

Master Plan for Bonny Hills' Community Hall, Rainbow and Bartlett's Beaches Reserves.

Bonny Hills NSW.



For Port Macquarie Hastings Council and
The Bonny Hills Community

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The Bonny Hills Community.

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1. Introduction.

The Master Plan Site includes three Reserves at Bonny Hills; the foreshore Reserves of Rainbow and Bartlett's Beaches and the Community Hall Reserve. The Beach reserves comprise a large section of the village's foreshore with a range of intensive use open space, at Rainbow Beach and the Surf Club area, through to the less intensive Bartlett's Beach, with rocky foreshores and smaller intimate spaces below the escarpment and adjacent the boat ramp. These two Reserves are separated by the Caravan Park which is now under the management of Dept Primary Industries' Crown Lands Dept. The Community Hall Reserve, west of Ocean Drive and the Caravan Park, is largely natural and relatively intact bushland with two areas of development, community hall and recreation area in the north east corner and two tennis courts with associated facilities, in the low/gully area in the south east corner.



The Purpose of the Project is to;

1. Provide Council and the community with a working 'Master Plan', for the three Reserves and foreshore to guide coordinated and integrated development and management for the next 20+ years;
2. Develop a Master Plan that integrates the development and management of the Reserves and their attributes, and responds to external/off site impacts such as access routes as well as on-site requirements, need for particular facilities and their linkage.
3. Provide a Master Plan with conceptual designs of existing Site and proposed 'Works', which can readily be extracted from the Master Plan for further detail design and development, assist with approvals or applications for funding components of the Master Plan, as well as provide input to integrate with the Plan of Management for the Caravan Park; all to achieve coordinated and integrated development of the village's Reserves and foreshores.

The Bonny Hills Reserves Site has had little to no integrated planning for many years. This Master planning project provides Council and the Community with a plan that, after exhibition, and comment optimises the infrastructure to cater for and balance the existing and projected uses in an integrated way, while maintaining and enhancing natural environmental values of the beaches and foreshore escarpment areas.

With the growth of the Bonny Hills village and its surrounds and its appeal for resident and tourist populations, the balancing and catering for the increased use and variety of recreation demands, not only surfing and fishing, makes it important to retain the environmental and setting values, which are clearly of high importance as identified in the Community Forums and liaison during the Master Plan development.

1.1 OBJECTIVES

The Scope of Works as refined, included the practical resolution of Project Objectives of:

- § Preserving and enhancing the quite vulnerable environmental and landscape setting values of the foreshore and community Reserves
- § Improve the landscape function, amenity, management, maintenance & attractiveness through: sensitive coordinated planning of recreation facilities, pedestrian/cycle linkages within, between and beyond the three Reserves and vehicle movement and parking.
- § Develop stage and prioritise long, medium and short term site planning opportunities.

The Brief itself and later discussions were not with strong guidance toward what Council and the community wanted to see for the site; though issues and elements were well raised and prioritised in the facilitated forum and especially comments from Public Exhibition of the Draft, where Community opinion evolved strongly on several issues.

1.2 MASTER PLAN PROCESS

Initial works involved the development of base-plans and review of background information, site attributes and use/needs from the Sites. From this; the site's opportunities and constraints analysed and then thoroughly considered and aligned with the (existing and future) needs of the site a Master Plan evolves.

Two stages were adopted in the preparation of the Draft Master Plan for consideration by key stake holders: The first, following the Site Analysis Plan, would establish a holistic Precinct Plan for the three Reserves and identify external (off-site) and internal opportunities, developing 'Precincts' with distinct functions, uses and links; this for general informal stakeholder concurrence; Before secondly, refining the broad Draft Master Plan proposals for the individual Reserves, again for consideration by key stake holders.

This has been refined into this Final Master Plan for adoption, progressive and coordinated further more-detailed design development as needed and hopefully implementation as the village Community desires.

1.3 SUMMARY OF PRIOR STUDIES

There have been some Open Space Management studies which covered the area, but these were shire-wide assessments and while producing some broad motherhood statement objectives were non-specific.

A report 'draft proposal for the alignment of the Coastal Walk' in the Caravan Park area was prepared by John Kennedy for the Bonny Hills Progress Association appending a 2002 study on the for the management of the caravan Park escarpment cliff edge by Kim Browne of Landcare. Essentially stating and supporting the coastal walk above the steep 7(f) escarpment on the caravan park edge.

There has also been some planning for 'Area 14', the lands between Lake Cathie and Bonny Hills which does not directly involve this project site but will certainly have implications for all three the reserves in terms of population growth, use demands, need for transport and access to recreation facilities of the beach, surf, walking etc. These are discussed in External Influences, Section 3.1 below

2. Design Philosophy.

The design philosophy stated, accepted and reinforced since, has included the need to balance the public demands on the site's recreational attributes and facilities; the economic imperatives of developing, managing and maintaining significant foreshore and recreation landscapes for the growing populations (including of Area 14); with the need to preserve and enhance the natural environment, visual and existing experience values of the Sites.

The philosophical approaches to the Master Plan adopted include:

- § Develop Site (Master/Sketch) Plans and landscapes that are readily understood and used to progressively develop, easily managed and maintainable sites.
- § Provide simple practical, sustainable innovative and integrated site, infrastructure and landscape design treatment solutions, in response to conservation and public interactivity needs.
- § Develop sites retaining environmental / setting values in a simple and 'low-key' format, minimising adverse impact of dominance of development, resulting in attractive sustainable landscapes that are usually lower cost to develop, manage and maintain.

3. Analysis; Constraints and Opportunities.

3.1 OUTSIDE INFLUENCES AND PROJECTIONS

The biggest influence on the area will be the predicted population growth and development of Area 14 to cater for it, over the next few years. Council's web site advises...

Area 14: Rainbow Beach

In February 2004, Port Macquarie-Hastings Council adopted the Master Plan for the framework of a new urban area accommodating 9,900 people in the Rainbow Beach area, south of Port Macquarie in the Lake Cathie/Bonny Hills localities. The Plan was subsequently amended in July 2004.

The Rainbow Beach development, known as Area 14, is the one of two urban investigations areas identified in Port Macquarie-Hastings Council's Hastings Urban Growth Strategy.

The Master Plan study area encompasses the existing urban areas of Lake Cathie and Bonny Hills as well as relatively constraint free land around the villages, which is expected to have potential for urban development. The primary focus of the Master Plan is on the area between the villages of Lake Cathie and Bonny Hills, where the majority of this development is expected to take place.

Recent estimates suggest that the Hastings population will reach approximately 100,000 by 2026. The Master Plan anticipates a final population of almost 10,000 in the Lake Cathie and Bonny Hills area, including areas identified for future urban development within Area 14.

With the anticipated new urban area to have a predicted a final population of 10,000; there will be a large (almost double) increase above the existing Bonny Hills/Area 14 population, additionally its demographic make-up biases are not predictable.



Anticipated Growth issues:

The predicted 9900 population growth around Bonny Hills and Lake Cathie and Area 14, indicated on the image left, is predicted to occur in the next few years;

The northern part of the growth area has two access ways (one existing and one proposed) to Rainbow Beach and are located north of the Sewerage Treatment Works.

The southern part of the development area is separated from and blocked access to the beach by the Sewerage Treatment Site and buffer. This will put very significant high use pressure on the Rainbow Beach Reserve; as well as vehicle, pedestrian and cycle transport links to and from it. - That includes faster 'destination' orientated (*through/commuter & sport*) and slow recreational cyclists.

The treatment and handling of this increased demand and pressure on the landscape and environment, of the three Reserves is a major element for the Community and this Master Plan to address. The impact on the traffic routes; vehicle, through and sport cycle is outside the scope of this project. But it requires on-going coordination & incorporation of the varied traffic forms, by Council.

The Bonny Hills By-pass is currently under consideration, obviously going west of the village development, but will likely not be 'open' for the next 20 years. When constructed; it will relieve Ocean Drive of much of its through traffic; but it will still be a busy but slower road. Also, some aspects of transport are likely to have changed by then.

(Plan/image Source: - Rainbow Beach Coordination plan for Bonny Hills & Lake Cathie Coastal Walking and Cycle tracks – Luke & Company Pty Ltd.)

Generally accepted by science, those in Government and living on the Mid North Coast, are the facts that: Sea levels are rising, the occurrence of more extreme storms with increasing coastal erosion is occurring. (*Whether this is due 'Climate Change' or a natural cycle of change; is not debated or relevant here. But this, and much more extreme, has happened before – locally!*) Rainbow Beach Reserve, is the only dunal area in the Project study area/Site, and it is not immune; Erosion is being experienced with up to 1.2 metre high 'storm-scarp' faces and a very narrow (10m) band of degrading buffer vegetation which (understandably) contains little/no regeneration. The impacts of this must therefore be considered and incorporated into the Master Plan.

The three Reserves are quite different in their attributes, forms, functions for the village's residents and tourists. Their natural attributes and their development to date helps define this and the form of precincts for various functions.

Rainbow Beach Reserve is intensively used, the only readily accessible (patrolled) surf beach in the village with extensive recreation facilities. It is to a large extent 'the village focal point' and accommodates four main Precinct/Functions, The Beach, fore-dune & access-ways; The Surf Club and associated facilities; public passive recreation facility areas and; Parking. These more intensive facilities also make it the venue for surf comps and village 'events'.

Community Hall Reserve is largely comprised of relatively intact bush-land with some degraded and cleared areas. This Reserve is most central to the village residential areas and beginning to accommodate more of the village's non-beach orientated recreation activities, such as the hall, tennis and the highly popular skate-park; relieving some of the pressure on 'Rainbow' Beach Reserve. It is uncertain why the tennis courts were located where they are, but should there ever be chance or desire to relocate them to the cleared areas of Community Hall Reserve there would be some 'shared facilities' cost advantages as well as improved/safer traffic manoeuvring. However it is well realised those advantages may not outweigh some disadvantages or be desired by the community.

Bartlett's Beach Reserve is a linear foreshore reserve between the caravan park and the eastern end of Jordan Ave (Nana Klumpp Park). It is not 'central' or intensively used and incorporates the vegetated foreshore escarpment behind a relatively secluded and intimate beach with limited access and shade trees, a low-key boat-ramp in the north with a large area of intact native vegetation in Spoonneys gully to its south and large open grass spaces above the escarpment, opposite houses on Jordan Ave.

Collectively; three reserves occupy the foreshore and central area of Bonny Hills. Connectivity between them is broken by the caravan park in the middle of the beach reserves, and Ocean Drive which separates Community Hall Reserve from the foreshore. Any Master Plan or 'planning' must attempt to promote and ease physical connectivity and links between. This way the reserves can use their individual assets to maximise catering for the recreational and open space needs of the community as a whole. There appears benefit for the Master Plan to encourage the connectivity and development of alternative beach orientated facilities, outside the Rainbow Beach Reserve, at Bartlett's Beach Reserve as much as possible, as this will reduce or delay 'site hardening' of Rainbow Reserve foreshores.

Beyond the functions above; the Beaches Reserves are essentially linear foreshore reserves, with coastal walking and viewing a major use, with nodes of varied recreation facilities within.

3.3 LANDSCAPE & VEGETATION

Obviously, the project site's most significant landscape features of for recreation are the Beaches, both as a destination and for walking along them. Above the escarpment is also a linear corridor for walking, viewing the coast and ocean from a higher vantage point. Within the top of escarpment corridor and especially Bartlett's Reserve, there are large open grass areas and the one north of the car park is relatively level for an area about 100 by 60 metres. This area has opportunity to accommodate large venue activities and village gatherings as well as informal activities. The grass area east of the car park and gully is relatively steep for most activities and not naturally shaped for amphitheatre functions. Paragliding, including top and bottom landing, is carried out in this area. A potential whale-watching area exists just south of the project site, but no such good vantage points exist within the site.

Native vegetation has been largely retained on the fore-dunes and escarpment; and land too steep or in early settlement days, not needed to farm. Latterly, clearing has been retained to keep views from residencies and maintain functional open space recreation areas.

The most significant sized areas of existing native vegetation are the foreshore escarpment, a large part of southern part of The Community Hall reserve and Spoonneys gully area and slope south of the boat-ramp access-road, which is largely an eastward continuation from the south Community Hall reserve.

4. Master Planning Strategies and Elements.

4.1 OVERVIEW.

In this master planning project, to satisfy the objectives of the brief (*refer 1.1 above*) it is believed there are two main elements of the project: First; rectification of any major issues that exist and Second to creatively develop elements that will in the future assist the use, management and enhancement of the function, form and aesthetics of the Reserves.

