

MS M. O’KANE: Ladies and gentlemen, good morning. Thank you. Before we begin, I would like to acknowledge the traditional owners of the land on which we meet, the Jerrinja People, and pay my respects to their elders past and present and to the elders from other communities who may be here today. Welcome to the first
5 public meeting today on the development application SSD8406 from Allen Price & Associates on behalf of the Halloran Trust, the applicant, who is seeking to develop an 18 hole championship golf course at Long Bow Point. There are two public meetings on today which I will discuss a little later.

10 My name is Mary O’Kane. I’m the Chair of the Independent Planning Commission and the Chair of this panel, which has been appointed to review this proposal. Joining me are my fellow Commissioners, Ross Carter and Ilona Millar. We are supported by David Koppers, Alana Jelfs and Anna Summerhayes from the Commission’s Secretariat. We are also being supported by Kate Richardson SC,
15 who is over at that table there, and who is here to assist the Commission in directing the meeting as Counsel Assisting.

As is outlined in our public meeting guidelines, which are available on our website, our Counsel Assisting, Ms Richardson SC, may ask any clarification questions from
20 the speakers today. The Commissioners may also ask some questions. Before I continue, I should state that all appointed Commissioners must make an annual declaration of interest identifying potential conflicts with their appointed role. For the record, we are unaware of any conflicts in relation to our determination of this development application. You can find additional information on the way we
25 manage conflicts of interest and potential conflicts in our policy paper on this matter, which is also available on the Commission’s website.

As required under recent changes to the planning legislation and in the interests of openness, transparency and information, today’s meeting is being recorded and a
30 full transcript will be produced and made available on the Commission’s website shortly. I will now turn to meeting purpose and effect. This public meeting gives us the opportunity to hear from the community in relation to Low Bow Golf Course proposal SSD8406. You will be aware that there is a second, separate public meeting in relation to the West Culburra Concept Proposal, which will commence at
35 1.30 pm again here at the bowls club.

I understand that a number of you may be interested in both public meetings and some, of course, will only be interested in one of them, however, it would assist the Commissioners if you could address your comments in this meeting to the Low Bow
40 Golf Course proposal. Comments in relation to the West Culburra Concept Proposal should be left to the public meeting to be held at 1.30 pm. I must emphasise that no decision or determination on this application has yet been made. This public meeting is vital input for the Commission in its process of making this determination. For more information on meeting purpose and effect, please visit the public meeting
45 guidelines on the Commission’s website.

Let me now describe a little about who we are and the role we play as the Independent Planning Commission. For information regarding what the Independent Planning Commission of New South Wales is and its role in the determination of this project, I refer you to handouts that we have provided for this meeting. So where are we in the process on this determination? This public meeting is part of our decision process. We have also been briefed by the Department of Planning and Environment. We have met with the applicant. We have met with the Shoalhaven City Council and with the Jerrinja Local Aboriginal Land Council. We also undertook a site visit yesterday with the applicant and several community groups who attended as observers. Notes of all of those meetings will be available on the Commission's website shortly.

The Commission has already undertaken a number of steps in its assessment. On 4 July 2018, the Commission received from the Department of Planning and Environment the assessment report. You will notice that this site, the Long Bow site, has had an extensive history and there is a range of relevant reports. These are referred to in the department's report which is available on the department's website.

After today's meeting, we will – we may convene with relevant stakeholders if clarification or additional information is required on matters raised. Records of all our meetings will be published on the Commission's website. So now some clarification on the planning proposal. Some of you might be aware that the applicant has also lodged a planning proposal for land in the Shoalhaven local government area owned by the Halloran Trust. This planning proposal is not the subject of today's meeting. It is a separate process. If you would like further information regarding the planning proposal, you can visit the council's website. So you've got three websites to visit here.

So now onto written comments. The Commission will continue to accept written comments about the project until 5 pm on 31 July 2018. Anyone can send comments to the Commission before that time. You can do so by sending your comments to the Commission by email, ipcn@ipcn.nsw.gov.au, or by post, Independent Planning Commission New South Wales, Level 3, 201 Elizabeth Street, Sydney, New South Wales, 2000. Next steps. Following today's meeting, we will endeavour to complete our assessment as soon as possible. However, there may be delays if we need to gather additional information.

And now to the ground rules for today. Before we hear from our first speaker, I would like to lay down some ground rules that we expect everyone taking part in today's meeting to follow. First, today's meeting is not a debate. Our panel will not take questions from the floor and no interjections will be allowed. Our aim is to provide maximum opportunity for people to speak and to be heard by the panel. Public speaking is an ordeal for many people. Though you may not agree with everything you hear today from particular speakers, each speaker has the right to be treated with respect and to be heard in silence. Today's focus is public consultation. Our panel is here to listen, not to comment.

As mentioned, Counsel Assisting, and occasionally, the Commissioners, may ask questions for clarification. It will be most beneficial to the meeting if your presentation is focused on the issues of concern to you. It is important that everyone registered to speak receives a fair share of time. Counsel assisting will enforce the speaking times that were nominated by each speaker. As chair, I reserve the right to allow additional time for the provision of further material if necessary. A warning bell will sound one minute before the speaker's allotted time is up and again when it runs out. Please respect those time limits. Though we will strive to stick to our schedule today, speakers sometimes don't show up or decide not to speak. If you know someone will not be attending, please advise either David or Alana.

If you would like to project something onto the screen, please give it to David or Alana before you make your presentation. If you have a copy of your presentation, it would be much appreciated if you would provide a copy to the Secretariat after you speak. Please note that any information given to us may be made public. The Commission's privacy statement governs our approach to your information. If you would like a copy of our privacy statement, you can obtain one from the Secretariat or, again, from our website.

Today's meeting will be recorded, as I mentioned, by Commission staff and then transcribed and the transcript will be made available on the Commission's website. However, other recording of this meeting is not allowed. Finally, I would ask that everyone present please turn their mobile phones to silent. And thank you for listening and now I would like to turn over to Ms Richardson, who will start the process from here for us. Why don't we give you this

MS K. RICHARDSON SC: I might just start from here. Can people hear me up the back?

MS: No.

MR: No.

MS O'KANE: Okay. Just wait with us one moment.

MR: You're not going to make it. It's still tied down.

MS O'KANE: No. Well - - -

MR: No, no. You won't be able to do it that way. You might have to come up here. I'm sorry.

MS RICHARDSON: Sorry for the delay. Can everyone hear me? My name is Kate Richardson SC. I'm a barrister from Sydney. I'm not part of the Commission. My role here is just to help with the running of the speakers and to ask the odd question. Madam Chair, I can indicate that there has been a late application on behalf of the proponent to speak. Mr John Toon, on behalf of the proponent, has

made a request to speak for seven minutes. In my submission, it is within the discretion of the Chair to allow that late application, and there is time in the meeting, so - - -

5 MS O’KANE: And I agree with that.

MS RICHARDSON: So, Mr Toon has asked to speak second, and I think that is appropriate. A couple of the other speakers have dropped out, so there’s certainly time.

10

MS O’KANE: Thank you. Yes.

MS RICHARDSON: The first speaker today is Mr Chris Ritchie from the Department of Planning, who has made an application and been granted an application to speak for five minutes. If you would like to come forward, Mr Ritchie.

15

MR C. RITCHIE: So I haven’t got a loud voice, so can everyone hear me okay?

20

MS: Yes.

MR: Yes.

MR RITCHIE: Cool. So my name is Chris Ritchie and I’m a Director of Industry Assessments at the Department of Planning and Environment. And I suppose, first, I will just thank the Commission and the Commission members and the Chair for inviting us to talk today as well. What I want to do is we want to run through sort of our assessment. As the Commission has already mentioned, we assess a project, but we provide a recommendation to the IPC who will make a decision on the project, and today we’re going to run through our presentation. But if we just jump to the first line, I thought I would try and explain where we fit and who we are, just so everyone can understand, as we load that.

