

# **Bonny Hills Progress Association Submission**

## **Bonny Hills DRAFT Reserves MasterPlan**

**10 February 2021**

The submission provided by BHPA President and Vice President (as workshop participants considering the earlier Draft Plan in October 2020) is appended as most of the points raised are still highly relevant.

In this submission we add to those observations with feedback we have received from the community.

We repeat our overview comment – “we are impressed with the amount of thought and effort that has gone into the Draft MP which reflects that the suggestions put by the Community have been heard, and at the same time interesting additions and challenges have been suggested” for consideration by the Community.

### **Rainbow Beach Estate Reserve**

You will have received direct feedback from residents near this Reserve.

We agree with the proposed actions but suggest that it may be less confronting to allow neighbours' furniture to remain in the encroaching gardens at the rear of their properties if well tended, while ensuring that all plantings are native species and installing additional park furniture at appropriate locations for use by the general public.

### **Rainbow Beach Reserve**

Key issues raised for this Reserve – by far the most heavily used by Bonny Hills residents and visitors alike – are as follows:

- Installation of a car parking area behind the Surf Club (Option 2) – an area currently not used – appears to have general (but not unanimous) approval, but only on the proviso that there is no impervious surface and that storm water coming off this area does not add to the problems already being experienced on Rainbow Beach (see below) with stormwater cutting into the dune and beach in large rain events.
- The open space recently reclaimed by removing the old concrete toilet block in the northern section of the Reserve is highly valued by the community and must be preserved. So it is not surprising that eroding this open space by extending the car park further to the West along Beach Street has been widely criticised.

The area to be reclaimed from parking and designated for an amphitheater is not going to be a suitable 'offset' for this large open space.

The option of formalising the strip used as a carpark along Beach St, as suggested in the 2012 Plan, is worth including.

- Erosion problems on the beach and associated poor quality stormwater/sewage incursions are of heightened concern to residents given recent events.

No doubt sea level rise and storm events are part of the mix causing erosion but attempts at improving stormwater management since the last MasterPlan in 2012 have not been successful – the problem has just been moved 40 meters along the beach from the Lifeguard tower. A remedy for this is needed urgently.

The use of sandbags to mitigate storm surge has been noted as successful and the idea of extending these along the beach in front of the surf club is applauded.

- Aged vegetation – mainly old man Banksias – has been dying off for some years now and urgently needs systematic replacement, along with extending plantings along the dune to the south of the existing plantings, using native species.
- Thought needs to be given to minimising the use of hard surfaces for roads and pathways throughout the Reserve for the reasons outlined above.

### **Community Hall Reserve**

We refer you to our previous submission (Appended) regarding this Reserve as all points remain highly relevant.

Most feedback has related to the need for extended formalised/rejuvenated carparking to cater for users of the Reserve and clientele/staff coming to the adjacent shop and fuel station. Bollards are essential to stop parking outside this area and prevent damage to the Reserve. The need for this is urgent.

In a separate submission we made the point that line of sight from the upgraded playground needs to be clear to both the court and the skatepark.

Upgrading facilities within the Community Hall is not included in this MasterPlan, but it should be noted that there will be continuing representations to Council, particularly in relation to upgrading ageing kitchen, storage and toilet facilities

And note our previous point about the idea of a community Garden.

### **Spooneys Reserve, Bartletts Beach Reserve, Shelly Beach Reserve**

The only additional feedback we have received relates to neighbours' concerns about the inclusion of bollards impeding traffic flow around Jordan/Honeysuckle Avenues, and we understand representations have been made directly to Council staff on this issue.

### **Reservoir Reserve**

Doubtless Council will have received concerns of neighbours about the implications of possible increased traffic flows and unseemly behaviour after hours. Has additional lighting been considered as a deterrent for the latter, or would this be too intrusive?

Once again congratulations and we trust you will find this feedback useful.

Yours faithfully

Roger Barlow

President

Bonny Hills Progress Association

# Comments on DRAFT Reserves MasterPlan

18 October 2020

The approach we have taken below is to comment one Reserve at a time, but overall we are impressed with the amount of thought and effort that has gone into the Draft MP which reflects that the suggestions put by the Community have been heard, and at the same time interesting additions and challenges have been suggested.

## Rainbow Beach Estate Reserve

- Despite the adjacent neighbours view that this Reserve should stay as is [it is a whole of Bonny's asset] there is a definite need for seating overlooking the lake to provide both a place to rest for older/less fit walkers, and a place to view the birdlife.
- A bottle filling station could be located further to the west, as could a doggy bag dispenser [Peta Pinson suggestion].
- At some point BHPA will be considering this as the starting point for an art/sculpture trail going through Bonny's up to the Reservoir Reserve
- With the wide-open space to the western end, which is suitable for playing ball games etc, a BBQ facility could be considered [this might help to relieve some pressure on RBR?].
- And maybe further down the track there will be a need for a small amenity block here – it is a long way back to RBR for walkers and riders doing the circuit.

