

Bawley Point and Kioloa Progress Association

Submission by Bawley Point & Kioloa Progress Association Inc. in respect of Draft Growth Management Strategy for Bawley Point & Kioloa.

BAWLEY POINT

As a general comment, it is noted that the Growth Management Strategy (GMS) document lists Bawley Point as a long-term investigation area with a 15 year plus time frame for any possible future development. Within that time frame a new planning system is to be introduced into NSW.

A cornerstone of that new planning system is to be effective community participation in planning at the strategic stages. That, in turn, is to translate into effective community participation in the type of studies listed in Section 7.8.8 of the GMS document. There will also be a requirement that such studies be completed prior to the preparation, also with effective community participation, of any draft plan of the type shown on page 23 of the GMS document.

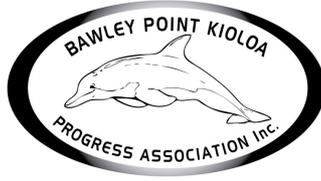
It is apparent therefore, that the planning process will need to start afresh for Bawley Point once the new planning system is introduced. That is not to say that community debate should not immediately commence on the basis of the current GMS document in order that the community be in a position to effectively participate in planning at the strategic stages under the mandate which is to be granted to it under the proposed new planning system.

To that end, we seek your clarification on the following matters in order that we can initiate early community discussion:

1. In Sec 7.8.6 Growth Potential, the GMS document states – “Inward growth potential can occur through the development of existing urban zoned land for low density residential”. Was this intended to infer that inward growth potential can occur by the future development of existing large-lot residential land as low density residential land (i.e. by the rezoning of the large-lot residential)? Alternatively, was the statement intended to apply only to the existing subdivision potential of land already shown as “Low Density Residential” on the plan at page 23?
2. Sec 7.8.6 of the GMS document also states – “Long term there is some potential for investigations to occur into the development potential of the land located to the west of town. However this would only be possible once the necessary infrastructure is available..”. Was it intended that any future consideration of “development potential” be restricted to Large Lot Residential land or would it include consideration of Low Density Residential land (both as defined on the plan at page 23)?

www.bawleykioloa.org.au

Mailing address: C/- Bawley Point Newsagency, Voyager Crescent, Bawley Point, 2539



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3. Is the reference to “minimising ribbon development along Bawley Point Road” in Sec 7.8.4 meant to refer to Murramarang Road instead? Also, does “ribbon development” in this instance refer to the possible future creation of smaller residential lots along the western side of Murramarang Road or to some other type of ribbon development?
4. It is presumed that the northern boundary of the “green belt” abuts the line of the southern boundary of the Voyager Crescent subdivision. Is it intended that retention of the “green belt” will extend to a prohibition on further ridge-top development within that area?
5. Does council have a policy that would preclude the zoning of any new land for Low Density Residential (as defined in the plan at page 23) without the provision of reticulated sewer? Would any council proposal to provide reticulated water & sewer be subject to prior community agreement?

KIOLOA

The comments contained within Sec 7.17.6 are noted. It is not anticipated that any future growth will be contemplated outside of the existing urban boundary at Kioloa given the amount of existing urban zoned land which is presently undeveloped.

Any substantial development within existing urban zoned land at Kioloa is unlikely to proceed prior to the introduction of the new planning system after which the mandated community participation in planning at the strategic stage will apply.

Regards

John Nelson
Planning Officer
Bawley Point & Kioloa Progress Ass. Inc.

On behalf of
Mariah Beckett
President
Bawley Point & Kioloa Progress Ass. Inc.
president@bawleykioloa.org.au

www.bawleykioloa.org.au

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