1966, the first person was born in Peregian.

FIRST SHOPS

Electricity arrived in Peregian in 1962, when the cables were extended from Sunshine Beach. To assure there was an establishment to utilise the power supply, the developer built the restaurant licensed Peregian Roadhouse, on the corner of Heron Street and the highway. It was a remarkable design, using a huge amount of reinforced steel, which gave rise to the nickname 'the iron lung'. Close to the building, 3 tanks were



The Peregian Roadhouse with its cascading roof.

built to provide for water. Rainwater from the roof and from a bore where the kindly is now, filled the tanks. Superfluous roofwater cascaded into a lily pond at the front.

Six motel units were also built and the restaurant was opened in June 1962. The first trader, Tom Farrell, running the restaurant came from Melbourne, where he had successfully launched two of the cities best-known restaurant/nightclubs. He organised weekly coach tours through the area, which were booked through the Queensland Tourist Bureau, with an overnight stop at the motel, to boost the clientele. The Iron Lung was demolished in 2004.

The second building in the shopping centre, a corner store with post office, selling fruit, veggies, groceries and small goods, followed soon after. And in 1963 a sales office for the developer was built. This building is now occupied by L.J. Hooker. (The T.M. Burke company became part of a larger developing company in the 1960's and was taken over by L.J. Hooker in the 1980's.) For other services the Peregian residents needed to travel: for a butcher to Tewantin, a doctor to Noosa Heads, high school in Nambour, and so on.

FIRST SURF CLUB

Also in 1962, the Peregian Life Saving Club was formed. The club started with 12 members and a Coolum resident as their captain. The developer built a wooden shed

they could use as clubhouse. Most of the members were guys from Brisbane, who came up on Friday evening and stayed for the weekend. But several went to the Vietnam war. Others married and the club struggled. Then in 1974 the clubhouse was destroyed by a cyclone and the club ceased for 10 years.

PEREGIAN PROMOTION PROJECT

Around 1962/63 there was a small recession in the development of Peregian. Towards the end, the developer decided to put more amenities in Peregian, to instigate sales.



Shopping centre with the works for the Peregian Promotion Project in full progress.

Shark in the pool

One morning, when the pool was still in the village square, the pool caretaker got the shock of his life. On his round to inspect the pool, a big Grey Nurse shark was staring at him! He ran to the developer's agent Peter Sharpe, who was living in town, to report the news. Of course the pool was closed right away. Peter was also working for the local radio and broadcasted the news. This drew quite a crowd to Peregrine. The life savers stood watch and charged a coin to see the shark, generating a nice extra income for the Surf Club. At the end of the day, the rather smelly shark - it was dead - was fished out of the pool and brought to the tip. But it never became clear how the shark had ended up in the pool.



Elements of the stage on the square refer to the former pool.



Yearly visit of Father Christmas.

A public swimming pool was opened in May 1964 on the open land in the designated shopping centre. The pool was free and was a big attraction. Sometimes so many people used it, that the pool needed to be closed to allow the water to be thoroughly treated. A local school used it for swimming lessons. But over the years the lots around became built-up. The operation costs became too high for the developer, and the council never wanted to take it over. So when the water treatment installation needed replacement, the pool was closed and filled in. It is still underneath the square. The stage, which was built on the square in 2007/2008, features some reminders to the pool underneath.

A toilet block and shower along the Esplanade and a little wooden shed for the lifesavers were already built in the years before. Additional car parks and a concrete ramp were built to improve access to the

beach. The concrete ramp collapsed during a cyclone in 1976.

The biggest intervention however, happened on the west side of the David Low Way. Here land was set aside for a whole range of amenities. Tennis courts, the caravan park and the sports oval were constructed and all opened in October 1965. A second bore was sunk at the caravan park site, to supply water for the pool, shops, toilet block and surf club hut. Land for a bowls club was levelled, but the budget ran out, so the construction was delayed.

CHRISTMAS CAROLS

In the early days there were no events for the children of the few families that lived in Peregrine. Peter Sharpe, sales agent for the developer, and Keith Gorrie, who ran the corner store, both living with their families in Peregrine, decided in 1964 to have Father Christmas come to town. The first Christmas Carols were held in front of the sales office. Peter announced it on the local radio and it straight away drew quite a crowd. Some people came all the way from Gympie. The next year Peter also arranged a Christmas tree, which was set up very early in the morning, as a big surprise. The Carols grew steadily. After the pool was filled in, the event moved to the square, and in later years to the park.

The two families organised the Carols for 26



years, with many people assisting them, until 1990, when the (new) surf club took over, and has organised the Carols since. Through the years many community events and services, like a local fire brigade, were organised by the residents themselves.

BOWLS CLUB

Another facility organised by the community itself, was the bowls club. The site was levelled and taken out of the development. In 1967 a public meeting was held and those present voted for a proposal to start the club and raise money for construction. The community was able to collect enough funds to start the works. The community gained support of one of the developer's directors, who was a keen bowler. He arranged a guarantee so the works could be completed. The green was finished in March 1970 and inspected and approved by the RQBA (Royal

Queensland Bowls Association). A bore, put down along side the oval, provided water for irrigating the grass. The club building was finished a few months later and on the 11th of July 1970 the club was officially opened with the first game, dinner and showing of the film 'A club is born', that documented the realisation of the club. As the members grew, the club building was extended westwards. And in 1976 the second green and the halfway house were opened.

CYCLONES

A few years earlier, in 1972, Peregian was hit twice by a tropical cyclone: Daisy and Emily (respectively 5 to 13 February and 27 March to 4 April). Within a few weeks 22 metres of dunes were washed away. The lifesaver tower was removed, as the concrete base was on the edge of falling off the dunes. The public picnic shed washed away, as did most of the car park.

The damage to the town might have been more severe, had the developer not learned from the Gold Coast. There much of the beachfront infrastructure had washed away during a cyclone in 1965. As a result, development in Peregian stayed at least 100 metres behind the dune-front.

Other cyclones hit Peregian in 1974, when the lifesaving club shed was swept away, and in 1976, when the concrete ramp to the beach collapsed. Since then the weather has



Peregian Beach Bowls Club in its glory days. Here the clubhous is already extended. Left: one of the club memorials, with the first stage of the clubhouse.



Bouy washed ashore after a storm early 2013.



The new Surf Club house, with clearly visible the two stages in which it was built.

been relatively calm in Peregian, except for the severe hailstorm that hit in October 1990. Hailstones the size of tennis balls and ice slivers up to 15 x 2.5 cm, lashed the shopping centre that month. Only the cars that were parked under the awnings survived. The ones parked on the streets were wrecked.

MORE SERVICES

With the increase of the Peregian population, also the amount of children grew. Young families were in need of some kind of kindy. A few mothers started with kindy meetings on Thursday and Friday mornings at a private house. Then in 1973, the Kindergarden Committee was established. The developer made a piece of land available in the area that was set aside for the Peregian Promotion Project. Fifty-three children enrolled for the first group. In the beginning the kindy was in the open air, with a few reused sheds to store the equipment. Later funds were raised for a building, which was opened in 1982. In 1998, at the 15th anniversary, the building was extended and almost doubled.

Two years after the kindy got its building, the life saving club revived. In January 1985 patrolling started again, with donated equipment. A few years later, in 1988 the first stage of the current clubhouse was completed. The building was doubled in 1995.

Several years of joint efforts of the Peregian and Coolum community to establish a high

school were rewarded in 1981. The school was named Coolum Beach High School, even though it would be closer to Peregian, and opened its doors in 1985.

CHANGE OF MENTALITY

At the same time the developments on the coast took off, the pioneers in the hinterland were passing away. The old farmers were retiring and most of their children did not want to pursue an agricultural life. Land was not as well maintained and weeds came up. Much farmland was sold to developers. Until the 1960's the mentality of the council was very much rural, focussed on farming the hinterland. By the 1970's this had changed to pro-development, with a focus on the coastal communities. The movement of the council's office from Pomona to Tewantin in 1980 is illustrative of this change.

CONSOLIDATION

Although the mentality in the council had changed, the large-scale developments in Peregian came slowly to an end. Early 1970's most of Peregian was outlaid and subdivided. To the north the development went further into Marcus Beach. On the southwest side of Peregian there were plans within the developer's company for Peregian Waters, an estate around a series of man-made lakes. The plan did not make it within the organisation. The Cox family, who owned land towards Lake Weyba, had ideas to develop The Woodlands to the west of Peregian. This



Woodland Drive was originally planned to be the access road to a whole development: The Woodlands.

plan was also not realised. Only Woodland Drive remains of the original idea. Even so, the end of the expanding subdivisions did not stop the growth. Between 1981 and 1996 the population of Peregian doubled. Expansion was followed by gradual replacement of buildings and densification of existing plots. During time single dwellings were replaced by dual living, detached houses and units. Somewhat larger redevelopments also occurred, like the 1960's S.S. Fortune Caravan Park, at the corner of the David Low Way and the Peregian Esplanade, that was sold in the early 1980's and transformed into the Peregian Court units. A more recent example are the commercial buildings along the west side of the David Low Way. The approved 'Essence of Peregian' redevelopment of the old caravan park a bit further south, into holiday units and commercial space, might well be one of the last bigger redevelopments in town.

