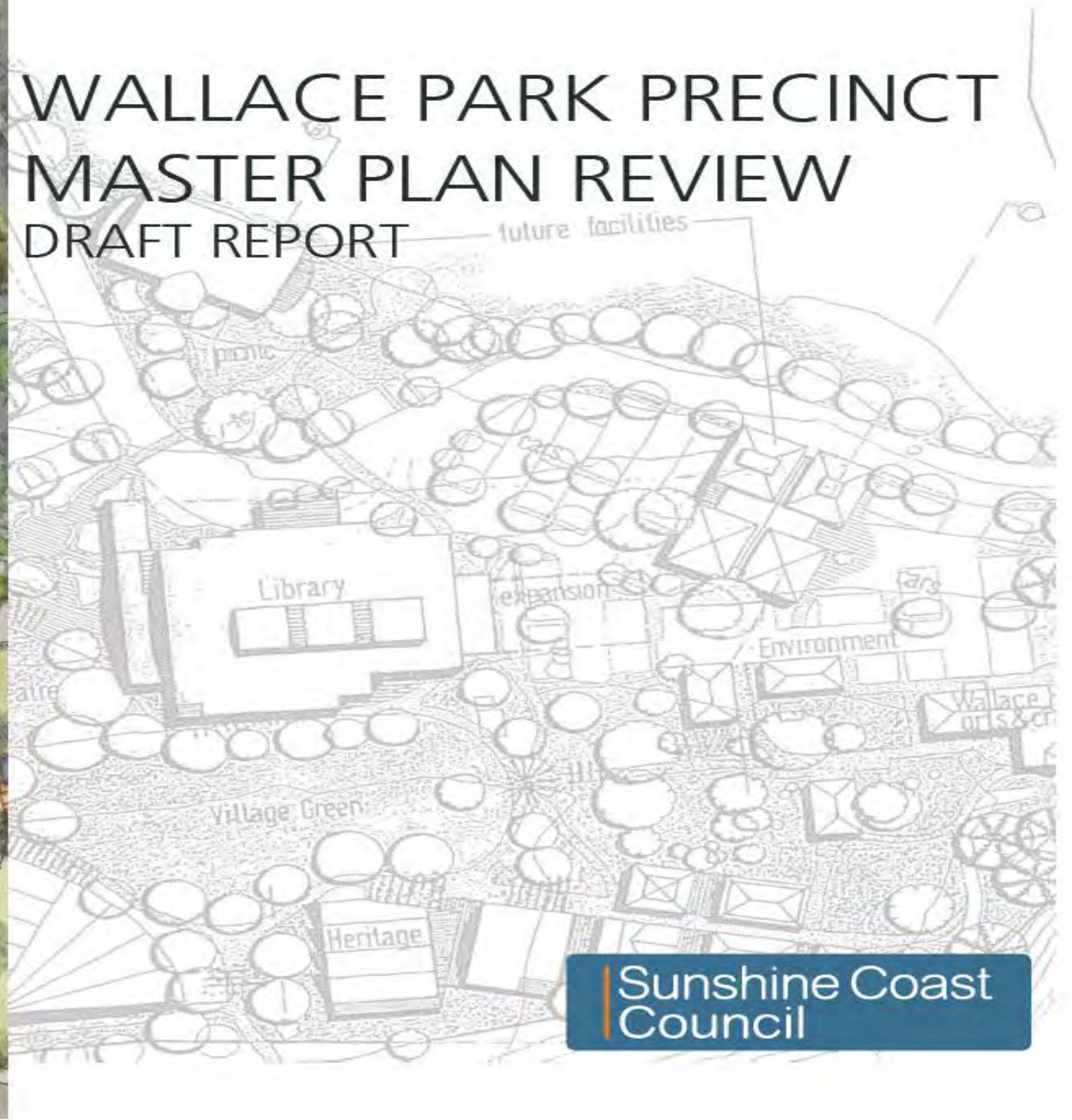


# WALLACE PARK PRECINCT MASTER PLAN REVIEW DRAFT REPORT



20 FEBRUARY 2013  
VERSION P06

Sunshine Coast  
Council

|          |  |           |
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# 1 INTRODUCTION

Wallace Park community precinct is located on Wallace Drive off Eumundi-Noosa Road at Noosaville. The precinct consists of facilities in which are based community groups as well as the Council operated Noosa Library and Noosa Leisure Centre.

## 1.1 Master Plan Wallace Estate 1989

The precinct has been progressively developed since the late 1980's based upon a Master Plan prepared by John Mainwaring and Associates that revolved around the locally historically significant Wallace House.

Another historic house called Tait Duke Cottage was temporarily placed on the site in 2009. A need to determine a permanent location for this building and a number of operational and functional issues raised by stakeholders, instigate consideration of a re-examination of the original Master Plan.

In accordance with the Council resolution of 18 May 2011, a commission was granted to review the 1989 Master Plan of the Wallace Estate prepared by John Mainwaring and Associates with a view to having the Tait Duke Cottage permanently located on the estate.

The following report outlines this review process and the outcomes and recommendation derived from the review.

## 1.2 1989 Master Plan Vision

The introduction to the original Master Plan outlines a vision for the Wallace Park precinct:

*"The opportunity exists for diverse integration of facilities to create a "people's Place" incorporating the principles of 'Mixed Usage' and 'Cultural Tourism'".*

*The proposal consists of a series of outdoor spaces and courtyards running along the north-south ridge at the eastern side of the subject site. This 'Green space' links into a picnic area and into the Wallace Garden.*

*Perimeter buildings open up onto this pedestrian green spine. An inspiration for this concept is the "Louisiana" cultural complex in Denmark which, as with this development, used a heritage building as a starting point.*

*The developed site will have ingredients of heritage significance; environmental information and involvement; outdoor recreational activities; indoor sporting activities; picnic/bbq facilities; walking; cycling; cafe eating; arts and crafts; reading; researching, "and much more, all creating an exciting cross mix for residents and visitors alike."*

## 1.3 Intent of the Review

The main aims and outcome of the review process are:

- articulating the community vision and issues
- fostering the cultural, creative, and community uses of the site
- providing options for resolution of operational issues
- providing options for resolution of functional issues
- exploring opportunities or constraints on the permanent relocation of Tait Duke Cottage to the site
- facilitating pedestrian and cycle access throughout the site and connectivity to surrounding areas
- presentation of an updated Master Plan for future management and development of the precinct
- formulation of an action plan for the future.

## 1.4 Stakeholder Consultation

Stakeholder consultation was an integral part of the review process and was critical in determining issues. Consultation included:

- Two stakeholder workshops during the Analysis phase
- Stakeholder presentation and workshop to review preliminary Master Plan concepts
- Council officer planning and environmental inputs
- Self-completed site user survey
- Library user data
- Leisure Centre user data; and
- Individual stakeholder communications.

Meeting discussions and survey results are summarised in the Situational Analysis section of this report.

Relevant information and suggestions gleaned from these consultations were incorporated in the Situational Analysis matrix and the master planning.

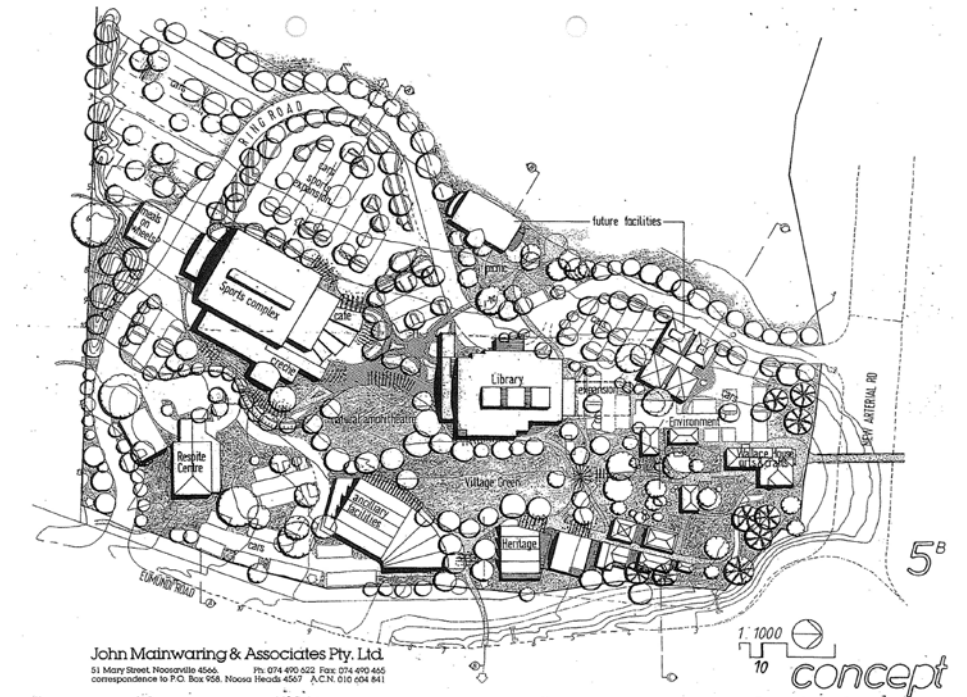


Image: Wallace Estate Master Plan graphic by John Mainwaring & Associates, 1989.

## 2 Situational Analysis

The review of the Wallace Estate Master Plan (1989) was undertaken in a number of phases.

The initial phase was a situational analysis prepared to compare the site in its current state (2012) with the vision expressed in the original Master Plan. The analysis aimed to identify:

- Existing facilities, infrastructure and uses on the site
- Future needs and expectations of the site
- Aspirations of the site users
- Problems and deficiencies with the site physically, functionally and perceptually
- Constraints on the site and its current and future use
- Opportunities for the site in the future.

The analysis derived from a number of processes, namely:

- Physical analytical survey of the site
- Review of the original 1989 Master Plan documentation
- Review of associated reports and Sunshine Coast Council policy and strategic documents including, but not limited to:
  - Noosa Plan and its associated overlay maps, schedules and codes
  - Open Space Strategy 2011
  - Social Infrastructure Strategy 2011
  - Sport and Active Recreation Plan 2011-2026
  - Positive Ageing Strategy 2011-2016
  - Active Transport Plan 2011-2031
  - Access and Inclusion Plan 2011 - 2016
  - Reconciliation Action Plan 2011 - 2016
  - A Crime Prevention Through Environmental Design (CPTED) audit undertaken February 2012 by Council officers
  - Wallace Park, Noosaville Shared Concrete Path Plan
  - Development Information Report – Noosa Plan
  - Relevant Council documents and meeting minutes
- Consultative activities with site stakeholders and the users, including:
  - Internal council stakeholder consultations
  - Customer information surveys from the Noosa Library and Noosa Leisure Centre

- Wallace Park Precinct User Survey undertaken early 2012
- Correspondence from site facility user groups
- Wallace Park Precinct Tenants Workshop 1 (14 February 2012) attended by representatives from Endeavour Foundation, Meals on Wheels, Noosa Bridge Club, Noosa Day Respite Centre, Noosa Leisure Centre, Noosa Library, Noosa Parks Association, Noosa Arts & Crafts, Sunshine Coast Council and Place Design Group
- Wallace Park Precinct Tenants Workshop 2 (27 March 2012) with attendee representation as per Workshop 1.

Graphic analysis diagrams were developed for the Tenants Workshop 2 to explain the basic findings and suggested opportunities of the initial analysis. A small group discussion exercise was undertaken with the attendees to provide additional opportunities and suggestions for consideration in the revision of the Master Plan.

The graphic analysis diagrams and a tabulated summary of the situational analysis phase findings, including suggested opportunities are shown on the page 5 to 17 of this document.

The subsequent phase of this project aims to test the feasibility and potential of incorporating the opportunities into a revised Master Plan to guide the future operation and ongoing development of the Wallace Park precinct.



Photo: Noosa Library frontage, 2012

### 2.1 Additional Analysis Studies

During the initial stages of the situational analysis, it became apparent that there was insufficient data on some issues that would require more detailed information prior to the review of the Master Plan.

Traffic and parking were clearly long standing, significant and problematic issues within the Wallace Park precinct. It was therefore decided that a more detailed traffic and parking analysis was required by expert traffic consultants. A study of this issue was commissioned by Sunshine Coast Council.

Heritage issues are inherent in the original philosophy that the 1989 Master Plan was derived from. The original heritage studies of Wallace House and the site were undertaken prior to 1989 and integrated into the original Master Plan. It was apparent that activities on the site may have impacted upon the heritage values identified in those early reports. A heritage report on the current situation at Wallace Park was commissioned to provide input into the review process.



Photo: Tait Duke Cottage on Village Green, 2012

## Existing

## Deficiencies

## Constraints

## Opportunities

**Situational Analysis of Wallace Park, Noosaville**

as part of the review of the Wallace Estate Master Plan by John Mainwaring & Associates Pty Ltd. Prepared for Noosa Shire Council

Date: 1989 (refer 2.2 for illustration)

**General Aims of 1989 Master Plan :**

- Flexibility of use of areas
- Enhancement of the pedestrian and community experience
- Retention of the semi-rural and heritage character
- Integration of the buildings within the setting
- Encouragement for the precinct to become a tourist destination in itself.

| Issue                              | Existing   | Deficiencies  | Constraints  | Opportunities  |
|------------------------------------|--|---|--|--|
| Major Elements of 1989 Master Plan |  |   |  | 1.0  |
|                                    | <p>Complete elements:</p> <ul style="list-style-type: none"> <li>• Wallace House</li> <li>• Library</li> <li>• Leisure Centre</li> <li>• Environment Centre</li> <li>• Respite Centre</li> <li>• Future Facilities as Bridge Club</li> <li>• Future Facilities as Endeavour Foundation – relocated into area shown on Master Plan as car parking</li> <li>• Amphitheatre.</li> </ul> <p>Incomplete elements:</p> <ul style="list-style-type: none"> <li>• ‘Heritage’ structures in north-east sector of site – Tait Duke Cottage currently located near this area</li> <li>• Ancillary Facilities buildings between Village Green and Eumundi-Noosa Road apart from the addition of various sheds behind the respite centre</li> <li>• Parking areas associated with Ancillary Facilities</li> <li>• Parking areas along southern site boundary – currently partially occupied by Endeavour Foundation facility</li> <li>• Future Library expansion zone currently occupied by car parking for Environment Centre</li> <li>• Associated pedestrian path connections and driveways</li> <li>• Village Green - currently seldom utilised space</li> <li>• Picnic site at edge of wetland</li> <li>• Footbridge across roadway to north of site for connection towards the river</li> <li>• Pedestrian crossing link towards Noosa Waters across Eumundi-Noosa Road</li> <li>• ‘Future boardwalk’ link through wetland to Goodchap Street.</li> </ul> | <ul style="list-style-type: none"> <li>• Fewer parking spaces than shown on Master Plan</li> <li>• Incomplete internal pedestrian pathway network</li> <li>• External linkages have occurred in different alignments</li> <li>• Eumundi-Noosa Road frontage and Environment / Heritage precinct shown on Management Plan underdeveloped</li> <li>• Ancillary buildings and many of the buildings proposed in the Environment and Heritage Precinct not present as of 2012</li> <li>• Activation of the Village Green.</li> </ul> <p>Master Plan aims</p> <ul style="list-style-type: none"> <li>• The major aspiration of the existing Master Plan that has not been achieved is that the precinct has not become a tourist destination in itself.</li> </ul> | <ul style="list-style-type: none"> <li>• Northward Library expansion potential constrained by existing car parking</li> <li>• Flood / environmental / bushfire planning overlays restricts expansion to the east of Wallace Drive</li> <li>• Environmental values of re-growth forest would suggest construction of the “Future Boardwalk” shown on the Master Plan is not necessarily desirable when alternate routes along Gibson Road extension corridor are already available</li> <li>• Access to undeveloped areas of site from Wallace Drive limited by proximity of existing buildings to each other and topography</li> <li>• Footbridge link from near Wallace House across Gibson Road costly, difficult to go to ground on northern end and not necessary unless Gibson Road extended. If Gibson Road extended would require pedestrian crossing solution to retain links to Hilton Terrace path network</li> <li>• Tait Duke cottage currently (temporarily) sitting on north south axis of the Village Green</li> <li>• Shared pathway bisecting the Village Green.</li> </ul> | <p>1.1 Potential for additional community groups on site within the Environment and Heritage precinct shown on the 1989 Master Plan</p> <p>1.2 Improve connectivity and potential interactions between facilities by completing circulation networks</p> <p>1.3 Village Green potential for events</p> <p>1.4 Library upgrade / expansion</p> <p>1.5 Leisure Centre expansion</p> <p>1.6 Potential of picnic areas shown on 1989 Master Plan west of Wallace Drive – subject to impact assessment on existing vegetation</p> <p>1.7 Amphitheatre events.</p> <p>Note: Additional and expanded building potentials subject to needs and solutions for parking issues.</p> |

| Existing   | Deficiencies   | Constraints  | Opportunities  |
|--|--|--|--|
|  | <p>Master Plan aims</p> <ul style="list-style-type: none"> <li>Generally the stated aims and aspirations of the 1989 Master Plan have been achieved, namely the variety and flexibility of uses integrated into the site, enhancement of pedestrian and community experience, retention of a semi-rural and heritage character, integration of buildings and the setting.</li> </ul>   |  |  |
| <b>Noosa Plan Maps &amp; Statutory Controls **</b> | ** Note – only maps and overlays that show impacts on the Wallace Park site are outlined here  |  | <b>2.0</b>   |
|  | <p>Zoning as per Zone Map ZM8:</p> <ul style="list-style-type: none"> <li>Eastern portion (generally east of Wallace Drive) zoned Community Services which caters for recreation, social interaction, community wellbeing, emergency services, infrastructure, health care and educational facilities</li> <li>Multiple use and shared facilities are encouraged to ensure efficient provision of services</li> <li>Western portion (generally west of Wallace Drive) zoned Open Space Conservation</li> <li>Conservation zoning identifies and seeks to protect areas of remnant vegetation and encourages the rehabilitation of riparian corridors and wildlife corridors. It also seeks to protect land of ecological, scenic or cultural value.</li> </ul> <p>Biodiversity Overlay OM8.1:</p> <ul style="list-style-type: none"> <li>Remnant vegetation mapped as Environment Protection Area</li> <li>Identified under Biodiversity Strategy as a Connecting Habitat Area and under current reviews may be included into the Maroochy Noosa Pomona Wallum Hinterland Core Habitat Area.</li> </ul> <p>Heritage Overlay OM8.2:</p> <ul style="list-style-type: none"> <li>Majority of site is classified as a Heritage Site based on the citation of Wallace House and is listed as such on the Council Heritage Register</li> <li>Heritage sites are protected from removal, damage or disturbance caused by development.</li> </ul> <p>Natural Hazard: Landslide and Flooding Overlay OM8.3:</p> <ul style="list-style-type: none"> <li>Western portion on site covered by Flooding Hazard overlay.</li> </ul> | <ul style="list-style-type: none"> <li>OM8.2 - Wallace House not listed on State Heritage Register – refer Heritage section constraints comments</li> <li>OM8.2 - No site specific Heritage Study or Conservation Management Plan in place for Wallace Park</li> <li>Schedule 5 - Proposed Trunk Pathway from McKenna Court has been effectively replaced by shared pathway along Eumundi-Noosa Road, but only partial links through the site at present.</li> </ul> | <ul style="list-style-type: none"> <li>Provisions of Council Codes and Strategic documents as applied to Wallace Park</li> <li>OM8.3 requires the area subject minimum floor height</li> <li>Wallace Drive acts as fire break.</li> </ul> <p>2.1 Consider clearance of tree canopies linking over Wallace Drive to reinforce fire break</p> <p>2.2 Manage landscape surrounding Endeavour Foundation for fire hazard reduction</p> <p>2.3 Pruning of vegetation as required – refer sections below on CPTED and vegetation.</p> <p>Note: Biodiversity Overlay provisions allow for management of vegetation for bushfire hazard reduction.</p> |

