

## **LIST OF ATTACHMENTS**

### **ATTACHMENT 1**

A1A	Michael Edgar CV	3 pages
A1B	Mary Walsh CV	2 pages

### **ATTACHMENT 2**

	Hard road for residents – Canning Times article 8 July 2014	2 pages
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### **ATTACHMENT 3**

3A	Bundaberg Regional Council media release 9 April 2014	1 page
3B	In confidence content omitted	

### **ATTACHMENT 4**

In confidence content omitted

### **ATTACHMENT 5**

	Shops, Shops and More Shops – Do We Need More?	9 pages
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# MICHAEL EDGAR

## Professional Profile

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### CAREER HISTORY

- ♦ **Director** Michael Edgar & Associates Current  
Responsibilities include:
  - Planning and Development Consulting
  - Local Government Specialist Advice
  - Dispute Resolution
  
- ♦ **Managing Director** Edgars Printers & Stationers 1974 - 2010  
Responsibilities include:
  - Business development
  - Leading and managing staff
  - Enhancing and directing customer service level initiatives to exceed customer expectations
  
- ♦ **Councillor**
  - Bundaberg City Council 1988 – 2004  
2007 - 2008
  
- ♦ **Chairman** Planning & Development Committee 1991 – 2004
- ♦ **Deputy Chairman** Wide Bay Regional Electricity Council 1998 - 2004
- ♦ **Council Representative** Wide Bay 2020 1995 – 2004
- ♦ **Vice President** North Burnett Local Govt Assoc. 1995 – 2004
- ♦ **Council Representative** Staff Enterprise Bargaining Committee
- ♦ **Council Observer** Bundaberg District Local Govt Association  
(Ex CM 02/10/97)
  
- ♦ **Council Delegate** Urban Local Govt Assoc. of Qld (Ex CM 08/05/97)
- ♦ **Council Representative** Wide Bay Burnett Regional Economic Development Organisation Meeting (Ex CM 31/01/95)
- ♦ **Acting Deputy Mayor** BCC – Xmas/New Year Recess (Ex CM 25/01/95)
- ♦ **Council Delegate** Bundaberg Regional Local Govt Association  
(Ex CM 07/07/94)
  
- ♦ **Council Representative** Business Council of Australia – Task Force on Regional Development Meeting (Ex CM 14/10/93)
- ♦ **Council Proxy** Bundaberg District Tourism & Development Board  
(AGM 1992 & 1993)

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## CAREER HISTORY (CONT.)

- ♦ **Council Representative** Staff Enterprise Bargaining Committee
- ♦ **Council Delegate** Strengthening Local Economic Capacity Workshop  
(23/04/93)
- ♦ **Council Delegate** Wide Bay Burnett Regional Planning Forum  
(Ex CM 04/12/92)
- ♦ **Council Delegate** Qld Corrective Services Commission – Community  
Service Project Application Comm.(Ex CM 24/06/91)
- ♦ **Council Representative** 'History of Bundaberg' Book Sub Committee  
(Ex CM 27/06/91)
- ♦ **Council Representative** Fairymead House Museum Trust  
Management Committee (Ex CM 04/04/91)
- ♦ **Council Representative** Bundaberg Community Police Liaison Committee  
(Ex CM 06/09/90)
- ♦ **Council Representative** Racecourse Reserve Sub-Committee/  
Interim Advisory Committee (Ex CM 06/04/90)
- ♦ **Council Representative** Bundaberg/Burnett Joint Transitional Committee  
(Ex CM 30/03/90)
- Council Representative** Bundaberg District Toy Library (Ex CM 30/03/90)

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## COMMUNITY INVOLVEMENT/VOLUNTARY WORK