The changes to Peregian were gradual and most of these developments went relatively smooth. However, the proposal for an 8-storey building at Victory park in 1996 was so out of place that it caused a great deal of protest and was successfully stopped by the community.

NEW MENTALITY

Over time the increasing amount of developments changed the area. The subdivisions brought in new people, with new ideas.

Saving Seaweed

In the winter of 1991, a young humpback whale stranded on the Peregian beach.

The community got together to save the whale. Groups of people kept the whale wet and protected against sunburn. The bonding was so intense, that people named the whale Seaweed. With digging machinery a channel was created towards

deeper water. Others made a special harness for the whale, so that Seaweed could be dragged by a boat through the channel and set free. You can watch a beautiful 7-minute documentary on www.InPeregianBeach.com. Even the American Television recognised the extraordinary event. It is one of the very few recorded times anywhere in the world a stranded whale was saved. Saving Seaweed is commemorated with a specially designed table on Heron Street.



New residents appreciated the same beauty as T.M. Burke did, only with a different perspective. More and more people wanted to preserve the natural beauty of the area they moved in to. In a way this was at odds with the fact that they were only able to live here due to the same developments they now challenged. But times change and so do perceptions. For some the motives might have been mostly selfish. Like the person who asked a Noosa councillor "Mr. Simpson, I have just bought a block of land in this street. How can I stop other people from building here?" Others were truly concerned about nature, flora and wildlife, being fragmented, marginalised and destructed.

Already in 1962, when the development of Peregian had just started, the first

conservation group, the Noosa Parks Association, was founded. Their attention was focussed on strengthening the Noosa Headlands as a National Park and keeping the adjoining Alexandria bay undeveloped. This area was sold to T.M. Burke for development by the Noosa council in the 1927/28 deal. But now that Noosa and Sunshine Beach were growing, this was the last stretch of pristine beach left.

Ten years later, in 1972, the developments had stretched out south, to Sunrise, Marcus and Peregian Beach. A submission for sand-mining in this area caused a public outcry by the new residents. The permit for sandmining was not granted.

By the end of the 1980's, after several pro-development councils, the community voted for a radical change. In 1988 a conservation minded council was installed in Noosa. Two years later development was limited to 4 storeys. But the population kept growing as did the urban area. Between 1961 and 1986 the population of Noosa more than tripled, from 6,117 to 20,328 people. In the next 10 years it doubled to 41,171 people in 1996. In 1997 a Strategic Plan to limit the growth was adopted.

MOTORWAY CLASH

Towards end of the 1980's, a major clash between the desire for development or for conservation occurred over the plans for

the Sunshine Motorway. The State wanted to extend the Motorway past the Maroochy river to Noosa along the east side of Lake Weyba. The developer's company supported the plan, since it would create better access to the suburbs on the coast, from Peregian to Sunshine. The developer had made a plan for a 'Space City', complete with theme park, space school and lots of residential for the area between the planned Motorway and Peregian. But the conservationists and Noosa council wanted to use the area to connect the Noosa National Park with the Peregian Environmental Park around Mount Emu, to create one big park as a buffer against further sprawl urbanisation of the coast. The environment won. In the following years several remainders of the State lease land that were held by the developer were added to the National Park.

DAVID LOW WAY

The battle over the Sunshine Motorway resulted in the road stopping at Peregian Springs, with a connector to the David Low Way. At the junction a roundabout was constructed. Originally Lorikeet Street connected here to the David Low Way, but was not attached to the roundabout. When the council tried to re-connect the street in 1993, the residents protested, especially in South Peregian. They successfully opposed the plans and the land between the roundabout and Lorikeet was turned into a little park.

The change of plans for the Sunshine Motorway had direct consequences for the David Low Way. The increasing traffic to Noosa now had to be absorbed by the David Low Way. The construction of the Emu Mountain road gave little relief, since it provided an alternative for the traffic to Noosaville and Tewantin. But for the car traffic from and towards the coastal suburbs and Noosa Heads was solemnly relying on the David Low Way. To partly compensate this, the council widened the road in the early 1990's.

COMMUNITY ACTIVISM

The environmental awareness brought new types of volunteer work and community groups along. Part of the attention went to protests against developments that threatened nature and the quiet life of Peregian. But volunteers also became active in rehabilitating the natural habitat. For instance in South Peregian, the South Peregian Beach Community Association started in 1998 to restore the dune vegetation. After a very successful working bee, the group numbers dropped to a "largely retired, grey haired stalwarts", who were jokingly dubbed "Dad's Army". But over the years the group grew again, became more and more effective, secured numerous grants, and has rehabilitated over 2 km. of dune bushland. The group, now known as PBCA, also extends its attention to the National Park edge on the west.

Throughout this time Peregian was still split over two councils: Noosa Shire and Maroochy Shire. About 150 metres south of the shopping centre was the border. The southern end of town felt more at home with the Noosa mentality, so the community lobbied effectively for a transfer. In 2004 the boundaries were realigned and the whole of Peregian became part of Noosa Shire. However in 2006 the shires were amalgamated into the new Sunshine Coast Regional Council. With the de-amalgamation in 2014, the whole of Peregian will be once again part of an independent Noosa Council.

VIBRANT VILLAGE CENTRE

Since the 1960's the centre matured from a few shops and a swimming pool to a fully-grown outdoor shopping precinct with all kinds of produce and services. Around 1990 the Sunday Markets were added to the centre, organised by the Surf Club to generate some necessary income.

In 2000, two local musicians set up at the square and played for two hours to a hand-full of people. They repeated it at the next Sunday Markets and the event grew to the Peregian Beach Originals, as a platform for free artistic expression. First mostly local musicians preformed, but from 2003 also national bands played here. The expenses were covered by a raffle. With the growth of the event, also complaints started to rise. The event was relocated to the park in 2006.



Working bee for dune rehabilitation.



Boardwalk buildings on Heron Street.

Emu sculpture

When the development of Peregian started, there were still flocks of Emus in the wallum. The new suburb was called after the birds. In the 1980's the business owners of the shopping centre commissioned a sculpture of an Emu. It was placed in the median of the David Low Way, close to where the pedestrian crossing is now. But in 2006 the statue was vandalised, the head was hacked off. The statue was removed and the remains were acquired by the Peregian Beach College. They had the Emu repaired and now it is standing at the entrance of the college grounds.



Four years later it was incorporated as East Coast Originals, to formalise the processes, create financial stability and continue to find solutions for complaints and agitations. Other events, like the fashion fair and the sidewalk afternoon tea, have also become regular happenings around the square.

In more recent years, the 'boardwalk' buildings along Heron Street and the Pub have enlarged the shopping area. More cafés and restaurants were established in the centre and the square and streetscapes were refurbished.

CHANGING WESTSIDE

Where the Surf Club had found a new source of income, the Bowls Club on the other side of the David Low Way was not so fortunate. Peter Sharpe writes the following about this in his book 'Up rose an Emu'. "Embezzlement of many thousands of dollars by a trusted

employee caused ruckus in the club. Bad management over a short period and excessive unauthorised expenditure almost saw the club going into receivership." And he adds "Additional licensed premises in Peregian Beach, the growth and expansion of the surf club, a drop in patronage and all over interest in other community facilities by the general public may see the end of this asset."

In 2004 the club went into a partnership with Moreton Bay based Pine Rivers Memorial Bowls Club. But this did not solve the difficulties. In 2006 a new attempt was made with a new agreement between the clubs, also without success for the Peregian club. In 2010, the same year as the Originals became incorporated, the Peregian Beach Bowls Club was forced to shut its doors.

At the same time the Peregian Beach Sports & Recreation Club was formed, to investigate the possibility of using the bowls site under different circumstances. The club received much support from the Peregian community and Coolool stakeholders. They secured commitments from potential shared lessees, held meetings with the community and kept the hopes of bowlers alive that maybe they could play their game locally again, albeit in a different framework. Due to the uncertainty of when the land will be available again for community use, the club decided to finish up with this Vision on the Village project, as the legacy of the club.



Peregian Originals grew to a big event.

While bowls as a sport fell out of grace, other sports evolved and thrived. The tennis club was still going strong. A cricket pitch was installed on the Oval and used by the Coolum Cricket Club. The second bowls green was turned into beach volleyball fields in 2008, and became a huge success. However, after four years the Sandpit was forced out and beach volleyball stopped.

