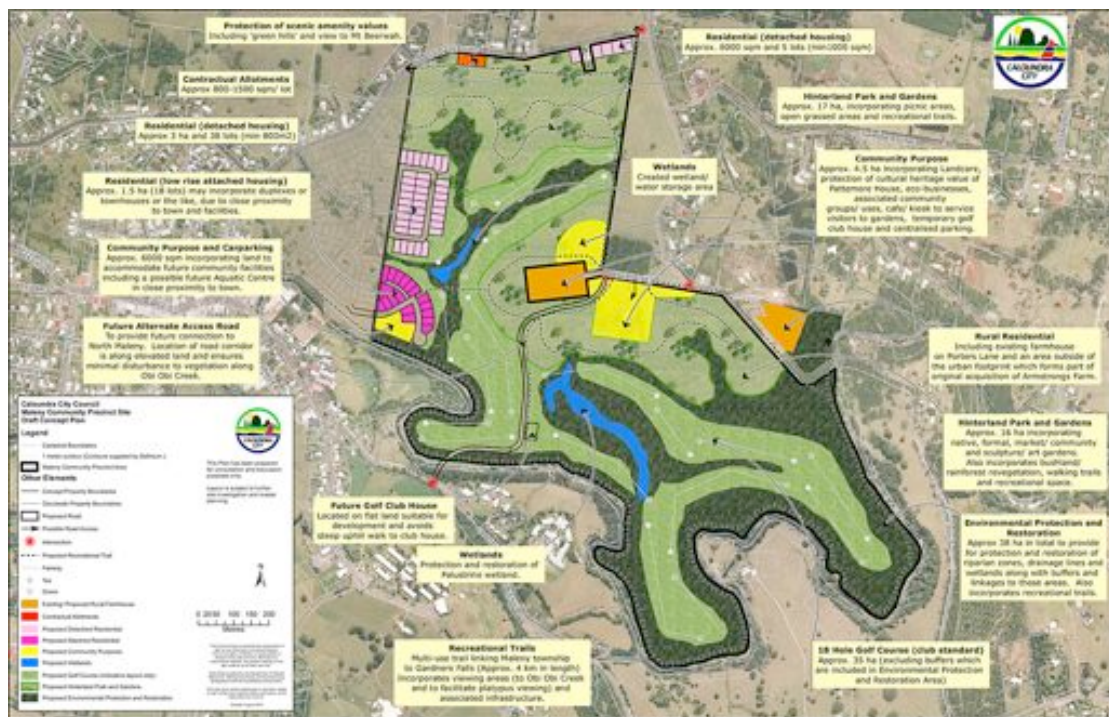


Notes for a presentation to the consultants Gamble McKinnon Green - Mike McKinnon, Greg Thomas and Geoffrey Walker

Maleny Community Centre 12.30 19 January 2010

Thank-you for this opportunity to present on behalf of Green Hills.
I'd like to start by giving a bit of background into how what's come to be known as the Green Hills/Obi Obi Parklands concept came into being.

As you know the development of a plan for the Precinct has taken many years, but in 2007 Caloundra City Council, after many attempts at a resolution came up with what they called their Draft Concept Plan which they put out for community consultation.



