



## Planning

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Our ref: 10/03106

Mr Dominic Bressan  
Austasia Leefield Pty Ltd  
PO Box 535  
PADDINGTON NSW 2021

Dear Mr Bressan

**Pindimar Abalone Farm Project (MP 10\_0006)  
Director-General's Requirements**

The Department has received your application for the Abalone Farm Project.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared in consultation with the relevant agencies, based on the information you have provided to date. I have also attached a copy of the agencies' comments for your information.

Please note that the Director-General may alter these requirements at any time.

I note that you are proposing to rely on environmental studies previously undertaken to support your current application. While the Department has no objection to the use of these studies, the Department does require that you demonstrate that these studies are contemporary at the time the environmental assessment is lodged.

If your proposal is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Department of the Environment, Water, Heritage and the Arts in Canberra (6274 1111 or <http://www.environment.gov.au>) to determine if the project will require an approval under the EPBC Act. If it is subsequently determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary Director-General's requirements may need to be issued.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit your Environmental Assessment for the project. This will enable the Department to determine the:

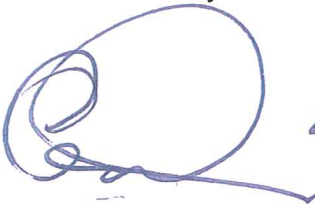
- applicable fee (see Division 1A, Part 15 of the Environmental Planning and Assessment Regulation 2000); and
- number of copies (hard-copy and CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

Once it receives the Environmental Assessment, the Department will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you to revise it prior to public exhibition.

The Department is required to make all the relevant information associated with the project publicly available on its website. Consequently, I would appreciate it if you would ensure that all the documents you subsequently submit to the Department are in a suitable format for the web, and arrange for an electronic version of the Environmental Assessment to be hosted on a suitable website.

If you have any enquiries about these requirements, please contact Chris Ritchie at the details listed above.

Yours sincerely



26.5.10

Chris Wilson  
**Executive Director**  
**Major Projects Assessment**  
As delegate for the Director-General

# Director-General's Requirements

## Section 75F of the *Environmental Planning and Assessment Act 1979*

<b>Application Number</b>	10_0006
<b>Project</b>	The Pindimar Abalone Farm Project, which includes the establishment of an abalone aquaculture facility and associated infrastructure.
<b>Location</b>	180 Clarke Street, Pindimar South (Lot 2 DP1014683)
<b>Proponent</b>	Austasia Leefield Pty Ltd
<b>Date of Issue</b>	26 May 2010
<b>General Requirements</b>	<p>The Environmental Assessment of the project must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a detailed description of the project, including the: <ul style="list-style-type: none"> <li>– need for the project;</li> <li>– alternatives considered;</li> <li>– various components and stages of the project; and</li> <li>– plans of any proposed building works;</li> </ul> </li> <li>• a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment;</li> <li>• a detailed assessment of the key issues specified below, and any other significant issues identified in the risk assessment (see above), which includes: <ul style="list-style-type: none"> <li>– a description of the existing environment using adequate baseline data;</li> <li>– an assessment of the potential impacts of all stages of the project, including any cumulative impacts, taking into consideration the consistency of the project with the <i>NSW Land Based Sustainable Aquaculture Strategy</i>; the <i>NSW Oyster Industry Sustainable Aquaculture Strategy</i>; the provisions of <i>SEPP 62</i> and any other relevant laws, policies, guidelines, and plans (see below);</li> <li>– a description of the measures that would be implemented to avoid, minimise, mitigate, rehabilitate/remediate, monitor and/or offset the potential impacts of the project, including detailed contingency plans for managing any significant risks to the environment;</li> </ul> </li> <li>• a statement of commitments, outlining all the proposed environmental management and monitoring measures;</li> <li>• a conclusion justifying the project on economic, social and environmental grounds, taking into consideration whether the project is consistent with the objects of the <i>Environmental Planning &amp; Assessment Act 1979</i>; and</li> <li>• a signed statement from the author of the Environmental Assessment, certifying that the information contained within the document is neither false nor misleading.</li> </ul>
<b>Key Issues</b>	<ul style="list-style-type: none"> <li>• <b>Design and farming methods</b> – including: <ul style="list-style-type: none"> <li>– details of farm design and management and demonstration that the project is consistent with the <i>NSW Land Based Sustainable Aquaculture Strategy</i>;</li> <li>– likely sources and number of brood stock required including impacts on wild population stocks of abalone;</li> <li>– stocking rates and annual production expected;</li> <li>– quality and quantity of water required for the project;</li> <li>– details of chemicals to be used on site including information regarding their toxicity, storage, handling and spill management; and</li> <li>– technologies and methods for pond management, including the treatment of pond effluent;</li> </ul> </li> </ul>



