

945 Ocean Drive  
Bonny Hills NSW 2445  
16 September 2010

Major Projects Assessment  
Department of Planning  
GPO Box 39,  
SYDNEY, NSW, 2001  
Att: Sebastian Tauni

Re: Objection to  
**Proposed Development:** Rainbow Beach Development  
Application Name: Rainbow Beach, Bonny Hills  
Application Number: MP\_050085 | MP07\_0001

Dear Sebastian,

Via this letter I wish to formally lodge my objection to this development proposal.

The construction of 900 dwellings and associated commercial and education areas will, in my opinion as a long term resident, have the following detrimental effect upon the environment if the Bonny Hills area.

- a) The development will result in increased traffic upon Ocean Drive, which will traverse the current village of Bonny Hills. Such increases will cause increased noise and chemical pollution to the residents of Bonny Hills.
- b) Increased traffic upon Ocean Drive will increase the dangers of crossing Ocean Drive at all locations throughout Bonny Hills. Especially given there are no pedestrian crossings at any point on Ocean Drive within the confines of Bonny Hills.
- c) The drainage of storm water, polluted by the various chemicals used by residents of the new area will flow into Duchess Creek and thus onto Rainbow Beach. This will destroy fishing and the current cleanliness of Rainbow Beach. A beach which has been given awards for its natural attributes.
- d) The Port Macquarie Hastings Council has a stated vision of "A sustainable high quality of life for all". Unless such actions as a bypass of Bonny Hills and storm water containment are provided for, then this stated aim of the local council cannot be fulfilled.

However, provided that the plans for this development were to include the construction of the much needed bypass of Bonny Hills' village and for the containment and treatment of any storm water runoff from the new area, then I would have no objection to this proposal.

In fact I would support it.

I thank you for your time and the opportunity to note my objections.

Regards

Mr Vivian G Makila

PS: Please acknowledge receipt of this letter via email to: [viv.makila@optusnet.com.au](mailto:viv.makila@optusnet.com.au)

## Submission 2

**Sebastian Tauni - Opposition to Rainbow Bay Developement Application Number: MP 050O85/ MP 07 0001**

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**From:** "STUART" <stuartmelville@bigpond.com>  
**To:** <sebastian.tauni@planning.nsw.gov.au>  
**Date:** 25/09/2010 3:50 PM  
**Subject:** Opposition to Rainbow Bay Developement Application Number: MP 050O85/ MP 07 0001

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**945 Ocean Drive**

**Hills NSW 2445**

**19 September 2010**

Major Projects Assessment  
 Department of Planning  
 GPO Box 39,  
 SYDNEY, NSW, 2001

Att: Sebastian Tauni

**Proposed Development: Rainbow Beach**

Application Name: Rainbow Beach, Bonny Hills  
 Application Number: MP\_050O85 | MP07\_0001

Dear Sebastian,  
 I wish to record a formal objection to this development proposal, as it exists, at this time.

As a life time visitor, tourist and now resident in this area, I have two major issues that the public meeting at the new Wauchope, Bonny Hills SLSC on the 15<sup>th</sup> September 2010, did not address.

- The overflow of stormwater from the excavated "wetlands", (supporting some 900 dwellings, shopping centre and schools) will be directed into Duchess Gully, which in turn will flow onto the pristine Bonny Hills Beach and ocean (beside the new surf club facilities) via Duchess Creek.
- This development proposal, as with other recently completed developments in Bonny Hills, will and has, increased the amount of traffic on Ocean Drive. There are no "pedestrian safe" places to cross this busy road any where in Bonny Hills.

Surely the local council and land developer must consider stormwater overflow to be directed to the ocean, closer to their own "back yard", and also build a Bypass Road around the beautiful village of Bonny Hills for safety of both residents, visitors.

Would you please confirm receipt of this email via a short reply? Thanking you in advance.

Yours sincerely, Stuart L Melville.

**Submission 3****Sebastian Tauni - Online Submission from steve connelly (support)**

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**From:** steve connelly <lennoxlad@hotmail.com>  
**To:** Sebastian Tauni <sebastian.tauni@planning.nsw.gov.au>  
**Date:** 27/09/2010 10:12 AM  
**Subject:** Online Submission from steve connelly (support)  
**CC:** <assessments@planning.nsw.gov.au>

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i support the concept of developing 85ha of open space corridor and 13ha constructed wetland system.

Name: steve connelly

Address:  
6 byron street, lennox head.

