

Appendix J

Community information

Settlement City Shopping Centre – Port Macquarie
Environmental Assessment proposed Stage 1

The new Settlement City and Panthers Port Macquarie

ING Real Estate and the Panthers Entertainment Group, working together as the Panthers Partnership, have developed a Concept Masterplan for the mixed use redevelopment and renewal of Settlement City Shopping Centre and Panthers Port Macquarie.

The Concept Masterplan makes the most of the great natural setting of Settlement Point, improving the links with the waterfront and the surrounding areas to create a destination of choice for locals and visitors alike.

We have undertaken extensive research with customers and members, and the concept has been benchmarked against the latest retail and leisure trends.

What happens next?

ING Real Estate and Panthers, with input from Port Macquarie-Hastings Council, are progressing a major project application with the Department of Planning for the development. The proposal is consistent with existing zoning and land use rights.

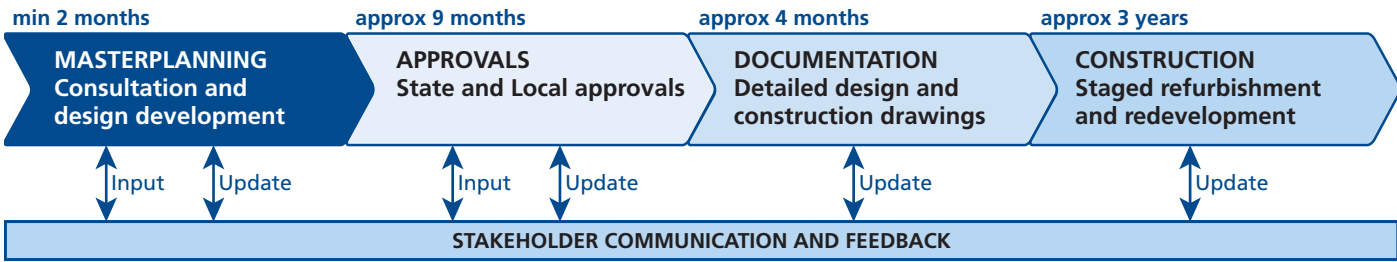
We are currently in the Masterplanning phase of the exercise, with an emphasis on consultation and design

Refurbishment and expansion of the shopping centre aims to complement the existing town centre. Development will be staged to ensure that it does not outpace growth in retail demand in Port Macquarie.

ING Real Estate and Panthers are committed to working closely with customers, members, retailers, Council, the Chamber of Commerce and the wider community to ensure our new revitalised precinct continues to make a major contribution to Port Macquarie.

development. The Concept Masterplan may still be refined following consultation and prior to submission for formal approval.

There will be further opportunity for comment, and a public exhibition, during the Approvals phase.



Settlement City Panthers Port Macquarie

Mixed use redevelopment and renewal



Concept Masterplan June 2007

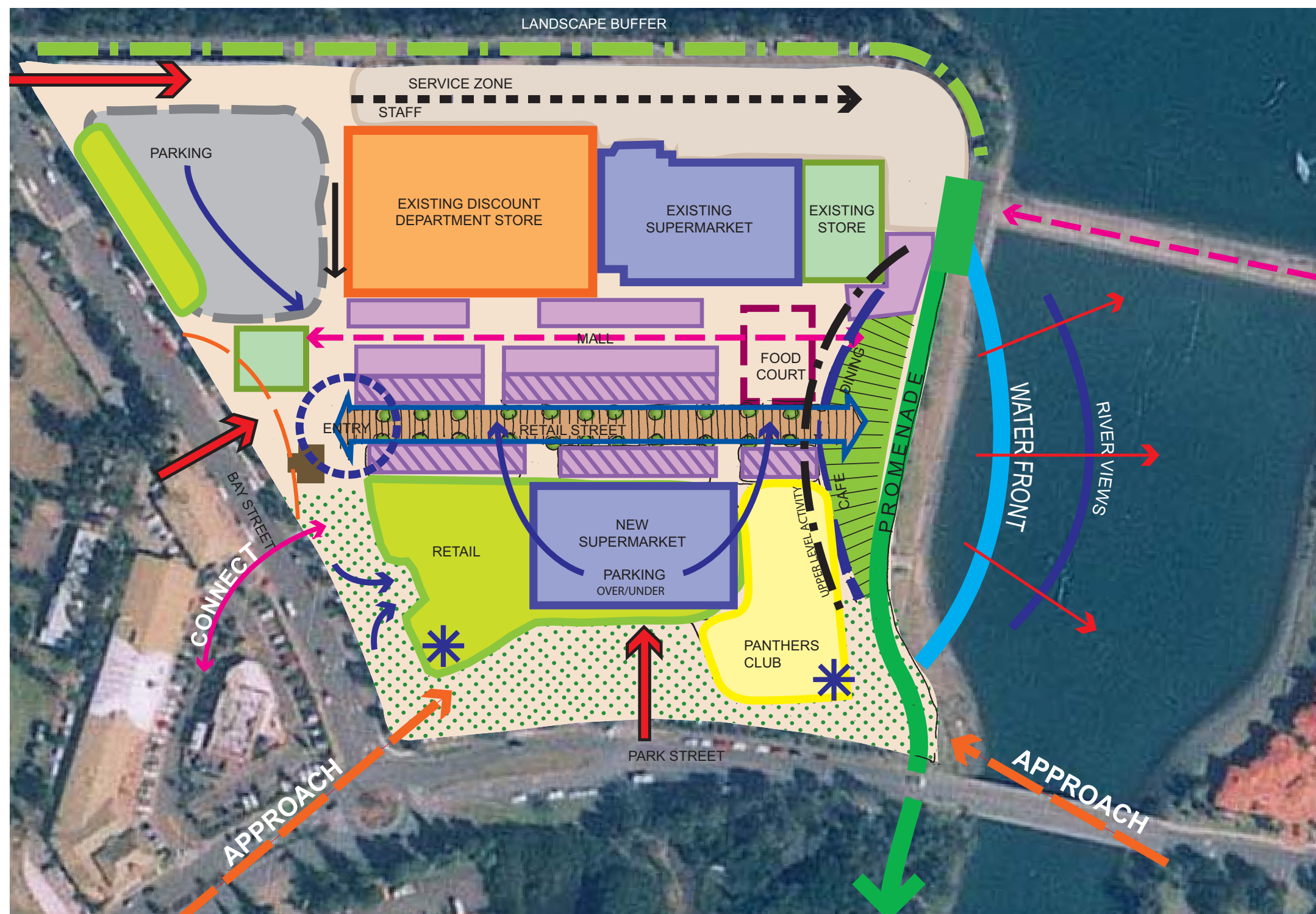
“Settlement City and Panthers – creating a shopping, lifestyle, entertainment and leisure destination of choice for Port Macquarie”

Concept Masterplan

The Concept Masterplan illustrates preliminary ideas for mixed use redevelopment and renewal. It provides information for stakeholders to assist you in understanding our current thinking and providing feedback. Please note that the concept is preliminary and is subject to planning approval.