25

30

So, as I say, I’m a director of an assessments team within the department. I’ve done environmentally impact assessment for close to 20 years. In terms of the area that I’m responsible for, it’s quite a broad range of projects. While we talk about industry assessments, it deals with residential – sorry, does it flash down? I will try and talk you through it. Residential development. I do industrial development. I do major hazards developments. I do chemical plants, large business plants, agriculture – agriculture. So it’s a real breadth of projects I deal with.

35

40

Dealing with a broad range of projects, I deal with a broad range of issues. So it can be technical issues, it can be social issues, it can be economic issues. I have a staff of about 25 people that work with me, including Deana Burn who’s going to run through the project assessment itself. But, importantly, what I just want to quickly touch on in terms of projects in the Shoalhaven we’ve dealt with, I’ve dealt with

45

Shoalhaven Starches for a number of years. You know that project at Bomaderry. I've dealt with the Port Kembla stack demolition in 2014, if you remember that.

5 So it's quite a diverse range of projects that we do. And, really, our role is to provide an assessment. That's pretty much what we do. I have technical experts, I have a number of senior planners, technical planners, and their role is to support our department's assessment process. Equally, though, we also have a planning function that deals with regional and local planning, so while we're in head office in Sydney, there is a planning area that exists in Wollongong, so they provide a lot of strategic
10 planning advice, they work with councils on – on planning issues. So the planning department is quite broad.

15 There's an assessment area that I do, but there's also equally a planning area that deals with planning matters. So I'm in a bit of trouble there. So what I will do now is I will hand over to – that's just the slide I was just touching on. It has gone again. There we go. So whether that's loading – maybe it's loading, that's why. Okay. All right. So we will just carry on, given we've got five minutes only. I will hand over to Deana now, who's going to run you through the project.

20 MS D. BURN: Thanks, Chris. Apologies that the presentation isn't there, but it is a bunch of words which you're going to hear anyway. So just to let you know, I have worked with Chris for a very long time at the Department of Planning, worked in the same team. I've looked at this Long Bow Point Golf Course application for the past 12 months. It has had a very long history, which I'm just going to touch on as we
25 don't have long, so I'm just going to give you the key highlights of the assessment process that we went through and some of our key findings and our recommendations.

30 So, firstly, the application, you may or may not know, was first lodged with council in – Shoalhaven Council in 2011. Council undertook – started their assessment process, but late in 2016 the Independent Planning Commission looked at the proposal and considered the significance of Lake Wollumboola as a reason for the State Government to consider the application. So early in 2017 the application was what we call declared by the Minister to be State significant development, giving it
35 that State level of assessment. So that's when we took on the application – early last year.

40 The first thing we did was look through the historical studies that had been undertaken which covered Long Bow Point, and there were many of those. There was one dating back to a commission of inquiry in 2000 which looked at a residential application for Long Bow Point. The outcomes of that were to refuse that application and recommended that some planning controls be reviewed looking at Long Bow Point, because it had a residential zoning at that time. So out of that process there were two independent government inquiries that were undertaken.

45 One was the South Coast Sensitive Urban Lands Review, and one was the Healthy Rivers Commission inquiry into the coastal lakes in New South Wales. Both of

those inquiries looked at sensitive areas along the coastline and identified Lake Wollumboola as one of those sensitive coastal lakes requiring protection. So the outcomes of the studies were to look at changing the planning controls to reflect that sensitive eco system. Now, there are a couple of other studies that were done after
5 the application was lodged. One was called the Scanes Peer Review in 2013. That study looked in more detail at the lake, its ecosystem, the influences of ground water and things like that around the lake.

10 So I will go through these quickly, and apologies if I rush too much. So council conducted an assessment process. They carried out three public exhibitions. Each time, they exhibited more information. On the last one, which was in 2016, they exhibited a species impact statement, which they requested from the applicant. That process – those public exhibitions – got around 500 submissions – a bit over 500
15 submissions. We had to go through and review all of those, hundreds of pieces of correspondence, and form a view as to what the key issues were by the community and by government agencies.

The department also met with the applicant, met with council, met with some of the key submitters, and conducted a site visit. Some of the key issues that were raised,
20 obviously, was the sensitivity of the lake and water quality being a key issue. There were also some issues around threatened species and biodiversity, both on Long Bow Point and within the lake. Some supporting submissions cited economic benefits to Culburra as being a key reason for their supporting the project. So out of that we prepared an assessment report, and we considered water quality to be one of the
25 critical issues.

From the information we had before us, we didn't believe that enough information was presented to suggest that there wouldn't be adverse impacts on the lake, and our conclusions were - - -
30

MS O'KANE: I know.

MS BURN: - - - that there would be adverse impacts on the lake, so our recommendation to the Planning Commission has been to refuse the application.
35 But, again, they make the ultimate final decision. There is also the planning proposal which was mentioned earlier. That process is looking at all of the Halloran land holdings more strategically and will define where development should and should not occur in those sensitive locations. Better leave it there.

40 MS O'KANE: Thank you. Anything else?

MS RICHARDSON: Madam Chair, the department has run short of time perhaps due to technical issues.

45 MS O'KANE: I'm happy for them - - -

MS RICHARDSON: I suggest that they be given a short extension, if that would allow you to finish your presentation.

MS O'KANE: I'm very happy with that. Yes. Yes. Thank you.

5

MS BURN: Thanks very much. So a couple of the other things: I did mention water quality very briefly. It does warrant some further time, so thank you for that. Certainly, the aspects that we looked into were golf courses, and the types of fertiliser and pesticide applications that might be needed to maintain a golf course.

10 We certainly looked at that in comparison with the water quality assessments we received from the applicant and we didn't feel that enough rigor had been applied to convince us that the impacts could be mitigated effectively given the proximity to the lake and the sensitive ecosystems that it supports.

15 Another aspect we looked at obviously very strongly was the strategic studies that had been done leading up to lodging the application with council in 2011 and there was that commission of inquiry: there was the Healthy Rivers Commission and then there was the South Coast Sensitive Urban Lands Review. And they were all quite definitive in recommending protection of the lake catchment. Certainly, that has
20 then fed into the regional plan. So the Illawarra-Shoalhaven Regional Plan has a very specific commitment to protect the lake catchment. So, in this case, we felt that, given the questions around the water quality impacts and the strategic work that had proceeded the application, were quite strong on the need to protect the lake.

25 Also, the planning proposal process, which has commenced, is undertaking a very detailed ground water study, which is two years of monitoring to identify exactly where the ground water catchment is around the lake and what influence and importance that ground water has on maintaining the lake's unique ecosystems. So that is something that we felt we needed to wait for this information to be available
30 and that, certainly, we didn't have enough information before us to definitively say that this application wouldn't have an adverse impact. So that was really the summary of our assessment.

35 It was a very lengthy process. We did go through, like I said, considerable amounts of correspondence, because the application had been around for some time and we did really leave no stone unturned in reviewing all the submissions that we received and reviewing all the technical reports and assessments we received. In relation to biodiversity, we got four separate flora and fauna assessments. One was a species impact statement we received in July of last year, which was very detailed, but,
40 again, some of the agencies that we rely on for advice, like the Office of Environment and Heritage, didn't feel that that adequately addressed the impacts on threatened species; that there were still many questions around the level of survey and the potential impacts of clearing 30 hectares of native vegetation and then those flow-on impacts to the lake. So – yes – do you want to add anything, Chris?

45

MR RITCHIE: No.

MS BURN: Thank you for allowing me to finish.

MS RICHARDSON: I just have one or two questions for the department either
..... One of the issues that some members of the community have raised are the – that
5 a golf club like this would have an – well, an economic – a beneficial economic
impact. Can you explain the department’s assessment of that economic impact and
how that weighs into your assessment?