The Veggie Village was better off. The community gardens were set up in 2007 on the south side of the Oval. The gardens have become a new centre of activity, and have approval to extend further. Veggie Village was joined by the Goodlife food Co-op in 2011, displaying the increasing appreciation in the community for healthy and local produce.

ROUNDING UP

For thousands of years, the area around Peregian has been the prosperous country of the Gubbi Gubbi people. But during the colonisation of the 19th century the traditional owners and their culture were wiped out. While the focus went to the agriculturally more productive hinterland, Peregian became an area on the fringe. Decades later, developers brought the focus to the coast and founded the village of Peregian. To stimulate sales, several community amenities were built, but the organisation of community services was left to the residents themselves.

The development brought residents to the area, with different values. The sprawl was stopped and the focus shifted to the environment. The growing population was now provided for through redevelopment and the town gradually became denser. New activities and events came about and enriched what was already there, whilst some of the old ones did not survive.

New times bring new challenges. The coast, Peregian included, is still very much car dependant and traffic is still increasing. How can that be combined with the values of a walkable village? What influence will new technologies in communication and transport have on Peregian Beach. How can we make our towns more sustainable? Do we need to integrate food and energy production in our urbanised areas?

Or maybe an even bigger challenge; how do we keep housing affordable and create a variety of jobs in town? These are essential in order to nourish the diversity in the community that gives Peregian it's special colour. Or are we not concerned if Peregian becomes an elite village?

And what is the role of volunteers and community groups in all of this? Till now many thousands of volunteer hours went into building up the community and maintaining and renewing services and events. Sometimes with success, sometimes not and

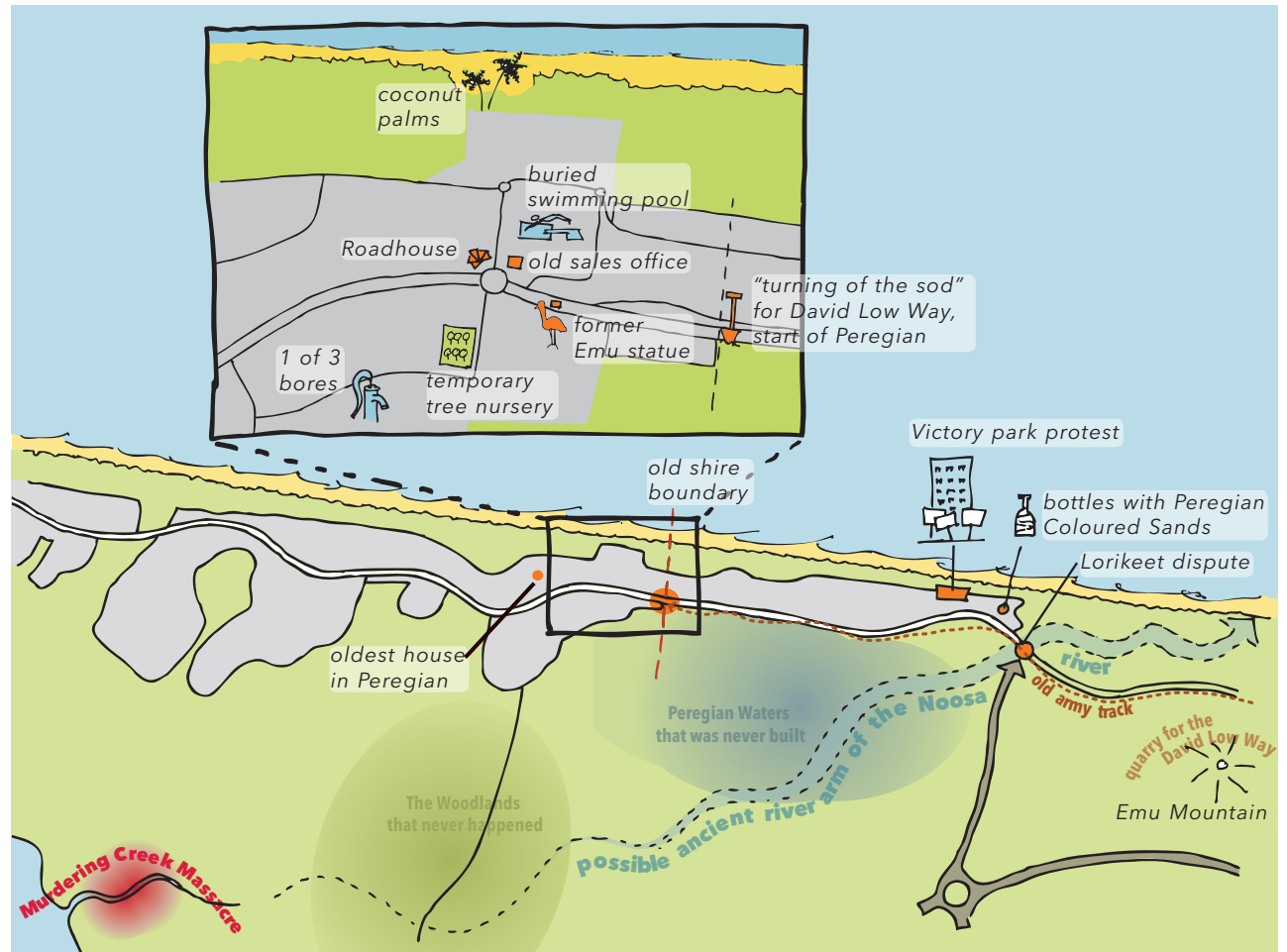


Beach volleyball was successful but was forced to stop.



Even Costa Georgiadis of the 'Gardening Australia' show, came to visit the Peregian Veggie Village.

Some of Peregian's stories located.



often with great personal sacrifices. How can we celebrate the enormous efforts so many people have put into Peregian? This volunteer culture is invaluable for the town on so many levels; nourishing and harnessing this is essential for a thriving village.



4. SCENARIO GAME

The interviews point out the local economy as a big issue for Peregian Beach. Many other issues that were raised relate to that. How busy should the village be? What activities should take place and where? Who needs to be engaged with who and how can collaboration be stimulated?

Also many of the suggested ideas to improve Peregian can be related to the local economy. The ideas are as yet just a list of separated thoughts. They all need space, time and money to be realised. And space, time and money are limited. So which combination of ideas would be the best fit for Peregian? What are the priorities for the village at large? How can these ideas be funded? And who is going to make it all happen? These things need to be discussed by the community to achieve a shared and widely supported vision.

To facilitate this discussion, wOnder developed a scenario game specially for this process. The local economy is the central theme and the game sets out three tasks for the players:

- how to strengthen the local economy (with which elements and where);
- how to raise the necessary investment funds for these elements;
- who is going to organise the different parts of the plan, so that it will be realised?

TASK 1

In the interviews a whole range of ideas were put forward. They were turned into a series of game-elements to boost the economy. Related ideas were combined into 'hub'-pieces. A wild card was added to the game, to affirm that the players could bring in their own ideas. The 'hubs' and 'village manager' can especially create a flywheel effect, empowering the community and strengthening the local economy.

The players were asked to choose how they want to strengthen the village economy and to locate these elements on the board, which is a plan of the village.

TASK 2

But the pieces in task 1 are not free of charge. They cost money, to construct them (building, parking, sports fields, etc.) and/or to manage professionally (insurance, power, starting salaries, and so on). Points on the game pieces represent the necessary investment costs. Once the elements are established, they can sustain themselves, provided they are maintained well. The public elements, like parking and some sports fields, will become a council responsibility to maintain.

The points, which a group spends on strengthening the local economy, need to be raised through either fundraising or

Left: community members playing the scenario game.

development. The players have five types of pieces to their disposal. It is up to the groups to choose which ones they want use and in the case of developments, where they locate them. The groups need to raise enough points to cover their choices in task 1. Of course they can also re-adjust their decisions and reduce (or increase) the amount of points they need.

TASK 3

Finally the groups need to decide how to organise and assure the funds. Talk does not make the money come in. You need actions, people who take responsibility and organise the plans to happen. Who is going to organise the fund raising? If the money comes from development, who is going to activate the developers and landowners? The council will not be this organiser. They already need to do ample work to make the realisation of the ideas possible. Also the council will need to be convinced and incited into action. For each action, the group needs to nominate somebody who will make that action happen.

Naturally the game is an abstraction of reality. However, this makes it possible to discuss the possibilities and consequences of some core issues without getting lost in technical details. Also the game forces the participants to move away from idealistic wish lists and deal with the hard choices.

Groups will end up having different outcomes. These results are presented to the other groups, broadening the deliberations and discussions. In essence the game is about the discussion. The arguments and emotions that come to the table are the most important outcome. These will be analysed and used to develop the vision itself.



The board on which the scenario game was played.

