

Bonny Hills Community in collaboration with



PORT MACQUARIE-HASTINGS
COUNCIL

Bonny Hills



C O M M U N I T Y
P L A N

AUGUST 2019

ACKNOWLEDGMENT OF COUNTRY

The Bonny Hills Community-Council Action Team acknowledges the Birpai people as the traditional custodians of the land now known as Bonny Hills. We pay our respects to Elders both past and present and extend that respect to all other Aboriginal and Torres Strait Islander people.



FROM THE MAYOR, PETA PINSON

I am delighted to present the Bonny Hills Community Plan, which sets out the vision, goals and priorities for improving the quality of life for the residents of Bonny Hills for the next five to ten years. This Community Plan recognises that the natural environment of the Bonny Hills area is a great asset that is key to the character and aesthetic of the village, attracts visitors and inspires the community to be the best it can be.

FROM THE BONNY HILLS COMMUNITY REPRESENTATIVES OF THE COMMUNITY-COUNCIL ACTION TEAM

The Bonny Hills Community has appreciated the opportunity to be the first involved in Council's Community Planning initiative. This process enabled us to discuss, identify and take ownership of the specific aspects which are important to the residents of our village.

Foremost in the mind of the community is the need to maintain and enhance the natural and built environment along with the strong community spirit that prevails here. Important considerations when determining priorities for the future of Bonny Hills were our community's demographic, as well as the various groups and local businesses which contribute to its social interaction, wellbeing and economy.

OUR VISION 4

COMMUNITY PLANNING FOR BONNY HILLS 6

INTRODUCING BONNY HILLS 8

COMMUNITY PROFILE 10

ZONING 12

AMENITIES 14

COMMUNITY VIEWS 16

GOALS AND ACTION PLAN..... 18

FUTURE FOCUS..... 20

GOAL 1: MAINTAIN AND ENHANCE VILLAGE CHARACTER..... 22

GOAL 2: MAINTAIN THE NATURAL ENVIRONMENT 24

GOAL 3: ENSURE SAFE ACCESS AND MOVEMENT OF PEOPLE AROUND AND THROUGH THE COMMUNITY..... 26

GOAL 4: MANAGE FUTURE GROWTH TO ENSURE THAT THE INCLUSIVE NATURE OF THE COMMUNITY IS NOT LOST 28

APPENDIX A: COUNCIL'S STRATEGIES, POLICIES AND PROJECTS..... 30

OUR VISION

The Vision for Bonny Hills was constructed by the community in 2004, and was reconfirmed at the community meetings in 2017-2018 but with an increased emphasis on managing future growth.

CONSERVE OUR SURROUNDING
NATURAL ENVIRONMENT AND
WILDLIFE; MAINTAIN OUR VILLAGE
CHARACTER; PROMOTE SAFE
ROADS; ENSURE CLEAN WATER;
AND SUSTAIN OUR COMMUNITY'S
QUALITY OF LIFESTYLE BY
ENSURING WELL-PLANNED AND
ENVIRONMENTALLY SENSITIVE
DEVELOPMENT



COMMUNITY PLANNING FOR BONNY HILLS

A Community Plan is developed through a partnership between Council and the Community producing a five to ten year plan for future actions and investments.

Ongoing community planning is seen as the key to developing a strong partnership between Council and the community to:

- Understand what our communities value;
- Understand the issues and priorities for each community;
- Better incorporate these priorities into Council’s planning framework;
- Work together to deliver the identified priorities.

The Bonny Hills Community Plan evolved from:

- Three Council-coordinated workshops, attended by a total of over 100 community members, to identify and prioritise values, issues and opportunities;
- Interim meetings between Bonny Hills Progress Association executive members and Council officers to advance the process;
- A Family Day at Rainbow Beach Reserve to seek wider views, sponsored by Council;
- An on-line survey on Council’s website;
- Production of a DRAFT Community Plan for endorsement by Councillors in September 2018;
- Formation of a Bonny Hills Community-Council Action Team (CCAT) in December 2018;
- Bonny Hills CCAT monthly meetings to further develop the Community Plan.

This Plan is a community-led blueprint which highlights what is special or unique about the area and reflects the aspirations, strengths and the vision that the community has for its future. It identifies key priorities and actions to achieve the community’s vision - the responsibility for which will be shared between the community and Council.

The CCAT consisted of a number of Council staff and volunteers representing a wide cross-section of the Bonny Hills community such as business owners, education providers, Wauchope-Bonny Hills Surf Life Saving Club, Hall Committee members, Bonny Hills Progress Association and the broader community.

