

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

---



## **18-HOLE CHAMPIONSHIP GOLF COURSE FOR THE HALLORAN TRUST**

**Lots 5 and 6 DP1065111, CULBURRA BEACH**



## Copyright Statement

© Allen Price & Scarratts Pty Ltd 2017

Other than as permitted by the Copyright Act 1968, no part of this report may be reproduced, transmitted, stored in a retrieval system or adapted in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) without written permissions. Enquiries should be addressed to Allen Price & Scarratts Pty Ltd.

The document may only be used for the purposes for which it was commissioned. Unauthorised use of this document in any form whatsoever is prohibited. Allen Price & Scarratts Pty Ltd assumes no responsibility where the document is used for purposes other than those for which it was commissioned.

This report has been prepared on behalf of and for the exclusive use of the Client, and is subject to and issued in connection with the provisions of the agreement between Allen Price & Scarratts Pty Ltd and the Client. Allen Price & Scarratts Pty Ltd accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report by any third party.

**Nowra Office: 75 Plunkett Street, Nowra NSW 2541 • PO Box 73, Nowra 2541**

Kiama Office: 5/125 Terralong Street, Kiama NSW 2533 • PO Box 209, Kiama 2533

**tel** 02 4421 6544 • **fax** 02 4422 1821 • **email** consultants@allenprice.com.au

**ABN** 62 609 045 972

*Liability limited by a scheme approved under Professional Standards Legislation*

## Table of Contents

1. Introduction .....	4
2. Site & Locality .....	5
2.1 Site Description .....	5
2.2 Site History .....	7
3. Proposed Development.....	9
3.1 Championship Golf Course .....	10
3.2 Golf Practice Area .....	10
3.3 Maintenance Facility.....	10
3.4 Access and Car parking .....	10
3.5 Integrated Water Management.....	11
3.6 Landscaping Treatment.....	11
3.6 Tree Retention & Removal .....	11
3.7 Clubhouse .....	11
3.8 Construction .....	11
3.9 Delivery of Stage 1 Works.....	12
3.10 Golf Course Management .....	12
3.11 Waste Management Plan .....	12
3.12 Biobanking / Compensatory Strategy .....	13
4. Proposal Justification and Ecological Assessment.....	13
4.1 Proposal Justification .....	13
4.2 Ecological Assessment .....	14
5. Planning Legislation and Policy .....	15
5.1 Environmental Planning and Assessment Act 1979.....	15
5.2 State Environmental Planning Policy No. 14 – Coastal Wetlands .....	16
5.3 SEPP No.71 – Coastal Protection & Draft NSW Coastal Management SEPP .....	16
5.4 Native Vegetation Act 2003.....	18
5.5 Threatened Species Conservation Act 1995.....	19
5.6 Jervis Bay Regional Environmental Plan 1996.....	19
5.7 Local Environmental Plans.....	22
5.8 Shoalhaven Development Control Plan 2014.....	24
5.9 Development Control Plan 18 – Car Parking Code .....	26
5.10 Development Control Plan 93 – Controls for Waste Minimisation and Management .....	27
6. Other Matters for Consideration .....	27
6.1 Traffic and Transport.....	27
6.2 Intersection Design and Internal Access Roads and Traffic.....	29
6.3 Aboriginal Cultural Heritage Assessment.....	30
6.4 Water Quality & Management .....	32
6.5 Effluent Disposal .....	34
6.6 Acid Sulfate Soils .....	34
6.7 Potential for Site Contamination.....	35
6.8 Grass Maintenance, Fertilizer and Pesticide Management .....	35
6.9 Buildings.....	35
6.10 Visual Impact.....	35
7. Cost Estimate.....	36
8. Conclusion .....	36

## 1. Introduction

On 30 June 2011, Allen Price & Scarratts (formerly Allen Price and Associates) lodged a Development Application for an 18-hole golf course on Lots 5 and 6 DP 1065111 being located on Culburra Rd, Culburra Beach. Since that time, through the Development Assessment process, a number of changes have been made to the original proposal to address matters raised by Shoalhaven City Council (Council), Government agencies and the local community. This Statement of Environmental Effects has been updated on a number of occasions to reflect the changes and this version incorporates additional information requested by NSW Planning & Environment on 1 August 2017, being an updated Species Impact Statement and additional Water Quality information.

Mr Warren Halloran, the long-term owner of the land (under company name Sealark Pty Ltd) and now his appointed Trust (The Halloran Trust), proposes to create a championship golf course that will be of long-term value to the Culburra Beach community. The golf course is proposed as an asset that will enhance the range of recreation opportunities for this community as well as provide an additional attraction encouraging tourism to Culburra Beach. In addition, the golf course provides employment opportunities for the local community in both the construction and long-term management and maintenance phases.

The proposal continues the long-term association of the Halloran family with the Shoalhaven region and specifically Jervis Bay. Mr Warren Halloran aims to provide the current and future residents of Culburra Beach, Callala Bay, Callala Beach, Currarong, Greenwell Point and Orient Point with a significant recreation facility. Therefore, the golf course is designed to be a challenging course set in an attractive natural setting that will attract golfers from around Australia.

The owner has been a local resident and is acutely aware of the significance of Lake Wollumboola to the Culburra Beach community. His instructions to his consultants were to ensure that the proposal should have no adverse impact on the ecology of the lake. Hence, significant site assessment of the proposed site and Lake Wollumboola surrounds has been undertaken.

The Martens report which forms part of this Statement of Environmental Effects details the Integrated Water Cycle Management Plan that has been designed to ensure that there will be no adverse impact on water quality in Lake Wollumboola. The Cumberland Ecology Species Impact Statement (SIS) forms part of the environmental assessment and demonstrates that the proposal will have no likely adverse impact on any endangered / threatened species or Lake Wollumboola. In addition, the Cumberland Ecology SIS outlines that the proposed development will occupy approximately 16% of the land assessed in this report.

The proposal will be screened from view by retained vegetation around the perimeter of the site along the frontage to Lake Wollumboola, along the line of Wattle Creek and Downs Creek. It is proposed that access road will bridge the upper reaches of Downs Creek and replace the unmade crossing used by cattle and illegal trail-bike riders in the same location.

The proposed development is to construct the golf course facility in the following two stages.

**Stage 1** - will be limited to the construction of an 18 hole championship style golf course, security entrance off Culburra Road, internal access road, car parking area, green keepers shed and associated storage bins and approval to the positioning of a clubhouse on the site.

**Stage 2** - will be for the erection of a clubhouse with associated Pro shop and change rooms, towards the south of the site. Please note that Stage 2 works do not form part of this development application.

All 18 holes of the golf course will be sited within the land zoned for residential purposes and will be surrounded by a vegetated environment protection buffer which has widths in excess of 100 metres between the banks of Lake Wollumboola and Downs Creek.

The proposed golf course has been sited to the west of the existing Culburra Beach township which ensures that out of town traffic generated by the proposed facility will not be travelling through the local roads within the Culburra Beach township.

The golf course will cater for the local residents as well as generating and attracting golfers to the area.

A concise summary of past environmental assessment related to the site is detailed in *Section 1.2.2 Assessment History* (page 1.3) of the Cumberland Ecology SIS.

## 2. Site & Locality

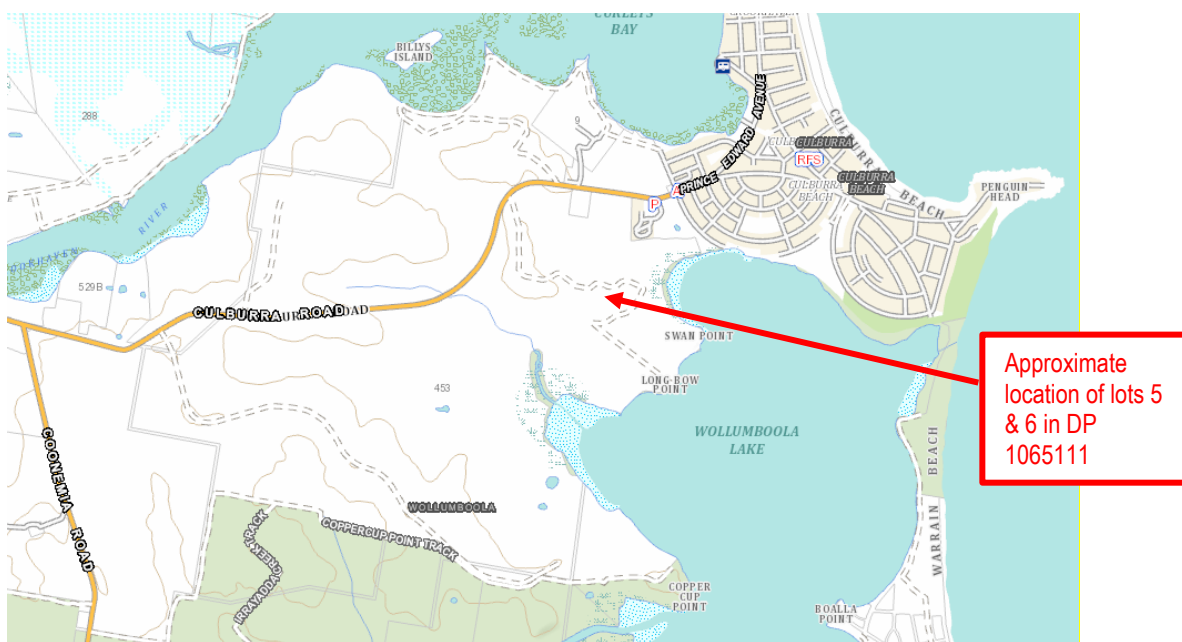
### 2.1 Site Description

The proposed golf course is to be located around the north-west ridge line / peninsula of land surrounding Lake Wollumboola, known as Long Bow Point, and is sited on part lots 5 & 6 in DP 1065111, via Culburra Road (to be referred to as “the site” within this document). The site is located on the southern side of Culburra Road.

As shown in the site location map below, Culburra Beach township is some 2.5 kilometres to the north east of the site. Penguins Head, the main headland between Culburra Beach and Warrain Beach, is some 4 kilometres to the east of the entrance off Culburra Road to the site.

