

VITAL INFORMATION FOR ALL TWEED RESIDENTS

Administrators attempt to introduce a new heavy industry precinct to Kingscliff and eliminate the possibility of the world class Chinderah Centre

TWEED MAIL
23.05.08
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Tweed Shire Council is currently exhibiting draft Urban Release and Employment Lands Strategies which are intended to form the basis of the new Local Environmental Plan (LEP).

“Commercial office space will be supplied to the market mainly from existing commercial zoned land in the major regional centres and the existing regional district town [supermarket] centres identified in this strategy. Any additional commercial rezoning will need to consider the Tweed Retail Strategy ...”

The Administrators LEP proposals - which would ELIMINATE the possibility of the Chinderah Centre - are flawed, but will be adopted and go to State, **unless residents protest effectively and make submissions** against its adoption before the September 2008 election.

All present and future residents, possibly for decades, will be affected, and this action is typical of what Council planners and Administration have been getting away with for years, and all ratepayers and others have paid dearly.

The opinion of an expert consultant includes: *“there would appear to be some serious flaws in the analyses which have gone into the content and recommendations of the Employment Lands Strategy, with heavy reliance on unproven assumptions, and ‘anecdotal evidence’”.*

86% of residents want the Chinderah Centre: The Administrators plans reject a centre at the Shire's only main road Hub at Chinderah, against the expressed wishes of 86% of respondents in a properly conducted Shire-wide postal survey. Chinderah is the only location capable of sustaining an adequate new centre.

Benefits of Chinderah Centre that Administrators want to eliminate: It is not necessary to dwell on the many needed benefits of a Chinderah Centre such as increased competition, convenience in road access and parking, saving in petrol and pollution, and all the needed community and world class shopping facilities, commercial offices, medical facilities, bulky goods and homewares precinct etc.

The LEP means higher prices and is anti-competitive Professor Fels, long-time Anti-Competition Commissioner states planning laws prevents competition, increasing grocery costs by 20%, others by 30%.

Council proposals *“Increasingly Major Regional Centres are dominated by large retail malls which are typically owned by financial institutions often backed by superannuation funds. The nature of the funds management industry means these significant assets will regularly seek to expand and refurbish, to ensure returns to shareholders. Long-term planning for Major Centres needs to understand this cycle, and plan to achieve the best outcomes for the whole centre.”*

The main beneficiaries of Tweed Centre higher density with elimination of competition will be the beneficial owners of the Centre, **WHO ARE THEY?** The only “Centre”, would be at the extreme corner of the Shire, and located very poorly for all residents not living close by.

No better site than Chinderah: The benefits of the Chinderah Centre are very obvious to any thinking individual, and many experts have found Chinderah the best location, none have found a better site. I offer a reward of \$20,000 to any planning expert

who, to the satisfaction of a panel of experts, can identify a more suitable centre for the benefit of the entire Shire majority, as well of as for the Coast, than at the Chinderah road hub area. The controlling coastal zoning at Chinderah allows ‘High Employment’, but the Administrators propose instead a major only ‘Industrial’ precinct which will result in many fewer jobs.

Council responsible for 12 lost Court Cases:

In losing 12 consecutive successive Court cases before 10 different Judges, and with all costs awarded against Council, their serious incompetence resulting in massive ratepayers losses have been exposed. Also a major damages case is proceeding, which could result in many more millions of damages payable by Council.

Council surveys: The reported figure of 77 from the entire population surveys, reducing the number of Councillors from 11 to 7, making proper representation even more difficult and dependent on Senior Officers opinions, also requires re-examination.

Are the real reasons for so many senior people unexpectedly leaving council in the last few years.

Make a submission now: To object to Council trying to eliminate the possibility of the Chinderah Centre, residents are urged to write submissions to Council now. Anyone making submissions is advised to keep a copy in case council reported results need confirmation.

All documentation is available on galeskingscliff.com.au

Dr Harry Segal accepts all responsibility for this and other pamphlets of his, and will defend any proper reporting of their contents. Should any individuals named, wishing to respond in court, feel unable to do so for cost reasons, Dr Harry Segal would welcome a properly conducted debate or public meeting at little cost to them.