Major issues considered to require rectification include:

- § Access and overflow parking to rear/upper level entry of the new surf-club building,
- § Erosion and beach access-ways of Rainbow Beach Reserve
- § Erosion and weed infestations on the Escarpments and in the Community Hall Reserve,
- § Some fairly dangerous areas above the escarpment, which are readily accessible, requiring barriers to discourage access,
- § Lack of young shade, shelter, amenity and protective tree planting - to replace the maturing trees,

Major issues and elements which require creative development include:

- § Connection and interaction between the Reserves; including pedestrian and various forms of cycle traffic,
- § Coordination with the Caravan Park Management (Plan) and promotion of shared beneficial interactivity,
- § Relieving recreational and environmental pressure on Rainbow Beach Reserve, and
- § Provision of facilities to cater well for the needs of the community into the future in a coordinated functional, attractive and environmentally sound form.

The latter point is designed and demonstrated on the Plans.

4.2 INTENSIVE USE LANDSCAPES;

As stated above, the most intensively used landscape is Rainbow Beach Reserve, which has naturally evolved as the main focus of the village's beach recreation. Already attempts have been successful to cater for non-beach orientated recreations in the Community Hall Reserve, for example the development of the highly popular Skate Park.

Several factors increase the need for 'Site Hardening' in Rainbow Beach Reserve, including the increased residential and tourist population, increased frequency and impacts of storms and increased accessibility via pedestrian and cycle paths. However, dissipation of facilities/attractions and creative design solutions will reduce or delay the need. – This accommodates a requirement of the brief; to balance the needs of the community while retaining the natural village setting. Already the Surf Club area cannot cope.

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A large proportion of the Sites are natural area focus landscapes of importance for environmental, general amenity and visual values. These include; the beaches themselves, the fore-dune and escarpment, the relatively intact areas of gully and bushland vegetation. These require protection, enhancement and maintenance to maintain the above values to the community, wildlife and landscape.

5. Recommendations and Area Details.

5.1 GENERAL OVERVIEW RECOMMENDATIONS

The Context of this Master Plan is like most Master Plans; it is an assessment at a particular time, with limited input and is simply a guide of recommendations for future planning, design and development, and a document that can be used to effectively review needs and coordinate solutions and developments and evolve over time and with varied events and opportunities. It is NOT a static, 'this is what will be achieved in 20 years', type document.

Recommendations for the area holistically and generally not shown on the Plan include:

- § Recognition and allocation of resources for this area the reserves to cater for the anticipated 10,000 population in the area, exacerbated by restricted direct connection to the most popular recreation element – the beach.
- § Continued close liaison and coordination with adjacent land owners, leasees, managers and departments who have impact on the Sites. (Such as Caravan Park Trust managers, Surf Club, Dept of Climate change, for storm/sea level rise impacts; etc.)
- § Monitor and respond to the environmental impacts of increased recreational pressures, through the provision of facilities to cater for use, rather than restricting use. The provision of facilities should aim to diversify the activities and locate non-beach orientated activities away from the beach areas. More 'Site-hardening' will be needed over time; but delay and minimisation (for cost and village character saving) can be achieved through 'spreading the load'. - To this end, the master plan makes general recommendation to increase usage of the large level grass area of Bartlett's Beach Reserve and concentrate any new 'recreation facilities' on the upper areas of the Community Hall Reserve; relieving pressure on Rainbow Beach Reserve.
- § Land/vegetation management is a key issue along the whole of the escarpment as well as some of the wetter areas of Spooney's Creek/Gully. The most significant issues are, plant health and weed infestation; for soil stability, environmental and landscape amenity/character reasons. Continued support and guidance of Land-care/Dune-care and Community is a key element in cost effectively managing these areas and fostering a sense of Community 'ownership' and pride.
- § Access through and to the Reserves is a major component of the Master Plan, which has wider links; for example the Coastal Walk and pedestrian cycle links to urban areas.

5.2 PEDESTRIAN AND CYCLE LINKS

There are two fundamental forms of Cyclist in the area; one the 'Destination Cyclist'; who generally wants to get to a destination in relatively quickly; this includes the commuter and road-sport type cyclists, who are closely allied to the road system and the adjunct cycleway lane or adjacent path. These are catered for by the regional cycleway system planned and incorporated by Council in the roadways - as indicated.

The second form of cyclist is the 'Recreational cyclist'; who generally wants to take in the view, exercise with the family, generally travel slowly and watch or participate in the recreations of the Reserves. These cyclists need to be catered for within the reserves' path systems where possible with widened paths.

Recreational cyclists and pedestrians are proposed to share the Coastal Walk route through the Reserves and the Caravan Park. While the grades in parts may not be ideal and certainly not possible to meet increasingly shallow gradient Disabled Access, it is recommended to have a path wide enough (2.1M minimum) for shared use for its length where feasible. Areas not feasible might include the existing bridge, and slopes to and from Spoonneys Creek.

The Coastal Walk route is proposed to largely follow the route proposed by the Bonny Hills Progress Association, with a couple of minor clarifications or changes. Coincidentally; during the preparation of the Master Plan, Crown Lands via the North Coast Holiday Parks Trust, were preparing a Plan of Management and in consultation, it was advised that the two existing cabins immediately above the escarpment were to be relocated more internal to the Park and their preferred route for incorporating the Coastal Walk would be along the top of the escarpment.

Other important links to include are: one external to the reserves at across Duchess's/Vinegar Creek beside the existing bridge. This is to accommodate 'directional' and 'recreational' cyclists as well as pedestrians and is thus proposed to be a separate bridge, about 3.0M wide and landing east of the stormwater outfall on the southern bank. The other - internal to the reserves; is from the shop to the bus-stop (across Graham Street) to the south and then linking the skate park, playground and community hall generally along the contour.

5.3 PEDESTRIAN ROAD CROSSING AREA

North of the General store and café pedestrians cross Ocean Drive, with use of a median refuge between a path from the Shop on the west side and the Surf Club / Caravan Park on the east. This is almost on the high-point in the road, on a curve, has spectacular views of the ocean and there are ill-defined car parks on either side of the road adjacent to the shop, south of the crossover point. All the above distract (or make it more difficult for) the driver to focus on the cross-over. To further alert drivers, Traffic Engineers are recommended to give some consideration to judder strips or 'laterals' on the approaches (eg. as for some roundabouts), additional signage or warning lights. Similarly, a caution to pedestrians to take extra care when crossing would increase safety at this awkward site.



5.4 NODES OF RECREATION DEVELOPMENT

Much of the Reserves are 'Environmental' or natural area Open Space; i.e. the escarpment, Spooney's Creek and most of Community Hall Reserve. Other areas accommodate the more active recreational needs of the community, usually based on the landscape, facilities and what it has to offer.

Rainbow Beach Reserve, with its delicate carrying capacity, has most use and pressure; of course due to the Surf and the social interaction that inherently goes with the activity! This is now expanded by the New Surf Club and Restaurant/Café as attractive and popular venues. Degradation of this area, north of the Surf Club, is already extreme and the last suggestion, with new entry, for this by the BHPA is adopted.

Other nodes of more intensive recreation use include the skate-park, play-ground and Community Hall in the north east and tennis courts in the south east of that reserve with more moderate intensity use of passive/private and walking in Bartlett's Beach Reserve. With the exception of the Tennis Courts (located on a steep south sloping site, in dense diverse vegetation, with direct access to a busy straight section of Ocean Drive) these can be selectively expanded as needed to relieve non essential use pressure on Rainbow.

5.4 a) RAINBOW BEACH RESERVE

There are three main and very important issues to address in this reserve:

- i) The New Surf Club and restaurant/café building and adaption of the associated landscape to accommodate the changes, including access car parking,
- ii) Toilet facilities and the existing building in the reserve, and
- iii) The erosion of the foredune and associated stabilising vegetation.

Lost opportunity to accommodate the toilets in the new Surf-Club building is unfortunate. However, there are options to relocate them or modify the building and open up the reserve for use and attractiveness. For whatever reason; with the major expansion of the Surf-club and restaurant/café there was no additional or convenient car parking developed. Between the 'as briefed/designed', managed and Lease arrangements, a major issue of Site Degradation is now occurring - in-spite of the extensive disabled ramp structure at the east ground level.

As suggested in the draft Master Plan and later by Bonny Hills Progress Association, it is proposed to resolve this with; Car parking, entering from the access road, opposite the play ground, with disabled grade access paths, etc. adjunct and north of the upper restaurant/café level, entering in from the existing car park access road. The form and pavement of this is suggested on the Master Plans and (unlike the BHPA submission) it is believed the surface will need to be much more durable and less maintenance than grass. Asphalt is already used on the site, is durable, low maintenance, readily trafficable by disabled and is recommended.



The Toilet block in Rainbow Reserve, it is generally agreed, is large, dominant in the space, blocking views and is apparently reaching the end of its useful life. A solution will need to be found in the timeframe of this Master Plan (20 years).

The Draft Master Plan suggested a controversial option to accommodate a toilet building, at least partially under an upper level car park with perhaps another car park at the lower level, west of the existing car park. This raised a galvanised strong opposition from the Community in submissions to the Public Exhibition, with some valid reasons stated. (Refer Appendix 4; Submissions from Public Exhibition.) While many submissions believed the existing should remain for the duration, several realised the above mentioned problems with the existing and provided good suggestions, which lead to the new Proposal.

At the end of the 'useful life' of the existing toilet block, it is proposed to construct a new building in the reserve, perhaps closer to the access road and car park than the existing (for convenience), orientated more in-line with the Access road to minimise view interruption on entry to the Reserve by vehicle (Refer Plan). The building is recommended to be much smaller than existing and to only accommodate toilet and small changing space, with additional out-door screen walled change area and shower/wash facilities outside and or elsewhere in the reserve as noted on the Plans. The structure should be 'light weight' in the landscape and similar to the more contemporary facilities on the Gold Coast and elsewhere, similar to the example in the image, but slightly larger, with lower curved roof to match Surf Club.



Example of light-weight toilet facility architecture envisaged.

(Source: Landmark Products advertisement.)

Erosion of the fore-dune is of significant concern. While there is a natural ebb and flow of beach and fore-dunes, there is a general increase in erosion of much of these sand dunal areas of the Mid North Coast. This; combined with increased populations and recreation pressures make the area more susceptible than current, and protection and stabilisation measures need to be developed to address this issue. While long term solutions, with sound technical advice is recommended; this Masterplan suggests protection of the beach access ways with provision of timber step or board and chain access beyond the formed or mulched paths. Light weight 'protective fencing' may in future be needed at points where damage occurs.

How this protection is best done and what is technically needed is beyond the scope of this Master Plan but the issue is 'flagged' and needs technical address. However, if possible, the protection measures should incorporate natural methods to keep the beach character (eg buried rock/gabions, geo-fabric, extensive dune planting and fencing to protect from human damage); rather than formal site hardening and retaining structures. Bush regeneration is occurring in the area and should be continued.

Cycle and foot path systems are discussed in 5.2 above and other elements for this area are indicated on the plans.

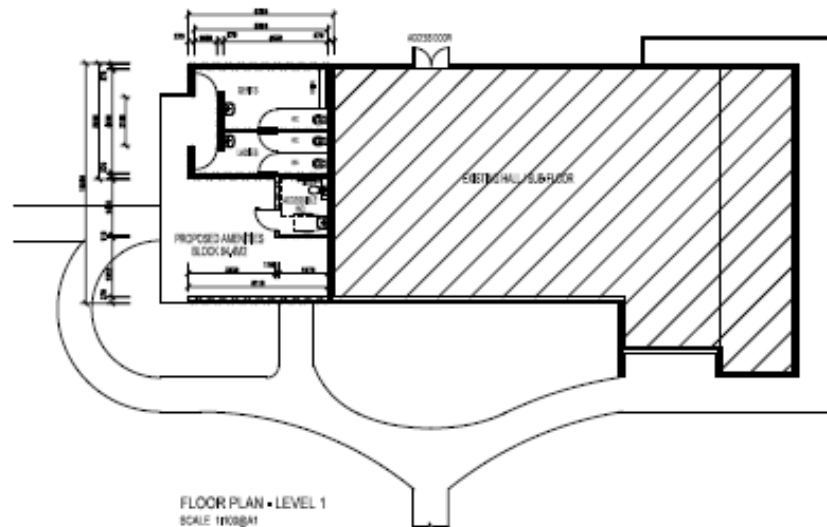
5.4 b) NORTH COMMUNITY HALL RESERVE

This reserve is large, mostly well vegetated with wet sclerophyll in the southern Spoonneys Gully area and a mixture of regenerating vegetation types on the intermediate slopes. The Northern area closest to Short Street is the most level, disturbed, central to the village and has good access from the street without need for access or interaction with busy Ocean Drive. It is also close to infrastructure and services. Concentration of 'recreation facilities' in this area, normally used at differing times, achieves economic benefit from the shared use of facilities such as car parking and toilets and also leaves the balance of the Reserve relatively undisturbed as Bushland open space.