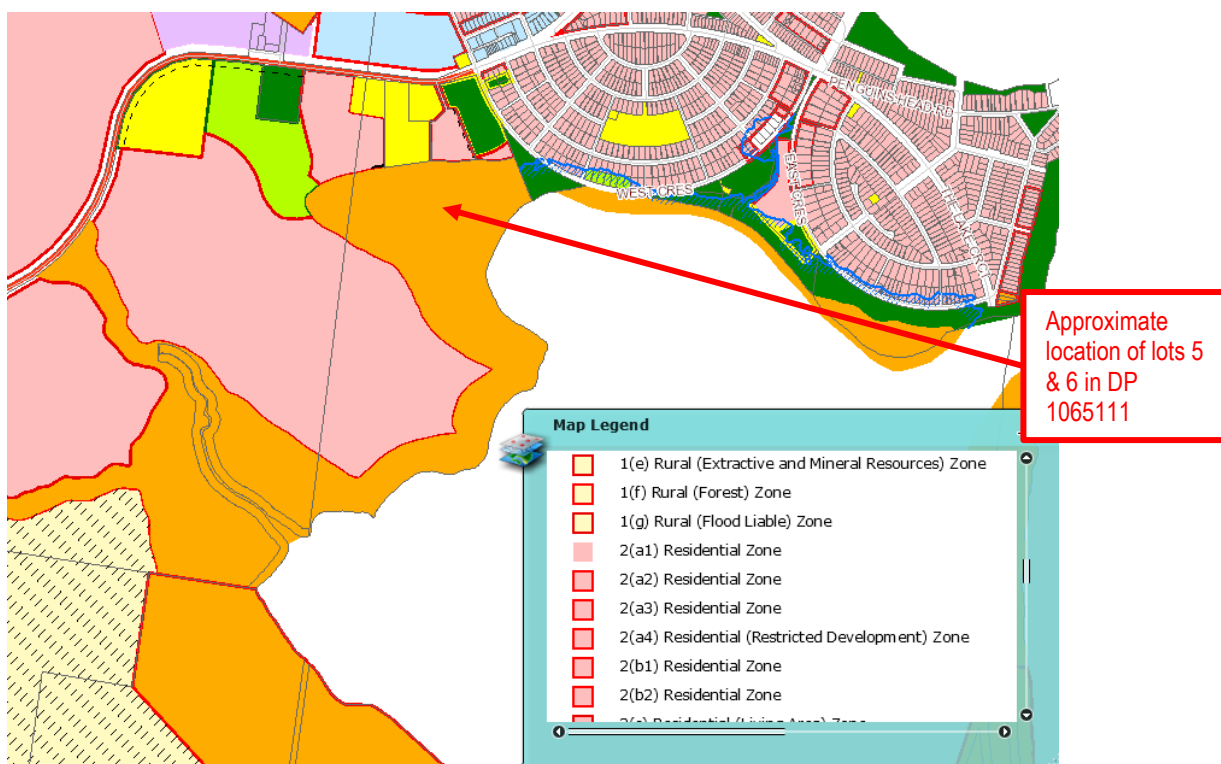
The immediate surrounding area is partly forested, partly cleared land and has been used for cattle grazing for some time and overseen by The Halloran Trust. The Halloran Trust is a charitable land trust that has recently been established to oversee the management of land that has been long-held in the Halloran family. The site continues to be utilised for cattle grazing.

As can be seen by viewing the supporting plans the site is a mixture of treed and open areas. The open areas along the ridge line will be maintained and the course incorporated into the edge of the cleared areas. The Cumberland Ecology SIS details the precise areas of woodland and cleared land for the proposed golf course.



Site location map – Source, SIX Maps

The area is zoned urban expansion under Shoalhaven Local Environmental Plan 1985 and is identified in the Jervis Bay Regional Environmental Plan as an area of New Urban Release. The Shoalhaven Local Environmental Plan 2014 identifies the site as a deferred matter (area) where the Shoalhaven Local Environmental Plan 1985 applies (see below zoning map).



Zoning Map – Source, Shoalhaven Local Environmental Plan 1985



## 2.2 Site History

The subject site, known as Long Bow Point, was the subject of a Development Application in 1993 for residential subdivision.

During the assessment of the DA, a Commission of Inquiry (Col) was held in 1996 to investigate the proposal and the suitability of the site for residential subdivision. The Col report presented to the Minister in 2000 recommended the following:

*“I recommend refusal of the proposal due to its likely unacceptable environmental impacts, including loss of water quality of the important Lake Wollumboola and loss of fauna and habitat of conservation value.*

*Areas of the site identified as having conservation value should be protected and not cleared or modified based on likely adverse impacts to threatened fauna or threatened fauna habitat. Similarly, the highest levels of protection from pollution or impacts are required for the important Lake Wollumboola to protect habitat and fauna including threatened species.*

*Review of overall planning controls is warranted to assist both the Applicant and agencies with integrating the Commission’s precautionary and staged development approach in this sensitive and important environment.”*

In respect of the “precautionary and staged approach” referred to above, the Col stated the following:

*“The Commission recommends a precautionary approach for intended overall development which would involve development of least sensitive and potentially least impacting stages of development first. Staging of adjacent areas of the Applicant’s intended Culburra Release Area (not part of the subject proposal) outside this sensitive and important catchment are recommended by the Commission. If no adverse impacts are caused, then progressively more sensitive stages of development could follow...”*  
(Commission of Inquiry, page ix)

Following the Col, the Minister refused the DA for residential subdivision in June 2000.

The Jervis Bay Settlement Strategy 2003 identifies the site for further review to provide more appropriate zones in light of the Commission of Inquiry findings.

In 2006, the NSW Government released the draft South Coast Regional Strategy for public comment. In preparing the draft Strategy a number of areas zoned to allow for urban expansion, including the subject site were classified as being environmentally sensitive and the strategy recommended a “priority review by an expert Panel to determine suitability and scale of any release” for urban development. The Minister for Planning appointed an independent Panel (South Coast Sensitive Lands Review Panel) to investigate the sensitive sites outlined in the strategy. The subject site was investigated by the Panel.

The South Coast Sensitive Lands Review Panel handed down its report in October 2006, and with respect to its investigations into the Culburra land release area concluded the following:

### **1a. Suitability of site**

*Land within the catchment of Lake Wollumboola is considered unsuitable for urban development, principally on the grounds of the potential negative impacts on the Lake which is a sensitive ICOLL. The remaining land within the catchment of the Crookhaven River is considered suitable for limited urban development.*

### **1b. Scale and type of land release**

*It would be appropriate for sufficient land within the Crookhaven River catchment, north of Culburra Road and immediately west of the Culburra Village centre to progress for urban development. The amount of land should meet estimated needs for the next 10 years. The release area should achieve densities which are higher than traditionally achieved to reduce the land-take and economise on the use of land resources. Site planning should allow for suitable bushfire setbacks, protection of EECs, and riparian setbacks exceeding current DNR requirements.*

*The Council should monitor closely the rate of development, dwelling construction and the nature of dwelling tenure (to determine whether dwellings are permanently occupied or not) to determine land demand trends.*

*Further rural land adjoining to the west (outside the Lake Wollumboola catchment) is suitable for investigation for additional urban development/ release in due course, subject to environmental investigations and demand for land.*

*The planning for Culburra should be revisited in 10 years to determine the need for further urban land.*

*Council should instigate planning reform within the established areas of Culburra and Orient Point to increase the potential for higher density dwellings to meet changing demographic needs, and manage the demand for urban expansion land.*

### **2. Priority and timing**

*There is currently no particular priority. In line with market demand.*

### **3. Alternate land uses**

*The land in the Lake Wollumboola catchment should be zoned for conservation purposes (the most appropriate zone under the LEP template is Zone E1 National Parks and Nature Reserves).*

*Negotiations should commence with the land owner to determine their interest in dedicating the land in the Lake Wollumboola catchment for conservation purposes, and including the site as a potential bio-banking site.*

In light of the above, the draft Shoalhaven Local Environmental Plan 2009 and draft Shoalhaven Local Environmental Plan 2013 had proposed to zone the land to partly E2 Environmental Conservation and partly RE1 Public Recreation.



However, during Council's Special Development Committee on 8 May 2012, Council made the following resolution in relation to this site:

- a) *The rezoning of the area of RU2 zoned land north of Culburra Road that formed part of the Culburra Urban Expansion area be reconsidered after the Part 3A application has been determined;*
- b) *Council amend the zoning of Lots 62, 63, 80, 81 and 90 DP 755971 from RU1 Primary Production to RU2 Rural Landscape to correct a mapping error; and*
- c) ***The remaining zones in the Lake Wollumboola catchment and surrounds be deferred pending a staff report on possible zoning for the area that would allow a golf course on the site.***
- d) *Following the presentation at the Special Development Committee Council agree to consider the rezoning of the cleared land at the Western end of the existing zoned land located on the northern side of the Culburra Access Rd, as compensation for the de-zoning of the Long Bow point area, and that this be a separate process from the present Plan.*

The above resolution demonstrates support at the elected Councillor level for a golf course facility within the catchment of Lake Wollumboola.

Special Development Committee of Council in July and August 2013 again considered the site and it was proposed to defer the zoning of the land on a number of Halloran holdings in Culburra Beach, Wollumboola, Callala Bay and Kinghorne Point to allow for an overall master plan for the land to be developed. The Minister for Planning concurred with Council's decision and deferred the zoning of the land from the Shoalhaven 2014 LEP, subject to a Planning Proposal being prepared by 29 August 2014. Subsequently, a Planning Proposal was submitted and to date has not yet been determined.

As noted above, additional information was requested by NSW Planning & Environment on 1 August 2017, being an updated Species Impact Statement and additional Water Quality information and this information now supports the development proposal. In addition, the golf course design plans have been updated.

### 3. Proposed Development

The following is a summary of supporting information previously submitted to the consent authority (Council & NSW Planning & Environment) outlining the details of this proposed development.

- Golf Course Design Drawings (24 sheets in total) prepared by Golf by Design dated April 2014 being:
  - drawing 1202-01-01 Rev A Golf Course Layout Plan (1 sheet);
  - drawings 1202-02-01 to -06 Rev F Vegetation Clearing Plans (6 sheets);
  - drawings 1202-03-01 to -06 Rev D Bulk Earthworks Plans (6 sheets);
  - drawings 1202-08-01 to -06 Rev D Grassing/Landscape Plan (6 sheets);
  - drawings 1202-10-01 to -05 Rev A Typical Construction Details (5 sheets);
- Draft Plan of Management for Culburra Golf Course prepared by Golf by Design – March 2014;
- Concept engineering design details of the proposed roads, intersections and bridge drawings 25437-100 to -102 (3 sheets) – April 2014;
- Species Impact Statement prepared by SLR dated May 2014;
- Revised Species Impact Statement prepared by Gunninah dated 2015

- Integrated Water Management Plan by Martens and Associates – Rev 08 – March 2014;
- Detailed Cost Estimate for the Golf Course – dated 23 July 2014;
- Ecological & Riparian Assessment Report prepared by Whelans Insites Pty Ltd;
- Supplementary Ecological Assessment prepared by Whelans Insites Pty Limited;
- Preliminary Bushfire Risk Assessment prepared by Martens – Consulting Engineers;
- Stage 1 Contamination Assessment prepared by Martens Consulting Engineers;
- Acid Sulfate Soils Assessment prepared by Martens Consulting Engineers;
- Traffic and Parking Assessment prepared by Traffic Solutions Pty Ltd;
- Aboriginal Cultural Heritage Assessment prepared by South East Archaeology Pty Limited;
- Design Plans for the Green Keepers Shed prepared by Craig White Building Design in 2 sheets;
- Visual Assessment prepared by John Toon.