- Secretary / Treasurer – Bundaberg & District Chamber of Commerce
- Past President – Cities Hockey Club
- Past President – Bundaberg Jaycees
- Past President – Bundaberg Rotary Club
- Secretary – Burnett Club – 6 Years
- Past President – Burnett Club
- Past Chairman – Bundaberg Racecourse Trustees
- Past Chairman – Bundaberg Alcohol and Drug Foundation
- National Finalist representing Qld – Australian Jaycees – 1980 – Geoff M King  
Oratory Award
- Queensland Jaycees Champion Debating Team – Bundaberg Jaycees - 1979

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**SPORTING INVOLVEMENT**

- Representative Hockey player for A Grade Bundaberg team for 12 years
- Queensland Hockey Representative – 1970
- Brisbane Easts A Grade Hockey Club – 1973 – 1974
- Rugby Union Wide Bay Representative



## Mary Walsh

OAM, CPA, AIFS, JP(Q)

### Brief CV

**Mary Walsh** is a wife, mother of 4, grandmother of 9 and great-grandmother of 4. She holds a business and local government degree from USQ, has had a busy life as an accountant, financial adviser, elected local government councilor (11 years), appointments to various advocacy and advisory boards on disability and local government matters, at local, State and national levels. She also has an extensive national profile in disability, community and social issues and, having always lived in regional Australia, brings a regional perspective to most issues.

Now retired, Mary continues her role as a family/disability /community advocate

- ❖ 1998 Telstra Businesswoman of the Year – Qld, small business
- ❖ 2008 – member of the National 2020 Summit, Canberra, representing the regional communities stream
- ❖ 2005 Awarded the Order of Australia Medal for “*services to people with disabilities, particularly through advocacy and advisory roles, and to the community of Bundaberg, Qld*”
- ❖ 1997-2008 – Elected as a Councillor for the City Of Bundaberg. Over those years served in all portfolios and was the Chair of Planning and Development from 2004-2008. As a Councillor she was a member of the Urban Local Government Assoc for 10 years, a member of the Local Government Accounting Association Qld for 11 years, Council’s representative to the Regional Forum (ACC) , the compilation of the State Government Wide Bay Burnett Regional Plan, 2006 -2026, a representative to the Local Government Australia Task Force into Aged Care, a representative for the development of the National Women in Local Government Framework and Policy, and a representative for the development of the Bundaberg/Burnett Regional Social Plan and Regional Community Development.

- ❖ 1995 Inducted as a Paul Harris Fellow to Rotary International *“in appreciation of tangible and significant assistance given for the furtherance of better understanding and friendly relations among peoples of the world, particularly those with disabilities and the people of Bundaberg, Qld.”*
- ❖ 2004 - As President of Australian Parent Advocacy (and one of its founders in 1990) represented the workers of Australia’s business services (previously sheltered workshops) before the AIRC when the business services sector, with Unions, negotiated a “safety wage” which incorporated the introduction of productivity based wages and an acceptable assessment tool.
- ❖ 2003-2005 – Member of National Family Carers Voice – advisory body to Federal Government.
- ❖ 2008..... I continue my role in independent advocacy in disability, in aged care and in other community issues that involve vulnerable, and often marginalized, people.

**On national issues a regional voice is, usually never represented.**





## Site Search

**SEARCH**

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## Hard road for residents

08/Jul/2014

Natalie Nazzari, Canning Times

**Comments:** 3 readers have left a comment



Eliza Robins with daughter Evie, in front of their home, which is across the road from the planned hardware store. Picture: David Baylis [Buy this photo](#)

WILLETTON resident Eliza Robins lives on what she says is a quiet street in a residential area.

The mother of three is concerned creating a slip road about 10m from her baby's bedroom would be like living in a "Masters carpark".

The slip road is planned so a proposed Master's store can be built on a 13,500sq m site at the corner of Vahland Avenue and Arlington Drive, Willetton.

There is a proposal to rezone the site from residential to commercial, with the City of Canning set to consider the change at its August meeting.

If it goes ahead, entry and exit points to the store could be right out her front door. The Arlington Drive resident said she was disappointed it had taken so long to reach a decision about the proposal, and blamed it partly on Main Roads.

