

New Berrima Village Precinct Plan

NEW BERRIMA is a medium sized village with a suburban like character. New Berrima is visually and physically separated from Berrima by a large parcel of Crown Land that adjoins the Berrima Cemetery and small scale rural residential development to the northwest.

There are some significant eucalypt street trees located in the northern part of the village. Two important landscape features flank the northern and southern edges of New Berrima. These are the well-kept landscaped open space area which acts as a buffer between Taylor Avenue and the cement works to the south, and a large parcel of what appears to be Crown Land adjoining the northern village boundary. The Crown Land parcel has value as a regenerating indigenous landscape although it is unclear whether the area is grazed.

Community Profile

The 2011 census records a population for New Berrima of 542 persons comprising an equal number (271) of males and females. The most highly represented age group is 35-49 years followed by 5-11 years.

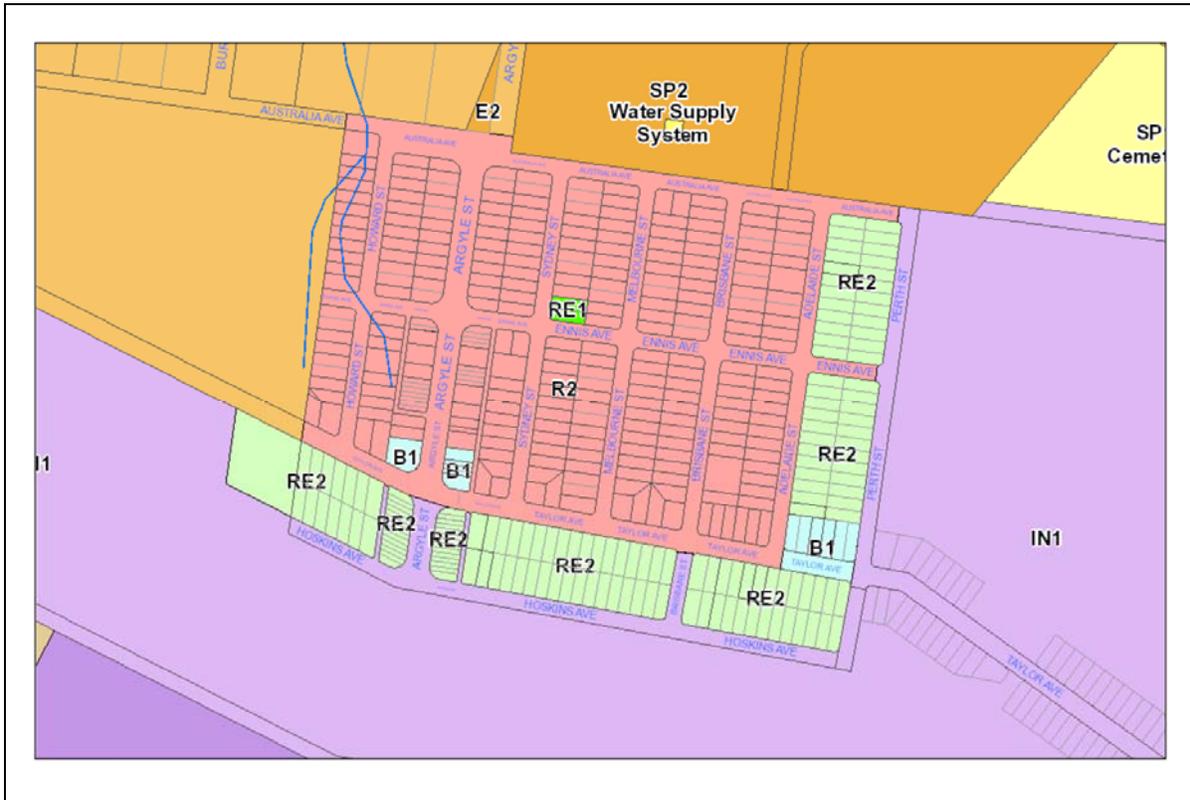
Only some 56% of residents were at the same residential location five years previously. Of those, 30 were at another location within Wingecarribee with 159 elsewhere in NSW. Industries most represented are Construction, Agriculture and Manufacturing.

Land Use Profile

The New Berrima urban area is contained within the red boundary shown on Map 1 following. The colours represent the zonings within the village at the time of printing. The New Berrima residential area is zoned R2 Low Density Residential (pink). There are two areas zoned B1 Neighbourhood centre (pale blue) with a private recreation zone around the periphery of the village (pale green).

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Map 1 - New Berrima Village Boundary and Zoning



Residential Lot Capacity

Council's estimate of vacant land potential as at 2012 indicates there is the potential for a further 32 dwellings in the New Berrima residential zone, indicating a potential for some 14% growth in dwelling supply within the village without any variation to current residential zones or minimum lot sizes.

