

RED HEAD VILLAGES ASSOCIATION (Inc)



North Bendalong, Bendalong, Berringer Lake, Cunjurong Point, Manyana

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11th November 2024

The Hon. Paul Scully MP
Minister for Planning and Public Spaces
GPO Box 5341
SYDNEY NSW 2001
office@scully.minister.nsw.gov.au
by email only

cc The Hon. Penny Sharpe
Minister for the Environment & Heritage
Minister for Energy & Climate Change
The Hon. Jo Haylen
Minister for Transport

Re: EPBC 2020/8704, Manyana Beach Estate

Dear Minister

I represent the Red Head Villages Association Inc (RHVA), a community representative association for the five NSW South Coast villages of Manyana, Bendalong, Nth Bendalong, Cunjurong Pt and Berringer Lake. The RHVA is also the Shoalhaven City Council community consultative body for these 5 villages. I refer to the Controlled Action determination by Environmental Minister Tanya Plibersek on the 20th September this year to allow a 2008 Historical Development Approval ("Zombie DA") in Manyana to go ahead.

The proposed Manyana Beach Estate development of 153 houses is absolutely not suitable for this small coastal village community. It will see the destruction of large tracts of forest, impact critically endangered forest species and destroy the habitat of the local wildlife. This area was an isolated refuge for local fauna fleeing the catastrophic Currowan fire in 2019/20 which burnt almost all of the Conjola National Park. The large - scale residential development will also fundamentally impact the village amenity of Manyana where the majority of houses are not permanently used and where there are many houses for sale on a regular basis. This is a holiday house community. This housing development will mostly provide investment opportunities for buyers and not help the local housing shortage at all. This area is not identified by Shoalhaven City Council as an area for new housing creation.

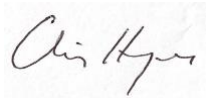
Many strict conditions have been imposed on the developer by Minister Plibersek in her determination which fundamentally alter the original development plan such as dead- end streets, an entry/exit point removed, new Asset Protection Zones (APZ's) required, and rezoning, amongst several others. Unfortunately, the Federal Minister is powerless to effect any change to

the development plan passed by the NSW Government. The RHVA understands that because of the substantial changes to the development plan, including changes to roads, drainage and infrastructure, the NSW Minister for Planning could request the developer to lodge an application to amend the 2008 DA. Such amendments are authorised by the Environmental Planning and Assessment (EP&A) Amendment Regulation of 2021.

Another potential option for the NSW Government to protect this 20 hectare forest against inappropriate development is to use it as an environmental offset to the Milton-Ulladulla bypass project which is in the planning stages.

The RHVA urges the NSW Government to assertively use whatever legal options it has to review this inappropriate historical development consent in Manyana. An increase of 153 houses in this small coastal community will permanently destroy yet another irreplaceable flora and fauna asset on the NSW coast.

Yours sincerely

A handwritten signature in black ink, appearing to read "Chris Hayes", is placed on a light-colored rectangular background.

Chris Hayes
President
Red Head Villages Association Inc