

# Large developments proposed in the vicinity of Bonny Hills

Updated 03/03/14

1. **Area 14** is a very large development and a key part of the Port Macquarie Hastings Council (PMHC) Urban Growth Strategy. Area 14 lies between Lake Cathie and Bonny Hills and is expected to double the current combined population of these two villages to a total of around 12,000.

There is a number of landowners and developers involved, and the range in types of developments is large, comprising two village centres, areas set aside for schools and playing fields, eco-tourist facilities; and a large range of housing types- from manufactured homes through conventional homes to apartment style dwellings. Some sections are quite advanced, but the majority of the proposed development area is still in gestation.

The Progress Association (BHPA) has made a number of submissions<sup>1</sup> regarding Area 14 proposals mostly in relation to likely unintended impacts on the community, wildlife and flora.

2. **Carnegie Cove** –It was proposed that some 102 townhouses and villas would be built in the first stage of this residential estate for over 55s, along with a central facility featuring a function room and health centre, and a retail precinct including convenience store, coffee shop, chemist and medical suites. Further down the track, a golf course, country club, a hotel and day spa retreat were to be added.

This development has folded and the land has been purchased by a consortium of largely local investors. Their specific intentions in regard to this land are unknown at this point.

### 3. Proposed 'Astoria' developments in Beach Street

The Progress Association has particular concerns in relation to these housing development proposals.

BHPA's submission details these concerns which relate primarily to the erosion of wildlife habitat and an already fragile wildlife corridor along Saltwater Creek.

### 4. Aged Care Facility - 995 Ocean Drive, Bonny Hills

A proposal to build an 80 bed Nursing Home Facility in Bonny Hills has collapsed and the land has been purchased by local investors.

A development application for 18 house blocks has been approved and they are currently on the market.

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<sup>1</sup> BHPA submissions can be found adjacent to where the link to this document is located on the BHPA Action page of our website..

### **5. Light industrial complex for Bonny Hills-Lake Cathie**

Port Macquarie Hastings Council has indicated in its Urban Growth Strategy that the combined populations of Bonny Hills, Lake Cathie and Area 14 will need a light industrial area to supply services such as mower repairs etc. One of the reasons given is to reduce travel distances and motor vehicle use over the long term.

The key issues from the Progress Association's perspective are to ensure that such a complex is appropriately sited and that environmental considerations regarding run-off, visual and aural impacts are appropriately dealt with.