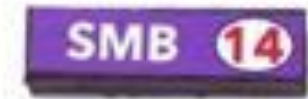
4.1 THE GAME EXPLAINED

THE BOARD

The game board is a section of the plan of Peregrin Beach. The plan is on scale and shows the current and approved land use: the buildings, lots, roads, parks, existing sports fields, National Park, dunes, beach and sea. The colours of the lots show the zoning, as stated in the Draft Sunshine Coast Regional Council Planning Scheme of October 2012. This zoning is mostly the same as the old Noosa Plan of 2006, with adjustments for the developments that have happened since. Also on the board are the nature and coastal protection areas. Height contours and tree coverage on the board provides a stronger spatial context.

PIECES TASK 1 - STRENGTHEN THE LOCAL ECONOMY

- Village manager.
- 3 kinds of build hubs: a 'sports hub', 'food hub' and a 'small & medium business (smb) hub'.
- Buy the bowls site; to make the site available again for public use and avert the risk of unwanted commercial developments. This also gives the possibility to reuse the bowls club building.
- Extra parking spaces, in three varieties: 'regular' (ground level and paved), 'with trees' and in a 'basement'.
- Playgrounds and an outdoor pool.



The pieces for the village manager and 4 different hubs.



Game pieces for the bowls club site; 3 kind of pieces for parking; the quality piece for improving the usability of the oval and two recreational pieces

- A quality card for improving the drainage of the Di Hirst Oval and a whole series of different sport fields: bowls, tennis, beach volleyball, basketball, base ball, BMX track, rugby, footy and cricket. All are on scale and have the official measures for competition.

SPORT 14

SPORTS HUB

Sports can be an engine for the village economy, making people visit Peregian Beach and spend money in town. The competition weekends organised by the Beach Volleyball proved it can work. They drew more than 100 people per event, who all stayed, ate and drunk in Peregian for several days.

The sports hub takes up this idea and broadens it to a durable centre. Central to the hub is a building that provides the necessary facilities like dressing rooms, training facilities, classroom, sports equipment and storage space. A bike repair shop could be included, and many other things. The hub building services multiple sports fields around. Tennis is already established. Beach volleyball and bowls could be added, or all kinds of other sports, for the group to choose. The combination needs to be unique, not trying to compete for instance with Coolum. The aim is to be a multiple sports centre, for Peregian Beach and the wider area. A centre where people come to sport themselves or watch others: their children, friends, colleagues, etc. Where spectators can discover other sports they might like to do themselves. A hub, that promotes an active lifestyle and brings people into the village.



VILLAGE MANAGER

The shops, restaurants, market, clubs and events in the village need each other. Some healthy competition between businesses is good. But Peregian is not big enough for shops and market or clubs and restaurants to compete against each other. They should complement each other's services and thus strengthen the whole village. For instance on a market day, the turn-over of the shops should increase, not diminish. At this moment the coordination depends on volunteers. But these people already have a business to run or are already volunteering heavily for their organisation. Plus they all have a personal interest and therefore cannot be fully effective. Installing an independent village manager will take care of these issues. She or he will ease the workload of volunteers by taking over the coordination. The village manager coordinates and negotiates between the parties, to prevent both gaps and too much overlap in the products and services. The village manager can actively pursue shops and services that are missing. Also he/she can instigate innovations to keep Peregian Beach unique, like:

- Organise a Peregian Beach outdoor supermarket, with trolleys at a street corner and a route along shops that together provide all the products you would expect in a regular supermarket.
- Organise a loyalty card for all holiday rentals and local residents, to stimulate and award local spending.
- Coordinate improvements of the public space, for instance with more greenery, flowers and umbrellas; including lobbying at the council and applying for funds.
- Initiate new collaborations between the shopping centre and the many sports and community groups in Peregian Beach. Persuade the bicycling group to have a stop on the square. And so on.

village manager

10





SMB HUB

The possibilities of internet, congesting traffic, rising fuel prices and changes in the organisational structure of many companies are rapidly transforming the way we work. More and more people work from home, either as remote worker or as a small business. Knowledge workers move from big cities to the coast to combine work with a relaxed lifestyle, away from the hectic city. But working from home also has its disadvantages, like domestic distractions or dependence on self-motivation. Many home-workers and small businesses would benefit from an external, more organised support system. The small & medium business (smb) hub provides this. The hub offers high speed internet, individual work places, meeting spaces, boardroom and mentoring. People can work for just a few hours, to concentrate and be more effective, or to be stimulated and inspired by other workers and the professional environment. They can connect with other businesses, exchange experience and support each other. They can have workshops or video-conference meetings in the hub. The centre is there to connect with the many business mentors available on the coast, several for free. The smb-hub strengthens the small and medium businesses in Peregian. It builds up Peregians professional community by being a place to connect and helps to diversify the local economy.

FOOD HUB

The idea of the food hub derives from the presence and success of the community garden and food coop. This could be extended to a hub that promotes healthy food and local produce. Not another café or restaurant, but a centre that focuses on production and education. The building can provide all-weather classrooms, meeting spaces, storage and education equipment, complementary to the outdoor classroom in the community garden. A commercial size composter can turn all the garden and organic kitchen waste of Peregian into fertilizing compost. The production of fruit, veggies and herbs can be extended to many gardens and street verges in town. A commercial kitchen, like the existing one in the bowls club building, can be used to educate on healthy cooking. Such a kitchen can also utilised to turn local produce into local delicacies, that can be marketed and sold as Peregian Beach specialties. The expertise, developed in this hub, can also be exported, promoting Peregian as a knowledgeable centre for local and healthy food.



RULES TASK 1:

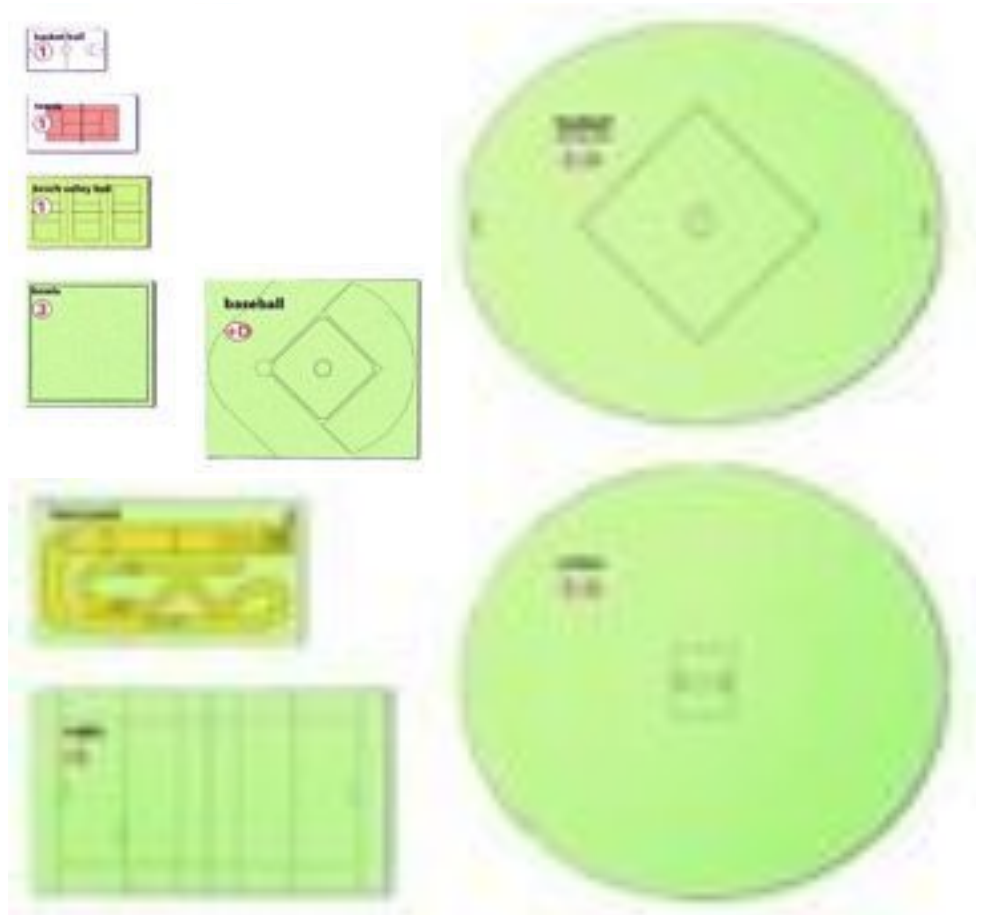
- All pieces can be placed everywhere except on roads, nature protection, coastal protection.
- Parking can also be placed on road areas.
- Only basement parking can go under building blocks (the open air parking pieces cannot).
- Park functions can also be in coastal protection zone.
- Oval need to be drained before a sport field can be put on it (useable for competitions etc.).
- Bowls club building can be re-used IF you buy the grounds, saves 4 points.