MS BURN: Certainly, it is a factor that we considered in our assessment. One of
10 the components that was removed from the application at some point during its time
with council was a proposed clubhouse. So we certainly felt, without a facility such
as a clubhouse to support the golf course, it would diminish its contribution in terms
of its economic stimulation. We didn’t have a lot of supporting information from the
applicant in terms of the detail of exactly what contributions the golf course would
15 make to the economy. We do understand that there are a number of other golf
courses within the locality and we did look into those, but we were unable to
definitively say, you know, the economic contribution it would have beyond what,
you know, people in the community may say. We didn’t have exact details of it
would provide a certain number of jobs, or a certain amount of economic stimulation.

20 MR RITCHIE: So just to add to that a little bit, in terms of what we’re tasked to do
when we assess something is looking at that balance in terms of the economic
benefit, the environmental issues, but also the social issues. So in terms of our
assessment, we’ve got to balance all those factors out. So one of the key things for
25 us is around that environmental issue that we’ve discussed in our presentation.

MS RICHARDSON: My other question is, did the department form a view or
recommendation in terms of the potential impacts on ground water during the
construction phase of the golf course?

30 MS BURN: I guess the short answer would be no. We felt we didn’t have enough
ground water information before us. The applicant’s ground water assessment only
had sampling from two wells on site and it wasn’t enough long-term information for
us to establish what that impact would be, so, in short, we didn’t have a good handle
35 on what the construction phase impacts would be in relation to ground water.

MS RICHARDSON: Those are my questions for the department. Thank you. The
next speaker is Mr John Toon speaking on behalf of the proponent. If you would like
to come forward.

40 MR J. TOON: Thank you. Madam Chair, ladies and gentlemen, my name is John
Toon and I have a strategic role really in relation to the Halloran Developments
across all of its lands, including the golf course. I have not been involved in the
detailed development of the golf course. Matt Philpott, who is unable to be here
45 today, handles that, so I’m here in place of him. Let me sort of talk about how we
view the golf course.

5 First of all, what is submitted is a development application, and it outlines what we want to do and what we would intend to do if consent is given, and that is really to develop the golf course itself, plus the water irrigation system, managing water run-off from along Long Bow Point into a series of wells, which is then pumped back into a main reservoir which provides the irrigation for the golf course. So it's a kind of self-controlled system. Well, it's not self-controlled, but it's actually a managed system.

10 Now, the golf course itself covers an area of about 40 hectares, probably a little bit less, and the site overall is about 200 hectares. And the way we see that site is really as a managed ecosystem, if you like, and it will be managed by the owner of the land as an ecology, however, you want it to retain its particular characteristics and so on. So that was our intention. It is a separate unit of land. The – why did we choose to do a golf course? Really, it was quite simple. We felt that the leisure activities
15 available to people coming into Culburra Beach was fairly limited. It's the lake, if you want to walk around the lake; it's the ocean; it's the surfing beach; access to the Crookhaven estuary is fairly limited and we took a view that it needed to be diversified.

20 So the aim of the golf course was to add an element of diversification to the leisure activities that are available in Culburra and that was part of a broader strategy which sort of essentially said Culburra is a holiday resort; it's a retirement resort; it's a place where it doesn't have much in the terms of a local economy driving it. Essentially, it's a place where people retire to or where people come for their
25 holidays or whatever, and we wanted to diversify that.

The golf course, we decided that it should be designed to an international standard. It would be a championship designed golf course, and that was just a way it has been designed. The aim of that was to bring people in from outside, to say this is a place
30 that has a golf course which people would like to play at, and it might even get a name on the international circuit as something – a place for people to go, and certainly a place for international tourists to go. So that was our aim and our objective in the design of the course.

35 The question then was where was the golf course to be located? And we looked at a range of different sites. We looked at Kinghorn. We looked at the western end of Copper Cup Point, for those who know it. We looked at the area around Cactus Point, which you might also know, and we looked at Long Bow Point. In the end, we chose Long Boy Point because of its accessibility to existing Culburra. The other
40 locations we felt were too distant from Culburra itself to really enable the golf course to function as an integral part of Culburra, so that was why, in the end, we chose Long Bow Point, and we've said, okay, we can design a golf course to fit that area, and that's what we have done.

45 Coming to just the design of the golf course, well, it's a – as I've said, it's a 40 hectare site surrounded, essentially, by a 160 hectares of native vegetation, which will be retained. It's not going to be all bulldozed, or anything like that; only the

5 areas where the golf course is going will be taken up. there will be some clearance. They've been designed to avoid significant trees or trees with hollows, which are used for breeding purposes, and so on. So it's actually been quite carefully fitted to not just the topography, but to the vegetation on the site, and so that's really the key points about it.

10 Yes, so that we've got substantial setbacks from the creeks and the lake, that's from Downs Creek and Wattle Creek on the north side, and we were also aiming to essentially minimise its visual impact, so the reference earlier on to the clubhouse, which is not part of the development application, but we were asked by council to do a visual analysis of what the club house might look like on a particular site, and how much of it would be visible, but set well back inside the point and it would be scarcely visible during the day. If it were lit up at night, it might be visible from the headland at West Crescent on the – near the surf club there, if you went over the hill and looked across the lake at it in that way. Otherwise, we didn't really think it was going to be very visible at all from any current location in Culburra.

20 The two key issues which have been adverted to were water quality and vegetation. There's no question that those were the major issues. In terms of water quality, we carried out extensive analysis of the water run-off, the nature of the water run-off and how it would be handled, how much of it would filter through to the lake, and that was all carried out very scientifically, and the evidence was presented to the department as part of the development application. We feel quite confident that the water system is as proposed. It will not have any adverse impact on the lake whatsoever and satisfies the neutral or beneficial effect that it's required to satisfy.

30 In terms of vegetation I adverted to earlier, a detailed analysis was carried out, a species impact assessment was carried out, delivered to the department and no one has actually, sort of, challenged that in the sense of saying, "No, this is not accurate," and what we get from the department is the department believes certain things. It's not based on evidence, it's a belief or, alternatively – thank you, Ms Chair – the vegetation satisfies the rules as far as we understand them to be. Thank you.

35 MS RICHARDSON: Mr Toon, in terms of the economic benefits that you see from the project, how do you see the potential success of the golf club in circumstances where there's no club house or car park currently proposed, or it's not part of this application?

40 MR: We can't hear up the back.

MS RICHARDSON: Sorry, I will repeat that question. Sorry, is that better?

MR: Yes.

45 MS RICHARDSON: In terms of the potential economic benefits of the project, my question to Mr Toon was given that there's no club house or car park part of this application, how does the proponent see the potential economic success or benefit

from this project, given that it's an application for a golf club without a club house or a car park? If you'd like to speak to that.

5 MR TOON: Thank you. Yes. The reason why it is, at this present stage, only for the golf course is simply that we saw the golf course itself as being the major, what I might call, hurdle to get over, in terms of its likely impact on water quality, on its likely impact on vegetation and soil. The other element, like a club house or whatever else is associated with it, will come later and will depend, to some extent, on how the strategy that we evolved for the development of that golf course takes
10 place, and that's something which, in a way, is on the back-burner at the moment. Our purpose was to get an approval for a golf course.

In terms of the economy, we saw, first of all, some direct jobs, in terms of preparing the golf course itself, which is quite a significant task, and the ongoing maintenance
15 of a golf course would require – we've said six jobs. It may be more than that. And we would think, too, that with people coming to Culburra to play golf, they would also add to the local economy in various ways by staying here for overnight or over a week or whatever, and spending money in the locality, and that, in turn, will have spinoff to jobs. So that's really how we saw it as adding to the economy.

20 MS RICHARDSON: Mr Toon, last week, the proponent met with the IPC and issues were raised in terms – with the water experts on behalf of the proponent in terms of the modelling methodology underpinning the water analysis done by the proponent. Are you able to say anything else on those issues in relation to water
25 modelling or is that outside your particular expertise?

