

This meeting is part of the determination process.		
Meeting note taken by: Alana Jelfs	Date: 18 July 2018	Time: 5.45pm
Project: Long Bow Point Golf Course (SSD 8406)		
Meeting Place: IPC Office		
Attendees: IPC Members: Mary O'Kane (Chair), Ross Carter, Ilona Millar IPC Secretariat: Alana Jelfs (Senior Planning Officer) and David Koppers (Team Leader) Department of Planning and Environment: Chris Ritchie (Director, Industry Assessments); Anthea Sargeant (Executive Director, Key Sites and Industry Assessments) and Deana Burn (Industry Assessments)		
Meeting Purpose: For the Department to brief the Commission on the Long Bow Point Golf Course. The following matters were discussed:		
<ul style="list-style-type: none"> Project overview: <ul style="list-style-type: none"> the proposal comprises an 18-hole championship golf course at Long Bow Point, including constructed wetlands to manage run-off; the site is surrounded by high quality natural features, including Lake Wollumboola, Crookhaven River estuary and beaches; in 1993, the applicant submitted an application for a residential subdivision on the site which was subject to a Commission of Inquiry (COI) that considered the suitability of the site for residential development. The COI recommended refusal due to the likely impacts on the threatened flora and fauna and water quality of Lake Wollumboola. In 2000 the Minister subsequently refused the application. The COI made way for further studies, including the Healthy Rivers Commission which recommended Comprehensive Protection for Lake Wollumboola. The South Coast Sensitive Urban Lands Review (SCSULR) concluded that the area within the Lake Wollumboola catchment is unsuitable for urban development; the golf course SSD application was original submitted with Shoalhaven City Council (Council) in 2011; the Minister sought advice from the then Planning Assessment Commission as to the State and regional significance of the project. The Commission concluded that given the environmental sensitivity of the site and its surrounds, the golf course proposal is of State and regional significance; on 7 March 2017, the Minister for Planning declared the application to be State significant development; during assessment of the application, agencies raised key concerns over the sensitivity of the site within the Lake Wollumboola catchment and consistency of the proposal with strategic planning work that recommended protection of the lake and its catchment; the original proposal included a clubhouse facility which was subsequently removed from the application but is still evident on plans for the site; three separate rounds of public exhibition undertaken, with a significant number of submissions received over each exhibition phase; Biodiversity: <ul style="list-style-type: none"> initially the applicant contended that it did not require a Species Impact Statement (SIS). The Office of Environment Heritage (OEH) issued Director-General Requirements for the proposal, strongly recommending that the applicant refer the proposal to the Commonwealth, noting the proposal has the potential to impact on migratory bird species listed under the EPBC Act. Council also requested that the applicant refer the project under the EPBC Act; the applicant's consultant prepared detailed mapping however no mapping was submitted identifying the extent of clearing; applicant fell short on biodiversity offset credits and no further information was provided in relation to addressing the credit shortfall; many submissions, including comments from OEH raised concerns regarding impacts on migratory bird species; Water quality: <ul style="list-style-type: none"> the Scanes Review (2013) was commissioned to specifically consider this project. It confirmed the high conservation value of the lake as a unique 'back-dune' system; the Department considers that the applicant had sufficient time to undertake additional monitoring but did not; OEH undertook additional studies to support its consideration of the project; 		

- Santos review (2018) considered there was a lack of detailed information, but that groundwater inputs are likely to be important to the lake;
- Given the likely importance of groundwater to the lake and the intensity of greens management, including pesticide and fertiliser use, for a championship golf course the potential for nutrients and pesticides to leach to the lake and cause significant impacts is considered to be high and needs to be thoroughly assessed.
- the Department raised concerns regarding the applicant's failure to consider construction phase impacts;
- Cultural heritage:
 - the applicant prepared an Aboriginal Cultural Heritage Assessment (ACHA), which recommended further sampling and survey work however the applicant did not undertake this further work;
 - the Department noted that further test excavations, as recommended by the OEH, would require removal of native vegetation and given the other impacts of the development were sufficient to warrant refusal;
 - the Department confirmed that the Jerrinja Local Aboriginal Land Council had been consulted on the proposal.

Meeting closed at: 6.15pm