

Independent Planning Commission NSW
Level 3, 201 Elizabeth St
Sydney NSW 2000.
Email ipcn@ipcn.nsw.gov.au

To Commission members,

Objection to Long Bow Point Golf Course SSD 8406

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

I grew up with my family playing, fishing and boating in the pristine waters of the Lake and developed a life-long love and appreciation for the natural environment by studying the amazing bird life and aquatic life that we caught in the lake. We lived just up the road from the Lake and my family bought the property because of outstanding natural attributes of the area. Having moved to Canberra I can appreciate how quickly natural areas and areas zoned as rural can be quickly changed to residential zoning.

I am a keen golfer and developing another golf course in the area makes no sense whatsoever. The golf courses at Callala, two in Nowra and one at Vincentia are all struggling. The golf course in East Nowra recently shut down. I notice that there is no club house, nor impact of the club house, included in the development plans. It is plain bloody obvious that the developers see the golf course as **Stage 1** of their plans for urban subdivisions on the shores of the Lake. Having cleared the land, organised the drainage, and developed the access road, the developers will suddenly discover that the golf course is not economically viable, probably before they build the club house, which I understand does not have DA approved (another perfect lever to switch to residential if it is blocked). **Hey presto! Why not build housing subdivisions there on the cleared land with access road?**

This is their strategy. The developers still claim the area is zoned residential and they have plans for the subdivision. I have seen this done a thousand times before in many other places. Please forbid this inappropriate development on the shores of the Lake. Allow the developers to play their dirty tricks on less sensitive areas outside of the Lake catchment.

Please reject this inappropriate and poorly sited proposal and urge the developers to site the golf course in other less sensitive areas outside of the Kale catchment

Yours sincerely,

Jesse Anderson

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