

Independent Planning Commission NSW
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To Commission members,

Objection to Long Bow Point Golf Course SSD 8406

We strongly object to the **Long Bow Point Golf Course SSD 8406** and recommend that the Independent Planning Commission refuse it.

We are part-time residents of Culburra Beach and have been for about 25 years.

We value Lake Wollumboola because of what it is; a rare pristine lake. A natural wonder of outstanding conservation value. It is one of very few unspoiled lakes in the world and must not be threatened by a golf course in its catchment. It is a National Park as well as a haven for thousands of birds. It supports over 100 bird species, with at least 23 Threatened species. The lake, sandbar and parts of its catchment are included in Jervis Bay National Park.

In particular we oppose the development proposal because:

- locating a golf course in the Lake Wollumboola catchment ignores consistent, long term expert advice and NSW Government policy that the Lake Wollumboola catchment especially Long Bow Point, is unsuitable for urban development and should be zoned for "Environment Protection". The natural surface and ground water runoff from Long Bow Point and surrounds, is critical in maintaining the Lake's water quality, its wetlands and aquatic environment and abundant wildlife.
- The Golf Course would involve clearing 32.2 ha of high conservation value coastal vegetation, but its impacts on Threatened Ecological Communities and at least 65 Threatened Species of plants and animals would be more extensive.
- The golf course project is and always has been a pipe dream, a smoke screen. The costings etc. are half-baked. There is no club house, no accommodation lodge or condominiums included.
- No one would spend \$10 million building a half finished golf course. At a rough guess \$20 million would be closer to the full cost. Without the full complement of facilities of a luxury resort it would not be financially viable and as many golf courses are struggling to remain open this half-baked golf course would join their ranks. This level of development would ruin the lake. Expert advice and reports over many years have all confirmed this.

Yours sincerely,

Albert and Judith Martin