

Cabarita Beach/Bogangar Residents Association, Inc.

(President: Cath Lynch, Secretary: Kim Dixon, Treasurer: Mary Collie)

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13 June 2009

Department of Planning
NSW Government
per Email

Re: 07 0179 Mixed Use Development Cabarita Beach – Cabarita Beach

Dear Sir/Madam

On behalf of the Cabarita Beach/Bogangar Residents Association, Inc., I would like to record our collective approval of this development.

For years, the centre of Cabarita Beach/Bogangar has languished without any real centre of commercial focus. It has been run down and left with one of the ugliest collection of commercial properties imaginable. With the destruction of the holiday units at the Cabarita Beach Hotel and its replacement with an overpriced and largely unused resort, "The Beach", the commerce which once flourished in holiday periods and provided the impetus for local business has gone.

It is hoped that this Mixed Use Development will provide not only a supermarket for the convenience of local shoppers, but an attractive centre of holiday accommodation, stimulating the local economy. We have needed this for a long time and the Stockwell approach is both needed and visually attractive. It will act as a centre for further commercial development and amenity for the local population.

Stockwells have made every effort to communicate with both the local residents association and the business association, and while I cannot speak for the latter, I have received indications that they too approve of the project. There is a sense of local excitement at the prospect of its going ahead, not just because of the commercial convenience but also because this gives hope for a source of local employment for the young people of the village who because of our isolation and lack of public transport have few other prospects.

We hope you will take these points into account and approve the project.

Sincerely,

K. Dixon

Kim Dixon
Secretary

The Cabarita Business Association [CaBBA] held a Special Members meeting on the 20th April 2009 to discuss the proposed development. There were 32 members in attendance

Sharon Wardell from Stockwell tabled the plans and spoke about the development. She took a number of questions and a number of fears were allayed.

In particular the treatment of the proposed right of way behind the current buildings on Coast Rd connecting the two proposed council car parks was discussed. Neighbours fronting Hastings Street were very probing about this. The solution offered by Stockwell seemed to satisfy most present. Ms Wardell then left the meeting.

A healthy debate followed. The general feeling was that the development would provide a much needed focus for the village. The architecture was well received and hopes expressed that the development would start to remove the frontier town look of the village and provide a benchmark for future street scaping. No one objected to the height, which although slightly in excess of the allowed limit at a particular point had been handled very aesthetically. The provision of the 1-bedroom units was seen as a chance to provide reasonably priced holiday accommodation. This is sorely needed in the town since the closure of the Beach House Motel, The Cabarita Lakes Resort and the Backpackers. These closures have placed inordinate pressure on the retail businesses of our members. Fears were expressed that if the development did not proceed the village would be left with another "bombsite" as has been prevalent in the past.

The President asked for a show of hands to support the development. The vote was nearly unanimous with only 2 dissenters and one confessed that although she liked the development she did not like the proposed major tenant.

As the Chairman of CaBBA'S Development sub-committee I personally see the service easement compromise as, tabled by stockwells a workable solution that should satisfy does all the affected stakeholder owners either on Coast Rd or on Hastings Rd.

In conclusion the Cabarita Beach Business Association supports the application

John Ryan
Honorary Secretary CaBBA