| Existing  | Deficiencies  | Constraints | Opportunities  |
|---|---|-------------|--|
| <p>Natural Hazard: Bushfire and Acid Sulphate Soils Overlay OM8.4:</p> <ul style="list-style-type: none"> <li>Western portion (generally west of Wallace Drive) noted as High Bushfire Hazard Area</li> <li>Western portion (generally west of Wallace Drive) noted as High Potential Acid Sulphate Soils due to its low topography.</li> </ul> <p>Schedule 5 – Networks Maps</p> <ul style="list-style-type: none"> <li>Eumundi-Noosa Road is shown as part of the Major Road Network through Noosaville</li> <li>A Trunk Pathway is mapped running through the site from McKenna Court linking to a pathway along the Gibson Road corridor</li> <li>The <i>Melaleuca</i> and scribbly gum forest patches are shown as Existing Native Vegetation on the Open Space Network map although not considered part of an Open Space Corridor.</li> </ul> <p>Part 13 Overlays</p> <ul style="list-style-type: none"> <li>Outlines provisions under various Overlays for any future development and management programs.</li> </ul> <p>Part 14 Assessment Criteria for Development For A Stated Purpose or A Stated Type</p> <ul style="list-style-type: none"> <li>Code assessable conditions for any future developments on site.</li> </ul> |   |             |  |
| <b>Council Strategic Planning</b>   |   |             | <b>3.0</b>   |
| <p>Sunshine Coast Open Space Strategy 2011:</p> <ul style="list-style-type: none"> <li>Wallace Park identified as a 'local recreation park'</li> <li>Anticipated that embellishment of Wallace Park will be detailed through the forthcoming Recreation Park Plan.</li> </ul> <p>Note: The Wallace Park Master Plan will have a role in recommending embellishments to be rolled over into the Priority Infrastructure Plan and Recreational Park Plan.</p>   | <ul style="list-style-type: none"> <li>Wallace Park not mentioned specifically in the Noosaville network plan, but mention of investigating opportunities for recreation parks by embellishment and co-location of trails.</li> </ul> |             | <p>3.1 Upgrading classification of Wallace Park as a Civic Recreation Park would be consistent with the concept of community hubs in the Open Space and Social Infrastructure Strategies</p> <p>3.2 Embellishments possible under Infrastructure Charges including park furniture, shelters, signage, play equipment for recreation parks – greater if classified as 'civic' rather than 'local' recreation park</p> <p>3.3 Fitness Trail – possibly as outdoor extension of Leisure Centre activities</p> <p>3.4 Heritage Trail – Wallace House basis for internal trail and/or contribution to Noosa wide Trail. Tait Duke Cottage also has potential for trail linkage subject to findings of commissioned heritage study</p> <p>3.5 Environment Trail – extension of Noosa Parks Association fauna observation and Bushland Care Group activities.</p> |
| Sunshine Coast Social Infrastructure Strategy   | <ul style="list-style-type: none"> <li>Apparent lack of specific recognition of the</li> </ul>  |             | 3.6 The Social Infrastructure Strategy   |

| Existing  | Deficiencies  | Constraints  | Opportunities  |
|---|---|--|--|
| 2011: <ul style="list-style-type: none"> <li>Local meeting spaces to cater for long term needs to be investigated however the need is likely to be within Noosaville (residential/retail/commercial area)</li> <li>Emphasis in the Strategy on strengthening 'community hubs' – desired outcome in the Strategy</li> <li>Principles of :               <ul style="list-style-type: none"> <li>Accessibility and connectedness</li> <li>Equity and opportunity</li> <li>Safety and security</li> <li>Sense of community and well-being.</li> </ul> </li> </ul> | significant contribution made by Wallace Park to the social fabric of the Noosa area in strategic planning documents. |  | identifies Noosaville as a Community Hub. Wallace Park provides key elements of the community hub - social infrastructure and open space<br>3.7 The precinct as a place may be better strengthened by better integrating the site with surrounding land uses including residential, education and commercial areas. Strong linkages to the Noosaville commercial retail core (Gibson Road) are important in tying the community hub elements together.   |
| Sunshine Coast Sport and Active Recreation Plan 2011-2026: <ul style="list-style-type: none"> <li>Proposes medium term construction of a 2 – 3 court indoor sports facility in the Coolumberrigian area to meet unmet demand at the Noosa Leisure Centre</li> <li>Recommends establishment within Council of a Major Venues Unit to manage facilities including the Noosa Leisure Centre.</li> </ul>  |   |  | 3.8 Mitigates need to expand Leisure Centre building<br>3.9 Recommends establishment within Council of a Major Venues Unit to manage facilities including the Noosa Leisure Centre.  |
| Sunshine Coast Positive Ageing Strategy 2011-2016: <ul style="list-style-type: none"> <li>Affirms continued support and funding for the Noosa Day Respite Centre</li> <li>Promote and facilitate opportunities throughout the community for social interaction for older people, such as men's sheds.</li> </ul>  |   | <ul style="list-style-type: none"> <li>Community garden being established in nearby Earnest Street.</li> </ul> | 3.10 Men's shed facility<br>3.11 Possible use of some unused open space as community garden, potentially complementary to other uses and supplementary activity on site for some users.  |
| Sunshine Coast Active Transport Plan 2011-2031: <ul style="list-style-type: none"> <li>Plan encourages walking, cycling and other modes of transport other than private use motor vehicles</li> <li>Pathway links under this plan include the recently constructed shared pathway from Eumundi–Noosa Road into the site, with extensions planned in the future.</li> </ul>  |   |  | 3.12 Funding of pathway and cycleway infrastructure links to and within Wallace Park through this Plan.  |
| Sunshine Coast Reconciliation Action Plan 2011-2016: <ul style="list-style-type: none"> <li>The aim of the Reconciliation Action Plan is to promote reconciliation between Aboriginal and Torres Strait Islander Communities and other Australians living on the Sunshine Coast</li> <li>Promotes the recognition, interpretation and creation of Aboriginal and Torres Strait Islander spaces and places across the region.</li> </ul>   |   |  | 3.13 Opportunity to engage with local indigenous representatives through the Master Plan review process<br>3.14 Potential for site to play a role in reconciliation due to presence of Girarmi / Yarning Circle and connections with indigenous cultural heritage.<br>3.15 Yarning: Means continuing to speak, partner and connect with the Aboriginal and Torres Strait Islander community and all levels of government. It means the way we engage and consult with the community in determining outcomes and common purposes, whilst finding the best possible way forward. |



| Existing   | Deficiencies   | Constraints  | Opportunities   |
|--|--|--|---|
| <p>Sunshine Coast Council Public Art Policy 2011</p> <ul style="list-style-type: none"> <li>The purpose of this policy is to outline the framework and principles which guide the provision of public art in the Sunshine Coast region</li> <li>The policy is supported by a set of guidelines which outline the processes for the identification, commissioning, procurement, management, maintenance and deaccessioning of public art.</li> </ul>  |  |  | <p>3.16 Opportunity to strengthen site identity and interpretation of local cultural and environmental references and themes through creative public artworks which could be stand-alone elements or integrated with signage, play space design, lighting, pathway treatments, furnishings and fencing etc.</p> <p>3.17 Public art could also include ephemeral art and artistic / cultural events and performances.</p>  |
| <p>Sunshine Coast Access and Inclusion Plan 2011-2016:</p> <ul style="list-style-type: none"> <li>The Access and Inclusion Plan supports increasing community participation and recognises everyone's contribution to this vibrant region. The outcome areas of the Access and Inclusion Plan focus on reducing social, physical and economic barriers to create a more inclusive community. The principles of the Plan support creating opportunities for greater community participation for community members, recognising and valuing their contribution to the vibrancy of the region</li> <li>The plan is an important element of implementing council's Access and Inclusion Policy.</li> </ul> |  |  | <p>3.18 Opportunity to make it easier for people to get around by improving mobility, ease and diversity of access and safety</p> <p>3.19 Opportunity to enhance the precinct through a place making process that improves access to council owned and managed facilities, amenities and open space</p> <p>3.20 Opportunity to provide inclusive services by improving accessibility through planning, design and services</p> <p>3.21 Opportunities for inclusive participation and contribution to the future planning and design of the precinct</p> <p>3.22 Opportunity to provide communication and information systems that are accessible, reliable and responsive.</p>  |
| <b>'Sense of Place' / Identity</b>   |  |  | <b>4.0</b>  |
| <ul style="list-style-type: none"> <li>A large group of architecturally distinctive facilities on an attractive site</li> <li>Vegetated 'rustic' character</li> <li>Perception of community asset due to presence of Library and Leisure Centre and other community support facilities (Day Respite Centre, Endeavour Foundation and Meals on Wheels)</li> <li>Stakeholder community groups sense of connection and ownership of their facility</li> <li>Variety of users.</li> </ul>  | <ul style="list-style-type: none"> <li>Wallace House screened from view over the years by landscaping, lost 'landmark' aspect of it on the hill</li> <li>High visibility of Tait Duke House from Eumundi-Noosa Road leads to public confusion that it is actually Wallace House</li> <li>No obvious precinct entry/arrival point i.e. 'gateway' – lack of 'legibility' from the west, better from the east at the roundabout but limited exposure</li> <li>Facilities tend to be physically and perceptually (by both tenants and users) separated</li> <li>Lack of prominence of site furniture / signage etc in providing a coherent and distinctive 'brand' for Wallace Park</li> <li>Lack of visual and physical presence from surrounding roadways – "I didn't know that was there"</li> <li>Lack of picnic activity support such as tables and shelters</li> </ul> | <ul style="list-style-type: none"> <li>Maintaining stakeholders individuality and sense of identity</li> <li>Council wayfinding signage strategy.</li> </ul> | <p>4.1 Place an iconic element or building on site, highly visible from Eumundi-Noosa Road to emphasise Wallace Park role as a community cultural precinct. If a building, it should be based on an artistic or cultural activity</p> <p>4.2 Install identity elements prominently identifying the precinct and signage identifying the Wallace Park Community Precinct and identifying all user groups at Wallace Drive entrances off Eumundi-Noosa Road and Gibson Road roundabout Consider provisions of Heritage Overlay Code in form and siting of signage relevant to heritage values of Wallace House</p> <p>4.3 Creation and/or accentuation of view corridors from Eumundi-Noosa Road</p> <p>4.4 Provide graphics manual to ensure consistent themed signage</p> |

| Existing | Deficiencies   | Constraints  | Opportunities  |   |
|----------|--|--|--|---|
|          | <ul style="list-style-type: none"> <li>Little to attract youths and children e.g. playgrounds.</li> </ul>  |  | <p>throughout the site – guidelines for materials, forms, graphics and a Wallace Park logo</p> <p>4.5 Provide playground in vicinity to Library and Leisure Centre</p> <p>4.6 Fitness trail incorporated at edges of Village Green</p> <p>4.7 Extend Wi-Fi coverage to other areas of site</p> <p>4.8 Public art</p> <p>4.9 Reconfiguration of central space between library and Leisure Centre as the major welcoming and orientation space within the precinct.</p>  |   |
| Parking  |  |  | 5.0  |   |
|          | <ul style="list-style-type: none"> <li>5 accessible bays adjacent the Leisure Centre serving it and the Library</li> <li>Small short term car drop off in front of Library</li> <li>Covered mobile library parking adjacent to Library (no longer in use for mobile library, driveway used by couriers for inter-library deliveries and also by volunteers for delivery of borrowed items to house-bound patrons, also used infrequently as a bus set down and for after and late hours parking by council staff)</li> <li>3 mini bus parking bays adjacent to Leisure Centre</li> <li>Parking bays between the Leisure Centre and the Respite Centre</li> <li>Parking bays along the Respite Centre loop drop off driveway</li> <li>Informal gravel parking adjacent the Meals on Wheels facility</li> <li>Loop drop off driveway to Meals on Wheels</li> <li>Drop off in front of Endeavour Foundation</li> <li>Carport parking attached to Endeavour Foundation</li> <li>Parking bays and 3 accessible bays between Library and the Bridge Club serving the Environment Centre, Bridge Club and Library</li> <li>Parking bays and 2 accessible bays to the north of the Bridge Club serving it and Wallace House</li> <li>Unsealed off road car parking along western side of Wallace Drive</li> <li>Short stay parking bay in front of Wallace House.</li> </ul> | <ul style="list-style-type: none"> <li>Off road parking along western side of Wallace Drive results in vehicle / vehicle conflicts from backing out into traffic flow</li> <li>Off road parking along western side of Wallace Drive results in vehicle / pedestrian conflicts from drivers and passengers having to cross road and walking along road as no footpaths</li> <li>Insufficient sealed parking at Wallace House with overflow parking happening behind the building apparently accessed along a pathway – this may compromise heritage values of Wallace House</li> <li>Demand for parking higher than supply for parking around Wallace House and Bridge Club</li> <li>Concerns about visibility of bollards carpark areas – considered too low to see leading to collisions</li> <li>Drop – off bay at Library considered not to work due to poor alignment and geometry and small size causing conflicts with through traffic</li> <li>Concerns of transitory vehicles, not necessarily of users of the site, utilizing car parking spaces, including overnight stays</li> <li>Vehicles utilizing culvert crossings to sheds off Eumundi-Noosa Road and new shared pathway to access Village Green Area for informal parking leading to potential conflicts with pedestrians and cyclists</li> <li>Retained tree in carpark between Library and Noosa Parks Association building requires carpark reconfiguration</li> <li>No overall coordination of timing of weekly events and fixtures at the various facilities to manage peak demands.</li> </ul> | <ul style="list-style-type: none"> <li>Endeavour Foundation facility has occupied parking zone shown on original Master Plan</li> <li>Parking demand fluctuates significantly during the week dependent upon various activities occurring e.g. Friday Bridge Club attendance of 100-150 people</li> <li>Clashes of high demand peaks for parking by various stakeholders</li> <li>Limited areas for existing carpark expansions</li> <li>Access to potential additional parking areas within eastern areas of site difficult due to avoiding more conflicts with pedestrian network and clearances for access between building restricted</li> <li>Grades and topography</li> <li>Tension between wanting a solution to parking and additional parking without creating ‘a big carpark’ and impacting upon the existing character of the precinct.</li> </ul> <p>Noosa Plan Car Parking Code vehicle parking requirement for Recreation, Amusement &amp; Fitness Uses :</p> <ul style="list-style-type: none"> <li>1 space per 20m<sup>2</sup>, or part thereof, of use area; OR</li> <li>1 space per 3 persons capable of being entertained at any one time, whichever is the greater.</li> </ul> | <p>5.1 Potential use of Gibson Road extension reserve as interim overflow parking space – requires consideration of impacts on residents backing onto reserve, and the distance of these parking bays from the actual facility destination of drivers</p> <p>5.2 Provide additional formed parking areas and driveway access around Wallace House – access to rear narrow – dependent upon acceptance of degree of compromise of heritage values</p> <p>5.3 Potential additional parking on eastern areas of site</p> <p>5.4 Substitute upstand kerbs or wheelstops for bollards in confined spaces</p> <p>5.5 Formalize and line mark gravel parking bays along Wallace Drive to increase capacity</p> <p>5.6 Provision of free shuttle bus service to Council facilities including Wallace Park to encourage less car use</p> <p>5.7 Encourage carpooling and possible off-site parking location with connection by shuttle bus</p> <p>5.8 Provide larger 5 min drop off zone at Library</p> <p>5.9 Timed parking</p> <p>5.10 “Pram” parking bays to allow easier access parents with young children to Library and Leisure Centre</p> <p>5.11 Explore potential of one-way traffic on Wallace Drive to ease congestion and safety issues</p> <p>5.12 Reduce speed limit and increase traffic calming measures, including feasibility of a ‘shared’ zone in vicinity of bus stops</p> |

| Existing   | Deficiencies  | Constraints  | Opportunities   |
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|  |   |  | 5.13 Increase frequency and flexibility of public transport access<br>5.14 Consider relocation and or upgrade of bus stops to improve safety and pedestrian connections<br>5.15 Designated staff parking to be away from facilities to allow easier access by users<br>5.16 Adopt as practicable recommendations of Traffic Management Study<br>5.17 Investigate and improve active transport access to the site where practical.   |
| <b>Vehicle Circulation / Wayfinding</b>                |   |  | <b>6.0</b>  |
|  | <ul style="list-style-type: none"> <li>Wallace Drive provides road access into and through site</li> <li>Wallace Drive is a driveway not a dedicated road</li> <li>Speed limits vary</li> <li>Speed hump between Endeavour Foundation and Meals on Wheels</li> <li>Driveways exit Wallace Drive into the various facilities</li> <li>Southern entrance to Wallace Drive has a sign that denotes the Leisure Centre only</li> <li>Northern entrance on Gibson Road / Eumundi-Noosa Road has sign for Leisure Centre and a separate, graphically different sign for Creative Arts Centre</li> <li>Bus route through the site with bus stops on both sides of Wallace Drive near the Leisure Centre and Library</li> <li>Road reserve along northern site boundary could be developed in future as a bypass road connecting Gibson Road to the Tewantin Road bridge</li> <li>Driveway accesses to the Respite Centre shed directly from Eumundi-Noosa Road.</li> </ul> | <ul style="list-style-type: none"> <li>Signage at both entrances from Eumundi-Noosa Road not coordinated, small and lacking visual impact, and only identifies some site facilities</li> <li>Southern Wallace Drive entrance from Eumundi-Noosa Road lacks prominence, and poor sightlines due to vegetation</li> <li>Egress safety issue at Meals on Wheels due to obstruction of sight lines from vegetation, speeding downhill along Wallace Drive, and angled exit from drive through</li> <li>Speed hump does not deter speeding until vehicles past Meals on Wheels egress points</li> <li>Poor signage to facility designated car parking zones</li> <li>Drop off at library poorly designed, short and aligned on a curve</li> <li>Bus stop on eastern side of Wallace Drive has no seat or shelter</li> <li>Driveway accesses to the Respite Centre sheds directly from Eumundi-Noosa Road cross the shared pathway and vehicles servicing the sheds conflicts with pathway users</li> <li>Approval status of driveways to sheds require clarification – one only shown on design drawings</li> <li>Need to understand whether there is a problem with non-user parking on the site.</li> </ul> | <ul style="list-style-type: none"> <li>Potential future bypass road along northern boundary currently shows a left in / left out configuration for Wallace Drive due to proximity to Gibson Road roundabout. This would be significant issue regarding access to the site from the east by encouraging exiting of the site from the southern entrance onto Eumundi-Noosa Road – direction needed on whether bypass will proceed</li> <li>Steepness of southern section of Wallace Drive that encourages speed increases</li> <li>Multiple driveway egress points onto Wallace Drive.</li> </ul> |
| <b>Pedestrian and Cyclist Circulation / Wayfinding</b> |   |  | <b>7.0</b>  |
|  | <ul style="list-style-type: none"> <li>Sealed exposed aggregate pathways around entries to Library and Leisure Centre linking to carparks</li> <li>Sealed pathway link from Leisure Centre to Respite Centre – not accessible compliant</li> </ul>  | <ul style="list-style-type: none"> <li>Significant number of trip hazard points on pathways due to heaving caused by tree surface roots</li> <li>Comment received that recently constructed pathway providing link to</li> </ul>   | <ul style="list-style-type: none"> <li>Funding</li> <li>Topography</li> <li>Tree root issues</li> <li>Dispersed parking and peak demands leading to inappropriate parking behavior.</li> </ul>  |

| Existing  | Deficiencies   | Constraints | Opportunities   |
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| <ul style="list-style-type: none"> <li>grades</li> <li>Recently constructed shared pathway link from Eumundi-Noosa Road pathway at southern Wallace Drive entrance to Library</li> <li>Sealed access pathways from carparks to Bridge Club and Wallace House</li> <li>Sealed accessible path from vicinity of Wallace House to Environment Centre</li> <li>Main approach to Environment Centre from car parking is gravel surfaced and requires climbing stairs.</li> </ul> | <ul style="list-style-type: none"> <li>pathway running southwards along Eumundi-Noosa Road has steep, poorly aligned approach to the Library entrance resulting in cycle / pedestrian conflict and potential safety issues</li> <li>Recently constructed pathway used by vehicles to access sheds behind Respite Centre as well as crossed by driveway access to sheds leading to vehicle conflicts with pedestrians/cyclists</li> <li>Confirmed reports of vehicles driven along path to library in mistaken belief it is a driveway and also using the pathway to access the Village Green for car parking</li> <li>Lack of pathways along Wallace Drive encourages pedestrians to walk on roadway leading to vehicle / pedestrian conflicts</li> <li>No pathway links or road crossing to western bus stop leading to pedestrians walking along Wallace Drive. Eastern bus stop similar or access through car parking and across garden</li> <li>Lack of sealed pedestrian pathways linking Wallace House and Environment Centre to Library and Leisure Centre</li> <li>Lack of adequate and legible pedestrian circulation network tends to accentuate disconnection of community group facilities from the Library/Leisure Centre</li> <li>Lack of directional signage on path network and overall legibility within precinct.</li> </ul> |             | <ul style="list-style-type: none"> <li>7.3 movement</li> <li>7.3 Expand sealed path network to provide accessible compliant links to all facilities and between facilities</li> <li>7.4 Upgrade directional/ wayfinding signage, including linkages to the regional path network</li> <li>7.5 Provide entry signage at road entry points that identify site facilities</li> <li>7.6 Undertake root damage remediation program – refer ‘vegetation’ section</li> <li>7.7 Review detailing of pathway construction for future paths to include edge thickening, root barriers and key/dowel jointing to minimize impact of roots</li> <li>7.8 Upgrade linkages to Gibson Road pathways</li> <li>7.9 Review signage, visual cues and physical barriers where shared pathway passes beside Respite Centre sheds and driveways.</li> </ul> |
| <b>Inclusive Access</b>   |  |             | <b>8.0</b>  |
| <ul style="list-style-type: none"> <li>Some blue permit accessible parking bays, no red permit bays signed (note: red and blue permits are being phased out)</li> <li>Accessible access path to rear of Bridge Club</li> <li>Accessible access path from vicinity of Wallace House to Environment Centre</li> </ul>   | <ul style="list-style-type: none"> <li>Accessible parking bays limited in number, poorly located and not compliant to current standards in size, grades and access pathways. Accessible access confusing e.g. accessible parking and access path to Environment Centre in Bridge Club carpark and vice versa</li> <li>Access to and from accessible bays not compliant to standards with kerbs and steep path gradients</li> <li>Accessible access routes between facilities limited due to pathway gradients not compliant with current access standards</li> <li>Bus stops not compliant for accessibility</li> <li>Lack of tactile indicators</li> <li>Accessible link to Environment Centre not obvious and approaches to this path probably don’t comply with codes</li> <li>Inadequate access to Endeavour Foundation for both wheelchairs and</li> </ul>  |             | <ul style="list-style-type: none"> <li>8.1 Provide pedestrian access paths, accessible compliant to both bus stops and upgrade shelters for both stops</li> <li>8.2 Provide accessible path connections to and between all facilities</li> <li>8.3 Provide additional accessible parking bays where needed, ensuring bays compliance to current codes, including at grade connections to pathways</li> <li>8.4 Investigate option for freestanding accessible public amenity building in Wallace Park</li> <li>8.5 Accessible pathways throughout site subject to localised site constraints and topography</li> <li>8.6 Address current legislation in permit types and accessible parking bay signage, management and enforcement</li> </ul>  |

