

**MINUTES PAG MEETING TUESDAY 24th SEPTEMBER
At PATTEMORE HOUSE.**

Meeting commenced 9.00 am

Present

Graham Hart Chair and independent representative
Jenny McKay, Richard Hill and Ben Wallis (SCC)
Eric Anderson (Barung Landcare) Peter Stevens (LBCCG) David
Lowden (MEGS) Gail Denver (Pattemore House) Paul Gilmour-Walsh
(Green Hills) Max Whitten (Golf Club) Mike Norman (MDSRC)
Todd Vacher (Unity Water)

1. Apologies (Caroline Williams independent community representative)
2. Confirmation of minutes of PAG meeting 24th August 2013. (the draft minutes circulated on 8th September.) Accepted as a true record by all.
3. **Precinct Report (Richard Hill SCC)**

Richard presented the following report on where everything is at, beginning with the **Maleny Riverside Boardwalk**. After extensive negotiations between Council, the private land holder and the Riverside Body Corporate, detailed plans for the pathway have been drawn up. It's a complex issue due to limited carparking for walkers at the Riverside Centre and town, and also involves an easement. The Riverside Body Corporate will be voting on the issue. Their constitution requires a 100% approval vote. It is hoped to see the section complete the walk from the Showgrounds, through to the Riverside and onto the Precinct; the pathway has been identified right from town to the MDSRC leased area on the Precinct. The landowner has been very helpful during negotiations and has offered SCC the use of a site shed during construction on his property. Cloudwalk is providing a contribution. Money is in the SCC budget for the project (now Stage 2 of the walking trails) and for Stage 1 (Heritage Trail from Pattemore house to the old Bails) which is now almost completed. The Stage 2 paths will initially be mown trails and Council seeks to try and have it completed by the end of June 2014. Richard reminded everyone that carparking is a challenge for all new projects in town.

The Chairman thanked Jenny for all of the work she and the officers have put into pursuing this outcome.

Kids In Action Day (4 September 2013). It was good to see so many children on the Precinct planting many new trees. Unity Water, Barung Landcare, and Green Hills were thanked for organizing this successful event.

MDSRC leased area. Mike Norman (MDSRC) David Lowden (MEGS) and SCC have held positive discussions about some issues regarding the creek buffer requirements. Council believes there is enough room to be planted and by the end of October, future planting areas will have been mapped out by SCC. Green Hills have a grant for the work and Ben Wallis is currently working on the organizational side of things. Regarding the lease, Richard made it clear that MDSRC have the lease and that's the way it will stay. SCC also believes that the carpark area should be included within their leased area. Jenny McKay asked the group if anyone has any issues with that and no-one did. Mike said that as far as MDSRC was concerned the decision was SCCs to make.

Precinct Presentation. Richard advised that the Sunshine Coast Council has planned an information presentation for the community about all aspects of the Maleny Community Precinct for Saturday November 2nd. Full details will be placed in various media outlets to give everyone a chance to come along and be informed. Jenny said that if all of the PAG representatives passed along accurate info from our meetings to their own groups, then that would mean many people would already have a good idea of all the positive achievements and milestones reached. She praised the good work done by the PAG, especially the involvement and recent successful project undertaken by Unity Water. The Council also meets monthly to progress the Precinct from planning to implementation stage and everyone is working hard.

Aquatic Centre. After engineering studies were completed, it was determined by the Council's consultants that the area allocated on the Precinct showed unsuitable ground conditions and a more suitable site is the lower school oval. Andrew Powell is supportive of this project with he and the State Govt. assisting the Maleny Swim Club, SCC and Qld Education to progress. The site also provides accessible carparking and is close to the Precinct.

Unity Water Area – Richard invited Todd Vacher to give an update (attached). The group asked about the public availability of the walking trails on the UW leased area, he said UW has engaged a company that hopes to see them completed by 21st February. More plantings need to be completed in Stage 1 and the walking tracks should be opened shortly

afterwards. SCC, UW and Cloudwalk are all working well on this together.

