

Floods of Concern at Berry

No level of argument will convince the Berry Alliance Steering Committee that Shoalhaven City Council has handled a development application for 12 townhouses on flood prone land in Albert Street, Berry responsibly.

It is immoral, wrong and insane to approve this development, and no one is thinking of the stress and hardship which the people who buy these properties will experience when they are confronted with their first flood.

The development approval is based on a flood study commissioned by the developer, which is ill-considered if it ignores local knowledge and the bigger flood problem in Berry.

A stream flows through the block in question and we have photos showing the development area completely flooded and flowing strongly. This is the stream which causes major flooding to the whole of Berry.

Development approval for minor additions and a garage further downstream have been refused by Council until after their own flood study has been completed yet approval for 12 townhouses worth millions of dollars has been granted.

Development on this site will not only affect residents in the vicinity but those living downstream. The considerable development in neighbouring areas has already added to the run off into the

creek. It is simply madness for the developer and Council to turn a blind eye to this sort of evidence and rely on only one flood study.

It is 20 years since Council commissioned a flood study of its own so they have no reasonable data to compare with that of the developer.

The developers flood study admits that the land floods but states, quote:



"In reality it is likely that flows can spread out across the flood plain instead of being confined to the cross sectional limits"

This seems to presume (in the event of a flood) neighbouring properties which have never been affected before will be flooded.

Also from the same study, quote: it is relevant to ensure that safe passage across the site is available, if not for vehicles, then at least for able-bodied

people, by wading"

"Thus evacuation from the site appears to be possible and would involve wading towards Queen Street and waiting for pick-up by SES truck or by other suitable means"

In correspondence from Craig Knowles MP Minister for Infrastructure, Planning and Natural Resources he states,

"The EPA Act requires Council, as consent authority to consider all relevant issues to approving the development of a SITE

"Council may refuse or approve the application...including flooding"

There has been widespread response to the Steering Committee's press release to radio and newsprint. However, Council's reaction is that it is all too late.

As concerned residents of Berry we are still urging Council to act in a responsible way in their duty of care to the people of Berry, to wait until after their own flood study has been completed before this crazy development is allowed to proceed. We are dealing here with the lives and properties of the people of Berry.

H. Fealy

Co-ordinator, Berry Alliance Steering Committee on this development
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