



To: NSW PLANNING & INFRASTRUCTURE

PCU53193

ATTENTION: Director, Industry, Key Sites and Social Projects

7/5/14

Application MP 10-0006 Land Based Pindimar Abalone Farm , at 180 Clark St. PINDIMAR.

Proponent – Austasia Leefield Pty Ltd Council Area - Great Lakes & Port Stephens;

Approval Authority – Minister for Planning & Infrastructure.

From: [REDACTED] [REDACTED] I do not wish my name to be published.

DEAR SIR,

I, [REDACTED], [REDACTED] wish to strongly object to the above mentioned Development Application, on the following grounds.

1. This venture was overturned in the Land & Environment Court in 2007. The Proponents then doubled the amount of abalone to be produced and had it declared "State Significant"
2. If approved this venture will create the Precedent of first industrial venture in Port Stephens with permission to pump contaminated water back into the Port.
3. The venture will not be financially viable. No verifiable Cash Flow Plan or financial assessment of the operation
4. Unacceptable noise levels right next to South Pindimar Village.
5. Unsuitable site for this Industry on a flood plain and on the shallow side of the Port
6. Lack of verifiable Water Flow Plans.
7. Smell
8. Use of Village Roads

Our Association has been fighting this highly invasive, industrial venture since 2004 and I have learnt a lot about the product.

My submission is based more on common sense and logic and some Scientific facts.

2 This venture will be the Precedent allowing a commercial industrial operation on land pumping 50 megalitres of port water through 1 kilometre of 630mm, outside diameter pipe, through the system, allowing 15 minutes settling time, and then back into the Port carrying 1,000 kilograms of nitrogen and all the other waste not settled in that 15 minutes, 24/7, per year. *2 kms of pipe*

The inlet pipes are very close to Port Stephens Marine Park- so the sanctuary area will safely breed up juvenile aquatic species which will then be sucked up through the 2 – 5 mm mesh and through the farm. In our previous action, our Expert, Marcus Lincoln-Smith, stated that if all the sucked in, juvenile stock were allowed to grow out, the value would greatly outweigh any profit made on the Abalone Farm

There are another 2 land based fish farms situated in this Port, neither is allowed to discharge their waste water back into the Port. As soon as this Venture is passed they will apply for the same right following the precedent setting principle.

PRECAUTIONARY PRINCIPLE MUST PREVAIL.



3 Noise Impact Study by Advitech. Page 1 of Section 21.

2.1 States that as Noise Impact was not challenged in previous Court Case the original estimates will be acceptable to the relevant regulators.

This is incorrect as the survey carried out by Heggies for previous application. assessed the noise caused in producing 30 tonnes of abalone per year. Proponents have doubled the capacity to 60 tonnes per year, the pipes size has been increased to 630mm outside diameter, and 4 pipes instead of 2 pipes. The water intake will be approx. 5 times the previous amount, needing much more noisy machinery to pump the water up and through the system. The cooling equipment will also have to be more extensive. The local electrical grid cannot supply the necessary power, so there will have to be a generator as well.

All this machinery noise will happen within 250 metres of South Pindimar Village. A quiet village that the current sound is only birdsong. There is no background noise even though Advitech state there is a low hum of road traffic noise from the highway, THIS IS NOT TRUE. By stating a higher Background Noise Level and by adding the allowable PSNL they have a higher scope. Proponents do not know what equipment is required, so cannot predict the noise level produced. The old noise studies are not now relevant.

NO PREVIOUS ESTIMATES ARE ACCEPTABLE AS PRODUCTION AND EQUIPMENT REQUIRED HAS MORE THAN DOUBLED.

4. Proponents state they have an ideal site for the farm. This is just the site they own. The ideal site is out on the coast using ocean water. All other abalone farms are 10 kilometres from any homes. This proposed industrial development is within 250 metres of the village.

WHY WOULD YOU ALLOW AN INTRUSIVE INDUSTRY SO CLOSE TO HOMESTEADS & BETWEEN 2 SEPP 14 WETLANDS AND ON A FLOOD PLAIN & ADJACENT TO PORT STEPHENS MARINE PARK

The Experimental Abalone Farm was situated on Tomaree Headland in a container, with 2 x 2 inch pipes just going over the land edge and down into very fast flowing, cool ocean water. Fisheries Dept. claim this station was a success, but perkinsus did develop there.

This intended site is inside an Estuary 9-10 kms from the headlands and on the slow moving side of the Port. To reach the deeper water of the Port the pipes have to go 500 metres over the sand flats and sea floor. The Proponents plan to bury the pipes where they cross public access and into the Port 200 metres, and then they will be supported on cement plinths for 300 metres. A very invasive plan and one that will destroy 2,000 sq metres of valuable fish breeding and growing sea grasses.

