

INYADDA DRIVE DA SUBDIVISION



Your local area needs your help!

The RHVA has a number of concerns about a new proposal for the Inyadda Drive development in North Manyana, currently being considered by Shoalhaven Council.

There a number of obvious flaws to the proposal. The following submission guide has a list of the issues we have identified so far that could be included in your submission to Council.

In your submission, state clearly how you think the development will impact Manyana and the surrounding areas.

The community is presently engaging a range of technical experts to assist it in dealing with the proposal. There will be a much more substantial response arising out of that work.

Contact the Committee if you have expertise in scrutinising any of the Reports in the DA.

Thanks for your support!

GUIDE TO WRITING A SUBMISSION TO SHOALHAVEN COUNCIL- Inyadda Drive (aka 'Kylor') Development Application

NOTE: This short guide highlights the key details of concern about the proposal. If you would like to see the full documentation use this link:

<http://www3.shoalhaven.nsw.gov.au/masterviewUI/modules/ApplicationMaster/Default.aspx>
(search for SF10921).

When to make a submission	As soon as possible. The deadline for submissions is 5pm Wednesday March 9.
Who can make a submission	Anyone concerned this proposed development will have a negative impact on the area can make a submission. You don't have to be an expert.
How to send in your submission	Submit your comments online by clicking this link: http://www3.shoalhaven.nsw.gov.au/sccenquirer/daemail.aspx?a

	<p>ppNo=SF10921&subPeriod=1&fbclid=IwAR3XZUMk2cAa4LxxRIJ9DADD2P6n0u2J8cPaapfjA7w3ztfB6pH0r8mhv8I</p> <p>Select 'Submission' from the drop down menu at the top.</p> <p>If you'd like to you can ask to have your personal details redacted before your submission is published online.</p>
What to say	<p>You don't need to make a long submission. Every submission will be counted, and there's power in numbers. Start the submission by explaining in simple and personal terms why the development proposal concerns you specifically.</p> <p>If you like, you can then add in some or all of the points our focus group has collated, which are listed in the bullet points below.</p>

POINTS FOR SUGGESTED INCLUSION IN PUBLIC SUBMISSIONS

1. The timing of the proposal is inappropriate

- The public was only notified a few weeks ago that the proponent was withdrawing a rezoning application and making this new Development Application. The timing suggests the proponent intended to 'ambush' the public, giving the community insufficient time to thoroughly analyse the new proposal.
- This very complex and significant proposal should have been allocated a formal period for community consultation.
- Council should not consider the proposal until the Federal Government has properly considered the environmental impacts under the EPBC Controlled Action process which is not yet finalised.

2. The proposed development is detrimental to the Manyana community

- The local community has been concerned about this proposed development for decades and remains concerned. In fact, concerns have increased over time due to the impacts of bushfires.
- Trauma from bushfires remains in the community and threats to remaining habitat, such as this proposal, are mentally and emotionally damaging to the community's well-being.
- Despite the changes made to the proposal, it is still environmentally damaging and unacceptable to the community.

- The environmental issues extensively addressed last year by Manyana Matters and the Redhead Villages Association (and endorsed by the community) have been ignored in the new proposal.
- Current statistics indicate the large majority of the houses in the proposal will become investment or holiday properties, with no benefit to local residents or those needing homes in the Shoalhaven.
- There is insufficient infrastructure such as retail outlets or medical services in the community to service a doubled village population. The proposal makes no attempt to address this issue as required, nor to address any of the other indirect impacts the development would have. The proponent is clearly relying on Council or State Government monies to address these gaps.
- The proposal will destroy the present visual amenity and coastal feel of the village and surrounding Red Head Villages area.

3. The proposed development presents an acute bushfire risk and increased stormwater risk

- The proposal ignores the bushfire events of 2019/2020. Reliance on an obviously 'off the shelf' report from a fire consultant based in North-western Sydney who apparently not visited the site is completely unhelpful. The proposed development has little or no firebreak protection and no safe escape for residents in the event of fire approaching from a westerly direction. The broader area has only one access road and limited facilities for firefighting.
- The proposal is deficient in its stormwater management analysis. This is a particularly sensitive issue with respect to the creek which draws water from the area within the proposal, which periodically opens up to the ocean.

4. The proposed development will have negative environmental impacts

- The majority of the impact area of the land is mapped as a Critically Endangered Ecological Community (CEEC). This CEEC is considered irreplaceable and defined as a Significant and Irreversible Impact Entity (SII).
- The development would destroy scarce healthy habitat for many species, both permanent and migratory, which are still not recovered from the impacts of the Black Summer bushfires in terms of both population and available habitat. This includes nearly 18ha of the threatened Eastern Pygmy Possum habitat, a species classed as vulnerable.

5. The development is inappropriate for the character of the village

- The retaining walls are proposed to be 2.2 to 4.8 metres in height. The end result could be houses of 13.3 metres (4-5 storeys) above the natural ground height. This will create a classic gated community feel out of keeping with the village.

6. **The proposed development is inappropriate for the broader area**

- The proposal does not comply with the zone objectives for environmental management nor the Shoalhaven Local Environmental Plan and the Shoalhaven Development Control Plan.