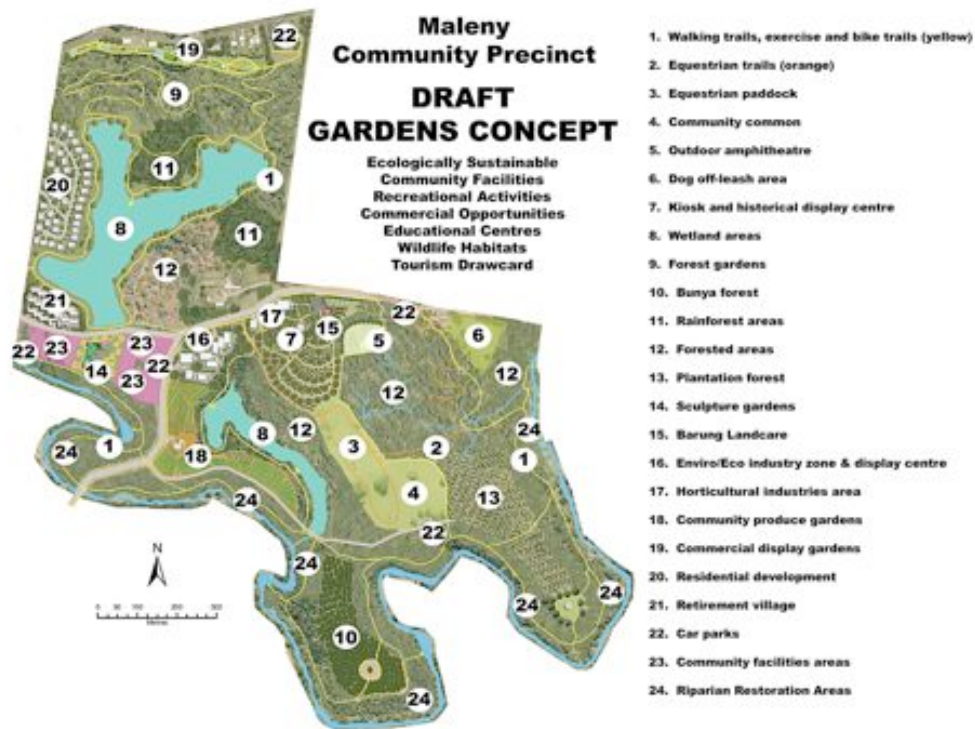
Map 1

I'll table a copy of it here. As you can see the vast majority of the Precinct in this plan was taken up by an eighteen-hole golf course.

When it was put out for consultation there was a deal of consternation in the town as the plan, despite a clear indication from the community, did not offer any other options for recreation of any kind.

Nor did it seem to take into account the constraints of the land itself.

A group of Maleny citizens undertook to come up with an alternative proposal, and I table their document here, too.



Map 2

You can see that the plan. It includes

- wetlands and reforestation,
- a wide range of community facilities,
- a site for Barung Landcare
- a commercial area,
- educational area,
- walking and bike trails, horse trails,
- a community common,
- community gardens
- an Aboriginal dreaming area based around a bunya forest

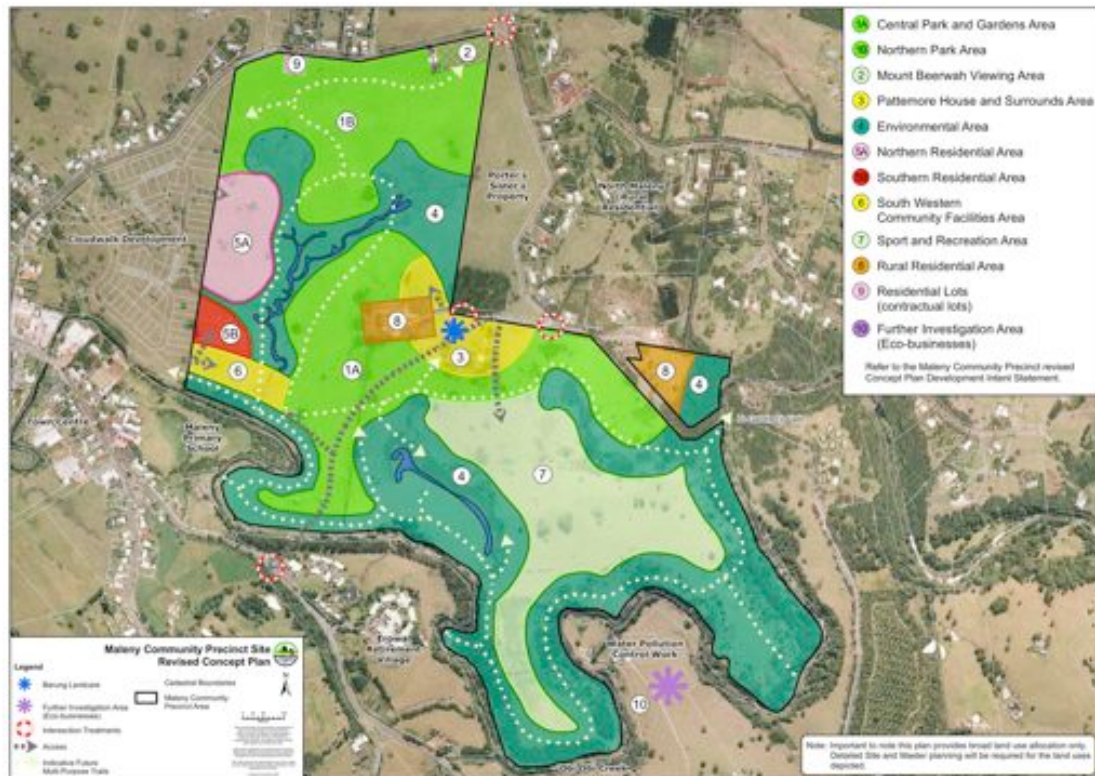
The group undertook a campaign of community awareness with this plan, and, as a result, the consultation set up by CCC was overwhelmed with submissions. Some 2,300 in fact, which was something like 50% of the community, the largest response by percentage that any council has ever received to a call of submissions on any matter, as I understand it. The normal rate, is, I believe, something like 3-8%.

