

REVIEW OF BEGA VALLEY LEP DRAFT AMENDMENT NO. 4

**Prepared for
NSW Department of Planning**

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3. CONCLUSIONS AND RECOMMENDATIONS

On the one hand we have a Council proposal to limit retail tenancies in Merimbula to 1,000sqm and allow a large full-line supermarket in Tura Beach. The three main criticisms with this control are that:

- it prevents supermarket expansion in Merimbula, which is needed and would have little adverse impact on Bega;
- it prevents any possible solution that may include a large supermarket and address parking and traffic problems; and
- it will result in some redirection of trade from Merimbula to Tura Beach.

On the other hand we have the DoP proposal that would allow any tenancies up to 4,000sqm. But even this proposal, without other controls, can undermine the retail hierarchy – namely it can result in outcomes that undermine the role of the regional centre, Bega.

The preferred outcome is as follows:

- In the short term a new large supermarket (3,000sqm to 4,000sqm) is provided in either Tura Beach or to replace the Woolworths in Merimbula;
- In the mid term (say 5-10 years away) another new supermarket – whichever option was not implemented immediately above in the short term. (Notwithstanding this as a desirable outcome we recognise that it may be difficult to prevent both options being implemented in the short-term which would result in some oversupply over the next several years0;
- In the short term a new discount department store based shopping centre be developed in Bega; and
- Bulky goods outlets be developed as close to Bega town centre as possible.

In order to achieve the above outcome the following controls are recommended:

The LEP be amended to allow for 5,000sqm expansion in Tura Beach and to include a supermarket up to 3,200sqm and any other tenancies to be no larger than 500sqm. If these details cannot be enshrined in the standard template LEP then it is recommended that they be incorporated in a DCP or the Shire DCP.

The LEP be amended to allow for individual stores in Merimbula to be up to 4,000sqm for supermarkets and 1,500sqm for other store types. 1,500sqm is large enough to permit a Target Country or a discount variety store such as Go-Lo or Reject but would exclude discount department stores such as Big W and Kmart. Again if these numerical standards cannot be enshrined in the LEP then it is recommended that they be incorporated in the DCP.

Stated objectives should be made explicit in either the LEP or the DCP. The objectives should state the respective roles of the commercial centres. Being defined as the major regional centre Bega should allow all retail store types including large department stores. In order to protect Bega as the regional centre limitations should be imposed on the other centres including "out-of-centre" or "bulky goods / homemaker" centres.

Being defined as a major town centre Merimbula should be allowed to accommodate the full range of "regular" or "chore" shopping needs including food and groceries as well as restaurants and personal services. Some non-food and grocery shopping should be permitted where its scale is not large including discount variety stores, hardware stores, etc below 1,500sqm. Merimbula should also be recognised for its tourist role and be allowed to accommodate retailers that contribute to this role including small scale clothing stores.

Tura Beach should be defined as a town or village with a cap on its retail centre to 5,000sqm in addition to its existing floor space. Given its definition as a lower order centre it should be allowed to provide for regular or chore shopping needs but not be allowed to provide shops for "non-regular" or "comparative goods" shopping.

One of the advantages with a DCP is that it can include more detail in identifying store types (eg newsagents, chemists, etc) and even store names (Big W, Kmart, Target, etc). This allows the objectives to be better communicated and gives more control over development. However since retailers and store names can change and new retail formats are introduced then a DCP may require regular review.

3.1 Other Issues – Bulky Goods

The current definition of bulky goods is considered ill conceived and should be changed to conform more to the Standard LEP template – that is bulky goods retailers should not sell food, clothing and other small merchandise that are normally sold in town centres. Rather than specifying maximum floor areas the LEP should specify minimum floor areas – say 400 or 500sqm – so as to prevent regular specialty retailers locating there. The first preference for bulky goods should be in Bega, preferably as close as possible to the town centre.