



**Huskisson Woollamia  
Community Voice**  
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**General Manager  
Shoalhaven City Council  
PO Box 42  
Nowra NSW 2541**

(9 May 2013)

Dear Sir,

**Huskisson Key Issues - SLEP 2013 - attachment to HWCV Submission**

As an **attachment to our main submission**, we outline some of the key background SLEP 2013 issues for Huskisson village:

**Building Heights in Huskisson (HOB)**

**SLEP2013 Max Height of Buildings in Huskisson and other Coastal Villages and Townships**

- There is a gross Inconsistency in setting Max HOB in Shoalhaven Coastal & Rural, Villages and Townships that effects Huskisson, Bawley Point and Berry
- Only Berry, a Tourism centre and home to a local community has had its max Height of Buildings in all zones (Residential, Rural, Industrial, Environmental and Local Centre) within the urban area capped at 8.5 m
- Huskisson, also a Tourism centre and home to a community of 800 has **50+%** of its residential land (zones R1, R3 and B4) with HOB of 11 to 13 meters.
- The R3 zone in Huskisson is covered by a Development Control Plan, DCP71, which sets height limits at 8.5m, however Councillors have refused to honour the height controls in this Policy albeit they have honoured height controls in all other site specific DCP's including, DCP62 which covers all foreshore blocks in the Shoalhaven
- The Department of Planning has noted this inconsistency in planning policy and advised it is a matter for the community and Council to resolve.
- Simplest solution is to return Clause 4.3 of SLEP2013 to a maximum height of 8.5m and remove the statement "and desired future character" from the Objective of the clause
- Alternatively include a HOB of 8.5m in the residential zones in Huskisson as shown on the Land Zone (LZN) Map for Huskisson

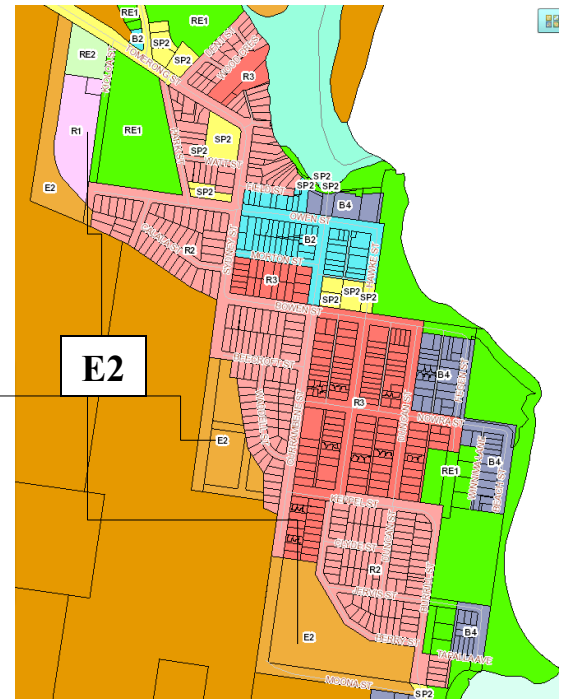
Description	Zone	Current HOB	NEW Huskisson Max HOB	Huskisson comments
General Residential	R1	2 Storey 8.5m	Max Height 11m = 3 Storey	Councillors increased heights from 8.5 meters to 11m
Low density residential	R2	2 Storey 8.5m	Max height 8.5m = 2 Storey	Existing heights have been maintained by decision of Councillors
Medium Density	R3	2 Storey 8.5m	Max Height 11m = 3 Storey	Councillors increased height by 2.5m DCP71 (8.5m) has not been honoured
Mixed Use Residential Flat Units	B4	4 Storey 13m	13m =4 Storey	DCP99 has been changed by new Council to allow 4 Storey Bldg in all 4 precincts of DCP99
Local Centre Huskisson CBD	B2	3 & 4 Storey 10 & 13m	10m and 13m = 3 and 4 Storey	DCP54 may allow a bonus storey Up to 4 & 5 Storey

## Land Uses in Huskisson

Council adopted the Administrative “Best Fit” change over option of converting SLEP1985 to the Draft SLEP2013 (previously SLEP2009). This presumes that very little is changed. However, Councillors in increasing the range of land uses in each zone have caused the distinction between zones to be lost.

**The single R1 block to the west of the Bowling Club should be zoned E2 and used as a fire break. This would complement the other two E2 zoned areas in providing a fire barrier for the village**

Despite detailed submissions relating to land use in all zones, Councillors, post the last Exhibition period, chose to totally ignore community submissions and in a number of zones actually increased the scope of land use



The following Land Uses are totally inappropriate for the zones they are allocated and should be removed

- R1, remove Registered Clubs, Tourist & Visitor Accommodation, Veterinary Hospitals
- R2, remove Exhibition homes and Exhibition Villages, Emergency service facilities
- R3, remove TOURIST & Visitor Accommodation, Shop Top Housing, Registered Clubs, Veterinary hospitals, Hostels & Residential Flat buildings
- RU5, remove Group Homes, Residential flat buildings, TOURIST & Visitor Accommodation, Air Transport facilities, incl Helipad
- RU1 & RU2, remove Backpackers' accommodation, • Boat repair facilities • Crematorium • Depots • Group homes • Hazardous industries • Offensive industries • Places of public worship • Recreation facilities (indoor), **Air Transport facilities** (see images below) ... and Caravan Parks

There is a strong link between HOB and the increased Land Uses introduced by the last Council

- The GM stated in his report to Council in July 2008 that increases in land use will effect land valuation ... this will lead to increased rates. Residential amenity for existing ratepayers will suffer.

## Environmental Issues impacting Huskisson

### Huskisson has its future in tourism

- Research has shown that visitors like the low-key, village character of the place. Huskisson was recently rated 69<sup>th</sup> out of 100 “hidden gems” in Australia by Australian Traveller magazine
- Persistence with development at all costs ignores the fundamentals of the village and will totally change the tourism value

### Our infrastructure will not cope

- From our water supply in asbestos pipes, our aging phone system that won't support high speed Internet access, to our over-loaded roads and our stretched sewage system and power supply
- Parking is inadequate. Use of the narrow dunny lanes to access underground car parking (R3 zone) will not relieve the current grid lock let alone allow passage of additional vehicles

### Huskisson does not have good access to the waters of Jervis Bay

- Parking near beaches is very limited. The recent allocation of street parking lots to a commercial development has set a precedent for more loss of this very limited parking
- There is no boat access to Jervis Bay for the purpose of launching boats. The Woollamia boat ramp has limited capacity

### Let's properly plan the future

- The SLEP2013 as it impacts Huskisson is self-defeating and contrary to the needs of tourism and a community tired of its local amenity being usurped for the benefit of developers
- The Huskisson community has sought the development of a Master Plan for the village, with the involvement of all stakeholders. This should be a priority

### Images under: Huskisson Airstrip – RU2 Rural Landscape – proposed permissible Air Transport facilities – opposed by HWCV.



Sincerely,  
 Garry Kelson  
 Chair  
 Huskisson Woollamia Community Voice  
 (9 May 2013)