This area is recommended for any future recreation facilities. And should the opportunity arise; the tennis courts could be relocated to this area, providing less water logged parking areas, no need for dangerous access onto Ocean Drive and in the shade of dense moist vegetation (which harbours mosquitoes) on the relatively steep south facing slope.

Plans for Toilets integrated with the hall building, have been designed and drafted. They increase the amenity for both, the skate park and the adjacent play area. In principle, it is recommended that they be developed soon to mainly serve the skate park, which is highly popular and a great asset to the younger community.

*Plan designed by
Jim Marchmont,
of Bonny Hills.*



There is significant weed growth in the northern area, which have regenerated after fire / disturbance and at times more densely than the natural vegetation. Paths and bush-fire trails are 'mixed blessings', they provide access for residents, APZ fire trail and vegetation maintenance etc. but access, especially by machinery often carries weed species into these less trafficked areas. They will always need more frequent monitoring for weeds. 'Restricted access' with lockable boom-gates is recommended.

The south end of Community hall reserve, Spoonneys Creek/Gully, has a large low-flow (summer-flow) drainage pipe and swale taking stormwater from the subdivisions to the west, to adjacent the existing tennis courts. There are two pedestrian and emergency access 'foot-paths', one mid way up the west boundary and the other about mid way along the south boundary. These and the connecting path along the swale and north of it need to be kept trafficable by emergency and maintenance vehicles as well as pedestrians. Formalisation of these paths to accommodate bicycles should be investigated for need and benefit, through consultation with the Bonny Hills community and should Council see any benefit from this. As advised above, there are pros and cons to this.

While the skate park has been expanded and is extremely well used, there is little shade and seating and no bike racks in this and the playground areas. These facilities should be incorporated in the area for 'resting' and viewing the activities of these facilities as a matter of very short term high priority (within 12 months). Refer Section 6, Furniture, below.

5.4 c) BOAT RAMP / PARKING AREA

This is a significant area of the Bonny Hills Reserve system, Spooney's Beach, while not large or overly used and is natural; it requires some planning and design to keep its amenity, use and 'Rainforest' vegetation from being damaged by current and future increased recreation pressures.

The boundary with the Caravan Park is very close to the access road and the relatively slope between at its eastern end is used for informal/unauthorised access to the south end of the Caravan Park. During on-site consultation with the Crown Lands officers, this was sighted and inclusion with the 'Bush Regeneration Works' to the west was advised as their preferred treatment. The timing of the Master Plan Project for coordination with the Caravan Park is fortuitous, as the North Coast Caravan Park Trust is currently preparing a Plan of Management for the Park.

The Coastal Walk passes through this area which is intended to use the existing gravelled track down from the Caravan Park, and link across to the existing track with bridge across Spooney's Creek through

the rainforest and up to Bartlett's Beach Reserve. The trail head to the bridge is well vegetated and protrudes from the adjacent bush, rather than providing a visual opening. Signage and clearing/pruning of some eye-level vegetation is required and to be maintained.

Currently, the boat ramp and parking area is often used by few; generally 2 to 4 vehicles can be observed there at most times. Few people use the boat ramp for launching boats, due to the fact that the boat launch and access to sea is often rocky and accessible really only at high tide for small craft. Naturally this changes with sand deposition and accretion. The area and ramp is frequently used for a beach access by pedestrians, prams, even bicycles and wheel-chairs. For this reason alone it provides a good facility for parts of the Bonny Hills community not catered for elsewhere. The beach itself is highly enclosed, back-dropped with escarpment and natural vegetation and is quite private and intimate, a different 'product' and appeal to Rainbow Beach.

In wet weather and peak periods there is significant wear of the grass and areas adjacent the access road, from the informal parking. This will only get worse with increased use. Like Rainbow Beach facilities, little alternative or additional provision of boat launching facilities is possible in the Area 14 development and additional use pressure will need to be accommodated here. It is recommended gravel surface parking bays be provided, with bollard restriction where necessary; indicative layout is shown on the plan. For the moment, traffic permits ready shared use of the access road. The need for a separated pedestrian path from Ocean Drive and the Community Hall reserve areas to the west requires monitoring.

5.4 d) BARTLETT'S BEACH FACILITIES AREA

Bartlett's Beach Reserve extends along the top of the steep escarpment, from the bushland slopes to Spooney's Creek to Nana Klumpp's Reserve at the eastern end of Jordan Avenue and is divided by a central drainage line, with adjacent car parking, toilets and other facilities/infrastructure. There is only one formal beach access path along this length, which traverses the slope from the car-park to the beach.

For the entire length of the reserve, the escarpment behind the beaches is steep, generally about 20 metres high, predominantly well vegetated with mostly native and some areas of exotic and weed species, which will require removal and regeneration, which is planned by Council's ecologist for implementation over time. However there are areas of erosion from use as 'slide' during wet weather and some areas of over-use to view the ocean from the cliff top, which will also require significant revegetation and (temporary) protection works during reestablishment.

The top of the escarpment, some 20 to 30 metres north west of the existing car park is used by Paragliders, for training and recreational flying take-off and 'top-landing'. The training is undertaken by a local business and while beyond the scope of the Master Plan it is highlighted that there are insurance liability and use of public reserve for a business issues for Council. Relevant to the Master Plan is that if this use is to be accommodated, and it is recommended it should, no hard elements such as bollards, fences or furniture should be placed in the vicinity of take-off and landing.

During review of the Preliminary Draft, Council advised that as the existing toilet is highly unattractive, clearly aged and in disrepair and 'at the end of its useful life'; construction of a new toilet facility was being considered. The Master Plan took the opportunity to develop revised facilities in the area, integrating this new building in an updated form in car park, pathways and facilities redesign, included in this Master Plan; as considerable disturbance and tying-in of any new facility would be required in any instance. The proposed new toilet building was subject to significant opposition in Submissions. Therefore:

Option 1, accedes to the Community views expressed in the Submissions and retains the Toilet building in a refurbished and repainted etc and re-roofed format the car park facilities, though this is likely to incur similar cost as the removal and replacement with a new one as proposed in option 2, below.

As the building is at the end of its useful life, it is proposed to retain the recommendation:
 Option 2: To replace the existing toilet with a new one; located adjacent to the new car park, orientated to minimise impact on views, smaller than the existing, accommodating only toilets and small changing space, perhaps with out-door screen walled change area with shower/wash facilities elsewhere in the reserve as noted on the Plans. The structure should be 'light weight' in the landscape.

Example of light-weight toilet facility architecture envisaged.

(Source: Landmark Products advertisement.)



A redesign of the layout and facilities is indicated on the Master Plan drawings and included in Section 9



as Appendix 2. This design incorporates the above smaller toilet block, placing an outdoor free-standing shower at the path-head to the beach to cater for the beachgoers and minimise building use by 'campers'. The design pulls the car park away from the top of the escarpment allowing for less spatially constrained public pathway/ Coastal Walk to the north east, and caters for more vehicles in a '90 degree from central aisle' format both sides, orientated with the contour and view to the ocean. The existing path from Jordan Avenue to the beach is proposed to be bollard separated from the car parking, following the east side of the car park, past the proposed toilet block (also orientated with the view to minimise interruption) with the path continuing on to the beach access path-head.

Indicative sample of Bartlett's Beach Facilities Upgrade
 Refer Section 9 - Appendix 2 for full details.

5.4 e) DANGEROUS ESCARPMENT AREAS

Along the length of the top of the escarpment, mainly above Bartlett's Beach, there are several areas, where the public have access to steep and dangerous slopes, some of which are overhanging cliffs. Fencing is not recommended as this reduces the connectivity with the ocean, which is the reason people want to be there! To reinforce this, fencing has been carried out in the caravan park and here, the experience of separation from the ocean can be readily felt.

It is recommended to erect a temporary protective fence about 4 metres back from the top of the escarpment, plant regenerative and 'anti-personnel' plants (spiky or dense and difficult to get through) to 1.0M height max, such as *Lomandra longifolia* at close centres (with other species such as *Banksia integrifolia*, where appropriate) to create a barrier to the top of the escarpment. Once the plantings have established, approximately a year to 18 months, remove the temporary protective fence. Additionally, the grounds crews are to refrain from mowing or trimming areas close to the top of the escarpment, especially in these dangerous locations.



This seat, above north Bartlett's Beach, is very near the top of the eroding escarpment and requires relocation about 3 to 4 M further back; and then the front revegetated as above.



The area above Bartlett's historic Reservoir is steep, dangerous and requires similar planting out and temporary fence protection; though with lower plant species than *Lomandra longifolia*, such as *Lomandra 'tanika'*.

6. FURNITURE INFRASTRUCTURE & INTERPRETATION SIGNAGE

Existing furniture in the various reserves includes:

Seating; is generally scattered throughout the reserves and at points along paths with ocean views and in areas of recreation, as per example above. They are mostly the slatted timber with curved metal flat-bar stanchions masonry bolted into concrete pavement pads, as per image above. While somewhat dated in aesthetics, they are relatively recent, serviceable and easily maintained. However, they will need replacing or refurbishment in the next ten or so years when ideally a new thematic design should be established.

Picnic Tables: These are predominantly located in Rainbow Beach Reserve, being the most intensive recreation area adjacent the 'main beach' and are mostly covered with a curved roof. The older items are integrated seat table in a trapezoid frame, where one has to lift ones legs over the seat to get 'into' the table. This can be a problem for the dominant age demographic of the region and Bonny Hills. Any new picnic seat tables and other furniture should be designed similarly to the newer items, on free standing stanchions, where one can readily slide along the seat to sit at the table. Areas lacking in picnic tables are adjacent the Skate-park and playground which should be addressed as a matter of short term priority and the Bartlett's Beach area, where they should be incorporated in the re-design and construction of the new toilet, car park, pathway etc facilities.



Old style trapezoid frame; not recommended.



New theme, independent stanchion supports; recommended.

Vehicle control Bollards: Round topped 200 dia timber bollards have replaced the old power poles on concrete feet to much better effect in Rainbow Beach and other reserves. There are still a few treated pine poles on post type barriers, mostly in poor repair and in need of replacement. This Master Plan supports Council's current practice of progressive replacement of all vehicle barriers in the reserves with the thematic bollard type vehicle controls. This specifically along the east side of Jordan Avenue for the expanded car parking proposed, which would be for large scale events; along the Spoonneys Beach access road and proposed gravel car parking areas, the proposed new car parking at the Bartlett's beach facilities area and adjunct to new and existing car parking in Community Hall Reserve. Where possible the bollards should be integrated into the paved surfaces, to minimise the need for 'whipper-snipping' grass around the bases.



Old style CCA Pine post & rail; not recommended.



Recent theme, round top bollard; recommended.

Rubbish Bins:

Council has a few areas with Sulo style rubbish bins in the reserves. These are sometimes placed for ease of collection rather than ease of use. Commenced in this area by National Parks, there is a trend to not provide rubbish bins in many passive recreation areas with significant success eg. Smokey Cape and Dooragan National Parks. The areas need monitoring and being kept tidy, especially in the initial year, to prick peoples conscience if they leave rubbish, but gradually people are respecting the cleanness of the areas and are beginning to expect to take their rubbish home.

There are two places where rubbish bins might be necessary full time: 1 The Skate Park and 2 Rainbow reserve intensive use areas. If needed,



Source; Draffin Catalogue

these are suggested to be placed at the adjunct of the paths with the car parks and main entry/exit paths and close to the Skate Park. It is suggested to ask the skate park users where they would like the bins placed, where they could be best used. Rubbish Bin enclosures (such as this, right) provide a much better aesthetic in these intensive use areas.

Bicycle Racks:

The increase in popularity of cycling, both destination/sport and family recreational, is a trend that is likely to continue. While no areas of bicycles lying on the ground or being a storage problem was observed during the preparation of the Master Plan, the Submissions in response to the Draft made several references to their absence as an issue. It is recommended cycle racks be integrated into area designs as needed, in Rainbow Beach, The skate-park/Community Hall area and possibly at Bartlett's beach car park/shower area. The type of facility envisaged can be bought at most lengths to accommodate a varied number of bicycles, and if masonry bolt-fixed can be 'upgraded' or expanded as needed.



Source; Cora Catalogue. - Also available in stainless steel.

