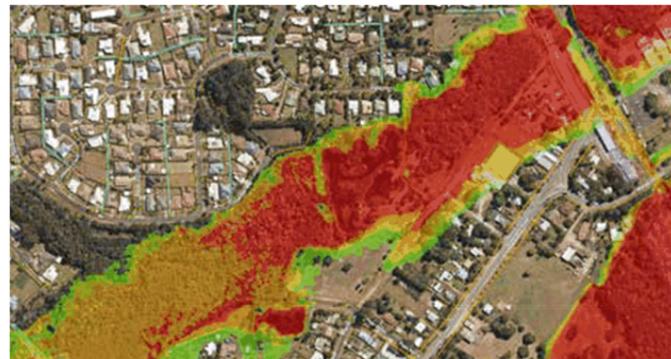


PARK ANALYSIS

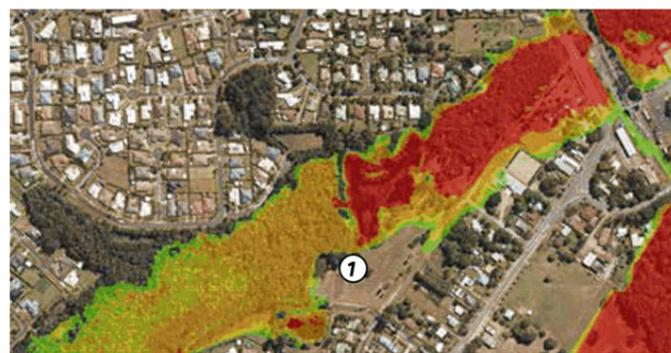
FLOOD AND BUSHFIRE MAPPING

The most intuitive location for the future activity hub of the park coincides with the area that is least prone to flood and fire. This happens to be located at the bottom of Page Street, and within a 500m radius of the town centre, the school on Coonowrin Road, and the early learning centre.

Careful consideration will be given to future embellishments within flood prone areas, and treatments such as concrete boardwalk systems will be considered for low lying areas.



Q100 FLOOD MAP PROVIDED BY SUNSHINE COAST COUNCIL



Q10 FLOOD MAP PROVIDED BY SUNSHINE COAST COUNCIL



- ① Least flood and fire prone area and most suited to park activity hub
- ② Existing informal track off Allan Avenue
- ③ Paul Place - investigate possibilities to provide a bush track connection to Allan Avenue



BUSH FIRE HAZARD MAP PROVIDED BY SUNSHINE COAST COUNCIL

- Medium Bushfire Hazard Area
- Medium Bushfire Hazard Area Buffer

PATHWAY NETWORK ANALYSIS

The plan below shows existing and proposed access in and around Glass House District Park. During the community consultation process, locals confirmed they would like an additional bushland track to be created to link the western end of Paul Place with Allan Avenue.

Refer to the Landscape Concept Plan on page 12 for a more detailed plan of the proposed pathway alignment.



PROPOSED PATHWAY NETWORK ANALYSIS

- - - - - Existing dedicated pathway (varying widths)
- - - - - Existing quiet street access
- Existing informal (potential upgrade to formal)
- - - - - Future pathway (DA)
- - - - - Proposed pathway