With thanks to: Ann Drury, Brian Barker, Jock Garven, John Drinan, Kathy Regan, Natalie Southwell, Nigel Swift, Paul Thompson, Peter Smith, Roger Barlow, Stephen Roberts and Tony Robinson.





INTRODUCING BONNY HILLS

Bonny Hills is a coastal village of approximately 3000 people, 25 km south of Port Macquarie. Located on Birpai land, it was originally timbered with heath-covered hills rolling down to the ocean, but was opened up for farming and cattle in the early 20th Century. Eventually it became a seaside get-away for residents of Wauchope.

Now Bonny Hills residents are an urban mix of young families, business people, retirees and holiday makers. Distinguishing features are a seaside village atmosphere; substantial areas of native flora and open space; businesses dispersed throughout; and a strong community spirit with many active community organisations including a significant surfing fraternity.

The beautiful natural environment and the village atmosphere are the overwhelming reasons why Bonny Hills people love their place. Within these, the beach and a caring, collaborative community stand out as elements to be preserved at all costs. Undoubtedly, these are also the main features that draw many holidaymakers here.

The community is very active. Many businesses meeting diverse needs are distributed throughout the village, some obvious, while examples of others are found in the pages of regular editions of the Bonny Hills Community Newsletter. Prominent among the many community organisations are

the Wauchope-Bonny Hills Surf Life Saving Club, Country Womens’ Association, Rural Fire Service, Landcare, Physical Culture, Tennis Club and Bonny Hills Progress Association, which sit alongside many smaller special interest groups.

Statistics for Bonny Hills taken from the 2016 Census are presented on page 11 (Australian Bureau of Statistics website). Of note, many younger residents leave following high school, presumably to pursue education and job opportunities, and countering this, the village appears to be favoured as a retirement destination. The population of Bonny Hills and Lake Cathie is projected to grow by approximately 44.2% by 2036, with 55% of growth likely to be in young families (Source: Population Forecast by .id consulting pty ltd).

Residents were spread over 1,353 total dwellings, 92% of which were separate houses. Half of all private dwellings were owned outright with 10% unoccupied - presumably holiday residences. Close to two thirds (64%) of occupied dwellings had two or more vehicles, which is in line with the high dependency on cars for transport. There was a balanced mix of professions, the main employment groupings being: managers, professionals, community & personal service, trade workers and clerical & administration.



COMMUNITY PROFILE

PLACE

CONNECTION



Home to the Birpai
people for over
40,000
years

LOCATION



25km south drive south of Port Macquarie
235km North of Newcastle
376km North of Sydney

