

## Pindimar Feedback

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**From:** [REDACTED]  
**Sent:** Wednesday, 25 July 2012 2:59 PM  
**To:** Pindimar Feedback  
**Subject:** Development No 180 Proposed Abalone Farm, South Pindimar

Jillian Kral,  
Senior Project Planner  
City Plan Services,

Dear Madam,

Thank you for your email requesting input for the proposed abalone farm at Clarks St., Pindimar South, from the Myall Lakes Aquatic Club. Alan Coates has asked me to reply in my capacity as Vice-Commodore of the club and also as a long term resident of the area (69 years).

Although we are both holidaying in Qld and as such are unable to put this to a general meeting of members, we have both spoken to many of the general members and committee members by telephone before formulating this response and it is our considered opinion that this proposal will not impact on activities of the club.

Furthermore those spoken to and indeed myself, wholeheartedly agree that this is long overdue in Port Stephens and the jobs that will be created are badly needed in this particular area.

Council and other government bodies will no doubt impose severe restrictions on the development, as is their function, and these conditions will allay the concerns of the opponents to the project.

I was engaged in the fishing and oyster farming industry in Port Stephens for 27 years and cannot see any reason for anyone to object to this badly needed aquaculture project.

Yours faithfully,

[REDACTED]  
[REDACTED]  
[REDACTED]



ABN 19 622 755 774

Our reference 2009/1920 EN765

Ms Jillian Kral  
Senior Project Planner  
City Plan Strategy & Development Pty Ltd  
Suite 2 Ground Floor  
14 Watt Street  
Newcastle NSW 2300

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Wira Crescent  
PO Box 93 Waratah  
NSW 2208 Australia  
T (02) 4987 8878  
[www.transgrid.com.au](http://www.transgrid.com.au)

Dear Ms Kral

**Proposed Abalone Farm, Pindimar**

I refer to your enquiry of 24/7/12 regarding the subject proposed development and advise that as TransGrid does not have any assets in the Pindimar area, we have no interest in the proposed development and, as such, offer no comment.

If you have any further queries please contact Ms Kathy Pate on 02 49 678 681 or email [kathryn.pate@transgrid.com.au](mailto:kathryn.pate@transgrid.com.au).

Yours sincerely,

Peter Minehan  
Environment Manager/Northern Region

31/07/2012



**Jillian Kral**

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**From:** [REDACTED]  
**Sent:** Thursday, 2 August 2012 8:32 AM  
**To:** Jillian Kral  
**Subject:** Re: Proposed Pindimar Abalone Farm- site plan

On 01/08/2012, at 2:34 PM, Jillian Kral wrote:

Thank you for the link to draft site plan . I still find the writing very hard to read . My request is to have all writing made larger when the Site Plan is on show for the public.

Kind regards [REDACTED]

Good afternoon [REDACTED]

As requested, please find attached an electronic version of the draft site plan for the proposed abalone farm. You should be able to zoom in easily to points of interest. The design is still being refined, so there are likely to be some changes made before the final submission to the Department of Planning & Infrastructure.

To make locating the previously submitted preliminary information easier, please click on this link [http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=3715](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3715)

Please don't hesitate to contact me if you require any further information. We look forward to receiving your feedback (if you wish to provide any) by 3 August.

Kind regards,

Jillian Kral

Senior Project Planner

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<Draft Site Plan Ver. 10- Pindimar Abalone Farm Proposal.pdf>

24 July 2012

City Plan Services

PO Box 688

Newcastle

**Proposed Pindimar Abalone Farm – Feedback**

We are property owners in Cambage St and Challis Av. Both of these streets will be access ways to the abalone farm. Despite this, the applicant did not notify us of the proposed abalone farm. Why not?

How can we comment properly on the proposal when so much detail is missing? We would like answers to the following questions:-

1. Why don't the plans show the following important details? :-
  - The designated Wetlands that adjoin the site or may include part of it
  - The marine Sanctuary that is very close to the inlet and outlet pipes
  - The wildlife refuge bordering the site
  - The adjacent creek that is a fish breeding area
  - The shoreline where the pipes enter the port
  - Trees that may be removed for construction
  - Mangrove area and sea-grass expanses that will be affected by installation and maintenance of the pipes and by effluent from the discharge
2. Have all those who may be affected by the large scale pollution of Port Stephens been notified of the proposal, including those on the southern shore? If not, why not? eg fishing groups, oyster farmers, tourism operators, maritime services, marinas, parks and wildlife, local residents .
3. Cambage Street is the only constructed road to the site. Access should not be through this urban area. Amenity of the street will be lost. Property values will be badly affected.