Survey results

2336 formal submissions

hinterland parks and gardens 90% support

against Caloundra City Council residential golf course design 73%

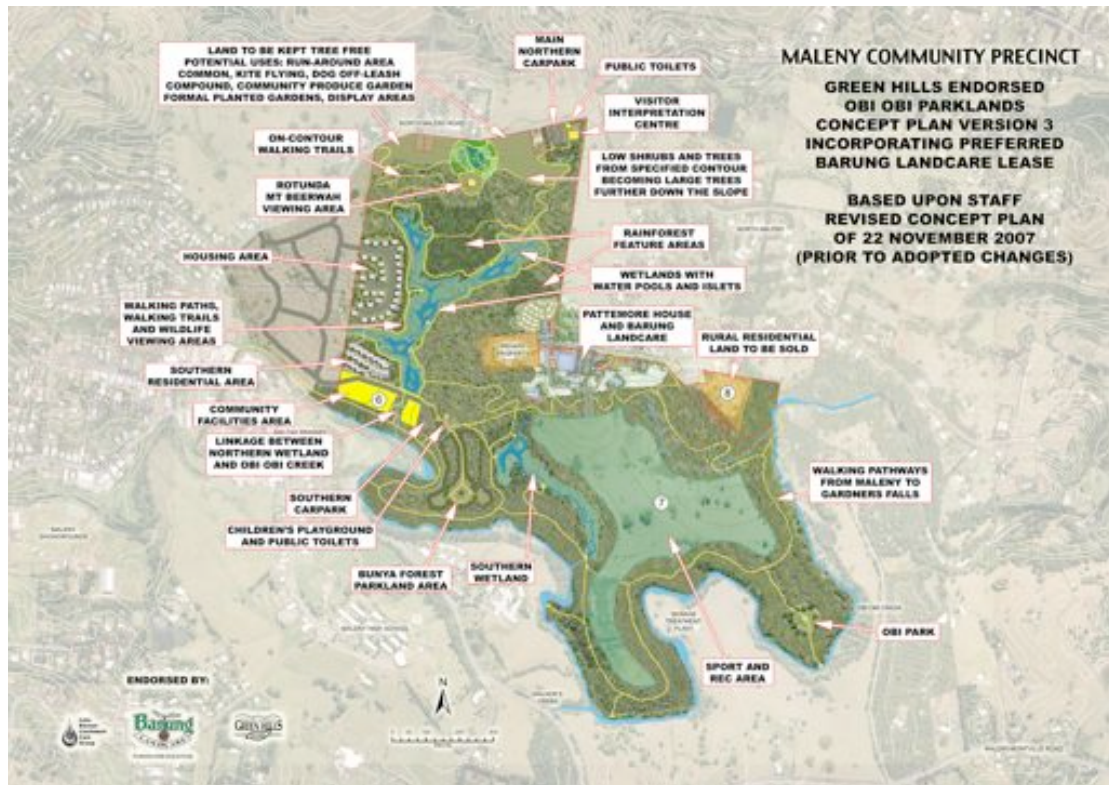


Map 3

As a result of this response council officers drew up an alternative plan, which I now also table. The officers, it can be seen, have taken account of the suggestions made by the gardens group to enlarge the riparian zones, to protect the three wetland areas, etc.