Interpretation Signage and signage generally:

Generally, there is a trend for Councils and public authorities to have too many an unnecessary signs creating visual clutter and mostly contain negative in content, such as restriction signs include; 'don't walk your dog here', don't litter, limits on fish taken... etc. Some of these might be necessary 'legally' but the mode of implementation can be simple, clear and not create visual clutter in such a beautiful landscape. – Low totem signage for example.



There are many signs in the study area, such as restriction and interpretive sign in the photographs that are elevated on stanchions and placed right in the field of view of the ocean and beaches! Without going into a signage study for the area; a general policy for signs is recommended to be: Signs in vegetation enclosed areas, such as the forested areas of the coastal walk and Spooney's gully can be elevated to good effect, where the distant views are not interrupted. Signs in the open natural coastal landscape, with distant views are recommended to be on low totem or low angled upward plaque type signage structures and set into the landscape adjacent with planting

so that it integrates with and does not detract from the open distant views.

This includes:

Restriction Signs: eg. No Dogs, Don't litter etc: which should be placed adjacent the entry/arrival points to the reserves.



Interpretive signs: of historic items such as the Reservoir and Bonny Hills history, are especially in a prominent position in their landscapes. These, in the open coastal landscape, are recommended to be re-set on low on angled plaques and on the edge of the 'protective planting from the cliff face adjacent the feature.

Directional signs: to a large extent are not necessary as the village is small, logically laid out and fresh tourists can ask where what is and develop a rapport with the community. Directional signs deemed 'necessary' should, again, be low key and located where needed in respect of the landscape setting. (During the development of the Master Plan the entry to the path and bridge across Spooney's Gully was very difficult to find from the boat ramp access road. – Reason: the dense vegetation protrudes toward the access, one normally looks for a break in the vegetation for a path, and the vegetation is dense and conceals the path head. To rectify this there are two options, 1) resolve the landscape design to send the right messages or 2) resolve the symptoms of poor design with a directional sign.

7. SPECIES AND PLANT SUITABILITY

It was originally intended to provide a 'Palette of Species' for use in certain areas/functions of the Reserves. However, since commencement of the Master Plan Works, Council has developed its own indigenous palette of species for use on Council Lands. Considering much of the Reserves are 'Natural Areas' this palette, with appropriate selection, should be suitable for these natural Reserve landscapes.

8. STAGING & PRIORITIES

Recommended Staging and Priority of Works is simplistically to provide an early high priority to works requiring 'rectification', with highest priority of those works given to resolving safety and danger issues, followed by issues which will require significant inconvenience and/or expense if left untreated. The balance of rectification issues recommended in the Master Plan are therefore beneficial but of medium to low immediate priority!

While the below are broad staging and priority suggestions; there are other factors which will impact on the staging and priority of works included in this Master Plan document. This includes: The wishes and priorities of the residents of Bonny Hills, council and staff; various funding grants and monies which become available to promote one item over another (*e.g. commonwealth or state grant for the coastal walk*) and changes in the environment, storm or sea level may well focus priority onto fore-dune areas and some elements can simply be incorporated into the management and maintenance programs of the Reserves.

Major issues considered to currently require rectification include:

1. Some dangerous areas above the escarpment, which are readily accessible, requiring barrier to discourage access.
2. Further precautionary safety works on the pedestrian cross-over of Ocean Drive, north of the General Store.
3. Access and overflow parking to rear/upper level entry of the new surf-club building, with restoration of the grass Reserve.
4. Erosion and beach access-ways of Rainbow Beach Reserve,
5. Erosion and weed infestations on the Escarpment areas and in Community Hall Reserve,
6. Lack of young shade, shelter, amenity and protective tree planting - to replace the maturing trees.

Major broad issues and elements which require creative development and management include:

1. Connection and interaction between the Reserves; including pedestrian and various forms of cycle traffic,
2. Coordination with the Caravan Park Management (Plan) and promotion of shared beneficial interactivity,
3. Relieving recreational and environmental pressure on Rainbow Beach Reserve, and
4. Provision of facilities to cater well for the needs of the community into the future in a coordinated functional, attractive and environmentally sound form.

The latter point is indicatively designed and shown on the Plans.

More specific elements which in the opinion of the author deserve a higher stage or priority for creative development include the proposals for:

- § Barteletts Beach modification of the existing car parking and toilet facilities; due to the fact that the car park interrupts the open space and the toilet building is at the end of its useful life and highly un-attractive.
- § Rationalisation of the Sponeys boat ramp access road and parking,
- § Toilets for the Community Hall and skate park area and
- § Progressive implementation of the Coastal Walk, linking the nodes of recreation along the linear foreshore reserve areas.

These items and priority will no doubt be modified by Council and the Community wishes.

9. APPENDIXES -

9.1 Rainbow Beach Car parking Concepts

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9.2 Bartlett's Beach Reserve Car Park and Facilities Concepts

Appendix 9.4 Submissions received from Draft on Public Exhibition

Paragraph and text size have been reformatted from 'down-load' from Council's Web Site. No spelling, grammar or other significant alterations made.

Joyce Wulff

Option 1 for the existing toilet block would create a definite hazard for children using the playground facilities, beach or BBQ facilities. When they need to use the toilet, children prefer to use a direct route and prefer to run rather than walk. Therefore we could expect them to dash across the road used by motorists coming to and from the beach parking area. The proposed site is in the middle of a very large car park. Increases the hazards to both children and elderly. Option 2 creates no hazards to in favour of it.

Paul & Gwen Nossiter

Disappointed that the areas of reference did not include the escarpment and vegetation area extending southwards from the Nana Klump memorial adjacent to Honeysuckle Road and overlooking Shelley Beach.

1. In section 3 of document statement "coastal walking and viewing a major use". Commend this observation and as such encourage the forward thinking with respect to provision of pedestrian and cycle routes. Agree with the pedestrian/cycle route along Honeysuckle Road
2. Refers to observation that these areas provide for "viewing" as a major use, draw attention to the "natural" lookout from the escarpment adjacent to Honeysuckle Road. Accessed by large groups of people. Recommend Council consider the provision of a properly constructed viewing platform for the comfort and safety of users adding to the quality of experience for locals and visitors. This is an ideal location for such infrastructure and will complement the pedestrian and cycle route.
3. with respect to item 2 above, suggest that the provision of a sealed vehicle parking area and footpath be provided to allow access to the lookout. The present access path is grossly lacking Council maintenance increasing risk to pedestrian safety.

Fiona Sainsbury

Adding support for the proposed car park adjacent to the Surf Club and planned relocation of amenities. Benefits of this design include: Improved visual amenity and recreation space in the reserve adjacent to the childrens playground and BBQ facilities with the removal of toilets from this area; Improved access via the upper carpark to the Cafe above the surf club; formalised car parking in this space to cope with increased summer demand, event demand and café patronage demand. Only 1 concern, safe access to toilet amenities for recreational users, specifically thinking of children at the playground as they would have to cross the road.

Peter Lewis

Object to the proposed Draft Rainbow Beach Facilities & Carparking Concept. My grounds of objection are - the village of Bonny Hills was formally known as Green Hills. If the proposed concrete car park, with toilet facilities underneath, is built, I believe Bonny Hills should be renamed Carpark Hills, Concrete Hills or even Toilet Block Hills. We do not want Rainbow Beach Reserve looking like a small version of Bondi Beach. This vision is not the Bonny Hills I grew up with and love.

Bill Shelly

One of the main objectives in this plan is it take the pressure off Rainbow Beach Reserve - this will not happen. Reasons Bartletts Beach is only used by a small number of locals and has been this way for the last 50 years - 1. many dangerous cliff areas, 2.the unpatrolled beach with its close proximity to the rocks, some above and some below the water, as well as strong currents on the run out tide and dangerous shore dump 3. catering. Icecream, cool drinks and takeaway food, there is no need to say any more on this subject. Small number of locals use this beach because they know the ocean's moods intimately and know when not to use it. Christmas holidays the use increases with people who are friends or relatives of the locals and have learnt to read the moods of this very small beach and I keep an eye on the young kids.

Proposed removal of the car park from the amenities area at Bartletts Beach reserve to flat area of the reserve on Jordan Avenue. Question - did the people who came up with this idea actually visit this spot or just consult a map? The reason I ask being the view from this area is not that good, because of the wonderful native trees. Also question do we need a viewing area? Placement of the new car park is absurd because 1 being the destruction of more of the reserve. Leave the car park where it is. 2 Interfering with the traffic flow and making our roads just a little more dangerous.

Another large area marked for development on the flat area of the reserve is shown on your plan as a large oval shape. This area and a bit more is the most important on the mown area on any reserve on the east coast of Australia. This whole area is the home to a colony of small native ground orchids which start appearing mid July and by the end of August cover this whole area in their thousand, this is spectacular and very rare in these numbers. Does the council know of this colony? Does the council plan to have an environmental assessment plan done on this area?

To build a great ugly concrete path across Spoonys through the little forest and right across Bartletts Beach Reserve is ludicrous. There are very good grass surfaces for walking, plus Jordan Ave itself. Every man made structure that is built on this reserve distracts from the natural features and tends to make it look very similar to all the other reserves which have had master plans slapped on them. If you really wish to do something, fix the erosion on the track from Bartletts Beach Reserve down to Spoonys and supply the local land care group with natives to plant around the reserve for the wildlife and local kids to

climb, also it would be appreciated if you could fix up the road at Spoonys and give it decent drainage. Our most important tree is the Banksia and it is never planted by the council on the reserves

DPI - Jaimee Vlastuin

The Draft Masterplan for Rainbow Beach, Bartlett's Beach and Community Hall Reserves, Bonny Hills encompasses Crown Reserve 81643 managed by Bonny Hills Beach Reserve Trust (Council) for public recreation. The draft masterplans seem to be in accordance with the reserves purpose.

Crown Lands do not foresee any significant issues with Council's draft masterplans for the reserves.

Concerned Property Owners & Residents Short St, Panorama Dr & Kiah Place

29 Signatories - Objection to Draft – North Community Hall Reserve masterplan.

1. The Community Hall Reserve provides an invaluable landscape setting for the residents of Short St, which is a very quiet street with no through traffic and with several young families with children as residents. Any "future car park" development in the proposed bushland location would destroy the existing landscape setting, be visually degrading, dominate the streetscape, increase traffic and noise and seriously devalue the residential properties in Short St. This section of the reserve should be kept undisturbed as bushland open space. If any "future car park" on the reserve is planned, it should be located on the eastern side of the reserve, well away from any existing residential dwellings and closer to the existing Community Hall and Rainbow Beach. Utilising the existing access off the south eastern end of Graham St opposite the Service Station & General Store would be more appropriate.

2. The Community Hall Reserve is the only largely natural and relatively intact bushland reserve central to the Bonny Hills village residential area. It provides invaluable green space for local residents and native birdlife (see photo attached to submission). Any "future facility" development in the proposed bushland locations would destroy the local environment and landscape setting, increase traffic and noise, dominate the area and be visually degrading, particularly for residents located in close proximity to any proposed "future facilities". Nearby properties would also be devalued. Again, this section of the reserve should be kept undisturbed as bushland open space. If any "future facilities" on the reserve are planned, they should be located on the eastern side of the reserve, well away from any existing residential dwellings, and closer to the existing Community Hall and skate park facilities. The eastern end of the reserve is already largely cleared of vegetation, thus negating the need to further clear those vegetated areas of the reserve, this being in keeping with the positive environmental objectives of all stake holders. Taking the so called easy option of nominating a bushland area for parking and facilities, due to the slope of the ground as one of the prime selection criteria is not considering the many other negative effects this will have on the environment, streetscape or residents adjacent to the nominated location. Other councils place restrictions on the clearing of vegetation on hill tops due to the negative visual impact this approach creates, so we strongly object to the clearing of any vegetation within the nominated areas of the Draft North Community Hall Reserve.

We trust that you will duly advise us of the outcome of our objections.

Robert Smith OAM & Lyn Smith

Attended recent meeting (18 Oct) where attendees were notified we had been given 10 days to make submissions. Many attendees were annoyed about the limited time allowed for submissions. Felt that the consultant should have given the opportunity for some long-term residents and stakeholders to walk through the area with him and make suggestions prior to the draft plan being released. Number of very good suggestions put forward at the meeting. A motion of no confidence in the plan didn't receive a seconder and lapsed. However many speakers condemned some of the proposals on the draft plan.