| Existing   | Deficiencies   | Constraints   | Opportunities   |
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|  | prams.   |   | 8.7 Signage to take into account visual impairments and intellectual ability<br>8.8 Undertake an accessibility audit and prepare a management plan by accredited access consultant.   |
| <b>District Path Connections</b>   |  |   | <b>9.0</b>  |
| <ul style="list-style-type: none"> <li>Recently constructed pathway provides link to pathway running southwards along Eumundi-Noosa Road</li> <li>Pathways along road easement to northern site boundary provides links to Tewantin, Hilton Terrace and areas around hospital</li> <li>Narrow sealed footpath from Wallace Drive to McKenna Court alongside the Endeavour Foundation facility</li> <li>Unformed trail to nearby hospital through environmental area.</li> </ul>  | <ul style="list-style-type: none"> <li>Recently constructed pathway providing link to pathway running southwards along Eumundi-Noosa Road is used by vehicles to access existing sheds at Respite Centre leading to pedestrian / vehicle conflicts</li> <li>Pathway links to the north discharge onto Wallace Drive leading to pedestrian / vehicle conflicts</li> <li>Links to Gibson Road poor with no defined crossing over Eumundi-Noosa Road</li> <li>McKenna Court and hospital links narrow and not obvious.</li> </ul>   |   | 9.1 Complete shared pathway proposal including connection across Eumundi-Noosa Road to Gibson Road pathways<br>9.2 Traffic calming raised crossings of Wallace Drive to give pedestrian / cycle priority<br>9.3 Provide signage to McKenna Court link and selectively prune back vegetation to improve visibility along the path.   |
| <b>Vegetation</b>  |  |   | <b>10.0</b>   |
| <ul style="list-style-type: none"> <li>Regrowth <i>Melaleuca</i> wetland to western portion of Wallace Park of environmental importance containing regional ecosystem 12.2.7 (<i>Melaleuca</i> woodlands)</li> <li>Remnant eucalypt community is of environmental importance containing regional ecosystem 12.9/10.4 (scribbly gum forests)</li> <li>Above vegetation identified by the Sunshine Coast Biodiversity Strategy as an important Connecting Habitat Area</li> <li>Bushland Care Group undertakes weed control management of wetland fringes</li> <li>Extensive tree plantings around existing buildings of large sized tree species, in particular figs</li> <li>Mixture of endemic, native and exotic plant species within the landscapes around the various facilities.</li> </ul> | <ul style="list-style-type: none"> <li>Severe problems with surface root impacts on paths, kerbs and services</li> <li>Massed understory plants block views within the site and contributes to lack of visual connectivity and wayfinding</li> <li>Extensive tree canopies overshadow external spaces preventing sun and light penetration</li> <li>CPTED audit suggests some pruning required to improve sightlines for safety</li> <li>CPTED audit notes pole lighting fittings are being covered by tree canopies restricting effective illumination</li> <li>CPTED audit considers landscaping is "old and disconnected from actual usage"</li> <li>General impression by internal stakeholders of landscape being overgrown, weed infested and lacking regular maintenance</li> <li>Some concern regarding mowing encroaching into revegetation zones along edge of environmental area</li> </ul> | <ul style="list-style-type: none"> <li>Many of the major tree specimens are figs with large surface root systems that will enlarge as trees mature</li> <li>Surface rooting of even medium sized trees of species not renowned for surface roots suggests geomorphology of site is constraint on deep rooting</li> <li>Retention of heritage vegetation</li> <li>Retention of vegetation providing habitat and environmental values</li> <li>Desirable 'sense of place' character imparted by trees and landscape.</li> </ul> | 10.1 Improve coordinated maintenance program<br>10.2 Need to clarify protection provisions relative to problem tree specimens<br>10.3 Tree retention audit to assess potential selective tree removal of major problem specimens. May allow other specimens to achieve full canopy potential infilling the gaps created<br>10.4 Investigate potential root pruning maintenance program supplemented by installation of root barriers<br>10.5 Consider alternate pavement surfaces and detailing e.g. flexible softfall to counter tree root problems<br>10.6 Align new pathways away from major trees<br>10.7 Consider use of boardwalks above root zones where appropriate<br>10.8 Undertake tree health audit and program of removal of deadwood and remedial pruning- area outside Biodiversity Overlay includes area east of Wallace Drive so no inhibition on clearing<br>10.9 Future landscaping to be primarily endemic native species and progressively remove unsuitable exotic species and invasive weed species. |
| <b>Site Management</b>   |  |   | <b>11.0</b>   |
| <ul style="list-style-type: none"> <li>Part of job description for new Leisure Centre</li> </ul>   | <ul style="list-style-type: none"> <li>Traditionally, poor lines of communication</li> </ul>   | <ul style="list-style-type: none"> <li>Clarity of roles regarding who is responsible for</li> </ul>   | 11.1 Leisure Centre Manager to act as   |

| Existing   | Deficiencies   | Constraints  | Opportunities   |
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| <p>Manager is role as liaison between tenants and Council staff to open channels of communication.</p> | <p>between tenants and Council</p> <ul style="list-style-type: none"> <li>• Little or no interaction between tenants</li> <li>• Perception among tenants that Council staff don't visit and regular maintenance lacking</li> <li>• Amphitheatre not currently used – perceived “ant” problem</li> <li>• Site furniture old and needing refurbishment or replacement</li> <li>• Seats generally off pavements</li> <li>• Amphitheatre shelter requires repairs and refurbishment – lacks seating</li> <li>• Leaves on pathways in wet weather become slippery causing hazards</li> <li>• Leaves in gutters cause flooding in rain events due to blockage of downpipes</li> <li>• Landscape maintenance e.g. dead tree removal, tree trimming, garden trimming minimal</li> <li>• Concern by Bushland Care Group that mowing is encroaching into bushland</li> <li>• Delays to maintenance e.g. deterioration of Wallace House</li> <li>• Pathways require rectification re trip hazards</li> <li>• No recycling bins for public use.</li> </ul> | <p>what maintenance Council or leaseholders Funding.</p> <ul style="list-style-type: none"> <li>•</li> </ul> | <p>Council liaison for Wallace Park stakeholders</p> <p>11.2 Clarify responsibilities and roles with written guidelines issued to all stakeholders, including issues reporting procedures</p> <p>11.3 Investigate potential of Management Board comprising Council and Stakeholders – review similar site operations e.g. North Pine Country Park</p> <p>11.4 Undertake shared events which may include collaborative events associated with other sites</p> <p>11.5 Potential use of Village Green as venue for annual Fair as fund raising, networking, promotion / branding event. Director In Residence program could ensure dynamic and changing themes and activity mix for the Fair</p> <p>11.6 Potential increase use of Amphitheatre for events – could be integrated into Fair activities and In Residence program as site for lectures / demonstrations / workshops</p> <p>11.7 Potential to re-grade and renovate Amphitheatre with suitable stage facility for various outdoor events</p> <p>11.8 Preparation of landscape maintenance plan and manual to guide and monitor grounds maintenance including extent of maintenance works and consultative approach with Bushland Care Group and Noosa Parks Association</p> <p>11.9 Parking enforcement – define regulations and who responsible for enforcement.</p> |
| <b>Safety (CPTED)</b>  |  |  | <b>12.0</b>   |
| <ul style="list-style-type: none"> <li>• CPTED audit undertaken February 2012 by Council.</li> </ul>   | <p>Audit Findings:</p> <ul style="list-style-type: none"> <li>• Lack of pedestrian movement predictors and visual cues i.e. signage, marked pedestrian routes, road crossings</li> <li>• Lack of pedestrian pathways</li> <li>• Strong conflicts between pedestrians and vehicles</li> <li>• Inconsistent speed limits on Wallace Drive</li> <li>• No pedestrian protection zones on Wallace Drive</li> <li>• Street and park lighting inadequate, needs maintenance or blocked</li> <li>• Lack of directional signage from Wallace Drive and carparks to various facilities</li> <li>• Landscape old and root systems creating</li> </ul>   |  | <p>Audit Recommendations:</p> <p>12.1 Develop a complete traffic management plan including parking, public transport, access to facilities, and elimination of severe conflict points</p> <p>12.2 Single low speed limit to entire length of Wallace Drive</p> <p>12.3 Installation of clear pedestrian driveway crossings or shared zones</p> <p>12.4 Prune vegetation away from lighting – up to 20% canopy removal allowed in area covered by Biodiversity Overlay, therefore no problem with pruning of trees along western side of Wallace</p>   |

| Existing                 | Deficiencies   | Constraints   | Opportunities  |
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|                          |  | trip points.  | Drive<br>12.5 Undertake maintenance audit on all lighting regarding operational status and installation regulation compliance<br>12.6 Undertake illumination audit once lighting maintained to check compliance against current standards<br>12.7 Install effective directional signage throughout site<br>12.8 Consider landscape refurbishment to eliminate root protrusions and increase light penetration.   |
| <b>Hydrology</b>         |  |   | <b>13.0</b>  |
|                          | <ul style="list-style-type: none"> <li>Noosa Plan Flood Map shows western side of site, generally as shown undeveloped on 1989 Master Plan, as flood prone according to 1 in 100 year events.</li> </ul>   |   | <ul style="list-style-type: none"> <li>Flood line as per Planning Scheme Overlay prevents development west of Wallace Drive</li> <li>Future impacts of climate change could exacerbate flooding potential on lower portions of the site.</li> </ul>  |
| <b>Services</b>          |  |   | <b>14.0</b>  |
|                          | <ul style="list-style-type: none"> <li>Sewer, power, Telstra and mains water connected to existing facilities.</li> </ul>  | <ul style="list-style-type: none"> <li>Tree root damage to sewers and storm water drainage</li> <li>Roof gutters blocked by leaves</li> <li>Storm water surface flows erode gravel pathways and discharge material onto pavements.</li> </ul>   | 14.1 Capacity of existing services allows expansion however the feasibility of proposals needs to be assessed on an individual basis and in consideration of future demand.  |
| <b>Cultural Heritage</b> |  |   | <b>15.0</b>  |
|                          | <p>Indigenous:</p> <ul style="list-style-type: none"> <li>Girarmi / 'Yarning' circle in Wallace House garden</li> <li>Story of Johnny Campbell capture exact location uncertain but may have been in vicinity of respite centre.</li> </ul> <p>European:</p> <ul style="list-style-type: none"> <li>Wallace House</li> <li>Remains of Wallace House garden</li> <li>History of Wallace Estate</li> <li>Time capsule to be opened 2050.</li> </ul> <p>Wallace Park:</p> <ul style="list-style-type: none"> <li>Opened 1993</li> <li>Wallace House extensively damaged in 1999</li> <li>Restored Wallace House reopened 2001.</li> </ul> <p>Critical conclusions of Heritage Study by University of Queensland Archeological Services Unit, 1990:</p> <ul style="list-style-type: none"> <li>Although some artifacts were found the study concluded that 'the Aboriginal archeological record of the study should</li> </ul> | <ul style="list-style-type: none"> <li>Wallace House deteriorating, requiring maintenance</li> <li>Wallace House no longer visual landmark due to screening by vegetation</li> <li>Restoration of Wallace House front garden as proposed in Master Plan not undertaken to date</li> <li>Lack of interpretative signage etc to highlight heritage aspects</li> <li>Wallace Park is not shown on the Councils 'Sunshine Coast Culture and Heritage Map' on Council web site</li> <li>No listings from Wallace Park on the Queensland Heritage Register which would provide greater statutory protection.</li> </ul> <p>Conflicts with 1990 Heritage Study:</p> <ul style="list-style-type: none"> <li>Share croppers cottage is no longer present. Relocated to Boreen Point where reportedly burnt down (ref. John Mainwaring)</li> <li>Appears no attempt subsequent to 1990 heritage study to confirm location of Johnny Campbell capture. Within the</li> </ul> | <ul style="list-style-type: none"> <li>Maintenance / restoration costs</li> <li>Heritage restoration guidelines</li> <li>Time capsule to be protected, relocate elsewhere on site if necessary</li> <li>Wallace House has Local Heritage Significance and changes to the building and in the vicinity of the building need to acknowledge heritage values.</li> </ul> <p>15.1 Increased interpretative signage and elements on buildings and locations within the site</p> <p>15.2 Internal Heritage Trail brochure with trail markers to encourage visitors to explore all of Wallace Park and foster original 'tourist destination' aim</p> <p>15.3 Vegetation clearing to open up views to Wallace House etc. could be undertaken in accordance with a Heritage Conservation Management Plan</p> <p>15.4 Opportunity to develop a cultural heritage interpretive trail within the site along the lines of the WALK Sunshine Coast program implemented at Cooroy, Pomona and Tewantin.</p> |

| Existing                 | Deficiencies  | Constraints  | Opportunities  |   |
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|                          | <p>place NO heritage constraints on development'</p> <ul style="list-style-type: none"> <li>• Unable to clarify location of capture of Johnny Campbell. Recommended if confirmed in vicinity of Respite Centre that no buildings occur and a park area reserved</li> <li>• Other than Wallace House, most evidence of European history 'should place NO heritage constraints on development'</li> <li>• Wallace House to be restored and to remain in original location due to local cultural significance, architectural merit and landmark quality</li> <li>• Efforts be made to retain the share croppers cottage present in 1990, but could be relocated if kept in general area of Wallace House.</li> <li>• Efforts to be made to preserve some of the 'residential' objects associated with Wallace House such as garden elements, tools, fence posts, equipment etc.</li> </ul> | <p>general area suggested in heritage study are now located the Respite Centre, sheds, Wallace Drive and adjacent housing.</p>   |  |   |
| <b>Tait Duke Cottage</b> |   |  | <b>16.0</b>  |   |
|                          | <ul style="list-style-type: none"> <li>• Currently unoccupied</li> <li>• Located on edge of Village Green in general area of Heritage precinct shown on Master Plan</li> <li>• Currently fenced off and not integrated with Wallace Park</li> <li>• Gifted to Council in 2004 with a Deed of Agreement signed in 2009.</li> </ul>   | <ul style="list-style-type: none"> <li>• Requires decision on permanent location, either in Wallace Park or elsewhere</li> <li>• Requires decision on long term use / community group tenant</li> <li>• Requires restoration attention.</li> </ul> | <ul style="list-style-type: none"> <li>• Use by community group but not as a museum. Deed of Agreement reduces user group options.</li> <li>• Needs to be located in Tewartin area (Deed of Agreement)</li> <li>• Must be seen from roadway (Deed of Agreement) – limits location on a site</li> <li>• Retention of architectural character(Deed of Agreement) limits potential redevelopment to suit other uses</li> <li>• None of the respondents to Expressions of Interest in using cottage have a site for it to relocate</li> <li>• Preference to locate on Council controlled land (owned or in Trust)</li> <li>• Restoration costs</li> <li>• Maintenance costs</li> <li>• Parking availability for Tait Cottage users</li> <li>• Equitable access raised building</li> <li>• Access and parking requirements of user groups.</li> </ul> | <p>16.1 Other lots in Tewartin may provide a potential option for relocation subject to user group and requirements of the Deed of Agreement</p> <p>16.2 Potential use by community group added to increased diversity of users of Wallace Park</p> <p>16.3 Potential as community centre with café. Costs and heritage architectural implications of installing a commercial kitchen would need to be investigated. Would need to activate surrounding spaces to draw in customers or shift elsewhere on site where the customers are, difficult since would remove visibility from Eumundi Road and provide competition to existing cafe</p> <p>16.4 Revert to residential use as a Wallace Park Caretakers Cottage. Funding would be needed for a permanent caretakers role including maintenance, council liaison, security, site management</p> <p>16.5 Refurbish for short term stay for 'In Residence' program e.g. Artist In Residence, Artisan In Residence, Poet in Residence, Writer In Residence, Environmentalist In Residence, Bridge Master In Residence, Fair Director In Residence etc. Funding grants would need to be sourced, cottage</p> |



| Existing | Deficiencies | Constraints | Opportunities   |
|----------|--------------|-------------|---|
|          |              |             | <p data-bbox="2332 222 2783 254">maintenance costs funding resolved.</p> <p data-bbox="2332 254 2683 285">Deed of Agreement requires</p> <p data-bbox="2332 285 2813 317">Community Uses which may limit scope</p> <p data-bbox="2258 317 2763 436">16.6 Integration with Wallace House as expanded workshop spaces or as a retail sales outlet for arts/crafts produced by group members</p> <p data-bbox="2258 436 2772 499">16.7 Use Tait Duke Cottage as adjunct to Library.</p> <p data-bbox="2258 499 2733 581">Note: All opportunities subject to review against the Deed of Agreement and agreement of the Tait family.</p> |

## **2.2 Analysis Diagrams**

The following diagrams were prepared for discussion and information purpose and presented in the Stakeholder Workshops during the Situational Analysis phase.

The Diagrams illustrated here include:

- Analysis Diagram 1: 1989 Master Plan Concept
- Analysis Diagram 2: User Survey Summaries 1
- Analysis Diagram 3: User Survey Summaries 2
- Analysis Diagram 4: Buildings and Facilities Shown on Master Plan Constructed to Date
- Analysis Diagram 5: Roadways and Parking Facilities Shown on Master Plan Constructed to Date
- Analysis Diagram 6: Pedestrian Circulation Issues
- Analysis Diagram 7: Planning Overlays
- Analysis Diagram 8: Existing Vegetation

**General Aims:**

- Flexibility of use of areas
- Enhancement of the pedestrian and community experience
- Retention of the semi-rural and heritage character
- Integration of the buildings within the setting
- Encouragement for the precinct to become a tourist destination in itself

**Planning Approach:**

- The VILLAGE GREEN is the central pedestrian area open for an unlimited variety of uses, and sweeps down in a natural amphitheatre between the proposed indoor Sports Centre and the Library;
- BUILDINGS surround the Village Green - the two new major buildings are sited on the western side of the ridge, minimizing the impact of their scale, and allowing future expansion of the Sports Complex;
- A RING ROAD services the buildings, and leads to;
- CLUSTERED CARPARKS separated by buffers of planting, and;
- PEDESTRIAN and BICYCLE PATHS wind into and through the site;
- The HERITAGE PRECINCT sets the tone, and it is recommended in the National Trust Appendix 1, that the Wallace House and Gardens is developed for Arts and Crafts, Environment and Heritage uses.

**Architect's statement**

In the heady eighties the Wallace House was a gambling joint and a house of ill-repute. The locals considered it to be the "haunted house on the hill". Even though the house probably always had a red roof we felt the public would be unable to handle a red roof as well as red walls because it looked oppressive.

The silver roof now shines like a beacon. People no longer have preconceptions about the house and it functions successfully as an arts and crafts centre. The zinc aluminium roof is a 'social reminder' of the past. It glints like a light-house in a sea of bitumen amidst emerging urban sprawl and freezes part of the area's rural heritage.

The roofs of the new environment centre step down away from the Wallace House without disturbing the prominence of the California bungalow residence as seen from the roundabout on the northern end of the ridge. Another problem was accommodating potters underneath the house. They wanted to build in the walls but this would have meant the removal of battens. The building supervisor

responded with the installation of mesh for security and clear roll-down plastic blinds for weather protection. The cross-roted and red stained battens continue as an important element of the house.

