

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 2000m<sup>2</sup> to 2840m<sup>2</sup>
- Lot 67 – Proposed public reserve for a local park (2088m<sup>2</sup>) containing grave site to be dedicated to Council;
- Lot 68 – Proposed RE1 Open Space Lot (3054m<sup>2</sup>) 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 [www.shoalhaven.nsw.gov.au](http://www.shoalhaven.nsw.gov.au) by following the **Development Application Tracking link** (Track a DA) from Wednesday, 17 January 2024 to Wednesday, 31 January 2024.