The following proposals for Rainbow Beach should never be implemented: the tiered parking on top of the toilets is dangerous, not necessary and will be too costly. Money can be used elsewhere. It will be dangerous for children crossing the road from the playground to the proposed toilets. Toilets should remain in position and receive a facelift/beautification. In terms of parking: my wife and I often walk from Maroubra to Bondi and those beaches always have huge crowds. parking is at a premium. But all the streets around Bonny Hills are within closer proximity to the beach and rather than spoil the current beauty with a cement monstrosity near the surf club, it should be left as it is. Maybe some thought should be given to acquiring some of the land opposite the caravan park in Beach Street for parking - only a very short walk to the beach. There needs to be some attention (cement or similar) to the driveway at the beginning of the bottom entry to the grassed parking area as it sometimes gets muddy. Otherwise leave the area as it is.

Please do not plant any more Cook Island Pines trees - they are not native and grow too high.

Rainbow Beach is being overused - at least 5 surfboard riding clubs and 2 professional board riding schools are utilising the beach. Who in Council allows so many DA to be approved?

Suggestion made at meeting is for Council to build some amenities at Middle Rock and designate it as the board riding beach. Pleasing to see the coastal walking (and hopefully cycling) trail included in the draft plan. The repositioning of 2 cabins to the west will allow the coastal walk to be more scenic with a great viewing area. A cycleway to at least North Haven Public School would allow children to ride safely to school and at the same time improve their health and fitness. Residents in Short Street were concerned with the draft plan in regard to the proposed parking in what now is Crown Land with abundant bird life and small animals and the removal of vegetation risks erosion in the future. The Bartlett's Beach (Little Beach) area is probably the only level area in Bonny Hills and could be developed into some playing fields. It is a great recreation area where some BBQ's and an update of toilets and showers would complement it.

Hopefully the community will be given the opportunity to have more input into plan in the future so it can be more acceptable than it is at present.

Timothy Adams

Please take careful consideration for the future development of Bartlett's Reserve as my family and I use this park on almost every weekend and some days during the week. I have been paragliding there for 4 years and my kids have been using the park and beach there. We picnic there almost all the time and use the local food and services. To destroy the change of paragliding there would be a shame and really should be promoted as a local meeting point for a lot of pilots from far and near. I feel very strongly about this and would like the chance to be consulted about future development of this area. I don't object to change there must be a solution that works best for all involved.

Joanne Sutton

The key comments I wish to make regarding the plan are summarised in point form below and expanded on in the body of the letter.

1. Inadequate provision of crucial information about plant and tree species / height for revegetation works and proposed plantings
2. The creation of a potentially dangerous blind corner along Jordan Avenue
3. Over provision of proposed facilities and works within Bartlett's Beach Reserve. The reserve is ideal as is and does not require such extensive works to be undertaken
4. Option 2 is my preferred option for the Bartlett's Beach facilities area
5. Lack of consideration within the plan for the recreational paragliders who use Bartlett reserve on a daily basis
6. Cycleway/walkway is a good idea but needs to be provided in a manner that it takes into consideration the other users of the reserve.

Various - Paragliding Club x 22 submissions

Concerned that full consultation of the Bartlett's Beach reserve has been done without communication with the Mid North Coast Paragliding Club nor the households bordering the reserve in this present draft plan. Our club membership is now 148 members and not one has been consulted prior to this draft plan being released. Main concerns are:

1. Proposed cycle way along the front east of the reserve will be a hazard to the pilots if they land hard. We propose it be moved to west of the park inside reserves boundaries
2. That the proposed fence at east of reserve will stop us from launching safely.
3. That both the cycle way and fence will interfere with and cause conflict with us launching plus the wedding ceremonies that are taking place on the launching area, such like seen at Shelley Beach Port Macquarie
4. The proposed tree planting along the road west of reserve will make a blind spot on the Jordan ave corner and that the potential for our children and other children that watch us fly will not be seen by motorist and is a very real potential danger
5. Increased parking will lead to more illegal camping and already increasing anti social behaviour that becomes very disturbing during summer evenings

Ask that you contact club President Lee Scott on 0429 844 961 to further discuss the changes to this draft, to ensure us as substantial users of this reserve will continue to be included.

Mr Tony Nelson

As a frequent tourist to the area I am concerned that it will no longer be safe to fly there once the developments have been completed. The reason we come to the North Haven area is to fly and Bartlett's Beach Reserve is one of the safest sites locally available. You may not be aware of it but there are many overseas pilots like myself who visit and stay in the North Haven area. These overseas pilots would not know of the possible loss of a flying site and are unable to voice their concern. Once the site is no longer available or safe, they would simply no longer visit. This also applies to interstate visitors who may also be unaware of the proposed developments. I would like to respectfully ask for myself and overseas/interstate visitors and tourists that the council please consult with Mid North Coast Paragliding Club on how satisfactory developments for the benefit of all can be accomplished.

George & Joy Bevan

We note that it was a good idea to have a future vision for the Bonny Hills reserves. The most noteworthy "The Coastal Walk" and "The activities and village gatherings" on both reserves in Jordan Avenue. However object to "Future Car Parking" alongside Short Street, the "Future Facilities" and the "Long term Future Facilities" next to each other at the far western end of the community hall reserve. The grounds for objection are: bush land home to animal and bird life (we do not see why you have to destroy home to bird & animal life when there is already a cleared area closer to community hall which should be utilised in the first instance). The "future Facilities area (eastern end of reserve) should be utilised first as there is virtually no bush to be removed in this area. Clearing could then continue down & around Community Hall for "Future Facilities" and also be a wider "fire protection area" around the hall. The "Formalise Car Parking" area near the access road to the Hall could be extended all the way to the existing car park near the hall, possibly another row of parking behind with only minimal bush removal. Have you taking into consideration the infrastructure & amenities which are to be build in "Area 14" when considering this master plan? There is no point in doubling up on "facilities" if they are to be built in Area 14. Area 14 would be best open vicinity for "Future Facilities". Track between Skatepark & tennis courts - Option 1 preferred - this track is widely used by many people in the area

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as an access way. It should be slightly widened to allow easier access & safety before the gravel surface is laid. It saves people (incl. children) having to cross Ocean Drive.

Phillip Rennie

Rainbow Beach Reserve - Does not support the proposed car park within the reserve. Reduce the number of competitions at Rainbow Beach. Plant more native trees to provide protection from wind for park users.

Coastal walk/ push bike trail is a good idea. Community Hall Reserve - does not support proposed future amenities. Skate Park - supports inclusion of toilet facilities. Caravan Park - support for cabin relocation. Spooney's Bay Reserve - support for sealed road and car park area; provision of tap required. Boat ramp regularly used. Bartletts Beach Reserve/Nanna Klump Reserve - need to address erosion associated with the creek. Remove pine trees and replace with native species. Revegetate area next to creek.

Consider clump of trees in centre of reserve to increase useable space.

Rick Graham

5.4c - Boat Ramp/Parking - Spoonneys Bay area is of particular interest to myself and my family as Samuel (Spooney) Suters was my great uncle. * Draft plan mentioned the boat ramp is generally used by few and only suitable to small craft at high tide - in my experience use of the boat ramp beach access is actually easier on the low tide. The more beach available aids in ease of launching and recovery, this of course is governed by the seasonal build up or erosion of sand. * Small craft generally only use the facility as vessel draft is critical in exiting the natural channel. During times the water depth is increased by either seabed washout/king tides or erosion I have seen vessels up to 6m in length use the channel. * I have seen up to a dozen vehicles and trailers parked up on the accessible grassed area in Spoonneys car park area. If this is to have Bollards installed, we please ask the users be consulted as to not restrict our use. Paving or sealing works is mentioned as an option. Personally I would refer regular road/drainage maintenance of the existing gravel infrastructure be implemented. This would sustain its natural quiet uniqueness as we have come to appreciate. Installation of an historical billboard similar to the existing one at the Bartletts Beach reservoir would be nice at Spoonneys Bay. PMHC have done a good job of these and I would be happy to provide old photographs and literature about uncle Spooney. I would also be willing to provide monetary assistance for such a billboard. Please note many good and positive improvements and proposals have been highlighted in the master plan. The suggestion of walkways and cycleways, easier access for disabled etc are welcomed by the locals and ratepayers. Draft North Community Hall Reserve - this section recommends a toilet facility to be installed for the skate park users. * this toilet block is a priority as the kids using the park now have no amenities what so ever. That I believe is totally inadequate in this day and age. * the recent skate park upgrade was funded and constructed mainly by the local community with State Government matching our raised funds. PMHC contributed I believe about \$10,000. After seeing the amount being spent on the Town Beach upgrade, I find it bewildering that our Bonny Hills facility has had such little financial assistance. Thanking you for the opportunity to express my views.

Tifanee Bennett

Don't believe Bonny Hills deserves these new developments on the foreshore and the reserve. I am proud of how beautiful my home town is. Adding these new structures will only introduce ugliness to the area that is so unnecessary. Bonny Hills will never be populated enough for these structures to be of any good use anyway. People are attracted to the place because of the way it is. Building these structures will change all that. I don't want my beautiful home town to be ruined by unnecessary development. Anyone who truly cares about the place knows it isn't the right thing to do. I really hope you finally realise this before its too late.

Beau Bennett

Simply I'm against the proposal, as are many long term residents of Bonny Hills. Have lived here all my life and watched this town grow a great deal. Not always for the better in my eyes. Everyone keeps going on and on about progress. Why do we need it? Whats wrong with the way things are, its been this way forever. That's the beauty of this place and thats what everyone that has had the privilege of enjoying this wonderful town loves. Please, things don't need to grow, don't destroy another small beautiful town and community by thinking we need progress. leave it alone.

Derek Lotter

Member of the mid North Coast Paragliding Club and regular user of Bartletts Beach Reserve. Concerned that there has been no consultation with the club and our needs. Paragliding here for a least 12 years. The works you are proposing could greatly affect paragliding at this fantastic location and I suggest you contact and consult with the club on this matter. Personally I don't feel this area is suitable for the high volume of people you are planning for, I am sure many local residents would agree.

Shirley Bennett

Object to the proposed plans for foreshore and reserves at Bonny Hills. Have lived in area for 37 years and was attracted to the beauty and environment. Husband wrote a song about Bonny Hills 40 years ago, of its beauty, "lovely place to spend a weekend lovely place to spend a day, if by chance you can be there, guaranteed you will enjoy your stay". Vinegar creek was once a beautiful swimming hole for the young and old, now the creeks are not available for my grandchildren to enjoy. I agree every town has to grow, but I feel it can and still keep its natural beauty. If the new residents want a city vibe to the place they

should go back to the city. Please be gentle on our town, this world is having a hard time, and we do need to leave some beauty for our grandchildren and future generations.

Rick Hull

Bartletts Beach Reserve. Member of the local Paragliding club and frequently use this park for this activity. This involves use of the most of the park including the edge directly above the beach for launching and landing the glider. I strongly believe the proposed changes will create a safety hazard to myself and the many other pilots who use this area. In order to avoid injuries to pilots I suggest council consults the local Mid North Coast Paragliding Club. Lee Scott is our club representative and would be happy to discuss the safety requirements so a more suitable plan can be achieved.

Brody Yonon

Is this a joke. This can not be happening. The park at the beach is where kids play everyday, it is part of the community that can not be transformed in to a carpark. This would be the worst thing that could happen to BH. I have been in BH for 37 years and I will oppose this strongly. What a joke, this is unbelievable, I am so angry about this. It is disgusting to think you will take a kids playground away for a carpark. Lets hope that common sense comes to our rescue.

Cassie Bennett

Oppose the development plan. I was born in Bonny Hills & this place means a lot to me. I've seen rapid changes in the town throughout my 28 years, most having happened in the last 10. I do not oppose change, it is inevitable, but I do oppose developments that are not what the community wants, that will turn this unique town into a replica of every other East Coast Town. And in my opinion the last thing the town needs is an ugly, cement two storey carpark complex right in the centre of town overlook the sea. Bonny Hills deserves better than that.

Andrew Best

Object strongly. We are regular users of the rainbow beach -Bonny Hills surfclub area and even on a Sunday have never had a problem with finding a park. I and many others are quite happy to park on the HUGE reserve beside the new surfclub if need be. I think it would be a sad day to see another reserve, where our kids play, have birthday parties etc, turned into a carpark. And I suppose eventually you guys will want to charge to park there as well. A big NO from me.

Lee Scott

I have serious concerns in regards to how the plan was originally drafted and who was consulted to the development of this plan, as speaking to many of my neighbours that border around the Bartlett Beach Reserve and main beach area, many were unaware of the large changes council is proposing within this draft plan. Would like to address my concerns as not only a resident by as well as a business owner of 2 businesses in the Port Macquarie region.