Key features:

- Refurbishment and expansion of existing shopping centre including retail, fashion, food, entertainment and meeting spaces.
- New Panthers Club including lifestyle facilities, function spaces and potentially accommodation.
- New indoor and outdoor spaces including a refurbished mall, outdoor dining and waterfront promenade.
- Exciting new day and night-time activities.
- Improved pedestrian, vehicle, bus and taxi access.
- Great architecture with complementary landscaping; village style and a human scale.





MEDIA RELEASE

Panthers Partnership

14 June 2007

A STRONG community relationship will remain at the core of Panthers Entertainment Group as it positions itself for the future.

Panthers Entertainment Group and ING Real Estate have established a partnership to jointly manage and develop the group's real estate portfolio across NSW.

Under the deal, Panthers Entertainment Group and ING Real Estate Entertainment Fund will jointly finance the clubs' real estate assets and ING Real Estate Development will provide resources to realise the development potential. Panthers will continue to operate the group's 14 clubs.

Panthers CEO Glenn Matthews said that during the tender process to find a partner, Panthers emphasised its role as a community asset for a number of cities and towns across the state.

"Our focus has always been on the relationship between the clubs and their communities," Mr Matthews said. "Our joint venture with ING will generate benefits to those communities over the long term. We have brought together Panthers' strong local links and ING's global expertise in property development."

Panthers and ING have developed a vision for the 'Club of the Future', Mr Matthews said. "This concept is about listening to what our members want, and they want us to expand beyond our traditional strengths in entertainment and leisure, to include health, wellbeing, conference facilities, family activities, child care, and lifelong learning."

Port Macquarie Panthers will be the first club under the new model, within the redevelopment of the Settlement City complex. "The new club will better meet members' needs by consolidating within efficient and exciting spaces, alongside the enhanced and extended shopping centre", Mr Matthews said.

With the guidance and assistance of Port Macquarie-Hastings Council, ING Real Estate and Panthers are progressing an application with the state government for the redevelopment to be assessed as a major project.

Kate Weir, Senior Asset Manager ING Real Estate, said "We are working closely with Council and other key local stakeholders including The Chamber of Commerce and Settlement City retailers, to make sure that the new complex will meet the future needs of the Port Macquarie community."

"We are operating within existing zoning and use rights and in the next few weeks we will release our proposed masterplan for community input", she added.

Mr Matthews said the Panthers Group saw a great future for Port Macquarie, and the development of the Hibbard site, which would be undertaken in 5-10 years time, was just as important as the

Park St club. "The ING partnership allows Panthers to take the time to determine what works long term for the community, without rushing the process" Mr Matthews said.

ENDS

About Panthers Entertainment Group

Panthers is the largest organisation of its kind in the southern hemisphere with a total membership of around 140,000 and 14 sites strategically located around New South Wales. In total, the clubs occupy approximately 80,000 square metres of gross floor area, and 195 hectares of land – most of it freehold – plus two sites with perpetual leases (1.8ha).

About ING Real Estate Entertainment Fund

ING Real Estate Entertainment Fund (IEF) is a publicly listed property trust which invests in the freehold of entertainment and leisure venues throughout Australia and key global markets. The Fund presently owns a diversified portfolio with total assets of approximately A\$310 million.

About ING Real Estate

ING Real Estate is an international real estate company active in investment management, development and finance. With a total business portfolio of over A\$130 billion and offices in 21 countries in Europe, America, Asia and Australia, ING Real Estate ranks among the world's strongest real estate companies.

ING Real Estate is part of ING Group, a global financial institution of Dutch origin offering banking, insurance and asset management to over 60 million private, corporate and institutional clients in more than 50 countries.



MEDIA RELEASE

Panthers Partnership

25 June 2007

ING Real Estate and Panthers Entertainment Group today unveiled plans for the redevelopment of the Settlement City precinct. Working together as the Panthers Partnership, ING and Panthers have developed a draft masterplan which will see Settlement City shopping centre expand by around 11,000 square metres and the creation of a new Port Macquarie Panthers club.

Under the masterplan, a new Panthers club will be built on the north-east corner of the block, improving the link with the waterfront and shopping centre. "This is an exciting development for Panthers, our members and Port Macquarie," said Thomas Paynter, General Manager of the club. "It's the logical next step in our amalgamation process; and meets promises we made to members about a better and brighter future."

"The partnership with ING Real Estate will allow us to build what we call 'the Club of the future' – by that we mean clubs which meet the needs of our members and their changing lifestyles. And it's great that Port will be the first club to be built under the new model. It'll be a more efficient and much more exciting place, alongside an enhanced and extended shopping centre," said Mr Paynter.

"We are really excited about the masterplan", said Rosalind Blandford, Centre Manager Settlement City. "We have been guided by the Panthers Club, Port Macquarie-Hastings Council, our retailers and other key local stakeholders to make sure our new development will meet the expectations of our customers".

"We have undertaken extensive research to understand what our customers and members want, and benchmarked against the latest trends in retail and leisure, in order to come up with a design which makes the most of this great natural setting", Mrs Blandford said. "And we are focussed on improving the links between our site and the local area, to make Settlement City a destination of choice for locals and visitors alike".

Designed on a human scale, the new Settlement City/Panthers development will feature a pedestrian street to link Bay Street, Park Street and the waterfront, creating a village-style feel and opportunities for outdoor dining. The complex also provides for a cinema to complement the leisure activities on offer at Panthers. "We are putting together a mixture of vibrant indoor and outdoor spaces, and making sure we have great pedestrian, car, bus and taxi access", Mrs Blandford said.

"With the guidance and assistance of Port Macquarie-Hastings Council, ING Real Estate and Panthers are progressing our major project application", Mrs Blandford said. "We are operating within existing zoning and land use rights, and our development will be staged to ensure that growth does not outpace demand".

Over coming months ING and Panthers will continue to refine the plans. "We welcome input from the community", Mrs Blandford said. "We will be establishing a website where anyone can view our plans and provide us with feedback, and our full environmental assessment will be on public exhibition later this year as part of the approval process". Construction of the first stage is expected to commence in late 2008 or early 2009.

