

Maleny Community Precinct

OBI OBI PARKLANDS

Concept Plan

15 August 2007

Obi Obi Parklands : Concept Plan

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FULL FINANCIAL ANALYSIS - CONTAINED IN BUSINESS PLAN

ALSO SEE OUR WEBSITE FOR MAPS AND DIAGRAMS <http://www.obibiparklands.com>



Introduction

The following comments on the proposed parkland and gardens proposal are made by Dr Les Hall, retired CSIRO and University of Queensland scientist and resident of Maleny, in conjunction with a group of Maleny residents seeking a greater range of recreational, commercial, and environmental uses for this special site.



Overview - Outstanding Features of Obi Obi Parklands Project

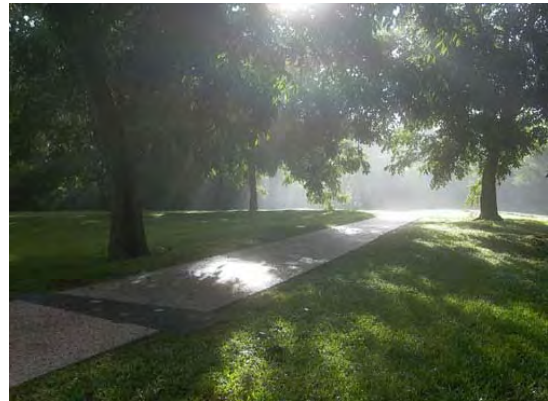
- Low cost establishment uses.
- Conducive to long term development.
- Maintains water sustainability and quality
- Has value for whole of the Sunshine Coast, as well as Maleny.
- Takes into consideration the major constraints of the land as identified by CCC.
- Is an appropriate land use for the area in a regional context - i.e. basalt soil, high rainfall, hilly country, swamps.
- Maintains Maleny's character.
- Satisfies most of the Recovery Plans (i.e. habitat replacement) for the threatened fauna and flora found on the Blackall Range.
- Provides a reserve for addressing climate change.
- Will attract tourists and generate many employment opportunities.
- Has low impact on the landscape (i.e. no major earthworks, changes in landform or drainage needed).
- Provides a non-polluting, light industrial area generating local jobs.
- Highlights renewable energy production and use
- Demonstrates best practice waste water and byproduct management
- Good for Caloundra City Council carbon credits rating
- Looks towards the future
- Has something beneficial for everyone in the region and will greatly enhance community spirit.

The following pages detail elements of the proposed Obi Obi Parklands concept for the Maleny Community Precinct site.



Walking Trails, Exercise And Bike Trails

There is a growing interest and need for non competitive and passive recreation. Access to bushland areas helps satisfy a growing demand for outdoor recreation. The Australian Bureau of Statistics records that over 90% people indulge in non competitive outdoor recreation. In the present design of the parklands there is an extensive network and a variety of trails that serve a number of community needs and desires.



The location and network of walking, exercise, bike, equestrian, wheelchair and pram-friendly trails provides visitors with scenic diversity, nature watching, educational and cultural experiences and a range of physical challenges. The tracks will add safe walking areas for all ages of people and accommodate walkers of all abilities. A structured exercise trail will be located close to Maleny township and will be suitable for school and community use. Wheelchair access will be provided on pathways in the commercial display gardens and in the community facilities and sculpture gardens area. This network of various trails will promote physical well and is supported by the Queensland State Government's Healthier Life Campaign.



The total length of all walking trails and pathways on the site is 14 km. This is composed of footpaths and bikeways - 5,845 m, walking trails - 6,705 m and commercial garden display area – 1,510m. In addition, a network of equestrian trails totalling 3,250 m is included in the design. The main trail from Maleny to Gardner's Falls has a length of 2,115 m using a direct route or 4,035 m using the three side loops following the meandering path of Obi Obi Creek. This will provide an interesting variation for walkers on this trail. Some of the trails will provide suitable training sites for cross country running and orienteering training.

Many trails will have an educational theme and contain interpretive information on biodiversity – such as the walkways surrounding the wetlands, through the rainforest area and at viewing points along the riparian area of Obi Obi Creek. These trails will also present ideal places for the growing numbers of eco tourists that visit the area. The trail around the Bunya Loop will have interpretive signs explaining Aboriginal culture and history.