"I feel like Masters have been dragging this out and seem to have been given all the time in the world to make this proposal work... yet our period for submissions ended in July 2013," Mrs Robins said.

Main Roads does not support access via South Street and Roe Highway, but recommended access via the Vahland Avenue and Arlington Drive intersection.

With three children under the age of seven, Mrs Robins was not impressed when a Masters representative knocked on her door unannounced about 5.45pm on a weeknight.

"Their original plan had been to have access via Vahland Avenue and to install a 'buffer area' of 25m to separate the store from the existing residents... and now they are wanting the main access/egress point off Arlington Drive directly opposite our home," Mrs Robins said.



"They were asking if there was a way they could make this amenable to us, suggesting things like a slip road and some sort of screening along the front of our home. We made it clear the only way we would be amenable is if we didn't have to live here, that no amount of screening would protect our home and children from up to 8100 traffic movements a day."

City of Canning Commissioner Linton Reynolds said the City had always advised access to the site should be via Vahland Avenue only.

"Arlington Street is a residential street and the use of this street for commercial traffic is of concern to the City and residents," Mr Reynolds said.

A Masters spokesperson said the store would bring convenience and competition to Willetton residents.

"The store will employ over 120 employees and create over 150 jobs during construction."



Read your local edition online

[CLICK HERE](#)

## What everyone else is thinking

Lisa

09/07/2014

Such a ridiculous idea, traffic on Vahland Ave is bad enough without adding to it. As for jobs, the construction won't employ local residents, small businesses will be forced to put off staff, and plenty of masters employees will simply be transferred from other locations that are losing millions of dollars already.



Joanna

09/07/2014

Canningvale industrial is nearby. Let Masters build there and not in a residential area. Added to this, Vahland ave is busy enough with traffic. We don't need anymore.



D

08/07/2014

What a stupid place to put a hardware store.

## Share your thoughts in 60 seconds!

[Members : login to comment](#)

Your name:

Your email:

Your thoughts:



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RESIDENTS &amp; COMMUNITY

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DEVELOPMENT

ENVIRONMENT

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## Council fast-tracks multi-million dollar development

9 Apr 2014

Approval of a development application for a multi million dollar commercial shopping facility catering to the sale of bulky goods has been fast tracked by Bundaberg Regional Council.

Council's Planning & Development portfolio spokesperson, Cr Ross Sommerfeld said the approval involved a development application for the construction of commercial shops on land in Johanna Boulevard.



"The project involves around 22,500 square metres of land with almost 8000 square metres to be dedicated to the development of premises to cater to the sale of bulky goods while the remaining land will be developed for onsite car parking.

"This site is opposite the location for the construction of a new Bunning's premises and certainly has the potential to become a major bulky goods shopping destination," Cr Sommerfeld said.

"This development application is another to be incentivised under Council's "Bundaberg Open for Development" initiative where discounts of up to 75% are offered against infrastructure charges if projects are completed in a certain timeframe."

Cr Sommerfeld said he was also pleased with the outcomes achieved through Council delegating additional approval responsibilities to its Planning staff rather than waiting for some applications to progress through a Council meeting.

"Council will still have oversight on all applications and approvals to ensure all Councillors are familiar with the approval process undertaken and to keep abreast of developments across the region."

He said the Bundaberg Open for Development initiative was introduced in August last year as Council examined means to stimulate the local economy in the wake of the January floods.

To date, the initiative has resulted in \$19 million worth of development being incentivized with the potential for creating 195 jobs.

