

Special points of interest:

- Bush regeneration within the Open Space Corridor is progressing well.
- The existing water bodies within the Open Space Corridor are being cleared of non-native vegetation.
- Additional landscaping measures are being maintained by the landowner within earlier release areas.
- Part 3A application to the NSW Department .

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Area 14: Rainbow Beach

In 2004, Port Macquarie-Hastings Council adopted the Master Plan for the framework of a new urban area accommodating 9,900 people in the Rainbow Beach area, south of Port Macquarie in the Lake Cathie/Bonny Hills localities.

The Rainbow Beach development comprises the major landholding in the precinct known as Area 14. Area 14 is one of two urban investigations areas identified in Port Macquarie-Hastings Council's Hastings Urban Growth Strategy.

The Master Plan study area encompasses the existing urban areas of Lake Cathie and Bonny Hills as well as relatively constraint free land around the villages, which is expected to have potential for urban development. The primary focus of the Master Plan is on the area between the villages of Lake Cathie and Bonny Hills, where the majority of this development is expected to take place.

Recent estimates suggest that the Hastings population will reach approximately 100,000 by 2026. The Master Plan anticipates a final population of almost 10,000 in the Lake Cathie and Bonny Hills area, including areas identified for future urban development within Area 14.

The Master Plan provides an overall framework for development in Area 14 and for the sustainable management of the local environment within which the development is proposed to take place. Council is currently working on the preparation of a draft Development Control Plan and Local Environmental Plans to provide more detailed policy for development and to implement the master Plan.

Further information may be obtained by visiting Port Macquarie Hastings Council website www.hastings.nsw.gov.au and clicking on the Planning & Development link.





Collecting native macrophyte seeds for propagation.

“The application will be submitted in two parts.”



On site propagation of native seeds collected from site.

Part 3A Environmental Assessment Application

The landholder has submitted an initial Part 3A Environmental Assessment Application to the NSW Department of Planning. The supporting documentation for such an application is well underway with the compilation of the various consultant studies required with such a diverse development. Reports compiled or in progress include;

- Flora and Fauna Report—Darkheart Pty Ltd
- Aquatic Flora & Fauna Survey—The Ecology Lab Pty Ltd
- Contamination Report—Environmental Resources Management (ERM) Australia
- Aboriginal Cultural Heritage Assessment—Jacqueline Collins
- Bushfire Assessment & Management Plan— ABPP
- Vegetation Management Plan—Cardno Pty Ltd
- Open Space Management Strategy— Cardno Pty Ltd
- Water Engineering & Environment Report—Cardno Pty Ltd
- Construction Environment Management Plan—Cardno Pty Ltd
- Earthworks—Luke & Company Pty Ltd
- Geotechnical—Luke & Company Pty Ltd
- Infrastructure—Luke & Company Pty Ltd
- Traffic & Access—Luke & Company Pty Ltd

The myriad of consultant reports, when complete, will then be drawn together to form the basis of the Part 3A Environmental Assessment Report to the NSW Department of Planning. The environmental assessment report will be submitted in two parts.

The first application (“Concept Plan”) seeks consent for:

- The delineation of the limits of the residential subdivision;
- The location of the three intersections with Ocean Drive;
- The delineation of the future school sites;
- The delineation of the Greater Lake Cathie/Bonny Hills Village Centre;
- The delineation of the eco-tourist development site;
- The delineation of the Open Space, Drainage and Wildlife Habitat Corridor.

The second application (“Project Application”) seeks consent for the following elements:

- Open Space, Drainage and Wildlife Habitat Corridors;
- Earthworks required for Constructed Wetlands and to create filled reclaimed areas;
- Storm Water Treatment and Management;
- District Sporting Fields.

Consent for the Project Application and the completion of the associated physical works therein, will advance the project to the point where:

- Urban and residential development areas are reclaimed to inundation free levels and appropriately protected and vegetated;
- The open space, habitat and drainage corridor areas of the site are rehabilitated with typical indigenous coastal habitats appropriate to the location and incorporating passive recreational facilities (eg pathways, cycle ways, park seating, children’s playgrounds and picnic areas);
- The District Sporting Fields are filled, vegetated and readied for transfer to Port Macquarie-Hastings Council.

