

## Appendix A

### Community engagement – briefing letter to Council, 6 June 2013

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6 June 2013

Mr Gordon Clark  
Strategy Planning Manager  
Shoalhaven City Council  
PO Box 42  
Nowra NSW 2541

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Re: North Manyana: Community Information Day

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Dear Gordon,

## 1 Introduction

On Saturday 25 May 2013 EMM held a Community Information day on behalf of Kylor Pty Limited about the proposed rezoning of land at North Manyana.

The event was preceded by hand delivery of a Community Information Leaflet to dwellings in Manyana on Friday 26 April 2013. The leaflet (refer Attachment A) provided a summary of the proposal as well as details of the Information Day (CID). In addition, we contacted Justin Field from the Red Head Villages Association and requested that he put a copy of the leaflet on the Community Information board in Manyana and the event was also reported to Council at its Development Committee meeting on Tuesday 7 May, 2013.

The CID was held at the Yalunga Community Hall between 10 am to 2 pm and we estimate that between 50 and 60 people attended. Copies of the leaflet were available on arrival and the community were then presented with five storyboards (refer Attachment B). These provided an introduction about the proposal, a summary of the current situation, an overview of the environmental assessment results, a summary of the proposed rezoning and a description of the next steps, including a summary of the planning process.

Three EMM representatives were available throughout the session to answer questions and to listen to feedback. The community were also provided with feedback forms, to be filled out at the venue or returned by stamped, self-addressed envelopes. Approximately 80 forms were taken on the day and to date we have received written feedback from 18 community members (refer Attachment C).

## 2 Issues raised

We believe that the CID was very valuable in identifying the main concerns of the community in relation to the proposal as well as various positive aspects. A summary of the feedback is provided in the table below (in no particular order).

**Table 1**      **Summary of community feedback**

| Issue                                                                                                                                 | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minimum lot size of 500m <sup>2</sup> is not acceptable.                                                                              | <ul style="list-style-type: none"> <li>• Already an oversupply of smaller lots on the market in Manyana.</li> <li>• Dwellings will be too close together and will result in 'ghetto' type development like Shellharbour.</li> <li>• Larger lots will be more appealing to prospective purchasers.</li> <li>• Larger lots are more appropriate given the location and character of the area.</li> </ul>                                                                                                                                    |
| Number of proposed lots is too high.                                                                                                  | <ul style="list-style-type: none"> <li>• The proposal represents a significant increase in the number of dwellings in comparison to what is permitted under the current zoning.</li> </ul>                                                                                                                                                                                                                                                                                                                                                |
| The development will negatively impact property values in Manyana.                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Rezoning of the strip of land to the north of Curvers Drive, east to the beach, is not acceptable.                                    | <ul style="list-style-type: none"> <li>• Foreshore areas need to be protected.</li> <li>• Development will impact on nesting ground for Hooded Plovers.</li> <li>• Development will impact on EECs in this location.</li> <li>• Land has always been zoned for environmental protection.</li> <li>• Development will be detrimental to existing aesthetic values.</li> <li>• Already many houses for sale in Manyana.</li> </ul>                                                                                                          |
| Lack of economic justification for the proposal, given the large amount of dwellings currently for sale in Manyana.                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Removal of 30 m 'building line' or 'buffer' to the north of Curvers Drive is unacceptable.                                            | <ul style="list-style-type: none"> <li>• Development adjacent to houses on the north side of Curvers Drive will result in a loss of privacy and outlooks to existing dwellings.</li> <li>• Would prefer to see a buffer rather than a building line.</li> <li>• Loss of 'informal' pedestrian access to the beach, currently provided on Kylor land (maintained by the local community).</li> <li>• Retention of a 30 m buffer would help conserve the 'village' feel of Manyana .</li> </ul>                                             |
| Removal of 30 m 'building line' or 'buffer' to the western boundary of the site (along Inyadda Drive) is unacceptable.                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Proposed use of R1 zone is contradictory to surrounding and nearby residential development, which will be zoned R2 under the new LEP. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Lack of infrastructure to support the proposed development.                                                                           | <ul style="list-style-type: none"> <li>• There are no commercial services, such as shops, in Manyana.</li> <li>• There are no schools or other essential services in Manyana.</li> <li>• The proposed commercial development on the north east corner of Curvers and Inyadda Drives is constantly being delayed.</li> <li>• Existing sewerage system has insufficient capacity.</li> <li>• The development will result in an unacceptable increase in traffic.</li> <li>• Currently very limited public transport in the area.</li> </ul> |
| Increase in traffic.                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Development may result in detrimental impacts on local catchment area.                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Proposed 'offset' areas should be zoned to reflect their environmental value.                                                         | <ul style="list-style-type: none"> <li>• Offset areas should not be zoned E3 but E2 (Environmental Conservation).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                              |
| Lack of information provided at the CID                                                                                               | <ul style="list-style-type: none"> <li>• Disappointed that the level of information provided was not greater.</li> <li>• Difficult to make an informed decision on the proposal without seeing some sort of concept plan.</li> <li>• Insufficient information provided on proposed stormwater and flooding management.</li> <li>• Further clarification on 'offset areas' and how these can be guaranteed and maintained is required.</li> <li>• Ecological survey methods not clearly demonstrated.</li> </ul>                           |