Another problem here is that the site to be dug up is Acid Sulphate Soil and needs extreme caution in any digging as it can result in a Fish Kill in, and right next to the Marine Park.

How can we be sure the Proponents will take the necessary care without independent, consistent monitoring of daily activities?

5 No Articulated Water System Plan in E.A. Proponents do not know what equipment will be required to pump the water through the farm, or that required to cool the breeding tanks as the ambient water temperature in the Port is too high.

Oyster growing is another concern. This has been a viable industry but has had a few losses lately. There are oyster leases near the site. Perkinsus also affects oysters. The 1,000 kgs of nitrogen per year and the other waste, discharged into the Port won't help the oysters either.

In order to cool the water enough for breeding to occur it will take a huge cooling unit costing in the range of \$1 million and approx. \$20,000 to \$30,000 per year to maintain. The existing electricity grid cannot supply enough power. AGAIN AN UNPLANNED GENERATER

The digging in and covering of the pipes into acid sulphate soils is risky. These pipes (4 x 500 metres long and 630 mm outside diameter) will become a haven for the usual parasitic fauna which will then have to be cleaned (two exit pipes will also have concentrations of disease) Cleaning them will be very complicated but what will happen to the waste – surely it won't be dumped in the Port when no abalone waste can be dumped in the Port. More monitoring needed.

There are so many problems that can happen. The Proponents are so assuring saying "Nothing will go wrong" but in our iconic Port only one thing need to malfunction with drastic results. I have enclosed some tourist brochures which verify that this inappropriate industrialisation has no place in this tourist destination and of the fallout and loss of jobs should something go wrong. There are many more jobs which could be lost due to one problem happening in this farm, which will only employ 15 people, as they state, but in fact, it is usually only 2 to 5 once it is working.

There is also a Turtle Hatchery in the area. Proponents wife (Mrs. Jan Bressan) was telling us "How wonderful it was , paddling her canoe among the baby turtles".

The Proponent, Mr. Robert Bressan tells us the water returned to the Port will be cleaner than that taken up. Does he think we are stupid. He has learnt nothing about abalone since he became involved.

Mr. Housefield has a dream, but as in the previous case has not prepared his plans accurately. We are not against his Abalone farm as long as it is like all other abalone farms – 10 kms from homes and out on the coast without the capacity to harm our iconic Port. I do not want to fly over our Port in later years and see a slick from its aquaculture in its middle, as we saw around the fish farms in Southern Tasmania.

This is a land mark decision which will affect our iconic Port, and could cause a catastrophe wrecking a lot of businesses and lives here

BEFORE YOU MAKE YOUR DECISION THE PANEL SHOULD VISIT THE SITE AND SEE OUR BEAUTIFUL VILLAGES AND PORT STEPHENS.

I have not donated any money to any political party ever in my life.

