

**Independent Planning Commission NSW
Presentation to Public Meeting 24 July 2018**

I do not support development of a golf course on Long Bow Point and recommend that the Independent Planning Commission refuse this application.

I hope that everyone here has read at least the summary of the document to form an educated opinion as to why refusal has been recommended.

My name is Narelle Wright and I have made Culburra Beach my home for the last 35 years. I moved from suburban Sydney to Culburra with my husband in the early 1980s for a less hectic life, an ideal place to raise a family and to be closer to the natural environment.

Culburra back then was quite undeveloped compared to now and its population was less than 2,000.

I very quickly came to appreciate the beauty and importance of Lake Wollumboola, regular walks revealing something very special about the connection between the lake and the Black Swans.

I observed them in great numbers on the northern shore dipping their long necks and scooping up water from fresh water soaks which I discovered they rely on to flush out salt from their systems.

On one occasion over 13,000 Swans were recorded on the Lake. This makes Lake Wollumboola one of the most important drought refuges for this species in eastern Australia and therefore needed to be protected from unsustainable development and recreational activities.

The lake's diversity of habitats for foraging, breeding, roosting and shelter is extraordinary including the sand bar where the endangered Little Terns nest.

Shorebirds and waders migrate from the northern hemisphere in spring every year to feed on the abundant food in the lake before heading north in autumn to their breeding grounds in Siberia and Alaska.

The lake is protected under Commonwealth legislation and international migratory bird treaties with Japan, China and Korea as internationally significant habitat.

Lake Wollumboola and therefore its value as a bird haven is vulnerable to nutrient and sediment pollution from urban stormwater and ground water which is known to cause micro algae blooms which depletes oxygen and smothers aquatic plants that support the Lake's bird and aquatic life.

I was very heartened when the lake and sand bar were added to Jervis Bay National Park in 2002 and thought that that would be enough to secure its future for the wildlife that depend on it.

Long Bow Point is in my view the worst location possible for a golf course development. It is covered by high conservation coastal vegetation and threatened species habitat, bounded on three sides by water ways – Downs Creek to its south, Wattle Corner Creek and wetlands to the north and to the east, Lake Wollumboola, the receiving body of all that flows from the land including chemicals used on a golf course – pesticides, herbicides, fungicides and fertilizers.

About 25 years ago the developer put forward a plan to develop 3,200 housing lots in what was known as the Culburra Urban Expansion Area (bigger than Nowra and Bomaderry combined) – a golf course was not included. Long Bow Point was earmarked for 837 residential lots, the first of six stages.

It was only after the refusal of stage one that the golf course DA was, it seems hurriedly lodged just two weeks before the proposed Environment Protection zoning in the draft Shoalhaven LEP 2011 was put on public exhibition. Significantly the proposal did not, and still does not include a club house or pro shop.

I don't believe there is call for another golf course in our area with others already in close proximity and struggling financially. In any case the Halloran Planning Proposal provides for investigation of alternative golf course sites outside of the lake catchment.

After years of inquiries and reviews, surveys and scientific studies we find ourselves with the same conclusion – “recommended refusal”. The Assessment Report Conclusion states that the Applicant has had multiple opportunities to assess and quantify the proposal’s impact on water quality, flora and fauna since 2011 and has not been able to demonstrate with scientific rigour and certainty that the proposal would not adversely impact water quality and threatened species on the site and the lake.

Science is the key to good decisions. If there is a risk of detrimental impacts then the precautionary principle must apply.

It is clear that Long Bow Point is not suitable for urban development of any kind and must be protected with environment protection zoning – that is national park as recommended by the South Coast Sensitive Urban Lands Review.

Thank you.

Narelle Wright