MR TOON: I can't say.

30 MS RICHARDSON: Certainly. So if I were to ask you a question about guidelines in terms of the construction phase in terms of water impact, is that also outside your particular area?

MR TOON: I don't have a detailed knowledge of that.

35 MS RICHARDSON: No problem. Those are my questions.

MR TOON: Okay, thank you.

40 MS RICHARDSON: Thank you. The next speaker is Mr Jack Kerr.

MR J. KERR: Good morning, ladies and gentlemen, and thank you for permission for allowing me to speak today. I have been a long-term resident of this area. I grew up down near the Lake Wollumboola, at the bottom of Eastbourne Avenue, in the 1950s. I used to actually go down and join indigenous people when they used to
45 come over to be baptised in Lake Wollumboola. I think I have fished and hunted all the way round this lake over the years, I have, with my brothers and sisters.

I think that this golf course will be a major asset to our community once fully developed, it will help our – with shops that are closing and what have you. It will help with all the environmental controls here are also compulsory with this type of development, it would actually improve the water qualities in the sedimentation that is currently going to Lake Wollumboola. You must remember that this current
5 population around here is currently – all the water and sedimentation from the current development actually flows either into Lake Wollumboola or to Crookhaven River. So this will be alleviated from the golf course by having – with all the sedimentation ponds that I've seen on the latest map that was given to us yesterday,
10 when the previous – it will actually encourage more wildlife.

Usually – and I've covered Australia and I've seen their golf courses actually seem to attract more native wildlife than anything else than around the areas, and this is true. I – as, yesterday, looking at the lake, there was no – where have the swans
15 gone? There's no swans here any more. We've been, you know, this – since National Parks have taken control of Lake Wollumboola, I don't know why, but the bird life seems to have vanished pretty well.

MR: Yes.
20

MR KERR: So I don't know what's going on with the lake. We've been told that, once the golf course is fully established, it will be handed to the community with a large dowry to help with the running of the golf course; this includes a club house that will be built over time. The National Parks and Wildlife already control three-
25 quarters of the land possibly around Lake Wollumboola, including the bed of the lake. All the land on the north side, to my opinion, should be left for recreational, residential and even perhaps a future high school in 25, 35 years time. And my main argument here is our town is dying. Please, do not allow the extremist anti-development minority group to have their way and destroy our town. I will speak
30 more on this this afternoon. Thank you everyone.

MS O'KANE: Mr Kerr, thank you. I have a question.

MR KERR: Yes, sure.
35

MS O'KANE: Could you tell me a little more about the large dowry you referred to.

MR KERR: Well, we – I have been told – sorry. I was told initially - - -
40

MS: Can we have the question, please?

MS O'KANE: Yes. I wanted to – I asked could he clarify, please, what is the large dowry he's referring to.
45

MR KERR: It will be money.

MS O’KANE: But from whom?

MR KERR: From, well, originally, when I first spoke with Mr Halloran quite some years ago with regards to the golf course proposal, we did discuss with him and with
5 other members of that now, the trust, that this golf course would be built and it would be handed to the community with a large amount of money – I don’t know what you call large, it could be a million dollars, it could be \$100,000, I don’t know – to help with the running and the ongoing maintenance until such time as it becomes such a – with all the international golfers coming from all over the world to play on
10 this golf course, that it will be able to sustain itself.

MS O’KANE: And the money is coming from - - -

MR KERR: Well, it’s initially coming from Mr Halloran - - -
15

MS O’KANE: Yes.

MR KERR: - - - who’s an extremely generous person - - -

20 MS O’KANE: Yes.

MR KERR: this community over many years, and he has given us a lot within the Shoalhaven – monetary and well as land.

25 MS O’KANE: Right.

MR KERR: A very generous man.

MS O’KANE: Thank you.
30

MR KERR: question put. Thank you.

MS RICHARDSON: I don’t want to disappoint you.

35 MR KERR: No.

MS RICHARDSON: Now, Mr Alan Stephenson was the next speaker but he has withdrawn. Is he here? I think he was unable to make it. Then there - - -

40 MS O’KANE: There are some – can I just mention there are chairs because there are people who are - - -

MS RICHARDSON: Yes.

45 MS O’KANE: - - - maybe standing.

MS RICHARDSON: The people standing up, there are seats down the front and there are a few odd seats – would you like to come forward? It's a long time to stand up.

5 MR:

MS RICHARDSON: So the next speaker then is Frances Bray. If she would like to come forward.

10 MS F. BRAY: Can I be heard now? Yes?

MS RICHARDSON: Yes.

15 MS BRAY: Okay. Thank you very much. I'm Frances Bray, president of the Lake Wollumboola Protection Association Incorporated. I acknowledge that we meet on the lands of the Jerrinja People who maintain their spiritual and custodial connection with Lake Wollumboola and surrounding lands and offer my respects to elders past and present and Aboriginal people present today. Thank you for the opportunity to address the Commission panel on behalf of the association. I will focus on our key
20 issues regarding the Long Bow Point Golf Course application and provide a written submission detailing our advocacy and conservation activities at Lake Wollumboola and our relevant qualifications.

We strongly support the New South Wales Department of Planning and
25 Environment's conclusions in its assessment report State Significant Development Assessment: Low Bow Point Golf Course July 2018 and its recommendation to the Commission to refuse the application. Construction of a golf course, that is, urban development, on Long Bow Point would, in our view, threaten the ecological integrity of Lake Wollumboola and its catchment. Our association is a community
30 environment group at Culburra Beach. We've been active since 1993 and initiatives to protect the high natural and Aboriginal cultural heritage values of Lake Wollumboola and the Crookhaven River and their catchments from potential impacts of ecologically unsustainable development.

35 We're a member group of the New South Wales Nature Conservation Council. We value the lake's unique complex character and ecology which provides diverse habitats attracting at least 106 bird species, with near to 20,000 birds counted on one occasion. The lake's exceptional birdlife habitat is recognised as nationally and internationally significant as part of the East Asian Australasian Flyway under
40 migratory bird agreements with China, Japan and South Korea. The International Union for the Conservation of Nature also recognises the lake as a key biodiversity area, formally an IBA under the global standard for identification of KBAs, particularly for supporting large Black Swans and Chestnut Teal populations with at least 100 Black Swans present today.

45 Our mission for the lake and all undeveloped parts of its catchment is to be protected as part of Jervis Bay National Park with the lake listed as internationally important

Ramsay Wetland. This vision is partly achieved with the lakebed and south-west catchment already included in Jervis Bay National Park. Proposals to locate a golf course at Long Bow Point conflict with expert advice and recommendations regarding protection of the lake and its catchment from three independent inquiries to the former New South Wales government as well as the current New South Wales Government, planning and environment policy and strategic plans.

The proposed Long Bow Point Golf Course is located around the sloping flanks of Long Bow Point, part of the north-west catchment of the lake. Fairways and several water pollution control ponds are located close to the lake shore and the SEPP 14 wetlands. Recommendations of the Long Bow Point Commission of Inquiry, the New South Wales Coastal Lakes Inquiry were incorporated into the recommendations of the South Coast Sensitive Urban Lands Review in 2006. And those conclusions – those recommendations stated that:

...land within the catchment of Lake Wollumboola is considered unsuitable for urban development principally on the grounds of the potential negative impacts on the lake, which is a sensitive icon ... the land in the Lake Wollumboola catchment should be zoned for conservation purposes, the most appropriate Zone E1 National Parks and Nature Reserve ... negotiations should be commenced with the landowner to determine their interest in dedicating the land in the lake catchment for Jervis Bay National Park as a potential biodiversity banking site –

The previous government's South Coast Regional Strategy 2007 adopted these recommendations as the basis for rezoning parts of the Culburra urban expansion area in the draft Shoalhaven LNP. The 2018 report to the Commission by the department and the current government policy statements do not mention the latter two recommendations although, in our view, they are critical to the future protection of the lake by conservation of its catchment. They are not mentioned in the application documents, either. Nevertheless, we welcome the current New South Wales Government strategic planning policy for the Lake Wollumboola catchment as stated in the 2015 Illawarra Shoalhaven Regional Plan and the Halloran Planning Proposal determination.