In turn, the Gardens Group put out an updated version of their plan for the whole precinct, including areas for sports fields etc.

We took out the proposed commercial and education areas and the horse trails which CCC deemed unsuitable. I now table that one.

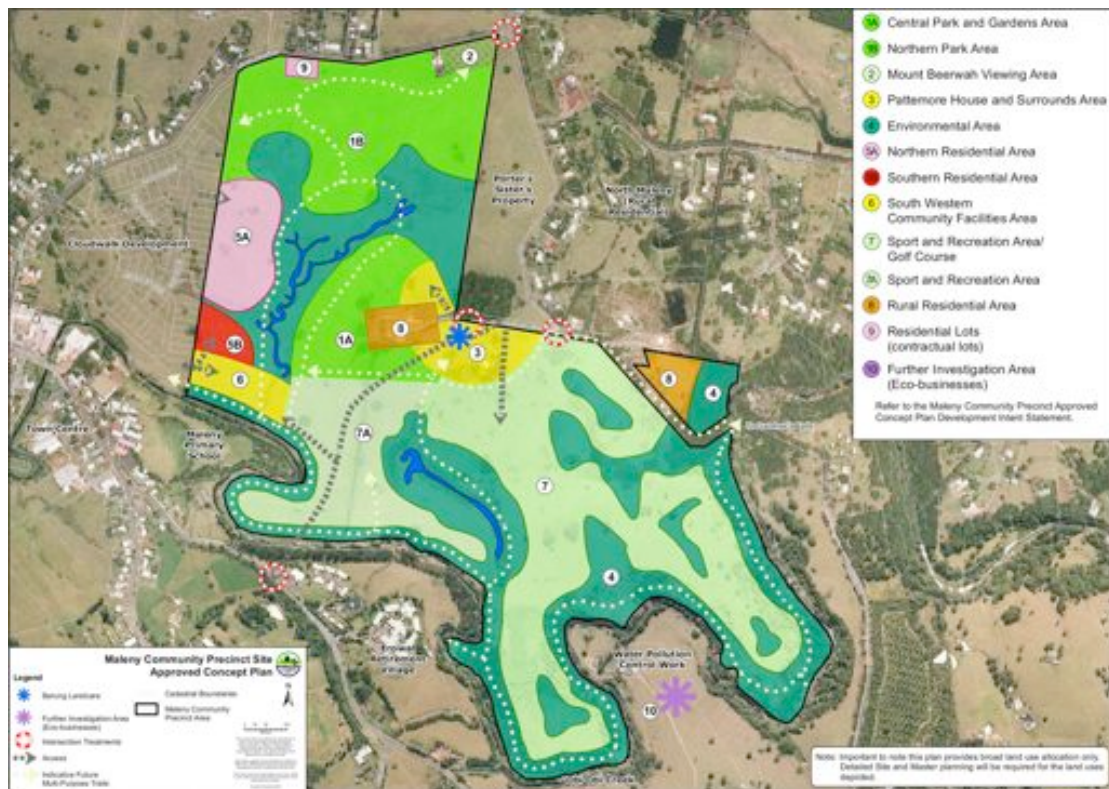


Map 4

This last plan, however, became superfluous when the Councillors themselves chose, in November 2007, what has since become known as the **Adopted Plan**. This is the one with which you are all familiar, and has been the centre of negotiations since then.