PIECES TASK 2 - RAISE INVESTMENT FUNDS**2 kinds of development blocks:**

- Red block: allow the development of an extra storey on top of the current zoning, raising the maximum building height from 8 to 11 metre.
- Orange block: allow 2 storey terrace houses (max. 8 meter height) to be built in areas where that is not allowed yet, in green space outside of the current building lots.

3 kinds of fund raising

- Peregrian Beach levy; think of a one-time payment of a few hundred dollar by each resident.
- Crowd funding; organised through internet and will need creative rewards for different amounts of funds.



- Charity gifts; traditional ways of fund raising, varying from selling sausage sizzles to tax-deductable gifts.

RULES TASK 2:**For the 8->11m blocks (red):**

- Can be placed everywhere on all lots, except sports & recreation. Also not, like in step 1, on roads, nature protection and coastal protection.
- Placed in the village centre need extra

The sport field pieces that were available in the game. All the pieces were on the same scale as the board.



ACQUIRE BUDGET THROUGH FUND-RAISING

Another way to go is to gather money through fund-raising. Some money might come from people and organisations outside the community, who are well disposed toward Peregian Beach. Though a big amount will need to be raised within the community itself. Fund-raising might look like an easy option. But it will take a lot of work to raise the funds that are needed. Also it might create social tensions and is likely to compete with regular fundraising that are needed to keep current town assets going, like the surf club for instance.

RAISING FUNDS THROUGH DEVELOPMENT

The current zoning plan allows ample space for developments in Peregian. For instance all the buildings around the square can be raised to two levels. Several private lots around the David Low Way, that currently only have a single house on them, can be densified. But the money that might be made through these developments is for the owner of the lot. It is not available for the community to invest. However, money could be raised by granting additional development space, more than the current zoning plan allows, under the condition that a certain amount of money is payed into a Peregian Beach investment fund.



Organisation:

.....

Name:

parking: 2 parking spaces per piece, at a reasonable distance. For all other places, parking can be arranged within the lot.

- On pink lots (low density): only one block per lot. On red (medium density) and purple (town centre) lots more allowed.

For town houses (orange):

- Can only be placed on sports & recreation, where no development is allowed yet.
- Parking is included; no extra is needed.

For parking:

- Parking pieces combined with building blocks means you have to use a 'basement parking- piece. No open air parking possible if you use a development block.

PIECES TASK 3 - ASSURE THE FUNDS

- Name card + pen.

RULES TASK 3:

- Give a name and organisation for each type of funds and each development location.
- Each organisation can be used only ONCE. Otherwise it will be too much and they will not be able to fulfil their task.
- NOT allowed to use the council as your organiser. You need them already for many tasks to get all this regulated.



4.2 OUTCOMES

The scenario game was played at the Peregian Beach Surf and Life Saving Club on Sunday 28th of July 2013. In total 48 people actively involved in playing the game. They worked in 7 groups. Each group presented their outcomes, which were then discussed with the other participants.

GENERAL IMPRESSION

First of all, all groups wanted to get the bowls club grounds back for the community. Even the group that was the most hesitant for change, was willing to allow some development if that would make the bowls grounds available to the community again and keep it safeguarded from a commercial development.

Almost all groups used several elements to strengthen the local economy. The wish list was quite big. However, the groups were struggling to raise the money to afford it all. No group achieved the break-even point. The elements to raise funds without spatial impact were highly preferred over the building options (levy, crowd funding, charity gifts). Several people were reluctant to discuss development, even if that could raise funds for community development. The fear was that it would inflict too much on the so highly valued village character of Peregian Beach.

More or less all groups agreed that the area around Rufous street could be more active,

but in a completely different way than around the square. They should be complementary, in use and atmosphere. Rufous street first of all should have a focus on community activities: sports, leisure, food production, education.

In the end the groups produced a range of development scenarios for the centre. They vary from keeping the village mostly the same to implementing several economical hubs combined with densifying around the square and David Low to raise the funds. The scenarios range from:

- buying the bowls ground, reusing it for sports and introducing extra parking for the centre;
- creating a food, education and sports hub on Rufous street and allow development around the square and David Low Way for that;
- developing an integrated smb-food-sports centre on Rufous street, as a fully fledged centre complementary to the village square.

MORE SPECIFIC TO THE 3 TASKS IN THE GAME.

Strengthen the economy

- All hubs were liked, although there seemed to be a slight preference for the food and sports hub above the smb. They were mentioned a few times in combination with education. The wild card was used once for arts and creativity.

Left: the 7 different results of the groups that playing the scenario game.

- Whilst the village manager was seen as useful, it was not the first priority for raising funds.
- Priority over the available elements: 1) buy bowls grounds, 2) sports/food hub. 3) smb hub, 4) village manager.
- All groups put in more parking, to improve visiting the village square, support the hubs and facilitate the developments they used to raise funds. There was a general preference for the 'parking under trees' piece. Existing, but not so well used, parking areas were used a couple of times to put extra parking down. New parking was located along Rufous street, around the turning circle near the Kindy, as an extension of the south Kingfisher parking lot and along the northern stretch of Kingfisher Drive (beach side)
- The playground piece was used a number of times, mostly in the park.
- All groups used beach volleyball to strengthen the sports use of Rufous street. One group also putted it on the beach.
- Almost all groups chose to make the oval more usable by improving the drainage of the field.
- Additional sport fields that were put in were diverse. A few chose tennis, basketball or BMX; sometimes added with rugby, soccer or baseball. Only one group re-introduced bowls.
- Not one of the groups used a full cricket

of football oval. This would take up more than the current green that is left of the original oval. Though using the improved field for informal cricket and footy was mentioned a couple of times.

How to raise investment funds

- All groups thought it should be achievable to raise a one-off levy for Peregrine Beach residents to strengthen the town. About all thought this should be done to buy the bowls grounds and secure it for community use.
- All groups but one used the crowd funding and charity gifts, since they had no spatial impact on the town.
- Hardly any group wanted to offer up green space for new development to raise investment funds, even not for community purpose. The townhouse element was used a few times to suggest dual living on lots along the David Low Way with currently a single house. Once it was used to fill up a building lot that is currently vacant.
- The idea of raising the maximum building height at specific locations caused quite a discussion. Some groups found it easier to use this element than others. Groups tended to use it either very sparsely to not at all or fairly liberally. If this element was used, the least disputed location seemed to be the south side of the village square, where it doesn't block the sun on the



Left: impressions of the game being played and the presentations of the group results.



5. VISION ON THE VILLAGE

PEREGIAN BEACH IS A DELIGHTFUL PLACE TO LIVE AND TO VISIT. WHAT MAKES PEREGIAN BEACH UNIQUE IS THE LUSH, RELAXED VILLAGE ATMOSPHERE, IT IS COMPACT AND WALKABLE, IT IS ENVELOPED BY SEA AND NATIONAL PARK AND IT HAS A GREAT SENSE OF COMMUNITY. THIS NEEDS TO BE NOURISHED AND PROTECTED.

This doesn't mean Peregian Beach will always stay the same. Change is a fact of life, impossible to avoid. Children grow up and move out. Shops remodel and change tenants. Houses will be replaced. Sports trends come and go. ***These alterations can take place AS LONG AS THEY ARE SENSITIVE to the unique setting and the village atmosphere.***

The biggest threat to Peregian Beach is not so much that things might change, but that these changes lack balance; developments that are too large, too fast and at the wrong location. These kind of developments upset the community's cohesion, the social, spatial and economical balance.

Though Peregian Beach is bliss, there are indeed things that could be improved. The coordination of all activities and businesses around the square can be better, so that the services complete each other, more than compete against each other. The sport facilities around Rufous Street can to be improved. The oval is often swampy. The

bowls club wound up. Whilst the beach volleyball club was operating successfully, it unfortunately was not allowed to continue. On the positive side, the tennis club and kindly are healthy and viable. The community garden and food coöp are successful and could continue to grow. In addition there are emerging businesses that have the potential to greatly contribute to our town.

We vision a village that integrates these improvements, in such a way that the village character becomes strengthened and we can continue the Peregian way of life.

A second threat that needs to be addressed is how we cherish and harness our volunteers. We have a long and rich history of volunteers in Peregian Beach. This represents a great value for the town. However, as Peregian has grown, the tasks are becoming overwhelming, resulting in possible duplication, challenging coordination and unfair responsibilities. The cooperation of community groups is already improving; the quest to further strengthen and empower our community continues.

This vision aims to contribute to this quest by providing a joint perspective for the future of the Peregian Beach. ***A vision that everybody can share in and a vision that strengthens the cohesion of our community.*** One that celebrates the work of our volunteers and

Left: impression of the Vision: Peregian Beach between sea and wetland. Two centres, a built-up commercial one and an open space recreational one, form the heart of the village. Here people naturally gravitate to, meet and grow the community spirit.