Key Points are:

1. The enormous car park proposed at main beach next to surf club with toilets underneath this to level structure
2. Lack of consideration homeowners adjacent to Bonny Hills Surf Club and Bartlett Beach Reserve owners
3. The Bartlett Beach reserve that not all stakeholders such as local residents and local Paragliding club haven't been fully notified to proposed changes
4. Proposed vegetation planting at reserve obstructing current owners views and potential blind spots endangering children playing in park and increased parking spaces.
5. Cycleway path is not ideal.

Odette Counsell

Firstly I must thank the Port Macquarie Hastings Council for giving our community the opportunity to view this master plan, hold an organised meeting about it and be encouraged to give submissions about it. While the plan is most comprehensive, I feel it is a shame Rupert Milne Home was not able to attend the forum style community meeting held at the Surf Club several months ago; as he may have realised that the consensus of opinion was while formalizing paths from one reserve to another, the main objective was to keep and maintain what is already here. Building a car parking station next to the Surf Club, hard surfacing the car park at Rainbow Beach or constructing a car park using reserve land in Short Street, would not facilitate the community's wishes and would come at great cost to the rate payer.

* Formalised path from Beach Street to Bartletts Beach Reserve is a great idea and should ultimately help preserve the native vegetation; although feel the 3m width suggested across the creek at the northern end of the proposed path might not only be expensive but tempting for vehicles other than cycles.

* Natural rendering the existing toilets at Rainbow and Bartletts Beach is also a good idea. A new public toilet (with or without a new parking station) next to the surf clubhouse would be an unnecessary expense and a safety hazard for people, particularly children, crossing the road. With the existing toilets parents can easily supervise children.

* Moving the 2 cabins in the caravan park back from the escarpment, as well as moving the existing car park at Bartletts Beach back and reclaiming some of the land close to the beach are also good plans.

* Going ahead with the existing plans to put toilets adjacent to the community hall with rooms extending from the hall above the toilets should help improve community facilities with less expense than a complete new building

* A carparking station next to the surf clubhouse, even in the distant future is definitely not a good idea. It would be a greater eyesore than the existing one. The artist's impression shows a brick wall on the end of the surf club, when in fact there are glass doors/windows with a lovely view. Does not take into account the access to that end of the clubhouse, which has a garage door and smaller doors. There is already wheelchair access to the restaurant from 2 directions. The initial expense would be prohibitive, but the continued expense of maintenance, cleaning and supervision must be considered

* Rainbow Beach has one of the largest car parking areas on the coast. It is not always needed, but when it is, people seem to work out where they can park happily and without bollards. It would be impossible to formalise the car parking with different vehicles used in surf carnivals & competitions.

* Resurfacing the existing car park would also cause problems. Potholes are more probable in a solid surface than in grass. Drainage would become a greater problem on such a sloped area with water running more freely off the surface onto the access road and beachfront. Presently a lot of rain is soaked up by the grass. Perhaps a better surface on the existing entrance to the car park as this is the only place all vehicles have to drive over, including delivery trucks and boat trailers. A grate drain right at the entrance should also help.

* Residents of Bonny Hills are most upset about the proposed car park in the reserve adjacent to Short Street. Apart from being a great expense to build, it would encroach on existing bushland with native flora & fauna. Seems unnecessary as there is no one to use it except the few people living in Short Street. Perhaps a few formal parking bays could be made at the entrance to the community hall access road. This would further cater for the skateboard park, shop and hall. Many people walk to these venues and do not need parking.

Re: weed infestation often referred to in the plan, we need more and younger people in our landcare group. People should realise that any person at any time can remove and dispose of a weed. Perhaps if the council could include an artist's impression or photograph of a weed from our area (a different one each time), in the local newspaper, or in the council newsletter, showing the correct method of removing and disposing of such a weed; more people would help in their own time. Many thanks must go to your colleague Bill Peel who has often helped our group identify and remove weeds.

Dianne Allen

1. The Bartletts Beach reserve is used as a picnic area during all school holidays, a cleanup of the reserve is long overdue. Other times it is used by hand gliders. There is no need for extra parking existing parking is ample.

2. Nana Klumpp Reserve. The removal of the Norfolk Pine trees is unthinkable, surely these trees have a historical value. My father Henry Klumpp planted these trees on behalf of the then Port Macquarie council over 50 years ago, they were given to him by a staff member of council as seedlings. I remember my father telling me the reason for the planting was to create an association between the two headlands of Port Macquarie & Bonny Hills

3. Good idea toilets at the Skate Park

4. Before we have a walkway around the headland, how about putting footpaths along the streets of Bonny Hills, for the young children catching buses to school and parents with strollers.

5. Ocean Road is an absolute disgrace between Bonny and Kew, where are the council's priorities?

As a local of 33 years, I have no complaints about the area, we have a village atmosphere and that is what attracts people to the area

Travis Allen

Spooney Bay Reserve - A sealed road and car park is certainly required this would stop erosion. The moving of the water supply closer to the ramp would be more practicable, where the supply is now it is totally useless. Ramp was installed in 1961 and council has never taken responsibility for it and maintenance has always been done by the boat owners, which doesn't seem fair as rates are paid to council for upkeep of facilities.

Re; the pine trees at Nana Klumpp reserve, I am a grandson of Nan Klumpp and have watched them grow during the 49 years of my life. I am a boat owner who uses the boat ramp and the local boat owners also use the pine trees as reference points during their fishing trips to sea. We mostly use open boats with no electronic equipment so the trees area great safety net for us. Removal of them would be a tragedy, they have been planted on the historical headland by the husband of Nana Klumpp

Jeremy Bate and Family

Thank you for the opportunity to lodge any objections to the plan.

* Rainbow Beach Reserve Better management of events to reducing congestion, i.e. 2 weeks ago disabled surfer, surf com and nippers all on Sunday morning? Better management spreading such events out could contribute to solve the parking problem. Cost \$0.

* Keeping the aesthetics of the village centre, Rainbow beach (as pointed out in the report), I don't think a concrete structure fits into that feel, with the overflow grass parking only required very rarely seems extreme to construct such a structure. Puddles and mozzies really?

* Lake Cathie Surf Club? Why Lake Cathie doesn't have its own Surf Club and fully patrolled beach is beyond me, I realise it is patrolled part of the summer. This would also take the pressure off Rainbow Beach site hardening.

* Affordable and more frequent public transport also needs to be part of a Master Plan in turn it will take pressure off parking and village congestion. Bartletts Reserve use and parking arrangements.

* Encouraging people to this area has opportunity to accommodate large venue activities. Doesn't seem like a good idea. Bartletts is a small unpatrolled beach this will only encourage people to risk their own safety.

* Parra glider use the area for training and flights with the walkway as proposed an unsightly handrail must follow.
* People do use the area now there's always a game of cricket in summer, BBQ or my family and others walking the dogs. Even in peak holiday time the parking is adequate.
* Removal of North Fold Island Pines - really? Why the dot up and down the coast even Deep South in Port Fairy? What's the problem with them? They just planted new ones in Rainbow Beach Reserve!
Continuing consolation with the community is paramount so thank you for the opportunity and I look forward to working together to get this plan right for all

Joe Hawes

I write to formally submit my strongest objections to the subject Bonny Hills Reserves Master Plans, specifically with regard to the Draft – North Community Hall Reserve adjoining Short Street.

1. The Community Hall Reserve provides an invaluable landscape setting for the residents of Short Street. Short Street also has set some of the highest real estate sale prices for Bonny Hills, making it one of the most exclusive addresses, with exorbitant Council rates that are charged by Council. Any "Future Car Park" development in the proposed bushland location would destroy the existing landscape setting, be visually degrading, dominate the streetscape, increase traffic and noise, attract delinquent individuals and loiterers, and seriously devalue the residential properties in Short Street. This section of the reserve should be kept undisturbed as bushland open space. If any "Future car park" on the reserve is planned, it should be located on the eastern side of the reserve, well away from any existing residential dwellings and closer to the existing Community Hall and Rainbow Beach. Utilising the existing access off the south eastern end of Graham Street opposite the Service Station and General Store would be more appropriate.

2. The Community Hall Reserve is the only largely natural and relatively intact bushland reserve central to the Bonny Hills village residential area. Any "Future Facility" development in the proposed bushland locations would destroy the local environment and landscape setting, increase traffic noise, attract delinquent individuals and loiterers, dominate the area and be visually degrading, particularly for residents located in close proximity to any proposed "Future Facilities". Nearby residents would also be devalued. Again this section of the Reserve should be kept undisturbed as bushland open space. If any "Future Facilities" on the reserve are planned, they should be located on the eastern side of the reserve, well away from any existing residential dwellings and closer to the existing Community Hall and skate park facilities. I strongly object to the clearing of any vegetation within the nominated areas of the Draft – North Community Hall Reserve

3. The Bonny Hills Reserves Master Plans appear to have no strategic planning for any development of community facilities at the northern end of Rainbow Beach, much closer to where the major population growth of Area 14 is planned. Any strategic Bonny Hills Reserves Master Plan, incorporating the major population growth of Area 14 should include the planning of beach access, car parking, public reserves, picnic areas, facilities and public toilets near the northern end of Rainbow Beach, in much closer proximity to Area 14 NOT at the southern end of Rainbow beach. I strongly support the subject the subject Bonny Hills Reserves Master Plans on the following grounds.

1. the construction of a cycle way as planned is excellent, and should extend from North Haven to Lake Cathie I commend Council and the Bonny Hills Progress Association on their initiative to promote community involvement and for inviting public comment on the planning process.

Lisa Bulley

Bartlett's Beach Reserve - more BBQs and a children's playground, preferably set back near the paperbark trees near shade.

Bonny Hills Progress Association

Thank you for the opportunity for the Bonny Hills Progress Association to comment. Comments made at a public meeting 18 Oct for the basis of the BHPA submission. The Bonny Hills community was very appreciative of the opportunity to make informed comments on the Draft Master Plan and also acknowledged that this was the first attempt to plan the long term future of the reserves. The meeting also agreed that there was a need for a further public meeting where PMHC staff would outline the proposed changes to the Draft Master Plan prior to the submission to a Council meeting. Whilst the BHPA acknowledges that this is not the usual process, we believe that it is an important step in the community "owning" the master plan and strongly urge PMHC to consider this option. * The proposals for "Future Facilities", "Long Term Future Facilities" and "Future Car Parkign" in the North Western corner of the Community Hall Reserve had no support and many residents were very vocal in their opposition. This area is well known for its wildlife which would be endangered by this proposal. In addition, there is no information as to what the "Future Facilities" would be. The BHPA recommends that these proposal be deleted from the Draft Master Plan.

* Strongly supported the planned Coastal Walk, including the relocation of the Caravan Park cabins. PMHC should ensure that existing cleared areas are used, where practicable, in Bartlett's Beach and Rainbow Beach Reserve. Also supported the plans to ensure the safety of community members using the Coastal Walk. The provision of bike racks at appropriate locations along the Coastal Walk should also be considered, specifically at Rainbow Beach Reserve.

* The overflow car park at Rainbow beach Reserve was also an area of concern. The proposal for toilets to be included was discussed and those present believed there was not enough information presented to support the proposal. Concerns about the safety of the location with children moving from the playground to the toilets. The proposal does not address the requirement of fixing car parking issues in the short term. The BHPA recommends that PMHC investigate the car parking issues as a matter of urgency.

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* Proposal for toilet facilities at Community Hall Reserve was strongly supported. The BHPA recommends that PMHC further investigate this proposal as a matter of urgency. * Concerns raised over the overuse of Rainbow Beach Reserve and the beach area by PMHC approved events, particularly on weekends. The BHPA recommends that PMHC investigate this issue and the feasibility of upgrading Middle Rock to accommodate some of the weekend Boardrider activities.

* Endorsed the plan to replace older trees, particularly Rainbow Beach Reserve, as a matter of urgency, although further consultation is required as to what species are suitable.

BHPA again thanks PMHC for the opportunity to comment on the Master Plan and would welcome the opportunity to further discuss our comments with PMHC staff.

Boyd & Jenny Allen

Thank you for the consideration of how best to improve Bonny Hills reserve and for inviting residents for their feedback. For Spoonies can I suggest that along with repairing the ramp, moving the tap to near the ramp, surfacing the road and creating a carpark that you also make provision for both stairs and disabled access for the dog owners and other accessing the beach.

Re: Norfolk Pines, they have significance to anyone who knows anything about Bonny Hills being planted by Harry Klumpp, my grandfather. I'm sure you are aware of the fiasco happening in Newcastle over the fig trees, so would think you would see the sense in keeping what you have and if need be add to them with more pines or natives. I may have missed your plans to renew the growth of the trees around the toilet block at little beach in the plan. That would have made sense, though I don't believe it would succeed.