IP Address: cpe-124-176-113-26.lns7.ken.bigpond.net.au - 124.176.113.26

Submission for Job: #1422 07\_0001 Project Application  
[https://majorprojects.onhiive.com/index.pl?action=view\\_job&id=1422](https://majorprojects.onhiive.com/index.pl?action=view_job&id=1422)

Site: #675 Rainbow Beach Estate, Bonny Hills  
[https://majorprojects.onhiive.com/index.pl?action=view\\_site&id=675](https://majorprojects.onhiive.com/index.pl?action=view_site&id=675)

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**Sebastian Tauni**

P: 02 9228 6501  
E: [sebastian.tauni@planning.nsw.gov.au](mailto:sebastian.tauni@planning.nsw.gov.au)  
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[Powered by Internetrix Affinity](#)

John O' Callaghan  
30 Ernest St Lake Cathie 2445  
0265848083

(Application Name: Rainbow Beach, Bonny hills)  
(Application Number: MP\_060085/MPO7\_0001)

In part support. In part object.

Support sports fields and schools. Schools should be located to avoid the imposition of 40 k.p.h. zones on Ocean Drive. Speeds have already been reduced and traffic (particularly heavy traffic) will increase along Ocean Drive and Houston Mitchell when the new Stingray Creek bridge at North Haven is opened.

The proposed housing development should be reduced and re configured along the lines of a golfing estate.

The course would not need the wholesale felling of trees as is often the case and would allow the mass planting of trees along fairways etc which would go some way to addressing the deplorable impact on koalas (a national icon) and other fauna in the Hastings that results from urban sprawl and it's attendant road and highway infra structure .

It would have a positive carbon impact.

It would have a positive impact on local tourism.

**Submission 5****Sebastian Tauni - Online Submission from John Morgan (support)**

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**From:** John Morgan <jemoz@bigpond.com>  
**To:** Sebastian Tauni <sebastian.tauni@planning.nsw.gov.au>  
**Date:** 27/09/2010 4:05 PM  
**Subject:** Online Submission from John Morgan (support)  
**CC:** <assessments@planning.nsw.gov.au>

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As a resident of Bonny Hills I would like to advise that I am in favour of this development application as I believe it is a well balanced proposal respecting the environment and well thought through.

Name: John Morgan

Address:  
6 Pacific Close  
BONNY HILLS NSW 2445

IP Address: cpe-139-168-142-238.ins4.clt.bigpond.net.au - 139.168.142.238

Submission for Job: #1422 07\_0001 Project Application  
[https://majorprojects.onhiive.com/index.pl?action=view\\_job&id=1422](https://majorprojects.onhiive.com/index.pl?action=view_job&id=1422)

Site: #675 Rainbow Beach Estate, Bonny Hills  
[https://majorprojects.onhiive.com/index.pl?action=view\\_site&id=675](https://majorprojects.onhiive.com/index.pl?action=view_site&id=675)

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**Sebastian Tauni**

P: 02 9228 6501  
E: [sebastian.tauni@planning.nsw.gov.au](mailto:sebastian.tauni@planning.nsw.gov.au)  
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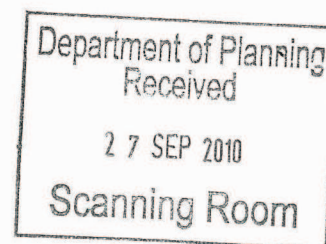
Penny Marshall  
29 Wandoo Place  
Bonny Hills  
NSW 2445

23 September 2010

Major Projects Assessment  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

Application name: **Rainbow Beach, Bonny Hills**  
Number: **MP\_060085/MP07\_0001**

Contact officer: Sebastian Tauni



Dear Sir,

It has always been a major concern that the entire Rainbow Beach development concept has been predicated on essentially digging an enormous hole in the ground in order to provide enough fill to raise the rest of the low lying land sufficiently for development to occur upon it with a yield to meet the developers' business needs.

Whilst I recognise the significant efforts made by the developers to create a plan that meets the community's future needs, I am unable to support the Concept Plan and Project Application by St Vincents Foundation Pty Ltd, under Part 3a of the EP&A Act unless the following deficiencies are properly addressed.

I particularly wish to raise my concerns in relation to the Open Space, Drainage and Wildlife Habitat Corridor. In my opinion this is in places too narrow to be an effective wildlife corridor, with insufficient buffer zones to protect wildlife from edge impacts of people, dogs and cats, and weeds. Cycleways and footpaths will need to be very sensitively located so as to avoid exacerbating these edge effects.

