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Bulky plans for nursery parcel



April 24th, 2009

A UK-backed bulky goods project at Tweed Heads has been granted preliminary council approval.

The centre will deliver 30,000sqm of floorspace and is planned by the Gold Coast's Leisure Brothers, which has teamed up with Britain's Maro Developments to undertake the project.

The centre is earmarked for part of a 3.84ha parcel, at the junction of Rose Street and Parkes Drive, which houses the Boyds Bay Garden World.

Leisure Brothers, linked to Adam Leach, and the British company hold an option to purchase the land that is conditional on obtaining a rezoning from rural to bulky-goods retail.

Mr Leach has approached the owners of surrounding landholdings to masterplan a mixed-use estate with residential, light industry, showroom and office components across 55ha, including the bulky-goods parcel.

The Tweed Shire Council and the NSW Government hold most of the land, with 15ha held by Garbind, linked to Tony Fietelson.

The council would need to relocate a sewage plant away from its landholdings before the project could proceed.

Mr Leach said the council had indicated approval for a bulky-goods centre on the land could be granted in five to 10 years.

However, the development needed to go ahead as soon as possible so it could deliver up to 1650 jobs, he said.

"Tweed Heads needs a project like this as it is going to bring jobs immediately, both in terms of construction and of operation on completion," he said.

"The council adopted the Boyds Bay Garden World parcel as employment-generating, but placed a medium-term condition on the project.

"If they (council) adopt it in the short-term, we would have it up and running in about three years, and would be creating jobs within 12 months.

"Maro is committed, but there is a potential for the company to be scared off if the council delays.

"It could walk away and spend millions elsewhere."

Mr Leach estimated the centre's value at \$120 million.

He said plans had been drafted to deliver two buildings, to house businesses such as Domain, Bunnings and Spotlight.

"Our intention is to lodge a development application with the rezoning submission so we can get cracking as soon as possible," said Mr Leach.

"We undertook market research for tenant demand which came out favourable.

"It is a strategic piece of land and a great opportunity for the council and the Government."

Roland Evans, of Knight Frank, said he had held negotiations with owners of neighbouring land to develop a masterplanned residential and business precinct, that would create between 3800 and 4500 new jobs.

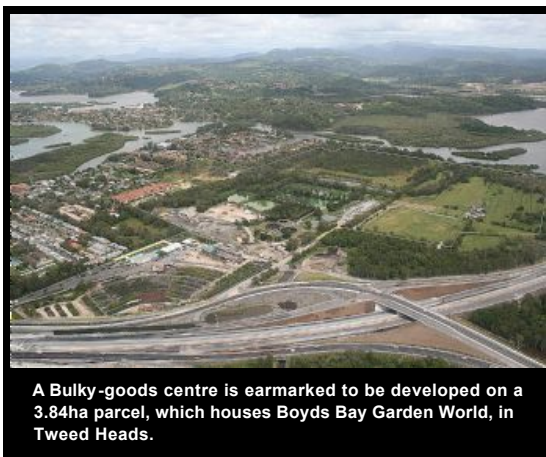
He said the 55ha project was dependent on the bulky goods project going ahead.

Mr Evans said the masterplan would deliver bulky-goods premises fronting the Pacific Motorway, a business park facing Cobaki Creek as well as light industry and residential parcels.

"We have the owners lined up -- the developers, the councillors, the State and Federal governments -- and we have hit a snag with the council," said Mr Evans.

"The council has decomm-issioned a sewage works on 17ha of the site and needs to relocate it.

"The State Government is happy to give the council a small parcel behind



A Bulky-goods centre is earmarked to be developed on a 3.84ha parcel, which houses Boyds Bay Garden World, in Tweed Heads.

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The State Government is happy to give the council a small parcel behind the airport for that purpose, but nothing is happening.

"The masterplan fits in exactly with the council's parameters."

Mr Evans said a recent meeting he attended with council and government officers saw all parties agree that the Tweed Heads Pony Club, which sits on crown land that is part of the site, could relocate to a proposed new waterfront facility on land adjoining the office park.

The 55ha parcel sits near the site of billionaire developer Bob Ell's \$2.5 billion approved 5500-home, Cobaki Lakes project.

His Leda Group has initiated earthworks for the project.

Regional manager Reg Van Rij said Leda was in discussions with the State Government to finalise plans for the estate, to be developed on a 574ha site west of Gold Coast Airport.

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