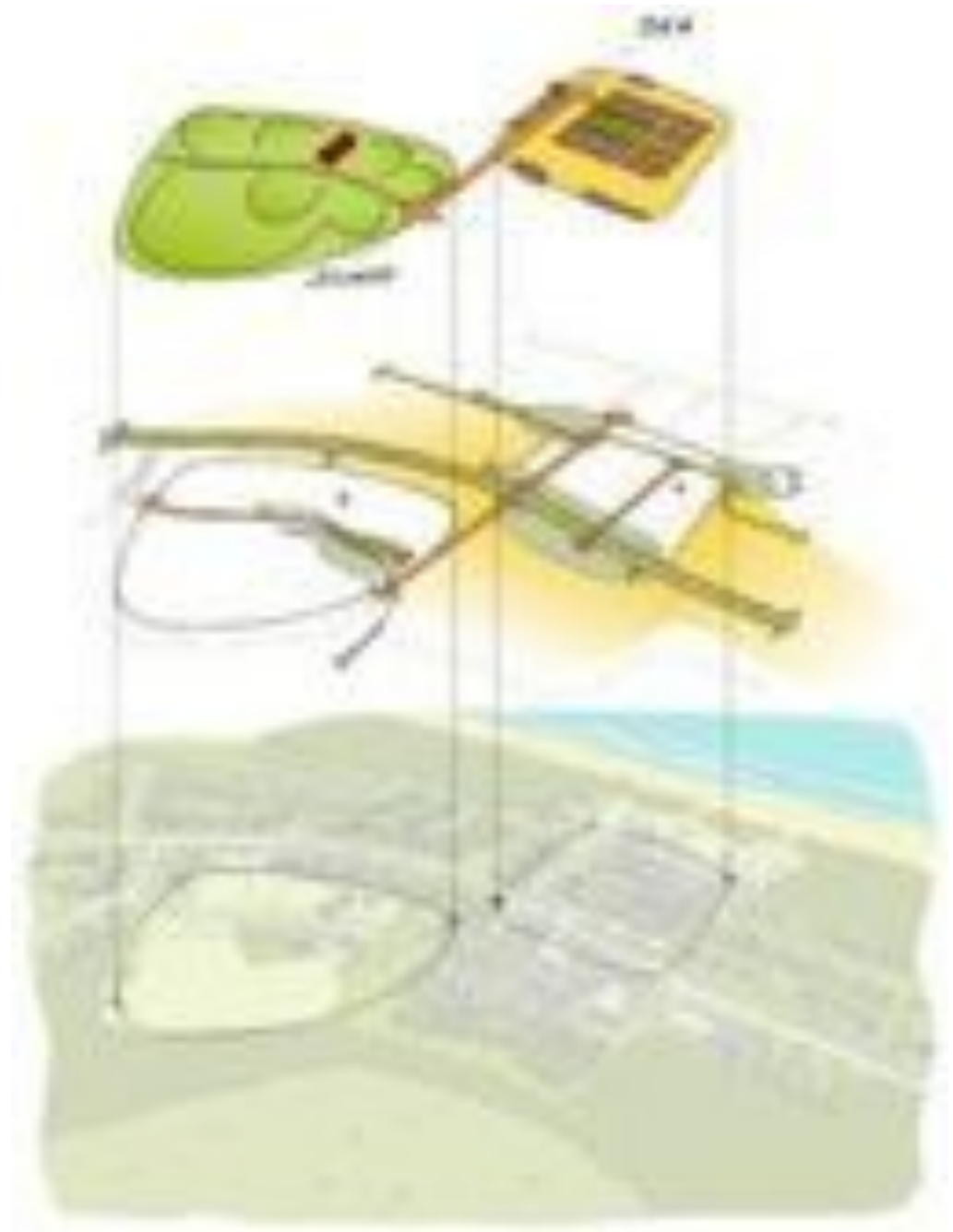
shows how the combined results can be greater. This vision encourages enthusiasm and invites more community members to become active in shaping the future of our great village.

5.1 ONE HEART, TWO CHAMBERS

When thinking about the centre of Peregrine Beach, what springs to mind is the village square and surrounding shops. But in fact Peregrine Beach has two areas that combined form the village: the commercial centre and communal centre. This has always been the case. When the village of Peregrine was established in the 1960's, the development was arranged around the shops east of the David Low Way and the sports facilities on the western side. While the area around the square further developed over the years, the second core of the village slowly moved to the background. This leaves the village limping on one leg.

To complete the village, this original set-up of a two-pole centre needs to be revitalised. Not as two shopping centres, that would contribute nothing new and only create internal competition, leading to further deterioration. But as two centres that complement each other: a commercial and a communal centre.

The commercial centre has the green village square as its core and pearl. The primary usage is in the buildings around: shops, cafés, restaurants, etc. The centre is strongly



One heart, two chambers: the commercial, built-up one with the green square as the pearl and the communal, open space one with the building hub as it's core.

The network of pedestrian and bicycle routes, parking and gradually thinning density embeds the two centres in the town.

Birds-eye view of the existing situation and approved developments of Peregian Beach.

linked with the sea, through the Surf Life Saving Club and the park.

The communal centre can be rejuvenated into a health & recreation area, for sports, food production, healthy lifestyle and education. Here most usage is outdoors, while a new 'health & recreation hub', most logically in the old bowls club building, is its core. (This is a combination of the 'sports hub' and the 'food hub' of the scenario game.) This hub facilitates all the activities in the area, provides amenities and a shared indoor space where all the users can come together. This centre of the village is strongly connected to the National Park, the 'swamp'.

The two chambers are connected through a central axis: a pedestrian route between swamp and sea, promoting the walkable village. (Sea-to-Swamp instead of the more generic Bush-to-Beach emphasises Peregian Beach is not a generic 'Bush-to-Beach', but besides coastal, also different and unique.)

This two-chambered centre is embedded in the town through a network of paths and roads. Most are pre-existing. It is imperative that the current parking issues around the shopping area are solved. This however should not be addressed in isolation, but as an integrated part of the whole centre. A business support and innovation hub will further connect the centre to the small and home-based business's spread out in

Peregian Beach. (The purple stars point out potential locations for this hub.)

The areas directly adjoining the two chambers can densify within the current zoning plan. This is enough. The zoning plan already gives the space for mixed use and dual living on several lots around the two chambers. To keep the village lush and green, it is essential that the trees dominate over buildings. Therefore it is important to keep the current 8 metre height limit.

5.2 LOCAL ECONOMY

The need to strengthen the local economy emerged from the interviews with the 17 different stakeholders. Ideas suggested in the interviews were discussed among the 7 groups in the scenario game. This gave a clear image of the preferred ways and order of priority.

BOWLS CLUB SITE

Foremost the focus is on the communal centre. The area around Rufous Street needs to be protected and revitalised. Securing the bowls club site for community use is essential and urgent; the sooner the better.

HEALTH & RECREATION HUB

Should the bowls site become available to the community again, the club building is a perfect location to develop into a 'health & recreation' hub, a combination of the 'sports hub' and 'food hub' in the scenario



game. This hub will facilitate the surrounding sports fields, for regular use, club competitions, school games, etc. For the community garden, the hub provides indoor space, for e.g. lessons, workshops and lectures. The commercial kitchen in the hub can further expand healthy food education. For the new hub to become the core of the communal centre, it needs to create links with the kindy and community house. Only that way it can be the pearl of the centre.

RUFIOUS STREET

To make the oval more useful for all kinds of sports, the drainage needs to be improved. Rufous Street itself becomes the central line connecting all functions. The street functions already as a shared-use zone, where pedestrians, bicycles and cars are equal. When the use of the area increases over time, the street will need to be redesigned, to prevent the cars become dominant over pedestrians and bicycles. An internal

Peregrin Beach: one heart, two chambers - the commercial, built-up one and the communal, open space one.



Various ocean views connect the village to the sea on the east side.



Mountain views connect Peregian to the hinterland on the west side.

network of small footpaths makes it easier to move around and connect all the functions in the communal centre. At a later stage the two parking areas (kindy and community garden) can be extended and connected, in a similar way as the Noosa Woods parking at the west end of Hasting Street.

BUSINESS SUPPORT HUB

The second idea that gained support during the scenario game was the 'smb hub'. This hub enhances small local and home-based businesses, by providing mentoring, internet support, work space and meeting room per hour, etc. Traders and sole practitioners can meet here, exchange experiences and invigorate each other. The location for this hub is not a given, there are several logical possibilities, all of them in or directly adjoining the two centres.

Everybody in the scenario game thought of ways to strengthen the economic viability of the shopping area.