**Table 1**      **Summary of community feedback**

| Issue                                                               | Comment                                                                                                                    |
|---------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Lack of community consultation / concern for the community          |                                                                                                                            |
| Important to maintain village atmosphere.                           |                                                                                                                            |
| Planning proposal should not be considered until Draft LEP is made. |                                                                                                                            |
| The development may impact on tourism in Manyana.                   | <ul style="list-style-type: none"> <li>How will the 'beachside village' atmosphere be maintained and protected?</li> </ul> |
| Insufficient employment to sustain the current population.          |                                                                                                                            |
| Coastal strip should be handed over to National Parks and Wildlife. |                                                                                                                            |
| Proposed reduction in the area of proposed development is positive. |                                                                                                                            |

### 3 Conclusion

Based on the feedback received, we believe that the most sensible next step is to address the issues identified by reviewing the proposal and undertaking further work and refinements where warranted. We estimate that this will take around two months, after which time we will resubmit the proposal for your further consideration.

Please also note that we have communicated the above course of action to the Red Head Villages Association including an offer to meet with them and discuss the revised proposal when it is available.

Yours sincerely



Verity Blair  
Senior Environmental Planner  
[vblair@emgamm.com](mailto:vblair@emgamm.com)

## Appendix A

### Community Information Leaflet

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# North Manyana Community Information leaflet

This information leaflet has been prepared to provide information about the proposed rezoning of land at North Manyana to the local community.

## North Manyana planning proposal

A planning proposal, seeking the rezoning of land, has been lodged by Kylor Investments with Shoalhaven City Council for land at Lot 106 in DP 755923 and Lot 2 DP 1161638 (Inyadda Drive, Manyana) and Lot 2 in DP 1121854 (Sunset Strip, Manyana), known as North Manyana.

The planning proposal will be considered at Council's Development Committee Meeting at 4pm on Tuesday 7 May, 2013 at the City Administrative Building, Bridge Road, Nowra.

The Development Committee agenda will be available on Council's website from Friday 3 May.

## Site history

The North Manyana site was cleared for farming between the 1950s and 1970s and is now revegetated. No further development has occurred on the site.

A number of development proposals have been considered for the site, including approval for a country club, golf course and 72 residential villas in 1985 and the rezoning of the site to its current layout in 1991.

