

Appendix 4

Media Articles

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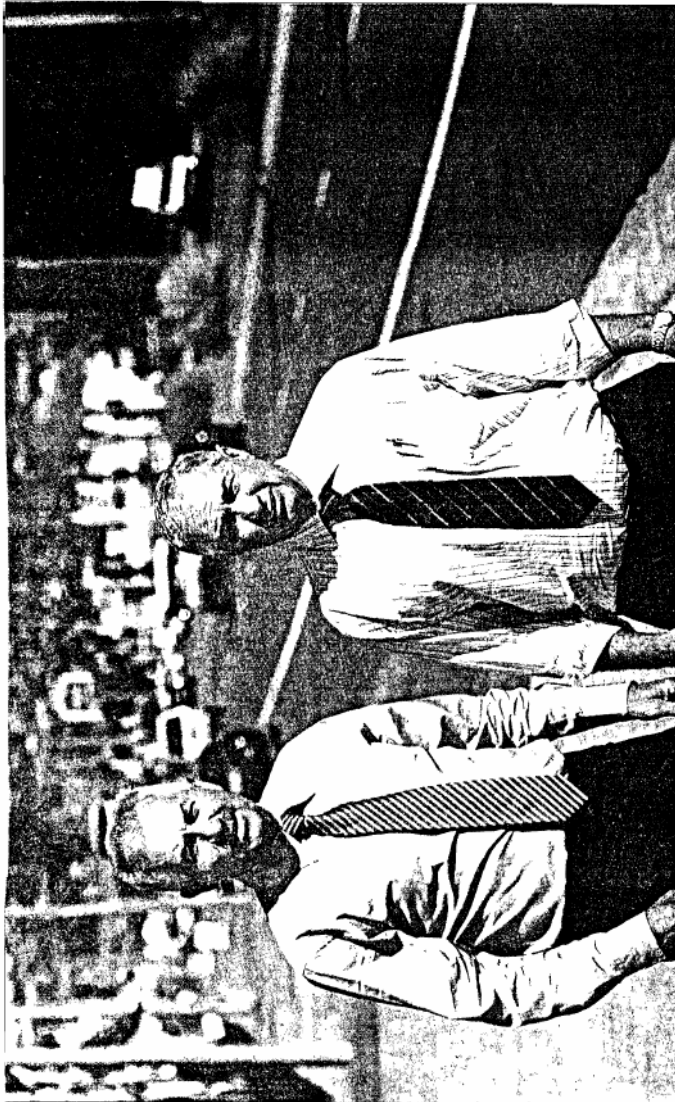
Master plan is crucial

TWEED Economic Development Corporation chief Tom Senti is passionate about the Tweed's economic potential.

Yesterday he heard how two other regions - Ipswich and Varsity Lakes on the Gold Coast - had advanced their economies.

Expert guest speakers at a job creation conference convened by Mr Senti told of the importance of master-planned development and the need to set aside vacant land to support economic growth.

"We are examining what will be the income source of the people who are going to move to the Tweed, where their jobs will come from and how the Tweed will provide supporting infrastructure," Mr Senti said.



TWEED Shire Council general manager Mike Rayner (left) and Tweed Economic Development Corporation chief Tom Senti focused their attentions on the region's future at yesterday's economic development conference at the South Tweed Sports Club. PHOTO: CRAIG SADLER D108362

Tweed future in focus

DN 20.04.07 page 9

By ED SOUTHERN

TWEED Shire recognises planning for the future needs to focus more on employment generation for up to 50,000 extra residents over the next 20 years, shire general manager Mike Rayner said yesterday.

He said tenders closed this week for a study commissioned by the shire on

ways to create "employment-generating land" to help drive the Tweed economy.

The study findings are likely to complement amendments to the Tweed Local Environment Plan, the shire's major development control document, due to be completed by the end of next year.

"Our challenge is to deliver economic prosperity

without impacting on what the Tweed community wants," Mr Rayner said.

He said there was no reason why job creation initiatives should conflict with quality of life issues.

Mr Rayner was speaking after an economic development conference at the South Tweed Sports Club run by the Tweed Economic Development Corporation.

Delfin Land Lease Varsity Lakes project director Carl Bruthin, Ipswich City Council planner Gary White and Planning Institute of Australia vice president Julie Bindon gave confidential presentations at the conference.

Mr Rayner said Tweed Shire could offer incentives allowing increased CBD densities to encourage job-creating development.