Concludes

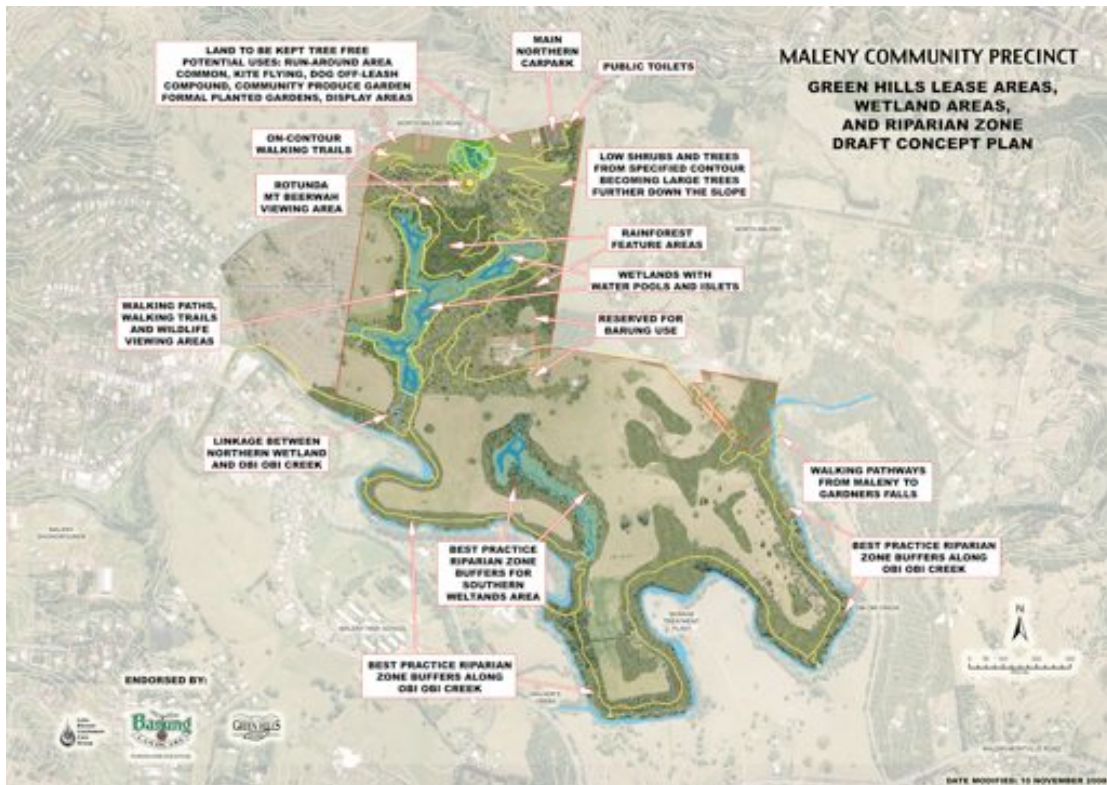
I have taken time to draw your attention to the history of the previous years simply to underline the point that the Green Hills proposal arose out of a groundswell of community dissatisfaction with what was being offered by Caloundra City Council.



Map 5

Looking at this **adopted plan** you can see that Green Hills was invited to produce a proposal for

- the numbered areas 1a and 1b,
- the wetland between them
- as well as to comment on the areas which fall under the heading of area 4, that is the riparian zones and the other two wetland areas outside of areas 1a and 1b.