## Current zoning

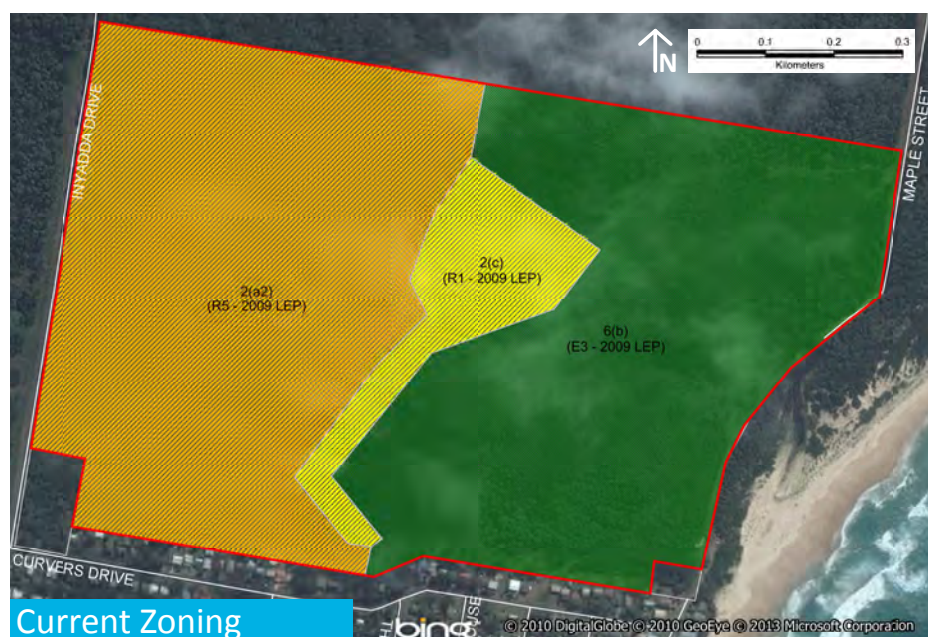
Current zoning of the site is considered inappropriate as:

- it is based on land use concepts - a golf course and associated housing - that are no longer proposed (the 2(c) zone);
- it relies on sewage disposal methods (on-site septic tanks) that are redundant since the implementation of the Conjola Regional Sewerage Scheme in the 2(a2) zone; and
- it is both wasteful of valuable coastal land and unresponsive to environmental constraints – the density is unnecessarily low and the actual location of the 2(c) zone maximises disturbance as it runs through the centre of the property.

The current zoning would allow for a yield of approximately 238 lots (144 lots at 2000m<sup>2</sup> in the 2(a2) zone and 94 lots at 500m<sup>2</sup> in the 2(c) zone).

## KEY

-  Study boundary
-  Open space 6(b) zone
-  Residential 2(c) zone
-  Residential 2(a2) zone



### Proposed zoning

The proposed zoning seeks to achieve a better arrangement of land uses based on an analysis of environmental constraints. These include:

- drainage and flooding;
- bushfire risks;
- ecology, including endangered ecological communities and the provision of compensatory 'offset' land;
- Aboriginal and cultural heritage, including the preservation of the Goodsell grave; and
- scenic protection.

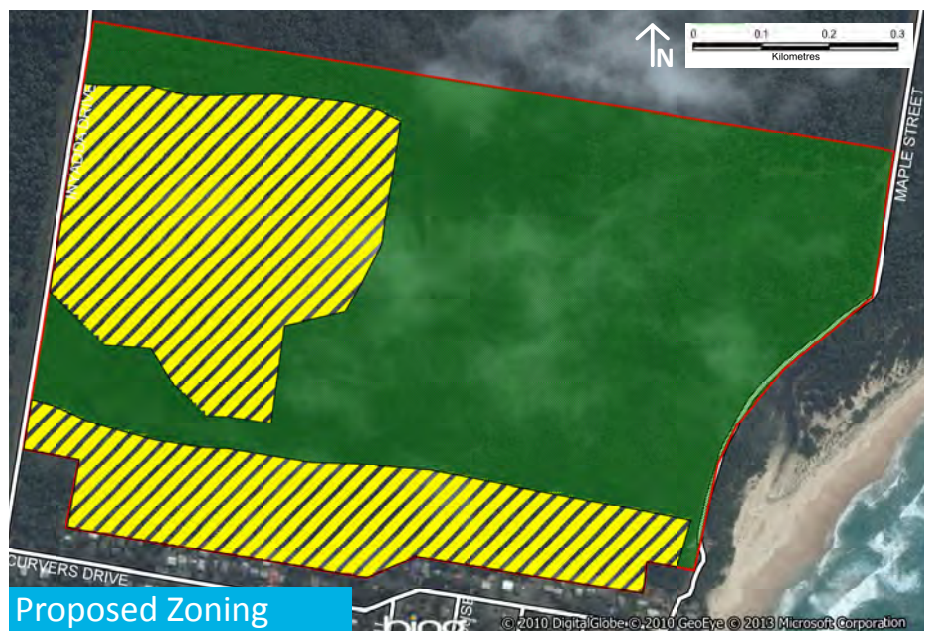
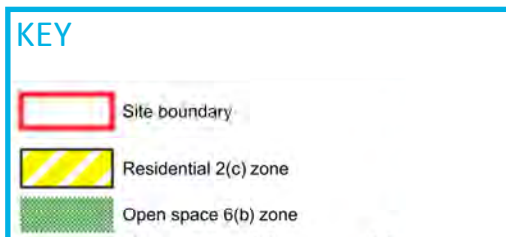
The planning proposal seeks new zoning boundaries that will allow:

- approximately 39 ha – Open Space (6(b) zone (or Environmental management E3 zone under the Draft Local Environmental Plan (LEP) 2009); and
- approximately 31 ha – Residential 2(c) zone (or General Residential R1 zone under the Draft LEP 2009) with a minimum lot size of 500 m2.

This zoning would allow a yield of between 300 and 380 residential lots but on about 5 hectares less land compared with the current zoning.

The proposed rezoning:

- makes use of a site that is already zoned for residential development and is centrally located with respect to retail services;
- allows efficient development of the site with a smaller development footprint than is currently permitted;
- the proposed development area is more sensitively located with respect to environmental constraints; and
- would facilitate a greater range of improved housing types and affordability.



## COMMUNITY INFORMATION SESSION

To learn more about the proposed future of North Manyana, you are invited to attend an initial community information session and meet Kylor's consultant team.

**When:** Saturday 25 May, 2013  
Anytime between 10am - 2pm

**Where:** Manyana Public Hall  
Sunset Strip, Manyana

At this session, an information display will be available to view. It will explain the current planning proposal that has been lodged with Council and provide opportunities for you to discuss the rezoning of North Manyana with the consultant team.

**For details on the community information session, please contact Verity Blair at EMM on 02 9493 9544 or email [vblair@emgamm.com](mailto:vblair@emgamm.com).**

Further formal consultation will be undertaken throughout the planning process.

## Appendix B

### Community Information Session Storyboards

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# Welcome

## *North Manyana Information Session*

1

Welcome to today's community information session for the proposed rezoning of land at North Manyana. Your knowledge and views are greatly appreciated.

The purpose of this community information session is to:

- Provide you with information about the proposal.
- Allow us to understand the needs and views of the local community.
- Provide you with the opportunity to discuss issues and suggestions directly with the project team.

Kylor Pty Ltd has engaged a team of environmental consultants to prepare a planning proposal for the proposed rezoning of North Manyana. Environmental assessments have been undertaken to evaluate the project against a range of environmental issues to ensure the ecological and environmental values of the area are respected.

### WHY NOW?

Kylor has been looking at future options for its site for many years. In late 2011, Kylor obtained finances for the large number of technical studies needed. Previously this funding was not available.

During 2012, the new technical studies were undertaken. Kylor also met with the Department of Planning and Infrastructure, Office of Environment and Heritage and Council. The RHVA was also contacted and made aware of the proposal.

### Today's session

If you wish to comment on the proposed rezoning, or be kept up to date with project news, please fill out a feedback form or contact:

**Verity Blair at EMM**

**Phone: 02 9493 9544**

**Email: [vblair@emgamm.com](mailto:vblair@emgamm.com)**

# Current Situation

## North Manyana Information Session

2

### SITE HISTORY

The North Manyana site was cleared for farming between the 1950s and 1970s but is now revegetated. No further development has occurred on the site.

A number of development proposals have previously been considered for the site, including approval for a country club, golf course and 72 residential villas in 1985, and the rezoning of the site to its current layout in 1991.