Urban and residential development consistent with the Concept Plan will then be completed in a series of stages, each of which will be the subject of future applications.

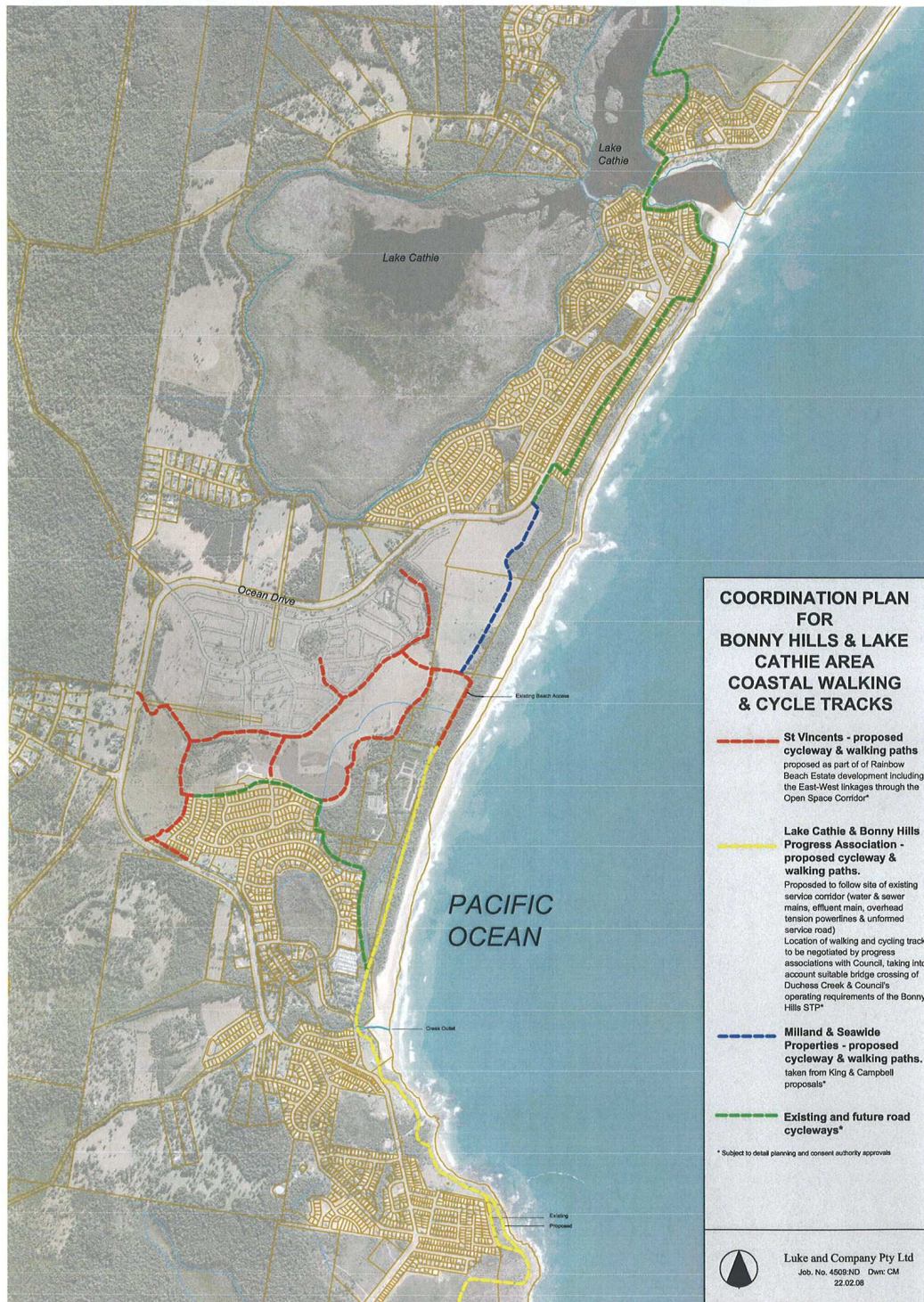
Detailed information about the Part 3A Environmental Assessment for the Rainbow Beach development can be viewed on the NSW Department of Planning Website—(Register of Major Projects) and searching in the Mid North Coast application section. The NSW Department of Planning Website is <http://www.planning.nsw.gov.au/asp/register.asp>

Coastal Walking & Cycle Tracks

The Open Space, drainage and Habitat Corridor within Rainbow Beach will not only provide an important habitat for the local wildlife but will also provide an important asset for the local community.

