

Planning Proposal (PP052) – 10 Victoria Street, Berry

CLARIFICATIONS

BOUNDARY DIMENSIONS & PROPOSED FUTURE USE

The following clarifications are provided in regard to this Planning Proposal (PP) that is currently on exhibition for comment.

Boundary dimensions

Some confusion has become apparent about the dimensions of the subject land and the potential impact of any future buildings on the flood planning level (FPL). In order to clarify the relationship between the subject land and constructed buildings forming part of “The Grange at Berry” located on Lot 1008 DP 1107175 (No 22) Victoria Street, Berry, external dimensions of the subject land have been added to the following diagram.



I:\Planning\Graphics\Projects\City\PlanningProposals\PP052_TheArbour_Berry\WorkingMaps\ExtentOfFloodingConstraints_Dec2020_WithDimensions.mxd

This diagram appears as **Figure 1 – Extent of 1% AEP (1 in 100 year flood) and Flood Planning Level (FPL) (FPL = 1% AEP + 0.5 m freeboard)** in the exhibited PP.

The boundaries have been digitally dimensioned except for the southern boundary which is variable and generally follows the line of the intermittent watercourse flowing into Broughton Creek. These dimensions are subject to survey. The Eastern boundary between the subject land and “The Grange at Berry” has a length of 92.77 metres.

As noted in the PP (page 20) “dwellings and associated buildings would be located well above the Flood Planning Level. Advice from Council’s Floodplain Engineers is that any fencing within the flood-affected area should be open, rural fencing to avoid changes to flood behaviour on adjoining land.”

The proponent’s PP document also includes a [detailed site analysis plan](#) which may be of further assistance.

Proposed future use

There has also been some confusion about the proposed future use of the land. The PP discusses both residential subdivision for up to 10 lots (indicative plan only) and ‘seniors housing’ as potential future uses.

It should be noted that the PP is a rezoning proposal that seeks to change the zoning of the land. It is proposed to change the zoning of the land from RU1 Primary Production to R2 Low Density Residential.

Shoalhaven Local Environmental Plan 2014 permits a range of residential development in the R2 zone including: Dwelling houses; Dual occupancies and Semi-detached dwellings. As such subdivision for residential dwellings or the construction of housing for seniors (with or without subdivision) would both be permitted on the land (subject to a future Development Approval) if the PP is finalised and the land is ultimately rezoned.

This PP does not by itself permit development. It is a rezoning proposal that if finalised allows future consideration of different development options (subject to DA). If subdivision is the preferred option, the final layout of the subdivision and the location of the access road would also be subject to DA assessment.

Any future DA would be notified for public comment and interested parties would be invited to make a submission on the specific detail of the development proposal.