PARKING

A quick win can be achieved by expanding the reduced hours parking regime to the two parking lots on the north and south side along Kingfisher Drive. This will free up parking space for visitors, keeping Peregian Beach accessible. The workers who park there now, and still need to park somewhere, can be redirected to the parking possibilities next to the community house and along

Rufous Street. This emphasises straight away more importance to the little lane as part of the Sea-to-Swamp axis. Later developments along the David Low Way, such as Essence of Peregian, will add parking to the area. For the longer term an extension of the two Kingfisher parking lots should be researched. The question is if and how this can be brought in harmony with the nature and coastal protection value of the dunes.

SHOPPING CENTRE

For the shopping area itself, a better coordination of the commercial activities is a powerful way to strengthen the economical viability. A certain amount of competition is healthy, but not when this reduces the supply. At the moment activities tend to compete against each other instead of being complementary. For instance during event-days (market, originals, etc.) the shops should be more instead of less busy. Only coordination can improve this. A 'village manager' would be idea to do this, but not within the financial reach at the moment. So coordination will need to be improved on a voluntarily level. However, in the long term, relying on volunteers for this economically important work is quite vulnerable. Therefore the intention should be to work towards a more permanent, full or part-time coordinator.

5.3 ACTIONS! WHO?

All the above makes a great vision for the future of our village. For as long as it is not put into action, it is all just theory. Actions become more effective, if they support each other in a joint goal, but actions are still the way to make it all come to reality.

The most valuable action above all is to continue the volunteer work that is already done: weed control and taking care of native species in the dunes, maintenance of the village square, and many others. These contribute significantly to the beauty of Peregian Beach and the welfare and cohesion of our community.

Other actions that will keep improving the strength of our village are summed up underneath. This is not an extensive list.



Working bee of the Peregian Beach Community Association. Example of the incredible amount of volunteer work done by many community groups.

We invite everybody who has a vested interest in Peregian Beach to take up, join in or add to these actions. They are organised in 5 themes and roughly form actions that should be taken up now to actions for the long term. Several actions are accompanied by a suggestion for organisations to take the lead or collaborate in them. Join them! Actions that are still blank: please feel free to start organising them! You can use the blackboard in town and the facebook site 'inperegianbeach' to raise your hand (and voice) and contact and support each other.



Reactions, support or suggestions for improvements? Please let us know.

Want to become active and help giving form to our great village? Please let everybody know and start organising. Use for instance:

www.facebook.com/InPeregianBeach



Public blackboard on the village square.

SUGGESTED ACTIVATOR: STRENGTHENING COMMERCIAL CENTRE

P.B. Trading Association, P.B.
Surf Life Saving Club, P.B.
Markets, Originals

Peregrine Beach Trading
Association, all shop owners

Council

.....

.....

Peregrine Beach Trading
Association, Pub, Council.

Scanlon Group - developer
of Essence of Peregrine

A Coordination of business activities of shops, markets, clubs and events, to complete each other instead of compete against each other.

B Redirect parking by the workers in the shopping centre from the Kingfisher Drive parkings to around Rufous Street, to free up parking space for visitors.

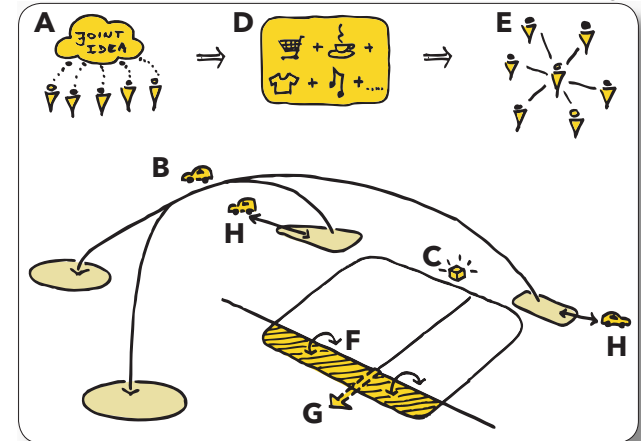
C Continue to execute the park master plan. The first priority should be upgrading the toilet block. Then the playground and podium.

D Complete the products and services of the shopping centre (butcher, missing supermarket-products, outdoor-supermarket, etc.).

E Develop the coordination into a village manager, who will do this as an independent intermediate and on a professional level.

F Strengthen the connection between the east and west shopping side of the David Low Way.

G Continue the 2nd village axis into Essence of Peregrine, further improving the east-west connection over the David Low Way.



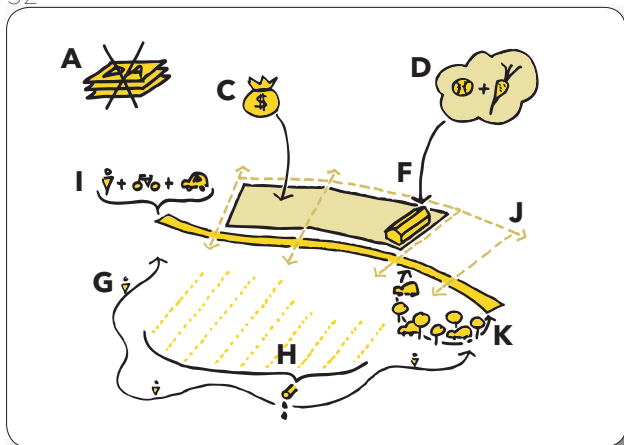
Coordinate originals & market with the centre businesses.



Visually connect the 2nd axis Use parking space around over the David Low Way. Rufous Street to free up parking for visitors.

H Find acceptable design solutions to extend the Kingfisher Drive parkings to the north and south, combining it with the values of the dunes, nature and coastal protection.

Activator:



IMPROVING COMMUNAL CENTRE

SUGGESTED ACTIVATOR:

A Fight the DA application to develop the bowls site into non-recreational use. The shopping centre proposal only doubles up the shopping facilities in town, thus undermining the current commercial centre, and at the same time taking away essential space for communal facilities.

Everybody living or working in Peregian Beach.

B Start a PR campaign among the members of the Pine Rivers Bowls Club, to make them aware their board is eliminating the bowls site in Peregian Beach.

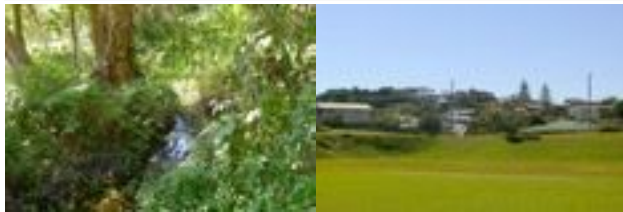
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C Organise fundraising (crowd funding, private gifts, etc.) to build a budget for buying the bowls club site. Convincing the council to join in with the funds they have available for purchasing the bowls site. Funds that are possibly not needed for the purchase, can effectively be used for investing in the new health & recreation hub.

.....

D Develop a business plan for a health & recreation hub in which the surrounding clubs and community groups are taking part. Important for this plan is a profile of the various sports and activities the hub should support. Also potential partners need to be researched, to integrate in the hub and strengthen the plan, like the Beach Volleyball and the Noosa Bowls Club. These are both looking for a new, permanent place

Peregian Beach Tennis Club, Community Garden, Goodlife Food Coop. The Council's Community Activation Plan, should also be a catalyser for this.



Respect the fresh water spring in the upgrading of Rufous Street. The slope makes a great stand for events on the oval.



Activities that connect with schools in the area. The new health & recreation hub could look like this.

SUGGESTED ACTIVATOR:

- The organisation that will follow on the business plan.
- Ditto.
- Peregian Beach Community Association.
- Council, as part of the Community Activation Plan.
- Council, through the Community Activation Plan, which is a long term vision. This action should be integrated and translated into the capital works program of the council.
- Community House, Peregian Beach Tennis Club, Peregian Beach Community Kindy.
- to settle. Partners might even bring in additional funds to secure the bowls site for community use.
- E** To realise the business plan (D), raise various funds to invest in the health & recreation hub, e.g. for amenities and to renovate of the building. (Governmental funds, Heart Foundation, etc.)
- F** Re-use and renovate the bowls club building.
- G** Make trails along the edges of the National Park, in the bush but within the lot of the oval, to strengthen the experience of the nature on this side of the village.
- H** Improve the drainage of the Di Hirst Oval, so it can be used more often.
- I** Improve the streetscape of Rufous Street into a central 'community lane' of the health & recreation centre: plant trees, create parking, all based on shared-space principles in which pedestrians, bicyclists and car-drivers are equal users.
- J** Develop an internal network of footpaths that connect all the users of the health & recreation centre.



Re-use the bowls club building, with it's facilities and sturdy construction.