The proposed sporting fields are also likely to create edge impacts with particular danger that fertilisers and chemicals used to maintain playing surfaces may leach or drain into the adjacent regenerating natural vegetation area / habitat corridor. With the anticipated use of three large drainage culverts under Ocean Drive (immediately to the west of the sporting fields) as wildlife underpasses, this western section of the habitat corridor will be particularly sensitive to the likely edge effects. It will be most important to design effective protection mechanisms.

I note that the width of the wildlife corridor is compromised by the waterbodies as proposed, with obvious narrowings in the central area and most concerningly, a pinch point between the two main 'lakes' in the east which is likely to preclude movement of fauna such as squirrel gliders and other arboreals, and small terrestrials.



In view of Climate Change such an effective corridor is of paramount importance to support the retreat of flora and fauna from the coast to re-establish in higher latitudes. The corridor proposed has limited functionality in this regard due to the fact that it does not appear to provide a continuous naturally vegetated strip of sufficient width to be effective for this purpose.

It is critical that the restoration of the formerly existing bushland on the site (which historically supported species such as Wallum Froglets, Eastern Chestnut Mouse, and Planigales, as well as koalas) should be high quality and its regeneration maintained by Council after the developers responsibilities have ceased.

It is not clear how the part of the proposal that is designated "Eco-tourism" will be treated; it could range from a caravan park to an upmarket resort, but it remains unclear how the impact of this will avoid damaging what is now a sensitive coastal location abutting a SEPP 26 protected littoral rainforest. I have particular concerns in regard to beach access by vehicles and would like to see such access restricted physically to pedestrians only, and carefully designed to minimise impact on the littoral vegetation, which must be retained and enhanced as a buffer to the beach.

Thank you for this opportunity to comment.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'P Marshall', with a stylized flourish at the end.

Penny Marshall

## Bonny Hills Youth and Community Projects Group

INC 9891365

16 Bonny Ridge

Bonny Hills 2445

[jmackka@bigpond.com](mailto:jmackka@bigpond.com)

Ph: 02 65855037

### Major Projects Assessment

### Department of Planning

GPO Box 39, Sydney 2001

**RE : Application Name:** Rainbow Beach, Bonny Hills

**Application Number:** MP\_060085 / MP07\_0001

Dear Sir/Madam

The Bonny Hills Youth and Community Projects Group would like to express our major concern in relation to the above development, most particularly in respect to the Open Space / Drainage / Habitat Corridor, removal of native wetlands and no guarantee or discussion of any parallel infrastructure to accommodate the growth associated with this proposed development (e.g. Hospitals, emergency services including police, ambulance, SES, Fire Services, guarantee of schools, GP's, roads, fresh water, sewerage, sustainable employment, community health and aged care services just to mention a few

We hold the gravest concerns that the intended wildlife habitat corridor has been so compromised by the *inclusion of excessive 'wetlands' (effectively artificial lakes), playing fields, open space and urban parkland*, and the incursion of a school site, as to render it ineffective, leading to loss of biodiversity in the remaining coastal vegetation in Area 14 which currently remains as a major artery along the coastal strip and creating major wildlife arteries running adjacent to this corridor to the western fringes and hinterland. If this is removed there is great potential.

The area encompassed by the Structure Plan includes two areas of vegetation protected by formal planning instruments (SEPPs 14 and 26) as well as an area of native vegetation containing core koala habitat surrounding the Bonny Hills/Lake Cathie Sewerage Treatment Plant and extending southwards towards the village of Bonny Hills. This habitat also contains a variety of other flora and fauna including endangered species whose viability will be at risk unless functional habitat corridors are maintained. Planned developments in the immediate locality have highlighted the critical importance of protecting the remaining habitat corridors linking this coastal strip to more secure habitat in the west.

We are most concerned that the proposed wetland and other 'open space' areas leave virtually no place for an effective corridor of vegetation which would protect and support the variety of fauna essential to maintain biodiversity. Dr Phillips proposed a minimum corridor width of 150 metres with buffers in addition; and DEC in letters to Hastings Council at the time of preparation of the Master Plan held that 250metres was a necessary width to be effective. As can be seen from the Concept Plan, a narrow line of trees is all that is indicated along a 'drainage' line between the proposed new Catholic schools and Sports Fields. We submit that this is totally inadequate to serve its intended purpose as a habitat corridor.