We see them as important steps towards – forward in this saga. The policy acknowledges that the lake catchment is unsuitable for development because of potential impacts on the lake and requires council to zone Long Bow Point for environment protection dependent on the outcomes of the biodiversity offset strategy. Claims of neutral or beneficial effects from the golf course on surface water quality and ecology of Lake Wollumboola and its SEPP 14 wetlands have not been substantiated, so do not meet the requirements for this application. The 2017 Martens Consulting report claims on behalf of the applicant that:

...the proposal achieves or beneficial effects on catchment surface water run-off –

they're inconsistent with longstanding expert advice that water pollution controls do not achieve reductions in total suspended solids and nutrients compared to natural run-off from natural forest environments, such as Long Bow Point. No assessment was provided of impacts from major storm events during the construction phase of the proposed golf course and constructed wetlands, yet prolonged storms are characteristic of Culburra's beaches weather. Expert advice is that constructed wetlands are not capable of reducing nutrients in sediment-polluted run-off to natural levels even when the planted macrophytes reach maturity.

10 Lake Wollumboola experiences long periods of closure, eight years, from August 1998 to December 2006, the longest recorded, rendering the lake highly vulnerable to increased nutrient enrichment from the catchment, particularly during the clearing and construction phase. The big unknown is the extent to which the lake can withstand further nutrient enrichment in addition to the existing nutrient enriched run-off from urban development – existing urban development without the natural system collapsing as has occurred with other New South Wales coastal lakes impacted by urban development run-off, and I reference the Coastal Lakes Inquiry's findings.

20 This is why cumulative assessment – cumulative impact assessment is critical, but has not occurred in this case. And if I have time I will address that issue later. With regard to ground water, claims of neutral or beneficial effects based on modelling of groundwater impacts on lake water quality have not been substantiated either. So relevant requirements have not been met. We recommend that the Commission considers the 2016 submission by Dr John Anderson, resident of Culburra, who concluded that there would be major increases for phosphorous and nitrogen in the groundwater from downward pressure exerted on the existing groundwater sources causing increased and ongoing discharge of stored nutrient-enriched groundwater to Lake Wollumboola; not a reduction, as claimed.

30 Increases in phosphorous loads in groundwater which could occur as a result of fertiliser use on a golf course, are particularly significant in light of the expert advice of the Scanes report that has been referred to in 2013. The Office of Environment and Heritage follow-up report 2016 identified of groundwater in Lake Wollumboola, particularly adjacent to Long Bow Point. This evidence coincides with our observations of freshwater seepage, possibly groundwater, at sites around Long Bow Point and the northern shore. We have observed potential indicators of groundwater such as stands of phragmites, tannin-coloured waters after prolonged heavy rain, and large gatherings of black swans drinking at wetland freshwater soaks around the shore to flush salt out of their systems.

45 It's a major concern also that the reports on behalf of the proponent do not provide assessment of potential golf course impacts on lake water quality and ecology, including the lake's international significance as habitat for threatened species and migratory bird species, although the impacts are likely to be significant. The Cumberland Ecology report fails to address the critical Office of Environment and Heritage Director-General's requirements, including assessment of potential impacts

of the golf course on lake ecology, its creeks, SEPP 14 wetlands, threatened species and migratory species.

5 The application has not been referred either under the Australian Government
Environment Protection and Biodiversity Conservation Act regarding possible
impacts on threatened species, including 34 migratory bird species, Green and
Golden Bell Frog and coastal saltmarsh. Lake Wollumboola, together with the
Shoalhaven River Estuary, is recognised also in the EP and BC Act as an
10 internationally significant habitat as part of the East Asian-Australasian Flyway
where migratory birds fatten up in preparation for their epic flights each year to
Siberia and Alaska, as well as over wintering here with over 60 Bar-tailed Godwits
currently present at Lake Wollumboola.

15 The species impact assessment has failed to assess impacts on the threatened bird
species at Lake Wollumboola, 23 in all, listed as threatened under either New South
Wales or Commonwealth legislation. Two New South Wales-listed threatened
species are the Little Tern, which is a migratory bird, and the local Pied
Oystercatcher, nest on the Lake Wollumboola sandbar, and so are particularly
20 vulnerable to lake conditions and water quality during their breeding season. No
assessment has been conducted, either, of aquatic vegetation, which is critical to the
lake's wellbeing. Rupia and land are fundamental to the lake's ecosystem.

No assessment either on impacts on SEPP 14 coastal wetlands. I now turn to impact
assessments that have not been satisfactorily completed despite Office of
25 Environment and Heritage assessments for threatened flora and fauna in the lake
catchment and SEPP 14 wetlands. I think it's enough to say in 2016 Shoalhaven
City Council's threatened species officer assessed the previous studies as not
complying in major ways with the Office of Environment and Heritage Director-
General's species impact requirements. The additional Cumberland Ecology studies
30 are also lacking, in our view.

They were mainly conducted in Spring 2017 during drought conditions, with the
result that species dependent on Autumn/Winter flowering eucalypts and species that
35 breed at different times of the year have not been assessed. So we do not consider
that conclusions of no impact on catchment-threatened species as a result of the golf
course can be made based on this data. I would - - -

40 MS O'KANE: Excuse me. Speakers do have the right to be heard in silence and
with respect. You mightn't agree with them, but we are here to hear things, and it's
very hard, it's very distracting for us, but it's particular distressing for the speaker.
So could I ask you to respect the speaker's right. Thank you.

MS: Thank you.

45 MS BRAY: With regard to the biodiversity offset, we do not consider the proposed
offset to be effective or acceptable compensation for loss of significant
environmental values of Long Bow Point and potential degradation of Lake

Wollumboola. It's not consistent with the Sensitive Urban Lands Review. We understand that the amended biodiversity offset proposal just currently presented involves impact on 167.36 hectares of native vegetation and replanting of the cleared area at Long Bow Point surrounded by the golf course, as well as purchasing other credits.

I will move on just quickly to say that the high environmental value for the material forest in wetland vegetation close to the shore in Downs Creek would be significantly impacted by construction of the water pollution control measures, in addition to the course construction, and this is in the very area of the so-called biodiversity offset. Cumulative impacts are really significant and I believe that climate change and sea level rise and increased storminess has already impacted the lake and should be taken into consideration. There has been no assessment of the current run-off of urban run-off from the existing development, so that's another issue that has not been taken into account.

MS O'KANE: Thank you, Mrs Bray.

MS BRAY: Thank you.

MS RICHARDSON: The next speaker is Anne Hollis-Coates. If she would like to come forward.

MS A. HOLLIS-COATES: I would like to endorse the Chairwoman's recognition of country. I thank you for that. I couldn't put it better myself. Well, we've heard about a lot of impacts and studies and this report and that report and some of them, we weren't actually consulted as a community, so I would like to call into question, any of those findings and be given enough time to reply. All I can do is talk about the specific site which is Lake Wollumboola and come this October long weekend, I would have lived here 33 years. And I think I would like to comment about the impact of negative decisions on me because I'm part of the environment and I will not apologise for the fact that I'm breathing air and sitting on this earth.

I believe we can work together. There's a lot of crystal ball gazing. I think this might be, it could be. Where are the positives? What can we do about it if this is a possibility? By all means, have a thought of, well, if this happens or that happens, but let's trot out contingency It's so easy to be a conservationist and say no. A better form of conservation is how can we enrich the environment for the benefit of the residents and the species? I think it's very telling that there was even a colony of little that needed saving. They were there. There were sleeping sites that were perfectly safe and they were the pairs that succeeded in bringing their young in.

