

Attachments to the May 6th Agenda, SCRC Planning and Strategy Committee meeting

Maleny Community Precinct

Status report on actions – resolutions dated Aug 21 2008

Resolution:

(a) Commence a Master Planning process for the Maleny Community Precinct using the approved Concept Plan and Development Intent Statement (Attachment I to this report) as a basis for further detailed investigation and technical assessment(s), particularly with regard to location and need for sporting fields and determining appropriately sized and located buffers to ecologically significant areas

Responsible officer: Robyn Douglas David Cooper

Status

Commenced planning process

Technical Assessments commissioned and completed:

- Strategic Leisure — Field Utilisation Report
- Australian Wetlands — Environment Management Scoping Study

Resolution:

(b) Delegate to the Chief Executive Officer the allocation of the following actions to appropriate areas of Council to progress:

The establishment of a community working group which comprises members of the community, Councillor McKay and other Councillors as the need arises and staff representation

Responsible officer: Steve Gould

Status:

Maleny Precinct Advisory Group was established and have been meeting regularly. Submissions received in December 2008 and final meetings held in March 2009.

Resolution:

The allocation of staff resources to work with the Maleny community to undertake more detailed investigations and technical assessments within areas 4, 6, 7 and 7a of the Approved Concept Plan and report the findings back to Council for consideration

Responsible officer: Robyn Douglas

Status

Referred to next phase of master planning.

Resolution:

Continuation of actions to meet outstanding contractual obligations (Strategic Property Unit)

Responsible officer: Paul Brockwell

Status

Outstanding contractual obligations (road construction and final payment will be completed in accordance with contract requirements (July 2009).

Resolution:

Preparation of Planning Scheme Amendments (Strategic Planning Unit)

Responsible officer: John Winsbury

Status:

Planning Scheme amendments relating to the contractual obligations to create two lots for the Porter's has been completed by Council and is awaiting final State interest review and Ministerial approval. Further planning scheme amendments are only anticipated once Master Planning has been completed for the balance of the site.

Resolution:

Master Planning for site (Environment, Landscape & Recreation Unit (South) with input from an Integrated Team established for this project)

Responsible officer: Robyn Douglas

Status:

Next phase of planning.

Resolution:

Determine and action appropriate management arrangements across the site (Strategic Property and Community Services)

Responsible officer: Paul Brockwell and Community Services

Status:

To be initiated following completion of Master Planning, Business Planning and determination/resolution of preferred sporting/community Management Model for the Precinct.

Resolution:

Progress actions for the sale of the rural residential and residential area(s) identified on the Approved Concept Plan (Strategic Property Unit)

Responsible officer: Paul Brockwell

Status:

Planning and subdivision of rural res area is underway. Further refinement and review of proposed residential land is required.

Resolution:

Identify \$350,000 in the first quarter review of the 2008/2009 Annual Financial Plan for the upgrade to Porters Lane, to later be recouped through the sale of the two rural residential lots on the precinct

Responsible officer: Paul Brockwell and Financial Services

Status:

Completed.

Community Engagement Recommendations

Response to Robyn Douglas on Maleny Precinct Master Planning Phase 2

Subject: Section on Community Engagement

Community Engagement

Given the precincts long history of stakeholder engagement, it seemed prudent for council to utilise methods of engagement that honour and respect the Maleny community desire to be involved and collaborate with council in planning decisions.

During the last planning stage for the Maleny Precinct, an alternative model of engagement was utilised. This model comprised of a triangulation of three key stakeholder categories and the use of a neutral facilitator. The stakeholder categories were councillor, community and local government employees. The purpose of the 'triangulation model' is to introduce a neutral space which is facilitated thus enabling the opportunity for meaningful dialoguing to take place effectively. The main benefit of this model is its ability and effectiveness to 'hold a positive tension' in challenging and complex environs and still achieve outcomes.

The next stage of planning for the Maleny Precinct is master planning. Due to the specific outcomes required for this stage, engagement will need to be situated in multiple contexts for the purpose of aligning planning and engagement outputs. Consequently, it is recommended that a two-fold engagement strategy be deployed and managed internally by the SCRC.

