

Community Newsletter March/April 2009 Bonny Hills Progress Association Update

BHPA welcomed 30 members and friends to its Annual General Meeting on March 17. Following general elections, PMH Council Officers Matt Rogers (PMHC Director of Development and Environmental Services) and Peter Cameron (PMHC Manager Strategic Planning) presented updates on strategic planning for the entire Area 14 as well as progress on other developments.

The new committee elected for 2009-10 is:

President:	Roger Barlow
Vice President:	Theo Van der Veen
Secretary:	Phil Hafey
Assistant Secretary:	Bill Howell
Treasurer	Dennice Lockhart
Publicity Officer:	David Rogers
Committee Members:	Joyce Wulff, Elizabeth Lloyd James, Penny Marshall, Bob Ruming, Paul Thompson, Greg Hickey

Area 14 Planning

In an interactive session, Peter and Matt explained how planning has progressed. The two most significant areas of proposed new development in Area 14 (residential zoned land owned by the St Vincents Foundation, and the "Coastal Hilltop" land just south of Lake Cathie) are both subject to a complex formal planning process under Part 3a of the EP&A Act, with the NSW Department of Planning (not Council) as the consent authority.

Timing of development will be up to the developers, based on commercial considerations. It was noted that sporting fields and a primary school are still proposed by St Vincents Foundation in the same general location as on the original Master Plan adjacent to Ocean Drive. There is the potential for a good open space network which will become a public asset through the negotiation of a Voluntary Planning Agreement such as has been introduced in Thrumster (Area 13). However all of the current plans depend upon approval by the Department of Planning for the construction of a large artificial wetland near the current lake which will be required to provide sufficient fill volume for the intended development.

Other developments

Three other developments which have been given council approval in the area, Carnegie Cove, the Ibis Care nursing home on Ocean Drive in Bonny Hills and the Manufactured Homes Estate on Ocean Drive south of Lake Cathie all await further action to be taken by the developers. A fourth - the Astoria development in Beach Street remains subject to a rezoning process and currently awaits studies being conducted by independent consultants commissioned by Council. Plans are likely to go on public exhibition soon.

Peter and Matt also explained the relevance of the Mid North Coast Regional Strategy, recently released by the Dept of Planning, which includes areas identified for future investigation for both residential and light industrial purposes, both west of Ocean Drive. Both are subject to significant environmental constraints which will be assessed in due course. (It was noted that both BHPA and LCPA had raised concerns about the location of the proposed Industrial zone).

Augmentation of the Sewerage Treatment Plant is approaching completion and it is expected that an additional 50 lots will be released from the development moratorium very soon. Concerns expressed about beach and coffee rock erosion were taken on notice with an answer to be provided by relevant council staff in due course.

Most interestingly, BHPA has just received an invitation from the St Vincents Foundation for three members of our executive to attend a site visit in early April to view where the sports fields are proposed, the general layout of the concept plan, bush regeneration works in progress, and see where the constructed wetlands are proposed.

And Penny Marshall will continue to co-ordinate the **Community Koala Watch** group so please get in touch (6586 3294, or email) when you see or hear of koalas or other interesting wildlife in Bonny Hills - it is important to keep records so that we can be aware of how our small local population is faring over time.

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 2009 are now due.

Contact us at PO Box 44 Bonny Hills, email bhpa@bonnyhills.org.au or phone:

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