

Draft Chapter N2 – Town of Berry Shoalhaven Development Control Plan 2014

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What is a development control plan (DCP)?

Development control plans (DCPs) are generally prepared by Council and apply to specific areas of land and/or types of development. They provide detailed guidelines and controls to support the Local Environmental Plan (LEP) provisions and clarify for landowners, developers and the community how land may be developed.

Shoalhaven DCP 2014 is made up of numerous chapters that apply to different development types and/or specific locations.

Why is Council proposing to amend the DCP?

The DCP amendment responds to ongoing community feedback about the impact of new development on the unique character and heritage of Berry. A new draft DCP chapter for Berry (east of the Princes Highway) was prepared and presented to Council in April 2025. It aims to strengthen local character and heritage considerations and protections for new development. Council resolved to place the draft DCP chapter and associated documents on exhibition for further community comment, prior to finalisation.

What informed preparation of the draft DCP controls ?

A series of community engagement activities from December 2023 to June 2024 gathered the community's ideas, themes and priorities, with the outcomes and recommendations provided in the [Berry Engagement Outcomes Report](#). The resulting draft DCP Chapter aims to address the issues important to the community while being clear, concise and applicable where it can have the most effect on the desired future character of Berry.

What DCP provisions currently apply to Berry?

Area specific chapters of the DCP that currently apply in Berry include:

- [Chapter N2: Berry Town Centre](#) (proposed to be reviewed and incorporated into the new draft DCP Chapter), and
- [Chapter N3: Berry – West of the Princes Highway](#).

There are also a number of [generic chapters of the DCP](#) which may apply, depending on the type of development proposed.

What changes are proposed to be made to the DCP by this amendment?

The amendment includes a new draft DCP Chapter N2: Town of Berry which includes existing provisions from Chapter N2: Berry Town Centre, as well as new guidelines for development relating to built form, heritage, landscaping and character, including existing and desired future character statements which apply to the town centre and residential areas. The draft amendment also includes:

- New and revised Supporting Maps to go with the new DCP Chapter.
- New proposed definitions in the DCP Dictionary.

The proposed DCP amendments are intended to provide guidance for development in the older part of Berry (the

area east of the bypass). More detailed information is provided in the exhibition materials.

What kind of development will the DCP apply to?

Any development in the town centre or residential areas east of the Princes Highway which requires or proceeds as a development application (assessment by Council) will need to consider the DCP. This would generally include:

- Residential (dwelling houses, dual occupancies, etc)
- Business and commercial
- Tourist and visitor accommodation
- Other uses permitted in the town centre and residential areas.

The area that the DCP is proposed to apply to is shown in the Subject Land Map in the DCP Chapter.

Note: some types of development that are permitted as complying development, exempt development or development which does not require consent does not need to consider the DCP.

How will the proposed changes affect me?

If adopted by Council, the DCP Chapter will only apply to future development proposed within the area to which the DCP applies (the older part of Berry east of the bypass, as shown in the Subject Land Map in the DCP Chapter).

How do I read/use the DCP?

Shoalhaven has one DCP that covers the entire Shoalhaven Local Government Area. The City-wide DCP supports the planning controls in the City-wide LEP and guides the decisions of Council staff, developers and landowners. It includes:

- Introduction/General Information chapters.
- Generic Chapters.
- Area Specific chapters applying to certain localities.
- Dictionary of definitions.

The City-wide DCP can be viewed online here: <https://dcp2014.shoalhaven.nsw.gov.au/>

What are the next steps for the draft DCP?

Following exhibition, Council will consider the feedback received during the exhibition period and decide how to proceed. Council may finalise the DCP as exhibited, or make changes prior to finalising it, or decide not to proceed with the DCP.

Where can I get further information?

Further information can be found on Council's Documents on Exhibition webpage:

<https://www.shoalhaven.nsw.gov.au/Council/Publicly-available-information/Documents-on-exhibition>

Please contact the Berry Planning & Heritage Project Team, City Development, on 1300 293 111. or via email council@shoalhaven.nsw.gov.au for more information.

Have Your Say

Submissions are invited during the exhibition period and should be made in writing, and addressed to:

Post: The Chief Executive Officer, Shoalhaven City Council, PO Box 42, Nowra NSW 2541

E-mail: council@shoalhaven.nsw.gov.au

Website: via the form on the Exhibition page at: <http://shoalhaven.nsw.gov.au/My-Council/Publicexhibition/Documents-on-exhibition>

All submissions must be received in writing by **5pm Friday 19 September 2025**, quoting Council's reference **76082E**.