From a governance point of view Strategy One would need to focus on the development of precinct frameworks and models that would be inclusive of business / financial planning, property and risk protocols. The purpose would be to facilitate the process of funding research and business planning in collaboration with an Advisory Group as a means of building community capital. In terms of engagement approaches, it is recommended that council continue to 'involve' the community and utilise the triangulation model/method as reflected in the last stage of the precinct planning. Specifically it is recommended there be an agreed amount of themed and scheduled number of meetings, outputs and communication.

Strategy Two would focus on the fundamental tasks associated with master planning processes. This strategy could comprise of a multi-disciplined team of local government employees and industry consultants. Considering the number of extensive engagement activities, the complexity of master planning as a process and decision precedents, the recommended level of engagement for the master planning activities is to 'consult' the advisory group/community at key decision points. It is also recommend that at some point in the process, contact with the wider community forum be undertaken.

The benefit of this split approach to governance and master planning is that outcomes can be achieved simultaneously, while creating the opportunity to develop outcomes that compliment and support each other. At the same time, this approach respects and responds to the Maleny community's desire to be contribute and be involved in the future of shaping a preferred scenario for the precinct.

Summary of Community Submissions

Maleny Precinct Advisory Group

Established September 2008 with key stakeholders from the following organisations:

Councillor Jenny McKay, Sunshine Coast Regional Council - Division 5;

Steve Gould (facilitator), Sunshine Coast Regional Council - Community Engagement.

Stakeholder Groups	Area of interest
Maleny District Sport & Recreation Club Inc.	7A
Maleny Precinct Action Network (MALPAN)	6
Maleny History Preservation and Restoration Society Inc.	3A
Barung Landcare	3 & 4

Maleny District Green Hills Fund

1A & 1 B & 4

Maleny Golf Course

7 & 4

Detailed submissions were received by the respective members of the CWG in relation to their areas of interest and comments on shared areas and management of the project.

Summary of submissions follow.

Maleny District Sport and Recreation Club Inc — Multi Use Sports proposal

Purpose

To establish a multi use sporting facility within the community precinct to meet the sporting and physical recreational needs of the community.

Key deliverables

- Full size soccer fields x 2;
- Smaller sized multi use ovals x 2 (including athletics field);
- Lawn Bowling Club x 2 Greens;
- Aquatic Centre (pools and gymnasium);
- Shared clubhouse and car park.

Interest area

Area 7A — Sport and Recreation

Statement of intent

Reasonably consistent with original intent.

Shared area

Kiosk/clubhouse, car park, storage shed, access road and grounds maintenance.

Variation to concept plan

Reduction in size of area providing land to Golf Club for golf purpose.

Key recommendations/issues

Relocation of soccer, junior and touch football, bowls club and athletics, swimming club to the precinct site

Key observations by Council Staff

No site assessment has been completed and the amount of land and topography may restrict the realisation of the proposal, loss of land to golf may further constrain the vision.

Whilst the proposed location of the Aquatic Centre has good synergy with sport and recreation activities it may prove problematic. Area 6 is considered worthy of further investigation due to its proximity to schools and residential areas. The access through the golf course may be difficult and the central access at the end of Porters Lane is recommended.

Maleny District Green Hills Fund — Obi Obi Parkland proposal

Purpose

To create within the Community Precinct a parkland that is both rich in biodiversity and accessible to the whole community.

Key deliverables

- Rehabilitation and restoration of wetlands and riparian;
- Pathways and re-forested areas;
- Education areas;
- Entrance water quality of Obi Obi.

Interest areas

Area 1A, 1 B and 4 approximately 38ha

Statement of intent

Consistent with original intent.

Shared areas

Area 4 - Riparian zone, car park and amenities, walking path to Gardner's Falls (6.5m track).

Alliances

Barung Land Care Memorandum of Understanding.

Variation to concept plan

Request part of Area 6 – community facilities land to link the wetlands to the Obi Obi Creek (green corridor and overland flow of water).

Key recommendations/issues

Recognition of the size of the task and recommended staging concern re the impact of adjoining residential Cloudwalk, Area 5A and 5B partnership approach.

Importance of riparian corridors 40 – 100 m wide restoration of western and southern wetlands recommended.

Shared project with Barung Landcare – Interpretive Centre.

Key observations

The establishment of a regional parkland will require significant supporting infrastructure eg main access point, car parking, amenities, grounds maintenance shed and storage, picnic areas etc.

Management of shared areas — walking trails, car parking, road and pedestrian access needs resolution.