The quality of the surface of trails and walkways will be dictated by the intended use. For example, hard surface pavers will be used in the commercial display gardens; bike riding areas and pathways used by people with prams and wheel chairs will have a concrete surface. At the other end of the scale could be the equestrian riding trails that would require little preparation. Details of the location of all the trails, their lengths and their surfaces are presented in an attachment to this document.



Equestrian Trail

Recent closures of local National Parks to horse trail riding has left few areas for riders to exercise their horses and enjoy a trail ride. The present plan includes a 3.2 km horse trail (over 6 km return distance). There will be an easy turn around parking area for horse trailers in the car park adjacent to the commencement of the trail and watering points will be located along the trail. In most areas the equestrian trail is isolated from other activities for safety reasons.



Community Common – Recreational Space

A common is traditionally an area of publicly owned land set aside for the use and enjoyment of locals and visitors. It is a peoples' park for recreation and an open space close to town for families to gather for picnics, barbeques and casual sports. It will be a community asset for all to enjoy in a co-operative and non-competitive way. The Maleny Common is envisaged as the hub of the community precinct, linked by roads and trails to other elements in the development - an example of an integrated planning approach.

The Common will be sited on an open paddock with gently sloping land, adjoining the dog off-leash fenced area. The land will be developed in such a way as to protect the natural systems in the landscape. The visual aspects are extremely attractive – an elevated position, with views all around. The essential purpose of the Common is for outdoor recreation. This area will be the only accessible grassed hillside in Maleny for many people.

The following needs have been identified in consultation with the Maleny community:

- Picnicking – locals and visitors
- Sports – organised and casual (e.g. kite flying, orienteering, fitness trails)
- Gatherings for families, clubs and organisations
- A rendezvous area for trail users - walking, cycling, equestrian
- Venue for field days - agriculture, horticulture, environmental education, markets
- A space for contemplation of nature and meditation.
- A refuge and sanctuary for the pursuit of spiritual well-being.

The structure of this Maleny Common model is based on the requirements expressed in the South East Queensland Regional Plan, the Local Growth Management Strategy and the South East Queensland Regional Outdoor Recreation Strategy.



Outdoor Amphitheatre

There has been a long term need and desire for an outdoor entertainment and performance area (e.g. concerts, opera, music festivals, live theatre) in or near to Maleny. A grassy 0.6 ha site in the head of a natural valley has been selected as an ideal site for an outdoor performance area. The natural form of the valley is highly suitable for an amphitheatre, thus, only minimal earthworks will be required to create tiered grassed seating areas. Provision for temporary stages will be made at the base of this small valley. The site faces southeast (away from the sun during daytime performances), combined with the natural shape of the amphitheatre, will project sound away from local residents in Maleny. The site is adjacent to Porter's Lane and a car park and toilets.



Dog Off-leash Area



People will be able to let their dogs run free for training and exercise on a 1 ha area of fenced land within the precinct. This would become a spacious exercise area for yard dogs and also their owners. It is located adjacent to the community common, with public toilets nearby. Access will be from a car park near the proposed Barung site. The landscaped facilities will include a shelter and rainwater tank to provide water for thirsty dogs.

Kiosk And Historical Display Centre

The old Pattermore homestead will be used as a kiosk to sell bush foods and some rooms will be used for an environmental, educational and meeting centre. Care will be taken to maintain the character of the homestead. It will be utilized initially as a caretaker's cottage for Barung Landcare. Provision for funding to fully restore the homestead and create a period garden will be undertaken. Help in the selection, planting and maintenance of the garden could come from the Maleny Garden Club.



The bush food menu will cater for tourists and staff from surrounding complexes. The homestead will also contain an historic display for the Maleny area. The kiosk will be powered from the sustainable energy centre and visitors will share a car park with Barung Landcare. The area surrounding the homestead will be Barung Landcare's nursery, display and demonstration grounds.



Wetland Areas

There are two wetlands in the proposed design covering just over 8.1 ha or 6.3% of the site. The wetlands are consistent with the current landform and only a small retaining wall will be necessary to ensure that these are reasonably permanent. In the past these wetlands were created and maintained by dense water plant growth.

The two wetland areas have been identified by CCC as Drainage Areas and Land Subject to Flooding. The southern wetland has also been recorded by CCC as a Remnant Regional Ecosystem of concern.