Further to the above information, the following is a summary of additional supporting information which is now submitted for the proposed development and has not been previously reviewed by NSW Planning & Environment and Council:

- Culburra Golf Course Species Impact Statement Report prepared by Cumberland Ecology dated December 2017;
- Proposed Culburra Golf Course : MUSIC Model Review prepared by Martens dated 13 December 2017;
- Updated Golf Course Design Plans prepared by Golf by Design dated 13 November 2017.
- Updated concept access road & carparking engineering plans prepared by Allen Price & Scarratts (25437 – 100-103) revision dated 2017

### **3.1 Championship Golf Course**

The proposed development seeks to create an 18 hole championship-level golf course to cater for tourists, the local residents of Culburra Beach and wider residents of Shoalhaven. The golf course also includes a driving range, access paths, and golf course related infrastructure.

### **3.2 Golf Practice Area**

The practice area is located between holes 1 and 9 and includes a driving range, practice chipping green and practice putting green.

### **3.3 Maintenance Facility**

A green keepers shed, maintenance facility, toilet facility and turf nursery are proposed to be located on the cleared rise to the south of the proposed access road near hole 16. The shed has been sited so that it provides good security overviews of arrivals and departures as well as good access to the ponds and greens.

### **3.4 Access and Car parking**

Access to the golf course will be provided directly off Culburra Road as shown on the supporting plans. A car parking area containing 121 car spaces is proposed and the details of this are shown on the supporting plans. Issues concerning access and car parking are discussed in detail later in this document and specifically addressed in the supporting report prepared by Traffic Solutions Pty Ltd.

### **3.5 Integrated Water Management**

It is proposed that an integrated water management plan be implemented within the golf course to cater for both irrigation demand for the proposed golf course and water quality treatment through the capture and re-use of stormwater runoff from the site.

Mains water supply is also available to the subject site. Sewage will be discharged from the site to Council' sewer main on the land near Regmoore Close.

An integrated water management plan has been prepared by Martens which assesses the site in detail and provides a number of design recommendations to protect water quality running off the site and to serve as the required irrigation demands of the golf course.

Further MUSIC modelling of the site has been completed by Martins and has involved assessing NSW Office of Environmental Heritage's (OEH) previous documents reporting on investigation of radon concentrations in Lake Wollumboola. The MUSIC model methodology was peer reviewed by NSW Planning & Environment's appointed peer reviewer and this assessment concluded the reports previously undertaken by OEH were fundamentally flawed. The Martins report concluded that the proposed golf course development has been engineered to ensure that it shall not adversely impact on the water quality of Lake Wollumboola.

### **3.6 Landscaping Treatment**

The following planting is proposed as part of the golf course works:

- Tees – Couchgrass
- Greens and Collars – Bentgrass
- Green surrounds – Couchgrass
- Fairways – Couchgrass
- Short roughs – Couchgrass
- Outer roughs – Native grasses, groundcovers, shrubs and trees

Bush regeneration works will also be undertaken on the site.

### **3.6 Tree Retention & Removal**

Whilst it is proposed to retain existing vegetation for integration into the proposed golf course, the proposal will involve the removal of vegetation to construct the golf course, access, car parking and greenkeepers sheds and the like. The impacts of these have been assessed in the supporting Cumberland Ecology SIS.

### **3.7 Clubhouse**

The clubhouse area has been identified on the golf course layout. However, the clubhouse does not form part of this DA. A separate DA may be lodged in the future for this aspect of the project.

### **3.8 Construction**

It is envisaged that construction of the golf course would take approximately 12 months and a likely maintenance period (subject to site conditions) before the development is operational. The works will involve clearing, bulk earthworks, drainage works, and golf course preparation and planting.

A Sedimentation Control Plan, in accordance with Landcom's publication, *Managing Urban Stormwater - March 2004* and the reports prepared by Martens to be prepared prior to any earthworks taking place on the site. In addition, the Cumberland Ecology SIS recommends one Environmental Management Plan (to incorporate and replace the Draft Plan of Management for Culburra Golf Course) to guide construction and ongoing management of the site.

### **3.9 Delivery of Stage 1 Works**

It is proposed that delivery of Stage 1 works will occur via the following substages:

**Stage 1a** - Clearing of the site;

**Stage 1b** - Construction of holes 1- 9 including integrated water management system, property access, car parking area and green keepers facilities and toilets; and,

**Stage 1c** - Construction of holes 10-18.

The location of a potential future clubhouse is shown on the plans for course master planning purposes only and no approval in any way is sought for this building. A further development application may be submitted in the future for the clubhouse.

### **3.10 Golf Course Management**

A draft Plan of Management for the Golf Course has been submitted which outlines the proposed day-to-day management of the golf course facility. The Plan of Management contains the following sections:

- Description of the environmental setting;
- Description of the proposed development;
- Outline of construction and establishment methodology, including clearing;
- Outline of nutrient and water conservation design (including pesticide management);
- Outline of irrigation and stormwater management;
- Nutrient and water conservation design;
- Construction and establishment methodology;
- Summary of commitments; and
- Outline of ongoing golf course maintenance.

However, as outlined in the Cumberland Ecology SIS, an Environmental Management Plan (to incorporate and replace the Draft Plan of Management for Culburra Golf Course) is recommended to guide construction and ongoing management of the site. In addition, the Environmental Management Plan would incorporate a Vegetation Management Plan.

### **3.11 Waste Management Plan**

As outlined in the Cumberland Ecology SIS, a Waste Management Plan will be developed following development approval to mitigate waste and pollution entering the area surrounding the proposed development site.

### **3.12 Biobanking / Compensatory Strategy**

As outlined in the Cumberland Ecology SIS, the proposed development has the potential to provide for biobanking as discussed in its Compensatory Strategy (Section 5.3). Compensatory strategies for the proposed development will consist of the majority of vegetation retained on-site to become an onsite offset that will be managed in perpetuity. The residual impacts of the proposed development have been quantified in a preliminary BioBanking assessment in the SIS. While BioBanking is not required for the proposed development, it nevertheless provides a scientific approach to quantify impacts and assess the offset liability in order to compensate for the loss of biodiversity by the proposed development.

## **4. Proposal Justification and Ecological Assessment**

### **4.1 Proposal Justification**

The history of this site, in particular reference to the outcome of the Col (1996) and the recommendations contained within the report handed down by the South Coast Sensitive Lands Review Panel in October 2006, is important with respect to the assessment of this development application.

Both the outcome of the Col and the Sensitive Lands Review Panel (SLRP) suggest that part of the subject site is not suitable for residential subdivision. The conclusions and recommendations of both the Col and the SLRP are respected and acknowledged. This proposed golf course is however considered to be an appropriate use of the land for a range of reasons and is consistent with relevant development controls applying to the site. Additionally, the proposal has been supported by a number of specialist supporting reports as summarised in Section 3 of this document.

Further to the above, it is considered that the proposed golf course is a means by which the land and its unique attributes may be enjoyed by local residents and visitors to the area. The proposal for a golf course upon the subject site at Long Bow Point will effectively make the location accessible to the general public and this is considered to be a positive and significant asset for residents and visitors to the area.

Supporting reports indicate the proposal for a golf course will have a low impact on the environment. The proposal for a golf course is considered a reasonable proposal for the site and one that should be given favourable consideration by the consent authority for reasons outlined within this document and supporting information.

The subject site is zoned for urban expansion under Shoalhaven Local Environmental Plan 1985 that currently applies to the site. Despite the history of the site, with respect to previous development applications, the Col and the SLRP, Council has not rezoned the land to prohibit its development. The proposal for a golf course is permissible under current development controls and the proposal is one that can be approved under current planning laws.

## 4.2 Ecological Assessment

Since the proposed development was initially lodged with Council in 2011, substantial resources have been invested in undertaking ecological assessment of the site. As shown in the supporting documents, and as listed below, ecological assessment has involved

- Ecological & Riparian Assessment Report prepared by Whelans Insites Pty Ltd;
- Supplementary Ecological Assessment prepared by Whelans Insites Pty Limited;
- Species Impact Statement prepared by SLR dated May 2014;
- Revised Species Impact Statement prepared by Gunninah dated 2015; and,
- Species Impact Statement Report prepared by Cumberland Ecology dated November 2017.

These reports, from multiple authors, have identified both the ecological significance of the site and also concluded that the proposed development with its mitigation measures is unlikely to have a significant impact on threatened flora & fauna. The proposal is also identified as a use of the land that is more compatible with the surrounding environment than other developments which are currently permissible on the site.

The recent assessment, analysis and findings of the Cumberland Ecology SIS again highlights the compatibility of the proposed development with the local ecology whilst undertaking additional information requests by Council and the NSW Office of Environmental & Heritage.

Through undertaking more extensive analysis of the site, the Cumberland Ecology SIS investigated all areas that could be potentially affected by the proposal, either directly or indirectly. Therefore, the study area was increased to encompass the land within lots 5 & 6 DP 1065111 south of Culburra Road, as well as 100m buffer zone into Lake Wollumboola. This involved assessing an area of 200ha for the proposed development, when the proposal only occupies an area of 35.68ha.

As outlined in the Cumberland Ecology SIS a significant amount of additional surveys has been undertaken of the site's ecology. This has involved targeted searches for threatened flora and fauna to provide supplementary information on threatened species within the study area. Additional field surveys have been conducted including target surveys for orchids and threatened fauna species. This involved a number of methods such as infra-red cameras, pitfall traps, Elliot traps and nest boxes and findings of these surveys are detailed in the SIS. In addition, impact assessment of the proposed development was assessed.

The Cumberland Ecology SIS identified that 17 affected species were recorded in the locality and will have some potential habitat removed as a result of the development. No threatened flora species were identified as likely to occur within the subject site. To compensate the impact on affected species, a range of mitigation measures have been developed for the proposed development to minimise the impacts that are unable to be avoided which included:

- Vegetation clearance and fauna management protocols
- Weed management
- Dust management
- Noise management
- Erosion and sediment controls



In undertaking the above findings, the Cumberland Ecology SIS (see *Section 4.6 Feasible Alternatives*) also recognises the positives for the site by undertaking the proposed golf course which will lead to viable long-term management of the native flora & fauna within the site. Furthermore, the report details the limitations and constraints from reducing the proposal scale of the development and issues associated with any suggestion of relocation.