Link from wetland to Obi Obi Creek is considered appropriate.

Maleny Precinct Action Network (MALPAN) —Communities Facilities Proposal

Purpose

To establish a community hub within the Maleny Community Precinct to meet the demand for community facilities for a number of community and cultural groups.

Key deliverables

- Additional land required;
- Modern auditorium/amphitheatre;
- Purpose built — bridge rooms;
- Meeting and market spaces, open space and community gardens;
- Studios and workshops;
- Youth and community facilities.

Interest areas

Area 6

Statement of intent

Not consistent with original intent.

Shared area

Car parking and bus access from multi sports area.

Variation to concept plan

Recommendation that 1.6ha is an inadequate land bank and that approximately 5ha is required. Recommends purchase or swap of land from Cloudwalk to provide more community land and resolve access.

Formation of an overarching governing body is recommended.

Key recommendations/issues

Identification of unmet demand for community, cultural and youth space in community. Numerous community groups are listed stating their desire for space in the Precinct.

Support for horse trail through the site to link to showground.

Key observations

The submission gave no detailed assessment or validation in regard to the community organisation requests and a duplication of existing resources has been undertaken.

Such as

- Construction of \$2m neighbourhood centre in Bicentenary Lane – meeting rooms/youth focus;
- Endorsed Master Plan for community and cultural facilities in 'heart' of Maleny Master Plan was facilitated by former Caloundra City Council and comprehensive and detailed consultation was undertaken;
- Upgrading and renovation plans of Maleny Community Centre;
- Bench marks for community facilities indicate high level of provision.

Purchase of further land and cost to Council is not supported; Area 6 needs investigation and consideration for the opportunity in the original intent and potential for additional housing.

Maleny History Preservation and Restoration Society Inc. — Pattermore House Proposal

Purpose

To restore Pattermore House, gardens and surrounds on its original site, to preserve the local history and develop a cultural/community hub.

Key deliverables

- Restoration of house, gardens and curtilage;
- Community/commercial potential use;
- View lines to and from house.

Interest area

Area 3 Pattermore House and Surrounds;

Pattermore House – State Heritage register and Heritage Boundary.

Statement of intent

Consistent.

Shared area

Area 3 is to be shared by Historical Society and Barung Landcare. Barung Landcare staged plans currently are within the Heritage Boundary.

Variation to concept plan

Suggestions to consider an earlier alternative access point to the site through Porters Woods (land acquisition) would be required.

Key recommendations/issues

A draft conservation plan has been developed to guide the restoration process. Support to reduce the size of the Heritage Boundary (State Government).

Establishment of 'Friends of Pattermore House' to undertake voluntary tasks.

Concern raised that Barung Landcare could negatively impact on the historical values of the site.

Key observations

Short and long term plans for the house are unclear and need further planning — role, purpose and vision for Pattermore House.

The Heritage Boundary is large and or application to the State Government to reduce size is supported.

Joint planning between Barung Landcare and Historical Society needed to coordinate an integrated approach.

Draft Management Plan should be costed to identify potential restorative costs.

Maleny Golf Club — Golf Course Proposal

Purpose

To establish an ecologically sustainable community golf course within the Maleny Community Precinct for the Maleny and district community.

Key deliverables

- 15 hole Community Standard Golf Course (12 playable at one time);
- Driving Range, practice facility;

- Shared clubhouse.

Interest area

Area 7 — sport and recreation/golf course area; Area 2 and 4.

Statement of intent

Consistent with original intent.

Shared area

Clubhouse, car park, road access, storage/grounds and maintenance.

Variation of concept plan

Additional land request from the sport and recreation area 7A for golf club purposes.

Key recommendations/issues

Start and finish of golf course to commence in area 7A close to club house.

Extensive history and documentation of a range of previous documents supporting the submission.

Anticipated capital budget of \$2m (expectation of \$1 m from Council) in addition access to riparian zone funding from Council.

Concern raised re the 40 metre buffer of riparian zone recommended the preparation of an over arching Business Plan and appointment of a Project Manager with desired skill set.

Highlight the importance of financial feasibility and need for sound budgeting. Includes a request to establish an interim golf driving range 'right to occupy'.

Request for share of Council funding committed to Porters Lane and Master Planning process.

A draft design course is included.

Key observations

Detailed planning of the golf course is proposed; the interface between the golf course, riparian and wetlands is yet to be resolved and is critical.