The current drought in southeast Queensland and the resulting water crisis emphasises that water, its sustainability and cleanliness, should be of paramount concern, particularly in catchment areas. Obi Obi Creek is the main contributor of water for the Baron Pocket Dam. This dam will soon be linked to the southeast Queensland pipeline network. Maleny has one of the highest rainfalls in southeast Queensland. It is calculated that following a ground-soaking, 100 mm of rain fall will result in 122 megalitres of water run off from the site. This is a significant amount for the Baroon Pocket Dam. There are at least 10 active springs on the site that continue to provide water to Obi Obi Creek for long periods following rain. It is important to maintain the health of these springs and the continuous flow from the site via the wetlands. This continuous flow is necessary in maintaining the health of Obi Obi Creek and its fauna and flora.

These two sites will provide habitat for a number of wetland dependent threatened species (e.g. Lewin's Rail) listed for the site in CCC's Biodiversity Strategy report. The size of the northern wetland (8 ha) will supply a much needed refuge for inland waterbirds during extended periods of drought (e.g. Magpie Goose, Grey Teal).



The wetlands will also provide habitat and feeding areas for the two bird species, Rainbow Bee-eater and Cattle Egret, listed in an international agreement (RAMSAR) that Australia has signed. Protecting the habitat of these species will attract federal government funding. The Queensland EPA is promoting a "save the wetlands"

campaign and is offering help and funding for wetland protection.

Surrounding the northern wetland is a 2 km long, all abilities, level walking track. This will provide an extremely pleasant walk with views of wetland fauna and flora for residents and visitors. The wetlands will serve as focus points in the two main valleys and enhance panoramic views from vantage points and the picnic area lookout.



Forest Gardens With Walking Trails

An extensive area of 8.7 ha has been allocated for a forested garden area. Most of this area has been identified by CCC as a Zone 2 Landslide Area and much of it has a 16 – 25% slope. Currently there are many obvious land slips and slumping occurring on this area of land. The planting of the forest will be undertaken over time and be done in such a way as to combat erosion, promote clean water runoff and restore the natural flow of the springs.

Tree and shrub species will be selected to replicate some of the Remnant Regional Ecosystems under threat. A number of graded walking trails will transverse this area and link with other trails in the parkland. This area will be a good site for interpretive planting and signage as it is close to North Maleny Road. Interpretive signs showing tree species of significance (e.g. timber, bush food) will be placed along the trails.

The forest will blend into the area of rainforest located on the northern edge of the large wetland. Tree species will be selected on the steep slopes to comply with CCC's Scenic Amenity View Lines from North Maleny Road i.e. large trees such as Figs and Quandongs at the base and small species such as Gingers and Pittosporum at the top. There will be special plantings around springs e.g., tree ferns, palms, piper etc. The permanent nature of springs makes them ideal places for nature watching. This will add to the attraction of walking trails.

The area will also serve as a carbon sink, a reserve for climate change, biodiversity enhancer and habitat for endangered species.





Bunya Forest And Ceremonial Area

The Gubbi Gubbi people have expressed a desire to continue their traditional Bunya nut festival on a regular basis. With the flooding of the Baroon Pocket land by the water of Baroon Pocket Dam, the Gubbi Gubbi lost the site where they had harvested Bunya nuts, invited other clans and held festivals for centuries. The Gubbi Gubbi are the traditional owners of the precinct land and it is fitting that they be given an area where they can hold their festival.



The Bunya forest will provide an important educational resource to promote understanding of the relationship between the original inhabitants of the region, the significance of the bunya tree, and the historical uses of this land.

A 3.7 ha site in a loop of the Obi Obi Creek has been set aside for the Gubbi Gubbi to re-establish a Bunya grove and festival site. It takes 14 years for a Bunya tree to produce nuts, and other species of trees and plants will need to be added to the forest in this area. The area will be accessed via a maintenance road or by walking along a traditional Aboriginal walking trail. Plants important to Gubbi Gubbi people for food, utensils, building and medicine will be planted along this trail.

