

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

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

I am residents/part-time resident/business owner/ holiday visitor to Culburra Beach.

My family and friends value Lake Wollumboola 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. I live 50 m away from the lake and enjoy walking along its shores at least once a day. I also fish there frequently and enjoy canoeing and kyaking in the lake. My kids love to play in the pristine waters. The Lake is listed under Australian legislation and international migratory bird agreements as internationally significant habitat for migratory birds. The lake is recognised 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 my family and I oppose the development proposal because:

- Locating a golf course in the Lake Wollumboola and Crookhaven catchment ignores consistent, long term expert advice and NSW Government policy that the Lake Wollumboola 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. The use of dams and swales to retain pollution on site is clearly deficient. All dams leak and swales are designed to leak into the groundwater and shallow sub-surface soils on the slopes. These so-called containment devices are like huge syringes. They will collect and concentrate the pollutants and inject them into the lake. The modelling shows that the groundwater discharge volume will increase 10 fold!!! What matters is that the total load of nutrients, pesticides and pollutants will increase. This is shown by the modelling. The emphasis on concentrations in the runoff is completely erroneous, because the lake is a reservoir where nutrients and pollutants will accumulate in the water, sediments and plants. The golf course will severely pollute and degrade the waters of the lake and the riparian areas.
- It is unacceptable that potential impacts of the development on the Lake and its wildlife were not assessed. The absence of such evidence justifies the refusal.

- The Golf course would involve clearing 32.2 ha of high conservation value coastal vegetation. It has major impacts on Threatened Ecological Communities and at least 65 Threatened Species of plants. The various surveys conducted did not meet the required standards to properly assess the impact.
- The application under-estimates the likely impacts as it does not include a Club House, which would require a further development application. Obviously a Club house and all its waste are an integral part of a golf course.
- I am a long term resident of Culburra Beach and I am an enthusiastic member of the local community and I am involved with many local community groups. I sail, surf, swim, fish, jog, walk and enjoy passive recreation in the beautiful natural environments that are a unique asset for the area. The natural environment including the bays and waterways were the main reason I bought a house in the area and have lived in Culburra Beach for more than 15 years. Please do not allow the natural environment, which me and my family enjoy so much, to be destroyed. There is very little natural coastal lagoon habitats that have not been destroyed by similar developments.
- Please urge the developers to site the golf course in other less sensitive areas.

Yours sincerely,

Dr John Anderson (Environmental Scientist with 35 years experience)

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