Barung Landcare. Discussions have been opened about the concept of Barung exploring the spot on the Precinct that proved unsuitable for the swimming club. Access is an issue at the moment with no funding available in council and there are town planning and Cloudwalk issues. It is a good spot for an environmental centre, being closer to town. Eric says that frost is not an issue. The group unanimously agreed with the concept, BL and SCC will discuss further.

Golf. The Operational Works permit has been issued, SCC and golf are working well towards the conclusion of the lease arrangements. The survey has been done, the report is going to Council for endorsement. The previous LTU areas are renamed transitional zones that SCC and golf will be responsible for maintaining. Over the years of waiting, some tree growth has become larger on the leased area and some will need to be cleared but golf's plans include replacement 10 fold. Nothing has been proposed for golf outside of the golf leased boundary. Max thanked Jenny and the council officers involved for their assistance in reaching this final stage.

Amenities Block (behind Pattemore House) Richard invited Ben to update everyone: the current status is:

Preliminary concept plans have been received and the layout design has been done. SCC is currently reviewing proposed external finishes and appearance with Heritage dept. through Caroline Foxon. They expect that plans will be available for distribution and approval and comment within the next four weeks. SCC will then move to construction documentation. All going well we should see a start early 2014.

Ben also gave an update on **Parklands Drive** – it's with SCC's infrastructure services dept. at the moment, who are waiting until MDSRC's lease arrangements are finalized, then they will work together on furthering the plans.

Media. Graham reiterated that it is so important to have supportive media that accurately presents the facts and praised Jenny for getting onto the media who were to interview her after the meeting. Once more he requested that groups supply the ratified minutes of PAG meetings on their respective websites.

Pattemore House. Gail gave the following update:

House Repairs. The tender for painting the outside and inside of the house, and repairs to the front veranda balustrades and the back porch has been accepted by Council, with works to commence on 28th October. Weather permitting, the job should be completed by the end of December. During this time the house will be off limits for WHS reasons.

It is anticipated that the 5 year Management Plan and the Landscaping/Garden Master Plan will progress to final sign off in Council after preliminary input from DEHP, which will allow implementation of the plans to commence.

The Friends have again been fortunate as a recipient of further funding from the Maleny Garden Club, who have been very supportive of the garden plans since inception.

Construction of Stage One of the MCP Walking Trails between the house and the original dairy bails began on 22nd August 2013, and good progress has been made, with the works almost completed. This means that very shortly the wider community as well as visitors to Pattermore House will be able to enjoy the new trail. With the new car-park in place for visitors to the house and the trail, it is hoped that the continuation of this first stage of the trail, to Reynold's Crossing will follow shortly and provide further enjoyment and access to the Obi. Our current work with heritage officers on the visitor interpretative signage is progressing well, with our research being used to inform the walking trail and house history signage and interpretation boards.

Walking Trails. Richard invited Max to provide an update, which he did via a screen presentation. He referred to the 3 unanimously approved recommendations to SCC from the previous PAG meeting, to mow trails where it was safe and easy to do so, for public access. (refer previous minutes). The screen referred back to the 2011 recommendation to SCC from Gamble McKinnon and Green (trail consultants) to provide other mown trails in other areas of the Precinct in tandem whilst Stage 1 was being constructed. David Lowden again volunteered to slash the trails for walking. The PAG urged SCC to move on with this, especially now that the Stage 1 trail is almost completed and ready to open. Discussion followed, and was based on (Map 2 Fig 1) map on screen.

Eric said he has concerns about the south-east corner and he would like to see that area a people-free zone; the meeting was reminded of an earlier discussion on the subject and a previous recommendation by the PAG at the 18th March 2011 meeting:

“That the PAG recommends to SCC that a riverine trail in the South-east corner core habitat area be considered at some time in the future based on demonstrated community need.

