

APPENDIX A: DRAFT INSTRUMENT OF REFUSAL

State Significant Development Notice of Refusal of Development Application

Section 4.38 of the *Environmental Planning and Assessment Act 1979*

The Independent Planning Commission, as the declared consent authority under clause 8A of the State Environmental Planning Policy (State and Regional Development) 2011 and section 4.5(a) of the *Environmental Planning and Assessment Act 1979*, refuses the development application referred to in Schedule 1, for the reasons set out in Schedule 2.

Member of the Commission

Member of the Commission

Member of the Commission

Sydney

2018

SCHEDULE 1

Application No.:	SSD 8406
Applicant:	Allen, Price & Associates
Land:	Long Bow Point, Culburra Road, Culburra Part of Lots 5 & 6 DP 1065111 Shoalhaven local government area
Development:	18-hole Championship Golf Course

SCHEDULE 2

The reasons for refusing the development application are:

- (a) the site is unsuitable for the proposed development as it:
 - i. is inconsistent with strategic studies and independent Government inquiries that recommend protecting Lake Wollumboola from further development
 - ii. presents an unacceptable risk to water quality in Lake Wollumboola
 - iii. presents an unacceptable risk to threatened flora and fauna species, including migratory birds
- (b) the Applicant has been unable to demonstrate the water quality and biodiversity impacts could be effectively mitigated
- (c) the development is not in the public interest.