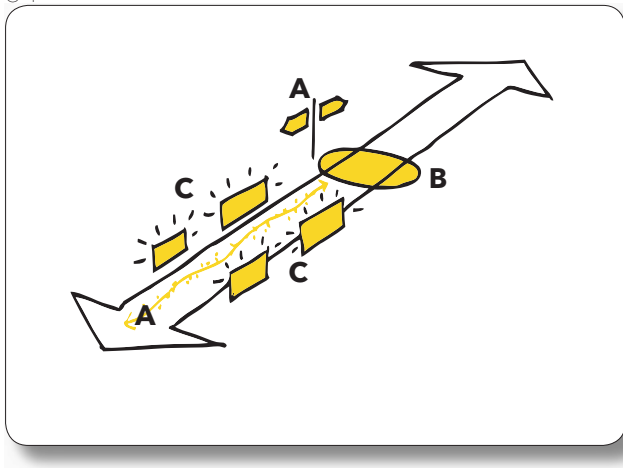
Upgrade Rufous Street into a lush, shared space for pedestrians, bicycles and cars, a green spine for the communal centre.



Connect and extend the two parkings into a 'Noosa Woods'-like parking area.

- K** Connecting and extending the kindy and community garden parkings in a green setting, like Noosa Woods at the end of Hasting Street.

Activator: Council, through the Community Activation Plan.



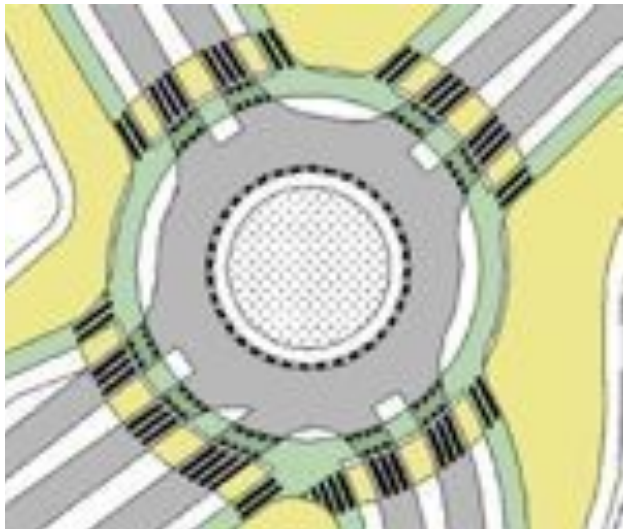
DEVELOPING THE SEA-TO-SWAMP AXIS

SUGGESTED ACTIVATOR:

A Make the current laneway more attractive and easier to find.

B Create a pedestrian crossing at the big roundabout in the David Low Way. Pedestrian crossing can be integrated in the roundabout itself and doesn't need to be a 90 metre detour. Council.

C Activate and upgrade the edges of the laneway more permanently, by opening up the closed sides into frontages and passageways.



Even simple, temporary ingredients can make the alley so much more attractive.



The entrance of the alley should be improved.

Right: even within the current zoning, the tree-dominated streets and views (as top) can change into bare streetscapes (as bottom). Only sensitive design can prevent this.

Add a pedestrian crossing ring to the David Low Way roundabout, to facilitate and formalise the current practice of pedestrian use.

SUGGESTED ACTIVATOR: CONNECTIONS WITH THE SURROUNDING SUBURB

Atmail, Digital Work Hub
Sunshine Coast, L.J. Hooker

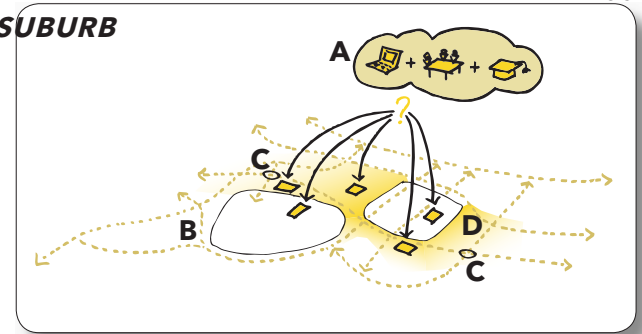
Scanlon Group - developer
of Essence of Peregian ,
Peregian Beach Community
Association

Council.

All living and working in
Peregian Beach



- A** Make a business plan for the business support and innovation hub, including research the various locations and find suitable partner to develop the hub.
- B** Fill in missing links in the path-network and extend the trails in and around the village. For instance between the Swamp-to-Sea axis and Road 151 and to the Woodland Drive track into the National Park.
- C** Add pedestrian crossings on the David Low Way to support the path-network. Especially a crossing between the bus stops near the community house is much more useful than the current one to the north of the roundabout.
- D** Further densifying the area around the duel-centre and around the village square is already allowed in the zoning. It is good that this process is owner driven, and therefore will be gradual. However, the design of these developments will determine how much the plans really support the village atmosphere and the centre's functioning. Distance to the street influences whether or not the trees stay dominant in the streetscape. Fronts to the Sea-to-Swamp axis can improve the laneway dramatically. Different dwelling types can make it possible for the elderly to stay



A path through the wetlands next to the Oval, like in the dunes, add a different experience of nature.



New paths complete the path-network and connect it to Woodland Drive.

living in Peregian Beach, within walkable distance to amenities, and for young people to afford to start living away from home in and around the village. When we are all aware of these gains and passionately advocate them, it becomes more likely that both the individual landowners and our village will get the optimum of these developments.



PEREGIAN BEACH NARRATIVE

SUGGESTED ACTIVATOR:

A A yearly event to celebrate Peregian Beach's history. Public showing of films like "The saving of Seaweed the whale" or the tourist promotion film from of 1970 could be part of such an event.

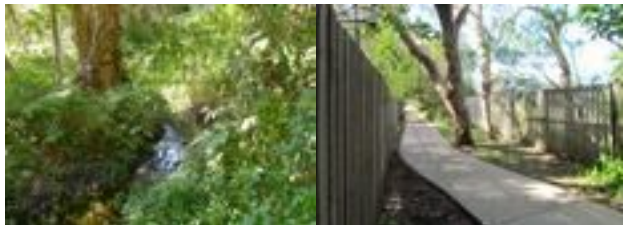
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B Develop a story trail along memorable spots and places in Peregian, to fortify the narrative of the village. E.g. through picture boards, village walks with a storyteller, QR codes connected to a website, and so on. Themes like Biosphere values can be linked to such a trail.

.....

C Create a name for the alley between Rufous Street and David Low roundabout and for the fresh water spring and creek that starts next to Rufous Street.

Peregian Beach community



Create names for the fresh water creek and for the alley.



Elements that memorise the history and narrative of Peregian Beach. Right: the table to commemorate saving Seaweed the whale.

- A.** advocate design for individual developments that strengthens the village atmosphere
- B.** extend bush trails in and around Peregrine
- C.** develop internal network of footpaths that connect all users in the H&R centre
- D.** make a business plan for the business support & innovation hub / research the best location
- E.** fight the DA application for a 2nd shopping centre / raise funds to acquire the bowls site
- F.** develop business plan for the new health & recreation hub / raise funds to start the hub
- G.** improve streetscape Rufous Street into a shared space community lane
- H.** view to Emu Mountain
- I.** redirect parking of centre workers to Rufous Street
- J.** extend parking like Noosa Woods



- K.** view to Mount Cooroy
- L.** improve drainage Di Hirst Oval
- M.** make trails on the edge of the National Park to experience the wallum
- N.** name the fresh water stream
- O.** name the Sea-to-Swamp axis
- P.** make Sea-to-Swamp axis more attractive
- Q.** activate and upgrade the laneway edges
- R.** create pedestrian crossing on the roundabout
- S.** strengthen connection of the shopping centre over the David Low Way
- T.** continue the 2nd axis into Essence of Peregrine
- U.** coordinate business activities of shops, markets, clubs and events
- V.** complete products and services of the shopping centre
- W.** acceptable design solutions to extend the Kingfisher Drive parkings
- X.** upgrade toilet block and execute other improvements of the park
- Y.** install memory spots to celebrate Peregrines history



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ILLUSTRATIONS :

- page 4, 2nd from top: historical photo, photographer unknown
- page 13, left (2x): Development Application MLU 13/0092, website Sunshine Coast Regional Council
- page 16: historical photo, photographer unknown
- page 21, bottom: publication 'Peregrine Roadhouse'
- page 22: historical photo, photographer unknown
- page 24, top left & top right: photo's of historical material of the Peregrine Beach Bowls Club, original photographers unknown
- page 26: photographer unknown
- page 36, sports hub, bottom left & middle, top right: internet
- page 36, village manager, right: internet
- page 37, smb hub (3x): Diane Shane, ArchitectureAU
- page 37, food hub, left top & bottom: internet
- page 52, bottom right: John Gollings, Designboom
- page 54, roundabout drawing: wegenwiki, roundabout design for in built-up areas, coloured by wOnder
- page 54, 2nd of right: internet
- all other photos: Sharyn Kerrigan and wOnder city+landscape
- collage and all drawings: wOnder city+landscape

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