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18 July 2018

LWPA Guide for Long Bow Point Golf Course SSD 8406

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

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

As someone who has been visiting the Culburra area since the late 1940s we feel this is totally inappropriate. It is important to keep the shores of the lake as natural as possible from a water quality and aesthetic viewpoint.

Together, the Lake and its catchment are a natural wonder of outstanding natural and cultural conservation value, too precious to be put at risk by a golf course. The Lake is listed under Australian legislation and international migratory bird agreements as internationally significant habitat for migratory birds. The lake is recognized also by Birdlife International and the International Union for Conservation of Nature as a globally important Key Biodiversity Area (KBA) particularly for Black Swan and Chestnut Teal. 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 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 application fails to demonstrate that no adverse impacts on the lake's sensitive ecology would occur due to pollution of surface and ground water from golf course fertilisers, herbicides and pesticides.
- It is unacceptable that potential impacts on the Lake and its wildlife were not assessed. In the absence of such evidence, a precautionary approach should apply, justifying refusal.
- 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 many surveys conducted did not meet required standards.

- The application under-estimates the likely impacts as it does not include a Club House, which would require a further development application.

The Halloran Planning Proposal process offers a greater potential to resolve the future of the lake catchment.

Yours sincerely

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Robert and Nancy Pallin