The Cumberland Ecology SIS identifies that the proposed development will occupy approximately 16% of land within the study area and there will be clearing of 32.36 native vegetation and this will mean some impacts to some Threatened Ecological Communities and threatened species. The SIS also identifies that the remaining vegetation will be retained within the study area and permanently conserved and managed as an offset area which a significant benefit for the local ecology and wider environment.

Furthermore, the SIS identifies that the proposed development has been designed in such a way to protect and avoid impacts on Threatened Ecological Communities, threatened species and Lake Wollumboola.

In conclusion, The Cumberland Ecology SIS identifies substantial mitigation measures including an Environmental Management Plan and Vegetation Management Plan to ensure no significant impact is likely to threaten flora and fauna listed either by the State TSC Act or the Commonwealth EPBC Act.

## **5. Planning Legislation and Policy**

The subject site and proposed development is affected by numerous planning instruments including Council's own policies in addition to a suite of State and Regional planning policies which are summarised below.

### **5.1 Environmental Planning and Assessment Act 1979**

This development application is for development that is to be assessed pursuant to the provisions of the Environmental Planning and Assessment Act 1979.

There are a number of pertinent provisions of the EP&A Act relevant to this project, notwithstanding Section 79C(1) and in particular Section 5AA and Section 91.

With regard to Section 5AA, - Application of Part 7 of **Biodiversity Conservation Act 2016** and Part 7A of Fisheries Management Act 1994 has been examined. This Act has effect subject to the provisions of Part 7 of the Biodiversity Conservation Act 2016 and Part 7A of the Fisheries Management Act 1994 that relate to the operation of this Act in connection with the terrestrial and aquatic environment. However, it is noted this proposed development was submitted prior to commencement of the Biodiversity Conservation Act 2016 and current assessment is occurring during the transition period to this new Act and hence the Native Vegetation Act 2003 and Threatened Species Conservation Act 1995 stills applies.

S91: This proposal is an integrated development application because the site is mapped as bushfire prone land. Therefore, in terms of the Environmental Planning & Assessment Act, 1979, the use requires the issue of a Section 100B Bushfire Safety Authority under the Rural Fires Act. A bushfire assessment supports this proposed subdivision.

## **5.2 State Environmental Planning Policy No. 14 – Coastal Wetlands**

The aim of this policy is to ensure that the coastal wetlands are preserved and protected in the environmental and economic interests of the State.

Parts of the subject site are mapped as being affected by this policy. The provisions of the policy state that in respect of land to which this policy applies, a person shall not clear that land, construct a levee on that land, drain that land, or fill that land, except with the consent of the consent authority and the concurrence of the NSW State Government.

Whilst part of the subject site is mapped as being SEPP 14 Wetlands no area of SEPP 14 Wetlands are proposed to be altered or impacted upon by this proposal for a golf course.

## **5.3 SEPP No.71 – Coastal Protection & Draft NSW Coastal Management SEPP**

The subject site has been identified by SEPP No.71 – Coastal Protection, to contain areas denoted as being within a Sensitive Coastal location and within the Coastal Zone.

The objectives of the policy are:

- "a) to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast, and*
- (b) to protect and improve existing public access to and along coastal foreshores to the extent that this is compatible with the natural attributes of the coastal foreshore, and*
- (c) to ensure that new opportunities for public access to and along coastal foreshores are identified and realised to the extent that this is compatible with the natural attributes of the coastal foreshore, and*
- (d) to protect and preserve Aboriginal cultural heritage, and Aboriginal places, values, customs, beliefs and traditional knowledge, and*
- (e) to ensure that the visual amenity of the coast is protected, and*
- (f) to protect and preserve beach environments and beach amenity, and*
- (g) to protect and preserve native coastal vegetation, and*
- (h) to protect and preserve the marine environment of New South Wales, and*
- (i) to protect and preserve rock platforms, and*
- (j) to manage the coastal zone in accordance with the principles of ecologically sustainable development (within the meaning of section 6 (2) of the [Protection of the Environment Administration Act 1991](#)), and*
- (k) to ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area, and*
- (l) to encourage a strategic approach to coastal management."*

It is considered that the proposal is consistent with the objectives of SEPP 71 as outlined above for the following reasons that relate to these points:

- (a) It is considered that the attributes of the NSW coast will not be adversely impacted by this proposal given its low key nature. The proposal will not result in any additional development in the area that could impact upon the attributes of the NSW coast.
- (b) No public access along any section of any foreshore will be affected by the subject proposal.
- (c) It is not anticipated that there should be any requirement for any land to be dedicated for public reserves.
- (d) There are no known areas of Aboriginal cultural heritage or places located on site.

- (e) The proposal to develop the subject site is not likely to have an adverse impact on the visual amenity of the coast.
- (f) There is no beach area located adjacent to this property.
- (g) The potential impacts that the proposal may have on coastal vegetation has been assessed thoroughly via the supporting documents and they conclude that the proposal will have no likely adverse impact on any coastal vegetation.
- (h) It is not anticipated that this proposal will have any adverse impacts on the nearby marine environment of Lake Wollumboola and supporting documents support this conclusion.
- (i) We are not aware of any rock platforms adjacent to this site.
- (j) It is not anticipated that there will be any serious or irreversible environmental damage to the coastal zone as a consequence of this proposal which is outlined in the supporting documents.
- (k) The proposal will not result in development that would be inconsistent with adjacent development.
- (l) This proposal is not considered to have any adverse impact on the objectives of the Coastal Policy.

Clauses 14-16 of the SEPP require consideration of the following additional matters when determining development applications:-

#### **14 Public access**

*A consent authority must not consent to an application to carry out development on land to which this Policy applies if, in the opinion of the consent authority, the development will, or is likely to, result in the impeding or diminishing, to any extent, of the physical, land-based right of access of the public to or along the coastal foreshore.*

Comment:

No public access along any section of any foreshore will be affected by the proposed development.

It is considered that the proposed golf course is a means by which the land and its unique attributes may be enjoyed by local residents and visitors to the area. The proposal for a golf course upon the subject site at Long Bow Point will effectively make the place accessible to the general public and this is considered to be a positive outcome for residents and visitors to the area.

#### **15 Effluent disposal**

*The consent authority must not consent to a development application to carry out development on land to which this Policy applies in which effluent is proposed to be disposed of by means of a non-reticulated system if the consent authority is satisfied the proposal will, or is likely to, have a negative effect on the water quality of the sea or any nearby beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or a rock platform.*

Comment:

The local water authority (Shoalhaven Water) has indicated that sewer would be made available to the proposed development. The treatment of effluent will be via Council's sewer reticulation system to the sewer treatment works located on the northern side of Culburra Road.

A private low pressure sewer main will be constructed on site to connect the green keepers shed and future clubhouse to the gravity sewer reticulation main located near the end of Regmoore Close within the industrial area off Strathstone Street on the northern side of Culburra Road.

### **16 Stormwater**

*The consent authority must not grant consent to a development application to carry out development on land to which this Policy applies if the consent authority is of the opinion that the development will, or is likely to, discharge untreated stormwater into the sea, a beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or onto a rock platform.*

Comment:

The issue of stormwater quality has been assessed in the Integrated Water Management Plan prepared by Martens provides the consent authority with sufficient information to demonstrate the proposal complies with the provisions of Clause 16.

Since submitting this proposed development for consent authority consideration, the draft *Coastal Management State Environmental Planning Policy (SEPP)* applies to the site and it is intended to establish a new, strategic land use planning framework for coastal management. The site is affected by the provisions of the draft SEPP and it is considered that this proposal development is consistent with the objectives of the coastal use area provisions.

### **5.4 Native Vegetation Act 2003**

Whilst the Native Vegetation Act 2003 is due to be replaced by the **Biodiversity Conservation Act 2016** it remains current policy in the transition process at the time this document was drafted and the policy applies to the clearing of native vegetation on land within NSW. The legislation operates independently of the EPA Act and requires the approval of the NSW Catchment Management Authority (CMA) for the clearing of native vegetation. However the approval of the CMA is not required if the proposed clearing is;

- on **excluded land** including;
  - National Parks and other conservation areas
  - State forests and reserves, and
  - Urban areas (areas zoned residential (not rural residential), village, township, industrial or business).

or,

- **excluded clearing** under section 25 of the Act or,
- is one of the following types of **permitted clearing** under the Act;
  - Construction of a single dwelling
  - Routine Agricultural Management Activities (RAMAs)
  - Clearing of non-protected regrowth
  - Sustainable grazing
  - Clearing of certain groundcover
  - To continue existing farming activities.

A review of the proposal in light of the provisions of the Native Vegetation Act 2003 has revealed that the subject site is not affected by its provisions as the land is within an urban zone.

### 5.5 Threatened Species Conservation Act 1995

Whilst the Threatened Species Conservation Act 1995 is due to be replaced by the **Biodiversity Conservation Act 2016** it remains current policy in the transition process at the time this document was drafted and it protects native plants and animals in danger of becoming extinct. The Act also provides for species recovery and threat abatement programs. The Act amends the EPA Act and the National Parks & Wildlife Act and requires, for development applications the need to address certain matters with respect to threatened species and their habitats.

The Cumberland Ecology SIS addressed this Act. The report summarises and builds on past environmental assessment undertaken on the site, and subject to a number of mitigation measures deems the proposed golf course will not have a likely significant impact to threatened flora and fauna.

### 5.6 Jervis Bay Regional Environmental Plan 1996

Since submitting this proposed development for consent authority consideration, the Jervis Bay Regional Environmental Plan was repealed on 10 June 2016 and which applied to the subject site. Therefore, this information is provided as historical context demonstrating that this matter addressed in the original development application. The aims and objectives of the Jervis Bay Regional Environmental Plan are as follows;

- (a) to protect the natural and cultural values of Jervis Bay, and
- (b) to allow proposals that contribute to the natural and cultural values of the area.

An assessment of the proposal against the provisions of this plan follows.