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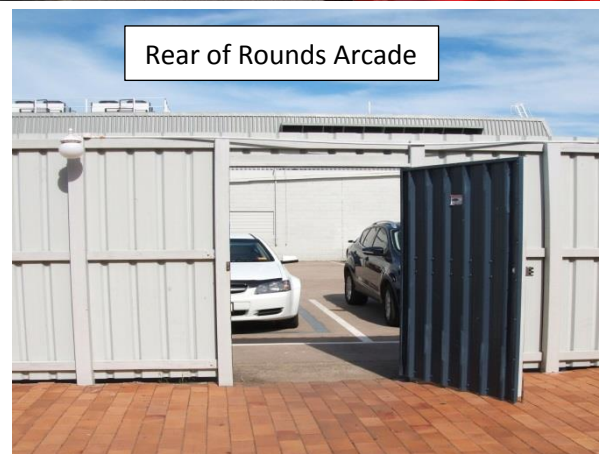
# SHOPS SHOPS AND MORE SHOPS



## DO WE NEED MORE?

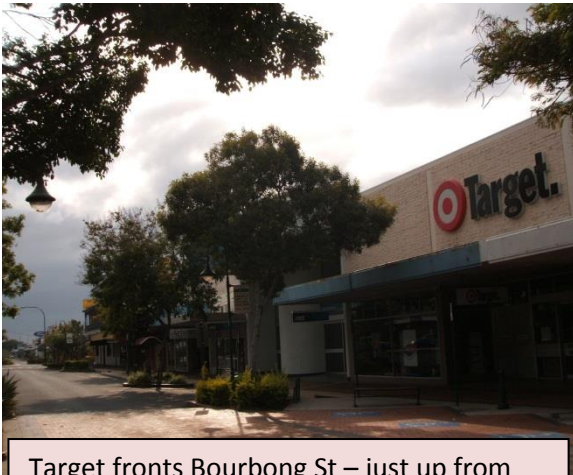




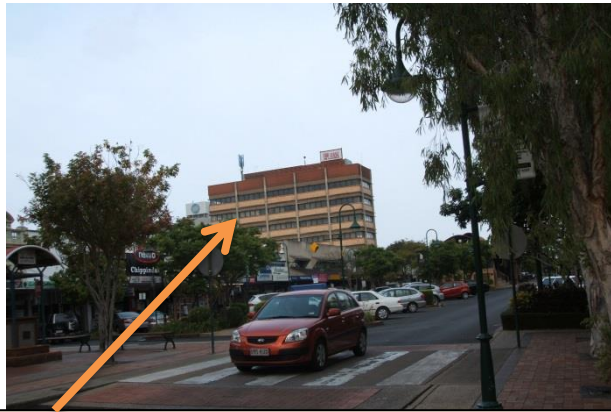


Rounds Arcade fronts the main Street – Bourbong Street. It backs onto the Target car park. The Arcade was refurbished some years ago but now has only 1 tenant - the coffee shop - The proposed Kepnock Shopping Centre (Coles) is to have a discount department store. Will it be Target???





Target fronts Bourbong St – just up from Rounds Arcade. Covering a whole block- in length - it exits into Woongarra Street



The largest area of vacant commercial space in the CBD is in the 6 storey Suncorp building. It has had no tenants, other than ground level for the past decade, and many shops of those ground level (arcade) shops have been vacant for years. It is owned by G Santalucia – ex-owner of Sugarland and now driving the Kepnock commercialisation on res A land – to establish yet another shopping centre – bigger than Sugarland. The ground level of the Suncorp building is the City Centre arcade – seen in the following photo. There are, now, and have always been, lots of vacancies.



The City Centre Arcade from Woongarra street looking towards Bourbong Street. All of the right side is vacant from the top of the steps – up to the display box in the distance  
There are 2 vacancies on the left side



Mr Santalucia's arcade backs onto Woongarra Street, from which the preceding photo has been taken

# **BUNDABERG EMPTY SHOPS REPORT SUMMARY**

**This Report is backed by source documents which form part of this Report. A map of the areas researched by members of the KRAG team is also part of this report**

## **Bundaberg**

<b>Page 1</b>	<b>85</b>
<b>2</b>	<b>12</b>
<b>3</b>	<b>12</b>
<b>4</b>	<b><u>46</u></b>