The interim golf driving range requires further detailed planning and consideration by Council.

Barung Landcare — Landcare and Education Centre Purpose

To establish and develop Barung Landcare as an integral component of the Maleny Community Precinct by relocating and expanding its current business activity and furthering environmental outcomes.

Key deliverables

- Wholesale and retail native plan nursery;
- Growing native stock/propagating-,
- Resource/interpretive/information centre;
- Workshops/demonstrations-,
- Water supply – tanks, ponds (energy efficiency);
- Car parking/amenities;

- Storage.

Interest area

Statement of intent

Consistent with original intent – MCU process has been detailed (public notification yet to be undertaken).

Shared areas

Area 3 is shared between Barung Landcare and Maleny History Preservation and Restoration Society Inc. 'Pattimore House' current MCU within the Heritage Boundary of Pattimore House.

Road access – Porters Lane.

Variation to concept plan

Request for 5 ha.

Key recommendations/issues

Due to the urgent relocation of Barung Landcare a staged and interim approach is considered prudent.

Barung has strong partnership with Green Hills in the redevelopment of the Obi Obi Parklands. The Three Rivers Research Centre would be established as a community and educational resource for Maleny.

Certain locations on the site – due to topography and climate may not be suitable. Provision of water for nursery operations – significant need yet to be resolved.

Key observations

Due to the necessity for Barung to relocate prior to Master Planning process a number of planning requirements are being investigated through the MCU process.

Barung Landcare's relationship with the Maleny History Preservation and Restoration Society Inc and joint planning are critical.

Barung Landcare vision for the site needs integration into the Master Planning process.

Field Sports Utilisation Report

Maleny Community Precinct

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CONCLUSIONS

Based purely on modelling from the Caloundra Open Space Strategy and the Strategic Leisure Group demand analysis model (Predictomatic @) the additional 1.1ha set aside at the Maleny Community Precinct to service the combined Maleny Township/ Maleny Plateau Planning Areas exceeds the demands of the projected 2026 population. If Mary River-Conondale Planning Area is included in the catchment area to be served, the modelling data suggests a greater justification for additional provision. In our view, continued use of the Conondale School land for community sport or the creation of a local facility (potential location identified in the Caloundra Open Space Strategy) would be preferable to service the needs of the Mary River-Conondale Planning Area.

Putting the modelling data to one side, there are some logistic and functionality considerations relating to existing sporting facilities in the Maleny/ Maleny Plateau areas which would influence long term planning. These are:

^ The appropriateness of shared use of grassed areas at the Maleny Showgrounds for soccer and equestrian uses (ie potential health issues and impact on playing surfaces)

^ Significant drainage issues at Witta Recreation Reserve and constraints to future development (eg land acquisition, creek realignment and associated approvals, undergrounding of existing powerlines, no reticulated water supply, and the need to meet water/ sewerage needs on-site)

^ Age of the existing swimming pool and need for a new facility (as recommended in the Caloundra Aquatic Facility Needs Plan)

^ Lack of expansion capacity of the existing Bowls Club and easement access concerns

The relocation of soccer from the Showgrounds to the Maleny Community Precinct would enable this sport to function more efficiently-, and possibly address latent demand as this sport has a lower participation rate than Brisbane. We have projected a need for 2 senior fields (100m x 70m) and 1 junior field (60m x 40m). The Showgrounds would be able to cater for the emergence of other field sports in the winter season (eg AFL, rugby league, hockey).

Rugby Union and Touch are both based at Witta Recreation Reserve. A Draft Master Plan for Witta Recreation Reserve has been prepared which provides for expansion of playing fields (via land acquisition), upgrading of lighting, and upgrading of playing surfaces. If this plan is able to overcome the constraints mentioned above and is implemented it would meet the long term competition needs for Rugby Union and Touch. However, both Rugby Union and Touch have expressed a desire for a more central location (Maleny Community Precinct) to better service their existing and potential player base. If the constraints to upgrading Witta Recreation Reserve cannot be overcome, or are less cost effective than developing suitable new fields at the Maleny Community Precinct, then relocation of Rugby Union and Touch to the Maleny Community Precinct to meet longer term needs is a logical solution.