Clause	Requirements of the Plan	Assessment of the proposal
Clause 11 – Catchment Protection	<p><b>A proposal must:</b></p> <ul style="list-style-type: none"> <li>(a) for the water quality in any waterbody it may affect, either: <ul style="list-style-type: none"> <li>• sustain uses identified on map 2 and as defined by the <i>Australian National Water Quality Guidelines for Fresh and Marine Water 1992</i>, or</li> <li>• demonstrate how the water quality will be maintained or improved, if the water quality in those waterbodies does not at that time sustain the uses identified on map 2, and</li> </ul> </li> <li>(b) outline a water quality management strategy for surface water to demonstrate how paragraph (a) will be achieved, and</li> <li>(c) rehabilitate and restore any degraded areas along a waterbody on the site, and</li> <li>(d) provide sewerage for all new development (unless the development is within an existing unsewered area). If alternate systems of sewage disposal have been approved by health and environment protection authorities, they may be provided, and</li> <li>(e) protect ecosystems and natural habitats, including waterbodies, from degradation.</li> </ul>	<p>The Martens report which addresses those matters identified by the Jervis Bay Regional Environmental Plan with respect to water quality.</p> <p>It is considered that the proposal will sustain the uses identified for Lake Wollumboola which are '<i>protection of aquatic ecosystems</i>' and '<i>primary contact recreation</i>'.</p> <p>The site is proposed to be connected to a reticulated sewerage system.</p>

Clause	Requirements of the Plan	Assessment of the proposal
Clause 12 – Landscape Quality	<p><b>A proposal must:</b></p> <ul style="list-style-type: none"> <li>(a) maintain the visual quality of a waterbody, a wetland, or a foreshore dune, and</li> <li>(b) maintain distinct urban communities that have an individual identity, and</li> <li>(c) let the landscape, not the structures, be the dominant feature outside the settlements, and</li> <li>(d) allow the existing tree canopy, on or around the site, to dominate.</li> </ul>	It is considered that the proposal will maintain the visual amenity of the area.
Clause 13 – Cultural Heritage	<ul style="list-style-type: none"> <li>(1) A proposal must not disturb or destroy any Aboriginal archaeological site unless it has the consent of the Director-General of National Parks and Wildlife.</li> <li>(2) If your proposal is within a coastal sand dune area, on a rocky headland or on a flat, well-drained area along a major creekline, you must consult the Director-General of National Parks and Wildlife.</li> <li>(3) If your proposal is next to or near the following item, it must: <ul style="list-style-type: none"> <li>a. protect it, and</li> <li>b. be complementary to it, in its design and external colour:</li> </ul> Point Perpendicular lighthouse group (including the lighthouse, generator, annexe, three residences and ancillary structure). </li> <li>(4) If your proposal is next to or near the following geological site, it must protect it: Huskisson Tapalla Point rock platform, as identified by the Australian Heritage Commission.</li> </ul>	<p>South East Archaeology has undertaken a detailed inspection of the site. As part of the investigation on the land, two small open Aboriginal artifacts were identified on the site. The proposal may require the disturbance or destruction of the artefacts. If so, this will be undertaken in accordance with the necessary protocols outlined in this report.</p> <p>It is anticipated that the consent authority will refer this development application to the Director-General of National Parks and Wildlife for comment as part of the development assessment process.</p> <p>The proposal is not near the referred to geological site.</p>
Clause 14 – Habitat Corridors	<ul style="list-style-type: none"> <li>(1) A proposal on land in a habitat corridor, as shown on map 3, must: <ul style="list-style-type: none"> <li>a. be designed to minimise disturbance to the existing structure and species composition of native vegetation communities, and</li> <li>b. allow native fauna and flora to feed, breed, disperse, colonise or migrate (whether seasonally or nomadically), and</li> <li>c. regenerate and revegetate degraded lands with local native species.</li> </ul> </li> <li>(2) If your proposal is on land in a habitat corridor, as shown on map 3, you must show how subclause (1) can be achieved. This should include: <ul style="list-style-type: none"> <li>a. retaining natural vegetation, and</li> <li>b. clustering development, sharing driveways, setting building envelopes, and</li> <li>c. landscaping with local native species (or non-invasive exotic species for areas close to buildings), and</li> </ul> </li> </ul>	<p>The proposal is not shown as land forming part of a habitat corridor on map 3.</p> <p>The proposal does not involve a public utility undertaking.</p>



Clause	Requirements of the Plan	Assessment of the proposal
	<ul style="list-style-type: none"> <li>d. designing fences so that fauna movement is not restricted, and</li> <li>e. minimising the use of herbicides and pesticides, and</li> <li>f. providing for bushfire protection.</li> </ul> <p>(e) If your proposal involves a public utility undertaking, or a public or private access road, through a habitat corridor, you must consult with the Director-General of National Parks and Wildlife and the Council.</p> <p>(f) If your proposal is next to or near the following geological site, it must protect it: Huskisson Tapalla Point rock platform, as identified by the Australian Heritage Commission.</p>	The proposal is not next to or near the identified geological site.
Clause 15 – Disturbed Habitat & Vegetation	Any proposal for land shown by broken hatching on map 3 must be designed to maximise: <ul style="list-style-type: none"> <li>a. the retention of native vegetation, and</li> <li>b. the rehabilitation of degraded areas.</li> </ul>	The proposal is not covered with the broken hatching as shown on map 3
Clause 16 – New Urban Release Areas	Any new land releases for urban development should be located in the areas indicated on map 4.	It is not proposal does not release any urban land.
Clause 17 – Tourism Development	A proposal for tourism should achieve the following outcomes if relevant to the proposal: <ul style="list-style-type: none"> <li>(a) contribute to the variety of activities for visitors, and</li> <li>(b) contribute to the variety of accommodation for visitors, and</li> <li>(c) contribute to the visitor appreciation of the natural and cultural values of Jervis Bay.</li> </ul>	The proposal meets the objectives of this clause.
Clause 18 – National Parks	<p>(1) The land shown as Zone 8 (a) on the zoning map is National Park or Nature Reserve. All development is prohibited in this zone except for any purpose authorised by or under the <a href="#">National Parks and Wildlife Act 1974</a> or any purpose ancillary or incidental to any such purpose. Development consent for any such development is not required in this zone.</p> <p>(2) The land shown as Zone 8 (b) on the zoning map is Proposed National Park. If you own land in this area, then you may request the Director-General of National Parks and Wildlife to acquire the land. Any request for acquisition should be in writing and the Director-General of National Parks and Wildlife must acquire the land.</p> <p>(3) Land shown as Zone 8 (b) on the zoning map: <ul style="list-style-type: none"> <li>a. must be managed in a way that: <ul style="list-style-type: none"> <li>• protects the natural heritage, and</li> <li>• conserves wildlife (as prescribed in the <a href="#">National Parks and Wildlife Act 1974</a>), and</li> </ul> </li> </ul> </p>	Clause 18 does not apply to this proposal as the site is not zoned 8(a).

Clause	Requirements of the Plan	Assessment of the proposal
	<ul style="list-style-type: none"> <li>protects the special features, natural scenery and landscape qualities, and</li> <li>protects natural habitats from the negative effects of introduced plants and animals and fire, and</li> <li>prevents soil erosion and maintains the land in a natural condition, and</li> </ul> <p>b. must be managed in a way that will provide for opportunities for future Aboriginal ownership, and</p> <p>c. must be managed in a way that will allow for opportunities for co-operative management between the relevant Aboriginal communities and the Director-General of National Parks and Wildlife.</p> <p>(4) Any development on land shown as Zone 8 (b) on the zoning map requires the consent of the Council.</p> <p>(5) The Council must not grant consent to any development proposed on the land shown as Zone 8 (b) on the zoning map, unless it has consulted the Director-General of National Parks and Wildlife and is satisfied that the provisions of subclause (3) will be achieved.</p>	

## 5.7 Local Environmental Plans

### **Shoalhaven Local Environmental Plan (LEP) 2014**

The Shoalhaven Local Environmental Plan (LEP) 2014 came into force on 22 April 2014. In accordance with Clause 1.8A of the LEP, *'If a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application must be determined as if this Plan had not commenced'*. Given that this Development Application was lodged on 30 June 2011, the provisions of the LEP, 2014 do not apply.

### **Shoalhaven Local Environmental Plan (LEP) 1985**

In accordance with the Shoalhaven Local Environmental Plan (LEP) 1985, the land is zoned 2(c) (Residential "C" (Living Area) Zone). The LEP notes the following:-

#### **1. Objectives of Zone**

*The objectives are to provide for new residential areas with a range of housing types with provision for urban facilities to serve the local community.*

## 2. **Without development consent**

*Nil.*

## 3. **Only with development consent**

*Any purpose other than a purpose for which development is prohibited.*

### **Prohibited**

*Advertising structures; amusement parks; animal boarding establishments; bulk stores; bulky goods premises; car repair stations; caravan parks; drive-in theatres; industries (other than those specified in schedule 6); intensive animal husbandry; junk yards; liquid fuel depots; motor showrooms; retail plant nurseries; road transport depots; roadside stalls; sawmills; sexual services premises; timber yards; transport terminals; turf farming; warehouses.*

The proposed golf course is not prohibited within the 2c zone.

Addressing the objectives of the zone:

- a) The proposed 18 hole golf course provides an urban and recreational facility in close proximity to the local community of Culburra Beach and the close by townships of Orient Point, Callala Beach, Callala Bay and Currarong.
- b) By maintaining the golf course and its surrounds, the majority of the existing vegetation will remain ensuring the entrance into Culburra Beach maintains its rural vista and open space.

The proposed development is not inconsistent with the aims and objectives of the 2c zone.

No part of the actual golf course is located within the area of the subject site zoned 7a Environment Protection. A walkway is proposed within a portion of land zoned 7a, however this is considered to be both appropriate and permissible. The walkway is ancillary to the main use of the land for the purposes of a golf course, and itself does not constitute a separate definable land use per-se.

Division 5, SLEP outlines clauses aimed at appropriately managing the environment. These relate to land of ecological sensitivity, vegetation linkages, protection of streams and steeply sloping lands and the like. These have been investigated and the matters requiring consideration relate to Clause 26 (which applies to 'Soil, Water and Effluent Management'), and Clause 28 (Danger of Bush Fire). The provisions of each of these clauses are addressed below;

### **Clause 26 – Soil, Water & Effluent Management**

The proposed development will have minimal impacts in relation to soil, water and effluent management.

Regarding effluent disposal, it is proposed to dispose of effluent to the reticulated sewer system owned and operated by Shoalhaven Water. Sewer has previously been extended to the site and a privately owned low-pressure sewer system will be installed to transport sewage to Shoalwater's system near Regmoore Close.

In relation to soil and water management, to ensure that water quality is maintained, a detailed integrated water management plan will be implemented before any earthworks are undertaken on site, and maintained until the site is stabilised. The soil and water management plan will be prepared in accordance with the Landcom's publication managing Urban Stormwater - Soils and Construction – March 2004 and the recommendations outlined in the accompanying reports prepared by Martens Consulting Engineers.

