

Ben Mitchell
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To Whom It May Concern:

RE: Submission regarding SSI 5657,
Commercial Shellfish Aquaculture Leases Jervis Bay, NSW

Please accept this submission opposing the proposed location of the commercial shellfish aquaculture lease in Jervis Bay just off Callala Beach.

- I am generally not opposed to aquaculture leases, however, I am opposed to the proposed location at Callala Beach.
- I reside on Quay Rd in Callala Beach.
- The proposed location of the commercial aquaculture lease at Callala Beach is directly in front of my house.

I oppose the proposed location for the following reasons.

Visual Impact

Jervis Bay is a large area (5 times the size of Sydney Harbor). There are not all that many residential areas around the bay. Despite the size of the bay, and all the potential areas within the bay, the proposal is to put this aquaculture lease **DIRECTLY IN FRONT OF MY HOUSE!** The mind boggles why one would choose to place an aquaculture lease directly in front of a residential area given the size of Jervis Bay; especially given the vast majority of the bay has no residences.

My bedroom and study are on the second floor of my house. I currently look out to a pristine environment each day. It is the most beautiful view on the NSW coast in my opinion. To illustrate the current view, below are a couple of pictures from my home study (picture 1 and picture 2), and I am sure you will agree it is spectacular.

If the proposal proceeds, instead of this view, I will be looking directly into what is effectively an industrially zoned area with the associated activities of a commercial shellfish aquaculture lease - a sea of ropes and buoys, water plumes, industrial working punts. All directly in front of my house!

As you can see from picture 1, the other side of the bay (Longnose point) is clearly visible. To put the location in perspective, Longnose point is just over 10km from my house across the bay. The proposed commercial aquaculture lease location is as close as 1.4km from my house (see image 1). The first picture gives a good indication of how visible the aquaculture lease would be, given the headland in the center of the picture is 10km away. The aquaculture lease would dominate the view given it is so close. No amount of "design features" and use of "dark coloured buoys" will be enough to reduce the significant visual impact given its extremely close proximity to my house.

Please don't put the commercial aquaculture lease directly in front of my house. Please put it somewhere else that does not impinge on my view, or the view of the residents in Callala Beach.



Picture 1: The view in the morning to Longnose Point (10km away). Picture taken from my study.



Picture 2: The view during the day with Longnose Point on the left and Bowen Island on the right.
Picture taken from my study.

