

This meeting is part of the determination process.		
Meeting note taken by: Alana Jelfs	Date: 19 July 2018	Time: 9.30am
Project: Long Bow Golf Course (SSD 8406)		
Meeting Place: IPC Office		
<p>Attendees:</p> <p>IPC Members:</p> <p>Mary O'Kane (Chair), Ross Carter, Ilona Millar</p> <p>IPC Secretariat:</p> <p>Alana Jelfs (Senior Planning Officer), David Koppers (Team Leader) and Anna Summerhayes (Counsel assisting the IPC)</p> <p>The applicant:</p> <p>John Toon (John Toon Pty Ltd), Matt Philpott (Allen Price & Scaratts Pty Ltd), Robert Tong (Chair of the Halloran Trust), Lee Kenny (Trustee and Secretary of the Halloran Trust), James Harris (Allen Price & Scaratts Pty Ltd), Andrew Norris (Martens & Associates), David Robertson (Cumberland Ecology)</p>		
<p>Meeting Purpose:</p> <p>For the applicant to brief the Commission on the Long Bow Point Golf Course project. The following matters were discussed:</p> <ul style="list-style-type: none"> Project overview – the applicant said that: <ul style="list-style-type: none"> The proposal comprises an 18-hole championship golf course. The remainder of the site is proposed for private conservation; It considers the key issues to be flora and fauna and water quality impacts on Lake Wollumboola; 75 ha of Culburra drains to Lake Wollumboola without significant treatment. The lake maintains its environmental significance despite this; The proposal involves 32 ha of native vegetation removal, including endangered ecological communities (EECs); The site is zoned residential 2(c) and the proposed golf course is permissible in the zone; The golf course would be setback approximately 170m from Lake Wollumboola; Water quality – the applicant said that: <ul style="list-style-type: none"> It engaged a water quality consultant to prepare the water quality assessment (Martens and Associates); The golf course is proposed to drain to one of the 13 constructed wetland and water would be harvested and treated in an irrigation pond; MUSIC modelling utilised and the neutral or beneficial effect (NorBE) test met in catchments surrounding the site and a reduction in pollutants entering Lake Wollumboola; The water quality consultant concluded that the proposal will not increase run-off, with a 41ml reduction to Lake Wollumboola annually and therefore no impact on the lake; Groundwater was raised as an issue by the Department later in the assessment process. Martens was engaged to consider groundwater impacts. The assessment concluded that the proposal would not impact on groundwater; The Scanes Report (2013) referred to in the Department's assessment was reviewed by Martens who concluded the review contains critical methodological flaws, and it does not support OEH's groundwater conclusions; The Scanes Report concluded it is likely that Lake Wollumboola has some groundwater influences. However, the applicant considers that any potential impacts would be negligible; Concerns were raised regarding the use of chemicals and fertilisers to maintain the golf course. The applicant said that these elements would not be overused; The applicant considers that the MUSIC model approach to the assessment provides a sound approach; Flora and fauna – the applicant said that: <ul style="list-style-type: none"> The original assessment undertaken found that impact would be negligible and that a Species Impact Statement (SIS) was not required. Council peer reviewed and requested that the applicant prepare an SIS, which it did; A significant redesign ensued to avoid a number hollow bearing trees identified on the site; The SIS resulted in significant reductions in clearing, however OEH was not satisfied. The applicant engaged Cumberland Ecology to undertake an independent peer review of the SIS; The Department's assessment considers native vegetation on the site to be of high quality. Cumberland Ecology classified vegetation on the site as moderate to good and that the golf course had been designed to avoid impacts; Cumberland Ecology noted there are four EECs present, associated principally with drainage lines outside the 		

- development area and would therefore not be subject to clearing;
- Mapping submitted in 2016 reflected the updated vegetation classification names;
 - Additional studies for endangered species was undertaken building on the extensive base of ecological survey work that had been done;
 - Cumberland Ecology noted that while Saltmarsh vegetation would be impacted by any changes in water quality, these features are well removed from the golf course. Based on what is being proposed, the consultant does not believe there would be a significant impact to downstream elements;
 - A total of 32 ha of land would be cleared including some grassland, however a larger area would be permanently conserved. The commitment to preservation is provided in the SIS. The site provides two thirds of the offsets required for onsite clearing. Any residual offsets required would be secured by offsetting other Halloran land;
 - The 7-part test undertaken by Cumberland Ecology agreed with the original conclusions, noting that clearance can be achieved without significant impact on threatened species and ecology;
- Strategic and statutory planning – the applicant said that:
 - The site zoning permits the development of a golf course. The applicant noted that a golf course is not an urban development;
 - The Department's assessment is not based on scientific evidence and considers non-statutory documents that are not relevant to the project, noting that the threat of environmental damage must be backed up by scientific research;
 - The Telstra vs Hornsby Land and Environment Court case was cited, noting there is no zero risk when applying the precautionary principle;
 - The proposal is in the public interest;
 - Other matters – the applicant said that:
 - No economic study was done to consider need for the proposal. The applicant considers there are limited community facilities in Culburra and the public generally supports the proposal and would generate between 20-30 jobs during construction and approximately eight long term jobs;
 - There are three golf courses in the surrounding area, however these are not close to the site;
 - In relation to construction impacts, the applicant explained there is minimum 140m buffer to Lake Wollumboola at its closest point;
 - A construction management plan would be prepared including erosion control, sediment basins (ponds) and stormwater controls. Construction controls would be in accordance with the Blue Book.
 - Clubhouse site and car park to support the golf course were identified however these elements do not form part of this assessment any approval for these elements would be sought at a later date;
 - A letter and emails from the Department were tabled in relation to Aboriginal cultural heritage, noting that the OEH had requested additional work. However, in an email the Department informed the applicant that no further work was required;
 - Dr Robert Tong made closing remarks in summary of both the West Culburra Concept Proposal briefing and the Long Bow Point Golf Course briefing. Dr Tong highlighted that the applicant had taken feedback from the Department on board and amended the proposal and engaged experts to address concerns raised by the Department and agencies.

Meeting closed at: 10am