#### **Clause 28 – Danger of Bush Fire**

The site is identified as being Bush Fire Prone property. Submitted with the DA is a Preliminary Bushfire Risk Assessment prepared by Martens and Associates. The report has been submitted with the application to demonstrate compliance with this clause and to address any requirement of the NSW RFS.

The proposal does not constitute development that is inconsistent with the provisions of Clause 28 of the SLEP 1985.

### **5.8 Shoalhaven Development Control Plan 2014**

Since the original development application was submitted to the consent authority, the provisions of the Shoalhaven Development Control Plan 2014 apply to the site and are addressed as follows:

<b>DCP 2014 Chapter</b>	<b>Relevance to this proposed development</b>
<b>Generic Chapters</b>	
G1 Site Analysis, Sustainable Design and Building Materials in Rural and Coastal Areas;	<b>Relevant sections of the chapter are discussed below.</b>
G2 Sustainable Stormwater Management and Erosion/Sediment Control	<b>Relevant sections of the chapter are discussed below.</b>
G3 Landscaping Design Guidelines	This chapter is not relevant to this proposal.
G4 Removal and Amenity of Trees	<b>This chapter is addressed through the provision of a supporting flora and fauna assessments and in particular the Cumberland Ecology SIS</b>
G5 Threatened Species Impact Assessment	<b>This chapter is addressed through the provision of a supporting flora and fauna assessments and in particular the Cumberland Ecology SIS</b>
G6 Coastal Management Areas	This chapter is not relevant to this proposal.
G7 Waste Minimisation and Management Controls	<b>This chapter is to be addressed in a future Waste Management Plan as identified in the supporting Cumberland Ecology SIS.</b>
G8 Onsite Sewage Management	This chapter is not relevant to this proposal.
G9 Development on Flood Prone Land	This chapter is not relevant to this proposal as no development is proposed on flood prone land.
G10 Caravan Parks in Flood Prone Areas	This chapter is not relevant to this proposal.
G11 Subdivision of Land	This chapter is not relevant to this proposal.
G12 Dwelling Houses, Rural Worker's Dwellings, Additions and Ancillary Structures	This chapter is not relevant to this proposal.
G13 Dual Occupancy Development	This chapter is not relevant to this proposal.
G14 Other Residential Accommodation	This chapter is not relevant to this proposal.
G15 Tourist and Visitor Accommodation	This chapter is not relevant to this proposal.
G16 Short Term Rental Accommodation	This chapter is not relevant to this proposal.
G17 Business, Commercial and Retail Activities	This chapter is not relevant to this proposal.
G18 Streetscape Design for Town Centres	This chapter is not relevant to this proposal.

DCP 2014 Chapter	Relevance to this proposed development
G19 Home Based Business Activities	This chapter is not relevant to this proposal.
G20 Industrial Development	This chapter is not relevant to this proposal.
G21 Car Parking and Traffic	<b>This chapter is addressed through the provision of a supporting Traffic and Parking Assessment prepared by Traffic Solutions and information detailed below which in related to the previous Development Control Plan 18.</b>
G22 Advertising Signs and Structures	This chapter is not relevant to this proposal
G23 Jetties, Wharf and Boating Facilities, Moorings, Mooring Pens and Boat Launching Ramps	This chapter is not relevant to this proposal.
G24 Restricted and Sex Services Premises	This chapter is not relevant to this proposal.
G25 Stationary Food Vans/Vehicles on Service Station Sites and Food Stalls	This chapter is not relevant to this proposal.
G26 Acid Sulphate Soils and Geotechnical (Site Stability) Guidelines	This chapter is not relevant to this proposal.
G27 Dog Breeding and Boarding Establishments (including Catteries)	This chapter is not relevant to this proposal.
G28 Design Guidelines for Permanent Occupation of Caravan Parks	This chapter is not relevant to this proposal.

Area Specific Chapters	
Chapter N13: Culburra Beach Expansion Area	Council is proposing to prepare a Chapter for the Culburra Beach Expansion Area which covers most of the subject site but this controls have not yet been finalised.

**Relevant chapters for further consideration within Shoalhaven DCP 2014 are G1 and G2 which are addressed in the tables below.**

#### **Chapter G1: Site Analysis, Sustainable Design and Building Materials in Rural, Coastal and Environmental Areas**

##### **4 Objectives**

##### **The objectives are to:**

- i. Consider the constraints and opportunities of the site for the proposed development.
- ii. Ensure compatibility between the site and the proposal.
- iii. Maximise the potential for energy efficiency and conservation in building design.
- iv. Minimise overshadowing impacts of a development on adjoining dwellings.
- v. Preserve solar access to north facing solar collectors serving adjoining dwellings e.g. solar hot water panels, photovoltaic cells.
- vi. Ensure development is compatible with the natural landscape and any identified natural hazards.
- vii. Ensure buildings are constructed of such materials and finishes and are not intrusive upon the landscape.
- viii. Ensure that views from public road, public places and private properties are protected from highly reflective building materials.

##### **Comment:**

The objectives of this chapter have been considered and the performance criteria and acceptable solutions have been met and demonstrated in the supporting information. The proposed development has considered the constraints and opportunities of the site in detail and offers mitigation measures that make it compatible with the site and the natural landscape. Views from the adjacent public road, public places and private properties are protected and no highly reflective building materials are proposed. Also refer to information in the above site description section of this report.

## Chapter G2: Sustainable Stormwater Management and Erosion/Sediment Control

### 4 Objectives

The objectives are to:

- i. Manage stormwater flow paths and systems to ensure the safety of people and property.
- ii. Protect and enhance natural watercourses and their associated ecosystems and ecological processes.
- iii. Maintain, protect and/or rehabilitate modified watercourses and their associated ecosystems and ecological processes towards a natural state.
- iv. Mitigate the impacts of development on water quality and quantity.
- v. Encourage the reuse of stormwater.
- vi. Integrate water cycle management measures into the landscape and urban design to maximise amenity.
- vii. Minimise soil erosion and sedimentation resulting from site disturbing activities.
- viii. Minimise the potential impacts of development and other associated activities on the aesthetic, recreational and ecological values of receiving water.
- ix. Ensure the principles of ecologically sustainable development are applied in consideration of economic, social and environmental values in water cycle management.
- x. Ensure stormwater systems and infrastructure are designed, installed and maintained so as not to increase the risk to life or safety or people.
- xi. Provide Green and Golden Bell Frog (GGBF) friendly stormwater detention ponds in areas where GGBF are present.

### Comment:

The objectives of this chapter have been considered and the performance criteria and acceptable solutions have been met and demonstrated in the supporting Integrated Water Management Plan and MUSIC Model Review prepared by Martens. The Cumberland Ecology SIS has not identified Green and Golden Bell Frog to be affected by the proposed development.

## 5.9 Development Control Plan 18 – Car Parking Code

Development Control Plan 18 has been superseded by the Shoalhaven Development Control Plan 2014. Therefore, this information is provided as historical context demonstrating that this matter addressed in the original development application.

The objectives of DCP 18 are;

- *To ensure that adequate off street car parking is provided in conjunction with development throughout the City.*
- *To discourage the use of streets for the parking of vehicles associated with traffic generated by new development. However, where there are site constraints which make it difficult for on-site parking, formalised parking in the road reserve may be considered.*
- *To ensure that car parking areas are functional and operate efficiently.*
- *To ensure that car parking areas are visually attractive.*
- *To ensure that car parking facilities are safe and meet the needs of users.*
- *To ensure that all vehicles enter and leave a site in a forward direction and that the manoeuvring of vehicles does not take place within the road reserve, but within the subject site.*
- *To address the principles of ecologically sustainable development.*

To determine the number of car parking spaces required to accommodate the proposed facility and future clubhouse car parking space observations were made at Mollymook (Hill Top) Golf Course and Nowra Golf Course. Both of these golf courses play competition events and are the most popular in the area.



Car parking spaces at both golf courses were similar, Mollymook has 160 spaces and Nowra 130 spaces including overflow parking. To cater and accommodate vehicles for the proposed golf course facility a car parking area for 121 vehicles has been allowed for. As mentioned below in the traffic analysis, assuming that competitions will have 4 players on each hole and that 2 groups will tee off at the same time, one group on the first hole and the second group on the tenth hole, 72 players will be on the course at any one time and hence 121 car parking spaces will adequately meet this demand. The car park area will be designed in accordance with DCP 18, Car Parking Code and AS/NZS 2890.1.2004.

The car park area has been located towards the eastern side of the site near the proposed clubhouse and the 1<sup>st</sup>, 10<sup>th</sup> and 18<sup>th</sup> hole. The car park area will also act as the turnaround head in case of bushfire emergencies.

A Traffic and Parking Assessment report prepared by Traffic Solutions Pty Ltd also addresses the car parking for the proposed development. The Traffic Solutions report compares the observed car parking figures and patrons per vehicle from the Nowra Golf Course and based on those observations concludes that the size of the proposed car park area is more than sufficient to accommodate the projected vehicle numbers. As a facility located outside of the townships of Nowra and Mollymook, car pooling is expected to be higher and demand for car park spaces is less.

#### **5.10 Development Control Plan 93 – Controls for Waste Minimisation and Management**

Development Control Plan 93 has been superseded by the Shoalhaven Development Control Plan 2014. Therefore, this information is provided as historical context demonstrating that this matter addressed in the original development application.

The requirements of this DCP for any demolition work and construction waste can and will be addressed before issue of a Construction Certificate for the proposal.

## **6. Other Matters for Consideration**

### **6.1 Traffic and Transport**

Access into and out of the site has been positioned off Culburra Road, as shown on supporting plans, and is roughly half way along the boundary of the site with Culburra Road. Sight distances from this point are in excess of 350 metres in both a northerly and southerly direction. The speed zone along Culburra Road fronting the site is 100kph.

In accordance with *Guide to Traffic Engineering Practice – Part 5: Intersections at Grade* (Austroads 2005), the SISD – Safe Intersection Sight Distance with a 2.5 second reaction time for a 100 kph speed zone is 253 metres. The sight distances available from the location for the proposed intersection of 350 metres plus would accommodate a 120 kph speed zone with a 2.5 second reaction time.

According to Council the daily (24 hour) vehicle count along Culburra Road, east of Coonemia Road has been recorded in January 2011 as 4900 vpd; May 2010 as 3900 vpd and October 2010 as 4100 vpd with an adopted average of 4000 vpd. Accepting the, *industry rule of thumb (peak hour vehicle movements = 10% of the AADT count)* then on average 166 vehicles per hour, travelling in both directions, use Culburra Road.

