

19/05/2017

I PART

Po Box K35

Haymarket NSW 1240

Submission for objection to the proposed Northern Water Solutions (LEDA) sewerage treatment plant @ 425 Piggabeen rd Cobaki Lakes.

To whom it may concern,

Our family have lived in the pristine Piggabeen Valley for 9 years and we are raising our two children on our acreage property, growing our own organic produce and raising organic poultry. Our house sits on an elevated position and we enjoy magnificent uninterrupted views of the Valley all the way to the coast.

We purchased our property in 2009 aware of the proposed Cobaki Lakes development and were in full support as we could see the future benefits on our daily lives i.e: upgrades to roads, proximity of shops, improved infrastructure. We are still in support of the development however we are opposed to the sewerage treatment plant being built at 425 Piggabeen road as it will not only be an eyesore it will not be servicing or be of any benefit to the residents of Piggabeen Valley.

The Cobaki Lakes development with its proposed 6000 homes should be connected for its water and sewerage supply to the already existing Tweed Shire Council sewerage plant at Banora Point. This plant has already had millions of dollars spent on it in preparation to be able to service and accommodate the Cobaki Lakes Development.

There has been very little consultation with the residents of Piggabeen Valley regarding this proposed development, apart from the bare minimum legal requirements. We are all rate paying property owners who bought in the Valley to live a rural, peaceful life close to nature with a high regard for our local environment. The question also remains as to why the sewerage treatment plant cannot be situated on the 605 Ha already owned by LEDA in a more inconspicuous location that is away from residents and not in a flood zone.

PROPERTY VALUES:

The proposed sewerage treatment plant at the old Golf driving range will directly impact our real estate value and that of the whole Piggabeen Valley. The proposed site is directly in our line of view and will spoil our rural and natural outlook from our house which greatly impact the value of our home and property. The proposed site is on the main drive into the Valley and having a huge industrial sewerage plant is in total opposition to everything that our Valley is: rural, peaceful, pristine, natural bush and untouched. The wedding venue The

Abbey which has created local employment and is helping raise the profile of our Valley will also be impacted environmentally, aesthetically and financially by this development.

FLOODING:

The Piggabeen Valley, Piggabeen Creek and golf driving range are subject to severe flooding. There have been numerous occasions in the 9 years we have lived in the Valley that we have been unable to leave as the roads have been flooded and in some areas the water moves quickly across the roads causing a huge amount of damage. Just recently in March this year the flooding was so severe that the effects can still be seen at the Golf Course on the adjacent property which looks more like a swamp. The impact of the potential damage this can cause to the infrastructure to the treatment plant with the possibility of spillage or leakage is of a huge concern. This would directly affect the creek and estuaries that supply the Tweed river systems that are used for recreational water sports, fishing, etc.

LOCAL WILDLIFE:

The Piggabeen Valley has an abundance of local wildlife kangaroos, wallabies, possums, echidnas, koalas, Cockatoos, rosellas, lorikeets, black cockatoos, tawny frog mouths, green tree frogs, fish, crabs, sea birds, egrets, turtles and even the platypus has been spotted in our creek. The Valley and the Creeks are a refuge and breeding ground for these native animals and a legacy for our children and the next generation. In a world that is being overdeveloped at an alarming rate with very little areas of nature being preserved The Piggabeen Valley is a real treasure to the Tweed Valley and we hate to see this being compromised when there are other more suitable locations to build on that don't flood and pose such a huge threat to our environment.

NOISE, ODOUR, AESTHICS:

We are not only concerned with how the look of the sewerage plant will impact our view and the Valley itself but also with the smells and noise. The Piggabeen Valley has no industry and is a zoned rural area the only noise that you hear is the bush and wild life and lawn mowers. The smell is also of a great concern especially when the wind does pick up, there can be no way that LEDA can guarantee that there will be no smell coming from the sewerage plant, not to mention if it floods or breaks down. I have attached a link that refers to the local resident in the Sunshine Valley that are outraged at the affect that the sewerage plant is having on their property and daily lives and this is not acceptable for the Piggabeen Valley.

<https://m.sunshinecoastdaily.com.au/news/sewage-stink-upsets-residents/2635608/>

ZONING:

The following information refers to the zoning on 425 Piggabeen Rd from The Tweed Shire Council:

Amendments The Current Zoning for 425 Piggabeen Road Cobaki lakes is Rural 2 which does not allow a sewage treatment plant.

Please refer to Tweed councils approval for subdivision for lot 1 and 2 of DP 874316.

The subdivision of the 2 properties was granted with the provisions that:

There would be an easement for the Power company to access which travels directly through the middle of the said property. (If there is a sewage plant located on this site the power will need to be diverted to insure power can be accessed as required to my property.)

It Also states that the following conditions will apply:

- 1) No excavation including a septic tank .
- 2) No Effluent disposal for lot 1 which is 425 Piggabeen Rd
- 3) Please refer to the Fisheries Act Part 7A 1995 with regards to the potential of leakage of sewage into the Tweed creeks.
- 4) Please refer to section 75P (c1) of the act with regards to the environmental impact planning prohibiting this development under part 4 of the act.
- 5) Please also refer to the Contaminated land Management act 1997 section 59(2) 6) The land is identified as significant Non Contiguous Farmland under section 117(2) dated 30 September 2005.

I hope that our objections and those of the local Piggabeen residents are taken seriously and that another site on the 605Ha owned by LEDA is found to be more suitable.

Kind regards,

[REDACTED]

[REDACTED]

Piggabeen

[REDACTED]