



Bawley Point & Kioloa Community Association Inc.
C-/ Bawley Point Newsagency
Voyager Crescent
BAWLEY POINT NSW 2539

7th May 2013

General Manager
SLEP 2013 Submission,
Shoalhaven City Council
PO Box 42
Nowra NSW 2541
SLEP2013@shoalhaven.nsw.gov.au

CC: Councillor Allan Baptist

Dear Mr Pigg

Please find below the submission prepared by the Bawley Point & Kioloa Community Association Inc. on behalf of the residents and ratepayers of our villages.

Topic 1:

Submission ZONE RU5 Village.

- Amend the Land Use Table to include Restaurants & Cafes, Retail Premises (which includes Markets) & Emergency Services as uses which are "Permitted with consent". This will allow the existing Bawley Beach Café, Merry Street Restaurant, Kioloa Fair, Kioloa Rural Fire Service & Bawley Point Fire Service to continue to operate as conforming uses within this Zone under LEP 2013 & will simplify any future application to vary the current approvals. It will also achieve a better "like for like" outcome in the "best fit" process adopted by Council.
- Amend the definition of "Building Height" to mean the "vertical distance between ground level (existing) at a point & the highest point of the building at that location, including"

Topic 2:

Submission ZONE R5 Large Lot Residential (North of Forster Dr).

- An allowable building height of 11m is not appropriate for development along the prominent ridge line within this area which forms part of the Murramarang Range. The maximum height of building should be reduced to 8.5m by including this area into the "Height of Buildings Map" in LEP 2013 (See map attached).

Topic 3:

Submission ZONE B1 Neighbourhood Centre (Bawley Shops).

- Amend the land use table for Zone B1 to include “Offensive industries & Offensive storage establishments” as “Prohibited uses”.
- Include “Retail Premises” (which will allow Markets such as the Easter Fair) as “Permitted with consent”.

Topic 4:

Submission ZONE RU2 Rural Landscape.

- This area includes a very prominent ridge line which is part of the Murramarang Range (known locally as The Green Belt) for which a maximum building height of 11m is inappropriate & within which ridge-top development should be prohibited.
- The ‘Green Belt Area’ (from proposed R5 zone south to include Bundle Hill) be included in the “Height of Buildings” map with a height limit of 8.5m (See map attached).
- An additional restriction be inserted within LEP2013 to prohibit future buildings to project beyond the ridge top in the “Green Belt Area”.

Topic 5:

Submission ZONE RE1 Public Recreation.

- Amend the land use table for the RE1 Zone to include “Emergency services” as “Permitted with consent”. This will allow the existing Marine Rescue Base to operate as a permitted use & will accommodate any future alteration or expansion of that base.

Further to our submission above, at a meeting held on the 2nd May 2013 we noticed that the Kioloa Waste Transfer Station is located in a Land Use Zone in the SLEP2013 which will be prohibited once the LEP is adopted.

Regards

Mariah Beckett

President

Bawley Point & Kioloa Community Assn. Inc.

Map showing Land Zone R5 as referred to in submission Topic 2



Map showing Land Zone RU2 as referred to in submission Topic 4