We are also concerned that the excavation of the proposed wetland appears (land owner have stated approximately 400,000 cubic metres of earth) to be largely for the purpose of recovering a massive quantity of fill material for use in adjacent areas (in order to make unusable land usable) and strongly question how this can be compatible with restoring natural vegetation on previously cleared land. If the surface soil layer is buried in fill the natural seed resource within the ground will be lost, and the proposed 'landscaping' with appropriate native species will suffer from unnatural soil conditions. No fill should be placed in areas identified as wildlife habitat corridors, nor should any regrowth be removed. Drainage must be very carefully planned to enhance the existing and potential environmental values of the wildlife corridor. It is highly recommended by The Bonny Hills Youth and Community Projects Group that this excavation does not occur to create an artificial wetland and thus sacrificing and already natural wet land that has been severely compromised over the past two decades when this parcel of land was initially savagely cleared.

We challenge the assertion cited in a report by Mackay and Bray which concluded that the conservation values of the land were considered low with no recovery potential. In fact the majority of the corridor is modified EEC (Endangered Ecological Community), a substantial portion of which has good to very good potential to recover as evidenced by the abundance of young trees and high component of native wetland species. With good planning and management a most effective wildlife habitat corridor will re-establish itself. Within those areas considered by Mackay and Bray to have no endangered species we understand that subsequent studies have indeed found their presence, (e.g. Common Planigale, Eastern Chestnut Mouse, Little Bent-Wing Bat, Wallum Froglet, etc). Historically the land was known to support a healthy koala population. It is essential also to retain food species for the bats which play a vital role as pollinators of native vegetation and also assist with the control of mosquitoes.


Unless effective wildlife habitat corridors are part of this plan the small community of koalas currently known to live in Bonny Hills will become isolated, and succumb to illness caused by stress at loss of habitat. The Bonny Hills Community Koala Watch group has been recording koala sightings for over two years with records going to the NSW Wildlife Atlas. Our records support work done by Biolink (Dr Stephen Phillips) and Darkheart Eco Consultancy which suggests that the local koala population is severely threatened by development. We strongly urge you to ensure that the aims of SEPP 44 are upheld and that the Concept Plan for Rainbow Beach includes means to encourage the conservation and management of areas which provide habitat for koalas with a direction of establishing a permanent population over their present range and reverse the present trend of decline.

We also challenge the concept of Urban Growth Planning in relation to this proposed development. The Land Owners, Local, State and Federal Governments have not in any way acknowledged the planning and guarantee of parallel infrastructure development to accommodate the proposed growth associated with such a large development. Port Macquarie base Hospital at this current point in time cannot effectively manage the capacity of elective and non elective surgery and Emergency department presentations within the State and Federal benchmarks which is already showing signs of detriment to the current community. Emergency Services are at current capacity, Community Health Services are unable to meet State benchmarks especially in relation to Early Childhood Community Nursing Services, Generalist Community Nursing Services and Aged Care Services. Also the road infrastructure connecting this area to Port Macquarie requires excessive upgrades.

There are also concerns in relation to fresh water supply to accommodate this proposed growth. This area has previously been in severe drought with Level 1 water restriction being imposed on the current community and these restrictions still remain in place today. Sewerage is also a concern. Even though the current Sewerage Treatment Plant has had a major upgrade over the past two years there is still fecal contamination evident in Dutches Creek and the coastal area of the Pacific Ocean adjacent to the sewerage plant.

Overall the Bonny Hills Youth and Community Projects Group are not in agreement with this development how it is currently proposed especially in relation to its size and the removal of current wetlands to accommodate artificial wetlands which is to the benefit of the developer only. The community acknowledges that urban growth will occur but it should not be to the detriment of the people currently living in this area. With this in mind the Bonny Hills Youth and Community Projects Group request this development is rejected in the present proposed concept plan and reassessed to accommodate the issues relating to the environment and the detriment it could have on the current population.

Please contact me for further enquiries or information



1/10/2010

David Rogers  
Public Officer  
Bonny Hills Youth and Community Projects Group  
02 65855037  
0408477832



# Bonny Hills Progress Association INC.

PO Box 44  
Bonny Hills 2445  
bhpa@bonnyhills.org.au

ABN: 13 704 877 608

## **Submission: Part 3A Environmental Assessment Applications**

**Application Name: Rainbow Beach, Bonny Hills**

**Application Number: MP\_060085/MP07\_0001**

**Attention: Major Projects Assessment, Department of Planning, GPO Box 39, Sydney NSW 2001**

**Copy to: Administrator, Port Macquarie Hastings Council**

### **Introduction**

Bonny Hills Progress Association is a voluntary incorporated organisation whose committee is elected at an annual general meeting<sup>1</sup>. In a nutshell BHPA's charter is to safeguard the Vision that the Bonny Hills community has agreed for the village and surrounds – primarily upholding and enhancing the reasons why people come to live in such a locale.