Can I also request that as you prioritise these potential projects with prime consideration for the residents. While I realise Bonny Hills is shared with many visitors, especially during weekends and school vacations, I would hope that you ensure the priorities of those paying rates, especially just have received our latest rate notice. We need to make provision for the holiday makers but we take exception when we're paying for their privileges.

Raymond & Robyn Downes

Submission objecting to some aspects of the Master Plan

Proposed car park in Short Street - The proposal to use the reserve in Short Street as a public car park is appalling. It will change the whole atmosphere of the street and adversely affect the value of properties in the area. It reeks of bureaucratic arrogance in regard to the lives and personal finances of the residents. The reserve teems with birdlife and is home to bandicoots which are an endangered species.

Proposed car park adjoining the Surf Club House - we believe this concept is ugly. Bonny Hills and Rainbow Beach has a village atmosphere attractive to family activities. Area 14 will have its own beach access and should not be a factor in providing multi level parking that will destroy the atmosphere of the area.

Helen & Ken Smith

We appreciate the opportunity to respond to the draft plan. The chance for community input was welcomed. There are a few bouquets and brickbats we would like to raise: Bouquets

* the coastal walkways and their location are great so long as no concrete is used in the creation of the paths in naturally sensitive areas.

* The removal of the 2 cabins from the headland is long overdue

* The suggestion of a vegetation type fence on the headlands especially on Bartlett's Beach will be acceptable rather than a metal fence

* The new types of seats to cater for an aging population will be greatly appreciated

* The replacement of Koppers logs with bollards will give uniformity to the areas concerned

Brickbats

* Would have been beneficial to have Rupert Milne present at the community meeting to hear his philosophy and reasons and for him to hear the feelings and thoughts of the community. Meeting could have been deferred as there is no urgency. Is this timetable being determined by a time framework or by a desire to get the right plan in place first even if it takes a few extra months?

* No one seems to know what the attitude to this concept plan is from the Lands Department.

* The parking concept is over the top. The parking area near Rainbow beach is at its maximum of more than 100 days per year usually at the weekends. Has any thought been given or will be given to discuss with the latter the development of Middle Rock as a surfing venue. It is an under utilised resource.

* A concrete 2 storey carpark with toilets would be an eyesore on the waterfront. Bonny Hills has little recreational land suitable for children to play on, kick a ball, fly a kite etc. Surely there are products on the market that will enable parking and playing areas to co-exist.

* Fancy locating a toilet block across the road from the beach as well as amongst car parking. What a hazard that would be for children. If it has to be moved, try the northern end of the reserve, ie close to Little Vinegar where it could be insignificant in the landscape.

* What a stupid idea to put parking in Short Street. It seems to us that the landscape architect's brief was to come up with a specified number of car spaces. Is this a correct assumption?

* If the walkways are to encourage fitness and social awareness why are we building a carpark to encourage people to use cars. If parking is to be seriously considered could Council make use of the land in Beach Street opposite the caravan park where there is a future development by rezoning the land and buying that section back from the owners. This could be a

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cheaper option than a concrete monstrosity on the Rainbow Beach Reserve. Where else along the coast are beautiful beachfronts dominated by permanent parking facilities used only for a limited number of days?

Howard Kay

Would like to raise awareness of the current and future use of the Bonny Hills reserve by the paragliding community. One of the commonly used sites for both ground handling and coastal soaring in Bartletts Beach. This large "under-utilised flat area" is considered an excellent location for novice and advanced pilots.

Under utilised large level grass area and barrier - no objection to greater utilisation of this area by the general public, because it is there for everyone to use in pursuit of an outdoor lifestyle. Our only concern would be the placement of shade structures and barriers. We would like to be advised of specific proposed siting for new habitation sites such as seats, observation platforms, shelters and barriers in the level grass area before a firm decision is made so that we can provide some input to council.

Regenerate areas of erosion - We would appreciate some changes to the type of vegetation protecting the escarpment from erosion and hazards to the public. Smaller, hardier salt resistant plants along the edge of the escarpment are certainly desirable due to concerns about erosion and sediment control. "Spiky" pedestrian deterrent plants are also understandable from a public safety point of view; however some further research into alternative "softer" and amenable plantings, which would not create additional hazards would seem warranted to us.

Eroding track down very steep scarp. Option 1 – a barrier at the top of this area would create a severe hazard to our pilots attempting take off in this existing open area. Option 2 -We are concerned about the proposed staircase from the beach, directly up the slope to the park; a raised wooden structure would conceivably have substantial hand rails to support tentative climbers. Such a structure could also create a substantial hazard. Therefore we would like make positive contributions in relation to the design of the staircase particularly where it will approach the level of the flat park area.

Alan Smith

Thank you for allowings submissions re the Master Plan. I see many positives in particular the coastal walkway.

As a resident of Short Street, I object to the clearing of bushland to allow car parking on the south side of the street. The street is more a pedestrian walkway with few vehicle movements - children and adults walking to and from beaches, buses, shop and skatepark. The bushland is also home to many native birds.

The proposed car park area is also subject to high water run off after heavy rain and my understanding is that the eastern end of the roadway was sealed and kerbed to control water flows and protect the north side houses. Some landscaping/ drainage maybe a future consideration, but why a carparking area?

Leanne, Geoff, Eliza & Mahala Hopwood

My great Uncle Harry planted the Norfolk pines many years ago and they are a part of Bonny Hills, to chop them down would be wanton destruction. They are used by fisherman as points of reference and it is a sad reflection of the mentality if these trees were subject to destruction just because they are not natives, have a look up and down the coast and you will find plenty of Norfolk pines planted. Nana Klumpp headland and Bartletts Reserve is where we were brought up playing cricket, football, flying kites and learning to ride our bikes. Leave it along except for tidying up and knocking down of the poor old paper barks that were poisoned years ago by who knows who. It is the most ugly and pityful site on this coast and council should be ashamed of having left it for so long. We don't need new toilets or a bigger and better carpark just clean and tidy and maintain what we already have, that won't cost thousands \$\$\$ of my rates.

Spooney's Bay could certainly do with a revamp and repair. Spooneys should be considered for an upgrade urgently with some tar and some repairs of the boat ramp.

A car park at Rainbow Beach, there is nothing wrong with parking on the grass is there, it is usually on a Sunday, maybe if the entrance was constructed a bit better then parking on the grass should suffice the overflow of visitors which we have most Sundays. A concrete structure doesn't fit with the village style that Bonny Hills has to offer and the aesthetics of a concrete carpark would certainly take away the beauty of this reserve.

The skate park needs more rubbish bins and toilets, so yes go for that. Finally I would like to say that the majority of locals share my views about what I write, we love to share our piece of paradise with the many visitors we get throughout the holidays, let us be proud of our area and our council for doing the right thing and keeping our village a village, not a concrete and copper log jungle.

Rohan Taylor

Thank you for the opportunity for submission on the master plan. I have concerns regarding the lack of prior community consultation regarding the plan as conversation with other local residents has shown the majority have been unaware of the large changes council is proposing within this draft plan.

1. bartletts beach facilities area a. Introducing 90 degree parking along Jordan Avenue will affect pedestrian safety with increased vehicle traffic and increased reversing in an area used by children from the neighbourhood. This parking will also greatly impact on the aesthetics of the park area and reduce the coastal feel as greatly as fencing on the escarpment edge as identified in 5.4.e. The additional parking should be confined to the amended parking area to define the area of danger and to maintain the feel of the area

b. The expansion of the grass area on the corner of the bend will further reduce road space, with the planting of additional bushes reducing visibility for drivers and pedestrians, I urge you to reconsider

c. This planting will also further restrict views to the homeowners. These trees were not historically in place and to add them reducing views will in turn reduce house values unfairly upon home owners.

d. Confining additional parking to the designated parking area will also allow management of the area to restrict the use by "campers" as identified in 5.4.d. Consideration should also be given to the current anti-social behaviour regularly exhibited in the current car park, including drunken revelry, abusive language and broken bottles. If increasing the use and profile of the area I urge consideration be given to the management or closure of the parking facilities outside of what may be considered reasonable leisure hours. This would also greatly assist in reducing the damage and graffiti currently affecting the facilities building and as such the cost of maintenance.

2. Bartletts Beach Reserve Regeneration- This is an area currently and historically used by paraglider and hang glider pilots. By fencing the area or creating high growth on the path down to the beach you will potentially and most likely create an unsafe area for these sports. It is my understanding that there has been no consultation with the local school or pilots regarding the development area and I urge you do so to ensure continued growth of the sport in this area.

3. The Car park structure at Rainbow Beach – As additional large structure is an unnecessary development which would destroy the coastal ambience. Simple additional parking would alleviate any additional parking requirements.

4. Moving of the Tennis Courts - Whilst moving the courts may have some justifications, please consider the downsides of increased centralised use, the loss of the intimate tennis area and further reduction of open areas. The tennis courts appear to be well situated to avoid the regular strong North Easterly winds whilst the proposed new location would subject them to the brunt of this sea breeze. This would render the court unplayable at worst and impractical and unenjoyable at best. Surely any change to the tennis courts should be an improvement to the facilities and encouragement to the public to play.

Many of the conceptual ideas included in the draft plan are admirable, I implore you to consider the greater benefit to the community and all stakeholders and to exercise further community consultation. I encourage you to preserve our bushlands, greenways and grassed areas for the benefit of all.

Michelle Taylor

Thank you for the opportunity to provide feedback.

Cycle/Pedestrian Path - whilst a cycle path along the cliff edge does provide a spectacular view and ride it is not necessary for this small area of Bonny Hills. A cycle path along Beach Road (opposite the carpark for the park, crossing over to the other side of the road past the driveway entrance to the main carpark, joining Ocean Road, down Spoony Bay Boat Ramp, through the bushland along the west end of grass area of Bartletts Beach reserve, cutting through the Bartletts Beach car park then along the headland through Nana Krumpp Reserve) would better serve the community. A cycle path through the park at Rainbow Beach would interfere with spacious grass areas used to play with the children. A cycle path in front of the surf club would cause congestion from those wandering and enjoying the view and those on bicycles moving at a medium pace. Instead of relocating cabins that bring in tourist dollars, a path at the back of the Caravan Park (near Ocean Road) both for cyclist and pedestrians is a better option. Having the cycle path continue along the west end of Bartletts Beach Reserve will allow the other uses of the park to continue to enjoy the reserve as they are use to. Nana Krumpp Reserve does not have high traffic usage, this is where you can place a cliffside cycle/pedestrian path.

Pathways to Rainbow Beach - Having a maintained pathway from the park down to the beach will be beneficial to all beach goers. The proposed 5 pathways within 100m is overkill and a waste of money. Creating two step paths and the mulch path, total of 3 new paths is more than adequate.

Tennis Courts - moving the tennis courts is costly and unnecessary. A paved carpark would be beneficial and a maintained path up to the Community Centre would better connect the facilities.

Bartletts Beach Reserve - Upgrading the path down to the beach will promote the users to use the pathway instead of going through vegetation. Moving the toilet block and changing the existing car park to grass is careless use of money. The existing carpark, verge parking and parking along Jordan Avenue is adequate for usage of the reserve. The addition of speed humps (not on the plan) through the carpark would be beneficial will hopefully deter late night cars that race down Hill St or along Jordan Ave into the carpark and do donuts and loiter in the carpark until the early hours of the morning. The proposed paved carpark is not needed and devalues the property and reason why I purchased here in the first place. The proposed planting along Jordan Av also devalues the property as views are obstructed but also creates poor visibility for both vehicle and pedestrian traffic. The front of the reserve (cliffside), areas of erosion for regeneration and barriers should be further discussed with the primary stakeholders of interest

Discussions with wedding organisers and Lee Scott, High Adventure Paragliding Centre regarding the usage of Bartletts Beach for the paragliding community is necessary. The upgrade of picnic shelters would enhance the area. Rainbow Beach Car Park - The enormous car park is unnecessary and careless use of money. It would be an eyesore to anyone driving along Ocean Drive. The existing car park and occasional use of the grass area is more than adequate. Whilst many of the conceptual ideas included in the draft plan are admirable,

I implore you to consider the greater benefit to the community and all stakeholders and to exercise further community consultation. I encourage you to preserve our bushlands, greenways and grassed areas for the benefit of all.

Olivia Bowen

Rainbow Beach Reserve

* A large concrete carpark would create an eyesore at such a lovely location. Perhaps the surfclub should be encouraging more of its patrons to walk instead of drive.