As well, property owners in non urban Carruthers Av and Challis Av will be disadvantaged in their attempts to develop their properties.

Does the applicant dispute any of this? If so, in what way?

Why can't the access road be made directly from 180 Clarke St, which is the actual address of the site? Is it because the applicant is trying to save money?

Why do the plans show the address as 180 Carruthers St?

4. Why should the applicant expect approval of his proposal when no other development in the area has been allowed?
5. Can the applicant name any other land based aquaculture projects in Port Stephens that pump large amounts of water from the port and discharge the same amount of polluted effluent?
6. Can the applicant name any similar abalone farms on the NSW coast and which have been successful? Is the applicant aware of the Fisheries Dept abalone trial at South Head that failed and of other abalone enterprises that failed at Port Phillip Bay and in South Australia, even though these areas have better water conditions for growing abalone?
7. Does the applicant believe that this proposal will be an improvement on the previous DA which was so severely criticised by the chief commissioner of the Land and Environment Court that the applicant had to withdraw the DA? If so, in what ways?
8. What studies have been made, or will be made by the applicant, of sea grasses, marine animals, tidal flows, prevailing winds, acid sulphate soils through which the pipes will be laid?
9. The Pindimar Bay foreshore is owned by private residents. Can the applicant guarantee that none of the effluent will be deposited on private properties? Large deposits of seaweed are often washed up onto the beaches because of the strong winds and tidal flow in the Bay. The effects of discharge on the sea weeds could increase the amount of dead weed that is deposited on the beaches.
10. Will screening be placed over the entries to the pipes to decrease the danger to marine life and wouldn't these screens require continual cleaning to maintain efficient pumping?

Please respond as soon as possible.

[REDACTED]  
[REDACTED] 4/12/85

[REDACTED]  
[REDACTED]  
NSW

[REDACTED]  
[REDACTED]  
Nr, Hawks Nest, NS

26<sup>th</sup> July 2012

City Plan Services

P O Box 688

Newcastle

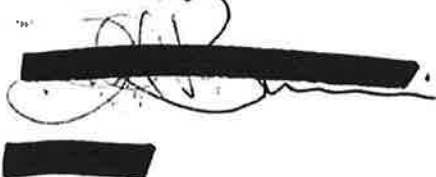
Re; Proposed Abalone Farm at South Pindimar on Port Stephens.

Thank you, for the Meeting at Pindimar.

1. The creek that is a fish breeding area, is not on you plan. Why?
2. The shore line is not shown Why ?
3. The suburban street with children walking along it to catch the school bus , on the proposed access is not acceptable.
- 4 I am concerned that the children swimming on South Pindimar beaches will not be safe from polluted water washed from the outlet pipes. Will you guarantee their safety? How?
- 5 How will the noise coming from the pumps 24 hours a day will be managed ?
- 6 What bond moneys will be held to safeguard the people in South Pindimar ? By whom and where will it be held ?
- 7 How can the Abalone Farm which destroys native vegetation and upset fish breeding , be allowed to put a factory on or near Middens, A Wetland Area .
8. We need to see a bushfire plan as I have watched a fire come over the hill and burn to the water line just where the sit plan for the Abalone farm is proposed. The fire taking all before it . Nothing could stop this fire. I can supply photos,
9. We consider that access via Clarke Street would be the only acceptable access to the proposed farm. Not
10. The pipes into the Bay will be the equivalent to a groyne which will cause scouring of the foreshore ( South Pindimar Foreshore Erosion Study for the Great Lakes Council).
11. We would like extra hard copies of the EA to be available from the Great Lakes Council (at Tea Gardens) for residents who are not connected to the internet.

I am expecting that my concerns be addressed in the your EA.

Yours faithfully

A handwritten signature in black ink is written over a thick black horizontal redaction bar. Below the signature, there is another thick black horizontal redaction bar, presumably covering the sender's name.