ENDS

About the Panthers Partnership

Panthers Entertainment Group and ING Real Estate have established a partnership to jointly manage and develop the group's real estate portfolio across NSW. Under the deal, Panthers Entertainment Group and ING Real Estate Entertainment Fund will jointly finance the clubs' real estate assets and ING Real Estate Development will provide resources to realise the development potential. Panthers will continue to operate the group's 14 clubs.

About Panthers Entertainment Group

Panthers is the largest organisation of its kind in the southern hemisphere with a total membership of around 140,000 and 14 sites strategically located around New South Wales. In total, the clubs occupy approximately 80,000 square metres of gross floor area, and 195 hectares of land – most of it freehold – plus two sites with perpetual leases (1.8ha).

About ING Real Estate Entertainment Fund

ING Real Estate Entertainment Fund (IEF) is a publicly listed property trust which invests in the freehold of entertainment and leisure venues throughout Australia and key global markets. The Fund presently owns a diversified portfolio with total assets of approximately A\$310 million.

About ING Real Estate

ING Real Estate is an international real estate company active in investment management, development and finance. With a total business portfolio of over A\$130 billion and offices in 21 countries in Europe, America, Asia and Australia, ING Real Estate ranks among the world's strongest real estate companies.

ING Real Estate is part of ING Group, a global financial institution of Dutch origin offering banking, insurance and asset management to over 60 million private, corporate and institutional clients in more than 50 countries.



MEDIA RELEASE

Panthers Partnership

12 July 2007

ING Real Estate and the Panthers Partnership today confirmed that the proposed expansion of the Settlement City shopping centre will meet Port Macquarie's growing retail needs, complementing existing local jobs and businesses.

ING have completed an economic study, based on the latest Australian Bureau of Statistics (ABS) data and standard industry benchmarks. It confirms their previous findings that the proposed Settlement City and Panthers redevelopment will provide the extra 11,000 square metres of retail floor space required to meet population growth.

These findings are consistent with the draft report of an independent study by the firm Hill PDA for Port Macquarie Hastings Council. At the 16 July meeting, Council will consider whether to resume the postponed rezoning for retail use of a site on Warlters St, opposite Settlement City. Council staff have recommended against the rezoning, to avoid an oversupply of retail space in Port Macquarie and a negative impact on existing shops and jobs.

Kate Weir, senior asset manager of ING Real Estate said, "These two studies confirm that our proposed expansion of Settlement City will provide the additional retail space that Port Macquarie needs. We want to enhance our existing centre, which has been a part of Port Macquarie for 20 years. Our proposal fits with Council's retail strategy.

"60% of our shops are owned and operated by locals, with their profits flowing back into the community. Building a new 20,000 square metre shopping centre before it's needed will actually hurt existing local businesses and the people they employ, she added. "It's important therefore that the neighbouring site not be rezoned to allow this. Along with local stakeholders including many retailers from the CBD, Settlement City retailers and the Chamber of Commerce, we support the recommendation against rezoning which will go to Council next week."

ING and Panthers have been consulting extensively in recent months with local stakeholders including Council, retailers and the Chamber of Commerce to develop and refine a draft masterplan. ING and Panthers will continue to work closely with Council and the State Government towards gaining project approval as soon as possible, followed by detailed design, with staged construction starting in late 2008.

Main features of the proposal – a summary:

- Refurbishment and expansion of existing shopping centre including retail, fashion, food, entertainment and meeting spaces.
- New Panthers Club including lifestyle facilities and function rooms.

- New indoor and outdoor spaces including a refurbished mall, outdoor dining and waterfront promenade.
- Exciting new day and night-time activities.
- Improved pedestrian, vehicle, bus and taxi access.
- Great architecture with complementary landscaping; village style and a human scale.

ENDS

About the Panthers Partnership

Panthers Entertainment Group and ING Real Estate have established a partnership to jointly manage and develop the group's real estate portfolio across NSW. Under the deal, Panthers Entertainment Group and ING Real Estate Entertainment Fund will jointly finance the clubs' real estate assets and ING Real Estate Development will provide resources to realise the development potential. Panthers will continue to operate the group's 14 clubs.

About Panthers Entertainment Group

Panthers is the largest organisation of its kind in the southern hemisphere with a total membership of around 140,000 and 14 sites strategically located around New South Wales. In total, the clubs occupy approximately 80,000 square metres of gross floor area, and 195 hectares of land – most of it freehold – plus two sites with perpetual leases (1.8ha).

About ING Real Estate Entertainment Fund

ING Real Estate Entertainment Fund (IEF) is a publicly listed property trust which invests in the freehold of entertainment and leisure venues throughout Australia and key global markets. The Fund presently owns a diversified portfolio with total assets of approximately A\$310 million.

About ING Real Estate

ING Real Estate is an international real estate company active in investment management, development and finance. With a total business portfolio of over A\$130 billion and offices in 21 countries in Europe, America, Asia and Australia, ING Real Estate ranks among the world's strongest real estate companies.

ING Real Estate is part of ING Group, a global financial institution of Dutch origin offering banking, insurance and asset management to over 60 million private, corporate and institutional clients in more than 50 countries.

Port Macquarie News

Wednesday, 4 October 2006

Welcome to portmacquarie Yourguide. [Member Profile](#) | [Login](#)

ING pitches its plan on Settlement City

Lisa Tisdell

Monday, 27 March 2006

REDEVELOPMENT of Settlement City is proposed in stages under a plan by ING Real Estate, a Port Macquarie Chamber of Commerce meeting heard.

ING Real Estate lodged a concept plan with the Planning Department for the redevelopment of the shopping centre and Port Macquarie Panthers earlier this month.

Now, Settlement City Shopping Centre manager Rosalind Blandford has outlined the background to the proposal to the chamber

The concept plan provides for an extra 10,000 square metres of retail space and a new-look smaller club.

"We have certainly researched it and found it to be appropriate for Port Macquarie and the needs of retail growth," she said.

"We believe it considers all the stakeholders."

Responding to a question, ING Property Fund Australia senior asset manager Kate Weir stressed Settlement City was an important asset to ING.

"It's not in our interest to grow too fast," she said.

"If small business don't survive within our centre, we don't survive."

A spokesman for the Planning Department said the state government determined in January that the Settlement City proposal should be considered a major project under a provision in the Environmental Planning and Assessment Act.

"The proposed development qualifies as a major project under the criteria laid out in State Environmental Planning Policy (Major Projects) 2005, in that it is higher than 13 metres and falls within the coastal zone," he said.

The proposal is also subject to State Environmental Planning Policy No. 71 which ensures that coastal development is rigorously and carefully assessed to ensure it is appropriate and sustainable.

