



# Bonny Hills Progress Association INC.

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The General Manager  
Port Macquarie-Hastings Council  
PO Box 84  
Port Macquarie NSW 2444

**cc Sandra Wallace**

**Re: Bonny Hills Community Plan**

Dear Craig

Thank you for the opportunity to comment on the draft Bonny Hills Community Plan. We endorse the general thrust of the Plan, and the goals capture well the hopes and aspirations of the community for our village. And we understand that this Plan is the forerunner to developing Masterplans that will action identified priorities.

## **General comments on the layout**

There is a large amount of material to wade through before getting to the meat of the Plan starting on page 18. The table of contents helps but a summary at the front end would also assist to address this as would a reduction in the size of some of the sections eg the History of Bonny Hills.

There is dated material in several sections that will need correcting.

## **Comments on the Actions Identified for the Next Five Years**

There is quite a lot of overlap within and between the lists of actions under each goal, which will impede implementation of a sound work program if not fixed. We have emphasised audit and design in some of the following comments because we believe they and critical examination are essential to underpin a well-prioritised work program. They will also ensure Council and the community are ready and able to act when new funding opportunities arise.

### **Goal 1, p18. The village.**

The last three dot points are essentially routine necessities and presumably fall within Council's maintenance budget.

The funding required for the remainder will be substantial, so that priority should be given to developing designs in consultation with the community so plans are ready for action when Council and other funding sources are available. A recent opportunity for State funding of an upgrade to the Community Hall could not be taken for want of a readily available agreed plan.

The Gateways in dot point 2 should be qualified as North and South.

Additionally: Recent inspection has shown the area surrounding the water tower on Skyline Place is in very poor condition. There is significant rubbish and large potholes and the tower is covered in graffiti. The area is highly visible when entering the village from the south and presents a poor image. Furthermore, this site is one of the best viewpoints in the village, offering grand views across the native heathland, and from Camden Head to Dooragan (North Brother). Design is needed, ideally in association with the South Gateway project.

### **Goal 2, p18. The environment**

It has become evident that the last dot point, removal of the vine on Spooney's cliff face may need closer examination to test its potential for more rapid erosion on removal.

As it stands, this section does not reflect the strong concern of the community for protection of the natural environment. The clear-felling of native bushland on Lot 2, Beach St, shocked the community, as does the wholesale removal of trees from new residential developments. If future developments continue to follow this pattern, the Bonny Hills community's goal of a well-protected and managed natural environment will have been ignored.

Council will also not forget the campaign for attention to sewage and stormwater systems to ensure runoff water is not contaminated by sewage, and that clean, safe water flows in our creeks and onto our beaches.

Two additions are sought for this section.

The first is the serious water damage occurring on Grants Head Track. Sections adjacent to the wooden pedestrian bridge are very wet and muddy, and much of the track is badly eroded. The wet sections need correction urgently, probably by an elevated walkway to overcome drainage issues. Bonny Hills Landcare has some funds which may contribute to this work.

Secondly, we have become aware that Grants Head Quarry may finish extraction substantially earlier than originally planned. Its termination will result in a very large void

which, on experience elsewhere, will become a significant danger to people and the environment unless suitable alternative uses are developed. Again, experience elsewhere shows that the necessary planning has to be collaborative including the company, the community and Council, and should begin well in advance of closure. The implications of failure here are very significant for Bonny Hills, North Haven and beyond.

### **Goal 3, p18-19. Safe access**

The list is essentially about the safety and convenience of residents and visitors, and connection with adjacent villages.

Safety is paramount and an audit should first be conducted to identify areas of lighting deficiency, and walkways where pedestrians are particularly in danger. For example, Beach St, used by residents and the many visitors to Rainbow Beach, is dangerous by night and day for lack of lighting and no protection for pedestrians crossing on the eastern side of the bridge.

In terms of convenience, audit will reveal pathway gaps ranging in size from small to large. Audit will allow these to be completed according to the available funds. We noted in our submission on Council's 1018/19 Operational Plan that Council is investing only modestly in pathways and request that this be increased commensurate with the demand.

We are concerned that the width of pathways under construction is significantly less than ideal for pedestrian and bike traffic and, indeed, less than espoused by councillors. Pathways should be wide enough to allow safe pedestrian and bike traffic where multi-use is likely to happen.

### **Goal 4, P19. Future growth**

In this regard reference to our submission on Council's Urban Growth Management Strategy is highly relevant. Among the many points we made the following loomed large:

There is significant concern about the location of a light industrial area for Bonny Hills, and we requested that alternatives be identified and evaluated in association with the community. A poorly placed area would seriously damage the entrance from the Pacific Highway to Area 14 and the two adjacent villages presenting poor visual amenity, potential drainage and pollution issues, and access problems. The proposed location is too small to cater for the anticipated population growth.

The growth of traffic on Ocean Drive and substantial lengths of dangerously narrow road make planning for the future urgent. As rapid development continues, there is no alternative but to upgrade Ocean Drive and to make provision in the longer term for a bypass. Residents and businesses need to know what arrangements lie in the future for traffic between Lake Cathie and Laurieton. Hopefully Council's recent audit of the entire length of Ocean Drive will result in serious action in this regard.

Areas under investigation in the UGMS to the west of Bonny Hills, are mosaics including many patches/strips of high quality floral biodiversity and wildlife habitat. Any development on these sites will need to be carefully orchestrated to leave, protect, buffer and connect these most sensitive areas. And some areas should not be developed at all, viz the triangular area to the south of Bonny Hills on the western side of Ocean Drive, denoted as Residential-Developing – this area includes an array of beautiful flora and is quite undulating making it totally unsuited for wholesale development in our view.

BHPA looks forward to working with Council in finalising this Plan and developing the subsequent Master Plans with the aim of advancing the nature and amenity of Bonny Hills and surrounds.

Yours sincerely

John Drinan  
Secretary  
BHPA