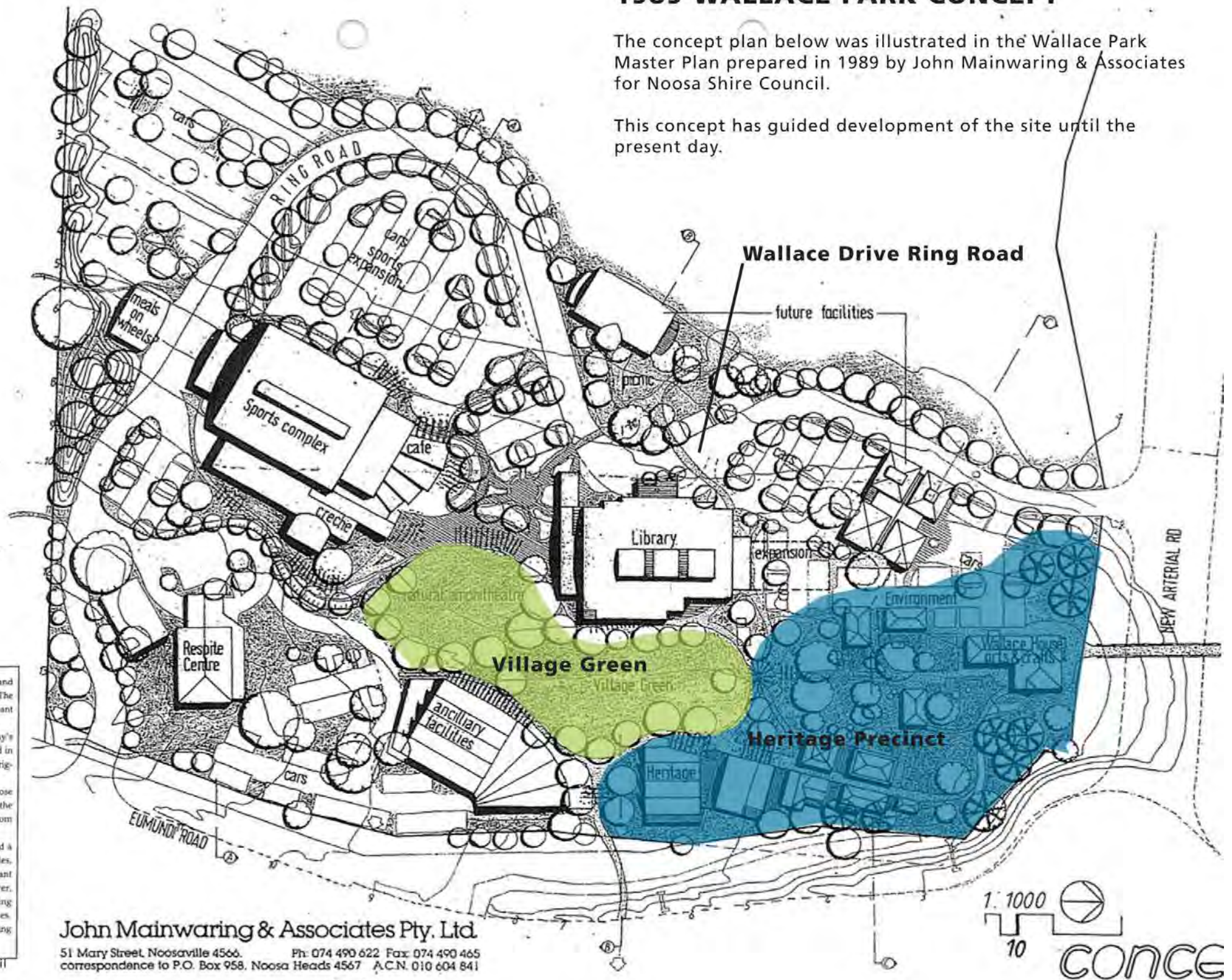
The overall master plan altered with the discovery of Hay's cottage (founder of Noosa and first white owner of land in the area in 1879). The area is now designated for an Aboriginal interpretive centre with no buildings.

It's interesting that the north/south planning axis we chose for the master plan turned out to be almost in line with the original fences set out by Wallace, a retired surveyor from Malaya, during the thirties.

The whole process has been interesting as it introduced a new front of urban politics - heritage versus the greens, many of whom could not understand why you would want to keep a few mango and decaying citrus trees. However, because of the process two allied groups are now gaining strength through understanding each other's philosophies.

John Mainwaring

Extract from article "New life for an aging icon", National Trust Journal, Qld April 1994 by John Mainwaring



ANALYSIS DIAGRAM 1: 1989 MASTER PLAN CONCEPT

## Wallace Park Precinct Workshop 14 February, 12.30 – 2.00pm

### Areas of concern

#### Parking

- o esp near Wallace House
- o clashes
- o peaks Mon pm, Wed am, Fri pm
- o esp Tuesday
- o competing with Leisure Centre
- o low poles in car park behind Bridge Club are a hazard
- o drop off area between library and leisure centre does not work

#### Road safety

- o Crossing road – no pedestrian crossing
- o Path crosses bus driveway
- o Traffic management
- o Speed – limit is 20 kph

#### Signage

- o Signage for all tenants
- o Sign at each entry to Wallace Park
- o Insufficient
- o Signs at roundabout often have other signs added – looks messy and dangerous
- o Signs are old and inaccurate
- o Need branding for whole precinct (standard design)
- o Disabled parking signs should be for both red and blue permits

#### Maintenance

- o Seating
- o Paths
- o Grounds
- o Plumbing problems from roots
- o Timber structures need attention eg between library and leisure centre
- o Delays to maintenance – deterioration of Wallace House
- o Trees
- o Minimal trimming
- o Dead trees not attended to
- o Gutters clogged -> flooding
- o Concern about border for mowing encroaching into bushland

#### Security/ safety

- o Lighting for paths and roads
- o Disabled access to library and other facilities

#### Pathways – need a long term solution

- o Between library and leisure centre
- o Serious safety issue (tree roots)
- o Problems near library (dangerous downhill speed of bicycles) and respite centre (crosses driveway to bus garage)
- o Repairs to path will create a trip hazard
- o Wet leaves on path may lead to people slipping
- o Disability path to NPA
- o Goes no further

#### Tait Duke House

- o Deteriorating
- o Needs purpose to be determined

#### Little or no interaction between tenants

#### Council staff don't visit

## STAKEHOLDER CONSULTATIONS & USER SURVEYS 1

#### Amphitheatre

- o Not used
- o Has great potential
- o Ant problem

#### Endeavour Foundation

- o Need disabled access to and footpath on road, for wheelchairs and prams

#### Meals on Wheels and Respite Centre

- o Problems at exits:
- o Trees impede visibility
- o Cars speeding create safety hazard

#### Overall feel of precinct

- o Keep it rustic – it is not a city
- o Great surrounds with great feel – trees and space. Green is good
- o Bushland care group maintains an area of bush

### Possible changes/ solutions

- Shared events
- Free offers between tenants eg library and leisure centre
- Recycling bins for public use
- Get to know each other
  - meetings
  - regular newsletter/ update
- Bus stops:
  - shelter on both sides of road
  - improve stop near leisure centre:
  - light
  - seating
  - shelter
- Public art
- Promotion
- More community spirit
- Don't turn the place into a big car park
- Signage at both entry points with list of all tenants
- More collaboration with library
- Parking in trees behind Wallace House
- Pedestrian crossing
- Need a path along road for safety
- Clarity of responsibilities – tenant or council?
- Need a precinct coordinator
- Tait Duke House
  - Tait Duke as community centre with commercial kitchen
  - Wallace House takeover of Tait Duke cottage
  - move Tait Duke House to Tewantin
- Signs at entry for Leisure Centre can be changed to include all tenants in the precinct

| User Surveys   | Noosa Library Statistics 2008/2009 | Noosa Library Statistics 2009/2010 | Noosa Library Statistics 2010/2011 | Noosa Library Statistics 2011/2012 | Leisure Centre Customer Survey October 2009 | Leisure Centre Customer Survey Dec / Jan / 2011 | 2010         | Wallace Park Precinct - User Survey 2012 |
|--|------------------------------------|------------------------------------|------------------------------------|------------------------------------|---|---|--------------|--|
| Visitors over survey period                          | 272,929                            | 269,393                            | 238,903                            |                                    | 16,333                                      | 100,374   |              | 67                                       |
| Respondents  |                                    |                                    |                                    |                                    | 162   | 149   |              | 67                                       |
| <b>Survey Location:</b>                              |                                    |                                    |                                    |                                    |   |   |              |  |
| Endeavour Foundation                                 |                                    |                                    |                                    |                                    | 0   | 0   |              | 3 4.5%                                   |
| Library  |                                    |                                    |                                    |                                    | 0   | 0   |              | 18 26.9%                                 |
| Meals on Wheels                                      |                                    |                                    |                                    |                                    | 0   | 0   |              | 8 11.9%                                  |
| Noosa Arts & Crafts                                  |                                    |                                    |                                    |                                    | 0   | 0   |              | 20 29.9%                                 |
| Noosa Leisure Centre                                 |                                    |                                    |                                    |                                    | 162   | 149   |              | 5 7.5%                                   |
| Noosa Parks Assoc                                    |                                    |                                    |                                    |                                    | 0   | 0   |              | 9 13.4%                                  |
| Respite Centre                                       |                                    |                                    |                                    |                                    | 0   | 0   |              | 4 6.0%                                   |
| Noosa Bridge Club                                    |                                    |                                    |                                    |                                    | 0   | 0   |              | 0 0.00%                                  |
| <b>Facility Visited</b>                              |                                    |                                    |                                    |                                    |   |   |              |  |
| Endeavour Foundation                                 |                                    |                                    |                                    |                                    |   |   |              | 3 4.50%                                  |
| Library  |                                    |                                    |                                    |                                    |   |   |              | 49 73.10%                                |
| Meals on Wheels                                      |                                    |                                    |                                    |                                    |   |   |              | 6 9.00%                                  |
| Noosa Arts & Crafts                                  |                                    |                                    |                                    |                                    |   |   |              | 29 43.30%                                |
| Noosa Leisure Centre                                 |                                    |                                    |                                    |                                    |   |   |              | 19 28.40%                                |
| Noosa Parks Assoc                                    |                                    |                                    |                                    |                                    |   |   |              | 17 25.40%                                |
| Respite Centre                                       |                                    |                                    |                                    |                                    |   |   |              | 6 9.00%                                  |
| Noosa Bridge Club                                    |                                    |                                    |                                    |                                    |   |   |              | 2 3.00%                                  |
| Open Space / Bushland                                |                                    |                                    |                                    |                                    |   |   |              | 13 19.40%                                |
| <b>Sex of Respondents:</b>                           |                                    |                                    |                                    |                                    |   |   |              |  |
| Female   |                                    |                                    |                                    |                                    | 96  | 110   |              | 57                                       |
| Male   |                                    |                                    |                                    |                                    | 66  | 39  |              | 8  |
| <b>Age of Respondents:</b>                           |                                    |                                    |                                    |                                    |   |   |              |  |
| 12 -19   |                                    |                                    |                                    |                                    | 16  | 3   | 18 and under | 1  |
| 20 - 29  |                                    |                                    |                                    |                                    | 12  | 12  | 18 - 24      |  |
| 30 - 39  |                                    |                                    |                                    |                                    | 68  | 16  | 25 - 34      | 3  |
| 40 - 40  |                                    |                                    |                                    |                                    | 26  | 40  | 35 - 44      | 5  |
| 50 - 59  |                                    |                                    |                                    |                                    | 17  | 32  | 45 - 54      | 12                                       |
| 60 - 65  |                                    |                                    |                                    |                                    | 14  | 27  | 55 - 64      | 15                                       |
| 65 and over  |                                    |                                    |                                    |                                    | 9   | 19  | 65 and over  | 31                                       |
| <b>Employment Status:</b>                            |                                    |                                    |                                    |                                    |   |   |              |  |
| Full/Part Time Work                                  |                                    |                                    |                                    |                                    | 84  | 41  |              |  |
| Looking for Work                                     |                                    |                                    |                                    |                                    | 6   | 18  |              |  |
| Full Time Student                                    |                                    |                                    |                                    |                                    | 12  | 2   |              |  |
| Retired/Aged Pensioner                               |                                    |                                    |                                    |                                    | 23  | 40  |              |  |
| Other Pensioner                                      |                                    |                                    |                                    |                                    | 7   | 4   |              |  |
| Home Duties  |                                    |                                    |                                    |                                    | 25  | 29  |              |  |
| Other  |                                    |                                    |                                    |                                    | 5   | 15  |              |  |
| <b>Distance Travelled:</b>                           |                                    |                                    |                                    |                                    |   |   |              |  |
| Less than 5km  |                                    |                                    |                                    |                                    | 47  | 59  |              | 75% from postcode areas                  |
| About 5-10km   |                                    |                                    |                                    |                                    | 68  | 61  |              | 4563, 4565, 4566, 4560                   |
| More than 10km                                       |                                    |                                    |                                    |                                    | 47  | 29  |              |  |
| <b>Mode of Travel:</b>                               |                                    |                                    |                                    |                                    |   |   |              |  |
| Car  |                                    |                                    |                                    |                                    | 113   | 131   |              | 62                                       |
| Bicycle  |                                    |                                    |                                    |                                    | 32  | 4   |              | 4  |
| Walked   |                                    |                                    |                                    |                                    | 5   | 12  |              | 4  |
| Bus  |                                    |                                    |                                    |                                    | 0   | 2   |              | 3  |
| Other ( Taxi, Motorcycle )                           |                                    |                                    |                                    |                                    | 12  | 0   |              | 3  |
| <b>Frequency of Visits:</b>                          |                                    |                                    |                                    |                                    |   |   |              |  |
| Once per wk  |                                    |                                    |                                    |                                    | 94  | 58  | Once per wk  | 16                                       |
| Twice per wk   |                                    |                                    |                                    |                                    | 35  | 35  | More per wk  | 41                                       |
| Three or more times per wk                           |                                    |                                    |                                    |                                    | 43  | 43  |              |  |
| Less than once per week                              |                                    |                                    |                                    |                                    | 13  | 13  | Once per mth | 1  |
| Average Visits per day                               | 789                                | 759                                | 673                                |                                    |   |   | Few per mth  | 8  |
|  |                                    |                                    |                                    |                                    |   |   | Few per yr   | 1  |
| <b>Average Visits</b>                                |                                    |                                    |                                    |                                    |   |   |              |  |
| Before 9am   |                                    |                                    |                                    | 2 wk. survey                       | 16  | 30  |              |  |
| 9-12am   |                                    |                                    |                                    |                                    | 263   | 82  |              |  |
| 12-3pm   |                                    |                                    |                                    |                                    | 225   | 5   |              |  |
| 3-6pm  |                                    |                                    |                                    |                                    | 142   | 25  |              |  |
| After 6pm  |                                    |                                    |                                    |                                    | 34  | 19  |              |  |
| <b>Total visits by day of Week for survey period</b> |                                    |                                    |                                    |                                    |   |   |              |  |
| Monday   |                                    |                                    |                                    | 09/11 - 01/12                      | 11698                                       |   |              |  |
| Tuesday  |                                    |                                    |                                    |                                    | 13134                                       |   |              |  |
| Wednesday  |                                    |                                    |                                    |                                    | 12064                                       |   |              |  |
| Thursday   |                                    |                                    |                                    |                                    | 11783                                       |   |              |  |
| Friday   |                                    |                                    |                                    |                                    | 11059                                       |   |              |  |
| Saturday   |                                    |                                    |                                    |                                    | 7585  |   |              |  |
| Sunday   |                                    |                                    |                                    |                                    | 4567  |   |              |  |

## STAKEHOLDER CONSULTATIONS & USER SURVEYS 2

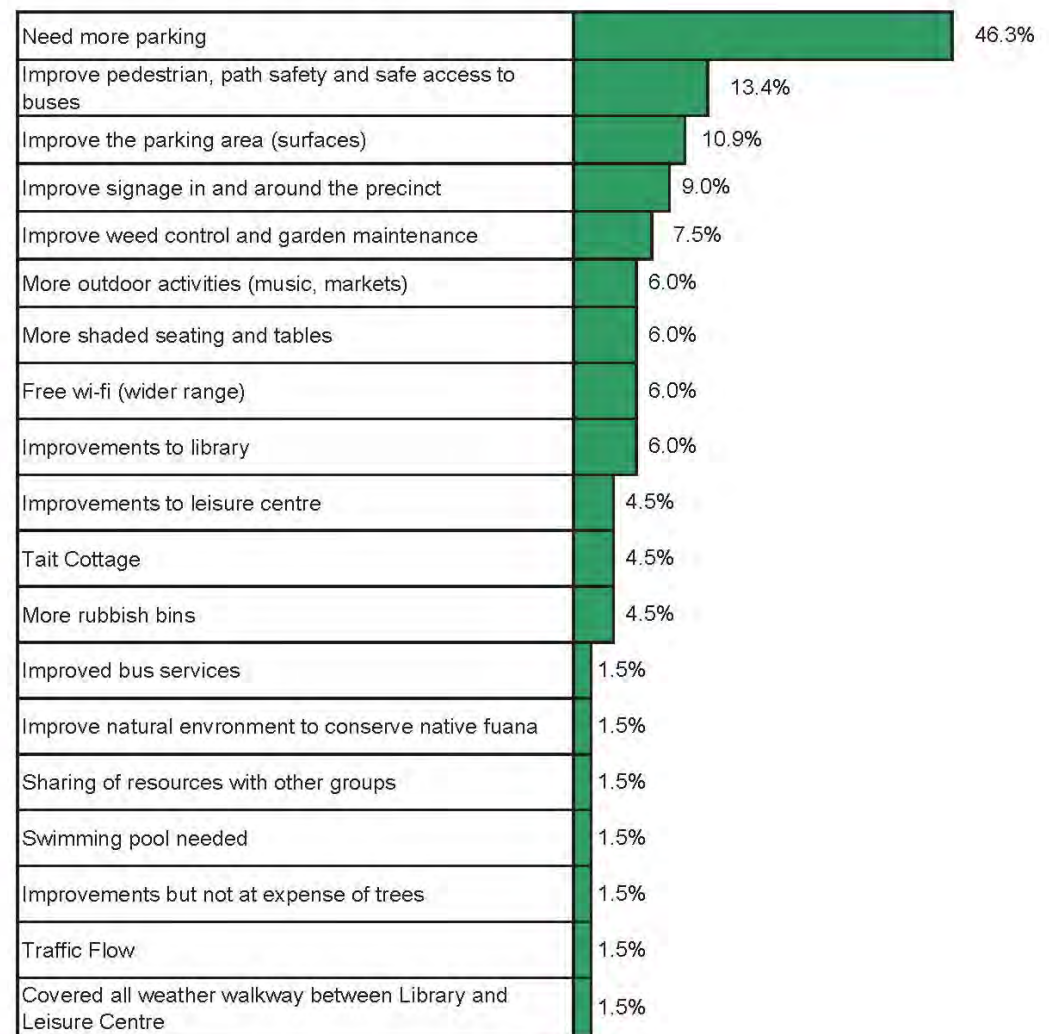
### What do I like about Wallace Park Precinct?

Source: Wallace Park Precinct - User Survey 2012



### What would I like improved about Wallace Park Precinct?

Source: Wallace Park Precinct - User Survey 2012



ANALYSIS DIAGRAM 3: USER SURVEY SUMMARIES 2

### COMPLETED BUILDINGS

The highlighted buildings from the 1989 concept plan have been completed.

The Endeavour Foundation building was not located on the Master Plan.

Tait Cottage is currently temporarily located near to the planned 'Heritage' precinct.



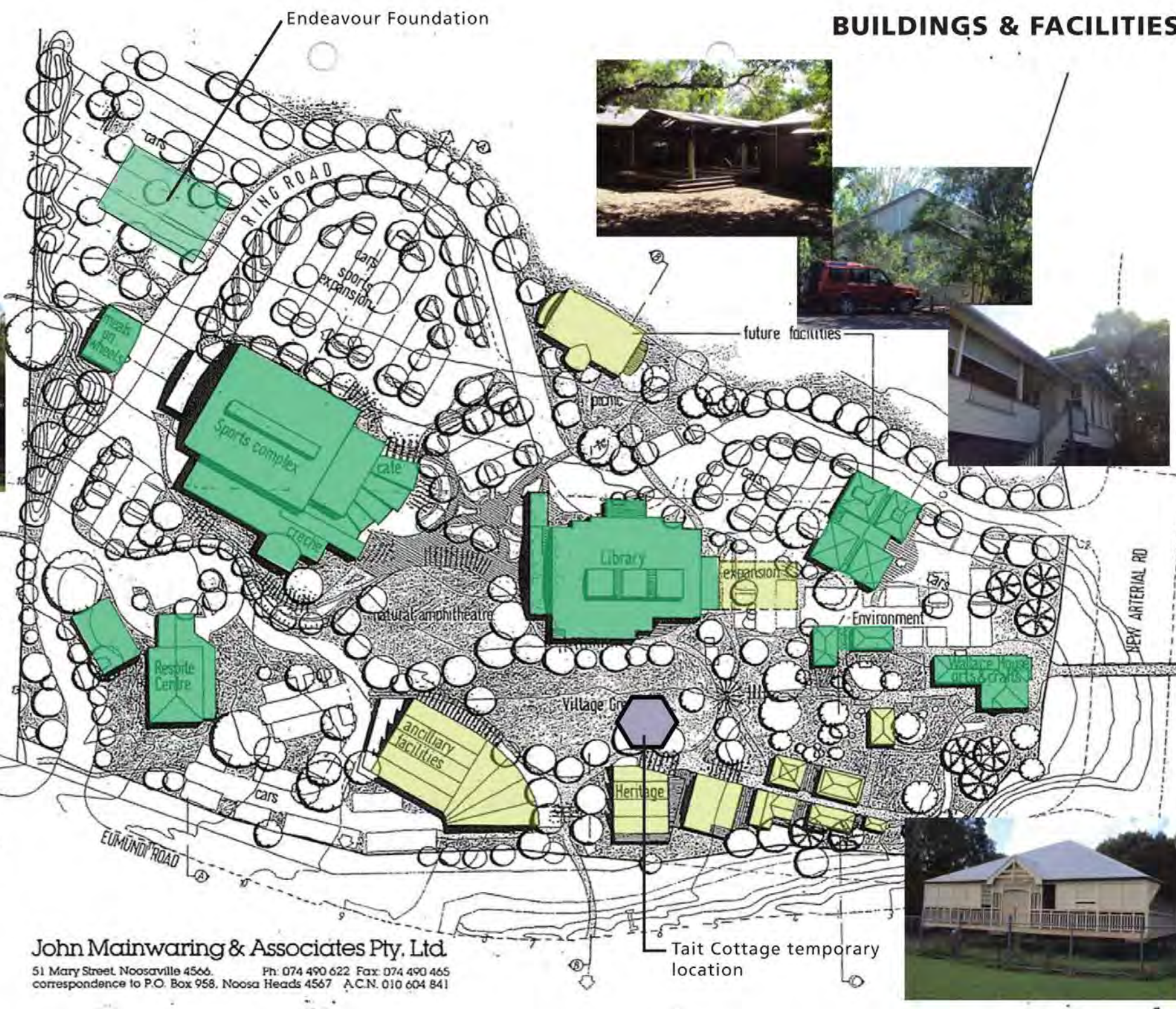
### BUILDINGS NOT COMPLETED

The highlighted buildings from the 1989 concept plan have not been completed.

