

Submission for objection to the proposed Sewerage treatment plant @ 425 Piggabeen Rd Cobaki Lakes.

We are the next door property to the proposed development site for a sewage plant at 425 Piggabeen Road. Not only is this OUR HOME we also operate our FAMILY BUSINESS on site consisting of a very successful wedding venue and golf course. At no time have we been contacted or consulted by Tweed Shire Council, LEDA or Northern Water Solutions as to their intentions on the said property. As a neighbouring property we would have expected this as a bare minimum.

OUR CONCERNS ARE AS FOLLOWS:

1) **The proposed land is subject to floods.**

Apart from tidal flooding that we all experience along the Tweed River and Piggabeen creek, the rain water runs down from our elevated property (and dam) directly onto the property of 425 Piggabeen Rd. We have been living here for approx. 7 years and have seen it flood many times, up to a level of about 300 mm. As a result it then gradually runs back into the creek at the back of the property which in turn runs into all the creeks and estuaries supplying the tweed river systems. (I suggest that you engage a Hydrologist to support my comments.) I have hired a hydrologist and they have said that the land level at a king tide is the same as the said property. Therefore the chance of damage in the event of floods to the sewage tanks that may over flow directly into the creek would cause a disastrous environmental impact.

2) **Financial Impact on our Business and Property Value**

We operate a wedding reception venue next door and the loss of business would be disastrous. Who wants to get married overlooking a sewage treatment plant? Our Guests would be expected to be eating canapes and potentially exposed to disgusting odours associated with these treatment plants. I ask the minister if he would like to live next door to a sewage plant? Is there a guarantee that it will not smell?? Is it LEDA's intention to landscape the eyesore that would dominate our picturesque rural outlook ??

Also the impact of decreased valuation the Sewerage Treatment Plant will have on our property value, not only for us but all our surrounding neighbours as well.

I would suggest that if the sewage plant was to be located on a less conspicuous site on Leda's current enormous site there would be no (or less) concerns from local businesses and residents.

We will be forced to take legal action for losses and emotional trauma if this application is approved which will include all relative bodies.

3) **Local roads**

The road access is currently not adequate and needs upgrading to cope with the additional heavy truck transport that has damaged the local roads.

I had a brief conversation with a member from the Leda group about 2 years ago re the supply of water to the development and they said to me that it was cheaper to get their water from Queensland as opposed to NSW. If this is the case I suggest it would be a huge loss to the NSW Government.

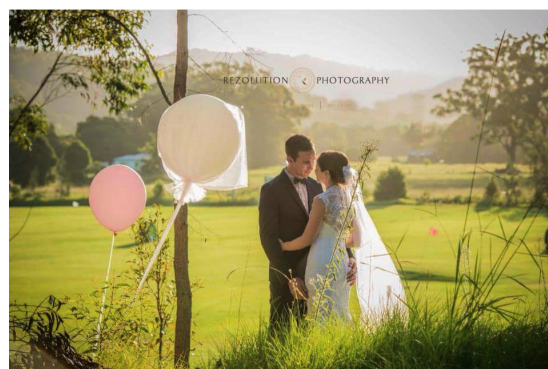
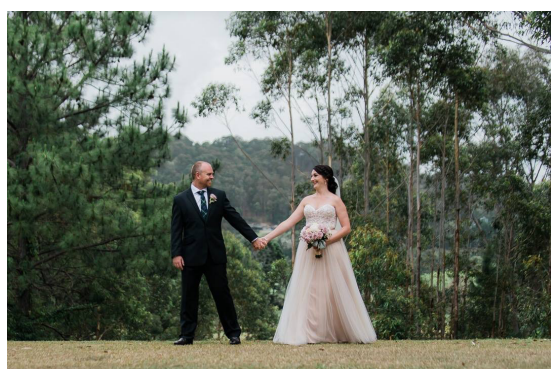
In summary we are not apposed to new developments and are all in favour of a cleaner and greener environment. We do however feel that the proposed site for this sewerage treatment plant (meters away from our home and business) is not suitable or acceptable. We have invested our all into this property and the impact of this development could potentially ruin us emotionally and financially.

Kind Regards
Bernadette & Tony Vincent

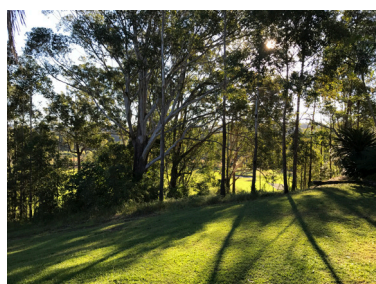
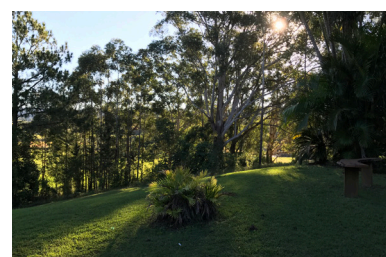
Background History and Photo Gallery

We purchased our property in 2010... after a lot of hard work and the understanding that we were surrounded by rural properties, we took the bookings from 3 in 2011 to **70 WEDDINGS** last year! This has in turn supported a lot of local businesses, local staff and put our beautiful property on the world wide web. We often cater for a number of overseas guests and they generally all stay in Tweed & Coolangatta.

Just a few Abbey weddings photos that would not have been possible with a sewerage treatment plant in the background...



Current pics..



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.