Rainforest Areas

There are two areas of featured rainforest covering 4.5 ha. One rainforest area will be continuous with the existing stand on the Porter's sister's land that has grown since 1942. The rainforest will serve a number of purposes:



- Increase the biodiversity value of the precinct site
- Provide habitat for threatened fauna and flora.
- Become scenically attractive and provide a pleasant area for trails
- Will take the pressure of the over-used rainforest at Mary Cairncross Reserve
- Be used to control erosion and improve water quality
- Be a reserve for plant and animal species adapting to climate change
- Will act as a carbon sink and generate Carbon credits for Maleny and CCC.



Rainforest tree species will be from Barung Landcare's nursery and all be from locally collected and germinated seed. Other patches of remnant rainforest on the Blackall Range are being linked by corridors that have been planted by Barung Landcare, other landcare groups and individual landowners. These corridors have enormous value in preserving biodiversity and the rainforest in the parklands will form an integral link with other rainforest areas. (see Links map)

These rainforest areas, together with the forest gardens and walking trails, will compliment the Mary Cairncross education experience, which currently runs guided tours for over 3,000 primary and secondary students per annum.

Forested Areas (Showcasing Regional Habitats)

Two sites covering 12.3 ha have been set aside for forest re-vegetation. These areas will replicate appropriate local Remnant Regional Ecosystems from Rainforest to Wet Sclerophyll. The different ecosystems will each bring their own unique species and structure to the area. They will provide connections to riparian corridors and essential habitat linkages.

These significant forested areas will be used to provide vegetation offsets and contribute to a carbon bank. These areas once established will significantly contribute to enhancing the visual amenity of the area and provide varied educational opportunities. They will form links with other vegetation communities within and outside of the parklands area.





Plantation Forest – Maleny’s Own Carbon Offset

A mixture of local native cabinet timber species will be planted in a 6 ha site in the southeast part of the parklands. Benefits derived from this plantation will be shade, shelter, timber, biodiversity, erosion control, carbon sequestration, firewood, nectar and pollen. This area will also enhance existing corridors and provide a greater range of habitats for rare and threatened species. The planting will demonstrate best practice in species selection, ecological structure and strategic management.

It will be intentionally thinned and pruned over time for financial and environmental outcomes. The Mary Cairncross Scenic Reserve Management Committee recently resolved to request Council to plant harvestable timber. The reserve uses timber in construction and maintenance of assets and is seeking to source materials from a guaranteed renewable resource that Council can provide. Some indicative high value species could include White Beech, Bumpy Ash, Silky Oak, Deep Yellow-wood, Plum Pine and Crows Ash.

This plantation could also contribute to a carbon bank. CCC has expressed a desire to become carbon neutral. It will specifically assist Council in achieving this goal. This site will form part of a green corridor linking Obi Obi Creek with the Mary Cairncross Scenic Reserve through Walkers Creek and residential properties.





Sculpture Gardens Showcasing Local Artists

The Maleny community is richly endowed with artists. Some have achieved national status and the arts/crafts culture is growing, with local arts organisations' membership building strongly. Creative activity is flourishing in Maleny.

A sculpture garden has long been a proposed component of the Maleny Precinct development. Due to the ravages of weather, outdoor art is restricted to sculpture and mosaics - attractive features in many public gardens in Australia and overseas. Members of the Maleny Arts community have expressed a strong interest in the Precinct and anticipate being asked to participate in the project.

A small area (0.6 ha) near the southern end of the Precinct has been designated for a sculpture garden. Being an intermittent watercourse in a flood plain, this land is unsuitable for buildings, however its proximity to proposed community facilities makes it an ideal site for an arts project of this nature. There is no shortage of highly competent creative people willing and able to design a sculpture garden, a feature which will provide an added attraction for locals and tourists and enhance the visual amenity of the Precinct. The proposed sculpture garden will also provide an excellent opportunity for some of Maleny's talented artists to exhibit their work to a broad cross section of the public. Public art of this nature delivers cultural value for relatively low cost.



The ground slopes and permanent landscaping features in the sculpture garden will be carefully designed so as not to impede runoff from the wetland in times of heavy rain, will create a feature of the outflow from the wetlands generated by the permanent flow from the springs above the wetland, and also will act as an impounding area for floodwaters from Obi Obi Creek during the sporadic flood events, thus safeguarding the adjacent community facilities infrastructure.