The 'future facilities' building shown west of Wallace Drive is located within a flood zone and is unlikely to be built. The Endeavour Foundation would have effectively provided this facility but in another location.

Note also that an expansion of the Library is allowed that impacts on current parking. Also, the existing large parking area next to the Leisure Centre is noted as 'sports expansion'. Possible if expansion elevated over parking.

**The current absence of the 'Heritage' precinct buildings is the obvious variance from the complement of planned facilities.**



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 correspondence to P.O. Box 958, Noosa Heads 4567 A.C.N. 010 604 841

ANALYSIS DIAGRAM 4: BUILDINGS AND FACILITIES SHOWN ON MASTER PLAN CONSTRUCTED TO DATE

### EXISTING ROADS AND PARKING

The highlighted roads and parking zones from the 1989 concept plan have been completed. The existing layout varies slightly from the concept. Informal off road parking has evolved along the western side of Wallace Drive.

Note that an expansion of the Library is allowed that impacts on current parking. An extension would not only remove already insufficient parking, but also block potential driveway access to currently under-developed areas of the site.

Expansion of sports facilities over the major carpark area would be unfeasible unless significant replacement parking can be located elsewhere on the site or the building expansion was elevated over the carparking.

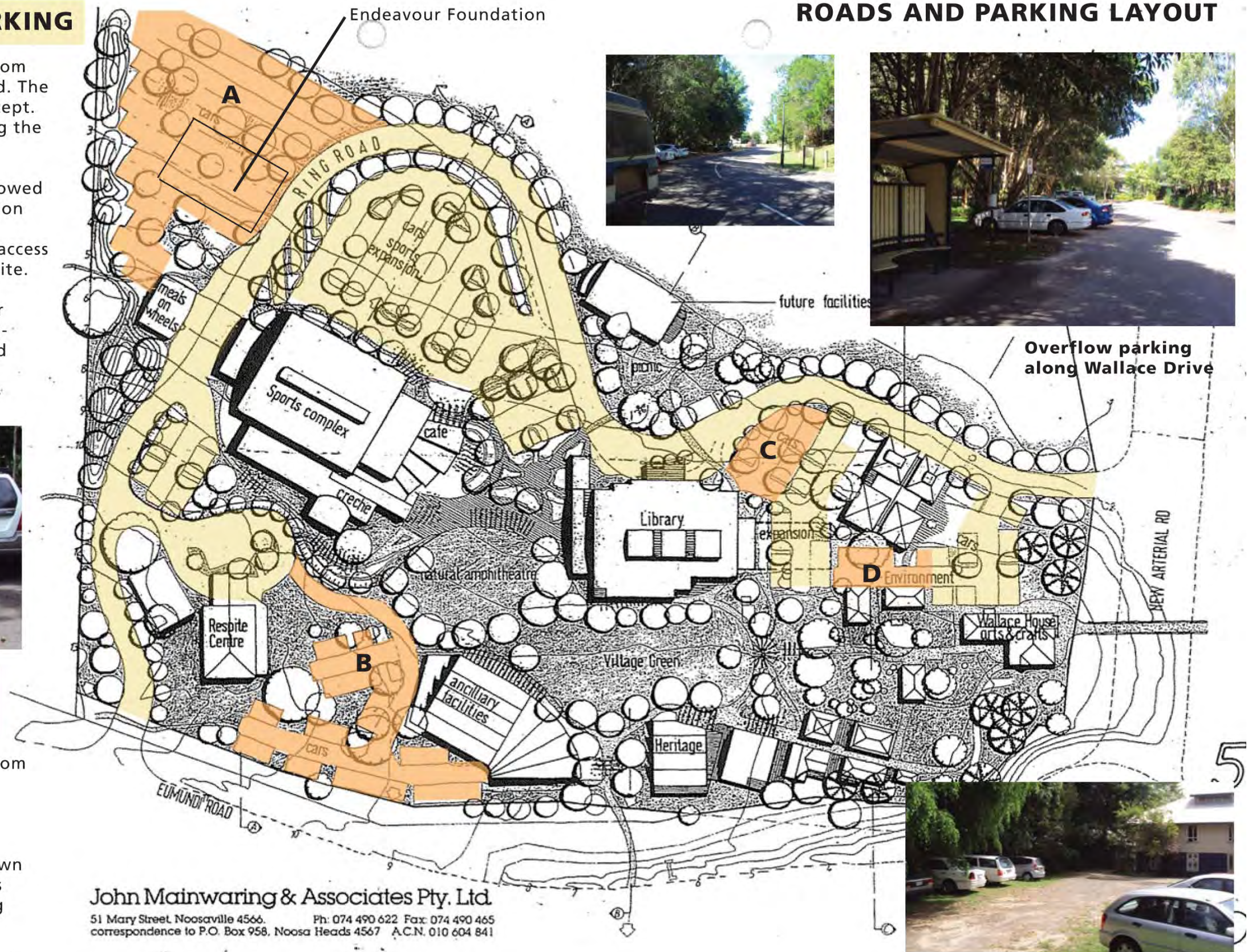


### PLANNED FUTURE ROADS AND PARKING

The highlighted roads and parking zones from the 1989 concept plan have not been constructed.

Note the Endeavour Foundation facilities have been constructed within the zone shown for future parking west of Meals on Wheels significantly reducing any potential parking layout.

### ROADS AND PARKING LAYOUT



ANALYSIS DIAGRAM 5: ROADWAYS AND PARKING FACILITIES SHOWN ON MASTER PLAN CONSTRUCTED TO DATE

**LEGEND**

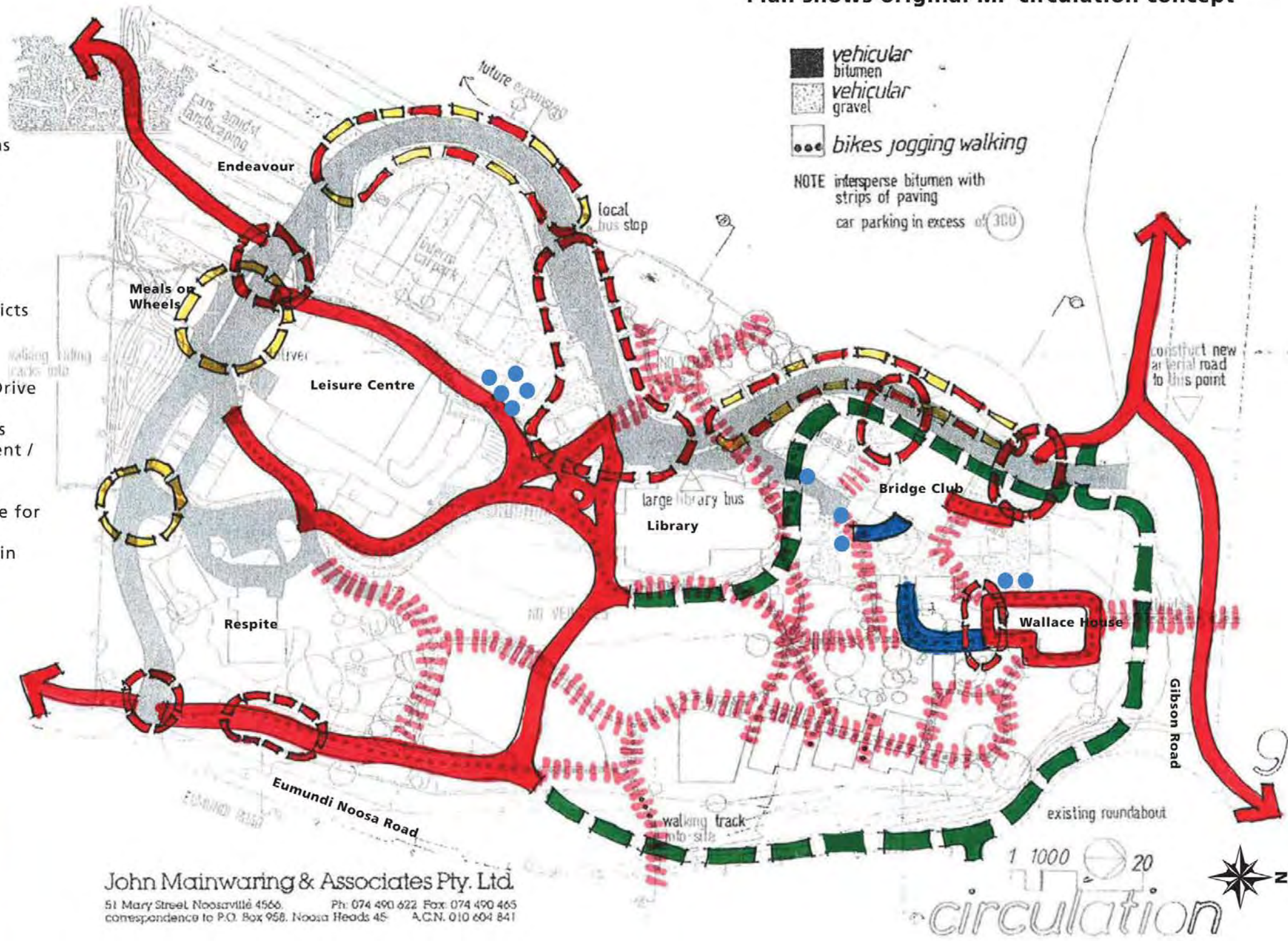
-  Existing pedestrian pathways
-  Existing to disabled standard pathways
-  Disabled parking bays
-  Planned circulation paths not completed
-  Currently SCC proposed shared pathway
-  Vehicle/vehicle conflicts
-  Vehicle/pedestrian conflicts

**CRITICAL ISSUES**

- Lack of footpaths along Wallace Drive
- Lack of disabled access
- Vehicle / pedestrian conflict points
- Limited sealed paths in Environment / heritage precinct
- Root damage to paths
- Absence of cycleway bypassing site for through cyclists increasing cycle / pedestrian conflict potential within the site.



**PEDESTRIAN CIRCULATION NETWORK**  
Plan shows original MP circulation concept

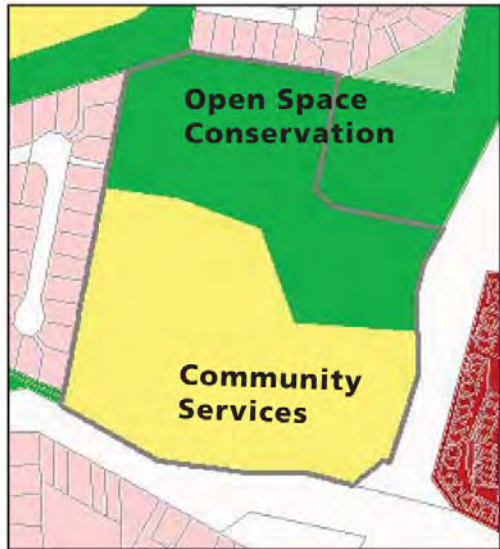


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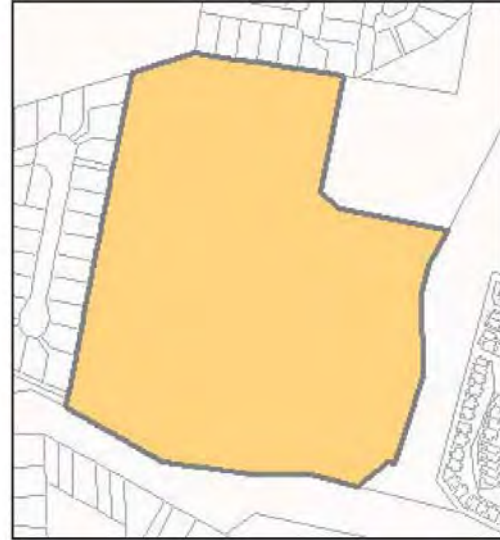
ANALYSIS DIAGRAM 6: CIRCULATION ISSUES



Wallace Park: Zoning



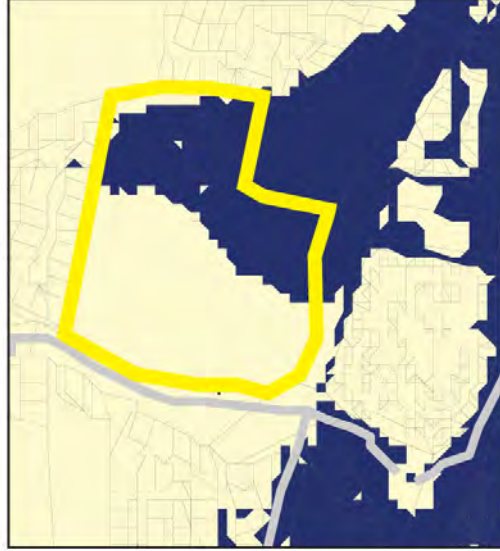
Wallace Park: Heritage Site



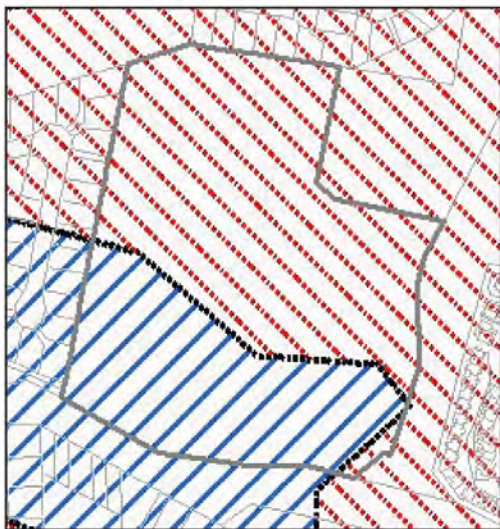
Wallace Park: Bushfire Overlay



Wallace Park: Flood Map



Wallace Park: Acid Sulphate



Wallace Park: Biodiversity Overlay



**OVERLAY MAPS FROM THE NOOSA PLAN**

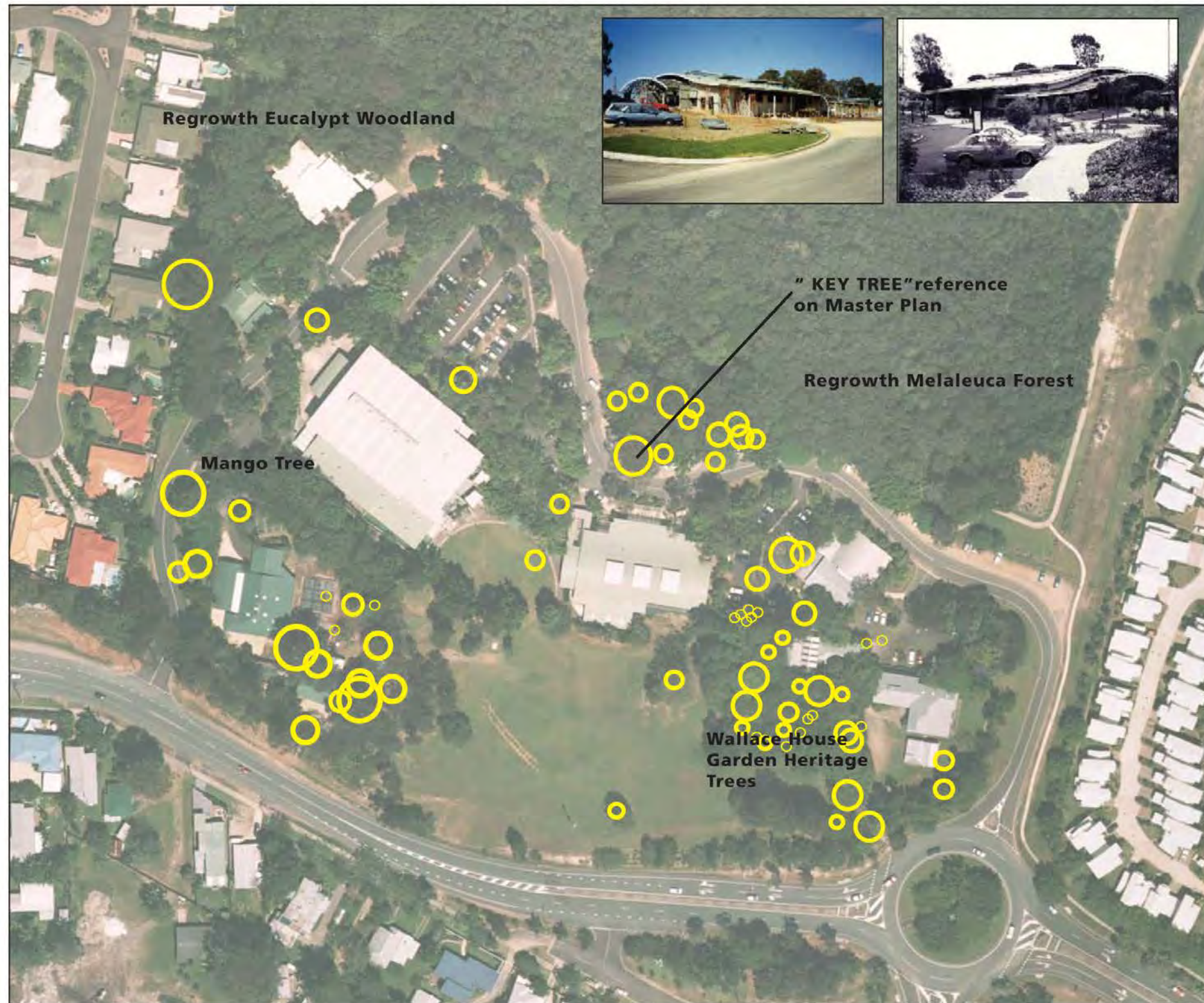


**Wallace Park: Site Boundary**

**CRITICAL ISSUES**

- Open Space Conservation Zoning and Biodiversity Overlay protects vegetation
- Flooding impacts
- Bushfire hazard
- Whole of site listed as a Heritage Site

ANALYSIS DIAGRAM 7: PLANNING OVERLAYS



## VEGETATION



**1971 Aerial Photo of Wallace Estate:**  
Archive image above illustrates extent of vegetation regeneration after cessation of farming uses and extent of tree plantings over subsequent decades

**Recent Aerial Photo of Wallace Estate:**  
Yellow circles are 'existing trees' shown on the 1989 Master Plan drawings

### CRITICAL ISSUES

- Statutory controls over regrowth forests
- Dense canopy of trees limiting light penetration and blocking lighting
- Surface rooted tree species causing path and services damage
- Vegetation blocking views within and into the site, particularly of Wallace House
- Lack of regular tree and landscape maintenance eg. leaf litter, deadwood, mould on paths, lack of sunlight etc
- Heritage value of original trees and Wallace Garden plantings

ANALYSIS DIAGRAM 8: EXISTING VEGETATION

## 2.3 Overview of Findings

### 2.3.1 Existing facilities, infrastructure and uses on the site

- The majority of facilities proposed in the 1989 Master Plan have been incorporated into the site.
- The main facilities which remain unachieved are the proposed car parking areas towards the southern end of the site. The "Environment and Heritage Precinct" has also not been achieved beyond establishment of the environment centre and successful retention and reuse of Wallace House by Noosa Arts and Crafts.
- Some of the proposed pedestrian access infrastructure also remains unconstructed but review and coordination of access requirements, site constraints and desire lines is warranted.
- Expansion of both the Library and Leisure Centre has not occurred.
- A detailed summary of both completed and non-completed facilities and infrastructure is provided in the analysis table (refer Situational Analysis, Analysis Diagram 4 and in the Situational Analysis table).

### 2.3.2 Future needs and expectations of the site

- Review of strategic documents has revealed that no foreseeable demands or needs exist that may result in the precinct needing to provide or cater for additional facilities or diversified services.
- There is an overarching strategy outlined in the Sunshine Coast Social Infrastructure Strategy 2011 to strengthen "community hubs" and a recommendation to investigate the provision of local level community meeting rooms in a shared / partnership within the Noosaville area. Wallace Park may be considered part of the larger Noosaville community hub. The long term investigation for further local meeting spaces is recommended within the community hub of Noosaville but not within Wallace Park itself.
- The continued support and funding of the Noosa Day Respite Centre is mentioned in the Sunshine Coast Positive Aging Strategy 2011-2016.