To obtain an indication of vehicle movements associated with golf club facilities observations of car parking spaces and player numbers were obtained from Nowra Golf Club and Mollymook (Hill Top) Golf Club. It should be noted that both courses have a fully functioning clubhouse and pro shop. When surveyed, player numbers were similar at both courses, in particular on competition days, during their busiest day. At Nowra some 170 players tee off for the weekly medal competition on Saturdays and 130 for the veteran's day on Thursdays. At Mollymook 160 players tee off on Saturdays for their medal competition.

Using the busiest day at each of the above golf courses, to determine the most players to be catered for during the peak time of the busiest day for the proposed golf course facility we have adopted 170 players. Assuming that competitions will have 4 players on each hole and that 2 groups will tee off at the same time, one group on the first hole and the second group on the tenth hole, 72 players will be on the course at any one time.

Accepting that 72 players will be the maximum number of players on the course during a peak hour we can make an assumption as to vehicle movements into and out of the golf course facility during the busiest hour. From experiences observed at the above courses not every player drives by themselves to the course to play a game of golf. If we say 60% of players come to the course in pairs and 40 % drive to the course by themselves then for each 10 players 6 vehicle movements will be generated. Accordingly if we have 72 players during the peak hour then the vehicle movements generated during the hour by players will be 42.

To determine the type of intersection required, *Warrants for turn treatments on the major road at unsignalised intersections* as per *Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections* (Austroads 2009) was used. Figure 4.9 (a) *Warrants for turn treatments on the major road at unsignalised intersections* (Design speed  $\geq 100\text{km/h}$ ) shows that if the Major Road Traffic Volume is 166 and the Turn Volume is 42 then a CHR(S)/AUL(S) will accommodate turning vehicles into and out of the site.

The Urban Channelised T-junction – Short Lane Type CHR(S) to be used will be dimensioned as per figure 7.18 as per *Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections* (Austroads 2009). The Rural Auxiliary Left-turn Lane Treatment (AUL) to be used will also be dimensioned as per figure 8.4 in the same publication.

**Note:** Council advised the proponent that Culburra Road is not an RTA Classified Road. The provisions of State Environmental Planning Policy (Infrastructure) 2007 do not apply to the proposal and, as per the provisions of SEPP Infrastructure; the application need not be referred to the RTA for concurrence. The information provided herewith is to assist Council assess the proposal in relation to traffic and transport related matters.

To confirm our position as to traffic generation and car parking requirements an independent Traffic and Parking Assessment report prepared by Traffic Solutions Pty Ltd, dated 15 March 2012, was commissioned and forms part of this development application. Three copies of this report were submitted to previous consent authority (Council) on the 29 March 2012.

In response to comments made by Council's Traffic and Transport Unit, dated 6<sup>th</sup> June 2012, the author of the Traffic Solutions Pty Ltd report, Mr Craig Hazell, reviewed them and has responded to the General Manager dated 30 October 2012.

The following are some of the comments made by Mr Hazell in addressing the issues raised by council:-

*"This firm has measured the available sight distance at the intersection location and found it easily exceeds the AUSTROAD requirements. Provided an intersection has acceptable sight distance and is constructed to the appropriate standards it is the applicant's prerogative to propose a vehicle access where they choose. Further there is no legal prohibition to a vehicle access along this section of Culburra Road.*

*...the Traffic Unit has an issue with the proposed intersection location, however, agrees with Traffic Solutions Pty Ltd that a type CHR and AUL intersection type is warranted if it was to be provided."*

The intersection type and its position has been initially assessed by Allen Price & Scarratts, by Traffic Solutions Pty Ltd and by Council's Traffic and Transport Unit and all three assessments conclude that the intersection type and location will accommodate the traffic to be generated by the proposed development and that it conforms to AUSTROAD requirements.

## **6.2 Intersection Design and Internal Access Roads and Traffic**

A typical intersection showing how the proposed entrance to the golf course with Culburra Road has been designed, as shown on the supporting drawings prepared by Allen, Price & Scarratts, using information obtained from the aerial photography prepared by Whelans Insite and Goggle Earth aerial photography. The intersection design is based on the type determined by Traffic Solutions Pty Ltd in its Traffic and Parking Assessment Report.

The typical design shows how the intersection can accommodate large vehicles (12.5 metre bus) turning left into the property. As can be seen on the updated supporting plan, the proposed CHR/AUL intersection can be accommodated generally within the existing road reserve albeit with some minor road widening on the western side of Culburra Road. As noted within this report our client owns the land on both sides of Culburra Road adjacent to the location of the proposed intersection. Lot 6 DP 1065111, which is owned by our client and is part of the land over which the application is sought, straddles both sides of Culburra Road.

The internal access road leading to the proposed clubhouse has been located as close as possible to an existing track which leads from Culburra Road through to Long Bow Point. By maintaining this alignment, the loss of vegetation has been kept to a minimum. The access road has been designed to sit as close as possible to the natural surface to minimise road works. The access road rises from Culburra Road and then generally falls away towards the east. Surface water along the road pavement is collected at the designed low points and is then directed via overland flow to the storage dams located on site.

The pavement width ensures two way traffic can be accommodated as well as being able to be safely used during times of bushfire.

The proposed car park area to accommodate members and guests will be located towards the eastern end of the site near the proposed clubhouse. The car park area has been designed so that it grades to the north west, away from Lake Wollumboola, towards the catch drain which will direct surface water towards the dams located in the low points around the golf course. The car park will be bitumen sealed and designed in accordance with the appropriate standards as to line markings. The Traffic Solution's

report recommends that compliance with AS/NZ 2890.1 and AS/NZ 2890.6 be conditioned as part of any consent granted to the proposal.

A foot, golf cart and maintenance vehicle bridge will be constructed over the upper section of Downs Creek leading golfers between holes 12 and 14. The bridge will have spans sufficient to clear the creek formation by up to 2 metres. The width of the deck will be 3.6 metres and coupled with the height over the creek sunlight should reach the vegetation on the underside of the bridge. The design will use prefabricated sections to minimise the disturbance to the existing vegetation cover.

A set of updated engineering plans prepared by Allen, Price & Scarratts are provided as supporting information and show the typical detail of the design for the proposed intersection, access road, car park area and bridge over Downs Creek.

### **6.3 Aboriginal Cultural Heritage Assessment**

A detailed Aboriginal Cultural Heritage Assessment – May 2012 was prepared by South East Archaeology Pty Ltd (SEA) and has been previously submitted to the previous consent authority (Council). It forms part of this Statement of Environmental Effects.

SEA's report has recommended that:-

- 1) If impacts cannot be avoided to the identified Aboriginal sites West Culburra 23/A and 23/B, prior to any impacts occurring the proponent must obtain from the OEH a Section 90 Aboriginal Heritage Impact Permit (AHIP) for this evidence, in consultation with the registered Aboriginal parties. The AHIP should be obtained over the entire impact area to address Section 86(2) of the NP&W Act and the mitigation measures outlined below. Where requested by the registered Aboriginal parties, as a condition of the AHIP these stakeholders and a qualified archaeologist should be engaged to:
  - a) Collect any identified surface artefacts that may be subject to impacts;
  - b) Conduct systematic mechanical exposure of samples of the impact area within the zone of moderate to high potential for stone artefacts, with controlled hand excavation of any features of significance (e.g. middens or dense artefact clusters) that may be identified. Appropriate samples would include from within the impact zone in survey areas WC 28 and 29; and
  - c) Reinspect samples of the cleared surface of the development impact area after the initial controlled removal of vegetation, with any identified evidence recorded and collected. This strategy would be appropriate in a sample of the impact areas of low potential for artefact deposits of research value or significance, but where a low density distribution of artefacts consistent with 'background discard' and small midden deposits of low heritage value may be present;
- 2) Archaeological investigations should only be undertaken by archaeologists qualified and experienced in Aboriginal heritage (in accordance with the requirements of Section 1.6 of the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales), in consultation with the registered Aboriginal parties, and occur prior to any development impacts occurring;
- 3) Curation of any salvaged evidence would need to be resolved with the registered Aboriginal parties, with potentially a Care Agreement required under Section 85A of the NP&WAct;

4) As a general principle, all relevant contractors and staff engaged on the Proposal should receive heritage awareness training prior to commencing work on-site;

5) Should any previously unrecorded Aboriginal sites or objects be detected prior to or during the course of development which are not covered by a Section 90 AHIP, work in the immediate vicinity of those objects would need to promptly cease and the finds be reported to the OEH (in accordance with Section 89A of the NP&W Act) and advice sought as to the appropriate course of action. If skeletal remains are identified, the proponent is required to immediately stop work and notify the appropriate authorities, including the Police and the OEH. If impacts cannot be avoided, a Section 90 AHIP would be required prior to any impacts occurring;

6) Under the terms of the NP&W Act it is an offence to harm or desecrate an object that the person knows is an Aboriginal object, or to harm an Aboriginal object ('strict liability offence'). Therefore, no activities or work should be undertaken within the Aboriginal site areas as described in this report without a valid Section 90 AHIP;

7) Single copies of this report should be forwarded to the registered Aboriginal parties and three copies should be forwarded to the OEH.