This corridor shall incorporate passive recreational facilities which will allow residents and visitors alike to enjoy this unique environment.

An important part of these facilities will be the formation of several kilometers of walking and cycle tracks within the property. These tracks will be designed to connect to the planned Bonny Hills to Lake Cathie Coastal Walking and Cycle Track.





Lantana removed and stockpiled for disposal.



Fences erected to separate farming activities with Bush Regeneration areas.

Bush Regeneration

Current works on site involve the maintenance and restoration of the site's Open Space Corridor.

Works so far have included the removal of woody weeds (lantana) from many parts of the site, control of the pasture grass around the existing water bodies, seed collection for re-vegetation purposes, propagation of native seeds on site, mapping of existing vegetation, replanting and maintenance of existing wetlands.

These works are being undertaken by the dedicated crew of Wild Things Native Gardens. Wild Things Native Gardens have been active on site over the past twelve months and have made significant progress in the reduction of weeds and floral pest species.

The landholder plans to have Wild Things Native Gardens on site during and after any construction works to maintain the diverse

and important vegetation within the Open Space, Drainage and Habitat Corridor.

The landholder is committed to providing a healthy and diverse environment within the Open Space, Drainage and Habitat Corridor to provide suitable habitat for a wide variety of native species of fauna common to the Lake Cathie / Bonny Hills area. Such species include Wallum Froglets, Squirrel Gliders and Koalas.

"The Landowner is committed to providing a healthy and diverse environment"

Rainbow Beach

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The owners sees it as a privilege to oversee the development of this landmark parcel of land between Lake Cathie and Bonny Hills. After successful releases of Rainbow Beach Stage 1, 2 and 3, Rainbow Beach is looking to provide further prime residential sites for the local area in future stages.

Rainbow Beach has become one of the Hastings premier residential locations due to its commitment to the surrounding environment. The current Open Space Corridor will be regenerated to enhance the local native flora and fauna habitats within the area. Combined with the latest Integrated Water Cycle Management designs and the use of recycled water will help minimise the development's environmental footprint.

RAINBOW BEACH

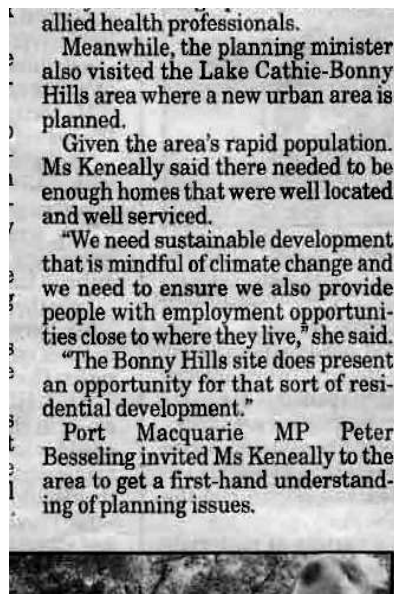
Special points of interest:

- NSW Minister for Planning visits site.
- Part 3A Concept Plan & Project Applications have been submitted to the NSW Department of Planning.
- Site visits by NSW Dept. Of Planning, Council, LCPA, BHPA and Lake Cathie Sports Association.
- "Adopt a Park" in the Rainbow Beach Estate.

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Planning Minister visits site on 7th August 2009



Above: Sue Regan, Peter Besseling (MP), NSW Minister for Planning Kristina Keneally (MP), James Dunn & Peter Cameron (PMHC Manager for Strategic Planning)

Left: Extract from Port Macquarie News Monday 10th August 2009.

Part 3A Environmental Assessment Application

On the 26th February, 2009, the landowner submitted the Concept Plan Application to the NSW Department of Planning. This was soon followed by the submission of the Project Application to the NSW Department of Planning on the 6th March, 2009. These applications were the result of many years of work by the landowner and their dedicated team of consultants.

Unfortunately the work does not stop there, rather the process has just started. With such a large and diverse project, the proposal will be scrutinised by all relevant departments within the NSW State Government. Further work and reports will be required and are already being undertaken with preliminary comment received from the NSW Department of Planning and other State Government departments.

