

## **Comberton Grange, Shaolin Development - South Coast Regional Strategy Recommendations / Shaolin's Response**

---

From: sgjedste@bigpond.net.au  
To: bargwanna@aapt.net.au  
Subject: Comberton Grange, Shaolin Development - South Coast Regional Strategy Recommendations / Shaolin's Response  
Date: Thu, 22 Nov 2012 21:16:38 +1100

The then Planning Minister, Frank Sartor said, regarding the reasons for his first wary response to the Shaolin proposal, that, "there were a number of developments around the state which seemed to be Trojan horses where hidden behind a golf course there were dwelling subdivisions". (SMH 14-15 Nov, 2009)

The proposal was eventually accepted as being of state significance because of its tourist component but was subject to approval on the basis that "the amount of residential development should be limited to 200 - 300 dwellings" and that "the land developed for tourism and residential purposes should be retained in one ownership".

The Shaolin's Environmental assessment states, "the sites will be subdivided under community land legislation" (community title). "The residential component of the land will be divided into individual allotments with each lot owners (precincts) responsible for the care and maintenance of their lots".

And, "community lots can be further subdivided to create subsidiary schemes"? One ownership? Marketable? The application notes that the residential component of the development will comprise mainly Chinese nationals and retirees. The title to everything other than the residential component would be owned by the Shaolin Temple Foundation Australia Ltd.

The conditions / recommendations applied to the development by the Minister via the South Coast Sensitive Lands Review and the South Coast Regional Strategy also included:

"The eastern portion of the site (east of the existing quarry and including SEPP 14 wetland in the southern corner of the site) should be added to the Jervis Bay National Park on the grounds of its conservation value".

This statement appears as an echo of 'other conservation values' in consent conditions imposed by the Land and Environment Court in 1989 on approving the Comberton Grange quarry. Council were to "enter into a conservation agreement with the National Parks and Wildlife Service in respect of some specific plant species and Bid Bid Creek catchment" and "other conservation values on the Comberton Grange property". After some years of what appears to be languid negotiations the proposed agreements were not signed.

The (Shaolin Environmental Assessment 2012) says "it is not the intention of the Shaolin Foundation to dedicate the eastern portion of the site to be added to the Jervis Bay National Park".

And "as compensation for clearing part of the corridor, the habitat corridor could be modified to include forest in the east".

And, "the area (eastern forest) will be retained and conserved as an environmentally sensitive area but with the ability to have eco-trails and managed camping facilities for engagement with the local environment".

Thanks, (pass it on) Jude