
EcoNetwork – Port Stephens Inc

PO Box 97 Nelson Bay 2315.

Attention: Manager, Industry Assessments.
Planning Services of Planning and Environment.
information@planning.nsw.gov.au

6th August 2015.

____ Application No. SSD 5916 – Anna Bay Tourist Facility ____

EcoNetwork – Port Stephens Is a peak local community-focused network which addresses environmental, sustainable planning and governance issues across the Port Stephens Local Government Area.

We are aware of the failed 2005 Development Application for the same site and acknowledge this current DA as an improvement on the refused consent of 2005/6.

The following comprise our assessment of this current project:

1. We support the following 7 proposals of the DA:

- a) The application of Ecologically Sustainable Development (ESD) principles and criteria in relation to.....
- b) Onsite solar energy generation
- c) Onsite water harvesting for potable supply, irrigation and toilet applications
- d) Onsite environmental/carbon off-sets including a landscaped 4ha lagoon
- e) Use of environmentally-friendly construction and building materials
- f) Excess site water run-off appropriately managed with access to the Anna Bay Main Drain
- g) An Aboriginal Cultural Heritage Management Plan.

2. We question the following – requesting more information and clarification:

- a) ESD application being subject to design and cost outcomes?
- b) Will ESD applications attain our expectation for genuinely sustainable and best practice outcomes?
- c) Whether carbon reductions will be a model for tourist facilities across NSW?
- d) Will onsite noise abatement be addressed regarding entertainment venues, air-conditioning, water pumps and traffic, including appropriate noise and visual buffers acceptable to adjacent residents?
- e) Will vehicular entry and egress points be aesthetically designed and landscaped?
- f) Will the size, height and bulk of the project limit natural light, sunlight and natural airflows around and between buildings?
- g) How will underground water tanks be installed without excavation?
- h) Arising from local experience in failed projects, the lodgement of an appropriate bond with the consent authority in the event of partial or incomplete construction requiring remedial works would seem to be prudent and necessary?
- i) Will regular onsite departmental supervision and inspection be available to oversee and ensure compliance with NSW legislation, regulation and conditions of consent?

We would appreciate clarification of the above 9 questions prior to making our decisions in response to this Development Application and call for a public hearing at Anna Bay at which these issues can be addressed..

Carbon reduction with unwanted qualification

Besides the stated commitment to Ecologically Sustainable Development (ESD), we welcome the further carbon reduction and energy efficiency proposals through Basix, Nabers and Green Star.

However, we are aware of developer misdemeanour in relation to Basix and this observation emphasises the value of onsite supervision and inspection to ensure compliance.

Further, for the attention of the NSW Office of Environment and Heritage supervision and inspection is the stated: *"Energy Model – to see what may be realistically achieved for this type of development"*. This represents an unwanted qualification that seems to be in contradiction to the welcome energy efficiencies projected by Northrop Consulting Engineers in their ESD advice.

A Biodiversity Offsets Strategy

Though EcoNetwork questions environmental offset policies, we welcome a well-designed and supervised onsite offset as proposed in a 4ha landscaped lagoon.

The Biodiversity Offsets Strategy in accordance with the NSW Biodiversity Offsets Policy for Major Projects is a positive step in this direction.

Being an above natural ground-level installation will require world's best practice in guaranteeing its durability and sustainability requiring ongoing consultation with the NSW Office of Environment and Heritage (OEH).

We acknowledge due consideration to the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999; NSW Environmental Protection and Assessment Act; the Port Stephens Comprehensive Koala Plan of Management, State Environmental Plan (SEPP) 14, including attention to: wildlife corridor values, aquatic flora and fauna, no onsite excavation and no aquifer interference.

Yours sincerely

Darrell Dawson, coordinator- EcoNetwork Port Stephens Inc.

Roz Scoles, president – South Tomaree Community Association, incorporating One Mile Beach, Boat Harbour, Fishermans Bay and Anna Bay communities.

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EcoNetwork - Affiliated Associations

National Parks Association (Hunter Branch) Inc.
Native Animal Trust Fund Inc.
Whale & Dolphin Watch Australia Inc.
Port Stephens Park Residents Association Inc.
Port Stephens Native Flora Gardens Inc.
Pindimar/ Bundabah Community Association Inc.
Mambo/Wanda Wetlands Reserves C'ttee Inc.
Shoal Bay Community Association Inc.
Soldiers Point Community Group Inc.
South Tomaree Community Association Inc.
Boomerang Park Residents Action Group Inc.
No Sandmining in Bobs Farm Group Inc.

Hunter Koala Preservation Society Inc.
Tilligerry Habitat Inc.
Salamander Recycling Inc.
Myall Koala & Environmental Support Group Inc
Soldiers Point/Salamander Bay Tidy Towns Inc.
Destination Port Stephens Inc.
Ocean & Coastal Care Initiatives (OCCI) Inc.
North Arm Cove Residents Association Inc.
Wanderers Retreat.
Port Stephens Marine Park Association Inc.
Williamstown & Surrounds Residents Action Group Inc.
Irukandji Shark & Ray Encounters.

For an eco-oriented culture with sustainable communities and the transfer of intact natural systems to future generations.