Detailed information about the Part 3A Environmental Assessment for the Rainbow Beach development can be viewed on the NSW Department of Planning Website—(Register of Major Projects) and searching in the Mid North Coast application section. The NSW Department of Planning Website is <http://www.planning.nsw.gov.au/asp/register.asp>

Consent for the Concept Plan and Project Application and the completion of the associated physical works therein, will advance the project to the point where:

- Urban and residential development areas are reclaimed to inundation free levels and appropriately protected and vegetated;
- The open space, habitat and drainage corridor areas of the site are rehabilitated with typical indigenous coastal habitats appropriate to the location and incorporating passive recreational facilities (eg pathways, cycle ways, park seating, children's playgrounds and picnic areas);
- The District Sporting Fields are filled, vegetated and readied for transfer to Port Macquarie-Hastings Council.

Urban and residential development consistent with the Concept Plan will then be completed in a series of stages, each of which will be the subject of future applications. These future applications are to be determined by the Port Macquarie-Hastings Council.

Prior to any consent by the NSW Department of Planning or Port Macquarie-Hastings Council, a formal public exhibition of all proposals will need to be undertaken.



Site visit by other PMHC senior staff.

“The landowner will prioritise the sports fields works once approvals are obtained.”



Progress Associations viewing works around existing waterbody.

Site Visits

After the submission of the various applications to the NSW Department of Planning, the landowner has been host to a number of visitors to look at the site, the proposal and the bush regeneration works already underway.



L to R : James Dunn, Michael Tierney, Andrew Roach, Peter Besseling, Peter Cameron and Matt Rogers

The first of these site visits was on the 3rd February 2009. The party included Peter Besseling (Member for Port Macquarie), Andrew Roach (PMHC—General Manager), Peter Cameron (PMHC—Manager for Strategic Planning), and Matt Rogers (PMHC—Director of Development and Environment).

The visit highlighted the extent of works associated with the project and enabled the group to become familiar with the proposal. All were visiting the site for the first time and were shown the bush regeneration process underway and also the proposal's alignment to the community wishes outlined in the Structure Plan for the area.

This visit was followed up by a further visit by senior Port Macquarie Hastings Council staff on the 26th February 2009. This ensured that most departments within Council were aware of the project, the bush regeneration works already commenced and the commitment of the landowner to make the project work both socially and environmentally.

The NSW Department of Planning also sent representatives to the site on the 7th April. These representatives will eventually be responsible to advise the Minister on the suitability of the project for approval to proceed.

The most recent visitors to site were representatives of the Lake Cathie Progress Association, Bonny Hills Progress Association, and Lake Cathie Sports Council.

The landowner feels it is vital to keep the local community abreast of the current works, future works and also the progress of the applications to the NSW Department of Planning. An open invitation to attend a presentation evening will be made once the applications go on public exhibition.

Sporting Fields

The landowner is acutely aware of the vital need for more sports fields in the Lake Cathie and Bonny Hills area. As such talks have been held with the Council and the issue was discussed during recent site visits. The sporting fields are planned in the first stage of the project. They are proposed to be filled at the same time as the residential areas, turfed and dedicated to Council for public use. The current plans contain sufficient area for 4 playing fields with 2 cricket pitches between them.

The sporting fields cannot progress until approval is gained from the NSW Department of Planning. With approval hopefully gained within the next 12 to 18 months, and a construction period of another 12 to 18 months, we expect the fields to be playable by 2012.

Although the timeframe is not ideal. The landowner will prioritise these works as soon as approval for the project is obtained.



LCPA, BHPA and Lake Cathie Sports Council representatives viewing the on-site nursery with Sue Regan from Wildthings Native Gardens

“Adopt a Park”

From day 1 the landscaping and streetscape has been very important to the developers of Rainbow Beach Estate, Bonny Hills.

The landowner has noted the difficulties that the Council has had in the maintenance of the Stage 3 lawns and gardens. With limited resources and widening scope of works, the Council has been unable to tend to the lawns and gardens as often as we all would like. As such the landowner has supplemented Council works with periodic mowing and maintenance.