We have estimated a need for 2 senior fields (120m x 70m) which can be configured for both these sports (Touch has the higher need given its extraordinarily high participation in Maleny) and other junior and senior field sports if necessary. On this basis, we assume future capital expenditure on Witta Recreation Reserve would be minimised and this facility maintained as 'land bank' to service other field sports for which future demand may emerge (eg softball, baseball, hockey).

Development of the aquatic facility recommended in the Caloundra Aquatic Facility Needs Plan at the Maleny Community Precinct is recommended. Co-location with the Maleny Community Gym which would relocate from their existing rented premises is a logical synergy and is consistent with trends in aquatic facility provision.

Sale of the Bowls Club and relocation to the Maleny Community Precinct to enable the development of 2 greens and the provision of a centralised licensed clubhouse, jointly servicing field sports, bowls club and other users is supported. It is assumed the proceeds of sale would offset development costs.

SUMMARY OF SUGGESTED FACILITY MIX AND LAYOUT FOR MALENY COMMUNITY PRECINCT

While the area shown as 7A on the Approved Concept Plan for Maleny Community Precinct is listed as 11 ha for Sport and Recreation (Field Sports), the actual useable area will potentially be constrained by issues such as topography, buffering and future access road and internal circulation requirements. These constraints will require further investigation at the detailed master planning stage to determine the actual amount of land able to be developed for sport and recreation.

If sufficient useable land is available, the suggested facility mix is as follows.

- ^ 25m Aquatic facility including small leisure water area
- ^ Relocation of Maleny Community Gym so as to be co-located with the pool (allow approx 400M2 – 500M2)
- ^ 2 bowls greens (Maleny Bowls Club sold and proceeds directed toward redevelopment costs)
- ^ Centralised licensed clubhouse servicing all sports located at the Precinct, including the Bowls Club
- ^ 2 senior fields (120m x 70m) for shared use by Touch and Rugby Union
- ^ 2 senior fields (100m x 70m) and 1 junior field (60m x 40m) for use by soccer. All fields able to be configured for junior use
- ^ Provision for car parking
- ^ Separate amenities and storage block to service playing fields

We would recommend that Council consider locating the aquatic facility and community gym on the area shown as '6' on the Approved Concept Plan for Maleny Community Precinct. This would improve the linkage of the pool to the school and free up land at 7A for other sporting uses. This would mean that only the relocated Bowls Club and playing fields for Touch, Rugby Union and Soccer would be accommodated at area 7A.

If the detailed master planning phase indicates that the number of playing fields in the suggested facility mix cannot be accommodated, we would estimate that the minimum requirement for soccer, rugby union and touch at Maleny Community Precinct would be as follows (however greater shared use would be necessary):

- ^ 2 fields @ 120m x 70m
- ^ 1 field @ 100m x 70m
- ^ 1 field @ 60m x 40m

If detailed site master planning indicates that land constraints are such that it is not possible to accommodate the minimum number of fields within area 7A to cater for Soccer, Touch and Rugby Union, then we would recommend that the developable area at 7A focus on the relocation of soccer.⁴ Under this scenario it would be necessary to upgrade Witta Recreation Reserve to continue to cater for the current and future needs of Touch and Rugby Union.

Notwithstanding the capacity of area 7A to accommodate the relocation of Soccer, Touch and Rugby Union — if it is more cost effective to upgrade Witta Recreation Reserve (and the upgrade can adequately address drainage, field expansion, and lighting issues) then

the long term competition needs of Touch and Rugby Union can be effectively met at that venue and the development of playing fields for these sports at Maleny Community Precinct would not be necessary. The desire of Touch to conduct a winter competition could be met by opening Witta Recreation Reserve on Friday evenings; staging the competition on an alternative evening other than Friday nights at Witta Recreation Reserve; or, as soccer would have been relocated to the Maleny Community Precinct, by utilising the Maleny Showground (on fields not shared with equestrian sport).

Any remaining land would be held as 'land bank' for community sport and recreation purposes but not developed until such time as it is warranted by future demand in sports which are not capable of sharing other facilities.

DISCLAIMER

The information contained in this report is provided in good faith. While the Strategic Leisure Group has applied its own experience to the task we have relied upon information supplied to us by others. We have not verified the information provided by others and no consultation with external stakeholders has been undertaken as part of this engagement. The Strategic Leisure Group has not been commissioned to comment on land use constraints such as topographer access and as such no inference should be drawn as to the capacity of available land at the Maleny Community Precinct to meet the suggested facility mix. This would need to be verified via a detailed master planning process.