	<ul style="list-style-type: none"> <li>• <b>Disease Management and Control</b> – including a detailed risk assessment of all relevant aquatic diseases such as Perkinsis and Abalone Viral Ganglioneuritis being transferred into the facility and/or discharged via the effluent from the proposal facility.</li> <li>• <b>Soil and Water</b> – including an assessment of surface water and groundwater impacts of the project. This assessment must include: <ul style="list-style-type: none"> <li>– proposed erosion and sediment controls during construction including the management of spoil from the construction of pipelines and management of acid sulphate soils;</li> <li>– the proposed stormwater management system during operation;</li> <li>– details of the measures to minimise and re-use water, and an assessment of any potential impacts associated with the supply of water;</li> <li>– details of the quality and quantity of wastewater to be discharged from the site and an assessment of the impacts of discharges on surface water quality; and</li> <li>– assessment of the potential flooding impacts of the project;</li> </ul> </li> <li>• <b>Coastal Processes</b> – including: <ul style="list-style-type: none"> <li>– an assessment of any significant impacts from marine structures on sediment transport and coastal processes; and</li> <li>– consideration of climate change and projected sea level rises;</li> </ul> </li> <li>• <b>Flora and Fauna</b> – including: <ul style="list-style-type: none"> <li>– an assessment of the potential impact of the project on threatened species, protected species, populations or ecological communities and their habitats;</li> <li>– assessment of the condition and extent of seagrass beds adjacent to the site, and the identification of any likely significant impacts from the proposed project; and</li> <li>– bushfire management including details of Asset Protection Zones and hazard reduction;</li> </ul> </li> <li>• <b>Aboriginal heritage.</b></li> </ul>
<b>Other Issues</b>	<ul style="list-style-type: none"> <li>• <b>Traffic;</b></li> <li>• <b>Noise</b> – including construction, operation and traffic noise;</li> <li>• <b>Waste management and disposal;</b></li> <li>• <b>Visual</b> – including, landscaping, signage and lighting; and</li> <li>• <b>Air Quality.</b></li> </ul>
<b>References</b>	<p>The environmental assessment of the key issues listed above must take into account relevant guidelines, policies, and plans. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this project.</p>
<b>Consultation</b>	<p>During the preparation of the Environmental Assessment, you should consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups or affected landowners.</p> <p>In particular you must consult with the:</p> <ul style="list-style-type: none"> <li>• Department of Industry and Investment</li> <li>• Department of Environment, Climate Change and Water;</li> <li>• NSW Office of Water;</li> <li>• NSW Rural Fire Service;</li> <li>• NSW Food Authority;</li> <li>• Great Lakes Council; and</li> <li>• Port Stephens Council.</li> </ul> <p>The consultation process and the issues raised during this process must be described in the Environmental Assessment.</p>
<b>Deemed Refusal Period</b>	60 days

## Policies, Guidelines & Plans

<b>Risk</b>	
	AS/NZS 4360 Risk Management (Standards Australia)
	HB 203:2006 Environmental Risk Management – Principals and Process
<b>Aquaculture</b>	
	State Environmental Planning Policy No. 62 <i>Sustainable Aquaculture</i>
	NSW Land Based Sustainable Aquaculture Strategy
	NSW Oyster Industry Sustainable Aquaculture Strategy
<b>Soil and Waters</b>	
<i>Soils</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC)
	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
	Acid Sulfate Soil Manual (ASSMAC)
<i>Surface Water</i>	The NSW State Rivers and Estuaries Policy (NSW Water Resources Council)
	NSW Coastal Policy (NSW Government)
	Coastline Management Manual (NSW Government)
	State Environmental Planning Policy No 71 – Coastal Protection
	Managing Urban Stormwater: Council Handbook. Draft (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
	Managing Urban Stormwater: Source Control. Draft (EPA)
	Managing Urban Stormwater: Harvesting and Reuse (DEC)
	Guidelines for controlled Activities - In-stream works (DWE)
	Guidelines for controlled Activities – Outlet Structures (DWE)
	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian drinking water guidelines (NHMRC/NRMMC)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	Storing and Handling Liquids: Environmental Protection - Participants Manual (DECC)
	Environmental Compliance Report: Liquid Chemical Storage, Handling and Spill Management - Part B Review of Best Practice and Regulation (DEC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)
	NSW State Groundwater Quantity Management Policy (DLWC) Draft



<i>Flood Management</i>	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
	Floodplain Development Manual: the Management of Flood Liable Land (DIPNR)
	Floodplain Risk Management Guideline - Practical Consideration of Climate Change (DECC)
<b>Flora and Fauna</b>	
	Policy & Guidelines - Aquatic Habitat Management and Fish Conservation (NSW Fisheries)
	Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities. Working Draft (DEC)
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC)
	Guidelines for controlled activities - Riparian corridors (DWE)
	Guidelines for controlled activities - Vegetation Management Plans (DWE)
	Planning for Bush Fire Protection (NSW Rural Fire Service)
	Building in bush fire prone areas - Single dwellings (NSW Rural Fire Service)
	State Environmental Planning Policy No 14 – Coastal Wetlands
<b>Heritage</b>	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
	Aboriginal Cultural Heritage Standards and Guidelines Kit (NSW EPA)
<b>Transport and Access</b>	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
	State Environmental Planning Policy (Infrastructure)
<b>Noise</b>	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Interim Construction Noise Guideline (DECC)
<b>Waste</b>	
	Waste Avoidance and Resource Recovery Strategy (Resource NSW)
	Waste Classification Guidelines (DECC)
<b>Visual</b>	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, 1997, AS 4282-1997)
	State Environmental Planning Policy No 64 - Advertising and Signage
<b>Air Quality</b>	
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
	Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)