However to keep these walking, cycling and play areas in the shape we all love, we and the Council need your help. This can be as easy as picking up rubbish on a walk, to mowing public lawns in and around your house. It will not only make your house look better but also provide a valuable asset for you and your neighbors to enjoy.

To see the new owners of individual lots embracing this and contributing to maintenance of adjacent native gardens and public reserve areas is wonderful according to Rainbow Beach Estate Marketing Manager, Peter Corcoran.

The pride of ownership shown in the development and ongoing maintenance of homes such as Richard & Lynne Thomas' property and that adjoining owned by their daughter at Magellan Place, Bonny Hills, has now extended to the adjacent public reserve virtually as an extension of their own property. “We like to see things maintained and this adjoining land properly maintained, adds to the amenity of our property” said Richard.

The landowner is investing further funds in the Public Reserve area (with the full blessing of Council) in having their bush regenerators, Wildthings Native Gardens, spruce up the native gardens to a level where they are easily maintained. “Naturally we don't want owners changing the plantings in any way, but a bit of time spent ensuring the gardens are maintained will result in a lovely outlook for everyone” said Peter Corcoran. More than ever, a bit of self help will be needed to assist Council in maintaining the open space areas to the previous high standard.

In this walking community, maybe you can get a few tips from Richard & Lynne on your way past.



Rainbow Beach residents
Richard & Lynne Thomas

Public Information Night

The landowner was lucky enough to be invited by the Bonny Hills and Lake Cathie Progress Associations to address the Association and interested guests on the 23rd September, 2008. With a pleasing “full house” we were able to outline the process of how the application was to proceed and what progress has been made to date. The project concept was discussed along with the initial staging of the works.



“Full House” at the presentation night held at Bonny Hills Community Hall

It was greatly appreciated by the landowner the generally favorable comments coming from the community and their genuine interest in the project. All comments were taken on board and the landowner is looking to incorporate these where possible during the detailed design of the project.

We hope to revisit the Bonny Hills and Lake Cathie Progress Associations in the near future, when the applications to the NSW Department of Planning have been put on public exhibition, to discuss the project further. Hopefully, similar comments and suggestions can be obtained to make this project one of the best in the Region.

We at Rainbow Beach always welcome feedback and suggestions from the community at:

sales@rainbowbeachliving.com.au



**Planting around
Wallum Froglet Area
6 months old.**



**Planting of macrophytes on
edge of existing waterbody**

Bush Regeneration

Works have continued in the Open Space, Wildlife and Habitat Corridor. So far this year 30,000 plants, of numerous native species, have been planted on the site. A further 5,000 macrophytes have also been planted around the existing water bodies. 95% of these plants have been nurtured from seeds collected on site over the past few years.

Concurrently the bush regeneration team, of Wildthings Native Gardens, have been continually weeding and spraying bush areas to improve the quality of the existing habitat. Their progress is remarkable and highlights the dedication that they and the landowner have to make the Open Space, Wildlife and Habitat Corridor one of Lake Cathie and Bonny Hills greatest assets.

The proposed activities for the remainder of the year include:

- site seed bank in on site nursery
- Removal and control of weeds
- Spraying of pasture grass areas
- Preparation of existing water body for further macrophyte planting
- Mowing open areas
- Modify & upgrade dedicated Public Reserve areas
- Collection of native seeds from site
- Grow and nurture seedlings from on

"The landowner is committed to continuing the fine bush regeneration and habitat maintenance works on the property both during and after any future construction works."

Rainbow Beach

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The owners sees it is indeed a privilege to oversee the development of this landmark parcel of land between Lake Cathie and Bonny Hills. After successful releases of Rainbow Beach Stages 1, 2 and 3, Rainbow Beach Estate will provide for further prime residential sites for the local area in future stages, together with the Greater Lake Cathie Bonny Hills Village Centre site, schools sites, playing fields and a magnificent Open Space, Wildlife and Habitat Corridor.

Rainbow Beach has become one of the Hastings premier residential locations due to its magnificent beachside location, the high standard of recent construction and the owners' commitment to the surrounding environment. The current Open Space Corridor will be regenerated to enhance the local native flora and fauna habitats within the area. By using the latest Integrated Water Cycle Management designs and the use of recycled water, Rainbow Beach Estate will help minimise the development's environmental footprint.