



Professor Mary O'Kane AC  
Chair  
Independent Planning Commission  
GPO Box 3415  
SYDNEY NSW 2001

Dear Professor O'Kane

**SSD 8406 – Long Bow Point Golf Course**

Please find attached a response to matters raised by the Independent Planning Commission during its consideration of the above application.

The response seeks to clarify matters raised in relation to provision of documents to the Applicant and Aboriginal cultural heritage assessment. In responding, the Department reaffirms its conclusions and recommendations presented in the Assessment Report dated 2 July 2018.

Yours sincerely

Chris Ritchie 7/8/18  
**Acting Executive Director**  
**Key Sites & Industry Assessments**

## **SSD 8406 – Long Bow Point Golf Course Proposal**

### **Provision of the following reports to the Applicant:**

- ***Detection of Groundwater Inputs to Lake Wollumboola, Scanes et al, revised May 2018***
- ***Review of OEH and Martens Reports on Lake Wollumboola Southern Cross University Dr Santos, 2018***

After obtaining the development application files from Shoalhaven City Council in April 2017, the Department reviewed multiple studies, inquiries and reports relating to water quality, the golf course proposal and Lake Wollumboola. This included 6 years of hard copy files from Council and hundreds of documents on Council's DA tracker webpage. The Department also sourced many reports referencing Lake Wollumboola in the public domain.

In August 2017, the Department wrote to the Applicant requesting final information on water quality and biodiversity, to complete its assessment of the golf course application. The Department stated in this letter that it would proceed to finalise its assessment if the additional information was not received by 18 October 2017, see Attachment A. The Applicant sought an extension of time and the Department agreed to an extension until 18 December 2017. The Department received the final information from the Applicant on 11 December 2017 and proceeded to complete its assessment.

During the assessment process the Department became aware of the Santos 2018 and OEH May 2018 reports. On 10 April 2018 the Department requested and obtained a copy from OEH of the Santos 2018 report and on 2 May 2018 obtained a copy of the OEH May 2018 report. The Department provided copies of the Santos 2018 and OEH May 2018 reports to the Applicant in July 2018.

The Department considered both reports along with multiple other studies, reports and inquiries in its assessment of the application. The Department reaffirms its conclusion that the Applicant was unable to demonstrate the proposal would have a neutral or beneficial effect on water quality and the proposal presents an unacceptable risk to water quality in Lake Wollumboola.

### **The Department did not request any further information from the Applicant to address Aboriginal cultural heritage**

As noted in Tables 3 and 11 of the Department's Assessment Report, the Department does not consider it warranted to require the Applicant to conduct archaeological test excavations, given the potential water quality and biodiversity impacts of the proposal are sufficient to warrant refusal of the application. Test excavations would require isolated clearing in densely vegetated areas within 200 m of Lake Wollumboola, presenting unnecessary potential impacts on water quality and threatened species.

ATTACHMENT A – Letter to Applicant requesting final information, 1 August 2017



Contact: Deana Burn  
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Email: [deana.burn@planning.nsw.gov.au](mailto:deana.burn@planning.nsw.gov.au)

Mr Matt Philpott  
Director  
Allen Price & Scarratts Pty Ltd  
PO Box 73  
NOWRA NSW 2541

Ref: 17/05878-2

**Long Bow Point Golf Course (SSD 8406)  
Request for Additional Information**

Dear Mr Philpott

Following a review of the documentation submitted to date on the above project, the Department requires further information to complete its assessment of the application. The Department requests you provide this information no later than 18 October 2017.

If the additional information is not received by 18 October 2017, the Department will proceed to finalise its assessment based on the information provided to date.

Flora and Fauna

Further information is required to address the submission from the Office of Environment and Heritage (OEH) dated 30 May 2016 (see Attachment 1). Information is required to address the points raised on pg. 7 of the letter under the heading Biodiversity and SIS Concurrence.

Water Quality

Further information is required to address OEH's submission dated 30 May 2016, under the heading Water Quality (pg. 3-7).

Should you have any enquiries, please contact Deana Burn on 9274 6453.

Yours sincerely

A handwritten signature in blue ink that reads 'C. Ritchie' followed by the date '1/8/17'.

Chris Ritchie  
Director, Industry Assessments

