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9th January, 2024

PROPOSED INTEGRATED DEVELOPMENT - SF10921 Land and Environment Court Appeal Case Number 2023/00263435

The following is the amended subdivision proposal as set out in the Land and Environment Court Appeal of SF10921.

Revised Proposal:

65-lot residential subdivision including the following development:

- Lot 1 57.53 ha Community title lot for biodiversity protection purposes;
- Lots 2-66 Torrens title residential lots ranging in size from 2000m² to 2840m²
- Lot 67 Proposed public reserve for a local park (2088m²) containing grave site to be dedicated to Council;
- Lot 68 Proposed RE1 Open Space Lot (3054m²) to be acquired by Council;
- Creation of a pedestrian accessway over Lot 1 to provide access to the beach;
- Creation of a 6m wide fire trail including a beach access trail over Lot 1;
- Creation of a 6m wide drainage easement over lots 17 & 23;
- Construction of an 8m wide pavement for emergency purposes with restricted access to Curvers Drive;
- Road Construction and dedication including intersection treatments to existing public roads;
- Upgrade to Inyadda Drive including new culverts to provide flood free access;
- Indicative Building Envelope Plans to restrict buildings;
- Asset Protection Zones as required to meet Planning for Bushfire Purposes;
- Tree removal within the development footprint;
- Protection of hollow-bearing trees within proposed lots;
- Bulk earthworks to facilitate building platforms;
- Retaining walls around perimeter roads;
- Stormwater and Water Quality works including swales in the road reserve;
- Street tree planting;
- Proposed sewer servicing scheme including pump out system; and
- Community title management statement.

Property:

Inyadda Drive, Manyana – Lot 106 DP 755923 and Lot 2 DP 1161638; Sunset Strip, Manyana – Lot 2 DP 1121854

Applicant: Heir Asquith Pty Ltd

The plans and associated documents can be accessed on Council's website <u>www.shoalhaven.nsw.gov.au</u> by following the **Development Application Tracking link** (Track a DA) from Wednesday, 17 January 2024 to Wednesday, 31 January 2024.

Any person during the above exhibition period may make a written submission in relation to the development application detailing reasons for objection or support (making reference to SF10921). Submissions will be accepted on or before 31 January 2024 or may be made online using the DA Tracking link on Council's website.

For information on the display of submissions, obligations to declare reportable political donations, submitting pre-printed form letters and petitions refer to Council's '*Community Consultation Policy for Development Applications*' which is available on Council's website under 'Policies'.

Further enquiries on this matter should be directed to Council's City Development Directorate on 1300 293 111.

City Development Shoalhaven City Council

