

Attachment To
A Submission by the “ Friends of Our Beaches”
Re: DA 6-46/07 by Walker Corporation Pty Ltd

Background

* The Eurobodalla Shire Council [ESC] owns 122 hectares of land but its hilly terrain means that about 65 hectares only are available for development.

* ESC's aims are stated to be :

* Establish a revenue stream;

* Increase capital value of the larger site, via, development approval, linkage with the proposed Surf Beach Bypass road and potential for rezoning of portions of the larger site, along with placement of new buildings on the bulky goods site should all enhance the capital value of land currently owned by Council;

* Make the larger site attractive for further development for a variety of residential and commercial uses;

* Deliver high quality, bulky goods retail tenants to the Shire, thereby reducing the need for residents to travel outside the shire for their retail needs. **ESC's intention is to develop a portion of the Surf Beach site with a development partner as a bulky goods retail precinct as the initial stage in developing the overall larger site.**

* **The Surf Beach Bypass road significantly influences the potential development take-up of the larger site. Construction timing requires the Bulky Goods precinct to open as soon as possible after the Bypass road is open , but not before connection with the Bypass road;**

* Create a development that is of architectural merit, incorporates sensitive landscape design and is based on sound planning principles that improves the overall amenity of the Shire; and,

* Increase employment opportunities.

* ESC over time has been conducting studies on the options available to it to utilize the available parts of the land. These have included:

- * 1990 A commercial and industrial strategy study ;
- * 1994 Northern Eurobodalla new industrial area study of four sites ;
- * 1997 Preliminary review of proposed Spine Road Bypass;
- * 1998 Beach Road deviation [Batehaven Bypass] evaluation;
- * 1998 Flora and Fauna assessment Surf Beach Waste Management and Industrial Estate Site;
- * 1998 An Aboriginal archaeological assessment of the Surf Beach Waste Management site;
- * 1999 Eurobodalla Urban Local Environmental Plan. This is the statutory planning instrument for ESC and covers the urban areas of the Local Government area. The Surf Beach Waste Management site is zoned 4a Industrial.

ESC 's COMMUNICATIONS WITH THE COMMUNITY

* In the years prior to 2006 from the community perspective isolated snippets about future projects were released, but they were not connected as part of a master strategy plan. The exception would be the pressure generated from the heavy traffic flows on Beach Road during the holiday seasons. Then, it was expedient to refer to the plan for the Bypass 'Spine Road', and this was well understood by the community.

*In December 2006 ESC released its newsletter 'Summer 2006/2007. It prominently displayed the following:

"Not so long ago we called for Expressions of interest for a developer to create a vibrant , good looking and environmentally sound bulky goods park on a 48,000 square metre parcel of our land at Surf Beach. Not surprisingly, we had a fantastic response. After all, up for grabs was the last site available for bulky goods in the Bay area, situated at what will soon be the Shire's major transport intersection.

We're very pleased to announce that just prior to Christmas, Walker Corporation signed a 99-year lease with us for the development of the brand new and much-needed bulky goods centre at Surf Beach."

'The company will commence construction of the 19,000 square metre homemaker centre in mid 2007. They are currently negotiating with national hardware and electrical chains to

become anchor tenants. Walker Corporation is encouraging local retailers and prospective franchisees to approach them to open stores in the centre, with the aim of having a blend of national chains and trusted local retailers. Tenants for the site are expected to be announced early in 2007 with the centre due to be opened in mid-2008.'

"Mr Lloyd Williams, the National Retail Development Manager of Walker Corporation says his company is delighted to have won the hotly contested site for a homemaker centre....." We will work closely with the Eurobodalla Shire Council to create a first class retail amenity for the South Coast community, who are expected to spend close to \$250 million annually in bulky goods retail by 2009."

"Batemans Bay has an immediate catchment of more than 71,000 people and the Shire's population is expected to grow at 1.5 times the national average over the next ten years. The centre will be located on the intersection of George Bass Drive and the new Batemans Bay Bypass, due for completion in late 2007 prior to the bulky goods centre opening. Funds generated by the lease arrangement will be used to pay for the construction of the bypass."

* Until this information appeared it would have been very difficult for individual property owners and residents to have known what was being planned. Moreover, among discerning locals there was scepticism about some of the statements made in this ESC publication.

* On 1 August 2007 ESC General Manager advised that a 99 year lease had not been signed. Rather, he explained a "heads of agreement" or in principle agreement had been reached. At the same time, in its DA the Walker Corporation stated that it had been awarded the contract for the bulky goods retail centre.

*South Coast community includes the Shires of Shoalhaven 99,000 people, Eurobodalla 35,000 and Bega Valley 32,000 approximately.

* Batemans Bay cannot have an immediate catchment of 71,000 people.