

## **Attachment 2 – Consultation for Maleny Golf Club Inc. Lease Boundary & Southern Wetlands Landscape Plan**

The consultation process associated with the Maleny Golf Club Inc. Lease Boundary and Southern Wetlands Landscape Plan Report is broken up into 3 tables to identify comments and responses from stakeholders regarding the seven (7) lease variations proposed by Maleny Golf Club Inc. and the two stage approach to consultation regarding the Southern Wetlands Landscape Plan.

**Table 1** – summarises the comments provided by internal stakeholders and the preferred outcome/comment after consulting with relevant internal specialist regarding the seven (7) lease variations to the Maleny Golf Club Inc. lease boundary wherein all variations were supported noting an amendment to variation A is recommended.

**Table 2** – summarises the comments provided by adjoining community tenure holders at the Maleny Community Precinct and the preferred outcome/comment after consulting with the relevant specialist regarding the seven (7) lease variations to the Maleny Golf Club Inc. lease boundary where in all variations were supported.

**Table 3** – summaries the comments provided by internal and external stakeholders regarding the development of the Southern Wetlands Landscape Plan.

Table 1, lease variation internal stakeholder comments:

<b>TABLE 1 - lease variation internal stakeholder comments</b>			
<b>Variation</b>	<b>Comment raised by:</b>	<b>Comment summary:</b>	<b>Preferred outcome/comment:</b>
All variations	Property, Projects & Delivery	The Maleny Trail Network is not to be impacted by the lease to Maleny Golf Club Inc.	<b>Variation A is not supported</b> – an amended variation A would be supported as per <b>Appendix A – Recommended Lease Boundary February 2017</b> to allow for the possibility that the Maleny Trail Network may traverse the top section of variation A “the Gully” and that a 3 mtr Access Licence in council’s favour is noted in the lease area to Golf between the Golf lease boundary and the Heritage Precinct. All other variations are supported.
A	Cultural Heritage Services	Ensure that the intent of the Conservation Management Plan which covers Fairview and the surrounding grounds is not impacted by variation A.	<b>Variation A is supported</b> a special condition is to be included in the lease noting the terms of the conservation management plan Managing Fairview 2014 are to be adhered to.
B	Nil	Nil comments received	<b>Variation B is supported</b> noting a request to allow for a 3 mtr Licence to Use in Council’s favour between the golf lease and the Heritage Precinct.
C	Planning & Environment and Land Management	The endorsed Maleny Community Precinct Master Plan 2010 has land noted in variation C as “Multi-Use Meeting Space” therefore the inclusion of this land in the lease to Maleny Golf Club Inc. is not supported.	<b>Variation C is supported,</b> variation C is recommended for Council endorsement noting the integrity of the Maleny Community Precinct Master Plan 2010 is to be upheld through clause 20 of council’s standard terms freehold community lease “Availability to other organisations” and further supported by a special clause should variation C be endorsed. Maleny Golf Club Inc. will be given the same right to occupy until such time as another user is identified or where the Maleny Golf Club Inc. does not enter into a satisfactory arrangement for the use of the site by another user. The Maleny Community Precinct Master Plan 2010 identifies variation C as “shared clubhouse and function centre” and will be noted as such in the recommendation.
D	Nil	Nil comments received	<b>Variation D is supported</b>
E	Parks & Gardens	The existing lease boundary to the south of the Old Milking	<b>Variation E is supported</b> as the location of the maintenance

<b>TABLE 1 - lease variation internal stakeholder comments</b>			
<b>Variation</b>	<b>Comment raised by:</b>	<b>Comment summary:</b>	<b>Preferred outcome/comment:</b>
		Bails appears to provide adequate access the addition of land in variation E is possibly not needed.	facility has changed since the Maleny Community Precinct Master Plan 2010 was endorsed, variation E is recommended to enable improved access to the proposed location of the maintenance facility.
E	Planning & Environment and Cultural Heritage Services	Concern regarding the Historical Value of the Old Milking Bails adjacent to variation E	<b>Variation E is supported</b> advice regarding the possible future heritage listing of the Bails is noted, the Bails are outside the lease boundary to Golf.
E	Planning & Environment and Parks & Gardens	Status of vegetation surrounding the Old Milking Bails in variation E	<b>Variation E is supported</b> noting the large tree to the north of variation E is a <i>Phytolacca dioica</i> commonly known as a Bella Sombra (nonnative), the size, age and uniqueness of the tree is considered to have high importance and should be retained. Removal or interference with the mature Bella Sombra is not supported, minor maintenance of fringe vegetation could be considered on application.
F	Land Management	Request to confirm if this land has any association to the Wetlands.	<b>Variation F is supported</b> and has no impact on the Wetlands.
G	Land Management	This land was originally designated as a buffer between the Golf Course and the Wetlands.	<b>Variation G is supported</b> noting this area is identified in the Transition Zone. The inclusion of this variation is consistent with adjustments made in the lease boundary adjustments endorsed at the Council Ordinary Meeting of 21 July 2016.