Yours faithfully,

2 Tourist Books (Port Stephens & Tea Gardens/Hawks Nest; 1 advert in Sundays Paper.

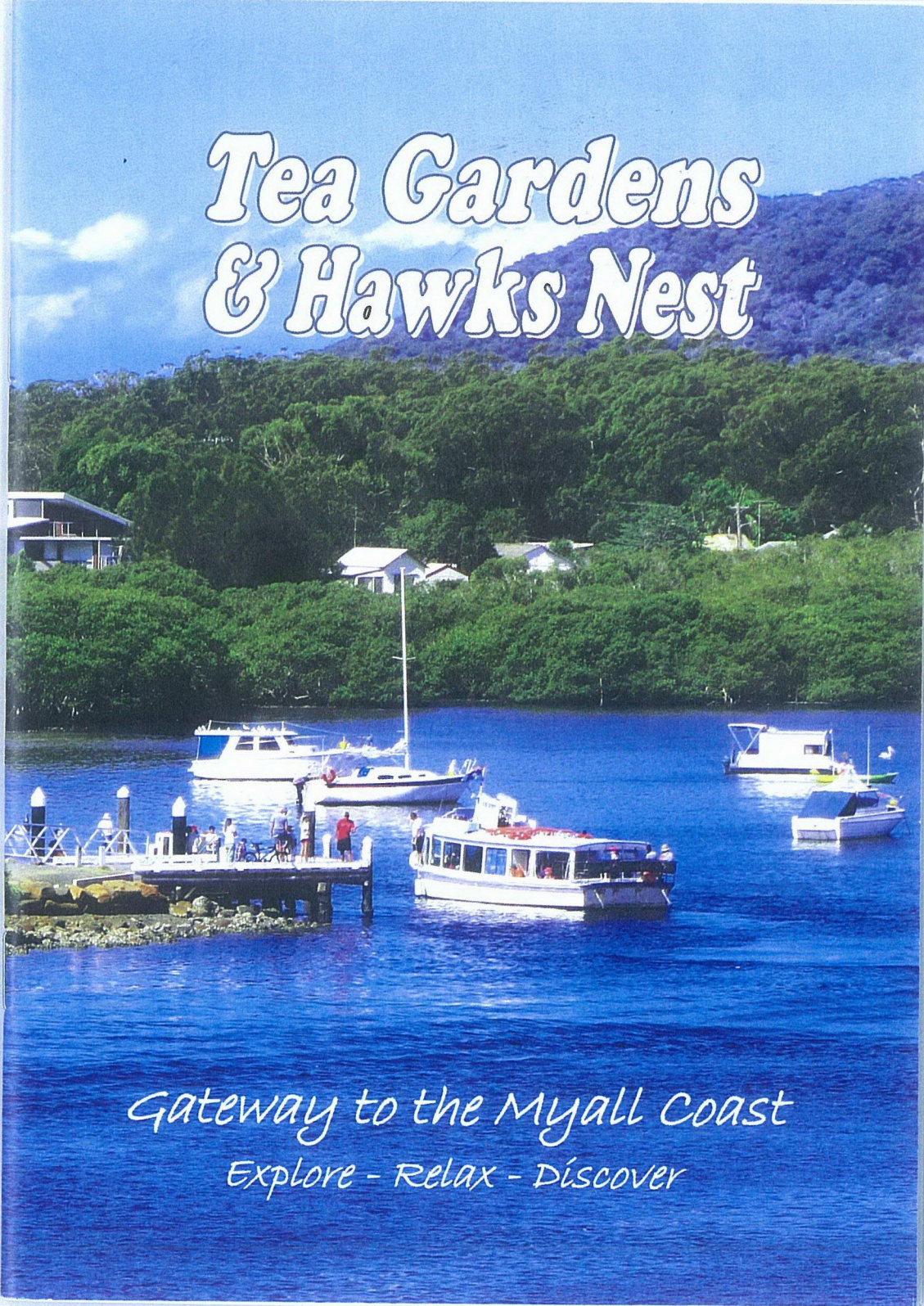
Port Stephens

VISITORS GUIDE

www.portstephens.org.au



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Tea Gardens & Hawks Nest

Gateway to the Myall Coast
Explore - Relax - Discover

The Perfect Escape

Known as the 'Dolphin Capital of Australia' with golden beaches, sheltered waterways and pristine national parks – Port Stephens is the ideal year round holiday haven. Just over two hours north of Sydney and 25 minutes from Newcastle, visitors can indulge, relax or explore with water sports, fishing, whale and dolphin watching, gourmet dining, boutique shopping and much more, all in one ideal setting.

In the heart of this central coast paradise lies the award-winning Mantra Aqua Resort in the main town of Nelson Bay. Boasting laid-back luxury, Mantra Aqua features 110 self-contained apartments spread throughout three buildings nestled around a central 25 metre lagoon pool with children's fountain area. Apartments include full kitchens with sleek stone bench tops, laundry facilities, air-conditioning and a comfortable living area with a balcony or courtyard.

In addition to the large solar heated lagoon pool, the Mantra Aqua offers first-class resort facilities including a poolside recreational area with a BBQ and spa, a fitness room, secure underground parking and helpful tour desk. It's no surprise that Mantra Aqua was awarded a Certificate of Excellence in 2013 from respected site, TripAdvisor.

Guests also have easy access to all Port Stephens has to offer. The spacious apartments are within walking distance of a 27-hole golf course, lots of mouth-watering cafes, gourmet restaurants and boutique shops. All of this is just a short stroll from the beautiful beach and marina. Enjoy water-sports, dolphin and whale watching cruises, deep-sea fishing and coastal walks, or tour the famous Hunter Valley wine country nearby.

Exclusive Offer

For a very limited time, Mantra Aqua has teamed up with leading travel group, Luxury Escapes, to offer a complete Port Stephens experience for a significant discount off the normal price. The three night package, staying in a fully appointed two

bedroom apartment is jam packed with bonuses for up to 4 adults, a romantic getaway or a family escape for two adults and two kids. Priced at only \$299 instead of \$1,770.

The limited time offer includes a tour and tasting at Murray's Craft Brewing Co. and Winery. Explore the internationally award-winning brewery which has eight beers recognised in the Critic's Choice Top 100 Beers list and was recently named Australia's 'Brewer of the Year'. See how the boutique craft beers – like Smashing Pumpkin Ale and the Caveman Smoked Belgian Dark Ale are made, before enjoying a tasting of the best of the brews and wines.