Ensuring that a major development such as that proposed for Area 14 in the Port Macquarie Hastings Council region, (of which this development is a part), complies with the State and Local Government rules and regulations, that there are not likely to be unintended consequences impacting on the community, while capitalising on the opportunities presented, is core to the BHPA charter.

### **Approach**

The sheer volume of paperwork involved and the technical knowledge required to critique this Part 3A application in detail are such that BHPA will rely on PMHC's officers to ensure that the many compliance issues are in order.

Our submission focuses heavily on the likely unintended consequences of a large increase in population. It also draws on the comments and concerns enunciated by community members at a recent community forum convened in Bonny Hills by the developers to discuss the Part 3A application.

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<sup>1</sup> BHPA operates under the Model Rules for Incorporated Associations set up under the Associations Incorporation Act, 1984, which is under the auspices of the NSW Office of Fair Trading.

## Main points

Providing a statement of support (or otherwise) from the community for this large project - as requested for submissions - is not possible.

The absence of sufficient detail about what this development will actually look like and what can actually be realised given the developer's obvious reluctance and the Council's and State Government's reluctance and/or inability to pay for supporting infrastructure and services means that the community would be signing a blank cheque if it were to offer unqualified support.

When asked for more information at the community forum the developers were not able to provide convincing detail about:

- the actual urban layout of streets or specifics regarding the types of housing and housing densities and heights that would be built adjacent to the village and in the surrounding suburbs
- the design of the village and nature of businesses that it would contain
- the nature of the eco tourist development
- that schools would be built any time soon and if so by whom;
- that the sports fields would be developed any time soon
- adequacy of junctions with, and improvements required to the adjacent arterial road, Ocean Drive, for the expected increase in traffic loads

The devil will be in the detail and the detail is not being disclosed at this concept stage.

There are more questions than answers and so people are naturally suspicious and sceptical that the possible benefits to the local communities are sufficient to outweigh the many concerns they have about potential downsides. In short, housing for more people is being provided, (the standard of which is not known), and there is no confidence that the supporting infrastructure and services, which are already judged to be substandard for the existing population, will be adequately catered for.

So while there should be upsides, such as short term employment opportunities during the development phase, and longer term advantages that a greater critical mass might bring in the forms of demand for improved services, views about this potential are being swamped by unanswered concerns about the many likely downsides in the eyes of the community.

Specifics regarding the concerns of the community are set out as follows:

1. The parlous state of local and State government finances is of overriding concern as existing infrastructure and services are deemed to be inadequate for the current population let alone the projected doubling of population via Area 14. It is more than apparent that the developer will only provide what they are obliged to, and so the shortfall will be large across the range of infrastructure and services needed.
2. Ocean Drive, the arterial route going past the development is in an abysmal state already to handle the current volume and variety of traffic – on Council's reckoning equivalent in numbers of vehicle trips to that on the adjacent Pacific Highway. Additional traffic flow onto and along this road through the main streets of villages to the north and south is untenable without major upgrades and diversions. There is no apparent provision for this in the short section adjacent to the development let alone along the length of this Drive.
3. Housing or development that is not consistent with the existing heights and densities in adjacent villages will compromise the very reasons people come to live in this part of the world. Given the lack of detail regarding this issue there is concern that there is an agenda for considerable increases and the possibility of high rise and highly intensive housing developments in particular – both of which would cut across the community's vision for the future of this area.

4. Proposed sports ground – the developer indicated that this would only be taken as far as the site being filled by them and beyond that it would be Council's responsibility to put the appropriate facilities in place. There is no confidence that this would happen any time soon.
5. Proposed schools – there is no confidence that these will be built any time by soon, and certainly not with public funds. As indicated below the southern school site is totally inappropriate and the considerable amount of fill required for this is not part of the development.
6. The integrity of the proposed wildlife corridor to the south is severely compromised by narrow bottlenecks between artificial lakes and between these lakes and the southern edge of the proposed estate. This was pointed out to the developer in an earlier submission by BHPA but nothing has changed. If the southern school site does go ahead this will further compromise the corridor as it is effectively in swampland in the middle of the corridor.

The significance of this wildlife corridor cannot be over stated as it is one of only two left in Bonny Hills between the coastal dunes flora and the larger tracts of flora to the west given that previous development has made such significant inroads into the connecting floral reserves.