CLIMATE

Best climate in
Australia according to
CSIRO



ENVIRONMENT

Beaches



Bushland



PEOPLE

POPULATION

2,971
people live in Bonny Hills



FAMILIES

871

404
families with
no children

1.9
children
per family

HOUSEHOLDS

1,353
Number of dwellings

2.5
people per household

\$1,264
median weekly household income

\$375
Median weekly rent

1.9
motor vehicles per dwelling



DEMOGRAPHICS

25%
are aged 1-19

14%
between the ages of 20-39

30%
are aged 40-59

31%
are aged over 60

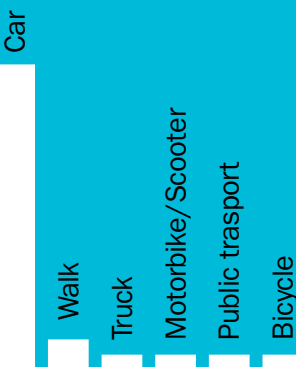


ABORIGINAL

2%
Aboriginal and
Torres Strait Islanders



TRANSPORT

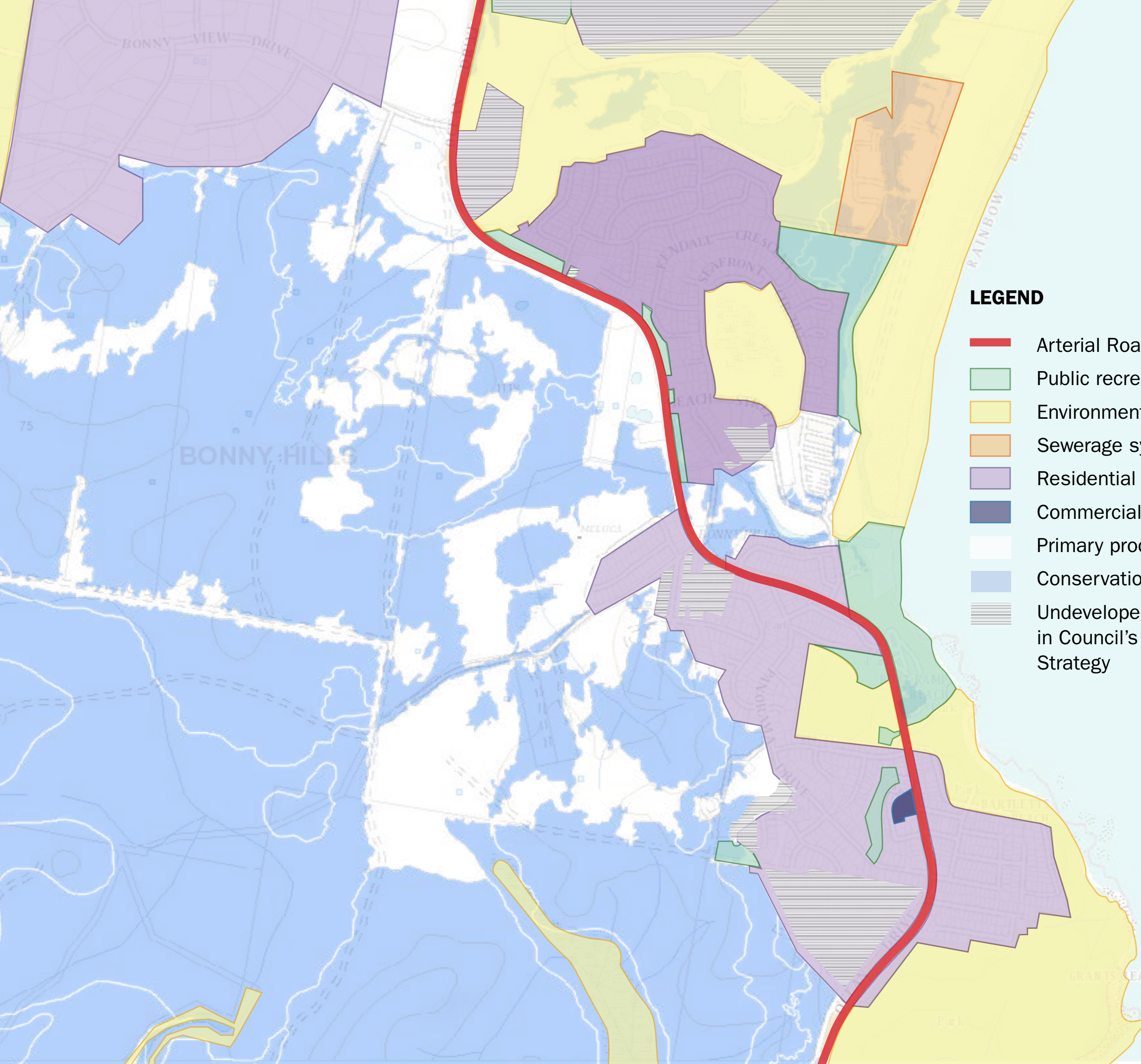


UNEMPLOYED

5.0%
of the population

Information used has been sourced from
• 2016 Census of Population and Housing: Australian Bureau of Statistics