Then sadly, and without prior notice and it's on community record, that the lake bed and the sandpit was handed over to National Parks out of the blue. I'm standing here and I'm claiming I speak for me. If it matches, well, maybe you will give me an extra clap. I'm not presuming to speak on anyone's behalf except my own. And here's a couple of notes I've jotted. First of all, I was upset about Win Television.

It's Culburra Beach, Win Television, not Colbarra. And I think it sort of indicates the attitude of disrespect that we have as a community.

5 Our – we're not, I don't know, polished enough. We're just too maybe working class or we don't have the right income. I'm having horrible nightmares about what could happen when the last person leaves Culburra Beach and turns the light out. You know what you will have – a very exclusive weekender enclave for privileged bureaucrats, politicians and people who have the right side of the income.

10 I believe as a conservationist, that the best place to start development is on land that has already been used, abused and what have you. How come we've had massive land releases at Nowra West. Townsville snapped up the Crown Land at a real cheap price and that has been busily getting developed. Whereas here, at Culburra Beach, there is a definite safety issue with nothing else. The golf course could be an
15 environmental mega. We could have botanic fairways with botanical gardens. We could really think positive rather than this could happen, that could happen. I don't have a crystal ball, but I do know if we state a problem that could arise, then there should be suggestions. It's so easy to be negative.

20 I don't want this town to die. I don't want to move. Count how many For Lease is around the town. And Ramsar has reared its ugly head again. I'm quite sure my father didn't go to war and lose sight in one eye to hand over a significant piece of Australian territory to an overseas body that has all the power in the world and we will have none of the same. They will be and enabled legally if we have the
25 temerity – I don't know – to have a picnic and maybe put our picnic blanket down on the grass and maybe something got bruised. They can fine us. Is this what we want? Unfortunately, it's a thin edge of the width. Okay. Not the head, no golf course, no Culburra west development. Let's have Let's not.

30 There is a fire hazard along the road. I have a 92 year old mother in the IRT who's blind. I don't rate her chance as really high to get her out of a single lane road with a fire storm roaring up Culburra Road. It could be a buffer zone. Surely, we, as a species, are entitled to some protection. We're not taking everything. We're just taking the merest little smear because that's all the space we've got at Culburra
35 Beach. There's nothing else. So we can quote studies and if I could get a copy, I would be very interested, printed out and have a look and see what those claims are. Are they factual or are they someone's idea of wishful thinking?

40 The Government is inconsistent. Do we have a rent from the State or Federal Government here? Very telling. What do you know? We're going to have an election soon. That might be pause for thinking, mightn't it? They're quite happy to shove through a 3000 estate at Wombeyan near Camden. Don't worry about the koalas, we will – yes, she will be right. And here we are, asking for a modest development and we say what about the parking? Well, there's parking here.
45 Surely, you can access the golf course via the club. I think the club would do quite well out of it and if it got really, really successful, okay, we will have a separate clubhouse.

We might only need the parking and facilities here. It's already built. So we only have to consider the actual fairway. Now, someone might say, "We've got enough golf course." That's like saying, "We've already got two dress shops in Nowra, why do we want more?" Golf is a unique sport. I don't play it. But I can see the attraction. Every golf course is different. Every golf course offers challenges. If you play enough of them, you might get real good and - - -

MS O'KANE: Thank you.

10 MS HOLLIS-COATES: Sorry? I didn't hear her. Sorry. I should have put my hearing aids in.

MS O'KANE: Thank you very much.

15 MS HOLLIS-COATES: Thank you, everyone.

MS RICHARDSON: Now, the next speaker was scheduled to be Daniel Sanstrad, but I understand he doesn't propose to speak this morning. And the next speaker after that was John Cheadle, who I understand – if Mr John Cheadle is here, he could come forward, but I understand he's not - - -

MR: He's ill.

25 MS RICHARDSON: He's ill. Okay. Thank you. Then the next speaker is Robert – Mr Robert Dunn, if he would like to come forward.

MR R. DUNN: Thank you. I'm a board member of Birdlife Australia Limited, and President of Birdlife Shoalhaven. I'm making this presentation on behalf of Paul Sullivan, the CEO of Birdlife Australia Limited, who's based in Melbourne. Birdlife Australia is Australia's largest bird conservation organisation, with over 110,000 members and supporters. For over a century, our members have protected birds and their habitats through practical conservation and advocacy based on the best available science. Birdlife Australia strongly objects to the proposed Long Bow Point Golf Course. This position is underpinned by research and bird observations by experienced ornithologists and birdwatchers since 1993.

Our objection derives from well-founded concerns regarding the proposal's potential damaging impacts on Lake Wollumboola's ecosystems and its internationally significant and threatened bird species. I would stress that it's much more than just a local issue. The global recognition of Lake Wollumboola's importance is fundamental to any discussion on the golf course development. Lake Wollumboola has been identified as a key biodiversity area or KBA under criteria set by the International Union for the Conservation of Nature, the IUCN. The IUCN is composed of both government and non-government organisations. It's the world's largest environmental network, with 1300 member organisations, and draws on input from numerous experts. It is the global authority on the status of the natural world and the measures needed to safeguard it.

It is this organisation that set the global standard for identification of KBAs. The standard employs agreed scientific criteria to identify sites that contribute significantly to the global persistence of biodiversity. Birdlife Australia apply the standard to assess sites across Australia for recognition as key biodiversity areas.

5 Just over 300 met the standard. Lake Wollumboola is one of these. It is one of only 300 KBAs in Australia determined by an international standard. Specifically, the Lake was selected in 2009 for its critical habitat and reliable feeding grounds for black swan and chestnut teal. Black swans – there is nearly at times three per cent of the species' world population. Chestnut teal – at times four per cent of the species' world population.

As well as a key biodiversity area, Lake Wollumboola is also recognised, as you've heard, as part of the East Asian-Australasian Flyway. The Flyway is vital for the survival of internationally significant migratory birds, and it provides habitat for species protected under federal legislation, and in international agreements with China, Japan and South Korea. Furthermore, the lake, which is part of Jervis Bay National Park, is of regional importance to a large number of bird species. It supports at least 106 bird species, including nesting shorebirds, migratory shorebirds, coastal water seabirds and raptors, with at least 20,000 counted on occasions. At least 23 of these bird species are listed as threatened under either New South Wales or Australian Government legislation.

As you have heard from the Department of Planning and Environment, the proposal fails to demonstrate that management measures would prevent adverse impacts on the lake's sensitive ecology on which its birds depend for their survival. This means that the proposal would put in danger a number of threatened species, crucial habitat to the East Asian-Australasian Flyway, and put a threat to one of Australia's 300 key biodiversity areas as reckoned by the International Union for the Conservation of Nature. Accordingly, without evidence to the contrary, a precautionary approach should apply and a proposal must be rejected. To do otherwise could have major impacts on birdlife locally, regionally, and far beyond our shores. Thank you.

MS RICHARDSON: The next speaker is Narelle Wright.

35 MS N. WRIGHT: I do not support development of a golf course on Long Bow Point and recommend that the Independent Planning Commission refuse this application. I hope that everyone here has read at least summary of the document to form an educated opinion as to why refusal has been recommended. My name is Narelle Wright, and I have made Culburra Beach my home for the last 35 years. I moved from suburban Sydney to Culburra Beach with my husband in the early 1980s for a less hectic life, an ideal place to raise a family, and to be closer to the natural environment. Culburra Beach back then was quite undeveloped compared to now, and its population was less than 2000.