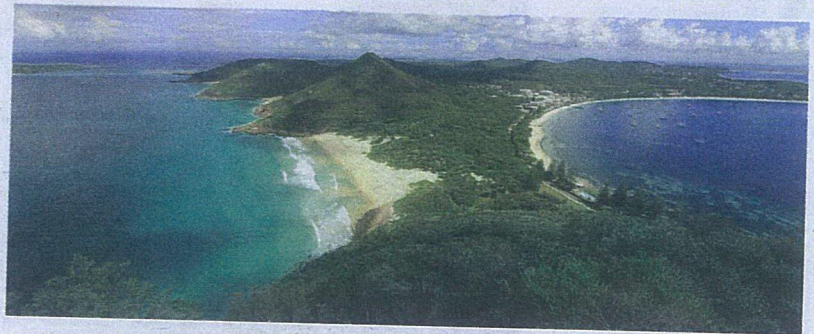
Guests can also enjoy some of the best sightseeing in Port Stephens with a \$100 Newcastle Helicopters

voucher to use towards a 30 minute scenic tour over the stunning Nelson Bay Peninsula. Explore the bay and see majestic humpback whales or dolphins with two-for-one tickets for whale watching cruises or dolphin cruises with Tamboi Cruises.

The offer also includes discounts on a selection of unique and thrilling local experiences. Receive a \$55 credit towards an exciting tandem parasailing experience for two with Port Stephens Water Sports and take in breathtaking views of Nelson Bay while soaring 150 metres in the air. Receive two-for-one tickets to the Australian Shark and Ray Centre offering the world's largest shark and stingray feeding experience that's safe for all ages and indulge with \$100 worth of spa vouchers to share at Shayna Day Spa.

Guests will also receive lots of extra touches like complimentary cake and coffee with all main meals purchased at Blue Water Grill, two-for-one Devonshire tea at Essence on Donald, two (20 percent off) dining vouchers for Café on the Bay and 25 percent off an 18 hole game of golf plus a beer, wine or soft drink at Nelson Bay Golf Club.

This exclusive offer is only available for purchase from travel partner LuxuryEscapes.com for the next 72 hours. The three night offer with all the extras is available for only \$299 for up to four adults (instead of \$1,770). The travel period is from now until August 2015 so you have plenty of time to travel. You can preview the deal, see all terms and conditions, read reviews, and see lots of photos at LuxuryEscapes.com



The Pristine Tomaree Head lookout



Port Stephens Indulgence

Beer & Wine Tasting, Spa Vouchers and Helicopter Vouchers included



ONLY
\$299
USUALLY \$1770

**4 DAYS/
3 NIGHTS
FOR UP TO
4 ADULTS**

- Three Nights in a Two Bedroom Apartment at Mantra Aqua Nelson Bay in peaceful Port Stephens for four people
- Premium tour and beer/wine tasting at Murray's Craft Brewing Co. and Port Stephens Winery
- \$100 worth of spa vouchers to use towards soothing treatments at Shayna Day Spa
- Tamboi Cruises are providing 2 for the price of 1 on a whale watching cruise or Dolphin cruise
- Two-for-one Devonshire Tea at Essence on Donald and complimentary cake and coffee with all main meals purchased at Blue Water Grill

- \$100 Newcastle Helicopters voucher towards a 30 minute scenic tour over Nelson Bay Peninsula
- \$55 credit towards a Tandem Parasailing Experience for two with Port Stephens Water Sports
- Two-for-one tickets to The Australian Shark and Ray Centre with the world's largest shark and stingray feeding experience
- 25% off an 18 hole game of golf plus a complimentary beer, wine or soft drink at Nelson Bay Golf Club
- Two dining vouchers (20% off) for Café on the Bay
- Exclusive access to all facilities including Lagoon Pool, fully equipped gym, BBQ, spa, tour desk & more



The staff were awesome and the place was brilliant!! Hats off to you Mantra Nelson Bay, you certainly made our little family holiday one to remember for a long, long time! (See you again, and soon I hope).
TripAdvisor 11 March 2014

DEAL AVAILABLE UNTIL **Tuesday 6 May 2014 at 10am** (unless sold out)

HOW TO PURCHASE?

- 1 To see pictures & buy deal simply go to LuxuryEscapes.com
- 2 Click BUY to purchase the deal and pay by Credit Card or PayPal.
- 3 You will receive a Voucher and have until August 2015 to enjoy your stay.

- ✓ LONG VALIDITY Travel now until August 2015.
- ✓ GUARANTEED AVAILABILITY 14 Day Money-Back Guarantee if you can't book suitable dates
- ✓ REVIEWED BY Luxury Escapes and highly rated on TripAdvisor

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