<b>Total Empty Shops</b>	<b>155</b>	<b>155</b>
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<b>Burnett Heads</b>	<b>9</b>	
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<b>Bargara</b>	<b><u>10</u></b>	<b><u>19</u></b>
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<b><u>Total City &amp; Coast</u></b>	<b><u>174</u></b>	
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**Do we need more when there are  
already so many empty?**



# KRAG - Empty shop identification and count

Location- Street

15 BOURBONG ST	1	21 TARGO ST	1	CORNER BRIDGE ST/GEORGE ST (EAST)	1/
74 " "	1	TAKALVAN ST (EX AUTO BARN)	1		
" " NEAR		<del>PHARMACY</del>			
PHARMACIES DIRECT	2	TOONBURRA ST (NEXT TO		GEORGE ST (EAST) NEAR TRUCK W/SHOP	1/
AMP BOURBONG ST	1	SUBWAY)	1		
170 " "	1	TARGO ST (EX BUNNY SUPPLEMENTS)	1		1/
BOURBONG ST & CORNER OF		BARON ST (NEXT TO KITCHEN			
WALLA ST	1	CONFIDENCE)	1	29-04-2014	
				CORNER WALKER ST/TAKALVAN ST	
BOURBONG ST BETWEEN SKF		SHOP JAMES PARK	1	(NEXT TO ARCHIES POOLS)	1/
& LUXURY PAINTS	3	FOOD WORKS CORAL COVE	1	SHOP 3 (CORNER)	1/
BOURBONG ST NEXT TO H/R		TARGO ST EX BUNDBERG		(COLONIAL COURT) WALKER ST.	
BLACK	1	CHAINS PMS & MOWERS	1		1/
BOURBONG ST NEXT TO GREEN		CORNER BOUNDARY ST/WALKER			
MAGIC	1	ST.	2	TAKALVAN ST (NEXT TO HUNGRY	2/
BOURBONG ST NEXT TO THE		FIVEWAYS CORNER WALLA ST		JACKS	
HUT	1	(EX ZACKS BUTCHER)	1		
BOURBONG ST NEXT TO YUNNY		NEW BUILDING/FIVEWAYS		TOP END OF RICHIE	
STAR NOODLES & SUSHI	1	KLEIDON)	1	ST. SHED FOR LEASE	1/
BOURBONG ST & CORNER OF	1	KEPNOCK ROAD (NEAR SCHOOL)	1		
MARYBOROUGH ST (EX E/M SERVICE STATION)		GEORGE ST EX CLOTHING (UNIFORMS			
BOURBONG ST 2/107	1		1	CORNER OF BOUNDARY ST & SIMS	1/
BOURBONG ST BUNNY INTERNET		JOHANNA BVD (EX MITRE 10)	1	ROAD (SHOP)	
CENTER	1				
BOURBONG ST NEXT TO OLD		COUNTED ON 27-04-2014			
FEDERAL HOTEL	1	" " 28-04-2014			
BOURBONG ST FANCETT'S		TAKALVAN STREET (WESTSIDE SHOPPING			
BOOK EXCHANGE	1	CENTER)	2		
BOURBONG ST TOTAL RENTALS	1	BOURBONG ST. (ROUNDS ARCADE)			
BOURBONG ST SECOND HAND					
GOODS	1	BOURBONG ST. SUNCORP			
BOURBONG ST (O&D I.W.C)	1	ARCADE. 7/ ROSS ST?			
BOURBONG ST EASTERN PEARL	1	BOURBONG ST PALACE ARCADE			
BOURBONG ST MUNGROVE ST	1	ROSS 1/1?			
EX CLARION YAMAHA (CENTER POINT)		QUEY ST. EAST NEXT TO			
BOURBONG ST (TAN DORI)	1	BLACK WOODS			
BOURBONG ST (BINGERA COURT)	2	CORNER QUAY ST & PETERSEN ST.			
TAKALVAN ST (SINGER)	1				
TAKALVAN ST NEXT TO SINGER	1	PRINCESS ST NO43, SHED 20, NO			
TAKALVAN ST NO 3 } NEAR	1	38 36/1 36/2.			
TAKALVAN ST NO 5 } X RAY DEP.	1	BARBERA ROAD/CR. CAMPBELL ST.			
TAKALVAN ST (BUNDBERG MEDIA CENTER MECHANICAL)	1				

