

INDEPENDENT PLANNING COMMISSION PUBLIC MEETING

CULBURRA 24th JULY 2018

SUBMISSION

Proposed Culburra Golf Course

Notes for address by John Toon to the Public Meeting 24 July 2018

1. The proposal is a development application. It sets out the details of the proposal and what we intend to implement.
2. Why a Golf Course?
 - To make it an attractive destination for tourists as well as residents;
 - To enhance Culburra as an attractive location choice for permanent residents including retirees and mature households;
 - To provide long term permanent employment opportunities;
3. Where to locate a Golf Course?
 - We identified and assessed several sites including Kinghorn, Copper Cup Point (both east and west), Cactus Point and Long Bow Point;
 - Long Bow Point was selected primarily because it was readily accessible to Culburra Beach; it was also considered to be an attractive location in an attractive setting.
4. The design of the Golf Course
 - It is set in a 200ha (approx.) ecological precinct which will be managed by the owners (currently the Halloran Trust).
 - The golf course and associated facilities will occupy 40ha of land within the eco-precinct;
 - The development is set back from the Lake, Downs Creek and Wattle Creek;
 - The required vegetation offsets are substantially met by vegetation to be conserved within the precinct;
 - The proposal has low visual impact.
5. Course designed to Championship standards
 - To make it a challenging course to attract international players and overseas golf enthusiasts;
 - Possibly linked to resort style accommodation.
6. Water quality controls
 - A neutral or beneficial effect is achieved for the limited amount of run-off into Lake Wollumboola;
 - Water conserved on site and used for irrigation purposes;
 - Detailed plan of management outlines program of minimal fertilizer usage and re-capture;
 - Site tested for groundwater and detailed evidence of flows provided indicating low probability of contamination;
 - Conclude no adverse effects on Lake Wollumboola or associated SEPP14 Wetlands.
7. Bio-banking and bio-certification

- Complete inventory of vegetation types on site
 - Species impact statement, detailing occurrence of specific flora and fauna
 - Offsets required are primarily met within the eco-precinct; small number of deficits made up by off-site offsets.
 - No adverse impacts on significant flora and fauna
8. The eco-precinct is considered consistent with the current zoning, and is arguably consistent with the E2 zoning adopted in the Draft SLEP2009.
- The proposal is considered to be in the public interest and to be consistent with the Illawarra Shoalhaven Regional Plan 2015.

John Toon
24 July 2018