Table 2 lease variation adjoining community tenure holder comments:

<b>TABLE 2 - lease variation adjoining community tenure holder comments</b>			
<b>Variation</b>	<b>Comment raised by:</b>	<b>Comment summary:</b>	<b>Preferred outcome/comment:</b>
All variations	Barung Landcare Association Inc.	Agreed they are minor, Barung has no objection.	<b>All variations supported.</b>
All variations	Maleny District Sport and Recreation Club Inc.	Variations have been considered are fully supported.	<b>All variations supported.</b>
All variations	Maleny District Green Hills Fund	Site meeting 17.01.2017 saw discussion with Green Hills, Golf Club & Council representatives, outcome - all variations supported.	<b>All variations supported.</b>
A	Friends of Pattermore House Inc. - Fairview	As long as no built structures are included in this area and any proposed planting would not impinge sight lines from Fairview, we fully support the proposed use of the land.	<b>Variation A is supported</b> - no built structures are intended for this variation.
B	Friends of Pattermore House Inc. - Fairview	As long as no built structures are included in this area and any proposed planting would not impinge sight lines from Fairview, we fully support the proposed use of the land.	<b>Variation B is supported</b> - no built structures are intended for this variation.
C	Friends of Pattermore House Inc. - Fairview	This variation doesn't impinge on our group.	<b>Variation C is supported.</b>
D	Friends of Pattermore House Inc. - Fairview	Support for variation as it will keep the land open and neat as much as possible.	<b>Variation D is supported.</b>
E	Friends of Pattermore House Inc. - Fairview	Support for variation as the relocation of the maintenance facility ensures view lines are not impinged.	<b>Variation E is supported.</b>
F & G	Friends of Pattermore House Inc. - Fairview	No opinion on the remaining two (2) variations.	<b>Variation F &amp; G no objection.</b>

Table 3 Southern Wetlands Landscape Plan stakeholder comments:

<b>TABLE 3 - Southern Wetlands Landscape Plan stakeholder comments</b>			
<b>Issue</b>	<b>Comment raised by:</b>	<b>Comment summary:</b>	<b>Preferred outcome/comment:</b>
Public Access	Maleny Golf Club Inc.	Supported with alternate locations suggested	Reviewed suggestion onsite and support adjustments to either proposed locations or close by.
Public Access	Maleny District Sport and Recreation Club Inc.	Supports public access with alternate locations to be investigated	Council Officers have supported adjustment for public access in line with approximate locations suggested by Golf.
General Infrastructure	Maleny District Green Hills Fund	Additional infrastructure to support access should be included such as picnic areas	The plan provides for several locations for visitor access to the wetlands in a safe and managed way. As the public use and demand increase opportunities may exist to include additional infrastructure either close to the wetland or in public accessible areas adjacent to the wetland.
View Lines	Friends of Pattermore House Inc. - Fairview	Appreciate the intention of preserving view lines from Fairview (Pattermore) House	Comment noted.
View Lines	Maleny District Sport and Recreation Club Inc.	Retention and expanding of open views requested. To reduce the extent of planned riparian tree areas	The plan provides for predominantly low growing species on the western boundary to respond both to Maleny District Sport DSR initial comments and also provide a functional edge to the wetland. The height of these plants is generally 1m. In areas with shrubs it will be 2-2.5m. The shrubs are located in depressions which will make much of this treatment not visible from the Beersheba building. The extent of riparian tree currently replaces the same area of the woody weed extent and supports the current suite of animals found in the recent fauna survey. The current plan provides for a balanced approach to ensure the wetland in the long term is healthy while providing for amenity values that Maleny District Sport and Recreation have identified.
View Lines	Maleny District Sport and Recreation Club Inc.	Views into the Precinct from surrounding areas of Maleny	The locations mentioned seem to have limited views into the southern wetlands, while these locations have views into the Maleny Precinct many locations do not view into the wetlands. Previous restoration works both outside and adjacent to the Precinct influence view lines. Due to the final planned use of the Maleny Community Precinct, the site is predominantly left open with large expanses of grass and open space which provides for expansive views across the site. The Maleny Community Precinct Master Plan has identifies both open space areas and areas that would planted out to support a healthy environment.
Woody Weed Removal and Riparian planting	Friends of Pattermore House Inc. - Fairview	The current proposed reinforcement of the area with trees, Inappropriate to replace this patch of recent woody weeds with	The extent of the proposed riparian trees is no greater in extent or size then currently exists. Currently there exists a stand of Slash Pine on The current golf lease between Fairview (Pattermore) House and Southern Wetlands,