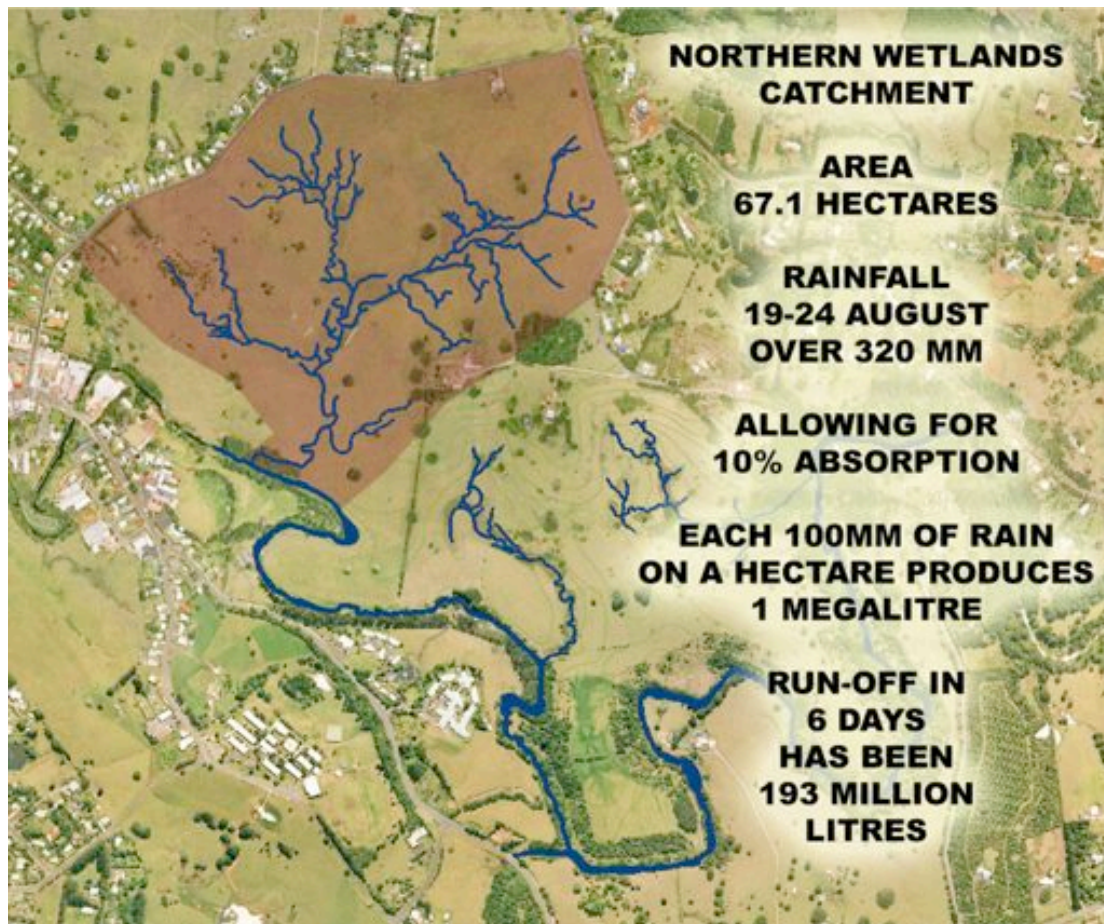


Map 6

In December 2008, therefore, we developed this proposal. (Obi Obi Parklands Proposal)

The map I table here is the one which accompanied this proposal.

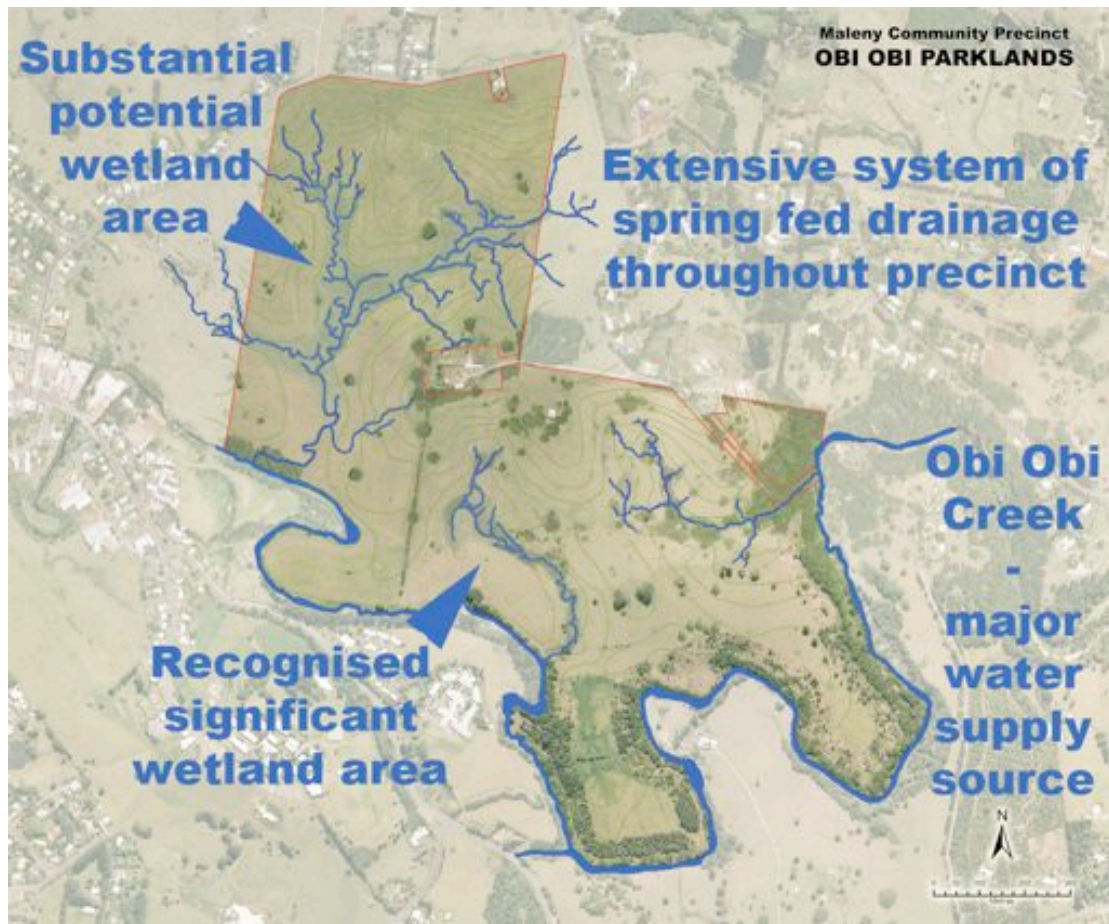
Along with this I also table an enlarged map which shows what we propose to do on this land in greater detail.



