



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

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**RHVA SUBMISSION GUIDE – INYADDA RD, NORTH MANYANA  
PROPOSED INTEGRATED DEVELOPMENT - *SF10921*  
Land and Environment Court Appeal  
Case Number 2023/00263435**

Shoalhaven City Council has invited further submissions from the community during the exhibition period for amended plans and other documentation by Heir Asquith Pty Ltd submitted with the existing DA. Submissions close on the **30<sup>th</sup> May**. Now is the time for you to again consider the issues and make a submission to Council. We urge you to make some more noise!

RHVA continues to hold significant concerns particularly about, but not limited to, the following key areas. Individuals should feel free to object on other grounds raised previously eg bushfire risk, sewerage, beach run off risks etc.

- The current DA will still lead to the destruction of 14.11 ha of native vegetation for a 15.06 ha subdivision containing 43 residential lots. There will be removal of Critically Endangered and Endangered Ecological Communities and the habitat of threatened fauna species
- The entire development including the 56.60 hectares of conservation area will be a Community Title Scheme. A community association comprised of the owners, many of whom are likely to be absentee, will be expected to manage all aspects of biodiversity protection including maintenance of ‘native flora and fauna in perpetuity’, the roads, retaining walls and the bio-retention basins. This will require high ongoing management costs and commitment for the owners. There is absolutely no guarantee that protection of biodiversity on this environmentally sensitive site will be sustained by private property owners. This is unrealistic, unreliable and unsustainable
- The developer states that the development potential of the subject site utilising the minimum lot size of R1 (minimum lot size 500sq.ms) and R5 residential zones is approximately 299 lots. Even though they state that the utilisation of this development potential is seen as inappropriate for the subject site, considering its environmental sensitivity, there is no legal guarantee that there will not be attempts by future property owners to subdivide the R1 lots sometime in the future.

The RHVA urges Council to rezone all the development footprint to R5 (large lots -minimum lot size 2000 sq.ms) to ensure there can be no future re-subdivision of the site.

Please also share this information with your friends, relatives and neighbours who are affected. You can insist that your previous submission still stands or you can amend it. A few lines is enough.

It is easiest to simply email your submission to Shoalhaven City Council – [council@shoalhaven.nsw.gov.au](mailto:council@shoalhaven.nsw.gov.au) ensuring you quote the application number ***SF10921*** in the subject line

**Remember your submissions must be with Council by Friday 30<sup>th</sup> May 2025**