- Expansion of the library remains unlikely in the near future but is a possibility subject to a library demand review.
- The proposed extension of Gibson Road has potential to impact upon access to the site and site legibility.
- The Sunshine Coast Active Transport Plan 2011-2031 identifies shared pathway linkages to be established through the site.
- The site has potential to be used directly and indirectly in the achievement of various overarching goals identified in various council strategies.

### 2.3.3 Aspirations of the site users

- Generally the aspirations of the 1989 Master Plan have been achieved, namely the variety and flexibility of uses integrated into the site, enhancement of pedestrian and community experience, retention of a semi-rural and heritage character, integration of buildings and the setting.
- Despite being a goal of the 1989 Master Plan, the Wallace Park precinct has not become a major tourist destination in itself apart from occasional use of facilities by travelers (library, free wifi access and other site facilities).
- The Village Green and the Amphitheatre are under-utilised.
- Increased use of the site over time, limited coordination of site management and upkeep and the general age of site infrastructure is impacting upon the status of Master Plan aspirations.
- Site users have identified a series of issues that are generally consistent (refer pages 20 and 21 for the summary of Stakeholder Consultations and User Surveys).

### 2.3.4 Problems and deficiencies with the site physically, functionally, and perceptually

- The inclusion of new buildings and facilities on the site is somewhat constrained by topography and the placement of existing buildings with limited opportunity for incorporating major access ways to eastern areas of the site from Wallace Drive.
- The site has limited legibility and identity with no obvious arrival points and lack of legibility especially from southern approach along Eumundi-Noosa Road.

- Wallace House has lost its former prominence in the district. It has become lost from view due to changes in road grading and the growth of vegetation. At present the temporarily located Tait Duke Cottage has become a more prominent landmark in Wallace Park rather than Wallace House.
- Traffic management, parking demand peaks, lack of parking and the non-compliance of existing parking bays and accessible parking bays are significant issues that require further consideration and management.
- There are identified CPTED, pedestrian safety, access and wayfinding issues existing with the site in its current state that require consideration and management.
- Ad hoc implementation of pathways and external linkages has potential to yield an uncoordinated approach to pedestrian and cyclist access.

### 2.3.5 Constraints on the site and its current and future use

- Environmental constraints place restrictions upon any expansion into areas west of Wallace Drive.
- The Cultural Heritage designation of the site should be sensitively considered as part of the Master Plan review process.
- The lack of an overall management body or approach to site management is a constraint to the coordinated advancement of overall precinct objectives.

### 2.3.6 Opportunities for the site in the future

- A variety of opportunities both modest and significant have been identified in the analysis table above and these should be explored further through the Master Plan review process.
- There is significant potential to build upon and consolidate the cultural heritage aspects of the site
- There is potential to strengthen the community hub of Noosaville by enhancing Wallace Park as a place and integrate with Noosaville (Gibson Road) through linkages.
- There is potential to activate the Village Green and Amphitheatre areas of the site through a coordinated series of programmed events and activities.

### 3 Further Analysis Studies

Two further specialised analysis studies suggested by the initial phases of the situational analysis phase investigations were undertaken prior to developing the draft Master Plan revision:

- Traffic Management Study was prepared by Bitzios Consulting; and
- Conservation Management Plan covering heritage values and management was prepared by Converge Heritage + Community.

#### 3.1 Traffic Management Study Summary

This report provides an interim assessment of the existing traffic and transport situation for the site to identify the extent of existing issues as well as potential opportunities for development of the Master Plan.

Following the development of the Master Plan by the design team, an updated traffic impact assessment was developed to assess the proposed inclusions and updates to the site in accordance with relevant guidelines. A Traffic Management Plan has also been developed to assist any future construction stages within the precinct.

The scope of the study includes:

- review of the existing conditions of the surrounding road network and access intersection to Wallace Park;
- identification of any traffic constraints for the site both now and into the future;
- review of the existing parking configurations in accordance with relevant guidelines;
- assessment of the precincts current parking utilisation within the site for the existing uses;
- review of the existing pedestrian and cycle facilities within in the site; and
- review of the current public transport facilities.

##### 3.1.1 Current Situation

The following are the critical points of the Traffic Management Study:

- Both the Wallace Drive southern entrance and the Gibson Road roundabout entrance have sufficient capacity and storage capacity.
- Parking utilisation surveys demonstrate that the existing parking provision for Wallace Park does not adequately accommodate the existing land uses and activities during peak demand periods, due primarily to a combination of conflicting land uses and/or activities across the site which are concentrated between 9:00am and 11:00am.
- Ineffective layouts or lack of roadways/pathways result in numerous conflict points, non compliance with current Australian Standards, and other issues in the vehicular and pedestrian/cycle networks within the site.

The adjacent diagram from the traffic report summarizes the current issues and constraints determined by this study.

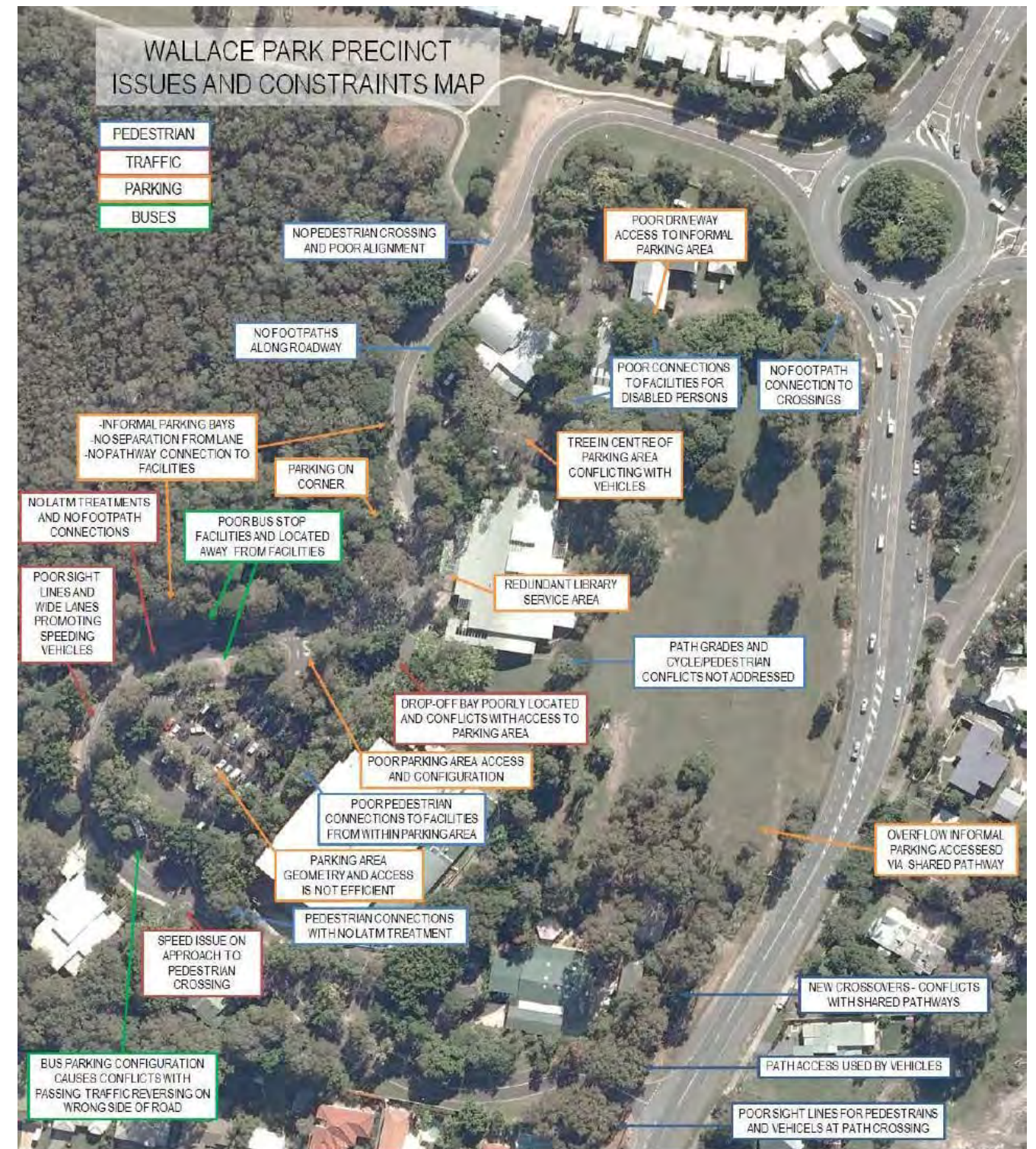


Diagram extracted from Wallace Park Precinct Master Plan: Traffic Impact Assessment report by Bitzios Consulting

### 3.1.2 Potential Opportunities

Upon analysis of the existing situation, Bitzios Consulting provided the following diagram, reflecting in conceptual format, opportunities for changes and additions to the current site layout that would assist in resolving the vehicle and pedestrian issues identified in the Issues and Constraints diagram.

The main opportunities identified for consideration in the Master Plan review include:

- relocation of the public bus stops on Wallace Drive with improved pedestrian connections
- investigate reconfiguration of the bus parking
- investigate reconfiguration of the existing car parking areas to provide extra spaces
- speed modification profiling along Wallace Drive
- potential overflow parking within the Gibson Road extension corridor
- provide additional pedestrian pathway connections internally and externally
- control vehicle incursions into pedestrian areas.

The specific recommendations relating to parking, traffic flows and, pedestrian and cycle networks are outlined below in Section 3.1.3 Conclusions.



Diagram extracted from Wallace Park Precinct Master Plan: Traffic Impact Assessment report by Bitzios Consulting

### 3.1.3 Conclusions

The Traffic Management Study prepared by Bitzios Consulting (2012) makes the following comments:

- The existing Wallace Park Precinct includes a variety of traffic and transport elements that require improvement as part of the Master Plan to improve operations, safety and accessibility. The alignment and width of Wallace Drive promotes higher than desired vehicle speeds through the precinct, which compromise pedestrian safety and cause conflicts with adjacent on-street parking. Entry signage is lacking at both entrances to Wallace Drive in order to inform and direct attendees to the precinct. Directional signage to land uses and parking areas within the precinct is also lacking.
- Land uses within Wallace Park currently operate independently, which creates competing parking demands during peak times. This results in full parking utilisation throughout the precinct during periods of peak demand, whilst outside this period the precinct remains relatively underutilised. Parking areas require improvement to access configurations as well as updating a number of parking bays and modules to maintain compliance to relevant standards.
- Whilst buses service Wallace Drive, the existing bus stops are disconnected from the land uses within the precinct and do not include sufficient pedestrian connectivity. In addition, coach parking adjacent to the Leisure Centre is configured so that buses are required to either reverse into the bay or cross the opposing side of Wallace Drive.
- Improvements to pedestrian footpaths are required to provide safe and convenient connectivity to land uses, bus stops and parking areas. External pedestrian connections need to be provided along key desire lines and include sufficient crossing facilities on Wallace Drive and Eumundi-Noosa Road.
- Cyclist facilities are currently insufficient with disjointed pathways which require cyclists to share on-road with vehicles or continue along narrow footpaths. The first stage of the shared pathway from Eumundi-Noosa Road is not adequately distinguished as a 'pathway' and mistakenly used by vehicles to access the precinct.
- The Wallace Park Precinct Master Plan improves and mitigates existing traffic and transport issues identified for the precinct. In summary, the Master Plan features the following elements:
  - a) traffic calming measures and signage to improve pedestrian and cyclist awareness;
  - b) site management to reduce parking demand during peak periods;
  - c) parking reconfiguration to remove non-compliant bays and formalisation of on-street parking areas;
  - d) pedestrian pathways improvements to provide better connections throughout the precinct and raised zebra crossings and a shared zone to allow for safer movements across Wallace Drive;
  - e) cycling pathways shared with pedestrians throughout the precinct with a higher speed cycle routes provided around the outside of the precinct and on Wallace Drive; and
  - f) bus stops relocated to a centralised location to be closer to precinct facilities and to make better use of pedestrian connections.

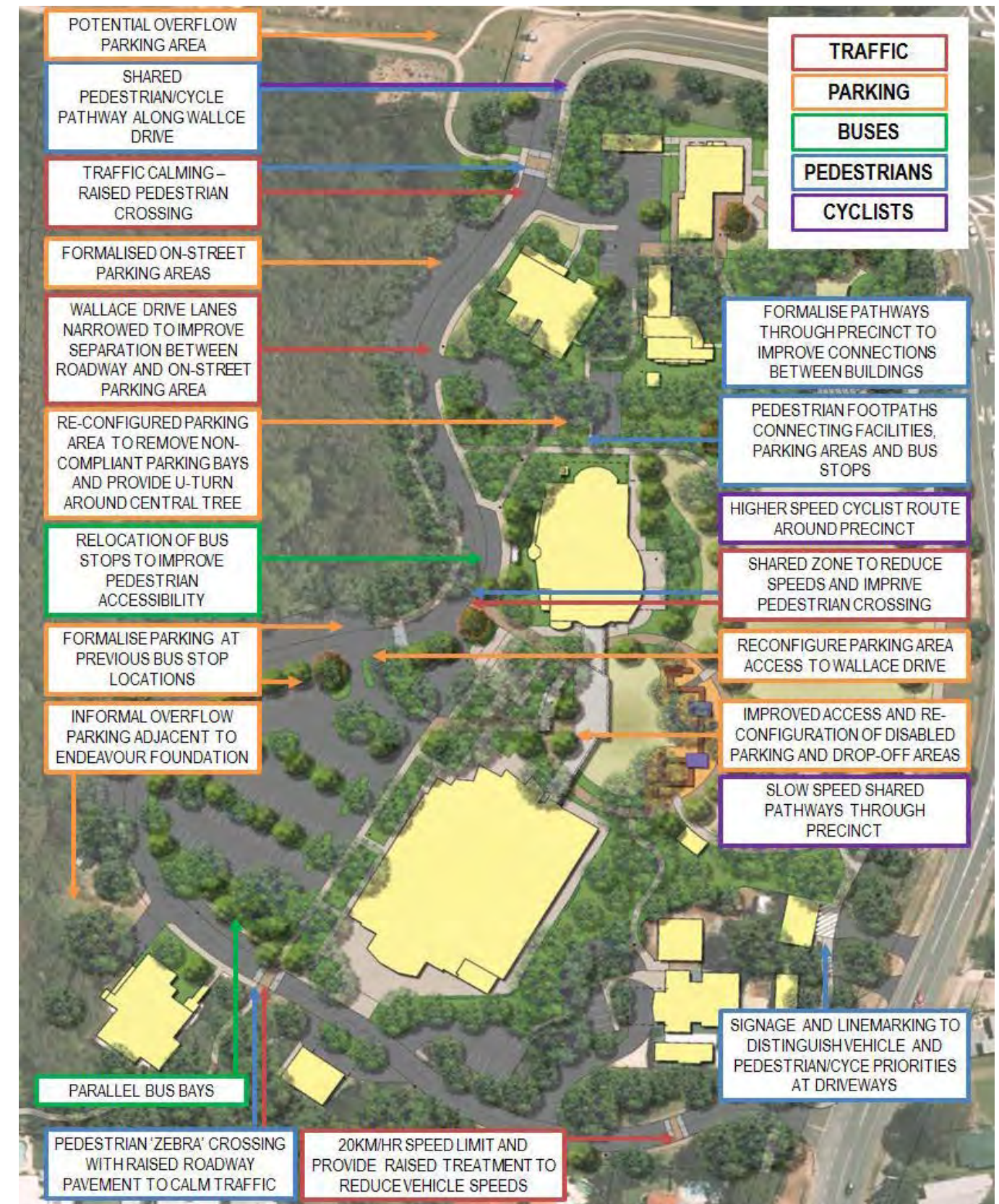


Diagram extracted from Wallace Park Precinct Master Plan: Traffic Impact Assessment report by Bitzios Consulting

### 3.2 Heritage Study

The entire Wallace Park precinct is included in a heritage overlay within the Noosa Plan. It was considered appropriate that an assessment of the heritage values be undertaken to inform the review of the Master Plan.

Converge Heritage + Community was commissioned to undertake this review and prepare a Conservation Management Plan for Wallace Park. The recommendations of this report informed development of an updated Master Plan and future management of the heritage elements of Wallace Park.

Following is a brief summary of the essential findings of the Conservation Management Plan (CMP).



Photo: Wallace House, front stairs and verandah, 2012

#### 3.2.1 Significant Heritage Elements of Wallace Park

Undertaking evaluation of the heritage values of various elements against standard grading tests and applicable legislation, the following elements were rated in order of significance.

##### Exceptional

- N/A.

##### High

- The Wallace House
- Original / early fence posts
- Possible Hay House remains and refuse dump.

##### Moderate

- Hay citrus tree
- Trees and other vegetation associated with the Wallace Family
- Heritage precinct.

##### Low

- Community centres and buildings
- Cycleways and footpaths
- The Village Green grassed area
- Ring road and carparks
- Picnic tables and park benches
- Toilet facilities.

##### Intrusive

- Trees and vegetation blocking views to the Wallace house
- Shed to east side of Wallace House
- Tait Duke Cottage.

Tait Duke Cottage was graded as intrusive due to:

*"The placement of the cottage on the village green and the clear view from Eumundi Rd has led to the Tait Duke Cottage being miss-identified as the Wallace house. The house has no heritage significance to the Wallace Park, family or the Noosaville area. The Tait Duke Cottage is considered to be intrusive to the existing heritage values of Wallace Park".*

#### 3.2.2 Statement of Significance Conclusion

The report states:

*"Wallace Park is associated with the settlement and early development of Noosa. The land and its past owners have been documented as being of significant local and state importance. The current use of the park is a modern and relatively unique concept. The park as a meeting point for the whole community and community groups is a good way of having the modern and historic values in the same area. The categorization of the historical significance of Wallace Park is therefore complex. The inclusion of modern buildings into a historically significant area creates local cultural significance for the new buildings. The significance of Wallace Park meet the criterion of a, b, c, d, e, f, g, and h under the Queensland Heritage Act 1992".*

and also:

*"From a heritage perspective, most of the values are contained within the Wallace Precinct, particularly the house and grounds. Wallace House and grounds is locally heritage listed and forms the Wallace Precinct. In addition to*

*the historic values Wallace Park is significant for its connections with local Aboriginal people, the Gubbi Gubbi (Kabi Kabi)."*

#### 3.2.3 Recommendations

The report recommends conservation policies, design and management guidelines for the heritage management of Wallace Park. A brief summary of these is outlined below.

##### Conservation Policies

**Policy 1** - Wallace Park should be managed in accordance with the provisions of the Noosa Plan, including Schedule 3 – Heritage Sites.

**Policy 2** - Obtain all necessary approvals from SCC for any proposed development work to Wallace Park.

**Policy 3** - Wallace Park should be managed in accordance with the principles outlined in the Burra Charter.

**Policy 4** - People skilled and experienced in conserving historic places and managing Aboriginal and historic environments should be involved in the planning and design of future works at Wallace Park.

**Policy 5** - Any work to the Park should ensure that the site's heritage significance is not adversely impacted.

**Policy 6** - This Conservation Management Plan (CMP) should be formally adopted as the guide for the management of Wallace Park's cultural heritage values.

**Policy 7** - A copy of this CMP should be submitted to SCC Managers and a copy kept in the local library. The CMP should be made available to other relevant stakeholders.

**Policy 8** - This CMP should be reviewed within five years of adoption, with revisions and amendments undertaken as necessary to maintain an up-to-date guide for the management of the site's cultural heritage values.

**Policy 9** - A condition audit should be completed for Wallace Park, focusing particularly on the Wallace Precinct.

**Policy 10** - Any maintenance and condition issues identified by the condition audit should be prioritised accordingly for repair, as per the policies and guidelines provided by this CMP.

**Policy 11** - Maintenance and repair works should consider the historical context and heritage values of Wallace Park.

**Policy 12** - The heritage values and management policies in this Conservation Management Plan should be carefully considered throughout all phases of maintenance and repair works at Wallace Park.

**Policy 13** - New development including changes to existing significant structures and the placement of new structures should be developed within the framework of a suitable Master Plan, and in line with the policies and guidelines outlined in this CMP.

**Policy 14** - Any new development proposed by a Master Plan should retain the heritage values of the place and where possible, enhance them.

**Policy 15** - Where possible, the Master Plan should consider the option to remove intrusive elements from the Park, which impact on the significance of the place. Intrusive elements outlined in the report include:

- Tait Duke Cottage;
- Utility shed to the side of the Wallace House; and
- The trees blocking the view to and from Wallace House.

**Policy 16** - Wallace Park should remain primarily available for continued public use. Universal access should be the aim of the carparks cycle and pathways installed throughout the park.

**Policy 17** - Mature / historic plantings in Wallace Park, particularly the Wallace Precinct, should be maintained and conserved.

**Policy 18** - Any additional plantings proposed for the site should not adversely affect existing gardens and plantings of heritage significance within the Park.

**Policy 19** - A qualified archaeologist should be present to monitor ground disturbing works within Wallace Park.

**Policy 20** - In the event that significant items are uncovered during earth works, the procedure provided in Appendix D (of the CMP) should be followed.