the land assigned to Green Hills

This area of land is basically a large, steep-sided bowl, with several notable attributes.

Firstly it is an almost complete watershed.



Map of creeks in northern wetlands

At one time it would have been a rainforest gully but it is now almost entirely cleared and the rocky creek bed has been obliterated by sediment.

We've conducted some water flow analysis on this area and come up with some surprising results.

Even in this last drought we recorded substantial flows in these upper parts, more, in fact, than passes out at this point where the soak enters the Obi Obi. This suggests that the soak is, itself, generating water into the aquifer

Taking into account the natural constraints and attributes of the land we've come up with a plan which will

- restore the area to something approximating its natural state,
- while at the same time providing a much needed community amenity within walking distance of the town.
- As well as what we believe will be a significant tourist attraction.

We propose to construct a wetland here consisting of a series of linked ponds, and to build an all-abilities path around the edge of it, complete with viewing platforms.

We want to link this path with the proposed path coming from the Riverside Centre in town, but also with a series of paths that climb up to North Maleny road.



On the higher ground we propose to leave an open area so as not to disturb the view from the road, but to include an area of garden leading to a rotunda which would provide an overview of the whole precinct and beyond to the Glasshouse Mountains.

We think it appropriate to have an alternative car park here to provide more access to the Precinct.

The intention is then to reforest these slopes, mainly with rainforest, providing habitat for the rare and threatened species that have been identified on the land.

Of course any plan we come up with is going to be affected by the choice of access to the whole precinct. We look forward to the consultants' decision on the matter which will allow more detailed planning for all the proposed facilities.

Before I sum up I'd just like to point out this area here, which is clearly outside of the areas assigned to us.