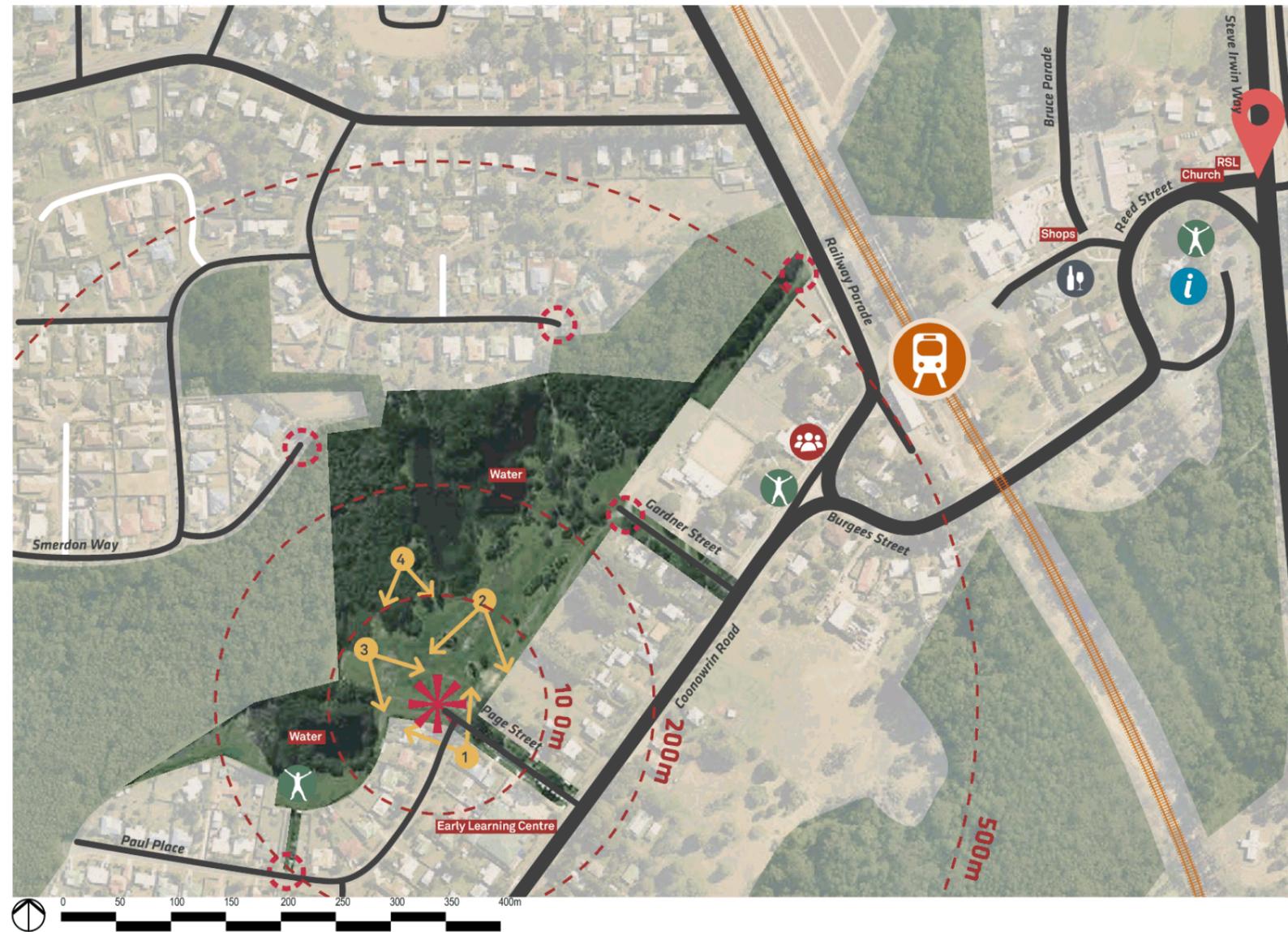
PARK ANALYSIS

FUTURE ACTIVITY HUB

The proposed activity hub hosts tremendous views towards Mount Tibrogargan. It is also clearly visible from the top of Page Street, and consideration should be given to locating a tall piece of play equipment along this line of sight to catch the eye and curiosity of people on the street.

Introduction of vertical elements, be they play structures or shelters, must be located so as not to detract from views towards Mount Tibrogargan.

-  Local Play Parks
-  Glass House Tavern
-  Glass House Information Centre
-  Glass House Mountains Train Station
-  Community Hall
-  Regional Access Road
-  Local Collectors
-  District Collectors
-  Proposed Activity Hub & Main Entrance Point
-  Secondary Access
-  Key Views



KEY VIEWS



VIEWPOINT 1
Viewpoint 1 identifies a clear line of sight from the corner of Page Street and Paul Street looking north-west. This open grassland would provide the most suitable location for the park activity hub with play equipment, a shelter and additional shade trees.



VIEWPOINT 2
Viewpoint 2 captures the direct view of Mt Tibrogargan to the south-west of Glass House District Park. This view should be left uninterrupted, which will require the location of shelters and play equipment to be carefully considered. Additional shade trees with low-key bench seating could be strategically located to create peaceful, shaded areas to enjoy this iconic vista.



VIEWPOINT 3
Viewpoint 3 shows a clear line of sight up Page Street to the adjoining Coonowrin Road.



VIEWPOINT 4
Viewpoint 4 is located south of the Glass House District Park, looking back to the Page Street entry point across the open space.

