

From: [Rod Sleath](#)
To: [IPCN Enquiries Mailbox](#)
Subject: ATTENTION: Alana Jelfs
Date: Monday, 9 July 2018 11:52:32 AM

Regarding D520/18 Long Bow Point Golf Course and D517/18 West Culburra Concept Proposal:

I am a resident of Culburra Beach. I have just finished reading the above proposals and the ipcn determination. I would like to voice my support for the sensible logical conclusions that ipcn have drawn.

I would like to express my own opinion that:

1/ Lake Wollumboola, the Crookhaven River (and it's associated bodies of water such as Curly's Bay), represent fragile ecosystems that could be damaged by excess soil run off during construction phases, as well as by additional storm water run off, and chemical/nitrogen run off. This view is supported by the studies you referenced, but you would think it fairly obvious given any use of common sense.

2/ The idea that Culburra Beach needs a Golf Course to enhance tourism beggars belief. Particularly given there are four pre-existing golf courses in the area, two of which are around 15 minutes drive from Culburra Beach. I drive past these courses regularly and can assure you they are seldom busy. I find it hard to believe that an additional golf course in the area can financially justify it's existence. To place a potential financial white elephant in an environmentally sensitive area, that will require intense management of fertiliser application (required to possibly(!) prevent environmental catastrophe to the Lake Wollumboola ecosystem), is asking for environmental trouble down the track.

3/ I do not believe it is desirable to have an additional 650 houses in Culburra Beach. I understand this may be desirable for local business owners profits. However, this would be a windfall gain for them. There is no way they should have been planning for or expecting this level of development in Culburra Beach when they set up or purchased their businesses. With regard to employment, the majority of people who live in Culburra Beach clearly do not work in Culburra Beach. The majority of those that do work, work in the town of Nowra. No level of development will change this fact. I personally view Culburra Beach employment is irrelevant – Shoalhaven region employment is important. If the same level of development were to take place in an area that was not environmentally sensitive it would provide the same employment benefit to the region.

Once again, as a local resident, I would like to show my support for the conclusions you have drawn in your determinations on the above referenced development proposals'- I do not want to see the development go ahead in the environmentally sensitive area currently proposed.

Thank you.

Rod Sleath



