

BERRY ALLIANCE UPDATE

New Development plans in Queen Street.

There are currently two applications in at Council for developing areas of Queen Street in the CBD.

The first one is at Berts Garage and Greg has been kind enough to call the Alliance after the plans were submitted and walked me through the proposal.

The second one is at the rear of the Newsagency and into the Berry Country Gardener area.

Both these applications are linked and went in in unison.

The Berry Alliance has been asked by a number of people concerning these applications. The issues appear to include the fact that car parking relies on access through another property and Council's car park for one development neither development appear to comply with the DCP for this area that was set some time ago. We understand that the applicants do not like the current DCP and have always rejected it. This may be the cause of some of the opposition or questions arising and that have been brought to the Alliance requesting a Forum.

We have received requests to hold a forum on these two developments and this has been set for 5.30 pm on Monday 9th August 2004. The applicants will be invited to attend and address the Forum as will Council.

Rumours about McDonalds et al.

The issue of rumours abounding concerning a possible sale of a prime location to the golden arches or any other developer is not worth commenting on but given the number and variety of these rumours the Berry Alliance can say this. If and when a property is sold it will be on the record. If and when a development application is lodged it will be on the record. Why is it important to so many people to know some one else's business as early as possible. If community members do not like the idea of developments, why not wait until they are confirmed and then join in to do something about them. Reacting to what is either malicious rumour or rumour intended to position a sale is not important. It is idle gossip. Why waste time on things that are just rumours? Is it important that one knew before another that something may be happening. I can report no fact on this matter, I have only heard gossip.

Update on Berry Alliance Steering Committees

22 Victoria Street DA for SEPP 5 Retirement Home.

The Steering Committee has decided to brief their own barister to fight the developers application in the Land and Environment Court for their development to go ahead. Currently the case is in 'Case management; in the Land and Environment Court and will shortly be given a hearing date.

Albert, Queen & George Streets application for units.

The Steering Committee sees this land as flood prone and that it should not be developed in this way. They feel that the least the council can do is to await Council's own flood study before approving the development. The Committee has embarked on a media campaign to attempt to have the Council re-visit their decision.

Huntingdale Park (Beechwood / Vyntage) development

The Steering Committee is meeting again shortly. The developer has applied to commence work on the main road and the round-a-bout onto Kangaroo Valley Road as well as changing the stages of the development which will result in Ford Street not being required for access for building work. They plan to build the road, put in the services and mark out the

blocks and then market them with purchasers being able to commence building early in 2005.

They have also commenced work on the block on Kangaroo Valley Road next to the Cemetery (known as the Morthorpe land). They have started the layout for roads and services in accordance with a previously approved DA.

The Alliance is soon to meet with Beechwood about a number of things concerning their development.

The Arbour Retirement Village.

Having received approval to go ahead a couple of months ago from Council they are currently finalising detailed plans and finalising stages.

One of the most important things that the Alliance has been pressing has been that of staging the development. The Alliance sees that including the nursing and care sections as well as the common facilities of the development in stage one is vital to the project. The developer has agreed that this is the way they are going to go. Issues regarding traffic, community facilities, visual impact as well as many others will be addressed shortly with a commencement date for building set for the first half of 2005.

Rick Gainford
Secretary, Berry Alliance

SHOALHAVEN CITY COUNCIL ENHANCES ON-LINE LAND ZONING DETAILS FACILITY

Shoalhaven City Council has again upgraded the capacity to do on-line mapping within the Shoalhaven from Council's Internet home page - www.shoalhaven.nsw.gov.au

Council previously introduced the facility on Council's Internet home page allowing for the City's zoning maps to be viewed on-line. The latest enhancement of the facility adds the capacity to view bushfire-prone properties, SEPP71 areas and locality boundaries.

Shoalhaven City Council is pleased with the latest on-line upgrade and now purchasers of land in Shoalhaven City can view the zoning maps on-line. This enables anyone interested in zoning issues to follow easy prompts to highlight an area within the City and

find out what zoning that land carries. When selling a property, the vendor usually includes a document entitled a Section 149 Zoning Certificate with the contract of sale. However, this Section 149 Zoning Certificate only describes the zone of the land to be sold, not the surrounding land. By viewing the maps on-line, prospective purchasers will be able to find out the zoning of adjoining land.

"I encourage anyone thinking of buying land or a property in the Shoalhaven to find out what the zoning is of the surrounding area so that they are aware of at the time of purchase - what development could occur in the future," Clr Greg Watson stated at the launch of this initiative.