

Lake Cathie Progress Association Inc.

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Major Projects Assessment
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2110

23rd September 2010

Application name: **Rainbow Beach**
Application number: **MP_060085 / MP07_0001**

We support the project as presented by the St Vincents Foundation.

However we do lodge the following submission related to the impacts on local communities. In particular hazards created by Port Macquarie-Hastings Council's failure to maintain and improve infrastructure to cope with the substantial increases in population and traffic numbers.

Reasons and detail of these submissions are as follow:

Deferment of road upgrades through Lake Cathie village:

The roads through the village currently cater for northbound traffic from Bonny Hills (population approximately 3000) travelling to Port Macquarie for work, entertainment, medical and other reasons. In addition many residents from North Haven & Laurieton use the route through Lake Cathie when travelling to and from Port Macquarie.

The Rainbow Beach development alone will add more than 2300 additional travellers to Port Macquarie (through Lake Cathie) plus about 2000 from other developments (Manufactured Home Estate and others) between Lake Cathie and Bonny Hills. Another development for 300 home sites (700 residents) at Bonny Hills (south of Lake Cathie) is underway. A map outlining these developments is attached.

Traffic flow will increase by around 200% as a result of these developments.

Since 2006 Port Macquarie-Hastings Council has deferred the start date for the next section of upgrading Ocean Drive (through the Lake Cathie village) from 2010 to 2017 with the final section now planned for 2034/2035. A map detailing the upgrades and a table of Council's proposed timing for the works is attached.

The following extract from Council's letter of 22/10/2009 explains their reason for deferment:

"Subsequent to Councils advice November 2007 significant negative impacts on Councils finances have occurred which has required major reviews of Councils Infrastructure capital works programs. Unfortunately this has required deferral of a number of major roadworks throughout the Council area, including the planned Ocean Drive upgrades through Lake Cathie."

The Association and community concerns relate to the safety of residents and visitors as road conditions deteriorate, pedestrian crossings are not in place and other hazards are created by additional traffic.

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- To protect the environment of the village
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Houston Mitchell Drive (Approximately length 10 kms)

This road connects Ocean Drive, Lake Cathie, to the Pacific Highway and is currently in poor condition and the only works planned by Council cover a small section planned for 2030 to 2032 (as per schedule attached).

We have no information from Council re any other work to repair or upgrade this important connection to the North/South Freeway.

Houston Mitchell Drive will also carry the heavy vehicle traffic bringing supplies and equipment to all the new developments between Lake Cathie and Bonny Hills. This activity will without doubt severely damage this roadway with no work planned for repairs or upgrades.

On completion of the new residential developments the traffic level will increase in similar manner to the 200% through the Lake Cathie village.

Sporting Fields

Council and the community are relying on provision of the new fields included in the Rainbow Beach Development to cover the current extreme shortage of playing fields in Lake Cathie/Bonny Hills.

Subject to Concept Plan approval for the project the owners plan to have the fields ready for handover to Council in mid 2013.

The Association, as well as the Lake Cathie Sports Council and the community, fear that Council's financial position will prevent it from carrying out the necessary works to complete the playing surfaces, install toilets, change sheds, lights and other facilities required to make the fields usable.

Parks and Reserves

Currently the Reserves close to the Lake entrance are fully utilized and car parks are inadequate to cater for current numbers. To our knowledge no plans are in place for additional facilities for the substantial increase in population.

Actions required to minimize negative outcomes of developments:

Should the Department approve this and other Concept Plans in this area we ask that the following conditions be included:

1. Port Macquarie-Hastings Council brings forward planned road upgrades through the Lake Cathie village to match the timing of population increases south of the village.
2. Port Macquarie-Hastings Council implements plans and carries out the necessary works to upgrade Houston Mitchell Drive to match the construction phases and population increases of the new developments.
3. Port Macquarie-Hastings Council undertakes works required to bring the Rainbow Beach playing fields to a safe usable condition immediately on handover from the Developer.
4. Port Macquarie-Hastings Council undertakes to provide additional recreational space and car parking in the area of the Foreshore Reserve to accommodate the increased population.

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We confirm our support for this project but stress that it is incumbent upon Port Macquarie-Hastings Council to provide the necessary infrastructure to support such large increases in population.

When coupled with the impacts of several similar developments (see map attached) in the area the safety of current and future residents is being put at risk due to Port-Macquarie Hastings Council's financial inability to fund the upgrade of essential infrastructure.

We ask that the Department take our submission into account when considering approval of this project by including the conditions listed above requiring the local Council to provide infrastructure needed to ensure delivery of essential services to adjoining communities.

Jack Jones

Secretary

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