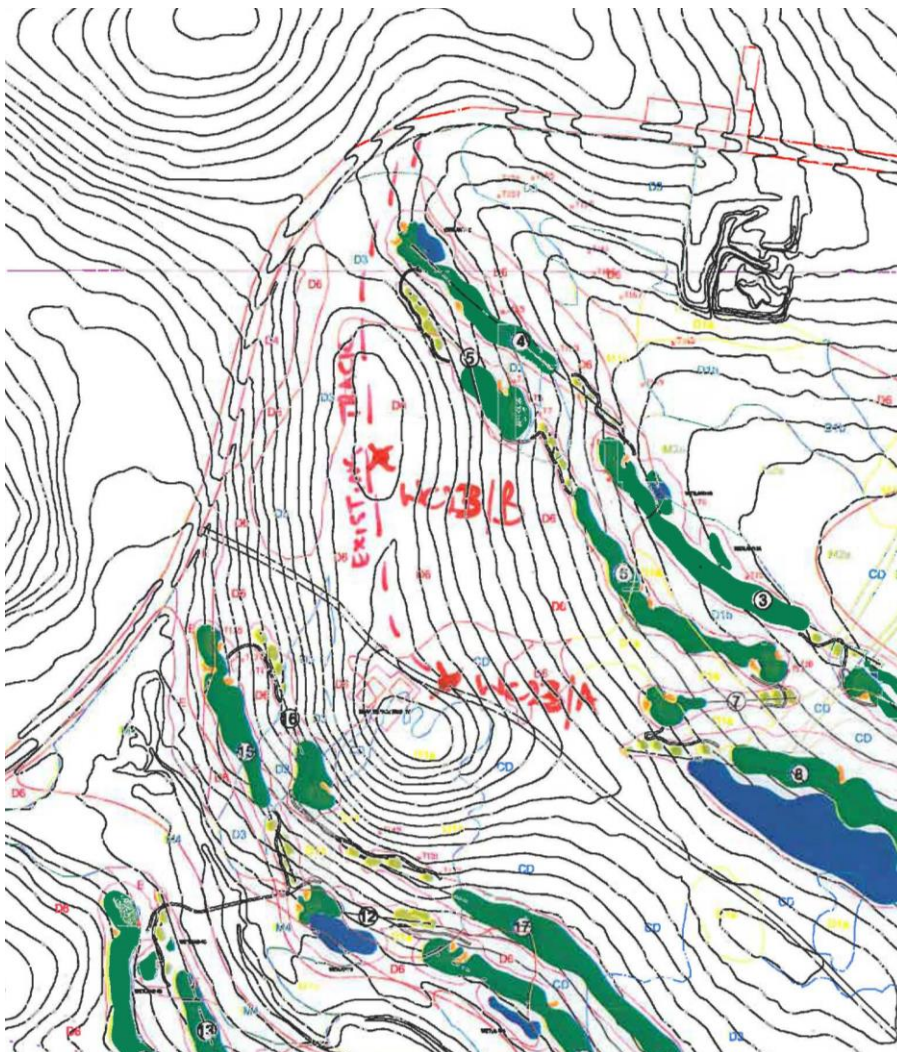
This report was submitted to the Office of Environment & Heritage for comment and the author of the South East Archaeology Pty Ltd report responds to those comments as follows:

- The final report will address the issue of interested parties signing off;
- The author of the report has reservations about OEH's assertion that impacts cannot occur to the five survey areas of high potential in the absence of an AHIP;
- Recommendation 1 of the report clearly ties in the mitigation measures with a Section 90 AHIP. These are not proposed as 'testing measures' in advance of Development Approval. These are proposed as 'mitigation measures' (i.e. salvage) as part of a Section 90 AHIP obtained after project approval.

Sites identified by SEA as WC23/A and WC23/B are shown on the following sketch plan in relation to the proposed golf holes. This sketch differs considerably from ones shown in an earlier version of this SEE due to the redesigned golf course.

The golf course redesign has ensured the golf holes are now a considerable distance away from the artefact sites.





Sites identified by SEA as WC23/A and WC23/B

As noted within the SEA report when work is being undertaken around the area, caution will need to be implemented so that any worker within the area is informed of the potential for artefacts to be within this and the other noted areas, within the report and procedures to be employed if found.

#### 6.4 Water Quality & Management

Due to the sensitive nature of the site and its close proximity to Lake Wollumboola, an Integrated Water Management Plan (IWMP) was commissioned and prepared by Martens & Associates dated March 2014 and additional information within the MUSIC Model review undertaken in December 2017 now supports the Plan. The Plan forms part of the supporting information and also forms part of the DA. The IWMP assesses the existing quality of the watercourses on the site, groundwater, stormwater management and the site's water supply and sewer services.

The water management on the site is heavily integrated with the design of the golf course for both water quality, aesthetics and landscaping purposes.



The water management system includes:

- vegetated swales to direct runoff to wetlands and to provide additional pre-treatment of suspended solids and nutrients;
- twelve constructed wetlands to treat stormwater runoff from the site;
- a central detention basin which acts as the primary irrigation pond and will receive pumped water from supporting wetlands;
- gross pollutant traps to treat stormwater runoff from the proposed carpark;
- an onsite detention basin/sediment basin adjacent the carpark;
- identification of a future 20kL rainwater tank to service a potential future clubhouse which may be subject to a separate DA.

Irrigation dams, GPT's, constructed wetlands and bioremediation swales have been strategically located on the site to harvest the surface water collected on the site from associated buildings and structures as well as the golf course. The harvested water will be reused to irrigate the golf course as well as for non-potable uses.

The IWMP recommends that any effluent generated by the proposed development be transported off site via a gravity and sewer pump into Council's sewerage reticulation system. The report notes that no on site effluent treatment should be undertaken.

As part of a separate and future DA that may be lodged, the clubhouse would be connected to an internal pressure sewage system and transported into the current reticulation system which services Culburra Beach.

The IWCM report draws the following conclusions:

- appropriate riparian corridor widths have been provided in excess of the minimum requirements;
- a single golf buggy path and bridge will cross down creek and will be located within the riparian zone of Downs Creek;
- a site Vegetation Management Plan shall be prepared to ensure the bank vegetation is selected, established and maintained;
- a Controlled Activity Approval will be required prior to commencement of construction;
- groundwater is anticipated to exist beneath the site at shallow depths within alluvium deposits in low lying areas and in drainage depressions;
- groundwater is anticipated to exist beneath the site at significantly deeper depths within siltstone beneath ridges and side slopes;
- proposed golf course operations will not adversely impact groundwater beneath the site;
- despite seepage to groundwater increasing as a result of the proposed development, nutrient concentrations within seepage water will be slightly reduced to existing conditions;
- modelled golf course nutrient leachate concentrations are considerably lower than observed existing local groundwater nutrient concentrations;
- an change to nutrient leaching is very minor with annual nutrient budgeting suggesting there will be an annual nutrient deficit;
- the proposed golf course achieves the required NORBE test and shall not adversely impact on local or regional groundwater resources or regional groundwater resources or groundwater receiving environments;
- post development water quality objectives are met by the proposed stormwater treatment train which includes:

- an OSD basin serving the carpark and future clubhouse
- a rainwater tank for the future clubhouse for non-potable re-use
- stormwater runoff from the majority of the golf course to be directed to constructed vegetated swales and wetlands for treatment;
- stormwater runoff from the carpark to be directed to a gross pollutant trap;
- an irrigation dam with a volume of 57.8ML is to receive stormwater from wetlands;
- site chemical use and management will be undertaken in accordance with the proposed Golf Course Plan of Management;
- potable water supply will be provided for various primary contact and drinking water;
- sewage will be discharged to the local sewerage system for treatment and disposal off-site;
- golf course irrigation demand shall be met by the capture and re-use of stormwater for 100% of the time.

## 6.5 Effluent Disposal

The proposed sewerage system for the golf course is proposed to be a privately owned low pressure sewer system draining to Council's existing gravity sewerage system located on the same parcel of land as the golf course. The connection point into council's reticulated sewerage system is located on the northern side of Culburra Road and to the west of the current industrial area off Regmoore Close.

The private internal sewer system comprises:

- Low Pressure Pump Unit (E-one or equivalent) adjacent to the proposed green keepers shed/amenity building, sized to cater for the proposed sewerage load;
- Low Pressure Sewer Main located within existing/proposed cleared areas and running north to Culburra Road along the existing track, eastwards along Culburra Road in existing cleared service corridors and the north under Culburra Road into the existing gravity sewer main adjacent to the industrial premises at 5 Regmoore Close. This gravity sewer drains directly into the Culburra sewerage treatment plant. The Stage 1 low pressure sewer main will be sized to cater for Stage 1 flows only and Stage 2 (future flows);

As shown in the supporting information, the system will be designed to allow the future connection of an additional low pressure pump unit (E-one or equivalent) adjacent to the proposed clubhouse with an associated low pressure sewer main located within existing/proposed cleared areas and connecting into the Stage 1 low pressure sewer main.

## 6.6 Acid Sulfate Soils

As noted above, due to the sensitive location of the site an Acid Sulfate Soils Assessment was commissioned and prepared by Martens & Associates, dated April 2011. As the proposal will involve movement of material around the site and that the site has the potential to expose acid sulphate soils the above assessment has identified certain levels of risk for certain activities over various parts of the site.

Soil testing has been undertaken in preparing the assessment report and the recommendations actions will be implemented during any site works. The assessment notes that any works undertaken on the site should be in accordance with the report to minimise any risks from the soils on the site.

No part of the proposed golf course is located in areas where acid sulphate soils are considered to exist.

The conclusions and recommendations are outlined in the report prepared by Martens will be enacted.

### **6.7 Potential for Site Contamination**

To ensure the site can be put to the proposed use for a golf course, a contamination assessment over the site was commissioned. Accompanying and forming part of this application is a contamination assessment prepared by Martens and Associates dated April 2011.

The contamination assessment concludes that;

*“... the site is considered unlikely to have been contaminated. Further site assessment through sampling and laboratory testing is considered not necessary. On the basis of the completed assessment the site is considered suitable for the proposed golf course development.”*

It is noted in the report that should evidence of past activity be uncovered, during the construction of the course proper, then further investigations will be required to confirm the suitability of the site for the proposed use.

### **6.8 Grass Maintenance, Fertilizer and Pesticide Management**

The issue of golf course maintenance and use of fertilizers and pesticides has been addressed by Martens and Associates Pty Ltd. Refer to the Martens report for details and measures proposed with respect to golf course maintenance and use of fertilizers and pesticides.

### **6.9 Buildings**

As noted this development application seeks approval for the golf course, car parking area and green keepers shed. A separate application will be made for the clubhouse and associated pro shop at a later stage as outlined earlier in this document.

A Green Keepers shed is to be built on the cleared rise to the south of the proposed access road between holes 5 and 14. The shed has been sited so that it provides good security overviews of arrivals and departures as well as good access to the ponds and greens.

The shed is to be constructed to comply with AS 3959 *Construction of Buildings in bushfire-prone areas*.

### **6.10 Visual Impact**

A Visual Impact Assessment was previously completed by John Toon.

The conclusion from the Visual Assessment was that the visual impact of the golf course from all significant vantage points around the site was negligible to nil.

## **7. Cost Estimate**

A detailed cost estimate is part of the supporting information which has been prepared by Golf by Design for golf course related works and in 23 July 2014 were estimated to cost \$8,717,678 excluding GST.

## **8. Conclusion**

Creation of the proposed 18 hole golf championship course will provide long-term conservation opportunity for the Long Bow Point area while making this facility available for recreation for Culburra Beach residents and visitors. It will provide an asset for the community and enhance the range of recreational facilities for the wider Shoalhaven community.

This document together with all other supporting expert reports and plans demonstrates that the proposal is an acceptable one that complies with all relevant legislation and local development controls. Further it is considered that the proposal is unlikely to have any unacceptable adverse impacts on either the built or natural environment.

The proposal is one that should be supported by both NSW State Government and Shoalhaven City Council.

**Allen, Price & Scarratts**  
**December 2017**