Accordingly, neither the Strategic Leisure Group, nor any member or employee of the Strategic Leisure Group, undertakes responsibility arising in any way whatsoever to any persons in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused.

Maleny Community Precinct

Environmental; Management Scoping Document

Australian Wetlands Pty Ltd

Project Identification

Project name: Maleny Community Precinct Environmental Management Scoping Document

Client: Sunshine Coast Regional Council

Contact: Mark Breen, Principal Policy Officer - Catchment Planning

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3/2/09	B	Kris Pitman	Matt Barwick
24/2/09		Kris Pitman	D. Wassman

File name: Maleny Community Precinct Report 16-01-09

Conclusions/Recommendations

Having considered the environmental values of the MCPS, environmental infrastructure required and future management needed, the following recommendations are provided:

- 100m Corridors/riparian buffers should be provided in areas where R.E. Mapping shows gallery rainforest to be present along the bank of Obi Obi Creek. Provision of 40m corridors/buffers in other areas is the minimum requirement under the Caloundra City Plan Natural Waterways and Wetlands code (2004), and should be provided at a minimum through all other areas adjacent to waterways.
- The eastern wetland should be retained, and a 100m Environmental Area implemented surrounding this area, consistent with other wetlands on site, and with the Caloundra City Plan Natural Waterways and Wetlands Code (2004).
- Connectivity should be provided between Environmental Areas connecting Porters Wood, and surrounding the northern wetland and Obi Obi Creek. This may require reconfiguration of the South Western Community Facilities Area.

Appropriate investigations should be undertaken into the rehabilitation of the northern wetland to address its highly degraded state.

If the northern wetland is to be modified, it should be done in such a way as to enhance environmental values and water treatment capacity for nearby residential areas. A broad, shallow wetland, which is densely vegetated with macrophytes, would be optimal. If an open water storage area is required to meet community aspirations, this should be provided higher up in the catchment, to enable water to be treated by the wetland before entering Obi Creek.

- The temporary road crossing that has been built towards the base of the southern wetland, should be removed and appropriate box culverts or raised road be built to minimise hydrological and water quality impacts.
- Best practice stormwater management processes are essential to prevent the proposed Rural Residential Area immediately adjacent to a remnant of gallery rainforest from impacting on this area of endangered regional ecosystem. Appropriate restrictions should also be implemented for rural residential areas to reduce impacts on surrounding environmental values.

- The proposed multi-use trail network should comprise the following:

- o A Class 1 trail between the South Western Community Facilities Area, which follows the creek closely until it meets the southern wetland. From this point the trail should change to a more environmentally sensitive (suggest Class 3) design, to continue onto Gardeners Falls, providing users with the opportunity to appreciate high-quality, sensitive environmental values at selected locations. The Class 3 trail should then continue on past the eastern wetland, before reverting to a Class 1 trail, which passes Pattermore House, and terminates at Mt. Beerwah Viewing Area.

- o A multi-use trail designed with cyclists in mind from Mt. Beerwah Viewing Area down to the southern wetland, returning along the multi-use trail along Obi Obi Creek

- o A pedestrian-only trail boardwalk trail from Pattermore House along the southern wetland.

- Design of the proposed golf course should integrate with existing environmental values on site, to minimize habitat loss/disturbance, and avoid water quality impacts. Wastewater re-use options should be considered for irrigation purposes.

Further Research Requirements

The following additional studies are required to inform various stages of the proposed Maleny Community Precinct development:

- A more recent and extensive flora/fauna study would be beneficial to establish species present and provide detailed information relating to location of threatened vegetation and important habitat values on site.

Appropriate assessments should be undertaken to determine the implications of modifying the northern wetland, and to develop an appropriate design for incorporation into the Master Plan.

- A project to identify if weed species are functioning as native wildlife habitat and develop a strategy for staged weed removal and replacement.
- A Trail Plan should be developed through broad consultation for the proposed multi-use trail network, to inform development of the Master Plan.
- Revegetation and pest management plans should be developed for the site.
- Site specific stormwater management plans need to be developed.
- Investigate solutions to reconfigure the South Western Community Facilities Area to provide connectivity for Environmental Areas, whilst ensuring adequate access and utility.