7. Acid sulphate soil exposure to drying out during the creation of the artificial lake – the sole purpose of which, from the developer's viewpoint, is to supply fill for the proposed development – is a potential concern. We trust the relevant authorities have this on their radar.
8. Eco tourist development – set in the middle of the fragile dune ecosystem between the villages of Bonny Hills and Lake Cathie, with access to the ocean envisaged: inappropriate development here with associated impacts of increased human traffic has the potential to do considerable damage. The problem is that there is no detail upon which to mount a reliable assessment of likely impacts.

We trust these views will assist in guiding your final decision and thank you for the opportunity to make a submission.

Yours sincerely

Roger Barlow  
President

Phil Hafey  
Secretary

**Sebastian Tauni - FW: Rianbow Beach, Bonny Hills**

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**From:** "J. Blank" <blankj40@gmail.com>  
**To:** <sebastian.tauni@planning.nsw.gov.au>  
**Date:** 4/10/2010 2:13 PM  
**Subject:** FW: Rianbow Beach, Bonny Hills  
**Attachments:** Payne Area 14 20101004.doc

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Dear Mr. Tauni,

Unfortunately your name in the email address has been spelled incorrectly in the leaflet.  
On the NSW.gov website I found the correct spelling.

Herewith my email again.

Yours sincerely,  
J. Blank

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**Van:** J. Blank [mailto:blankj40@gmail.com]  
**Verzonden:** Sunday, 3 October 2010 5:08 PM  
**Aan:** 'sebastin.tauni@planning.nsw.gov.au'  
**Onderwerp:** Rianbow Beach, Bonny Hills

Dear Mr. Tauni,

Herewith I forward to you my letter to the PMHC administrator Mr. Payne.

I hope you will be able to address the issues mentioned in this letter.

Yours sincerely,

J. Blank



Port Macquarie Hastings Council  
Mr. G. Payne, administrator  
PO Box 84  
Port Macquarie  
NSW 2444

Bonny Hills, 1 October 2010

Re : Rainbow Beach, Bonny Hills; MP\_060085 / MP07\_0001

Dear Mr. Payne,

At the meeting on September 19<sup>th</sup> a number of residents of Bonny Hills and Lake Cathie have been informed by St Vincents Foundation Pty Ltd regarding the Rainbow Beach Project application. The presentation has been very instructive and attendants left with a good idea on what is in store for Area 14, East of Ocean Drive. The available documents show that the owners have done their homework.

And although the Progress Associations of both Bonny Hills and Lake Cathie have conditionally given their "thumbs up" (Camden Haven Courier 22 Sept. 2010) however I would still like to bring two subjects to your attention:

1. corridor

The Rainbow Beach plan mentions the "Open space, drainage & wildlife habitat corridor". The word corridor however is very misleading. Residents may get the impression that with this corridor the development takes care of our wildlife, esp. kangaroo's and koala's, that migrates from one place to the other. This "corridor" is blocked on one side by the Ocean Drive and on the other by the ocean.

It would therefore be appreciated that the word "corridor" be replaced by e.g. park.

2. financial aspects

The development plan omits any financial data, as far as I can see. Although some 900 to 1100 dwellings are foreseen the question remains who will benefit and who is to pay the bill. Some 1000 families of two to four members mean that the area will house 2000 to 4000 residents. These families will bring revenues to PMHC of 1 to 1.5 million dollars yearly.

Nevertheless the preparative activities such as sewerage, water supply and roads (upgrading and roundabouts) are partly already in the PMHC plan which means that the current residents pay for part of this development. This looks like the management of an enterprise wanting to expend their products and/or services while lowering the salaries of their personnel in order to finance their plan.

It would therefore seem fair to have the new "inhabitants" of the area under development pay for these activities.

I hope that my remarks may contribute to a clear understanding and management of the mentioned development. A copy of this letter I emailed to the Department's contact officer.

Yours sincerely,

J. Blank

16 Jolly Nose Drive  
Bonny Hills  
NSW 2445

tel. 6585 4930  
email [blankj@tpg.com.au](mailto:blankj@tpg.com.au)

AJT/CW 20074898  
14898.324.doc

KING + CAMPBELL

1 October 2010

The Director General  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir

RE: RAINBOW BEACH ESTATE BONNY HILLS CONCEPT PLAN  
APPLICATION NO 06\_0085 AND PROJECT APPLICATION NO 07\_0001  
OCEAN DRIVE BONNY HILLS

This submission has been prepared on behalf of Milland Pty Ltd and Seawide Pty Ltd being the registered proprietors of Lot 1 DP 374315 and Lot 4 DP 615261 Ocean Drive Lake Cathie and located immediately north of the subject property.