**Policy 21** - A Cultural Heritage Agreement should be prepared with the Aboriginal Party for the area, which should include specifications around the management of Indigenous heritage matters. In the short term, avoidance of any

disturbance on the two registered sites in accordance with the provisions of the Aboriginal Cultural Heritage Act 2003 - should be applied.

**Policy 22** - An Interpretation Strategy which aims to achieve a balance between the conveyance of information with a minimalist approach to permanent infrastructure should be prepared for Wallace Park.

**Policy 23** - New signage for the Park should be carefully planned, designed and located within the context of a 'whole of site' signage and Interpretation Strategy.

**Policy 24** - A record of all modifications, maintenance and repair works should be maintained by the custodian, Sunshine Coast Regional Council, alongside a copy of this CMP.

**Policy 25** - Consultation with community groups should be undertaken where appropriate.

**Policy 26** - Cultural heritage awareness training should take place at Wallace Park in order to educate site managers and stakeholders about tangible cultural heritage that may exist in the area.

**Policy 27** - Research into the history and development of Wallace Park should be encouraged and where possible documented and recorded with the Cooroora Historical Society, Noosa Museum; Tewantin Heritage & Historical Society; Cooroy-Noosa Genealogical & Historical Research Group; and the Sunshine Coast Council.

### Design Guidelines

The following design and management guidelines were recommended, particularly for the vicinity of the Wallace House precinct.

- Development within the precinct should be avoided, unless it is of a contributory nature to the continued use of the precinct and supplement the existing heritage features and values.
- New buildings which dominate the Wallace Precinct should be avoided.
- Views to and from Wallace Precinct, particularly of the house and gardens should be enhanced wherever possible, consistent with the early historic setting of a once rural and open setting with small formal gardens. Such works should be carefully

planned and utilise further research to determine appropriate measures.

- New elements, including buildings are possible within Wallace Park (outside Wallace Precinct) and should be encouraged by way of a professionally prepared Master Plan.
- No new elements should be introduced to the site which have the potential to impact on the cultural heritage significance of the place.
- The vegetation between Wallace House and the main road should be reviewed as a priority to improve the local prominence of Wallace House.
- Any future Master Plan should consider the removal of intrusive plantings, and the introduction of a heritage garden plan for the Wallace Precinct, more appropriate to the historic setting, views and vistas.
- Historic plantings dating from the Wallace period should be retained and conserved.
- No plantings should be planned immediately adjacent to the house structure (i.e. within 1 metre of the stumps or slabs of the house - or be attached to its exterior in any way.
- Avoid the placement of roadways, pathways and carparks which encroach on the historic 'front yard' of the place to the east of the house and to the north, or which affect the interpretation of the open setting and gardens within the Precinct.
- Use soft / natural finished to pathways / roadways – such as deco or bushmates.
- Use landscaping elements to soften any new areas.
- Necessary vehicle access and carparks in the vicinity of Wallace House should be avoided, unless they are located to the rear (west) and connected from the access road.
- Locations for new signage should be carefully selected, as ad-hoc signage can detract from the significant values of a place.
- Within the Wallace Precinct, light structures and fittings, including solar or wind powered lights, should not be installed directly onto Wallace House, to maintain its heritage significance including its aesthetic qualities.



## Management Guidelines

- A regular condition survey regime should be established for the park and include roads, pathways, vegetation and relevant structures.
- Any rubbish or debris found in and around Wallace Park should be removed to avoid impact upon the heritage values and risk of injury to visitors.
- Known sites of cultural heritage significance located within Wallace Park should be monitored for signs of damage. This should be undertaken by Council every 6-12 months.
- Community groups associated with the Park should be encouraged to participate in the ongoing monitoring process through an established chain of communication with the Sunshine Coast Regional Council.
- The CMP should be used to guide Emergency works within Wallace Park.
- Emergency works within Wallace Park should be supervised by appropriately qualified professionals wherever possible.

## Further Recommendations specifically regarding Archeological Issues

The CMP also makes a number of further recommendations in regard to archeological aspects. These include:

- Continued consultation with the local Aboriginal Party to formulate a Cultural Heritage agreement.
- Undertake further research to expand the knowledge of the Aboriginal heritage of the site.
- Prepare a Cultural Heritage Awareness Program to inform tenants, work crews and managers of the requirements of working within a heritage site.
- Develop a 'Incidental Finds Procedure' to be implemented where ground disturbance activities occur.
- Removal of intrusive features i.e. Tait Duke Cottage, the shed adjacent Wallace House, and vegetation blocking views of Wallace House would enhance the cultural heritage values of the precinct.



Photo: Tait Duke Cottage on edge of Village Green, 2012



Photo: Pottery shed beside Wallace House, 2012



Photo: Roundabout at intersection of Eumundi-Noosa Road, Gibson Road and Wallace Drive, Noosaville, 2012

## Summary

With reference to the revision of the Master Plan, the CMP makes a principle point that the revision should aim to "retain the site's heritage significance". The following is an excerpt from the CMP:

*"Throughout all phases of Master Planning and development for the place – any proposed works should respect the heritage significance of Wallace Park, in particular the significant features identified in Section 4.6.1. Any elements which are rated as being moderate or high by this CMP should be prioritised for conservation and should be avoided wherever possible.*

*The development of the revised Master Plan should consider the policies, guidelines and recommendations provided within this CMP when determining the type, nature, extent and locations of proposed works Any new uses should complement the existing facilities and uses of the place – in a way which is consistent with the Place's cultural heritage significance.*

*The Wallace Precinct must retain an undeveloped character. Alterations to existing structures, as well as proposed new development with this precinct, can potentially have a major impact on the fabric and perception of the Aboriginal and historical values of the site'.*

# 4 Master Plan



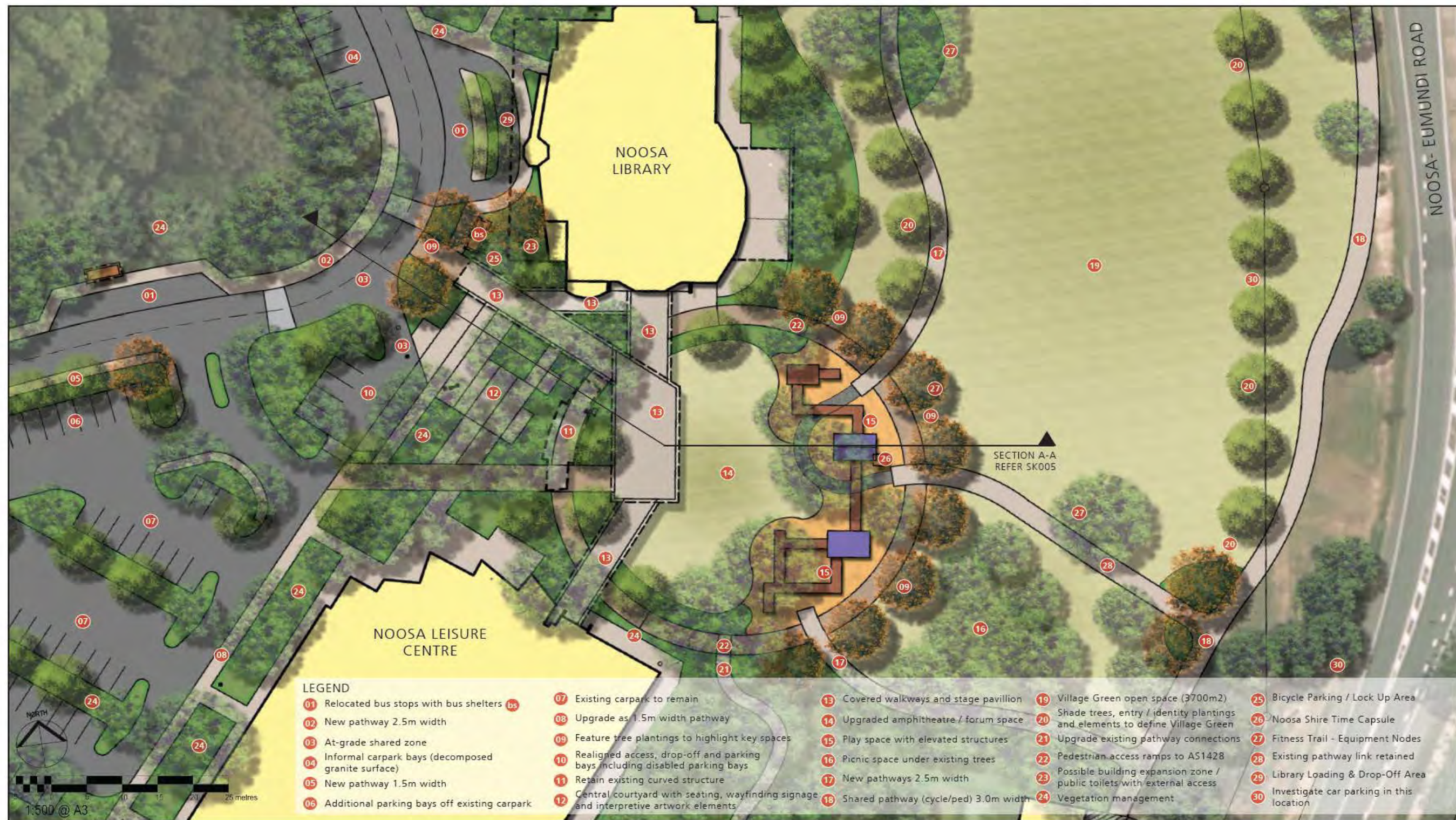
- LEGEND**
- 01 Precinct Identity / Entry Element
  - 02 Traffic management device with pedestrian crossing and feature trees
  - 03 Traffic management device and feature trees
  - 04 Informal carpark bays (decomposed granite surface)
  - 05 Pedestrian footpaths alongside Wallace Drive
  - 06 Relocated bus stops with bus shelters
  - 07 Possible public toilets and library expansion zone
  - 08 Additional carparking, extension to existing
  - 09 Shared zone, raised to be all grade for pedestrians
  - 10 Realigned pathway to connect with residential area
  - 11 Formalise pathway to hospital, route to be confirmed
  - 12 Rearranged carpark entry
  - 13 Rearranged drop off and short term parking zone
  - 14 Upgraded central courtyard space
  - 15 Upgraded amphitheatre / forum space
  - 16 Pedestrian access ramps AS1428 compliant
  - 17 Play space located above amphitheatre lawn
  - 18 Picnic space located adjacent to Village Green
  - 19 Upgraded and new pedestrian pathways
  - 20 Precinct identity plantings and elements
  - 21 Village green open space
  - 22 Indigenous cultural space
  - 23 Renovated Girami / Yarning Circle
  - 24 Wallace House Sculpture / Art Garden
  - 25 Pottery / kiln shed retained
  - 26 Bicycle and pedestrian shared path (3 metre width)
  - 27 Chevron linemarking to define no parking zone
  - 28 Open up sightlines to Wallace House
  - 29 Retain existing tree and rearrange carpark to suit
  - 30 Rearrange and upgrade coach parking bays
  - 31 Tree management to maintain fire break
  - 32 Bicycle parking / lockup area
  - 33 Overflow parking area in Gibson Road road reserve
  - 34 Investigate potential for car parking in this area
  - 35 Library loading and drop-off area
  - 36 Noosa Shire Time Capsule (existing location)
  - 37 Investigate extension for 3rd indoor basketball court
  - 38 Fitness trail - equipment nodes

DATE: 20.02.2013  
PROJECT NO: SCC17  
DWG NO/ISSUE: SK001\_J  
SCALE: 1:1000 @ A3

**WALLACE PARK**  
MASTER PLAN REVIEW

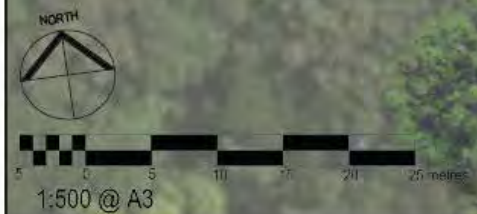
Sunshine Coast  
Council

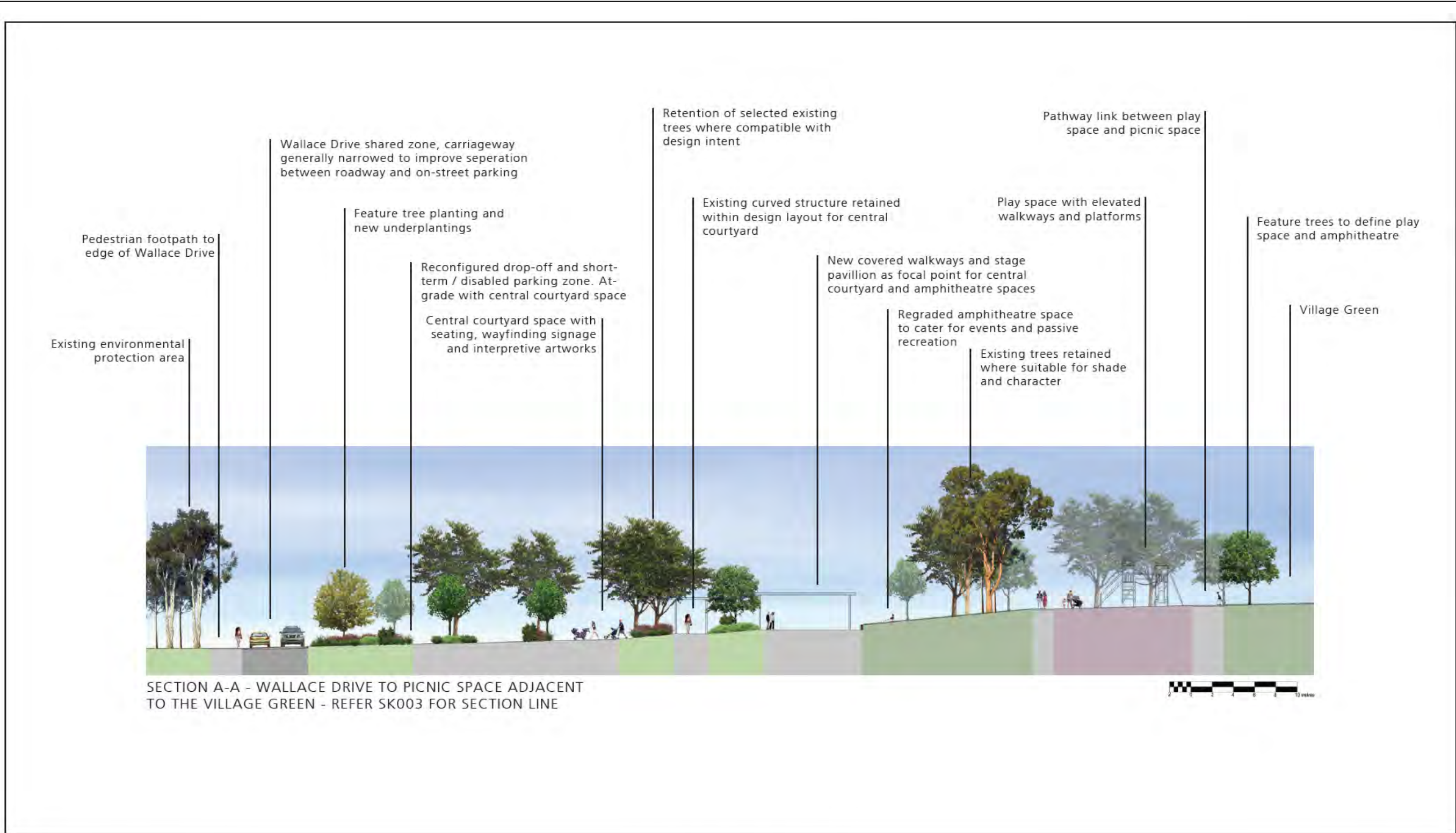






- LEGEND**
- 01 Precinct Identity / Entry Element
  - 02 Traffic management device with pedestrian crossing and feature trees
  - 03 Informal carpark bays (decomposed granite surface)
  - 04 New pathway 2.0m width
  - 05 Realign pathway to connect existing path with new raised pedestrian crossing
  - 06 New pathway 1.2m width
  - 07 Retain existing pottery shed and kiln
  - 08 Shared pathway (cycle/ped) 3.0m width
  - 09 Pedestrian access ramp to A51428
  - 10 Removeable bollards to manage vehicle access
  - 11 New pathway 2.5m width
  - 12 Wallace House sculpture garden
  - 13 Existing carparking retained
  - 14 Lawn area within Wallace House gardens
  - 15 Wallace House garden pathways
  - 16 Old driveway highlighted with path and feature trees
  - 17 Link to existing crossing refuge
  - 18 Renovated Girami / Yarning Circle space
  - 19 Informal stone stepper pathways and paving
  - 20 Indigenous space
  - 21 Stone wall with interpretive cultural elements
  - 22 Interpretive indigenous space entry structure
  - 23 Eucalyptus tree retained, carpark reconfigured to provide compliant parking and turn-around
  - 24 New pathways in low key materials (eg. Bushmates)
  - 25 Vegetation management
  - 26 Entry / identity plantings and elements to define Village Green
  - 27 Selective vegetation clearing to open up sightlines to Wallace House
  - 28 Loading bay for delivery and pick-up purposes
  - 29 Overflow parking area
  - 30 Village Green
  - 31 Investigate carparking in this location





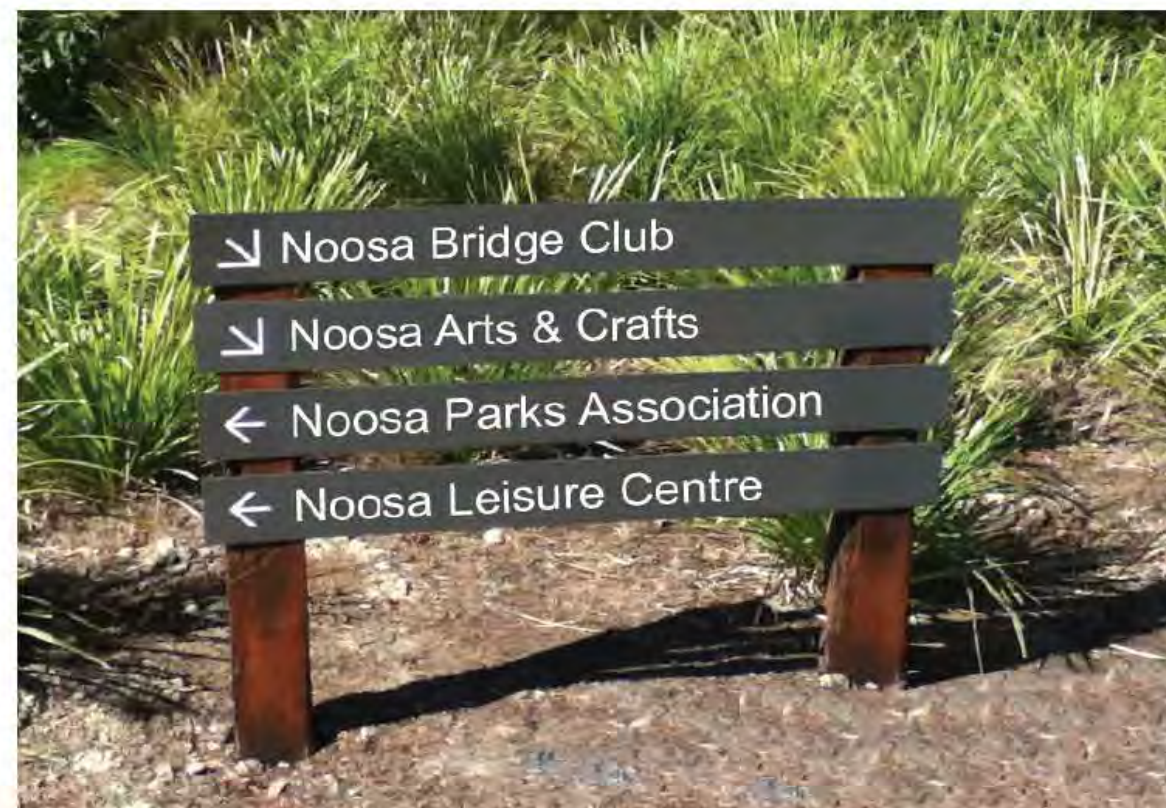
SECTION A-A - WALLACE DRIVE TO PICNIC SPACE ADJACENT TO THE VILLAGE GREEN - REFER SK003 FOR SECTION LINE



SIGNAGE MOCK-UPS FOR DISCUSSION



PRECINCT IDENTITY / ENTRY SIGNAGE WITH LIST OF FACILITIES  
EXAMPLE ONLY FOR DISCUSSION  
PAINTED METAL POSTS AND PANELS WITH BLACK AND WHITE LETTERING  
EXAMPLE HAS BEEN BASED ON IDENTITY SIGNAGE AT MOFFAT BEACH



WAYFINDING SIGNAGE - EXAMPLE ONLY INTENDED TO GIVE AN INDICATION OF POTENTIAL FOR SIMPLE SIGNAGE OF APPROPRIATE LOW-KEY CHARACTER.  
MATERIALS: TIMBER HARDWOOD POSTS, PAINTED METAL FINGER SIGNS (WOODLAND GREY WITH WHITE LETTERING)

## 5 Proposed Master Plan Refinements

The overall proposed revised Master Plan is illustrated on sheet SK001. This plan shows the main physical elements of the plan and they are described in written summary below. Further detail for each area within the precinct is provided on sheets:

- SK002 – Detail Plan South
- SK003 – Detail Plan Central
- SK004 – Detail Plan North

The Action Plan provided in Section 6 outlines both these elements and management suggestions to improve the character, identity, usability and operation of Wallace Park.