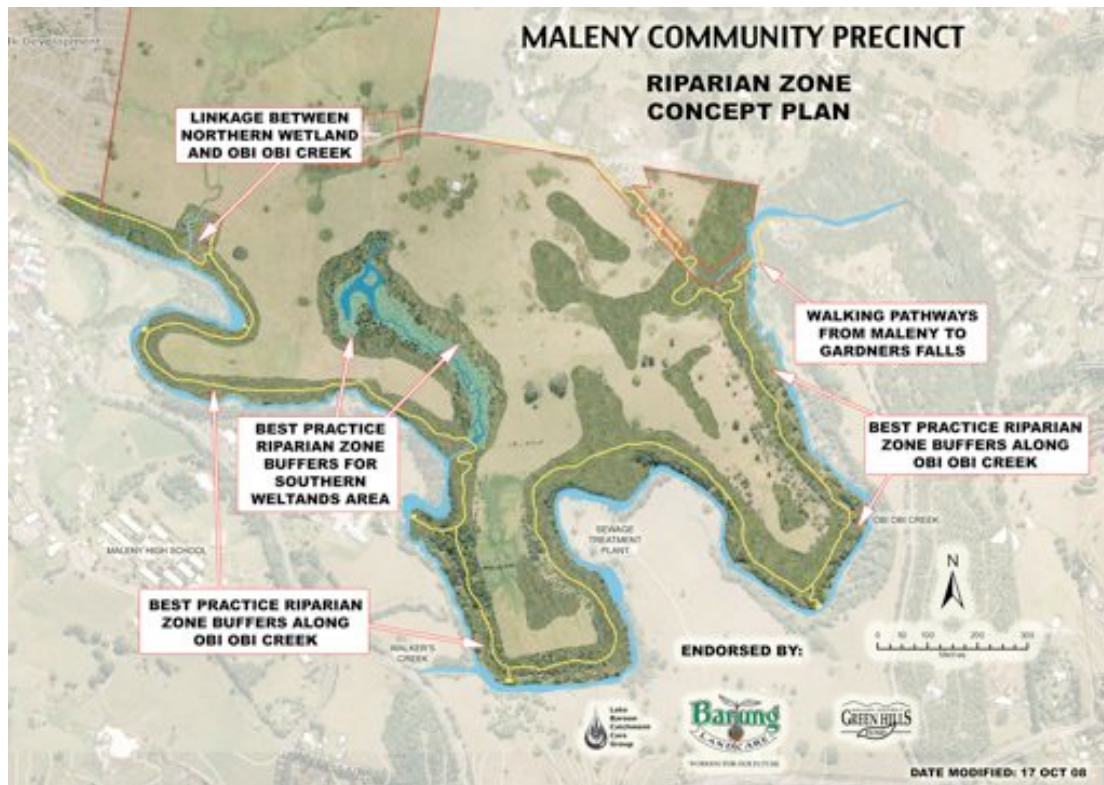
I think it is fair to say that in all our meetings with other groups during the last couple of years there has been consensus that this area of wetland needs to have linkage with the Obi Obi. The area of land we refer to on the map is, anyway, steep and unsuitable for buildings. We recognise, of course, the need for some access from this part of the precinct to the rest of it.

Conclusion

In summing up, though, I'd like to say that our proposal is, in a way, all about linkages.

Linkages, first, between other remnant areas of forest on the range. Existing parcels of forest do exist, but the connecting corridors are either sadly lacking or too narrow.

They are, however, essential to provide habitat for endangered or struggling species.



Linkages, secondly, between this proposed path and the proposed path along the edge of the Obi that leads to Gardeners Falls.

We have long been proponents of this path.

- Indeed we see it as the single most important community amenity that the precinct will provide.
- The path will follow the line of the creek with spurs off to the creek bed itself every now and then.
- It will be a well-shaded path providing walkers with cover, but also native animals with a passage along the length of the creek and at the same time promoting water quality.

Thirdly we see our proposal also as a way of forging linkages within the community. In this regard we have already partnered with Barung Landcare, but we've also made agreements with several other environmental groups on the range, most notably Lake Baroon Catchment Care and Sustainable Maleny.

I think it is important to emphasise that, as our business plan indicates, everything we propose is achievable with only minimal funding by rate payers.

We have already applied to the Australian Government jobs fund for the first part of the project, the building of the all-abilities pathway.

Much of the tree-planting and its maintenance will be done by volunteers, all of it by members of this community.

The Parklands created will therefore build community capacity while also providing a significant tourist attraction, which in turn will be a boon to business in the region, providing more jobs.

It is important to note that when we say region we mean not just Maleny but the whole Sunshine Coast Region with its fast increasing population.

As an indication of the level of community support we have recently collated a conservative estimate of the volunteer hours contributed to the Green Hills proposal. This came in at over 5000 hours, many of them contributed by highly trained people such as geospatial mappers, planners, and environmentalists.

In closing, however, I do not want to be found to be giving some sort of numerical value to our proposal. The idea has been, fundamentally, that we have an opportunity with the Maleny Precinct – and I think it is why the gardens proposal has been so strongly supported here – to give something back to the land which supports us, a place for people to enjoy but also a place where the ecosystem which we are a part of, can flourish.

Thank-you.

Prepared by Steven Lang and Steve Swayne, Maleny Green Hills.