### Need for the proposal

Current zoning of the site is considered inappropriate as:

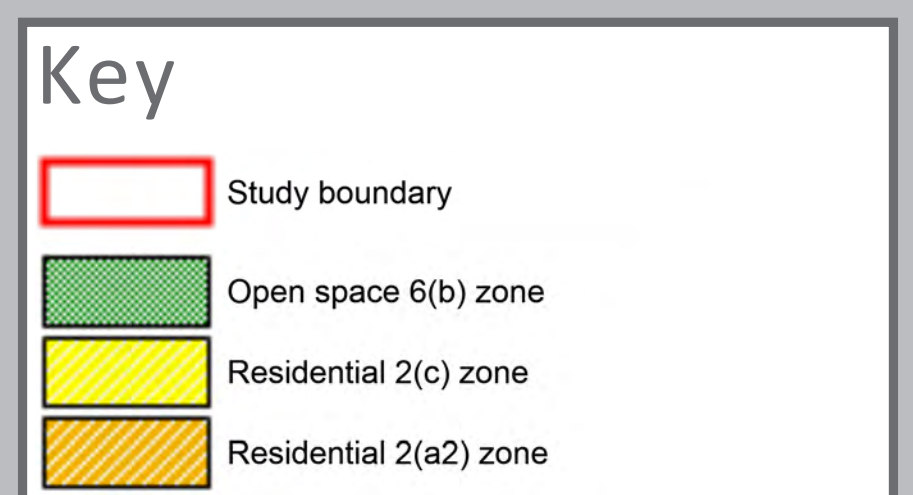
- it is based on land use concepts - a golf course and associated housing - that are no longer proposed (the 2(c) zone);
- it relies on sewage disposal methods (on-site septic tanks) that are redundant since the implementation of the Conjola Regional Sewerage Scheme in the 2(a2) zone; and
- it is both wasteful of valuable coastal land and unresponsive to environmental constraints – the density is unnecessarily low and the actual location of the 2(c) zone maximises disturbance as it runs through the centre of the property.

The current zoning would allow for a yield of approximately 238 lots (144 lots at 2000m<sup>2</sup> in the 2(a2) zone and 94 lots at 500m<sup>2</sup> in the 2(c) zone).

The 6(b) zoning in the eastern portion of the site allows uses such as clubs, community facilities and tourist facilities. Under the draft LEP 2013, this land would be zoned E3. A broader range of uses is permitted under this zone including dwelling houses, environmental facilities, information and educational facilities, kiosks and tourist and visitor accommodation.



Historical Aerial, 1971



Current Zoning

# Environmental Assessments

## North Manyana Information Session

3

### DESIGN DRIVERS AND ENVIRONMENTAL CONSIDERATIONS

The proposed zoning seeks to achieve a better arrangement of land uses based on an analysis of environmental constraints. These include:

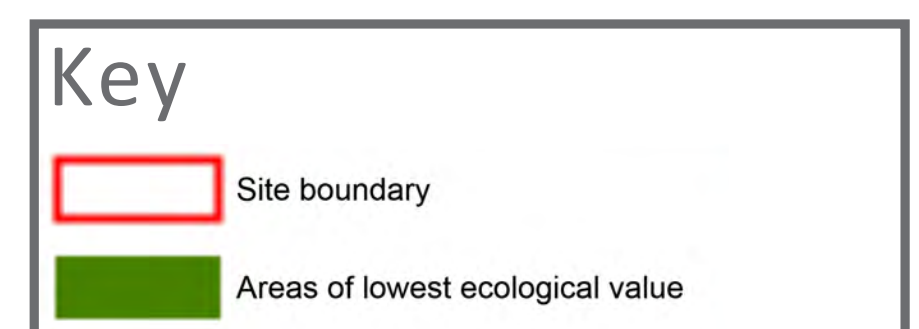
- drainage and flooding;
- bushfire risks;
- ecology, including endangered ecological communities and the provision of compensatory 'offset' land;
- Aboriginal and cultural heritage, including the preservation of the Goodsell grave; and
- scenic protection.

Despite the land in North Manyana being cleared for agriculture between the 1950s and 1970s, according to the Biometric Vegetation Type Database (DECCW 2008), there are five vegetation types at North Manyana, three of which are identified as threatened ecological communities (TEC).

Fourteen fauna species listed as 'threatened' were recorded on the site during targeted ecological surveys. These species would use the site for foraging habitat only, as the site generally lacks mature vegetation and important habitat features such as hollow-bearing trees.

Following the extensive ecological surveys of the site, the areas of lowest ecological value (containing

communities that are found elsewhere and that are in the poorest condition due to disturbance) were identified on a plan. This was given significant consideration when identifying the location of the proposed residential areas. The western area of the site is also furthest from the coastal area, ensuring that the majority of development is well-buffered from the beach front.