Barung Landcare And Local Trees Display

The relocation of Barung will mean that at last the dream of ‘A Centre of Excellence in Landcare and Sustainability’ can be achieved. It is the aim that all buildings will feature best practice sustainable technology and building techniques. There will be access for the disabled to the Environmental Resource Centre for community and other education on sustainable practices.

Barung’s fully accredited native plant nursery will demonstrate best practice water recycling for other nurseries. Last year over 80,000 local native plants were grown from seed. The upgraded nursery and resource centre will incorporate a training centre for youth and an opportunity for improving skills in the community for future employment. It will provide a base for implementation of Federal/ State funded regional projects as well and for International Landcare. Facilities will be designed for flexibility and accommodate small to medium sized groups including school groups.



WORKING FOR OUR FUTURE

Best practice land-use trials, such as demonstration sites for Farm Forestry and other crops on former dairy farm land (e.g. cut native foliage, bushfoods, sub-tropical vegetables) and Community Supported Agriculture, will encourage innovation and diversification among local and regional landholders. There will be demonstration plantings of local rainforest species, all from locally collected seed. In some areas trees will have interpretive labels to increase community knowledge.

Many years of experience in riparian re-vegetation will be shared with interested community members both from within and outside the community as well as with all levels of government. Barung’s expertise in planting to enhance biodiversity will be very visible and of great benefit to wildlife, particularly to threatened and endangered species, both plant as well as animals, within the Blackall Range area. There are a number of potential partners ranging from all levels of government, the Regional Bodies, through industry to the universities.

Barung Landcare have delivered over 1.5m trees in the last 10 years, a most significant achievement and a major contribution towards land restoration.



Ecological Business Park & Display Centre

The overall purpose of this site is to support up to 20 or so environmentally friendly businesses and an educational display centre showcasing sound environmental concepts and practices. The business complex, constructed for optimum energy efficiency from locally available materials, will provide facilities for small businesses and create local employment opportunities. The intention is that these will be used as 'front end' product display and administration centres rather than as manufacturing assembly lines. Environmentally sound products and services will be encouraged e.g. water conservation/storage/quality monitoring, wastewater treatment, renewable energy, low energy transport, waste recycling, passive solar building design, soil conservation science.



The educational display centre would be set up to attract customers, gardens visitors and especially school tour groups. This would compliment the visits of 3,000 school children to Mary Cairncross Reserve each year. Exhibits will comprise products, interactive models and information plaques on environmental themes covered by businesses in the complex, the neighbouring community produce gardens and elsewhere in the precinct. On site eco-businesses and others nationally would be invited to contribute products, models and/or information to this centre. Displays would be set up to illustrate links between themes (CERES Environment Park in Melbourne and The Energy Centre in Fremantle, WA are examples of similar public displays, the latter with a focus on conventional and renewable energies). This centre can be sited close to or adjoining the sustainable living centre, intended as part of the community produce gardens infrastructure.

The entire complex would be designed such that all energy and water needs are met on site and all sewerage and wastewater is treated and recycled on site without reliance on external services. Organic and other waste byproduct minimisation, composting and recycling would be strongly encouraged.



Horticultural Business Area

The Blackall Range is an important horticultural area due to the climate, rich basaltic soils and high rainfall. A number of growers have expressed a desire to have land made available for the growing of their products e.g. herbs, cut flowers. This land could be provided on a leasing basis from CCC. The area has the potential to increase employment and training for locals.

A frost free, sunny area on gently sloping east facing land close to Barung Land Care has been allocated for these activities. Power will be supplied from the Ecological business area and supplementary water could be drawn from the southern wetlands.

Community Produce Gardens

The community produce gardens will be a focus for the production, training and demonstrating of locally grown organic vegetables, fruit and bush foods. They cover 3.1 ha and represent 2.4% of the site. The garden area was identified by CCC as Good Quality Agricultural land with crop land potential. The produce will be grown and used by local residents. Excess produce will be sold to generate supplementary income.

The gardens are intended to be a self-funded, productive, demonstration and education area closely linked with the Eco-businesses and educational display centre site. Its aims are:

i) to encourage people to work together in the community,

ii) to develop a practical relationship with, and an understanding of our interdependence with the natural environment,

iii) to provide a meeting place for local people, employment training and opportunities for hands-on learning experiences,

iv) to demonstrate more sustainable farming and gardening techniques



informed by permaculture and other sustainability orientated land use management practices.