SUNSHINE COAST STRATEGIES & VISION 2011

OPEN PLAN STRATEGY 2011

'RURAL 1' CLASSIFICATION

The Sunshine Coast Council Open Space Strategy 2011 categorises the Sunshine Coast into 8 districts, and identifies Glass House Mountains as district classification 'Rural 1'.

In addition to including Glass House Mountains, 'Rural 1' is also characterised by substantial areas of forestry. The district provides large areas of open space which act as an inter-urban break. Sunshine Coast Council anticipate the predicted population growth will necessitate provision of larger district recreation parks and sports grounds. Recreation trails located on State land will continue to be an important asset within this district.

The need to progress the planning for a district recreation park in Glass House Mountains is identified as a key objective within the Sunshine Coast Council Open Space Strategy 2011, and directly addressed in this landscape plan.

STRATEGIC OUTCOMES APPLIED TO LANDSCAPE PLAN

STRONG COMMUNITY IDENTITY

The defining characteristics of the landscape plan are derived from the character and diversity of the local community and surrounding landscape.

ECONOMIC ADVANTAGE

Protecting the natural assets of the park along with creating a destination for traditional park activities will help to secure Glass House District Park as a hub for leisure and recreation. This will assist with economic stimulation associated with tourism, leisure, health and well-being.

ENVIRONMENTAL PROTECTION

The landscape plan places a high value on biodiversity and ecological processes. Prioritising the need to improve water quality within the lakes, protect woodland areas and introduce a community garden. This will provide a basis for community discussion and education around local environmental values and the unique Glass House setting.

ENHANCED WELL-BEING

Glass House District Park provides a place for the community to enjoy an active and healthy lifestyle. The landscape plan balances active spaces with tranquil settings where people can escape busy urban life, reflect, and connect with nature.

WELL-CONNECTED COMMUNITIES

Providing access across the length of Glass House District Park will create an alternative route for pedestrians heading in or out of town. A woodland trail will provide increased access to the ecosystems around the lakes and increase connections to the park for residents living nearby.

AFFORDABLE AND RESPONSIVE MANAGEMENT

The landscape plan recognises the importance of investing in open space. The design focuses on making the most of the natural features within the park and places a high degree of importance on funding maintenance regimes and reinstating species representative of the regional ecosystem where possible.

COMMUNITY INVOLVEMENT AND PARTNERSHIPS

Community engagement is pivotal to developing and refining the landscape plan. A meeting was held on site with the local community to discuss the proposed landscape plan, and their feedback was taken on board and reflected in the final landscape plan. Potential exists for the District Park to host future community run events and activities.

SUNSHINE COAST COUNCIL VISION

Sunshine Coast Council's vision is to be Australia's most sustainable region – vibrant, green and diverse.

The Glass House District Park Landscape Plan is directly influenced by the 5 goals of the Sunshine Coast Council Corporate Plan (2014-2019) in the following ways:

A NEW ECONOMY

Opportunities for new capital investment in the Glass House Mountains region will be identified through the aspirations of the landscape plan and accompanying construction cost estimate. Ensuring the landscape plan is supported by realistic economic projections, demonstrates Sunshine Coast Council's strong economic leadership.

A STRONG COMMUNITY

The Glass House District Park Landscape Plan proposes a new pathway network, designed to provide equitable access to the main activity hub and to link the northern end of the park along Railway Parade with the southern access off Paul Place. The alignment has been chosen to minimise disruption to the expanse of open lawn. A secondary pathway provides a woodland track skirting the edge of the lakes. This pathway will be subject to periodic inundation, however the materials and construction method will be designed to withstand these conditions.

This improved pathway network will assist with delivering Sunshine Coast Council's goal to provide for safe and healthy communities where people feel connected to the place where they live.

Tabling the option of a community garden within the district park will generate discussion about establishing resilient and engaged communities.

Culture, heritage and diversity are valued and embraced by inviting all interested parties to contribute to the community consultation process, and Sunshine Coast Council being ready to adapt the landscape plan in response to local feedback.

AN ENVIABLE LIFESTYLE & ENVIRONMENT

Healthy, natural ecosystems and the adjoining protected natural remnant vegetation contribute tremendously to the current setting of Glass House District Park. The landscape plan identifies the need to commit funding to the management and maintenance of these habitats and waterways which in turn will bolster Sunshine Coast Council's reputation for backing innovative environmental practices.

