

Ms Mary O'Kane

Chair,

Independent Planning Commission

Re: Long Bow Golf Course application

I am in support of the Halloran Trust application for the development of a Golf Course at Culburra Beach.

The Golf Course should be approved and development commenced at an early date.

In my view the application for the residential development should also be approved. I would like to see a reduction in the number of dwellings with larger blocks than originally proposed. To protect the investment in housing made by residents, covenants as to the building materials used should apply to ensure that the whole estate is of high quality and remains a desirable place to live long into the future.

Similar developments on the Central Coast of NSW are great examples of what can be achieved. Horizons, Kooindah Waters and Magenta Shores are very desirable due to the location and range of facilities. Championship Golf Courses are the main feature of those developments..

There is overwhelming community support for the Golf Course whereas objections to the Golf Course have been made by only a handful of residents. The objections have largely centred on stormwater runoff from the development into Lake Wollumbula and impact on wildlife. According to the designers of the project the argument from the objectors has no basis of fact or indeed science as it appears that few if any of the objectors have committed to a detailed study of the plans. The reliance on science is the reason why there are objections and that has been why the development has not been approved in the past. The reliance on science is overstated as science in itself can only draw conclusions or for the scientists to offer levels of probability of future events. Science is not proof beyond reasonable doubt that an event will actually occur. Against this, the proposers of the development have clearly outlined their intention to design the golf course to harvest and retain water. The plans show ponds where excess rainwater will be directed. As a result the current run off from bush areas will likely reduce by a significant amount thereby offering an improvement in the water quality in Lake Wollumbula. Similar golf course developments around Australia have generally improved the conditions for all types of flora and fauna and do not detract from natural habitats. Most golfers are latent conservationists. They complain if a course is not presented in an attractive or well manicured state. Golfers enjoy the walk with nature...Lake Wollumbula is not at risk nor are swans or other breed of birdlife.

My research indicates that the golf course will be one of high quality. Key to the Golf Course apart from the challenge of playing it, is the location. Views from the course over the lake and to the sea will be unique and not offered by many Championship Golf Courses in Australia. It will attract golfers from all over to visit and play the course time and again. The longer term economic benefit to Culburra Beach cannot be overstated as committed golfers are inclined to travel and seem to have few budgetary constraints when visiting unique golfing destinations..

The South Coast is well served with water sports, beaches, bowls, football, tennis and many other sporting options and facilities. What is lacking in our region is a Championship Golf Course. A

Championship Course will also attract young people to another healthy sporting activity and at the same time cater for the existing die hard golfers who reside nearby.

Many golf courses on the NSW Coast are helped by volunteers who assist with beautification and minor landscaping. Through such efforts golf courses can turn into botanical parklands that are havens for all sorts of wildlife. Ducks in ponds, birds on the ground and in the trees and the occasional Kangaroo or Wallaby on the fairways late in the afternoon. Residents motivated to participate in such volunteer groups at other golf courses enjoy the activity, get satisfaction from their labour and benefit from the camaraderie with like minded others which is similar to volunteers in Surf Lifesaving, Men's Sheds, CWA or Progress Associations.

To that end, every resident including those with conservationist ideals would be very welcome to participate along with other volunteers to beautify the golf course and have their say in the ongoing management of the course to ensure the coexistence of golf and nature.

At the recent meeting presided over by the Independent Planning Commission the matter of a Clubhouse for the Golf Course was raised. Should the Golf Course be approved then nothing other than the golf course is required at the outset. The clubhouse only needs to be a small demountable style of building to house an office, a small kitchen perhaps and toilets. The golf course needs to survive through the collection of green fees and membership fees and prudent expenditure. A major clubhouse at the outset would draw funds away from the golf course and the ability of management to establish a sinking fund to cover unforeseen expenses and future course improvements. Some Golf Clubs in NSW are suffering because of the costs of maintaining their club house infrastructure. To sum up....if the golf course is good enough it will survive and profits over time can then be used for the development of a modest yet adequate clubhouse. In the meantime golfers when finishing their round of golf at Long Bow Point would not be inconvenienced by the short distance they would need to travel to Culburra Beach to have a beer, source a light lunch or an evening meal. The businesses of Culburra would welcome and benefit from the additional trade.

Barnbogle Dunes golf complex in north western Tasmania is a prime example of the aforementioned. The original golf course gathered high patronage from both Australian and International golfers due to the quality of the course.. Golfers return year after year. Profits over time were invested in a modest clubhouse as well as several small huts as on course accomodation facilities. Ongoing profits have seen further improvements. The facility continues to prosper. In short, Barnbogle Dunes has become a golfing mecca with its long term future assured. The nearby township (Bridport) is deriving considerable economic benefits.

A championship Golf Course at Long Bow Point Golf Club could follow the great example set by the Barnbogle Dunes complex. Appropriately managed with input from all current and future residents of Culburra Beach it could prove to be a magnificent parkland facility that offers not only recreation but a significant economic benefit to the region.

Sincerely,

Wayne Meadth

