

**From:** [Alan](#)  
**To:** [IPCN Enquiries Mailbox](#)  
**Subject:** Long Bow Golf Course proposal  
**Date:** Monday, 16 July 2018 9:42:32 AM

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Independent Planning Commission NSW

Dear Sir

I have been a permanent resident of Culburra Beach for the last 7 years. I would like to strongly state my approval of this fantastic proposal/offer from the Halloran trust regarding the constructing of a championship golf course. It is my understanding that this proposal is to build a championship golf course on the privately owned semi cleared land, that not only involves the cost of construction of the golf course and club house, that a generous dowry will also be put aside to cover either all or partially the running maintenance costs of the facility for the following 10 years. Not only will this course be completely funded by the Halloran trust it will then be generously donated back to the community for the benefit of all.

I strongly believe this will greatly benefit the area with obvious numerous and diverse benefits as listed below.

#### 1/ Lifestyle

The ability of the many residents to enjoy the opportunity to utilise this sporting facility and the health benefits in the opportunity this gives the residents in maintaining and increasing an active and enjoyable lifestyle. The opportunity to provide local school children a safe and enjoyable recreational sport.

#### 2/Tourisms

Culburra beach is a beautiful and popular sea side hamlet with many beach and fishing opportunities. I strongly believe this golf resort proposal will greatly enhance and increase the tourism and provide opportunities for both holiday tourism and potentially business in the shape of company conference's which will be able to utilise this venue.

#### 3/ Employment

The south coast has one of the highest unemployment rates in the country, especially youth unemployment. This proposal will provide significant employment opportunities in both the construction of the facility and the ongoing running requirements of the course and the club.

#### 4/ Environmental

There has been numerous studies in the environmental and water quality impact of this proposal and I believe all these studies have not only stated there will be no adverse impact to the area but a cleaner water runoff into the surrounding areas. Golf courses traditionally attract wildlife and create habitats for the indigenous wildlife, which can clearly be seen in other golf courses in the shoalhaven area. The birdlife, reptiles and marsupials flourish in this environment.

#### 5/ Local business

Being a small community local business's strongly rely on the tourism coming into the area to survive. With many shops and business's closing down over the last 5 years, most recently the hardware outlet, the increased tourism both within and outside the shoalhaven area this development will bring in it will hopefully increase the viability of existing businesses within the

area.

Culburra Beach is a small tight community and I can positively state that the vast majority of local residents support this proposal with the exception of a very vocal, small minority that have been spreading unsupported claims. I believe this proposal is a fantastic opportunity for the area at no cost to local council or state authorities and find it almost incredible that the NSW government aren't behind it 100%. I don't believe we will ever have an opportunity like this again and can never see any state governments willing to provide funding at this scale in the development of sporting venues in small rural areas.

I hope you look at all the positive benefits this will bring our community and approve this development.

Yours sincerely

Alan Liebert

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