The community gardens will showcase:

i) orchards, permaculture market garden, public allotments, seed bank.

ii) a demonstration area highlighting "green" technologies and environmental practices.

iii) a Sustainable Living Centre; a small, passive solar designed building sited on north edge of gardens with space to providing courses on more sustainable lifestyles, advice, library and administration of on-site projects.

iv) solar/wind energy powered facilities on site.



Income will be generated from guided tours, sale of fresh organic food and seedlings, provision of courses & workshops, permaculture design services and energy advice & services.

(For a similar project functioning successfully, see CERES Environment Park in Melbourne: <http://www.ceres.org.au>)

Special attention will be directed to older and disabled people and to school children, who will be encouraged to maintain their own plots. Such gardens have become popular with tourists who always want to buy locally grown healthy food.

The area selected is sunny and is located on east and north/east sloping land. It is above the worst frost pockets and major flood levels. Supplementary water will be available from the nearby wetland that is fed by two active springs. The central road and nearby car park provides access.

Commercial Display Gardens

A major feature of the parklands area will be the establishment of a 3 ha commercial display area for plants and landscaping materials. These gardens will provide an additional or alternate venue for the many visitors to Mary Cairncross Park. The Australian Open Garden Scheme display gardens and plant nurseries attract large numbers of visitors. Passive garden viewing is a growing and important activity in Australia with the Bureau of Statistics reporting that over 47% people visit gardens every year. In QLD alone, visiting parks and gardens ranked as the 3rd most popular recreational activity after libraries and movie theatres.

Commercial plant breeders, local nurseries (including Barung) landscaping suppliers and practitioners will be invited to construct and maintain displays of their products in this site along North Maleny Road. Emphasis will be placed on the advertising of new cultivars and techniques in landscaping e.g., latest plant releases, pavers, garden walls etc. These gardens will provide an attractive setting for the regular filming of television gardening programs.

The gardens will have a network of wheelchair friendly pathways between raised garden beds and be linked to the concrete pathway bordering Cloudwalk estate. A children's playground, picnic area, toilets and a car park suitable for coaches will be provided near the corner of North Maleny Road and Obi Lane. This area is also the commencement site for a number of walks. Plant and building heights in these gardens will be restricted to conform with the Amenity View Line along North Maleny Road as identified by CCC.





Residential Development

CCC has indicated that it does not desire to release more housing onto the Maleny residential market due to constraints on existing infrastructure, lack of public transportation and lack of industry to support employment. The Maleny community, however have expressed a desire to consider limited housing to provide an immediate cash benefit for provision of community facilities. The housing component uses the principles of the CCC City Plan 2004 town planning scheme to deliver 41 lots with average lot size of 800m². These lots have been placed to adjoin an existing approved development that will provide services. The area of land is the least constrained for the purpose of housing. By being in Obi Obi Parklands, the value of these lots is likely to be high.



Retirement Village

Our community has expressed concern that our only retirement village 'Erowal' may become unable to deliver sufficient retirement living under the provisions of the planning scheme. Additional retirement units in the Maleny area are desirable. The land allocation for retirement living can deliver 32 units, a manager's residence and common room. A more desirable outcome would be for the neighbouring developer to amend his plan to extend the amount of retirement dwellings for the community into the Cloudwalk sub-division.



Car Parks

There will be four car parks constructed on level ground and strategically placed around the site. The northern car park on North Maleny Road will accommodate 67 cars plus buses and is designed to cater for tourists and picnickers visiting the commercial plant display and lookout. This is also a starting point for walking trails and there will be toilets nearby. Two centrally located car parks will have 36 parking spaces with bus areas and will cater for the Ecological Business Park, children's playground, sculpture garden and retirement village. The car park located adjacent to the Barung and Kiosk area will contain 67 parking places and accommodate a horse trailer turn-around area. There will be limited parking spaces provided for staff and loading bays at the commercial display gardens, Barung and Ecological Business Park.



Community Facilities Areas

An area of 3.2 ha has been set aside for community facilities. Adjacent to this area are two car parks that will also provide access to the retirement village, children's playground, sculpture gardens and Ecological Business Park. At present much of this land has not been allocated to a specific use and is being held in reserve for possible future community uses. This area is located within easy level walking distance of Maleny town centre and is adjacent to existing services.