To: City Plan Service

Fax # 49253403

From: [REDACTED]

Denman NSW 2328

**FAXED**  
2.15pm  
3.8.12

RE: PROPOSED ABOLONE FARM - PINDIMAR SOUTH

We purchased our property in Cunningham St in 1984 because it was a quiet, friendly and ideal location near the Bay for family holidays.

The younger members go bike riding around the roads and swim in Pig Bay, between the access roads (unformed) of Como and Cape Streets.

At this stage we oppose the project, as we have not been satisfied that the preliminary material has allayed our concerns, not addressed the impacts on the village.


The future EA/ES/EIS must address the following:

1. An audit on the village to ascertain the number of dwellings - the number of permanent residents; the number of holiday homes and the number of investment homes used by long term tenants and/or holiday rentals.
2. A traffic count from the Bundabah Road onto Pindimar Road; Warri Street onto Clarke Street; on Clarke Street before the influence from Warri Street, for at least 2 weeks to determine road usage.
3. The estimated road use by the Proponent as to vehicle movements during both the construction phase and the operational period.
4. An independent Noise Consultants Report indicating noise impacts on the village during construction and operational period.
5. The Proponent must not use Clarke Street during the construction phase when the school bus timetable states the four bus journeys are in operation. It is a narrow steep winding dangerous road even in fine weather, let alone during fog and rain.
6. A Bushfire Management Plan with consultation with the Council and Local Bush Fire Brigade.
7. An independent report from a Marine and Fisheries Authority to indicate any impacts on the sea-grass; the Marine Park Sanctuary zone; the nearby Oyster Lease; the sandy beach area; the quality of the swimming water and the general marine environment of the area impacted by the discharge.
8. An Independent Scientific Report on the likely chemical analysis of the discharge material into the Bay.

9. Justification of the proposed access/exit to the site along Cambage Street when the proponent has an access point on Clarke Street.
10. The Proponent should list the ramifications on the Project should the DOP deny access/exit to the site via Cambage Street.
11. Should the project be approved with conditions, the proponent should install road and speed advisory signs on Clarke Street according to Council's requirements
12. The proponent must have the Certifying Officer from the Council.
13. The proponent must have a Rehabilitation Plan in the EA in the event that the project fails at any time for any reason, and a Rehabilitation Bond provided to Council.
14. The proponent must be supportive of the formation of a Community Consultative Committee set up and chaired by Council, to oversee any Conditions of Consent.
15. The proponent should be prepared to take out Indemnity Insurance to cover any serious impacts in any part of the Bay.
16. The proponent must include a Beautification Plan and indicate that the colour of the sheeting used on all buildings will be environmentally friendly.
17. The proponent must show individual plans on an A4 size and not resemble the pathetically small site plans on the circulated plans to residents and should show the changes on the foreshore.
18. The proponent should arrange another meeting with the residents of South Pindimar only, and make sure a representative is in attendance that is able to answer questions, after the release of the EA/ES/EIS.
19. The Proponent should have printed enough hard copies of the document, so that those residents who do not have electronic access have the ability to come to an informed decision whether to support or object to the project. These copies should be available at the Tea Gardens Shire Office.

There is a large number of the "silent majority" who do not want to express their opinions at this stage.

Yours faithfully



[REDACTED]  
[REDACTED]  
25 July 2012

Dear Sir,

Re: Proposed Abalone Farm in South Pindimar

The success of the proposed abalone farm will depend on many things which may or may not have been addressed.

- ❖ Abalone need clean seawater with little silt or pollutants. Has there been a study of water and silt movements in Port Stephens? The water coming into Port Stephens from the Karuah River in times of flood can carry a lot of silt – this fresh water will flow along the bottom of the original valley that has been submerged by rising sea levels since the last ice age – just where the inlet pipe will be situated. Abalone will not be happy!
- ❖ What happened at the abalone experiments at Tomaree to have it fail?
- ❖ We were told that the pumps for the water in-take were going to be 4 metres under ground i.e., 2 to 3 metres below the water table. Is there a problem?
- ❖ What noise will the pumps generate that can be heard in the village? This is a residential area.
- ❖ 180 Clarke Street was given as your address. If this is so, is there going to be a road built down to Challis Avenue and the bridge? Cambage Street is not designed for heavy traffic – it is a residential area.

Yours faithfully

[REDACTED]  
[REDACTED]