While it is acknowledged that the loss of some land of ecological value will occur as a result of the proposal, these are significantly less than would occur under the current zoning and they can be compensated for by on-site offsets (ie. under a formal agreement, 'off-set' land is set aside for conservation in perpetuity and can be offered to Council at the completion of the development) that will facilitate future management for conservation.

It is envisaged that future residential development will incorporate design elements to make it environmentally sound. These would include:

- waste water recycling through dual reticulation infrastructure (to segregate potable and non-potable water supplies);
- permanent dedication of a large area of bushland and coastline for conservation purposes; and
- a masterplan that will promote environmentally sound building and development practices.

# The Proposal

## North Manyana Information Session

4

### PROPOSED REZONING

The proposed rezoning seeks new zoning boundaries that will allow:

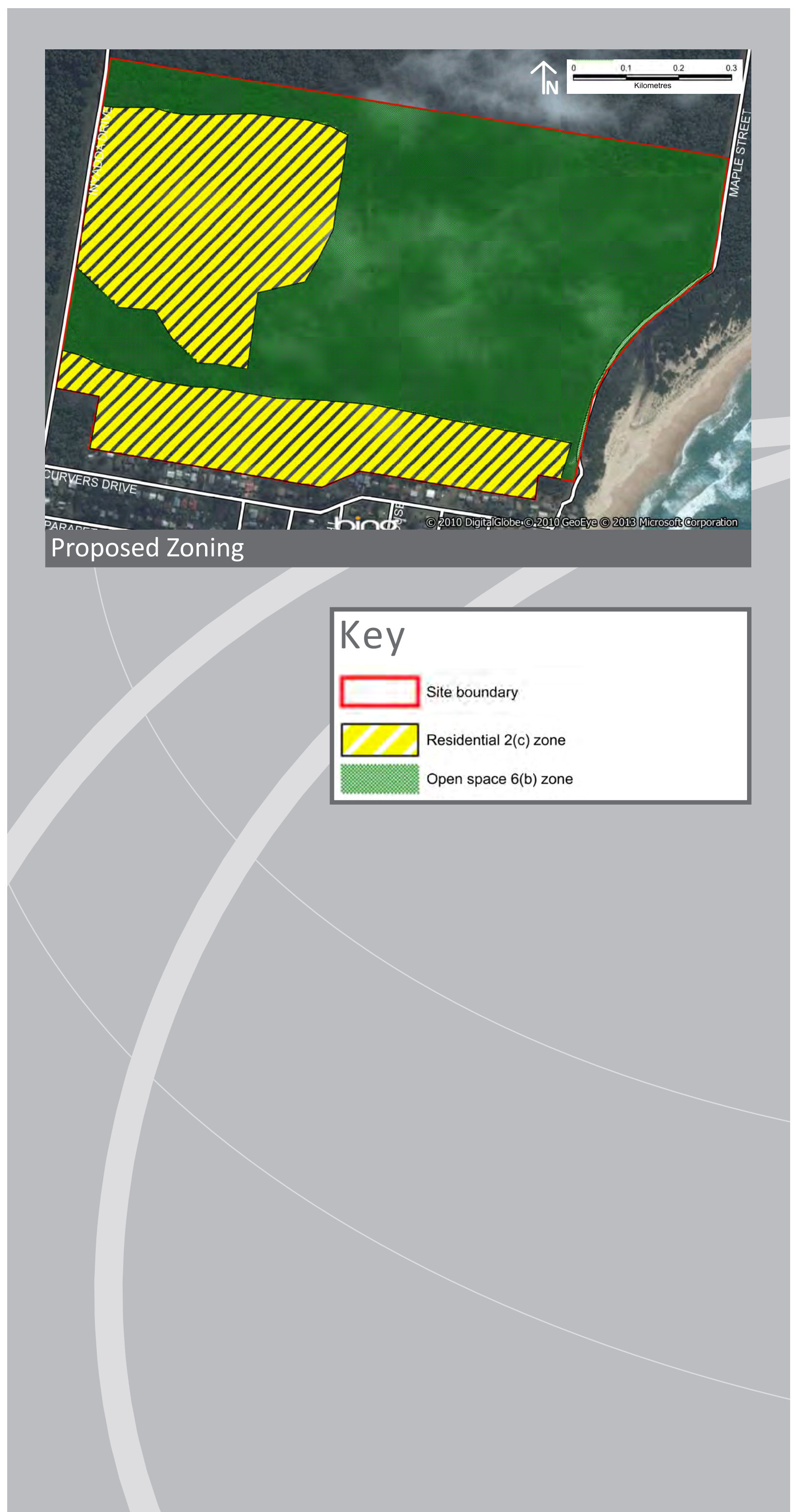
- approximately 39 ha – Open Space (6(b) zone (or Environmental management E3 zone under the Draft Local Environmental Plan (LEP) 2009); and
- approximately 31 ha – Residential 2(c) zone (or General Residential R1 zone under the Draft LEP 2009) with a minimum lot size of 500 m<sup>2</sup>.