The department is now developing the Director-General's requirements for the proposal, including environmental issues that must be addressed.

The department's requirements will then be forwarded to the proponent, to prepare an environmental assessment.

The assessment will be exhibited for public comment, before final decision is made about the proposal.

lisa.tisdell@ruralpress.com

[Email this article to a friend](#)

Would you like to comment on this article?

[Click here to have your say](#)

Community gets a on redevelopment

THE community will soon have its say on plans to redevelop Settlement City and Port Macquarie Panthers.

This week, NSW Planning Department issued to ING Real Estate and Panthers the environmental assessment requirements for the proposed project, which is the next step in the planning process.

That means community consultation will start with groups including Panthers members, retailers, Port Macquarie Chamber of Commerce and landholders.

The phased development

would feature a new Panthers club and extension of Settlement City to accommodate a new dining precinct, enhanced fresh food, lifestyle and fashion outlets, along with landscaping and boardwalks opening to the waterway.

ING Real Estate senior asset manager Kate Weir said Settlement City and Panthers were important members of the Port Macquarie community and were looking forward to working with local stakeholders to create the next exciting phase of the joint development.

While the state government is the over-riding consent authority for the project, ING and Panthers will continue to work closely with Port Macquarie-Hastings Council.

The planned redevelopment would be staged over several years to ensure that retail development did not outstrip demand.

It would deliver additional retail space, a new, modern Panthers club and extra car spaces for shoppers and club patrons, creating about 400 permanent and casual jobs.

Port Macquarie Panthers

general manager Thomas Paynter said: "We have established a partnership with them (ING) across NSW, and Port Macquarie will be the first club in our new format

"We are looking at including new facilities such as health, wellbeing, conference facilities and family activities.

"Our focus is now on refining the concept plan on the table, to come up with a club the community can be proud of."

The environmental assessment requirements will be addressed in a report to the department.



"Self Managed Superannuation - Make the most of it!"

ABN Amro Morgans, Macquarie Business Accountants and Falvey Associates Lawyers invite you to a ...

Come and hear about:



Fresh ideas for youths

SANCROX resident Rachael Fairhall is doing her bit to make the world a better place, at home and abroad.

The 22-year-old has helped in a range of areas, including youth and community housing and Youth Homelessness Day.

On the international front, she spent three weeks on mission work in India at the end of 2005 when she lent a hand at orphanages, a blind school and a leper colony.

"I jump in where I can and help out," Rachael said, summing up her philosophy of assisting others.

She wants young people to grow up knowing what it's like to be loved and cared for.

Rachael was among 20 young people to attend a three-day event management workshop led by Tony Allison.

Mr Allison, who has more than 25 years' experience in the music industry, with a specialty in large-scale event management and a community arts background, outlined the career options available,

gauged the interest of young people, and helped them pursue their ideas.

"I don't profess to turn them into event managers but we do give them a broad overview," he told the Port News on Friday.

"I find it very exciting ... the young people are the ones who have the ideas and it's really an opportunity for me to pass on some skills, offer advice and encourage them to pursue their dreams and projects."

Rachael approached the workshop as a chance to build her skills, so she could help as much as possible.

Port Macquarie-Hastings Council and youth agencies are keen to offer event experience to young people, as part of the Freshart Youth Festival and in conjunction with the recently announced H2O Festival.

Young people are encouraged to assist with the festival, drawing on knowledge gained at the workshop.

lisa.tisdell@ruralpress.com



□ Unlimited possibilities: Event management expert Tony Allison talks with Jess O'Callaghan, Rachael Fairhall, James Godfrey, Shery Beeby and Rose Lancaster.

Question: Is your Year 6 child a budding:



Questions: Are you looking for high quality extension and support for them in Year 7, 2007?

The Hastings Valley Community of Schools will be running Year 7 High Achievers classes next year at Port Macquarie and Westport High Schools.

Placement offers will be based on a new Independent High Achievers Entrance Exam and individual student portfolios.

For more information and to register call the Port Macquarie District Office on 6586 6900 by 4pm, May 31 2007.



PN160563

Mirvac's bid to be debated in July

The Police Report

Teens arrested

THREE teenagers on curfew bail were arrested last Thursday for breach of bail conditions.

Police stopped a 13-year-old girl and two 16-year-old boys in William St, Port Macquarie at 11.15pm.

Bail conditions for the three meant they were to be at home at that time of night.

They were arrested and refused bail to appear in Port Macquarie Children's Court on Friday.

Break and enter

AN iPod, cash, mobile phone and jewellery were taken from a Moruya Dve home in Port Macquarie between 10am and 5.30pm last Wednesday. Police believe the thief got in through a window.

A Clifton Dve home was broken into between 10pm Tuesday and 7am Wednesday.

Two mobile phones, a purse and car keys were stolen. Police said the keys were used to steal a 1992 blue Magna, registration YYT-323.

JULY will be a pivotal point in the development debate for the Settlement City area of Port Macquarie.

That's when Port Macquarie-Hastings Council will consider a report about whether to go ahead with the rezoning of the St Joseph's School site in Warkers St after placing the rezoning on hold for six months.

Property group Mirvac has a mixed-use development, including shops, cinema complex and a residential component, earmarked for the site, but it needs rezoning for the proposal to go forward.

Meanwhile, ING Real Estate has lodged a concept plan to the state government for an expansion of Settlement City and a smaller Port Macquarie Panthers Club.

The council is working with ING to refine its proposal.

The council's development and environment director, Luke Nicholls, said the council needed to investigate further the potential development of Settlement City and whether it could meet retail expansion needs in the next 20 years.

There also is more information coming about the impact on the CBD of rezoning the St Joseph's school site.

Mirvac senior retail development manager Charles Bartlett and a Coles Group representative presented concept plans for the school site during the public forum session of a council workshop last week.

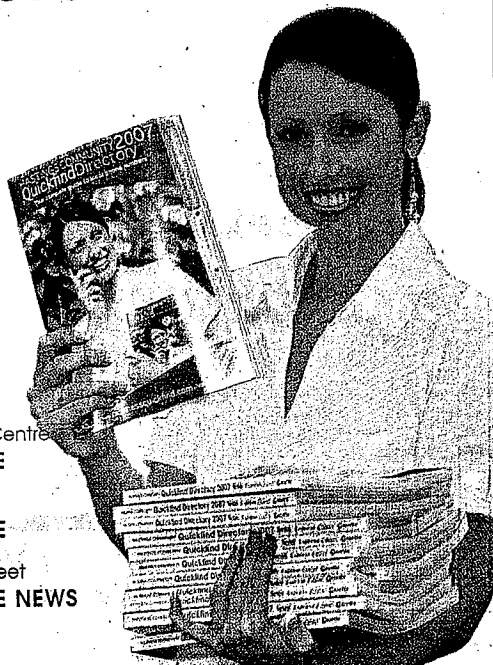
lisa.tisdell@ruralpress.com

HASTINGS COMMUNITY 2007 Quickfind Directory

Your complete guide to local phone numbers

Available now from...