* Safety concern having an amenity block in the centre of a car park.

* The proposed car park would be a huge expense that our community does not want of need, especially when there are only certain weekends when parking is inadequate

* The coastal walk/push bike trail is a good idea

* Signage is required stating that the southern end of Rainbow Beach is leashed dog area, so the dog owners can access teh off leash past Vinegar Creek and council are required by law to have dog poo bags available for dog owners.

Short Street proposed amenities

* Bad Idea. This is the home of an endangered Bandicoot and many other creatues feed in the exact area that the car park and proposed amenities would be situated. Not to mention the loss of bushland views to locals homes and additional traffic on what is a very quiet street.

* There is an infestation of pine trees in this area that should be removed Skate Park - this is a much used area and there is a definite need for a toilet block

Caravan Park - The relocation of the 2 cabins that are close to the cliffs edge to all for the walking trail is a good idea.

Spoony's Bay Reserve

* Is in deperate need of a sealed road and car park area, plus a functional tap for the boat owners. During heavy rain the gravel road is eroded and there is dismal maintenance by council.

* Signage is required stating that Spoony's is an off leash dog beach and council are erquired by law to have dog poo bags available for dog owners. Which they don't currently provide.

Bartletts Beach Reserve / Nana Klump Reserve

* Where the foot bridge crosses the creek. The creek takes a major detour underground and there is a serious risk that this could be undermining the cliff face, resulting in the cliff face falling away, taking whoever with it. this needs to be addressed with some urgency.

* Pushing the open area at Bartlett's Beach to be a venue for large community functions would not be in keeping with current usage of this location. It is a great spot away from the hustle & bustle of Rainbow Beach. Additional parking is unnecessary and would only create more traffic in a usually fairly quiet street. Has anyone consulted the residents of Jorand Avenue?

Overall I am quite disappointed that someone local to this area was not appointed to look into the landscape design of our beautiful Bonny Hills Reserves. It was obvious from the gentlemen's report that he has no understanding of how we live and play in Bonny Hills. Change just for the sake of it is not a good thing.

June Hughes

Bonny Hills Tennis Club

We strongly object to the relocation of the Tennis Courts as we offer great facilities in our present location and we are endeavouring to maintain our courts to a high standard for all the community of Bonny Hills and visitors to the area. We note the plan has suggested that the Tennis Courts carpark needs to be formalise and pave car park and intersection and this also supports our request for our driveway/parking area to be attended to. The members of Bonny Hills Tennis Club appreciate all assistance given by Council and welcome further discussion on this matter.

Mr David Rogers

Overall I have major concerns in relation to the proposed Master Plan. I am of the opinion that there has not been enough consultation with the community and that the consultant was briefed by members of the Bonny Hills Progress Association. I am also of the opinion that the Bonny Hills Progress Association with its limited membership does not have the delegation to speak or represent the community of Bonny Hills, however their individual submissions should be assessed by Council as they would with any other submission. I would also like to recommend that the current council should not take any further action in relation to this Master Plan until a new council is elected by democratic voting later next year. Rainbow beach Reserve - Does not support the proposed car park within the reserve. Does not support rock revetment along foreshore. Reduce the number of competitions at Rainbow Beach. Plant more native trees to provide protection from wind for park users. Coastal walk/ push bike trail is a good idea.

Community Hall Reserve - does not support proposed future amenities. Skate Park – supports inclusion of toilet facilities and stage 2 of skatpark project. Caravan Park - support for cabin relocation. Spooney's Bay Reserve - support for sealed road and car park area; provision of tap required. Boat ramp regularly used. Bartletts Beach Reserve/Nanna Klump Reserve - need to address erosion associated with the creek. Remove pine trees and replace with native species. Revegetate area next to creek

Gerry Brown

I strongly object to the future development proposed in Short Street. I realise change and progress is inevitable but this is premature. The immediate need in this area being the community hall is a public toilet.

Re; surf club and proposed double story car park, I also find unnecessary. A less radical approach would be a smarter choice. Rainbow Beach already has amenities in the picnic and park area that is a safer option for families with young children. Why not utilise what we have got. If extra parking is needed, they why not utilise the area behind the surf club with a sealed car parking area and also a low impact car park with vegetation being a livig fence in the form of a hedge to surround the designated area to the side of the surf club. This would be ample to accommodate the extra car parks needed on the more populated busy days.

Spooney's Bay could also do with a sealed road and car parking area.

Bartletts Beach is beautiful the way it is. The main attraction of this area is that it is natural and relatively untouched. A well designed walk way could be an option but the locals have managed very well until now to walk around through Spooney's and to Rainbow without one. May I add no extra car parks are needed over this side of town either. I ask Council to listen to the needs of the people that live in Bonny Hills. Save your money Council. Paradise doesn't need all this proposed developemnt.

Trent & Raquel Seale

Concerns with the development of the reserve adjoining Short Street. For the draft plan to suggest that the land directly to the south of the street be earmarked as a future car park is of great concern. This would have a substantial impact upon my family. We would lose the magnificent coastal bush backdrop, the beautiful native birds (black cockatoos, king parrots, miners & wattle birds). We would experience heavy traffic loads within the street during peak hours of use of the car park.

I strongly reject the proposal that this car park ever be developed and strongly push to have the car park removed from the draft plan. I also strongly object to the clearing of any further vegetation within the reserve and strongly recommend that this bush be preserved for all time.

Other options are available for both parking and sporting facilities and I believe these avenues should be further investigated and put forward to the public for debate. I am more than willing to assist in developing any future draft plans with over 20yrs experience as a surveyor.

The master plan does not appear to address the matters of sharing the load near the northern end of Rainbow Beach given the proposed development of Area 14.

The propoer maintenance of the existing facilities within the Bonny Hills Reserves is probably more than sufficient to cater for the residents of this beautiful beachside town, only if the new developments are designed to cater for themselves.

In particular the Draft Plan development of the car park and toilet facility at the Rainbow Beach reserve is of concern. I strongly object to this concept draft plan. As it stands the grassed area is only utilised as a car park during peak periods of beach use in school holidays. As such I suggest that this system of use remain, however, some minor additions of concreted access paths for the high use areas and possibly some form of basic line marking on the grass be utilised to maximise the number of car spaces available.

Other alternatives such as possible land purchases or leasing of land in Beach Street near the caravan park would provide overflow parking during busy times.

Brad McCarthy

5.2 Pedestrian & Cycle links - This is a great idea that will enhance our beautiful town for all to enjoy without impacting on its natural beauty.

5.3 Pedestrian Road Crossing Area - agree this is needed for the safety of pedestrians and traffic

5.4a Rainbow Beach Reserve

* A concrete car park next to the surf club would create a large amount of storm water runoff that would cause erosion to the main part of the beach

* The grassed area only has to be opened on weekends.

* The entrance of this car park does require repair, but this would be less of the cost of a massive concrete car park

* The toilet block should remain at its current location that is central to the BBQ/park/beach area; refurbishment still required on existing toilet block

* A suggestion for new toilet blocks would be something similar to the new toilet blocks that are being built on the Gold Coast - they are contemporary and vandal resistant structure.

* Safety concern with having the toilet block in the centre of a car park next to the surf club.

* There is a need for more native trees to be planted near the foreshore to act as a wind break for people using the BBQ & Playground area

5.4b North Community Hall Reserve * Definite need for a public toilet block in this area and an open style design similar to above but smaller

* Tennis courts should remain at their current location. The track that joins the current tennis courts to the community hall/skate park area does require a small upgrade - gravel track or paving would be fine

* If safety is a concern with traffic entering and exiting Ocean Drive from the tennis courts then the car park at the community hall/skate park could be utilised with tennis users accessing the track to get to the tennis courts. Or improve the ocean drive entrance/exit to the tennis courts with a tarred area and better visual view of Ocean Drive when exiting this area.

* Agree more shading, seating, and bins are required in the Skate park/playground area

5.4c Boat Ramp/Parking Area

* Disagree that the boat ramp is used by few people.

* This area is in desparate need of a sealed road and car park area. A functional tap and fish cleaning area is also needed for fisherman and boat owners.

5.4d Bartletts Beach Facilities Area

* Agree with the planning for this area. Except that the pine trees are to remain on Nana Klumps reserve as they hold historical significance to the Klump family.

* Suggest an open plan toilet block be erected as suggested for Rainbow Beach and skate park. Will help with vandalism and safety concerns for the community when enclosed toilet blocks are available

Jim Marchment

Rainbow Beach Reserve - Does not support the proposed car park within the reserve. Reduce the number of competitions at Rainbow Beach. Plant more native trees to provide protection from wind for park users. Coastal walk/ push bike trail is a good idea. Community Hall Reserve - does not support proposed future amenities.

Skate Park - supports inclusion of toilet facilities.

Caravan Park - support for cabin relocation.

Spooney's Bay Reserve - support for sealed road and car park area; provision of tap required. Boat ramp regularly used.

Bartlett's Beach Reserve/Nanna Klump Reserve - need to address erosion associated with the creek. Remove pine trees and replace with native species. Revegetate area next to creek. Consider clump of trees in centre of reserve to increase useable space.

N Underwood

Option 2 would be my preference. Option 1 to house the toilet block would create a hazard for children and elderly. Folks using the reserve and playground facilities would have to cross the road when they needed the toilet. This means they would have to avoid the road used by cars etc coming to and forth from the beach. Children are inclined to dash across the road without looking. My preference is definitely for Option 2 which would not hold any hazard.

Pam Vernon

Thank you so much for allowing me the opportunity to make comments on these proposed plans. I wish to make an enquiry about the proposed plans for the tennis courts. I know that these plans are long range but as the tennis courts back onto our property I would like to know if we will be consulted in relation to these courts if any changes are to be made.

I definitely would not like a parking lot behind our property as this could lead to all kinds of difficulties.

I only mention this because I would like to be informed of any future changes to this area.

Also a bike track would be great as long as it is not a mass of concrete that scars the landscape of Bonny Hills.

Jenny Daniel

The Surf Club - Usage of the building should be rearranged.

Storage & delivery of supplies logically thought through & access of patrons should be more direct from the existing car parking. Amenities block could be incorporated as a pod.

Amenities Block - A scar on the landscape which compromises usage of the park as open space relocate it in a much smaller form in the vicinity of the off beach open shower.

Interim walkway across sw ck bridge make the western side of the bridge no parking & put lines or bumpers to identify

pedestrian section, fix gutter Exactly where is 3-4 downstream for bridge proposed site note the erosion of the northern bank & senescent trees just about to drop into the creek.

Beach Street itself is used as a recreational area traffic calming & proper placement of the reflectors on the corners would be a low cost safety measure.

Access Points - There are several established low growing tuckeroos these should be preserved at all costs. The access point north to the creek could be formalised an extra access point north of the designed one has been added for no good reason.

Fringe planting I don't believe fringe planting to protect the environmental fringe & banks can be put on the backburner.

Foreshore Land adjacent to big 4 - this area of land has 3 access points this contributes to encroachment urgent priority would be to upgrade to access point east of the big 4 backdoor access to the beach, close the other access points, establish an

environmental fence Tree Planting /Car Parking - In the event the car parking area is to be paved it should be broken up with

vegetated islands Access Road to the surf club could be made one way & continue up the hill to join ocean drive. Deck - Lends itself to stepped seating platform similar to Flynn's Beach where it gives many more the opportunity to sit & watch comps.

Sand Dunes & Tree Planting - Saltwater Ck project planted the wattles growing on the sand dunes this should be extended

Andrew and Anissa Manton

Rainbow Beach Reserve - locate a car park on the grass area to the side of the surf club.. There are too many surf comps on rainbow beach, there are other safe Beaches that can be used for competitions.

A Coastal walk way is a good idea but do we need the push bike on it.

Skate Park - need for more bins and an amenities block for the kids to use shade areas Spoony - The boat ramp does get used by fishermen of Bonny Hills. Low tide is the preferred tide to launch boats from Spoon

A parking area for boat trailers and cars a cleaning table and taps for fishermen is a good idea.

Walk ways - Why not a bike and walk way from South of Lake Cathie to Bonny Hills Surf Club along the backside of the beach with beach access for the expanding population.

- The large area is used on a daily basis by a number of individuals and other community groups.

The toilet block and car park is fine where it is. We think that the overall plan is too large and should be reduced in size Bonny Hills is a Village and that is the way it should stay

Peter Crowhurst

Concern that the proposed improvements for Bartlett's Beach Reserve will impact on the use of the area by paragliders. Does not support the installation of the timber steps at Bartlett's Beach Reserve. Supports the stabilisation and revegetation of eroded areas of escarpment at Bartlett's beach Reserve