FACTS AND FIGURES

- The Tweed economy is 88 per cent service-based, three per cent agriculture and nine per cent manufacturing
- Thirty-six per cent of the population are on income support, 41 per cent are aged over 50, 7.1 per cent of the workforce are unemployed and the average taxable income is \$32,996

Source: TEDC.



Tweed Sun THURSDAY 25-8-03 PAGE 17

Huge boost for Tweed

Sand quarry could pump in \$2m a year for 58 years

By COLLEEN DAVIS

A CUDGEN sand quarry will pump about \$2m into the Tweed economy each year of its projected 58-year life if the NSW Government allows a major expansion to proceed.

About 48 hectares of the 77ha site has been worked in two stages since 1989, providing high-quality sand for bricks' loam and for making concrete.

Owner P. Guinane Pty Ltd, trading as Tweed Sand and Turf, is now seeking approval for a further three stages over 53 hectares, most of which is covered by a tea tree plantation.

As each stage is completed, an existing fishing lake will be progressively expanded.

If the Department of Infrastructure, Planning and Natural Resources (DIPNR) refuses the application, it will cost about \$1500 more to build a house in the Tweed area.

The Cudgen Progress Association has no concerns about the proposed expansion, according to president Carl Redman, but some nearby residents are worried about groundwater contamination and a possible effect on flooding.

However, company owner Patricia Bolster said daily monitoring of water quality for more than a decade had revealed no adverse impacts on the water table and an independent consultant would continue to audit findings every 12

weeks and report to State Government authorities.

According to an Environmental Impact Study (EIS) on public display until August 26, flood studies show the quarry expansion will not have a significant impact on flooding.

"We won't be doing anything we haven't done before," said Mrs Bolster.

"The expansion proposed is slow and gradual - over a 58 year period.

"Most people don't even know we're here and it will likely stay that way."

The current development application to DIPNR is to increase the size and depth of the existing pond, approved by the Tweed Shire Council as a fishing park back in 2001 but not yet used for this purpose, and to expand the existing quarry.

DIPNR has identified the Cudgen resource of clean alluvial delta type sand that extends to a depth of 20m below the surface, as a regionally significant extraction site, and one of only four such sites in the Tweed.

Mrs Bolster said a typical house used about 40 tonnes of sand in concrete floor slabs, mortar, roof tiles and driveways.

If the quarry were closed, the cost to house builders would be about \$1500, and the cost to the region would be about \$216 million, with sand having to be trucked in from either

Jacobs Well on the northern Gold Coast or from Byron Bay.

The rate of extraction by dredging will be a maximum of 150,000 cubic metres per year.

The EIS indicates there will be an average of 80 truck movements a

day, but there could be as many as 200 a day.

The quarry employs 10 people full-time, and the expansion is not expected to provide any further employment.

Tweed Sand and Turf plans to stock the existing pond with native

fish, including Australian bass, golden perch, freshwater catfish and crayfish trapped in the Tweed River.

Fishing will start in 2008 and be a catch-and-release operation.

Phase 1 of the quarry involved extraction of

11.6ha in 1989-2000, and a further 6.35ha has been extracted by dredging since 2001 as part of Phase 2.

Phase 3 will take five years, Phase 4 28 years and Phase 5 25 years.

Tea tree growing will stop by 2037.

The site is bounded to the north by the treatment plant, to the east by Gales Holdings' planned quarry and to the west by a cane farm. Gales Holdings has development consent to extract sand from its land and intends to pump it to Kingscliff where it will be used as land fill.



Sand quarry could pump in \$2m a year for 58 years

By COLLEEN DAVIS

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22 June 2007

MEDIA RELEASE

The District Centre proposed by Gales Holdings at Chinderah / West Kingscliff received unanimous support from over 90 business people attending The Kingscliff & District Chamber of Commerce meeting at Cudgen Leagues Club last Tuesday night (19/06/07).

In a PowerPoint presentation, Dr Stephen Segal revealed the Core Economics 2003 Council Report that unequivocally recommended a new Tweed Coast district centre at this location. Members of the audience expressed outrage at the enormous cost to ratepayers incurred by council officers and administrators in suppressing and withholding this report, and apprehension that ongoing unnecessary conflict could cost ratepayers many millions more.

Also presented to the meeting were the results of a recent petition signed and returned by over 2,000 Tweed residents, 85% of whom enthusiastically supported the proposed District Centre at Chinderah. It is reasonable to expect Council will listen to the voice of both the general and business community on this matter.

A motion that Council expedite the construction of a road linking Turnock Street to the New Coast Road, as proposed by Gales Holdings on land they freely offer to Council for that purpose, was also unanimously supported at the meeting.

