

## 2. Requested changes to Land Use tables in Residential, Rural & Environmental zones

1. That inappropriate land uses and those that conflict with zone objectives, as outlined by both community and SCC Staff are removed from **rural zones (RU1 & RU2)**
  - a. Backpackers' accommodation, • Boat repair facilities • Crematorium • Depots • Group homes • Hazardous industries • Offensive industries • Places of public worship • Recreation facilities (indoor) ... and Caravan Parks
2. That land uses that are conflicting with zone objectives and excessive use of "innominate" (land uses permitted due to not being listed as permitted or as prohibited) as a reason to include a range of additional land uses in **residential zones** be reversed.
  - a. R1, remove Registered Clubs, Tourist & Visitor Accommodation, Veterinary Hospitals
  - b. R2, remove Exhibition homes and Exhibition Villages, Emergency service facilities
  - c. R3, remove TOURIST & Visitor Accommodation, Shop Top Housing, Registered Clubs, Veterinary hospitals, Hostels & Residential Flat buildings
  - d. RU5, remove Group Homes, Residential flat buildings, TOURIST & Visitor Accommodation, Air Transport facilities, incl Helipad
3. That land uses that in the **E2 Environment Conservation & E3 Environment Management zones** be consistent with zone objectives, with uses added by council to the Standard uses, transferred to other zones eg Rural RU 2.. This would remove land uses that will jeopardise land with high ecological, scientific, cultural or aesthetic values outside national parks and nature reserves.
  - a. E2, Aquaculture, Bed and Breakfast accommodation, Dwelling Houses, Emergency services facilities, Home businesses, Home industries, Recreation Areas, Research Stations, Roads, Sewerage Systems, Water recreation structures, Water supply systems.
  - b. E3, remove Animal Boarding or Training Establishments, Aquaculture, Extensive Agriculture, Dual Occupancies (attached), Group Homes, Secondary Dwellings, Tourist & Visitor Accommodation, Home based child care, Home Business, Cellar Door Premises, Kiosks, Markets, Roadside Stalls, Bulky Goods Premises, Emergency Services, Information & Education facilities, Research Stations, Boat Repair facilities, Helipad, Boatsheds, Charter & Tourism Boating facilities, Environmental facilities, Water Recreation structures, Building Identification signs, Business Identification signs.

### Reasons for concern.

There have been significant increases in permissible land uses in all zones, compared to SLEP 1985. This has resulted in lack of distinction between zones, which mitigates against consolidating residential, commercial and industrial development in and around existing centres such as Nowra-Bomaderry and Ulladulla. The future character and amenity of rural land landscapes coastal and rural villages and towns and the natural and cultural values of the Shoalhaven environment are at risk

The uses for E 2 Environment Conservation zone is particularly concerning as these areas are private land with environmental values assessed as the equivalent of National Parks.

These have the potential to dramatically change the character of coastal and rural villages and towns and substantially reduce their tourism value and amenity for families.

Land uses proposed in the Draft SLEP2013 are not consistent with the South Coast Regional Strategy and the Nowra-Bomaderry Structure Plan and will have a deleterious impact on the natural beauty and features of the Shoalhaven putting at risk the mainstay industry, tourism.

Growth needs to be strategically located to capitalise on economies of scale and centralised services.

Inappropriate land uses in the rural zones risk the alienation of adjacent lands and the reduction of food security in the Shoalhaven

## **Background**

Both staff and community submissions raised these concerns but the previous Council did not address these issues.

The increase in land uses is not consistent with the Administrative transfer criteria from SLEP 1985 to SLEP2009-2013.

These inappropriate land uses when coupled to the increased HOB of 11 meter are a recipe for over development and destruction of the Shoalhaven as a tourism destination.

It is not sufficient to state that **“The Shoalhaven is Open for Business”** unless it is based on a comprehensive Vision, a quality SLEP2013 that sets rules agreed by all ratepayers, a shared vision for the future of the Shoalhaven and not simply an LEP that in its indifference to clearly articulate a vision encourages inappropriate development proposals that perpetuates the adversarial relationship between council and the community.

These inappropriate land uses when coupled to the increased HOB of 11 meter are a recipe for over development and destruction of the Shoalhaven as a tourism destination.