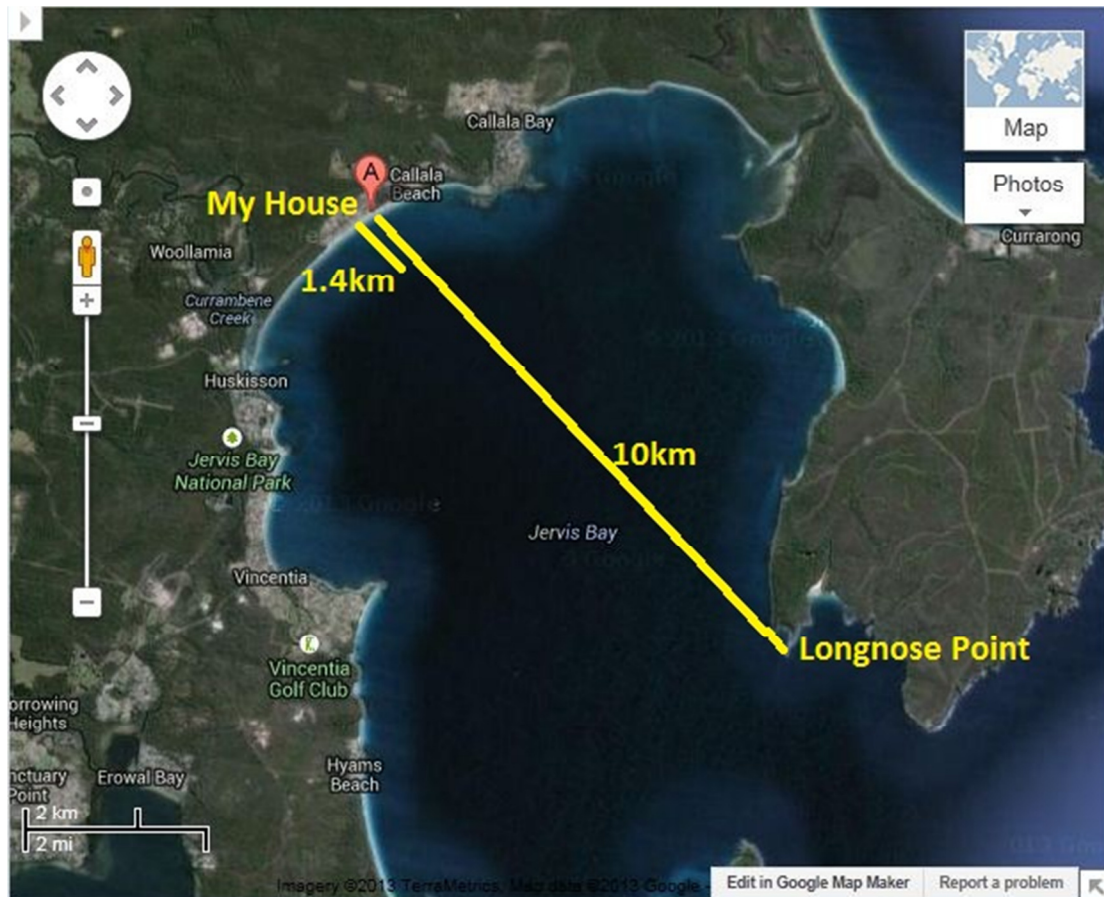


Image 1: An illustration of how close the proposed aquaculture lease site is compared with Longnose Point as a reference (See Picture 1)

Lifestyle Impact (loss of amenity)

The proposed site off Callala Beach is in a location that is sheltered from the North East winds which prevail in the summer months, when the beach and waterways are used the most. This exact location is the prime recreational boating area used by visitors and residents (including myself and family) in the North East winds given it is sheltered by the Callala Bay headland. Placing the aquaculture lease in this location is akin to building a factory on a public park. This location is public space that is heavily used for recreational activities. The preliminary project outline (section 2.8) states that recreational uses were taken into account in selecting the site. Clearly recreational use of the site has NOT been taken into account given the proposed site is one of the prime recreational areas of the bay during the summer period.

Jervis Bay is a large area. Please don't put the aquaculture in one of the prime recreational locations of the Bay. Please put it somewhere else that does not impact on the recreational use of the bay.

Navigation Danger

The 2 most popular recreational fishing locations in Jervis bay are Longnose Point and Middle Ground reef. Following an evening of fishing, myself and others from Callala Beach travel from Middle Ground reef and/or Longnose Point back to Callala Beach after the sun goes down. The proposed sites are directly in the path of the route taken by recreational anglers returning from these

popular fishing locations. Navigating the leases at night would present a danger to the recreational anglers from Callala Beach.

Surely there is an alternate location that is not in the direct path of the route the recreational angler uses when they go fishing. Please locate the aquaculture leases in a location that does not produce a navigation danger to recreational anglers.

Devaluation of My House

The aquaculture leases will create a visual pollution in a natural marine environment. The EIS takes into account a visual impact based on “the predominantly low profile of the topography on the western side of Jervis Bay” (EIS, p.v) but the view from the top floor of two story houses on Quay Road is a different matter, as they are several meters above sea level (as has been illustrated with Picture 1 and 2).

I purchased and developed my property taking into account the beauty and pristine nature of the Bay. Because of the unwelcome visual impact, the proposed aquaculture surface structure will decrease the real estate value of my property and the properties on Callala Beach. Newer properties on Quay Road are being developed with dual stories to take advantage of the view and most residents have put developmental investments into their properties which far exceed median property prices, hence their property development investments may be negated at point of resale because of the visual pollution afforded by the leases. The homes at Callala Beach have a direct view of the bay which is not interrupted by vegetation or other buildings as in Vincentia. Unlike taking the risk of purchasing a home with an empty block in front of it, these homes were purchased and developed at prices which were set to take into account that the Bay would remain beautiful and pristine into perpetuity.

Please find a different location for the leases so that the value of my property is not impacted.

Health risk

Callala Beach and other local beaches are promoted in the tourism industry as having the ‘whitest sand on earth’. This claim, and the beauty of Jervis Bay, entices people to the area for recreation and health giving pursuits. The EIS finds that there is a moderate risk that biofouling, or that diseases, parasites and pests could be introduced (EIS, Table 1, [p.vi](#)). That these materials and other waste from the aquaculture leases could wash up onto these pristine beaches is totally unacceptable especially as the beach provides a safe swimming environment for local and holidaying children and families. As a resident, I witness very frequent and regular washing up of natural marine materials such as seaweed dumps and debris on the beaches, so we consider that onshore biofouling represents a very high risk.

The risk of any one of my children becoming ill or injured from biofouling materials whilst playing in the bay is totally unacceptable. If the Department cannot give us a 100% guarantee that this would not happen, then the aquaculture leases should not be installed anywhere near where people swim. Even if this risk was slight, and the EIS states it is a moderate risk; this is not acceptable.

Please find an alternate location that doesn’t potentially impact the health of swimmers.