The properties owned by Milland Pty Ltd and Seawide Pty Ltd are also the subject of a current Major Project Application with the Department of Planning being MP07\_0010. A draft Environmental Assessment in relation to the Milland Pty Ltd and Seawide Pty Ltd (the Landowners) properties has recently been lodged with the Department of Planning for a Formal Test of Adequacy.

The purpose of this submission is to support the subject Concept Plan Application and Project Application as submitted by confirming the following details:

- Both applications are generally consistent with the Lake Cathie-Bonny Hills Urban Design Master Plan adopted by Port Macquarie Hastings Council in 2004;
- There was significant community and landowner consultation during the preparation of the Urban Design Master Plan (UDMP). Landowner consultation with Port Macquarie Hastings Council has continued on a regular basis involving St Vincent's Foundation (SVF), the Landowners and other landowners on the northern side of Ocean Drive contained within the Master Plan area. The ongoing consultation has primarily had the purpose of ensuring that the future development of the land within the Lake Cathie-Bonny Hills UDMP was carried out in an orderly and coordinated manner;
- There has been significant consultation between SVF and the Landowners in the preparation of their respective Part 3A Major Project Applications. The land uses proposed in the subject Concept Plan Application lodged by SVF are generally consistent with the proposed land uses on the adjoining properties owned by Milland Pty Ltd and Seawide Pty Ltd and the subject of MP 07\_0010;

urban design  
civil engineering  
architecture  
town planning  
landscape architecture  
surveying

#### directors

**Paul Rowlandson**  
B Surv (Hons), MIS Aust

**Anthony Thorne**  
B Surv, MIS Aust  
Grad Dip Planning (UTS)

**David Tooby**  
B L Arch, AAILA  
Registered Landscape Architect

**Scott Marchant**  
B Surv (Hons)

**Craig Teasdell**  
B Arch, BA Arch, RAlA  
NSW Architects Registration Board No 6952

#### consultant

**Andrew Campbell**  
M Surv Sci, B Surv  
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- The consultation between SVF and the Landowners has resulted in the preparation of draft Memorandum of Understanding (MOU) confirming the intention of all parties involved to cooperate in the future development of their respective properties and the orderly coordination of the delivery of services (road access, water supply, sewerage services, stormwater drainage, localised flooding). The draft MOU has been attached to the EA prepared for Concept Plan 07\_0010 currently undergoing a Formal Test of Adequacy in the Department of Planning;
- The subject Concept Plan 06\_0085 also ensures the delivery of other land uses and infrastructure essential to the establishment of the new urban area as envisaged within the Lake Cathie-Bonny Hills UDMP. The existing communities in Bonny Hills to the south and Lake Cathie to the north will also benefit from some of the infrastructure and land uses proposed to be provided;

The services and infrastructure include but are not necessarily limited to:

- The designation of sites for future schools to serve the Lake Cathie-Bonny Hills area;
- The designation of the site for the village centre;
- The establishment of the open space drainage and wildlife habitat corridor essentially providing a link between the hinterland to the west of Ocean Drive and the coastal foreshore;
- The district playing fields which are an essential item of infrastructure required not only for the Lake Cathie-Bonny Hills area but the Port Macquarie Hastings LGA in general;
- The four intersection points nominated on Ocean Drive are consistent with the recommendations of the Roadnet Area 14 Traffic Impact Assessment. Of particular interest is the Intersection Point 3 which will also provide access to the Milland Pty Ltd and Seawide Pty Ltd properties. The MOU referred to above deals specifically with the cooperation of SVF and the Landowners with respect to orderly delivery of access to the Intersection Point that has been nominated by Port Macquarie Hastings Council;
- The conceptual layout shown on the Milland Pty Ltd and Seawide Pty Ltd properties as outlined on the attached Exhibit 05A of Concept Plan 07\_0010 shows the compatibility between the proposed access from Ocean Drive and road linkages between the subject SVF property and the adjoining properties owned by Milland Pty Ltd and Seawide Pty Ltd;

- There has been significant investment in infrastructure by Port Macquarie Hastings Council with respect to the upgrade of the Lake Cathie-Bonny Hills Sewerage Treatment Plant and major water supply infrastructure within Ocean Drive. This infrastructure has been specifically constructed to facilitate the orderly development of the proposed residential areas within the UDMP which includes the SVF property and the adjoining Milland Pty Ltd and Seawide Pty Ltd properties as well as properties on the northern side of Ocean Drive.

The equitable sharing of the cost of that infrastructure between the existing community and future residents relies on the approval of appropriately designed residential areas within the footprint of the Lake Cathie-Bonny Hills UDMP such as the subject application.