Camping Ground with Cabins

We propose a 1.2 ha council managed camping ground. Includes amenities block, communal kitchen facilities, and eight 6-berth cabins with a capacity for 48 visitors. There would be 14 camping spots. We propose a minimalist camping ground. No power to sites, no water to cabins, minimal outside lighting, basic amenities. 2.5 star equivalent. Aimed at backpackers, school groups, families on a budget etc. There are obvious synergies with the educational elements of this concept plan.



Riparian Restoration Areas

There will be an extensive area of riparian forest established along the northern banks of Obi Obi Creek. This was recommended in the Maleny LAP and subsequent reports on the precinct land. The width of the vegetation will be sufficient to establish this as a viable wildlife habitat. Tree selection will feature species identified in the Recovery Plans of the threatened fauna species known for this area of the precinct e.g, Sandpaper Figs on the banks for food and protection for Mary River Cod, Spiny Crayfish and Snapping Turtle. Other plant species, such as the endangered Bushnut (*Macadamia ternifolia*), Watergum (*Syzygium hodgkinsoniae*) and locally germinated species will be featured and identified with interpretive signs.



The riparian vegetation will form an important link and be contiguous plant species wise with the riparian vegetation occurring from the Bunya loop on Obi Obi Creek downstream towards Gardners Falls. This vegetation has been identified by CCC as an Endangered Remnant Regional Ecosystem. The entire length of the riparian vegetation will be accessed via walking trails set back from the creek itself. Short side trails to the creek's edge will allow walkers to view select pools and areas of natural history interest. e.g., viewing of platypus, kingfishers, herons, bush hen, butterflies, dragonflies etc. There will be three trail loops off the main trail - Platypus, Bunya and Obi Loops which will provide alternate and lengthier distances for walkers to Gardner's Falls.

The trail along and through the riparian vegetation zone will form part of the main pathway to Gardner's Falls and in the future, will be an extension of The Great South-east Walk. This



Obi Obi Parklands

Queensland Government funded initiative will link Maleny with walking trails throughout southeast Queensland.

These paths are part of the extensive network in Obi Obi Parklands which will provide exercise as well as an educational, cultural and natural history experience. Due to the relative flatness of the site the paths will be suitable for all ages of people. Wheel chairs can access sections of the pathway between the community car park and Platypus Loop.





Land Use Analysis – Detailed Breakdown of Areas

Obi Obi Parklands contains a number of proposed uses that are considered to be consistent with the intent of the Maleny Community and the LGMS, but require referral to the OUM and amendments to City Plan. It is proposed that with community support, Council will affect the necessary amendments to City Plan to allow for the proposed uses. It is proposed that Council will effect these amendments within the provisions of Councils existing budget.

In order to determine a capital budget, the land area has been broken down into the various broad components. A detailed analysis of the land use areas follows.

OBI OBI PARKLANDS – LAND USE ANALYSIS			
Location	Sq M	Ha	Percent
Children's Adventure Playground	2,700	0.270	0.21%
Community Common	34,900	3.490	2.69%
Outdoor Amphitheatre	6,350	0.635	0.49%
Dog Off-Leash Area	9,700	0.970	0.75%
Obi Meditation Park	5,500	0.550	0.42%
Sculpture Gardens	6,000	0.600	0.46%
Combined Public Recreation Areas	65,150	6.515	5.03%
North Wetland Area	60,450	6.045	4.67%
South Wetland Area	21,000	2.100	1.62%
Combined Wetland Areas	81,450	8.145	6.29%
Forest Gardens	296,880	29.688	22.92%
Bunya Forest (and ceremonial area)	37,500	3.750	2.90%
Plantation Forest	60,650	6.065	4.68%
Riparian Restoration Areas	499,710	49.971	38.58%
Combined Forest Areas	894,740	89.474	69.08%