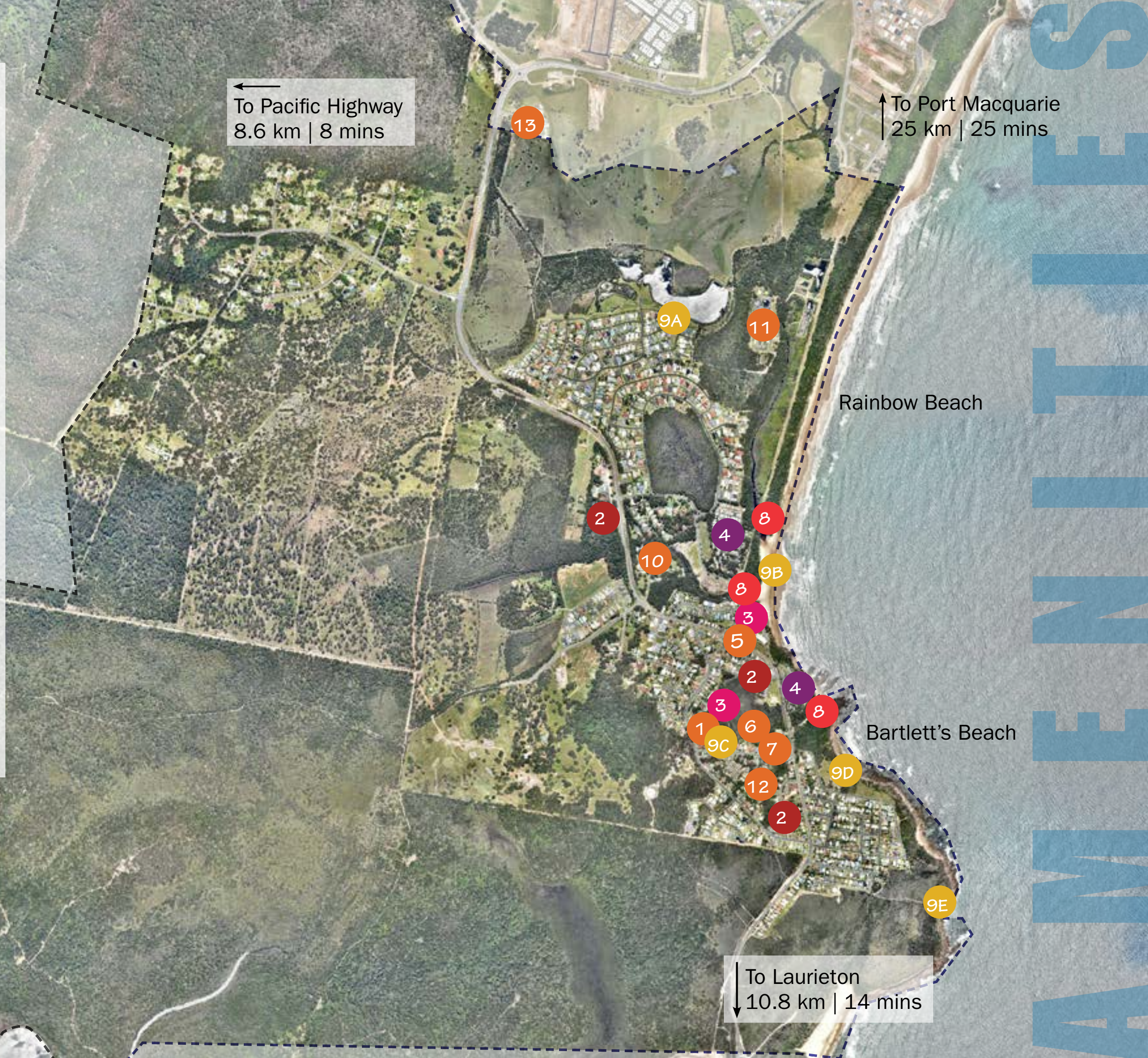


LEGEND

- Arterial Road (Ocean Drive)
- Public recreation spaces
- Environmental conservation & management
- Sewerage system
- Residential
- Commercial Centre
- Primary production
- Conservation Action Priority Area
- Undeveloped urban growth area as identified in Council's Urban Growth Management Strategy



- 1 Community Hall
- 2 Main business areas
- 3 Playgrounds
- 4 Holiday Parks
- 5 Wauchope-Bonny Hills Surf Life Saving Club
- 6 Skate park and netball court
- 7 Tennis Club
- 8 Creeks
- Reserves**
- 9A Lake Reserve
- 9B Rainbow Beach Reserve
- 9C Hall Reserve
- 9D Bartlett's Beach Reserve
- 9E Grants Head Reserve
- 10 Conference Centre
- 11 Waste Water Treatment Plant
- 12 Rural Fire Service
- 13 Planned sporting fields



COMMUNITY VIEWS

Answers to questions asked of community participants in the various forums revealed the following:

The Bonny Hills community supports sound planning that allows for growth while respecting and preserving the things they value, especially the natural environment and its village character.

There is no appetite for intrusive industrial development or high-rise housing but, instead, a concern to address existing issues that impinge on the safety and quality of life.

Of longer-term importance are the things that enhance the sense and experience of community, and the need for a deliberate focus on the needs of the young.

Bonny Hills residents also highlighted the need for improved footpath and cycleway connections as well as continued progress on upgrading Ocean Drive to ensure functionality and public safety. Maintaining water quality and ensuring water security into the future are also key as the population grows. The community also highlighted their desire to maintain a tree canopy on development sites so as not to intrude on the natural environment that is so prized by residents. Sympathetic redesign of the northern and southern entries to Bonny Hills is also needed to better reflect the village identity.