In summary the Concept Plan Application 06\_0085 and Project Application 07\_0001 contain components of future land use that are essential to the delivery of the new urban area contained within the Lake Cathie-Bonny Hills UDMP. The planning of the SVF property and other surrounding properties in the urban investigation area has been ongoing since 2001 and is essential to the ongoing supply of housing in the Lake Cathie-Bonny Hills location which is a nominated growth area of Port Macquarie Hastings Local Government Area.

It is essential that desirable coastal locations such as the subject property are made available for delivering new suitably designed urban areas underpinned by significant available infrastructure. The Landowners support the SVF Concept Plan Application and Project Application on the basis that it will result in the delivery of suitable coastal residential areas and other community facilities essential to the broader community that will otherwise be unavailable.

Should you have any queries regarding the above matter please do not hesitate to contact the writer.

Yours sincerely  
King & Campbell Pty Ltd



Anthony J Thorne

cc clients

encl Exhibit 05A



K-C REF: L:\14898\_MILLAND\_SEAWIDE\_Planning\4898P\_Exhibits.dwg - A3(L) - Ex 5A, 26-Jul-2010, redmondw

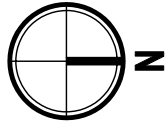


LEGEND

- EXTENT OF CONCEPT PLAN APPLICATION
- EXISTING CADASTRAL BOUNDARIES
- SEPP 26 BOUNDARY (AS GAZETTED)
- - - EXCLUSION FENCE AND HEDGE
- 2m NOISE WALL ON PROPERTY BOUNDARY
- PROPOSED CYCLEWAY/PATHWAY
- HILLTOP VILLAGE (3 - 4 STOREYS OR 14.5m)
- MEDIUM DENSITY (2 - 3 STOREYS OR 11.5m)
- RESIDENTIAL (8.5m)
- OPEN SPACE
- VILLAGE SQUARE
- PUBLIC OPEN SPACE INCLUDING CYCLEWAY/PATHWAY AND OTHER LANDSCAPED AREAS
- BIOFILTRATION AND BIORETENTION BASIN
- REVEGETATION AREA
- EXISTING VEGETATION TO BE RETAINED
- DETENTION BASIN WITH BIOFILTRATION
- CARPARK AREAS
- ROAD PAVEMENT

CAUTION

This plan has been prepared for the purpose of a concept plan application. the information shown herein is only reliable for the above purpose. It should not therefore be used for any other purpose without verification.



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REV.	DATE	DESCRIPTION
A	19.03.2010	ISSUED FOR INFORMATION
B	22.03.2010	REVISED BIOFILTRATION AREA
C	10.05.2010	ISSUED FOR EA
D	28.06.2010	ISSUED FOR EA
E	06.07.2010	ISSUED FOR EA
F	19.07.2010	ISSUED FOR EA

DATUM: AHD      SCALE: 1:4000 @ A3

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PROJECT NO:	4898	DRAWING TITLE:	EXHIBIT 05A: SUBDIVISION CONCEPT PLAN		
DA NO:		PROJECT:	LOT 1 DP 374315 & LOT 4 DP615261 OCEAN DRIVE, PORT MACQUARIE		
DESIGNED BY:	DAT	CLIENT:	MILLAND PTY LTD & SEAWIDE PTY LTD		
DRAWN BY:	DV	DRAWING NO:	4898P_Exhibits.dwg	SHEET:	1
CHECKED BY:	KM	REVISION:			F
DATE CREATED:	FEB 2010				





Don Williams  
70 Kenwood Drive  
Lake Cathie NSW 2445

28 September 2010

Major Projects Assessment  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Department of Planning  
Received  
5 OCT 2010  
Scanning Room

Dear Sir,

**RE: RAINBOW BEACH, BONNY HILLS. MP06\_0085 / MP07\_0001**

I refer to the Part 3A Concept Plan and Project Applications currently on exhibition for Rainbow Beach, Bonny Hills.

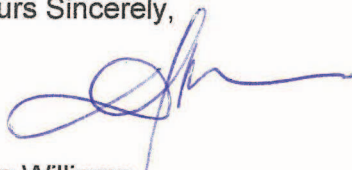
I support the proposal because the owners appear to have put together a well thought out project looking at the long terms needs of the developing area.

The existing communities have grown at a rapid rate and this development will add badly needed infrastructure (school sites, sporting fields) to the area.

Environmental needs look to be well catered for with particular emphasis placed on wildlife corridors and habitat protection.

Thank you for the opportunity to make a submission.

Yours Sincerely,



Don Williams