The proposed rezoning:

- makes use of a site that is already zoned for residential development and is centrally located with respect to retail services;
- the proposed development area is more sensitively located with respect to environmental constraints;
- would facilitate a greater range of improved housing types and affordability; and
- allows efficient development of the site with a smaller development footprint than is currently permitted.

The planning proposal has assessed the rezoning against relevant strategic plans and it is found to be consistent with the applicable regional and local strategic objectives.

This zoning would allow a yield of between 300 and 380 residential lots but on about 5 hectares less land compared with the current zoning.



# Next Steps

## North Manyana Information Session

5

Kylor submitted the planning proposal to Council on 20 February 2013 and made a presentation to Council's Development Committee meeting on 7 May 2013.

### Council resolved to:

- Further consider this planning proposal pending the outcome of the consultation workshop between the proponent and the community;
- Receive a detailed briefing by the Red Head Villages Association and the proponent on the outcome of the consultation workshop;
- Not commence work on the planning proposal until after the finalisation of the Shoalhaven Local Environmental Plan 2013; and
- Reconsider the matter at the next Development Committee meeting, if possible.

Following this community information session, Kylor will submit a briefing to Council as well as some additional work required to a few of the technical reports.

Council requires a number of supplementary studies on flooding, ecology, traffic and sewer and water. When these studies are complete and the outcomes of today's community information session are summarised, the planning proposal will be updated and resubmitted to Council.

From there, Council will make a resolution on whether to further consider the planning process.

## THE PLANNING PROCESS

Council resolves to prepare a planning proposal to amend the LEP or not. Following the submission of the planning proposal to Council by the applicant, the relevant planning authority is responsible for the preparation of a planning proposal, which explains the effect of and justification for the plan.

### Pre-Gateway review (optional)

May be requested by a proponent if a Council has not supported, or not made a decision within 90 days, on a planning proposal. These reviews are informed by advice from Joint Regional Planning Panel.

### Gateway

Minister (or delegate) determines whether the planning proposal is to proceed. This gateway acts as a checkpoint to ensure that the proposal is justified before further studies are done and resources are allocated to the preparation of a plan. A community consultation process is also determined at this time. Consultations occur with relevant public authorities and, if necessary, the proposal is varied.

### Gateway reviews (optional)

May be requested by a Council or proponent following a gateway determination by the department, but before community consultation on the proposal has commenced.

### Community consultation

The proposal is publicly exhibited (generally low impact proposals for 14 days, others for 28 days). A person making a submission may also request a public hearing be held.

### Assessment

The relevant planning authority considers public submissions and the proposal is varied as necessary. Parliamentary Counsel then prepares a draft local environmental plan — the legal instrument.

### Decision

With the Minister's (or delegate's) approval the plan becomes law.

## HAVE YOUR SAY

The community will be consulted at various stages through the process outlined. If you would like to provide feedback, please fill out a feedback form. We value your comments and insights into the proposal.

If you would like more time to consider your response, please return your feedback form to us by Friday 7 June 2013.

### POST

PO Box 21, St Leonards NSW 1590  
using a reply paid envelope.

### FAX

(02) 9493 9599 (please fax both sides of the form if necessary).

### EMAIL

vblair@emgamm.com

We thank you for taking the time to attend today's community information session.