- **NRMA**
Shop 25, Port Central Shopping Centre
- **BANANACOAST CREDIT UNION**
168 Gordon Street
- **HARVEY NORMAN ELECTRICAL**
Hastings River Drive
- **WESLEY UNITING EMPLOYMENT**
Level 1/19 Short Street
- **KENNY LITTLE'S FRUIT & VEG**
Munster St Shopping Centre
- **PORT MACQUARIE LIBRARY**
Grant Street
- **PORT MACQUARIE INFO SHOP**
Shop 2, 155 Horton Street
- **PORT MACQUARIE NEWS**
16-20 Milton Circuit



pn1607784

Wanting Camping and Party Hire

Ph 6581 21 Fax 6581 21

you're Invited

Jacques Boudier

Call today for this great special

6581 0999

The printing professionals

Word on the street

PROPERTY developer Mirvac wants to build a \$150m shopping centre on the St Joseph's High School Regional Campus site in Warlters St, Port Macquarie. We asked locals what they thought about the possible redevelopment of the site.



Ian Dickson
"We need a Kmart pretty bad. For a town this size we should have a Kmart. I think it's good for the town if the school goes out to Sovereign Hills."

Shirley Butterworth
"Why would we want more of what we've got? I'm so upset at how they (council) are building - it's a concrete jungle. They're blocking off our best asset: the water."



Annette Jones
"I think there is too much re-zoning of some areas today. I'm against re-zoning of Westport foreshore too. They're taking too much of our beauty and smothering it with buildings."

Natasha

A lone voice says he's ready to vote

ADAM Prussing is the lone councillor publicly voicing his view on the \$150 million Mirvac retail centre.

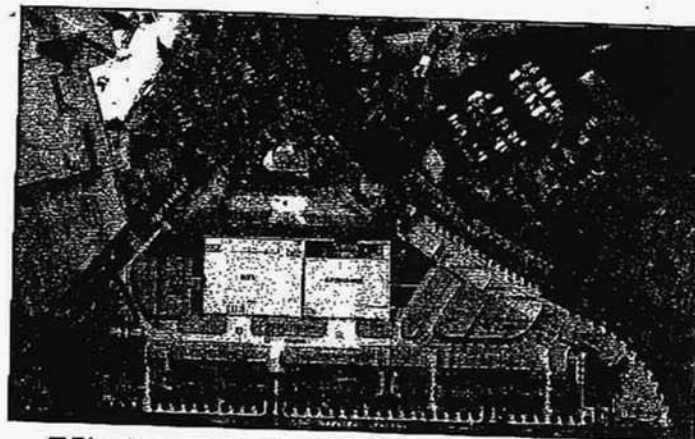
Cr Prussing told the Port News yesterday he would vote against a Port Macquarie-Hastings Council staff recommendation not to rezone the St Joseph's School site in Warlters St.

The site needs rezoning to clear the way for consideration of the retail centre, which includes alfresco dining, Kmart, variety stores and cinema.

Councillors will consider the rezoning at Monday's council meeting.

Cr Prussing said the rezoning process would flesh out the economic impact of the proposed Mirvac development on existing shops.

"The site gives us the only opportunity on a large area adjacent to the existing CBD to expand the (retail) footprint," he said.



□ Big plans: The \$150m retail centre put forward by Mirvac.

"In the long term, we are really missing a key discount department store."

Other councillors did not reveal how they would vote on the issue, saying they wanted to

hear the debate and presentations before making a decision.

Cr David Mayne, who is a Port Macquarie Panthers Advisory Board member, has declared a conflict of interest and will not vote.

The bid from the other side

A PROPOSED expansion of Settlement City would meet Port Macquarie's growing retail needs, a study has shown.

ING has completed an economic study based on the latest Australian Bureau of Statistics data and standard industry benchmarks.

It confirmed previous findings which showed the proposed Settlement City and Panthers

redevelopment, directly opposite the Mirvac proposal, would provide the extra 11,000 square metres of retail floor space required to meet population growth.

ING Real Estate senior asset manager Kate Weir said: "We want to enhance our existing centre, which has been a part of Port Macquarie for 20 years."

"Our proposal fits with council's retail strategy."

ING claimed its rival's plans to build a new 20,000 square metre shopping centre on the St Joseph's School site before it's needed would hurt existing businesses and the staff they employ.

ING and Panthers have spoken to groups including the council, retailers and chamber of commerce to refine its draft plan.

A new Panthers club is part of the plan.

Tale of two centres

Main features of the MIRVAC proposal:

- A \$150m shopping complex on the St Joseph's High School Regional Campus site.
- The planned centre would include six cinema screens, gym, supermarket, Kmart, bulky goods retail space, alfresco restaurants, specialty stores and a residential area.
- It will take advantage of the water views on the opposite side of the road; it will not encroach on Westport Park or the foreshore.
- The construction stage will create 1000 jobs; the shops within the complex will employ about 600 permanent staff.
- If approved, the shopping centre will be operational in 2013.
- Developers believe the school site is the only remaining CBD land suitable for the expansion of Port's retail sector.

Main features of the ING proposal:

- Refurbishment and expansion of Settlement City including retail, fashion, food, entertainment and meeting spaces.
- New Panthers club including lifestyle facilities and function rooms.
- Indoor and outdoor spaces including a refurbished mall, outdoor dining and waterfront promenade.
- New day and night-time activities.
- Improved pedestrian, vehicle, bus and taxi access.
- Architecture with complementary landscaping.
- Staged construction starting late next year.

Advertisement

Shopping for a \$150m solution

Retail titans spruik their centre plans



□ No qualms from me: Port Macquarie's Beattie Tessa wants the new shopping centre.

By CLARE HAYES

ATTEMPTS to build a \$150 million shopping complex in Port Macquarie could be crushed on Monday night.

Port Macquarie-Hastings councillors would have to vote against their organisation's advice to make way for the project.

And that means the 1600 jobs promised by property developer Mirvac to accompany the complex would never see the light of day.

Mirvac wants to put a shopping complex with six cinema screens, Kinart, alfresco dining, variety stores and a supermarket on the St Joseph's High School site in Warlters St.