**TABLE 3 - Southern Wetlands Landscape Plan stakeholder comments**

Issue	Comment raised by:	Comment summary:	Preferred outcome/comment:
		rainforest trees up to 25 metres	these large trees as Officers understand are being retained. The planting of larger rainforest trees on the higher northern edge of the wetlands will not compromise the values of the wetlands. These native rainforest plants would have likely occurred at this location prior to the establishment of the Armstrong Farm the plantings will support the current suite of animals that were identified in the recent Native Foresters flora and fauna survey.
Weed Removal and Riparian planting	Maleny District Sport and Recreation Club Inc	To be removed as soon as possible and only small clusters to be replanted on northern slopes. To retain commanding views.	The extent of riparian tree currently replaces the same area of the woody weed extent and supports the current suite of animals found in the recent fauna survey. The current plan provides for a balanced approach to ensure the wetland in the long term healthy while providing for amenity values that Maleny District Sport and Recreation Inc. have identified.
Weed Removal and Riparian planting	Maleny Golf Club Inc.	Undertake woody weed removal with use of professionals and in line with AWC report.	Works intended to be undertaken with suitably experienced contractor. Approach is staged and is dependent on resources, regeneration of native species and minimising impact on fauna that utilises the area.
Hydrology	Maleny Golf Club Inc.	Concern raised regarding current poor hydrology	The Southern Wetland has developed over time to become a wetland that has small areas of permanent water but fluctuates in extent due rain events and flooding. It goes through a wetting and drying process. The wetland is constantly fed from a spring located at the northern end of the wetland (near cross section D) this provides a continual flow (albeit low).
Recycled Water	Maleny Golf Club Inc.	Seeking Council to explore with Unity Water to dispose of recycled water between northern and southern wetland to assist in hydrology of wetland	See detailed comments in relation to Unity Waters response associated with use on recycled water. The McGarry Eadie Southern Wetlands report recommends not utilising the southern wetlands At this time Officers would not support the use of the Southern Wetlands to allow for recycled water to be disposed of into this site.
Licence To Use areas	Maleny Golf Club Inc.	No plantings in the Licence to Use areas other than kikuyu	These are council managed areas that form part of public access areas and support open space function including landscape and rehabilitation outcomes. Under the current Deed of Agreement associated with Licence to Use areas it provides Golf the ability to retrieve golf balls and/or play out of. The Licence to Use area provide buffering to the wetland, the recommended approach to the treatment of these areas was low growing native grasses. There are several locations where a fully planted Licence to Use area provides support for the health of the wetland particularly north of cross section D where natural springs are located. Adjustments have been made to the current treatment around Cross section A (east and west) that considers proposed golf course

<b>TABLE 3 - Southern Wetlands Landscape Plan stakeholder comments</b>			
<b>Issue</b>	<b>Comment raised by:</b>	<b>Comment summary:</b>	<b>Preferred outcome/comment:</b>
			layout and the area between Cross section D requires extension of planting within full extent of the licence to use area. The remaining treatments are left as proposed.
Green Army Plantings	Maleny Golf Club Inc.	Does not support the whole extent of this area containing low native shrub and grasses. Observations by Club members of migratory birds in this area.	Plan provides for mixed low habitat for migratory species, both feeding and roosting areas. Proposed wetland and buffer planting provide habitat for migratory birds. Adjustments to the plan accepted to reduce extent of shrubs and increase native grasses. Retention of several planted trees for habitat purposes is included. Southern Wetlands Landscape Plan adjusted.
Green Army Plantings (Latham Snipe)	Maleny District Sport and Recreation Club Inc.	Members report seeing Latham Snipe in area planted by Green Army, this area needs to be returned to open grassland	As above.
Green Army Plantings (Latham Snipe)	Maleny District Green Hills Fund	The area needs to ensure adequate habitat available for Latham Snipe. Rehabilitation treatment should support this outcome	As above.
Wetland Buffers	Maleny District Sport and Recreation Club Inc.	The buffers surrounding the wetlands to be grasses, sedges and ground covers	The current plan provides for extensive areas of plantings of this nature. The littoral zone buffer and transitional grass (native and kikuyu).
Wetland Elements	Maleny District Green Hills Fund	The plan does not provide a description of the essential wetland elements.	The previous studies McGarry Eadie provide a range of information on the southern wetland and is a source of information used in developing the plan and for future interpretation and education opportunities associated with the wetland.
Other Uses	Maleny Golf Club Inc.	Seeking confirmation that conflict with cross country activities and that the proposed treatments benefit the wetlands	The Southern Wetland Landscape Plan is applicable to the area of the southern wetlands, the works do not extend into any current public access trails and will not conflict with this use. The proposed plantings support wetland by building upon existing native plants found on the site and support the animal found in the Native Foresters October 2016 survey.
Springs	Maleny District Green Hills Fund	The plan currently doesn't identify springs contained in wetland	The Southern Wetland Landscape Plan updated to include.
Fairways	Maleny District Sport and Recreation Club Inc.	Fairways to be Kikuyu	Comment noted.