### 5.1 Place Making

During the master planning process several key spaces were identified as having potential to further enhance the legibility, permeability and richness of the overall Wallace Park precinct.

These spaces are commonly under-utilised and there is potential for these spaces to improve upon and contribute to the popularity, vitality and functionality of the overall precinct. The upgrade of these spaces would in many cases add value to the existing facilities and uses within the precinct, for example the addition of an exercise trail which could be utilised by the Leisure Centre and its users.

These initiatives have been incorporated into the overall Master Plan and further information by way of written explanation of design intent, outcomes and inclusions is covered below. The initiatives have been identified as long term directions and if any proceed it is expected that each of them would necessitate individual detailed assessment and design exercises. Further consultation would also be required to ensure that the design of each space fully incorporates and capitalises on the values and expectation of the precinct managers, users, visitors and the broader community.

#### 5.1.1 Central Court, Drop off zone and Amphitheatre

Refer SK001 and SK002

This series of spaces is critical to the user experience of visiting the major facilities within Wallace Park and at present the spaces present as unwelcoming and lifeless.

For example the central court is currently more of a space that visitors walk through quickly on their way to somewhere else than a space that is well used and where people linger and experience a unique environment and amenity. This central court could be considered to be the front door of Wallace Park for many existing precinct users and for first time visitors and it provides little in the way of legibility.

The master plan indicates the potential reconfiguration and upgrade of these spaces to achieve the following outcomes:

#### Central Court:

- creation of a vibrant central place within the precinct that celebrates arrival at Wallace Park and creates a safe and welcoming space that is comfortable and attractive to visitors during the day and for evening/night time events
- improvement of legibility by more clearly defining the major through paths, opening up clear sightlines and including wayfinding signage such as an overall site orientation map and directional signs
- upgrade of paving surfaces, pedestrian lighting, furnishings (seating options, tables - with provision for playing games such as chess, drinking fountain, bollards, litter bins)
- incorporation of public art as an interpretive and welcoming element within the space
- directly connect with the drop off zone and the Amphitheatre space
- form an intermediate space between the Library and Leisure Centre buildings with a covered walk linking these two facilities
- retention and renovation of the existing arbor structure designed by John Mainwaring
- incorporation of a high roofed central covered pavilion element that can act as a stage for the Amphitheatre space with provision of power, audio and lighting capability for performance events and celebrations
- integration of existing trees where they are assessed to be of a suitable species and growth form
- linkage with secondary spaces off the buildings such as the outdoor cafe and outdoor library spaces

#### Drop off zone:

- reconfiguration of the drop off zone is proposed to provide better alignment of the drop off space and allow for pedestrian desire lines and movements from Wallace Drive to the Central Courtyard space
- it is proposed that the drop off zone and the central courtyard be reconstructed at an even grade (with vehicle access controlled by bollards and with paving to visually define pedestrian and vehicle areas)
- provision of more capacity in the actual drop off space
- improve sightlines and safety
- fully integrate the drop off zone with the Central Court space and a potential shared zone and relocated bus stops located on Wallace Drive
- improvement of personal security (perceptual and actual) through enhancement of sight lines, the provision of more opportunities for passive surveillance, and lighting upgrades.

#### Amphitheatre:

- creation of a graded open lawn space to provide audience seating and capacity for events and performances and also to act as an informal passive recreation space (sitting and lying on the grass etc.) associated with the existing facilities
- integration of the Amphitheatre design with a Stage and pavilion located at the edge of the Central Courtyard and with a play space to the east associated with the Village Green
- incorporation of equitable pedestrian access ramps from the central court up to the village green that frame the Amphitheatre space
- new amenity plantings and assessment of existing and future tree plantings.

#### 5.1.2 Village Green

Refer SK001 and SK003

The Master Plan recommends retention of the Village Green as a multi-functional open space. The type and size of open space provided by the Village Green lends a high degree of flexibility within the Wallace Park precinct that would enable it to cater for informal recreation as well as local and sub-regional community events.

The Master Plan proposes inclusion of improved pedestrian access and linkages with the central courtyard space and



also pathways which link spaces at the southern end of the precinct with those at the northern end. Pedestrian entry points from Eumundi-Noosa Road are also proposed associated with identity artwork elements and feature tree plantings to assist in reinforcing the identity of Wallace Park when viewed from Eumundi-Noosa Road.

As mentioned previously the Village Green could also incorporate low key elements such as an exercise trail with static exercise elements constructed from materials sympathetic to the character of Wallace Park (e.g. timber and painted galvanised steel). Additional tree plantings to provide shade and amenity are also proposed on the periphery of the main open space.

### 5.1.3 Picnic Area, Play Space and Public Amenities

Refer SK001 and SK003

The Master Plan proposes the development of a community picnic space through the provision of new picnic tables and seating in the treed area at the southern end of the Village Green. Consideration could also be given to the inclusion of electric BBQ hotplates, drinking fountain, hose cocks, litter bins and low key shelter elements. This area is quite well shaded by existing eucalyptus tree and is accessible by foot from the major facilities located along Wallace Drive and also from Eumundi-Noosa Road.

The creation of a play space between the picnic space and the Amphitheatre is also proposed and would have destination synergies with other community facilities within Wallace Park. This area is also quite well shaded with existing trees.

The Master Plan envisages a natural play based space with elevated walkways and platforms constructed from natural materials such as timber, rope, stone boulders and cobbles, sand and/or bark chip softfall and the like.

The lack of public amenities within the Wallace Park precinct was also identified as a deficiency and the Master Plan proposes the initial improvement of signage to existing public toilet facilities located in the library and in the Leisure Centre. In the longer term, subject to the popularity of the precinct, it may become necessary to investigate the inclusion of a small public amenities facility. Such a facility could possibly be located off the south western corner of the main library building. In this location it would be able to service the

central courtyard and Amphitheatre and access could also be signed from the Village Green, play space and picnic spaces.

### 5.1.4 Girarmi and Indigenous Cultural Space

Refer SK001 and SK004

During the master planning process discussions were had with various indigenous representatives regarding past uses and associations of the Wallace Park site and the intent and future options for the existing Girarmi / Yarning Circle area.

The Master Plan proposes renovation of the Girarmi to bring it back to its original condition and to make it a more useable and multifunctional space. It is also proposed that the adjacent area defined by existing tree plantings and earth mounding be allocated as an area to be utilised for incorporation of permanent interpretive and artistic elements that are relevant to the local indigenous community and provide a point of interest to the Wallace Park precinct that build upon its past uses and associations.

An appropriate use in this area may include the development of a trailhead for a cultural trail perhaps as a counter-perspective or integrated with a European heritage trail starting at Wallace House.

In conjunction with the Girarmi, this enlarged indigenous cultural space could provide a place for events, collaboration, education and reconciliation. An organic form shelter structure is proposed to define the southern end of this cultural space from the Village Green and a natural stone wall as a spine for interpretive elements and artworks. Plantings could be added to or amended to include native food plants and plant species of note and significance to past indigenous habitation on the Sunshine Coast and Noosa area.

Design development of this space and the elements within it should be undertaken in conjunction with a robust process of user and community consultation.

### 5.1.5 Wallace House Precinct

Refer SK001 and SK004

Management recommendations for Wallace House are discussed in the Conservation Management Report (CMP)

and design outcomes depicted on the Master Plan have been strongly influenced by these recommendations.

The main intent of this area is to better define the grounds of the house and to ensure that activities within the grounds are sympathetic to the "local heritage" significance and values of the house.

The proposed long term improvements to this area are as follows. These options require further exploration with the Noosa Arts and Crafts group who in conjunction with Council are the current caretakers of the house:

- renovation of the garden of Wallace House as a sculpture garden to display suitable works created by the Noosa Arts and Crafts group and to be used as a space that can cater for small "garden" style events
- within the garden design create a gesture that represents the old driveway to the house from the main road
- improve pedestrian access from the carpark up to the main Wallace House garden along the southern end of Wallace House by incorporating a new compliant pedestrian access ramp and by restricting vehicle usage to a loading bay only use
- consideration of appropriate tree and garden plantings to enhance the identity of the house and gardens
- possible use of the gardens as a trail head for a precinct cultural heritage trail or as a key destination on a wider sub-regional trail system
- improved sightlines to Wallace House from the main road.

## 5.2 Precinct Identity and Wayfinding Elements

The development of a coordinated strategy to improve overall precinct identity and legibility has been identified as a key recommendation of the Master Plan. It has been suggested that a similar approach to that used at the Cooroy Lower Mill site, at Cooroy, could be employed at Wallace Park.

The location, orientation, theming and content of precinct identity elements need to be well considered. Identity elements need to be considered as part of an overall strategy that considers site visibility and perceptions about the place and as part of a wider process of precinct marketing. Well designed customised signage may be one

way of more strongly defining the precinct and its entries off Eumundi-Noosa Road. An indicative identity signage element is presented on sheet SK006 and decisions need to be made about whether or not the signage should just define Wallace Park as a whole or incorporate reference to all the different facilities and clubs that are based in the precinct.

Wayfinding signage elements should be used in a planned, consistent, clear, simple and cost-effective way. An indicative representation of a style of wayfinding signage that could be considered to be appropriate to Wallace Park is presented on sheet SK006.

Sunshine Coast Council has a standardized signage guideline document identifying colour palettes, signage layouts, fonts, graphic styles, logos, and fonts. These guidelines have been adopted for signage on Council controlled land and will apply to the signage developed for Wallace Park. At the time of writing, this guideline document is entitled *Sunshine Coast Council: Interim signage guidelines* (2012).

Place making and site identity of Wallace Park would be enhanced by instigating a site distinct major sign format whilst maintaining fonts, logos, small directional signage etc compliant with the signage guideline documents.

### 5.3 Safety

The Master Plan indicates various measures to improve safety for precinct users and pedestrians including the following:

- vegetation management / review and opening up of sight lines to pedestrian pathways and spaces
- need to review lighting requirements
- incorporation of off road pathways for pedestrians to circulate from car parking spaces along Wallace Drive to precinct facilities (to reduce need to walk along traffic lanes)
- local area traffic management (refer Traffic Management Plan)
- improve wayfinding and site legibility for precinct users
- vegetation management is discussed in more detail below
- review and audit pedestrian and road lighting

### 5.4 Pedestrian Circulation

Refer SK001

The Master Plan proposes the upgrade and realignment of a number of existing pathways as well as the introduction of new pathways to improve access and better connect existing facilities, key places and open spaces.

Maintenance or replacement works are required for various existing pathways where tree roots have lifted sections of pathways creating trip hazards. In some areas heavy shade by trees has contributed to mouldy and slippery pathway surfaces. Leaf litter on pathways when wet and decomposing has potential to contribute to slips and falls.

### 5.5 Bicycle Circulation and Access

The main priority with regards to bicycle circulation is to ensure that commuter cyclists are catered for with efficient and direct cycle pathways whilst ensuring that higher order cycle-ways do not impact negatively upon the "place" qualities of Wallace Park and the safety of the users of the precinct.

The Master Plan recommends the creation of a primary pathway for commuting cyclists that circumnavigates the site along the eastern and northern edges of the site and connects the existing bikeway path on Eumundi-Noosa Road with the shared pathway within the Gibson Road extension road reserve.

Commuting cyclists may also utilise Wallace Drive to make this same connection and this alternative (on-street) route could also be promoted. It is not recommended to bring higher speed cyclists through areas of the site where they may conflict with site users or where existing topography is unsuitable or where the arrangement of existing facilities such as buildings and pathways do not facilitate through movement by commuter cyclists. It is noted that commuter cyclists have a need for higher visibility, speed and "link" type spatial outcomes rather than "place" type outcomes.

Another key recommendation of the Master Plan is the establishment of convenient and secure bicycle parking areas within Wallace Park at a number of key locations.

### 5.6 Vehicle Circulation

A number of physical improvements are included to improve safety and traffic movement along Wallace Drive:

- install a raised traffic calming device uphill from the Respite Centre Driveway
- install raised pedestrian crossing points for the McKenna Court pathway link and the Gibson Road extension corridor pathway link
- relocated bus stops with a raised pedestrian link across Wallace Drive
- reconfigured bus parking
- reconfigured drop off area
- signage at the Eumundi-Noosa Road entry and the Gibson Road roundabout (refer plans for suggested locations, subject to DTMR approval)
- facility signage at carpark entrances.

### 5.7 Parking

Parking has been consistently identified as a significant issue on site.

The most effective short term strategy to alleviate parking congestion is based on management options as outlined in the Traffic Management Study and Section 6. These essentially revolve around decreasing the concentration of demand at current peak times by rescheduling activities on the site so that staggered start and completion times occur and parking demand is spread more evenly across the day.

To supplement this strategy and any potential future increase in numbers of site users, the following medium to long term physical amendments are illustrated on the plan;

- relocation of bus stops on Wallace Drive could allow a reduction in carriage way width of Wallace Drive allowing addition of car parking bays to the Leisure Centre carpark
- provide informal overflow parking near the Endeavour Foundation facility
- investigate provision of a suitable location offsite for temporary overflow parking for a limited period.

### **5.8 Public Transport**

The primary physical amendment to public transport access to the site is the relocation of the bus stops. Included in this relocation would be the provision of shelters and safe, equitable pathway links to the site pedestrian circulation network.

### **5.9 Vegetation Management**

An overall approach to vegetation management needs to be developed and implemented to address the following issues:

- implications for infrastructure whole of life
- heaving of pathways by tree roots
- impact on underground services (e.g. sewerage pipes)
- traffic and pedestrian sightlines
- tree health and vigour
- appropriate tree and planting species
- a mechanism to assess proposals for new plantings by user groups (e.g. Noosa Parks Association and other re-vegetation and bushland rehabilitation groups)
- leaf drop.

### **5.10 Heritage Management**

The Master Plan responds to the statement of significance conclusion in the Conservation Management Plan by requiring:

- any proposed works respect the heritage significance of Wallace Park, in particular the significant features
- Wallace Precinct to retain its undeveloped character
- cultural heritage values enhancement by the removal of Tait Duke Cottage and management of vegetation blocking views to Wallace House
- maintenance of the park's use for community based activities
- historic plantings in Wallace Park be maintained and conserved.

## 6 Action Plan

### Short Term

| <i>Master Plan Element</i>              | <i>Action</i>   | <i>\$Cost (2012)</i> |
|---|---|----------------------|
| <b>Site Management</b>                  | Leisure Centre Manager to act as Council liaison for Wallace Park Stakeholders  | -                    |
|   | Form Management Board comprising Council and Stakeholders Representatives   | -                    |
|   | Regular Stakeholders or Management Board meetings with Council Officers   | -                    |
|   | Clarify responsibilities and roles with written guidelines issued to all stakeholders, including issues reporting procedures  | -                    |
|   | Undertake shared events which may include collaborative events associated with other sites  | -                    |
|   | Use of Village Green as venue for annual Fair as fund raising, networking, promotion / branding event   | -                    |
|   | Increase use of Amphitheatre for events   | -                    |
|   | Upgrade classification of Wallace Park to "Civic Park"  | -                    |
|   | Use of Gibson Road extension corridor as interim overflow parking   | -                    |
| <b>Precinct Identity and Wayfinding</b> | Provide entry signage at road entry points that identify Wallace Park   | 125,000              |
|   | Install identity elements prominently naming Wallace Park Community Precinct and identifying all user groups at Wallace Drive entrances off Eumundi-Noosa Road and Gibson Road roundabout |                      |
|   | Install facility identity signage at respective parking zones   | 75,000               |
|   | Provide signage to McKenna Court link and selectively prune back vegetation to improve visibility along the path.   |                      |
|   | Upgrade directional / wayfinding signage, including links to regional path network  |                      |
| <b>Pedestrian Circulation</b>           | Develop an interpretative signage strategy for signage to be located at key buildings and other key locations within the site.  | 20,000               |
|   | Measures instigated to prevent vehicle access onto shared pathway network   | 5,000                |
|   | Upgrade linkages to Gibson Road footpath network  | 40,000               |
|   | Provide connection from Gibson Road pathways to existing refuge on southern approach to Eumundi-Noosa Road roundabout   | 20,000               |
|   | Undertake maintenance and compliance audits on all lighting for operational status and compliance with applicable standards   | 10,000               |
| <b>Vehicle Circulation</b>              | Provide raised pedestrian crossings for external pathway connections across Wallace Road as traffic calming to give pedestrian / cycle priority   | 25,000               |
|   | Designate a unified speed limit on Wallace Drive of 20km/hr with signage and traffic calming  | 1,000                |
| <b>Parking</b>                          | Provide larger 5 minute drop off zone at Library  | 30,000               |
| <b>Vegetation Management</b>            | Prepare and instigate an ongoing Landscape Management Plan  | 5,000                |
|   | Undertake tree health, hazard, future mature canopy and tree root problem audit   | 10,000               |
|   | Selectively prune undergrowth to open up sight lines to improve visibility and reduce potential for concealment   | 15,000               |
|   | Manage landscape surrounding Endeavour Foundation for fire hazard reduction   | 5,000                |
|   | Undertake root damage remediation program to pathways to remove trip points   | 30,000               |
| <b>Heritage Management</b>              | Prune vegetation away from lighting   | 5,000                |
|   | Remove vegetation on batter of Gibson Street roundabout to expose views to Wallace House  | 10,000               |
|   | Relocate Tait Duke off site to more appropriate location  | TBA                  |
| <b>Total Estimated Cost</b>             |   | 431,000              |

**Longer Term (Subject to external funding becoming available)**

The following initiatives have been identified as long term directions and it is expected that some of them would necessitate individual detailed assessment and design exercises. Further consultation would also be required to ensure that the design of each place making initiative is fully incorporates and capitalises on the values and expectation of the precinct managers, users, visitors and the broader community.

| <b>Master Plan Element</b>              | <b>Action</b>  | <b>\$Cost (2012)</b> |
|---|--|----------------------|
| <b>Place Making</b>                     | Upgrade of Amphitheatre space with suitable stage facility for events  | 500,000              |
|   | Upgrade central space between library and Leisure Centre   | 800,000              |
|   | Provide playground in vicinity to Library and Leisure Centre   | 250,000              |
|   | Leisure Centre expansion   | TBC                  |
|   | Investigate opportunities to incorporate Fitness trail around the perimeter of the Village Green   | 50,000               |
|   | Investigate options for an accessible public amenity building in Wallace Park  | 15,000               |
|   | Expand Wi-Fi coverage to other areas of site beyond the Library  | 10,000               |
|   | Introduce public art – including ephemeral art and artistic / cultural events and performances   |                      |
|   | Redevelop grounds of Wallace House as an art/sculpture garden for use by the Noosa Arts and Crafts group and to cater for small garden type functions and events   | 150,000              |
|   | Upgrade and landscape Girarmi / Yarning Circle   | 20,000               |
| <b>Precinct Identity and Wayfinding</b> | Investigate the creation of an Environment Trail within Wallace Park to enable interpretation and awareness of environmental values. Investigation required regarding location of trail sections within the Environmental area | 5,000                |
|   | Incorporate identity elements such as plantings and artistic interpretive elements within site and along road frontages (e.g. within Village Green at key nodes and/or edges)  | 250,000              |
| <b>Pedestrian Circulation</b>           | Provide off road pedestrian paths from Wallace Drive parking to facilities   | 250,000              |
|   | Investigate technical and economic feasibility of future link through <i>Melaleuca</i> forest westwards to the vicinity of the Hospital  | 2,000                |
|   | Expand and upgrade sealed path network to provide accessible compliant links to all facilities and between facilities  | 250,000              |
|   | Construction a 'shared' zone in vicinity of bus stops  | 250,000              |
| <b>Bicycle Access and Circulation</b>   | Develop bicycle parking spaces within the precinct at suitable locations   | 60,000               |
|   | Future cycleway design to emphasise through routes along Eumundi-Noosa Road, Gibson Road, and Wallace Drive to minimize high speed cycle conflicts with pedestrians in core spaces of the site                                 | 250,000              |
|   | Complete shared pathway proposal   | 200,000              |
| <b>Vehicle Circulation</b>              | Reconfigure Leisure Center carpark entrance and parking bay layout to improve safety and increase parking bay numbers  | 250,000              |
|   | Reduce speed limit and increase traffic calming measures   | 150,000              |
|   | Substitute upstand kerbs or wheelstops for bollards in confined spaces   | 10,000               |
|   | Install additional traffic calming devices particularly on up-hill sides of facility egress points   | 120,000              |
| <b>Parking</b>                          | Reconfigure bus/coach parking bays to improve safety   | 100,000              |
|   | "Pram" parking bays to allow easier access parents with young children to Library and Leisure Centre   | 20,000               |
|   | Provide additional disable compliant parking bays  | 30,000               |
| <b>Public Transport</b>                 | If demand warrants relocate bus stops to improve safety and pedestrian connections   | 75,000               |