Total = 85

CBD - Bourbong St  
Eastern Bundaberg  
Takalvan Street

Date: 27-04-2014

Start Time

Finish Time

Signed:-

1:00 PM

3:15 PM

28-04-2014

10:30 AM

12:00 NOON

29-04-2014

7:00 AM

8:00 AM

*[Handwritten signatures]*



**KRAG – Empty shop identification and count**

Location- Street

HINKLER CENTRAL SHOPPING CENTER	6/	
SUGARLAND SHOPPING CENTER	1/	
BOURBON ST. MEDICAL CENTER (OPP BASE HOSPITAL)	3/	
		Hinkler Central, Sugarland, Medical centre near Base Hospital, Southside Central and Kepnock Road

OLSON'S CORNER SHOPPING CENTER (WALKER ST)	1/	
KEPNOCK ROAD ADD EXTRA	1/	

**TOTAL = 12**

Date: 04-05-2014 Start Time 9:30 AM

Finish Time 11:00 AM

Signed:-





Location- Street

QUEEN STREET NO 8  
EX BATTERY CENTER 11  
QUEEN STREET (16A) 11

12

Date: 04-05-2014

Start Time

12.30 PM

Finish Time

1.30 PM

Signed:-

Signed:-



## Vacant Shops

4 May 2014

### Burnett Heads

Burnett Heads Shopping Complex - 8 vacant  
IGA Complex - 1 vacant

Bargara CBD area - 0 vacant.

Bargara Beach Plaza - 3 vacant  
"area" - formally "One fist, 2 fist"  
- Bargara Surf Centre  
- vacant shop.

Bargara Woolworths Area - 1 vacant

Platinum Apartments Cr. of Whalley & Cr Sec St  
Shopping Complex - 5 vacant

Bundaberg Port Marina area - 0 vacant

<sup>old</sup> Windmill Complex - 1. vacant

A Mackenzie ams



# KRAG - Empty shop Identification and count

Location- Street

BUNDABERG PLAZA 4	TARGO ST 56A 1	WOONGARRA ST 59 1
TOOMBERRA ST 1	TARGO ST 64 1	WOONGARRA ST 2
WOONGARRA TOOMBERRA ST 2	TARGO ST STEWARTSONS 1	WOONGARRA ST 37 1
WOONGARRA ST NEAR CITY FITNESS	TARGO ST MOYE'S GLASS BLD 2	MCKEAN ST 20
MYERS MAIL 4	TARGO ST STINK CHAIRS FOREST	ELECTRA ST 3 1
WOONGARRA ST SHOPS 2	MENGES 1	ELECTRA ST 1
WOONGARRA ST NEXT TO JOSHUA 1	WOONGARRA ST 93 1	ELECTRA ST 8 1
WOONGARRA ST 1	WOONGARRA ST 98 1	

ELECTRA CRT 2/17 2	HINKKA PROFESSIONAL CENTRE	BAROLIA PLAZA
ELECTRA ST 19 1	MARYBOROUGH ST 1	BAROLIA ST 2
ELECTRA ST 1	GEORGE + BAROLIA 1	
MARYBOROUGH ST 12 1	TANTITHA BOWLS CLUB 1	
MCKEAN ST SHEDS		
GEORGE ST RETIREMENT 1		

BONAKER ARCADE WOONGARRA ST 3 Shops  
 TOKRAVON ST. EXIT ROAD  
 BUNDABERG COACH TOURS BUILDING 5

46

**CBD FRAME - Targo,  
 Woondooma,  
 Woongarra - as  
 listed**

Date: 5/5/2014

Start Time 3:00pm

Finish Time 4:20pm Signed:-

*[Signature]*