## Rainbow Beach Reserve

- All aspects of Option 2 are a stroke of genius in our view! Congratulations! A lot of thought has gone into this. But we can be sure aspects of it will challenge a few in Bonny's with consequent push-back from some quarters.
- We need to get the discussion about how to deal with the looming car parking crunch out in the open with greatly increased population growth on the horizon. It is already evident with events of any size - and simultaneously we will regain the valuable space currently under tarmac at the front of the Reserve. We have been talking about how to deal with this for years, and this is the best suggestion we have seen to date.
- It will be expensive but one way to spread the cost would be to stage it over time, doing the southern component first, leaving the Beach St part for stage 2 as the pressure increases. This will also allow time to assess how it is working before

taking the step of moving the playground forward, which will erode the large open space in the northern section.

- At the same time there will be an opportunity to widen Ocean Drive above the carpark to allow a wider pull-off area for viewing – many drivers do it now but it is narrow and dangerous, particularly when cyclists and walkers are in the mix. [It may also be part of the solution for building a pathway along Ocean Drive?]
- The playground desperately needs shading; and you will be aware that there is a proposal to add an adult exercise pod on the N side.
- In our view, pathways through the Reserve should be mostly 'informal', not concrete, with wayfinding signage.
- There will be artwork along this path in time as part of the trail through Bonny's – the mural on the amenity block was always going to be just the start. Discussion is in 'train' with Georgina Perry and Brian Barker to develop the detail.

### **Community Hall Reserve**

- A formal carpark adjacent to the shop is essential, but it needs to be linked with an expanded parking area for users of the Hall and netball court/skatepark. The latter is already inadequate and becoming dilapidated.
- We agree that the Tennis Club parking needs to be upgraded; it is no better than an outback track at present and not disability or elder friendly.
- Paths through the Reserve need not be concrete if wayfinding signage is used.
- The path down to the tennis club from the Hall is much used but it is dangerously eroded and narrow, and lacks lighting. Access by pedestrians off Ocean Drive is fraught, so access along this path and ALSO via the pathway from Binbilla Drive should be formalised and upgraded to provide safe access.
- Agree with an upgraded shaded playground.
- More seating is needed above/adjacent to the skatepark. The seat that was moved there is already 'overflowing'.
- The Reserve is a young family-oriented asset but lacks a BBQ facility.
- A community garden will need a community champion to be successful - don't implement without one is our advice.
- This Reserve presents a great opportunity to bring the Bonny's community and the wider Birpai community together around a cultural burning regime. Despite the best efforts of our RFS, the current mosaic burning regime is infrequent and so too hot for floral and fauna survival; and is ineffective as a bushfire mitigation strategy. [We'll send a photo of the most recent burn by way of demonstration]. Council is lagging well behind other agencies, like National Parks and Forestry, in introducing cultural burning practices and this Reserve presents an ideal opportunity to get on the front foot and achieve a win-win outcome.

### **Spooneys Reserve**

- The walkway through Reflections will be part of the proposed art trail. There is a vacant Hello Koala plinth there that is just begging for a sculpture [some thinking is already happening along these lines]
- “Misuse” of the Spooney’s area is rife at certain times, including illegal camping, breaking down scrub and unnecessary driving on the small beach. Any means of minimising this will be greatly appreciated by the Bonny’s community.
- Pathways either side need work.

### **Bartletts Beach Reserve**

- A couple more BBQ facilities here may be one way of relieving pressure on RBR, without compromising the great open space that this asset presents.
- Note there is a proposal to install historical signage here [perhaps along the lines of that done at Heron’s Creek, or maybe North Haven], to cover aboriginal presence, Oxley camping spot, and early white settlement. This is a work in progress [Ian Simpson is leading the charge, with Georgina Perry from Council]
- Paths going through the Reserve should be informal and not concreted as far as possible, including the connections either side.
- Else we like the proposals.

### **Shelly Beach Reserve**

- Nothing specific here that we can see.
- The path immediately going down onto the beach is steep and treacherous

### **Reservoir Reserve**

- We like it, but some work will need to be done to deal with issues that will be raised by neighbours - eg ‘unseemly behaviour’ in the vicinity and the probability of increased traffic on Skyline Ave.

Once again congratulations and we trust you will find these suggestions useful.

Yours faithfully

Workshop participants,

Roger Barlow and Kathy Regan