



Speakers from left to right: Gerry McCarthy, Luca Bastock, Haley Calford Walker, Rob McGowan and Bill Eger

Inyadda Drive, North Manyana Land and Environment Court Conciliation Conference , 8th April 2024

Some 250 concerned local residents turned out on Monday for a public conciliation conference of the Land and Environment regarding an application for the development of 65 lots in North Manyana bushland.

Six representatives from the community told a Senior Land and Environment Commissioner why they believed the DA should be rejected.

Indigenous woman **Haley Calford Walker** said the developer's First Nations heritage assessment had been conducted by non-Aboriginal people and had downgraded the Aboriginal cultural and significance of site. She pointed out that mistakes made in the past where country had been degraded should not be repeated, but rather used as a lesson to guide us with future decisions. She said that the spirits of her ancestors were still present in the bush site and we should learn from their ancient wisdom.

Luca Bastock, a 17-year-old student from Ulladulla High School, told the commissioner that she had grown up around the bush and ocean surrounding Manyana which had already witnessed the impacts of climate change through flood and fire. She said she was resigned to the fact that she probably would not be able to afford to live in the area in the future. She said

that, despite the developer portraying his proposal as part of the solution to the local housing crisis, it was in fact a scheme for wealth creation. There is no need, therefore, for any further housing development in Manyana at all, with more than 60 per cent of homes lying dormant for 10 months each year in the holiday town. Nonetheless, she said that Manyana's surrounds served as a respite for many of her young friends who enjoyed visiting from the wider local area to "escape from reality" to the pristine bush and ocean. Luca said that it is important for young people to "fight for the things that sustain us".

After 38 years with Fire and Rescue and retiring as Chief Superintendent, Deputy Captain of local Brigade, **Rob McGowan** delivered a stinging assessment of the proposed DA. He said the developer's bushfire assessment is inadequate. He said the proposed 8 to 25 metre Asset Protection Zone for existing properties on Curvers Drive would not have been enough to save them during the fires of January 2020. He also said that the proposed BAL 29 is wrong. Inadequate water supply in the area as evidenced during the Black Summer fires would mean that a further 65 residences would represent a drain on firefighting resources that would come at the expense of existing properties in the area.

Representing Manyana Matters Environmental Association, **Bill Eger** said there was he could see in the proponents revised DA that resolved any of the environmental issues previously identified by the submissions and Council.

With the addition of three shorebirds recently there are now 7 threatened shorebirds directly impacted by this development.

These add to a host of state and nationally threatened species as well as other migratory species listed under international conservation agreements observed on this site, including a number of critically endangered species, endangered ecological communities and an SAI entity (Serious and Irreversible Impact) which is unique to the area and the highest classification of being near extinction. All these species are part of a complex ecosystem that will be destroyed by this development.

The development also poses a threat to the Inyadda beach Intermittently Closed and Open Lagoon further putting at risk the many endangered shorebirds that inhabit the area.

There are currently many Government reviews and enquiries trying to create laws that will protect and reverse the decline in our biodiversity.

The causes of biodiversity loss and extinctions are well understood, they are, clearing of native vegetation, fragmentation of habitat, weeds, feral animals, altered land use, climate change and vegetation clearing affecting ecosystem integrity. These are the same causes that will be amplified into these endangered ecological communities and ecosystems by this DA – an environmental disaster in itself.

A submission by **Rob Aldis**, a local with much experience in civil engineering was read to the court (Mr Aldis was recovering from surgery and could not be there in person). His concerns centred on the 250,000 tonnes of imported fill that the development would need to recreate the landform around the estuarine zone to a height of 3 metres. The fill would lead to erosion and pollution of two creeks that run through the site and flow out to Inyadda Beach. The import of the fill would require 6,000 truck movements in and 6,000 movements out

along the Bendalong Road, which already suffers from continuous damage from overuse and poor maintenance. The Aldis submission also pointed out that the developer had not conducted a traffic report on local roads. Mr Aldis is also concerned that the costing of the development at \$16.6m is seriously out of date. He said that the stated \$500,000 on earthworks would now be more likely to run up to \$5m. The landscaping estimate of \$100,000 was also far too low in his opinion.

Red Head Villages Association Public Officer **Gerry McCarthy** told the commissioner that the developer had failed to communicate with the local residents prior to lodging his revised DA with the court, which had been sprung on the community during the busy holiday period of early January this year. Nevertheless, some 235 individual submissions were lodged with Council within a matter of weeks. Gerry told the court that residents' concerns centred around:-

environmental impacts – RHVA endorses the submission from Manyana Matters;

how civil services, infrastructure, and head services would cope in a flood-prone area with initial construction and ongoing maintenance;

contamination of soil around site;

sewerage and wastewater, noting that the DA relies on figures from latest capacity model done in 2008;

negative visual and olfactory impacts of sewerage stacks;

Bushfire risk;

Unsustainable financial constraints – Shoalhaven City Council already has a financial deficit which would come under further pressure from ongoing infrastructure and maintenance costs of the new development.

Although the DA allows for 65 lots, under current SCC planning rules the site could yield 260 homes which will be investment properties, not affordable housing.

Gerry offered a solution to the impasse between the developer and the community over the site. He proposed the site become a wildlife corridor to the Conjola National Park, with Council, NSW and Commonwealth Governments coming together with First Nations groups to purchase and manage it in the future. He said that the Milton Ulladulla Structure Plan requires offsets which the Inyadda beach site could become part of.

All submissions can be found at

<https://www3.shoalhaven.nsw.gov.au/masterviewUI/modules/ApplicationMaster/default.aspx?page=wrapper&key=152193&propkey=99869>

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