OBI OBI PARKLANDS – LAND USE ANALYSIS			
Location	Sq M	Ha	Percent
Barung Landcare (inc. Pattemore's House and Horticultural Business Area)	34,260	3.426	2.65%
Enviro Business Park & Display Centre	23,600	2.360	1.82%
Community Produce Gardens	31,400	3.140	2.42%
Commercial Display Gardens	30,750	3.075	2.37%
Future Interpretive Centre	7,000	0.700	0.54%
Council Camping Ground with Cabins	22,300	2.230	1.72%
Combined Commercial Use Areas	149,310	12.001	11.53%
Residential Development	31,900	3.190	2.46%
Retirement Village	9,800	0.980	0.76%
Community Facilities Areas	32,400	3.240	2.50%
Road Reserves (20m width)	22,600	2.260	1.74%
Public Car Parks (206 spaces)	7,850	0.785	0.61%
Combined Remaining Areas	104,550	10.455	8.07%
Total Area of Maleny Community Precinct Study Area	1,295,200	129.520	100.00%



Pathways, Walking Trails and Equestrian Trails - Details

Walking and Equestrian trails are highly valued by communities, bringing many recreational and health benefits to a broad section of society. Obi Obi Parklands offers nearly 14 kilometres of trails, varying from formal pedestrian and bicycle links to trails through rainforests.

Numerous points of interest are available along the way. Visitors to Obi Obi Parklands can view Platypus in the creek, birds and other wildlife in the two wetlands, or wander through re-established rainforests.

Equestrian activities are a part of rural living and can be shared with pedestrians.

A detailed breakdown of the proposed pathways and trails follows. This table is best read in conjunction with the pathways and trails map shown at the back of this document.





Obi Obi Parklands - Equestrian Trails and Foot/Bike Pathways			
Type	Description	Location	Distance (metres)
Equestrian Trails	Equestrian trails passing through forestlands, along some roadway verges, and a large 320m x 100m circuit area in a level paddock in the common	Throughout the central area of the precinct	3,250
Footpaths / Bikeways	Hard surface (concrete) pathways suitable for walking, jogging, prams, strollers, bikes, wheelchairs etc	North West Wetland Pathway	2,600
Footpaths / Bikeways	Hard surface (concrete) pathways suitable for walking, jogging, prams, strollers, bikes, wheelchairs etc	Roadside Pathway (links Landsborough Road to Obi Lane)	1,130
Footpaths / Bikeways	Hard surface (concrete) pathways suitable for walking, jogging, prams, strollers, bikes, wheelchairs etc	Gardeners Falls Direct Route	2,115
Footpaths / Bikeways	Hard surface (concrete) pathways suitable for walking, jogging, prams, strollers, bikes, wheelchairs etc	Combined Length:	5,845

Obi Obi Parklands - Walking Trails			
Type	Description	Location	Distance (metres)
Walking Trails	Soft surface (compacted gravel or earth) suitable for walking or jogging - may be rough, undulating	Platypus Loop	560
Walking Trails	Soft surface (compacted gravel or earth) suitable for walking or jogging - may be rough, undulating	Bunya Loop	1,155
Walking Trails	Soft surface (compacted gravel or earth) suitable for walking or jogging - may be rough, undulating and will include some boardwalk sections/small bridges to cross streamlets or gullies	Obi Loop	1,000
Walking Trails	Soft surface (compacted gravel or earth) suitable for walking or jogging - may be rough, undulating and will include some boardwalk sections/small bridges to cross streamlets or gullies	East Wetland Pathway	785



Obi Obi Parklands - Walking Trails			
Type	Description	Location	Distance (metres)
Walking Trails	Soft surface (compacted gravel or earth) suitable for walking or jogging - may be rough, undulating and will include some boardwalk sections/small bridges to cross streamlets or gullies	Common to Amphitheatre Pathway	825
Walking Trails	Soft surface (compacted gravel or earth) suitable for walking or jogging - may be rough, undulating and will include some boardwalk sections/small bridges to cross streamlets or gullies	North East Pathway	580
Walking Trails	Soft surface (compacted gravel or earth) suitable for walking or jogging - may be rough, undulating and will include some boardwalk sections/small bridges to cross streamlets or gullies	Forest Pathways	1,800
Walking Trails	Soft surface (compacted gravel or earth) suitable for walking or jogging - may be rough, undulating and will include some boardwalk sections/small bridges to cross streamlets or gullies	Combined Length:	6,705
Commercial Display Pathways (Paid for and constructed by Industry)	Hard surface pathways constructed of various materials designed to showcase the range of paver finishes, poured, cast and stamped paving and sealed surfaces available through the commercial landscaping and garden supply industries	Display Gardens Pathways	1,510
		Total length of all walkways:	14,060