

Author name: R. Dixon

Date of submission: Tuesday, 28 April 2015

Submission: Having spent hours reading the DAs to Council for the Sewage Treatment Plant and Water Recycling Facility at 617 Freemans Drive so we could make informed submissions, we are now confronted with the same process of making submissions to IPART. We understand that IPART can make their own decision as to recommending the building of this utility to the appropriate minister so as to speed up processes for the developer. However, it has been very difficult to discover the processes that can be followed by a developer.

Invitations for IPART submissions were not well advertised. A lot of local people did not see the advertisement nor are they aware of the existence of IPART or WICA legislation. This may be helpful for the developer but the community should not be ignored.

I feel that the pendulum has swung too far in favour of the developer. When the minister approved the development at North Cooranbong, many community concerns were considered to be covered satisfactorily by the developer's responses. However many of these concerns have eventuated such as the pollution of the pond at Sabrina Place and the increased death of wildlife. These concerns have been documented by community members. There can be no guarantee that problems will not arise with the building of this utility.

Recent rains have shown what can happen with flooding and power failures. Risk of sewage overflow, listed in Appendix 4, is shown as very high and even after post-mitigation, it is still listed as moderate, as is sewage overflow at households.

I have found JPG's DAs and licence applications to contain many inconsistencies and half-truths. An example of this is the developer stating house prices will not devalue. This has been proved as untrue. It also seems to be the case that when these developments take place in stages, that along the way modified enlarged plans are introduced. Plans for 617 are already considerably larger than those originally submitted for 60 Avondale Rd.

Complaints have been received in submissions to the council concerning the lack of adequate environmental practices by this developer. JPG recently developed 51 Alton Rd and one correspondent, who lives directly opposite, described the environmental practices as "pathetic". He cleaned up a large amount of their waste from his property for a number of weeks after completion. A scientist, living opposite the North Cooranbong development in Avondale Road, wrote several detailed articles in the local paper concerning the lack of suitable environmental procedures being followed by the developer.

The traffic situation at the Cooranbong shopping centre is very dangerous and the extra traffic during construction will certainly increase the danger. We live just round the corner and recently moved there to be closer to shops and medical services not expecting to go past a sewage/water utility every time we go to the local shops.

The estate being developed covers an area of 350 hectares. Surely there is enough space to build such a utility in an area away from existing long-term developed areas.