New Berrima	
Property Type	Total
Vacant Single Lots	14
Vacant Multiple Lots	8
Occupied Single Lots	1
Occupied Multiple Lots	2
Dual Occupancy	7
Total Potential	32
Existing Dwellings	226
Potential + Existing Total	258

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Development Control Plans (DCPs)

Specific development controls for New Berrima are contained within the Medway & New Berrima Village DCP. For development controls on rural and environmental land surrounding the Sutton Forest urban area, the Rural Lands DCP covers land zoned RU1 Primary Production, RU2 Rural Landscape and E3 Environmental Management. The Rural Living DCP covers land zoned RU4 Primary Production Small Lots and E4 Environmental Living. A review of all DCPs will occur in 2016 and New Berrima property owners will have the opportunity to contribute to that review.

Local Planning Strategy Workshop

During 2010 and 2011 a series of workshops was held across the Shire involving all towns and villages. The purpose of the workshops was to obtain feedback from participants as to what they considered to be the current Strengths and Weaknesses of their locality and what they perceived to be the main Opportunities and Threats for the future. This type of analysis is known by the acronym SWOT.

A Local Planning Strategy workshop was held in the New Berrima Community Hall on 14 July 2011 attended by some 29 property owners from New Berrima and Medway. The table below summarises the key comments with regard to New Berrima. Some comments may appear inconsistent, but are included to reflect the full range of opinions expressed. Council appreciates the contribution made by all workshop participants.

KEY ISSUE	CONSIDERATIONS
STRENGTHS	
Surrounds & Ambience (3)	<ul style="list-style-type: none">• Village atmosphere• Quiet Village• Children are safe• No high rise or over development
Community (5)	<ul style="list-style-type: none">• Community 'real' know your neighbour• Community Shop employing local people• Children play in streets together• Families• Community Spirit
WEAKNESSES	
Surrounds & Ambience (1)	<ul style="list-style-type: none">• Loss of Village Buffer Zone
Facilities, Infrastructure & Access (16)	<ul style="list-style-type: none">• Better Village entry (eg Bundanoon sign)• Backdoor 'entry'• Restrict 'Heavy Vehicles' in village streets• Taylor Avenue is woefully deficient to carry existing traffic – specifically trucks

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KEY ISSUE	CONSIDERATIONS
	<ul style="list-style-type: none"> • Roads (internal) not upgraded or maintained • Flashing lights at railway crossing • Trucks on access road & internal road conflicts • No alternative exit from village (Suggest Open Australia Avenue & develop as local access). • Things needed (should be in Opportunities) <ul style="list-style-type: none"> ○ More Streetlights ○ Bike track ('Carey's) ○ Fire Station ○ Road Maintenance ○ Public Park ○ Mail service 'Delivery' • Flooding issue in Howard Street
Community (1)	<ul style="list-style-type: none"> • Isolated from services
Environment (3)	<ul style="list-style-type: none"> • Loss of Bushland • Boral – no tree regeneration • Future planning – trees etc
OPPORTUNITIES	
Surrounds & Ambience (1)	<ul style="list-style-type: none"> • Park with playground for kids / dogs
Facilities, Infrastructure & Access (10)	<ul style="list-style-type: none"> • Public Park land • Designated Heavy Vehicle Parking area • Toilets for drivers • Australia Avenue upgrade to give residents an alternative route in/out of New Berrima to avoid Taylor Avenue • Better Services <ul style="list-style-type: none"> ○ Rubbish removal ○ Roads repair • Bike track / Walking track / Berrima • Playground • Public Transport
Community (3)	<ul style="list-style-type: none"> • More service shops (local) eg, butcher, grocer • Short stay accommodation business in New Berrima for Industrial truck visitors • Locally owned & staffed service / rest area for truck industrial traffic
THREATS	
Surrounds & Ambience (1)	<ul style="list-style-type: none"> • Loss of village atmosphere



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KEY ISSUE	CONSIDERATIONS
Facilities, Infrastructure & Access (4)	<ul style="list-style-type: none"> • Delay in Bypass road or despite promises to supply bypass Taylor avenue will be upgraded • Bypass and trucks alienate suburb and affect local shops business • Recreation area disappearing or changed policy. • Bush tracks
Community (5)	<ul style="list-style-type: none"> • Increasing Heavy Traffic on Taylor Avenue • Health issues from coal stockpile and heavy vehicles & factory • Future industry • Pollution • Moss Vale Corridor Traffic
Environment (2)	<ul style="list-style-type: none"> • Wingecarribee reserve • Wildlife

SWOT Analysis

The greatest strengths in New Berrima villages were considered to be the sense of community and safety and the general ambiance of the village.

Weaknesses related to the view that the village had lost their buffer zones and that through traffic had become a problem. Opportunities to improve this situation were noted and Council continues to work in these locations to improve roads and traffic management. Without these improvements, these problems are considered to be greatest threats to the villages. Further opportunities related to improved playground facilities and some commercial opportunities within the village.