SERVICE EXCELLENCE

Rates contributions assist with securing future funding of Glass House District Park. The landscape plan prioritises services and assets that require funding to meet the needs of a growing community.

A PUBLIC SECTOR LEADER

Engaging the local Glass House Mountains community in the discussion about the future activation of the district park, demonstrates Sunshine Coast Council's commitment to fostering productive, professional partnerships that lead to robust and transparent decision making.

DESIGN PRINCIPLES AND OBJECTIVES

DESIGN PRINCIPLES

OBJECTIVES

SPACIOUSNESS

The spaciousness of Glass House District Park is to be retained as an defining characteristic.

The alignment of the proposed pathway network avoids dissecting open expanses of lawn where possible, with the exception of providing access to the key activity hub.

Valuing spaciousness requires consideration of decommissioning or removing items that clash with the intended use and the long term vision for the park.

Once the existing play equipment at the southern end of the park reaches the end of its lifespan, it will be decommissioned and replaced with supplementary trees set amongst open lawn.

Striking the right balance between preserving a feeling of spaciousness while providing park embellishments important to the local Glass House Community.

Recommend play equipment and park furniture will be at a scale which is appropriate to the park, allowing for increased activity while maintaining a sense of spaciousness.

TREE STRATEGY

The existing woodland is to be protected and managed into the future.

Implement a woodland management strategy including on-going funding commitment to weed control and supplementary planting through woodland areas.

Design for a park that will be loved for its majestic trees.

Utilise tree species representative of the regional ecosystem with a focus on species that will mature in size to become iconic features of Glass House District Park.

Provide opportunities for park visitors to forage for forest foods such as berries and fruits.

Incorporate forest food tree species and understory planting into the park planting design.

ANCIENT VIEWS

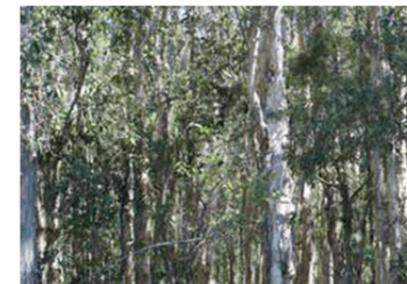
People have looked to Mount Tibrogargan for perhaps many thousands of years, and will continue to desire to look upon it, as it is, without interruption.

Celebrate the impact of Mount Tibrogargan by providing shade trees and benches where visitors can relax and enjoy ancient views of this geological giant. Site specific interpretive signage will communicate the stories and history associated with the park.

IMPROVE WATER QUALITY

Prioritise investment in water treatment systems. Improving the water quality of the lakes will turn them into a major draw-card for visitors.

Implement water quality treatment devices, including planting additional trees along the edge of the lakes.



LANDSCAPE CONCEPT PLAN

-  Extent of landscape concept plan
-  Existing dedicated pathway of varying width, consider upgrading to 2m wide in future
-  Existing street access
-  Existing path to be retained, consider upgrading to 2m wide in future
-  Proposed pathway link pending agreement
-  Proposed 2m wide path
-  Proposed 1.2m wide trail (sections of boardwalk system through low lying areas and around tree roots)
-  1 Tall play structure
-  2 Shelter and BBQ
-  3 Play equipment connected to Palm Grove
-  4 Shade trees and benches with views of Mount Tibrogargan
-  5 Visitor parking, approximately 12 spaces
-  6 Toilet facilities
-  7 Forest foods with signage
-  8 Path realigned with shade trees
-  9 Lakes with improved water quality
-  10 Potential bio-basin treatment area to assist with improving water quality
-  11 Turf with mowing regime
-  12 Proposed pedestrian footbridge
-  13 Existing truck chassis - consider retaining as heritage art installation, or removing
-  14 Existing woodland to be retained and protected (including weed management)
-  15 Play equipment decommissioned at end of lifespan
-  16 Additional native trees and understory planting (community programs)
-  17 Bushfire hazard area (Refer Sunshine Coast Council Planning Scheme)
-  18 Buffer planting to rear of lots adjacent park
-  19 Dog off leash area (fenced), subject to future investigations and planning
-  20 Skate park - subject to future investigations and planning
-  21 Bench seating overlooking lake
-  22 Proposed pathway lighting between Gardner Street and Dana Close