45 I very quickly came to appreciate the beauty and importance of Lake Wollumboola, regular walks revealing something very special about the connection between the lake and the black swans. I observed them in great numbers on the northern shore,

dipping their long necks and scooping up water from fresh water soaks which I discovered they rely on to flush salt out of their systems. On one occasion, over 13,000 swans were recorded on the lake. This makes Lake Wollumboola one of the most important drought refuges for this species in Eastern Australia, and therefore
5 needed to be protected from unsustainable development and recreational activities.

The lake's diversity of habitats for foraging, breeding, roosting and shelter is extraordinary, including the sandbar where the endangered little terns nest. Shorebirds and waders migrate from the Northern Hemisphere in spring every year
10 to feed on the abundant food in the lake before heading north in autumn to their breeding grounds in Siberia and Alaska. The lake is protected under Commonwealth legislation and international migratory bird treaties and Japan, China and Korea as internationally significant habitat. Lake Wollumboola and therefore its value as bird
15 haven is vulnerable to nutrient and sediment pollution from urban stormwater and groundwater, which is known to cause microalgae blooms which deplete oxygen and smothers aquatic plants that support the lake's birdlife and aquatic life.

I was very heartened when the lake and sandbar were added to the Jervis Bay National Park in 2002 and thought that that would be enough to secure its future for
20 wildlife that depend on it. Long Bow Point is, in my view, the worst location possible for a golf course development. It is covered by high conservation coastal vegetation, threatened species' habitat, bounded on three sides by waterways, Downs Creek to its south, Wattle Corner Creek, and wetlands to its north, and to the east, Lake Wollumboola, the receiving body of all that flows from the land, including
25 chemicals used on a golf course.

About 25 years ago the developer put forward a plan to develop 3200 housing blocks in what was known as the Culburra Urban Expansion Area, which would have been bigger than Nowra and Bomaderry combined. A golf course was not included. Long
30 Bow Point was earmarked for 837 residential lots, the first of six residential stages. It was only after refusal of stage 1 that the golf course DA was, it seems, hurriedly lodged just two weeks before the proposed environment protection zoning in the draft Shoalhaven LEP was put on public exhibition. Significantly, the proposal did not and still does not include a clubhouse or shop. I don't believe there is call for
35 another golf course in our area, with others already in close proximity and some struggling financially.

In any case, the Halloran planning proposal provides for investigation of alternative golf course sites outside of the lake catchment. After years of inquiries and reviews, surveys and scientific studies, we find ourselves with the same conclusion:
40 recommended refusal. The assessment report conclusion states that:

*The applicant has had multiple opportunities to assess and quantify the proposal's impact on water quality, flora, fauna since 2011 and has not been
45 able to demonstrate with scientific rigor and certainty that the proposal would not adversely impact water quality and threaten species on the site at the lake.*

I believe science is the key to good decisions. If there is a risk of detrimental impacts, then the precautionary principle must apply. It is clear that Long Bow Point is not suitable for urban development of any kind and must be protected with environment protection zoning, that is, National Park, as recommended by the South
5 Coast Sensitive Urban Lands Review. Thank you.

MS RICHARDSON: The next speaker is Marcus Kearns. Did I mispronounce your name?

10 MR M. KEARNS: No, no. Good afternoon, ladies and gentlemen. I am one of the people that you all call a part-time terrorist. I've only been coming down here now for 55 years and I have seen a beautiful lake called Lake Wollumboola turn up to be a swamp. Why? Well, National Parks have probably got something to do with it. People may have planted sandbags there to protect terns, we don't know, but the lake
15 is no longer a lake. We used to have a sailing club there; we used to have skiing there. You can't even get a – you're pushing to get a canoe across there with the amount of weed.

So even if there are some things that we don't like about the golf course, it should go
20 ahead to help promote the place; keep the environment – in 2018, surely we've got enough science and enough experts who can put the pits and the pumps to fix everything up. It should go ahead. With jobs, as you can see, there are shops being emptied here.

25 MR: I'm not allowed ask the club why I'm not allowed in the meeting.

MS O'KANE: Excuse me.

30 MR: just told me, "I'm going to get the coppers on to you not allowed in the meeting."

MS O'KANE: No.

35 MR:

MS O'KANE: You're very welcome at the meeting. Thank you.

40 MR: Well, I'm not allowed in, because this man says I'm not allowed Come on, mate. This is a community meeting. It's not a meeting.

MS O'KANE: Thank you. I'm sure we can arrange for you to come in.

45 MR:

MS O'KANE: Yes. I'm sure we can arrange for – thank you, Mr Kearns.

MR KEARNS: That's all right. All I was saying is that with what has happened – you know – with what's happening with sites and all the development around New South Wales and with the government, both State and Federal, wanting things to go ahead in communities like the Shoalhaven, we should look at this seriously and
5 support it. It will create jobs; it will create jobs for young people to become greenkeepers and also to become – to work on the golf course. So let's just take a step back and have a look at the overall picture and also have a look at the way science and technology can alleviate a lot of the problems that everyone is talking about. Thank you very much.

10

MS RICHARDSON: Madam Chair, the next speaker is Mr Wayne Meadth. I don't know whether he still wants to speak. He does.

MR W. MEADTH: Good morning or good afternoon? Good afternoon. My name
15 is Wayne Meadth. I've been a resident of Culburra since about 2000. I wanted to speak today in support of the golf course. I recognise the people that have got issues either way, but, from experience, development is important to small towns like Culburra Beach. I'm what I call a fairly serious golfer. I've been a member of Castle Hill Country Club, which is a course in north-western Sydney: it is a
20 championship golf course. I've been a member there for 33 years. One of the interesting things that occurs at Castle Hill Country Club is there's a lot of lakes at Castle Hill Country Club.

Years ago, the board of management of Castle Hill seeded a lot of those lakes with
25 fish. There has been a suggestion here today – and, Madam Chair, I don't want to make this a debate – been some thoughts that run-off from the golf course will affect water quality. One of the things, if anyone wants to visit Castle Hill Country Club any time of – several times each year, is that there's plenty of swans, ducks, and, indeed, pelicans, visit and fish out the lakes. Those lakes get a lot of run-off from the
30 fairways, where it has been mentioned earlier today there might be, shall we say, insecticides and those sorts of things put on fairways. It hasn't killed the fish and the pelicans keep coming back.

So much for water quality. There was some suggestion earlier today, and I've just
35 noted this, is that the heavy rains that we get here on several occasions each year, the run-offs through the bush and all that sort of stuff, is going into that lake. These days, golf course design can be arranged in such a way as you can divert water away from that and hold it on the golf course. You can imagine an upturned saucer, water will run off. You can design fairways to be a different shape and hold water so it
40 doesn't run into the lake. So my suggestion is that we think that golf courses can retain water and not affect the lake. Culburra is well-served with beaches, bowling greens, tennis courts, football fields and the like. One thing it doesn't have is a golf course.

45 There has been some mention of plenty of golf courses in this area. I don't want to offend anybody, but a lot of the golf courses in this area are not golf courses, they are excuses for golf courses, in my opinion. If we go to the north coast, Magenta Shores,

Koondah Waters and Horizons are what I would call championship golf courses. Championship golf courses do attract golfers. Golfers are a funny lot. They will group up, let's go to the North Coast to play golf, let's go to Victoria to play golf on some of their great golf courses down there.

5

People, if the golf course here is going to be of any significance, they will travel here to do it. I spoke to Jim Wilshire, the guy who designed the golf course, put it on the map, and he said this will be a quality golf course. A quality golf course does not need a clubhouse of any significance. If people here – anyone that knows anything about golf, they might have heard of Barnbougle Dunes or Lost Farm in north-western Tasmania. Those golf courses were built without a clubhouse.