The following Action Plan addresses these issues.



GOALS AND ACTION PLAN

The vision for Bonny Hills indicates that residents enjoy their stunning natural environment and wildlife in a close-knit community that celebrates its seaside village character and remains well connected to surrounding towns.

The goals encompassed in this vision are:

- Maintain and enhance the village character of Bonny Hills;
- Maintain the natural environment;
- Ensure safe access and movement of people around and through the community;
- Manage future growth to ensure that the inclusive nature of the community is not lost.



The following Action Plan summarises the priorities identified for implementation over the five to ten year period 2019/20 to 2023/24. These actions were derived from community requests and subsequent considerations by the CCAT.



Improved
connectivity
with Lake Cathie
& North Haven

Well-planned
environmentally
-sensitive
development

Enhanced
beachscape
character with
native tree
plantings

Enhanced
village
identity and
character

Monitor local
water quality
around creeks
and ocean

Enhanced
northern and
southern
entrances

Preservation
of **natural**
environment

Pedestrian
and **cyclist**
safety and
amenity

Updated
Master Plan
for key open
spaces



MAINTAIN AND ENHANCE VILLAGE CHARACTER

OBJECTIVE 1.1: TO REVIEW AND UPDATE 2012 RESERVES MASTER PLAN, INCLUDING ALL RESERVES AND LINKAGES BETWEEN THEM

ACTION 1:

Identify methods, resources and deliver an updated Master Plan with final recommendations following community consultation (Target May 2020)

ACTION 2:

Execute recommendations from the Master Plan according to the timetable, including annual review of progress over an agreed timetable

OBJECTIVE 1.2: TO IDENTIFY AND UNDERTAKE ADDITIONAL WORKS TO ENHANCE THE VILLAGE CHARACTER OF BONNY HILLS

ACTION 1:

Specify the deficiencies in the Gateway entrances to Bonny Hills including gravel stockpiles, and explore possible solutions for discussion with Council and inclusion of remedial actions in 2020/21 and subsequent Operational Plans (Target February 2020)

ACTION 2:

Upgrade the viewing area around Grants Head Reservoir off Skyline Place

ACTION 3:

Install a mural on the Rainbow Beach Reserve amenities block as part of an initiative to promote better artwork and minimise graffiti tagging by October 2019

ACTION 4:

Identify initiatives that will maintain and enhance the integrity of the beaches in Bonny Hills in the face of the increasing pressures from nature and man (Target June 2020)



MAINTAIN THE NATURAL ENVIRONMENT

OBJECTIVE 2.1: TO UNDERTAKE ENVIRONMENTAL ASSESSMENTS OF THE AREA WEST OF OCEAN DRIVE, AND THE NATURE RESERVES AROUND BONNY HILLS, AND SALTWATER CREEK AND DUCHESS CREEK RIPERIAN ZONES TO DETERMINE OWNERSHIP, BIODIVERSITY STATUS, NEEDS FOR CONSERVATION AND REMEDIATION AND THE INTEGRITY OF WILDLIFE CORRIDORS

ACTION 1:

Utilise existing biodiversity maps [basis of Council's Biodiversity Strategy] and local expertise and knowledge as a 'first pass' assessment of the status of Bonny Hills' native flora and fauna resources (Target March 2020)

ACTION 2:

Make recommendations about areas warranting conservation or remediation and the likely resources required to execute proposed actions (Target March 2020)

ACTION 3:

Examine the current hazard reduction burning regime for bushland around Bonny Hills with the aims of determining its adequacy for safety purposes and its appropriateness for maintaining flora and fauna (Target June 2020)



ENSURE SAFE ACCESS AND MOVEMENT OF PEOPLE AROUND AND THROUGH THE COMMUNITY

OBJECTIVE 3.1: TO ENSURE SAFE PEDESTRIAN AND CYCLE LINKS THROUGHOUT BONNY HILLS AND TO NEIGHBOURING COMMUNITIES

ACTION 1:

Conduct a preliminary audit of pathways within Bonny Hills and identify priorities for consideration in Council's 2020/21 Operational Plan

ACTION 2:

Revisit and refine the preliminary audit of internal pathways (both walking and cycling), including adequacy of lighting and signage accessibility, and identify the order of priorities for consideration in subsequent Operational Plans (Target November 2019)

ACTION 3:

Repair pathway and install signage on the Bonny Hills to North Haven walking track (Target June 2020)

ACTION 4:

Investigate the opportunity to construct a new walkway and cycleway connecting the communities Lake Cathie, Bonny Hills and North Haven

OBJECTIVE 3.2: TO ENSURE SAFE ROADWAYS THROUGHOUT BONNY HILLS FOR PEOPLE AND WILDLIFE (NOTE THAT OCEAN DRIVE ELEMENTS SHOULD BE CONSIDERED AS PART OF THE OCEAN DRIVE CORRIDOR PLAN MR600/MR538)

ACTION 1:

Continue to develop the Ocean Drive Corridor Plan (Project MR 600/MR 538: Providing an Ocean Drive Upgrade Design)

ACTION 2:

Sequence the priorities identified in Action 1 for inclusion in subsequent Operational Plans

ACTION 3:

Identify solutions to traffic and parking issues in Jungarra Cr relating to patronage of the medical centre (Target November 2019)

ACTION 4:

Identify and prioritise secondary road issues in Bonny Hills for presentation to Council (Target June 2020)

ACTION 5:

Settle the issue raised by community members of a Bonny Hills bypass by requesting information on the assessed need/feasibility/cost and from this the likelihood and estimated time frame for implementation (Target June 2021)



**MANAGE FUTURE
GROWTH TO
ENSURE THAT THE
INCLUSIVE NATURE OF
THE COMMUNITY IS
NOT LOST**

**OBJECTIVE 4.1: TO ENSURE FUTURE GROWTH IS ALIGNED WITH THE
NATURAL AND BUILT ENVIRONMENTS**

ACTION 1:

Examine Council's Urban Growth Management Strategy and other relevant documents to identify possible issues regarding Council's plans for future growth in and around Bonny Hills (Target December 2020)

ACTION 2:

Light industry location and management - request immediate participation by CCAT in Council's current planning for this facility

ACTION 3:

Options for future use of the quarry site beyond its current life to be explored [following confirmation of expected lifespan] (Target March 2021)

ACTION 4:

Assess the adequacy of meeting and performance room facilities in and around Bonny Hills and the options to remedy deficiencies with recommendations identified (Target May 2020)

ACTION 5:

Council to investigate modes of communication that better inform the community about issues of importance to them including existing practice, rules, regulations, progress of actions and what lies outside of Council control (Target June 2020)

ACTION 6:

Determine the extent of NBN and mobile blackspots around Bonny Hills and if necessary, advocate for remedial action (Target November 2019)

ACTION 7:

Identify opportunities to reduce Bonny Hills carbon footprint by leveraging Council, State and Community initiatives, initially by 31 March 2020 and ongoing thereafter

**Actions 4-7 are strategic issues identified by CCAT subsequent to initial planning.*

All actions and ideas captured to date are available on Council's Have Your Say webpage haveyoursay.pmhc.nsw.gov.au/bonnyhills



APPENDIX A: COUNCIL'S STRATEGIES, POLICIES AND PROJECTS

ENGAGEMENT & PLANNING CYCLE



A number of Council’s strategic and planning documents are intrinsically linked to the development of Community Planning in the region. Some of these key documents are shown below.

PORT MACQUARIE-HASTINGS COUNCIL DOCUMENTS

Natural & Built Environment	Community Life	Leadership & Governance	Business & Industry
<ul style="list-style-type: none"> • Pedestrian Access and Mobility Management Plan (2015 & 2017) • Integrated Water Cycle Management (IWCM) Strategy (2020)² • Urban Growth Management Strategy (2017 - 2036) • Recreation Action Plan (2017 - 2025) • Local Environmental Plan (2011) • Biodiversity Strategy (2017-2030) • Development Control Plan (2013) • Draft Coastal Koala Plan of Management (2018) • Koala Recovery Strategy (2018) • Bike Plan (2015) 	<ul style="list-style-type: none"> • Cultural Plan (2018 - 2021) • Art in Public Places Policy (2002)¹ • Community Inclusion Action Plan (2019 - 2021)² • Disability Inclusion Action Plan (2017 - 2021) 	<ul style="list-style-type: none"> • Community Engagement Policy and Strategy¹ • Commercial Business Units Plans • Local Strategic Planning Statement (2020-2027)² 	<ul style="list-style-type: none"> • Economic Development Strategy (2017-2021) • Greater Port Macquarie Destination Management Plan

1 - Updated Plan under development
2 - Under development

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