The school is moving to Thrumster, west of the town, next year.

The plan rivals a multi-million dollar proposal by retail giant ING to redevelop the nearby Settlement City shopping centre.

ING wants to improve its com-

plex to include a cinema and outdoor dining.

Mirvac development manager Charles Bartlett believes the town can sustain both.

Shoppers in Port Macquarie mostly are welcoming of the idea.

Beattie Tessa has lived in Bay St, opposite the school, for 15 years.

She wants to see the new complex brought to fruition.

"As one gets older it's good to have services close by," she told the Port News.

"I know I'd be happy with it. But do we need another shopping centre?"

"They've been talking about a Kinart for 15 years, but a cinema would be wonderful.

"I'm not opposed to any redevelopment."

Some are opposed to plans for a new shopping centre, given its proximity to Westport Park, and are concerned about over-devel-



□ Do you want this in Port Macquarie? Mirvac hopes to build a similar shopping centre in Warlters St to this one in Springfield, Queensland.

opment, the creation of "concrete jungles" and blocking out the area's greatest asset: water views.

Councillors have been advised not to rezone Warlters St for retail and commercial use, effectively quashing Mirvac's plans.

They also are being encouraged by the council's development department to request a sunset clause in any approval for the redevelopment of Settlement City, and revisit the land zoning issue in 2010.

The recommendation is to work on a longer-term expansion plan for the CBD.

Councillors will vote on one of the most expensive projects they have faced during their term at Monday night's meeting.

● Read more about shop plans for your town: page 9

● A lone voice says he's ready to vote: page 9

● The word on the street: page 9

● The bid from the other side: page 9

● Editorial: page 10

Port Macquarie News

Centre of our universe

WHICHEVER way you look at it, plans to rezone the St Joseph's School site in Warlites St is big.

It involves big money, big employment opportunities and will have a big impact on our town's future.

Just how great an impact a retail complex can have on us was evident in the 1980s when Settlement City opened.

Its opening spelled death to the Port Macquarie's CBD, until Port Central made an entrance some 10 years later.

The big question too is how many shops are enough?

Businesses in Port Macquarie can't afford a repeat of history.

The fact our elected officials are coy about revealing their vote before Monday's council meeting shows just how important they think the issue is.

Ratepayers, ladies and gentlemen, will be watching.

The Way We Were

Death of Queen Victoria: London, January 21

The death of Queen Victoria has called forth messages of condolence and tributes to her memory from all parts of the world. Included among those who have sent condolences and have rendered tributes are the heads of all States, Parliaments, Governments, Churches, the colonies and cities.

The Emperor Francis Joseph cabled to King Edward VII that "Queen Victoria was my loyal and gracious friend, and mutual feelings of friendly sympathy were the consistent basis of our political relations".

The Emperor William has ordered the officers of the German army to go into mourning for a fortnight. The German Emperor has also ordered the 1st Regiment of Dragoons of the Prussian Guard, of which the Queen was honorary colonel, to go into mourning for three weeks.

Port Macquarie News
February 2, 1901

Over to you...

SOME NSW Sorry Song campaign to Now it's in cl We asked th students shc



□ Michelle Hearne

I think we do need to say sorry, but I don't think it should be forced on children. Up here there are a few Aboriginal communities around and we need to say sorry to keep the peace. But I don't know about the children doing it.



□ Liam Mulligan

Yep it's a step forward for reconciliation, but children probably don't know what they're singing about so it's a bit pointless. I think the country should say sorry to the Aboriginal people though.



□ C

No, not really long time ago. The children they were sir shouldn't ha

Lamenting Lanmac's woes

RECENT front page headlines dealing with Port Macquarie-Hastings Council's latest dilemma does perhaps present an insight into the workings of our council.

Without the full facts it is difficult to gauge what precipitated the eventual walk-off by Lanmac. This is not about apportioning blame towards either party.

However, consider the following statement (Port News, July 4): "The council has three full-time staff on the high-profile site. Two are surveillance officers..."

Surveillance - a most unfortunate term. One can well understand the Lanmac workers did feel they were being intimidated or stood-over.

Might I suggest council review its management policies.

Liaison officer, now there's a thought!

Alan Horton
Wauchope

Do the right thing, Mr Mayor

COUNCILLOR Drew, Mr Smith and councillors, isn't it time you took some notice of public opinion. Most residents are not against a cultural centre, but almost certainly against the location and cost of the present proposal.

Letters to the Editor

PO Box 5360
Port Macquarie 2444
Email: editor.portnews@ruralpress.com
Fax: 6581 1616

It seems to me, and others, that there are other priorities that warrant money being spent and not wasted on the Glasshouse project. Sporting facilities in Port and districts are well below community expectations. The Wayne Richards complex should be finished now. It is potentially a great facility named in honour of our late mayor, whose sporting interests were well known and respected.

It is true that, as a result of the budget blow-out, grants for sporting developments have been canned in the main. Respond to the ratepayers and your stakeholders' requests for enhanced sporting facilities and fix the problem now, or Port Macquarie will fall further behind Coffs Harbour in sporting facilities.

The state of our roads is simply a disgrace. You can only blame the rain for so long. I implore you to take the responsibility and address the issue now.

Put some real ratepayer money to good use, Mr Mayor, and you never know. There may be savings in the long term by having better-

maintained roads and kerbs.

Consultation "a process of seeking advice and information views and information before Consultation mean agree there is no definite decision on the G. this is a definite step by a de NSW Industrial mission when so it does carry

Councillor decisions in the community responsibility Glasshouse 1 too long.

Do the right Stop the pr review, listen you are not v you and the the right thir

Killing it in their

WAUCHO to be axed! To say I'm dismayed an it mildly.

