

Bonny Hills Progress Association News

St Vincent's development proposal in Area 14

BHPA made a submission to the Department of Planning and PMHC following the public meeting convened by the developers in Bonny Hills to present their Part 3A application. Our submission focused on the likely 'unintended' consequences of a large increase in population, drawing on the comments and concerns expressed by community members at this meeting.

The key points included

- A serious shortfall in infrastructure and services for a growing population, given the very tight finances, of both the local and State governments.
- Concern in regard to the poor state of Ocean Drive, which will be the link road past the development, and the consequences of additional traffic loads.
- Detail was lacking in regard to the layout, height and densities of housing adjacent to the proposed village centre, and also about the village centre itself.
- The proposed sports grounds seem unlikely to come to pass any time soon given that the developer will only be required to provide fill for this area.
- The southern school site is inappropriate, being in a low lying area, and the large amount of fill that would be required is not part of the development. We are unlikely to be seeing this any time soon.
- The significant wildlife corridor required will be seriously compromised by narrow bottlenecks. It is one of only two left in the Bonny Hills area connecting the coastal flora to that west of Ocean Drive.
- Concern about the possibility of exposure of acid sulphate soils during the creation of the artificial lake, which the developer maintains is needed to provide the necessary fill for the project to succeed.
- The possibility of the proposed eco tourist development adjacent to the ocean seriously damaging the fragile dune system. No detail was provided about this development.

Monitoring of Duchess Creek Water Quality

The good news is that since the Sewage Treatment Plant (STP) upgrade 15 months ago the quality of treated sewage coming out of the new filtering system appears much more stable and analyses show that there are virtually zero E. coli coliforms or algal cells contained in it. As a result the soakage trench is working much more efficiently. When the recycling system [purple pipes] is connected up there should be little water reaching the soakage trench except in wet times. Meanwhile weekly monitoring of water quality in Duchess Creek and the adjacent Ocean continues. In theory any coliforms found in the Creek from here on should be coming from other sources. Another space to watch.

Jewels in the crown

Rainbow Beach, the Hall, and Bartlett's Beach Reserves are really the jewels in Bonny Hill's crown. Ideally what do we want our three reserves to look like down the track - what amenity should they provide for us? If we don't have an agreed idea of what the combined amenity could be and plan for it then it will never happen.

BH caravan park is in the middle of these Reserves. As part of the discussion we need to hear from the Land and Property Management Authority to determine what if any flow-on effects there will be on the community and our visitors following the hand-over of management of the caravan park by Council to this Authority.

As Council carries the responsibility for developing "plans of management" for our public reserves, BHPA has been talking with them in an attempt to ensure that the community is involved in the discussion from the outset. Young and old need to have their say if we are at all serious about the future of these Bonny Hills assets.

Monthly committee meetings of BHPA are open to all residents and minutes and important notices are emailed to all on our database. If you are not on email, minutes are on display at the BH Post Office. Annual membership is only \$10 per household and can be paid at any meeting or c/- the PO. Fees for 2010 are now due.

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