The quality of those golf courses was such that people fly their planes into Barnbougle Dunes and Lost Farm from all over the world to play these golf courses. They are ranked number 3 and 4 of the best golf courses that are open for public use in the world. If the golf course, as Jim Wilshire assures me, is built of such quality, we will have a lot of people visit Culburra to play the golf course. Many of you may not be golfers. You may be bowlers or tennis players or the like. It really doesn't matter. But as was mentioned earlier here today, who knows what son or husband or daughter of any of the residents here, given the facility they can practice and play on, could not be a world champion golf course – golfer any time in the next 10 or 20 years if they're given the facility. As I mentioned before, Nowra, Worrigeer, whatever, they're both golf courses, but they're not a championship golf course by any stretch of the imagination.

25

So the other thing I want to finish on is botanical nature of the golf course. I made a note here. It was mentioned earlier. One of the things at a nearby golf course to here, Shoalhaven Heads, there's a lot of volunteer help to make the golf course the best it can be. Thank you, Madam Chair. One minute. The – a lot of elderly residents in this part of the world, what do they do all day? They may not be healthy enough to be out there playing tennis. They may not be out there swimming every day. They may not be able to reach over and bowl the bowling ball. If they're into helping something or having something to do, those people can form volunteer groups like they do at Shoalhaven Heads and develop a golf course into a botanical wonderland that can attract birdlife, the pelicans, the ducks, the black swans, the whole like, and have it as a wonderful place for rest and recreation.

35

All I'm saying is, in my view, in this last 30, 50 years in this country, this great country of Australia, we've become over-governed. We've got this department, that department, that department, without any thought for, as the lady mentioned before – Narelle, I think it was – thinking about us, because we're part of the environment as well. I support the golf course. I hope you can see it in your hearts to support the golf course. Hopefully the people here today will carry our thoughts of support for the golf course forward in their next decision-making round.

45

MS RICHARDSON: Madam Chair, that was the last scheduled speaker for today. I have had a late application to speak on behalf of Delia Lowe. Given a number of people have dropped out, we do have time to accommodate that.

5 MS O’KANE: That’s fine. Thank you.

MS RICHARDSON: It’s within your discretion.

MS O’KANE: Yes. Okay.

10

MS RICHARDSON: I propose 10 minutes given the time that we have available.

MS O’KANE: That’s perfect.

15

MS RICHARDSON: If Ms Lowe would like to come forward.

MS D. LOWE: Thank you translate that into English from our language. That means welcome to our country. It’s something that should have been said at the beginning of the meeting.

20

MS: It was.

MR: It was.

25

MS LOWE: But I think it’s been really good to see a lot of people – I know some have left, but it was – it’s really good to see so many people here in attendance interested in what’s been proposed by way of development of the golf course. Some of you already know, my name is Delia Lowe, and I’m an elder, one of the few elders left of the Jerrinja People, my generation, but we’re still going strong, despite many of the hurdles that we have to face over time. It’s never-ending, doesn’t stop. My ancestors were born down at Urangra, which is the Crookhaven Headland, out here in the south side, southern side of Lake Wollumboola, out at Currumbene Creek, Myola, up the river in the Budjong Valley, just to give you some idea of where I’m coming from.

35

As an elder, I have a responsibility to speak up for our culture and heritage, and also to try and educate for a better understanding between Aboriginal and non-Aboriginal people. We share this land and waters with non-Aboriginal people now, but we have been traditionally dispossessed of our lands not once by the British and England, but also Mr Berry received his land grant in 1822, which was a big large huge track of land starting at Jupiter Street up in Gerringong, going all the way up to the escarpment and down the back here to which is a traditional Aboriginal name for Jervis Bay so – yes.

45

And so this – our land – traditional lands have shrunk, shrinking, and what we see – and we discussed this in our community – our community meetings, on our Jerrinja Land Council board about, you know, the effects it’s having on us as an Aboriginal

community. The land and the waters are important to us in a different way. As custodians, we are responsible to care for two major sites of significance. They're both spiritual sites. One is Bugawa, which you commonly know as Beecroft Peninsula, and the other side is Cullunghutti, which is the departure site for when our people pass on and go into the spirit world. They leave their physical form. It's on the eastern ridge of Mount Cullunghutti.

So we have the born side on Bugawa, Beecroft Peninsula where our father the sea and land and in between there, those two spiritual sites is Lake Wollumboola. There are important cultural sites associated with the Lake Wollumboola area. My great-great-grandfather Jack Carpenter is written down in records, archives as Waterman Jack. He spent a fair bit of time out there on Lake Wollumboola. There's also mitten sites, increase sites, and there's other cultural heritage that has been unearthed over the years out on the shores of Lake Wollumboola on the northern side.

Lake Wollumboola, who you can see where we sit, you know, culturally and spiritually with those sites and Lake Wollumboola that I just mentioned. Both Lake Wollumboola itself is an important part of this area. It's home to thousands of waterbirds, thousands and thousands and, of course, our people would have witnessed this over the hundreds and thousands of years, and they would have hunted some of them too, but because of their traditional practice was not to take more than you need, and that's probably why there's still so many of them still around in the Lake Wollumboola area.

But there's also another very important spiritual site that I need to tell you about, and there is a story associated with it, but the geographical place, physical place, is Bip Bip Creek, on your way out to Currarong, before you get to the Currarong turnoff, to go left to Currarong or go down to Callala, turn right. Bip Bip Creek, it's a women's dreaming track. It follows Bip Bip Creek down into Lake Wollumboola, and the story that I've heard is about the Bip Bip women.

The Bip Bip women are important spiritual women. They had special powers, which they would use and I would not like to see any development take place anywhere near the Bip Bip Creek area because of that. We all know, in our community, about the Bip Bip women and we have been warned about them and old Uncle Percy Mumbler, one of our cultural fathers of the south, in the far south coast, he talked about the Bip Bip women too, and my grandmother's brother. He was associated with them too, because he used to leave the mission over home there and he used to go away for six months a time. He'd go and live in a cave and then he'd come back to his – the community, to his sister, my grandmother.

And so for those reasons, I believe that the best possible outcome for the golf club, no, it is not the right area for it. There is a golf club at East Nowra and that's, what, 20 kilometres from here or so. And we have to – we have had a difficult time trying to protect and look after, not just the land, but also the flora and the fauna and the ecology. And our community, through the Jerrinja Land Council, we have met with

officers from the New South Wales National Parks head office in Sydney, in Hurstville, some time back, and we both agreed in principle that Lake Wollumboola was a good example of placing an important wetland on the international wetland agreement, which is Ramsar, named after some place in Russia, I think.

5

And there is a policy, within the state and the federal government for that to be followed through and which means Jerrinja People, all our family clan group people, we could become involved in that, because there's other sites around Australia where Aboriginal people are involved in protection of a wetland under the same Ramsar agreement, and so I think and I hope that I've been able to explain some of the things that you may not have been aware of, and I've given you some thoughts and ideas about where we're coming from, but, yes, it's just not the right development proposal and, of course, there's the issue of the water quality as well. Thank you very much.

10

15 MS RICHARDSON: That's our last speaker for today. If I could just remind people, as the Chair said at the outset, everyone has the opportunity to make a written submission or comments or letter to the Commission, it just needs to be in writing before 5 pm on the 31st of July; that's a week away. The chair has already given out the addresses. The addresses are included in the handouts that are on your seat, and also to recall that the Chair referred to in her opening a number of meetings that have happened in the last week or so and that minutes – a summary of minutes of what was said at those meetings will be put on the Commission's website, if it's not already on there, very shortly. So you should look out for those minutes, because you may want to read them and comment on them as part of any submission or comment that you make within the next seven days. So I will hand over to the Chair now to conclude.

20

25

MS O'KANE: Thank you very much. It's clear there are strong views. Thank you, those of you who spoke, for articulating them so clearly. Thank you all for your attendance here this morning – this afternoon, and so that concludes this public meeting. As I mentioned at the start, the West Culburra subdivision public meeting will start at 1.30, again, here at the Bowls Club. So thank you and good bye.

30

35 **RECORDING CONCLUDED**

[12.22 pm]