Get online with your newspaper: **portma**

ING Retail Property Fund Australia

Settlement City - Retailers presentation



April 2007

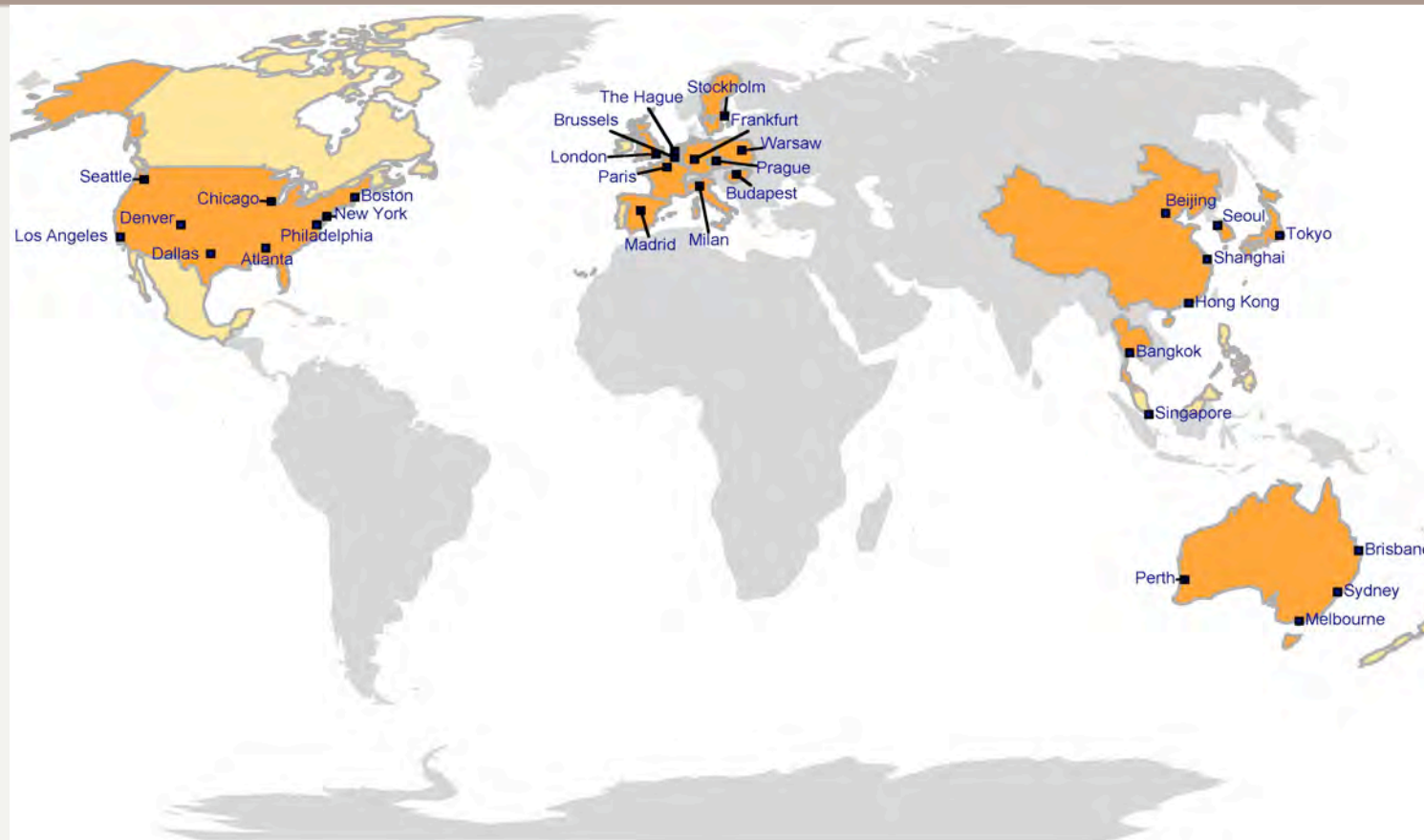
ING Retail Property Fund Australia

Agenda

- Introduction
- Site vision
- Current ideas and principles
- Have your say
- Planning processes
- The next steps
- Close

ING Retail Property Fund Australia

Who's working for you



ING Retail Property Fund Australia

Who we are



ING Retail Property Fund Australia

Vision for the site



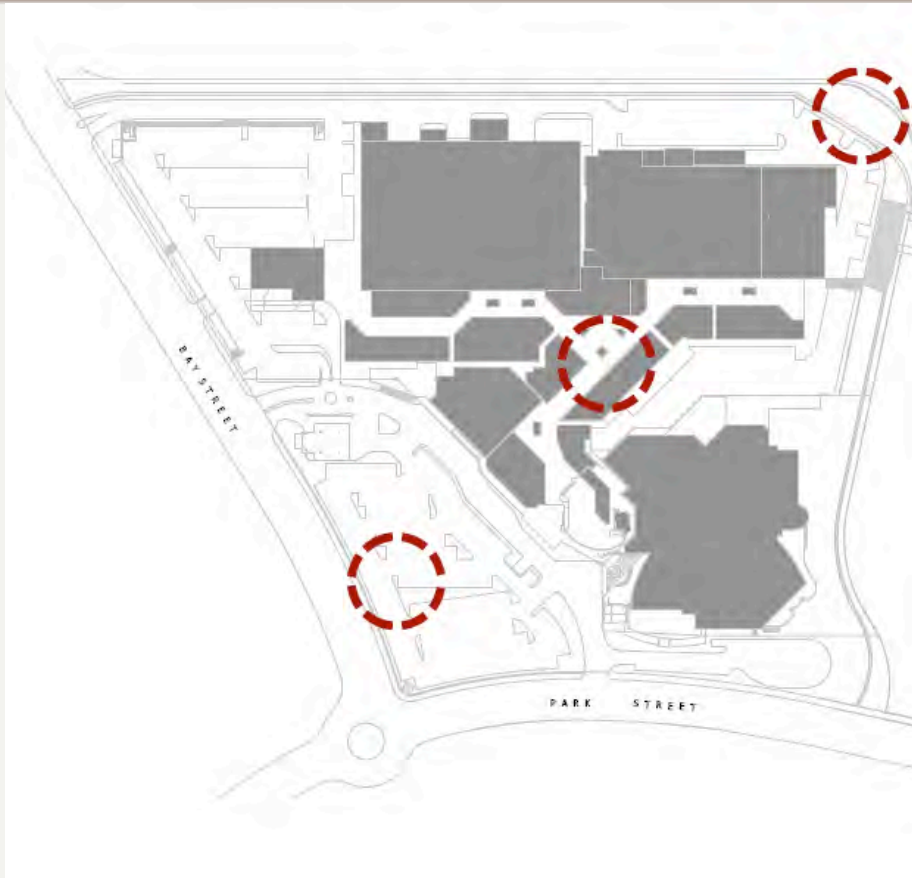
ING Retail Property Fund Australia

In relation to our neighbours



ING Retail Property Fund Australia

Vision for the site



ING Retail Property Fund Australia

Existing conditions



ING Retail Property Fund Australia

Existing conditions



ING Retail Property Fund Australia

Existing conditions



ING Retail Property Fund Australia

Vision for the site



ING Retail Property Fund Australia

Current ideas and principles

- Mixed use
 - Retail, fashion and food
 - Entertainment space for functions and gatherings
 - Health and lifestyle
- Engage with the water
- Village style, human scale
- Indoor and outdoor spaces
- Good pedestrian vehicle, bus and taxi access
- Club of the Future “Your lifestyle, your club”