Seconded Gail Denver 6 in favour, Steven Lang and Eric Anderson against. Carried

Paul Gilmour-Walsh then moved that due to strong community demand for greater access to the MCP the following resolution be supported:

“That the trail circuit as illustrated on the attached map (Fig 1) be mowed or cleared (as appropriate) to provide interim walking tracks that can be accessed by the community in the near future”

Seconded Max Whitten, against: Eric Anderson. Carried

Jenny then requested a map that showed the overlay of the screen trail map onto the original endorsed trails map, Max to provide (see Figure 1, Map 2). She said that SCC is very happy to support this motion in principle, and will organize insurance and volunteer induction proper processes through Anthony Ross and that the mowed trail will be subject to a final SCC design to accommodate safety etc. The meeting thanked David for his generous offer.

MDSRC. Mike Norman presented a screen map (attached) showing MDSRC’s approved boundaries and illustrating the equestrian and field sports within the MDSRC leased area. He said that MDSRC understood Green Hills need for a 20 metre buffer zone which was possible in most instances, that John Burbeck SCC suggested that longer grass i.e. as per a rough, would satisfy the riparian vegetation needs, safety and buffer requirements in one. The UW easement has restricted vegetation constraints. Apart from one small private residence area on the western side of the Obi, there is unbroken natural vegetation on the opposite side of the river. This vegetation would complement new proposed plantings thereby providing substantial wildlife corridors The communal carpark does not need to be hard surfaced, tar is not required. The original lease was designed to follow Parkland’s Drive.

An equestrian cross country course tends to be designed using a few permanent jumps, the course designer using mainly portable jumps to facilitate changes to the course design for every event and reduce damage to the grass and vegetation. Levels were discussed, MEGS advised that equestrian fields do not need to be level but require a crown, which in some cases can fall up to 3 m, for drainage purposes. Soil test quotes have been requested.

Paul suggested an alternative for the MDSRC/equestrian field was to move to a portion of the existing sewage treatment area he indicated it on-screen, which Max pointed out was on golf's 2nd stage. David asked Ben if access was possible to that area and what a cost might be. Access road to that area would be 3 times as long as the road planned to the present lease. Very ball park, but based on today's financial climate, costings up to 5 million would not be unreasonable (advising that there was no available funding for additional road construction).

Mike Norman then proposed the following:

Following Council's endorsement of the Maleny Community Precinct Master Plan in June 2010, the PAG unanimously agreed on amended provisional lease boundaries, subject to final design, at a meeting in December 2010. Endorsement of these amendments by Council led to the signing of an Agreement to Lease by MDSRC in April 2012.

The submission of a suitable business plan by MDSRC to Council and a reduction of Council's ability to fund future capital works necessitated a change in the scope and nature of the type of development to take place within the lease area.

Parkland Drive (redesigned in 2013) and the existing road to the southern fields have provided neat solutions to the lease boundaries in the north west and east of the site. The south west and southerly boundaries have been realigned as illustrated on the attached map.

As the main field will be used for various sporting disciplines, the type of vegetation selected for planting is critical, to ensure the safety of users.

In consideration of the above, the PAG is requested to consider and endorse the following resolution:

“That the lease boundaries as illustrated on the attached map be accepted, to replace the lease boundaries previously endorsed by the Sunshine Coast Council. The terms of the Agreement to Lease will apply to the revised boundaries.”

Seconded by David Lowden. Abstained: Paul Gilmour-Walsh and Peter Stevens. Carried

Mike Norman then proposed the following: (and refer attached map)
Horse Trail. The Maleny Community Precinct Master Plan of June 2010 included a horse trail from north Maleny Road through the Precinct to the

southern end of Parkland Drive. As a result of changes to the original Master Plan, SCC requested that the trail be redesigned to more closely follow the Unity Water lease boundary, passing to the north and west of Stephen Porters' property. The PAG is requested to consider the following resolution:

“ That the horse trail as illustrated on the attached map replace the original design depicted on the Master Plan”

Seconded: David Lowden. Carried

Other business: Max Whitten then presented a proposal from Maleny Bridge Club regarding a shared clubhouse with golf which will be discussed at the next PAG meeting.

Meeting closed 11.10 am.