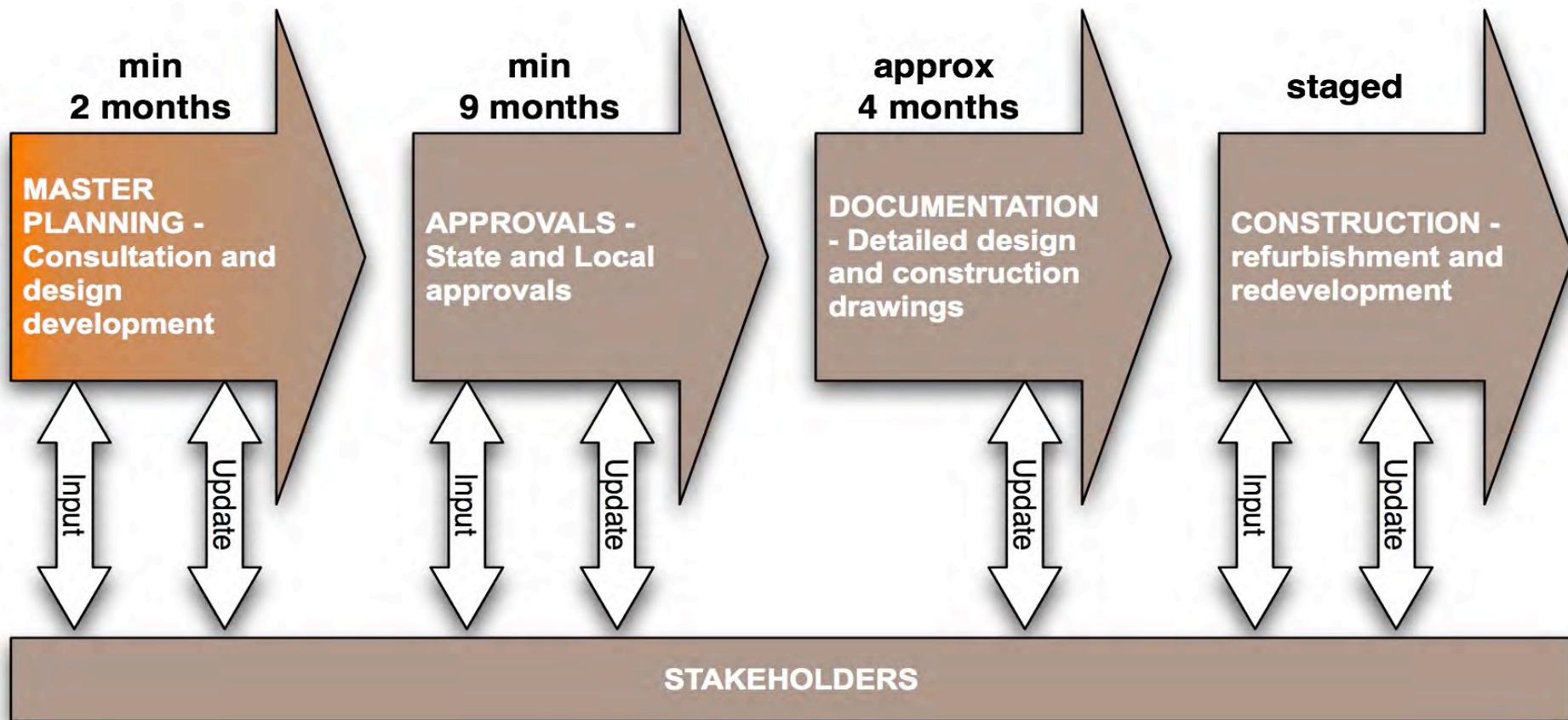
ING Retail Property Fund Australia

Have your say : A “wish” list



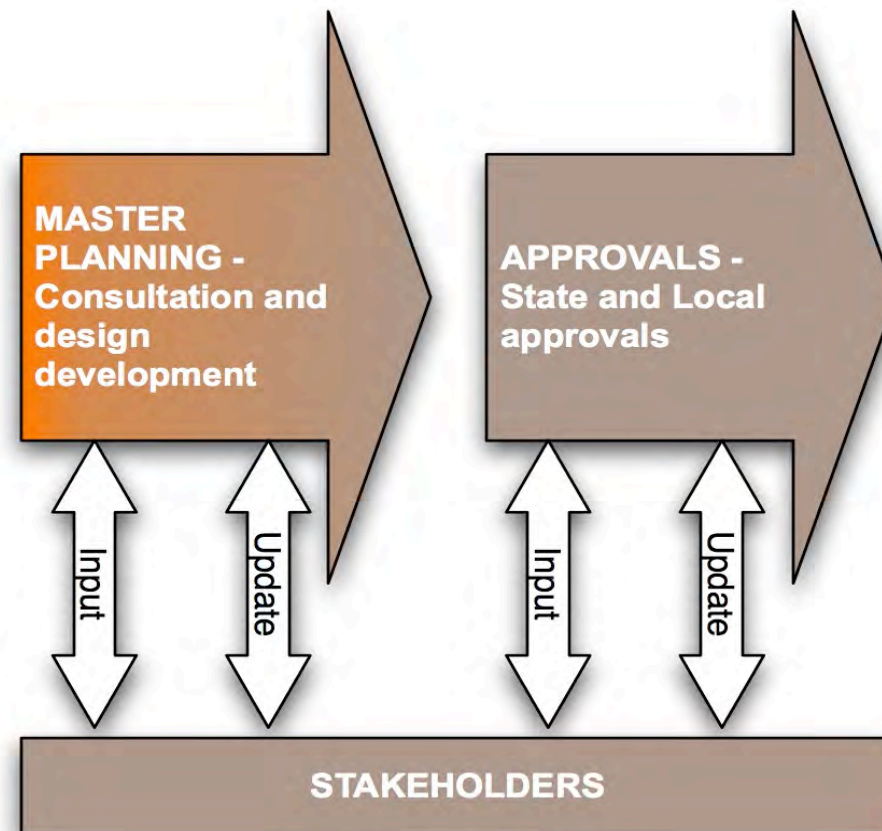
ING Retail Property Fund Australia

The planning process and timeline



ING Retail Property Fund Australia

Next steps



ING Retail Property Fund Australia

Close

- Thank you
- For further information contact

Rosiland Blandford, Centre Manager

Rblandford@settlementcity.com

Phone: 6583 7377



ING Retail Property Fund Australia

We're looking out for our future!

