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Dear General Manager Bathurst Council and Councillors

Re: DA 2012/222 at 1 Pat OLeary Drive Kelso

I object to the proposed development on the grounds as set out below:

I am a resident of Bathurst and work at an appropriately zoned and planned business in Bathurst.

My job, and many more, is/are threatened by the proposed development and there is no consideration given by the development application to the net effects of the proposal going ahead. The application should be rejected on these grounds.

I have not seen in the application documents for an assessment of job creation in detail (what sort of jobs, FTE, casuals etc) and nor is there consideration to the impact of the development and reduction in other local jobs at Bathurst businesses affected negatively by the proposed development.

Many jobs that exist today in Bathurst are threatened by creation of new jobs at this proposed development in Kelso. We are also talking about a level of swapping one job for another between existing retail and the proposed retail, not creating new jobs. At what level is not determined. There is complete uncertainty about the quantum of this process because there is no review of it.

My point to Councillors is to please make sure you are on certain ground with complete facts before you on this critical issue of net jobs before you decide anything about this application.

There are three elements to be weighed up and they are not to be found in this application.

1. those jobs directly affected by the development and its type of businesses. For instance the Masters is said to be "15 types of shops

under one roof” according to a Masters executive in the Sydney Morning Herald earlier this year. What Councillors need to consider then is what are these 15 types of shops and what affects will be felt by all of them in Bathurst and when gauging that impact, what flow on effects will there be to the employment levels in those existing businesses in terms of reduction in jobs. And then, and only then, can Councillors start to weigh that figure up with the proposed “new” jobs touted by Masters to be being supplied to the market and see if it is a good thing. It more likely is a negative number, but there is no detailed analysis to be considered.

I have identified numerous businesses in Bathurst which are correctly zoned but will be negatively effected by the inappropriately zoned proposed Masters, such as paint, hardware, lighting, plumbing, outdoor furniture and BBQ, supermarket, homewares, nurseries, timber supplies, whitegoods, kitchen suppliers, even supermarkets (although I doubt that the two Woolworths in Bathurst CBD will be complaining about the doubling up (sorry tripling up!) of thousands of stock lines to be found in the proposed Masters seeing that they are all ultimately elements of the same corporate entity.

Job losses will stem from reduced revenue at existing, properly zoned businesses and to some extent be replaced by jobs out in Kelso at a location which is not designated for any sort of retail except nursery/timber. Now if you took the number of jobs created by just those appropriate uses on the site then the net job effect of the proposed development would be seriously “underwater”.

Job losses, notwithstanding this important proviso above, could be neutral but in my estimation, will be negative when the analysis is done. The applicant has not done the analysis. No evidence supports its contentions on jobs.

Of course behind the issue of jobs is the community issue of paying the mortgage/rent, paying for the groceries and car and discretionary spending which keeps the retailers generally afloat in Bathurst. The flow on effect of job losses for the local economy is substantial and so the effect on jobs is one of the crucial tests to decide if this proposal should proceed.

I say it isn't proved in the positive and without that assuredty the application should be rejected.

2. Jobs are also affected by what is being sold and who produced it (what jobs are tied up in local produce being sold at local shops). Of course, most produce for sale in Bathurst is “imported” into the Shire

from around Australia and those national business models such as Masters are stocked from major centralised warehouses outside the Shire. Such businesses, including the major supermarkets, in effect, ship in products and ship out the revenue save for the wages bill and rates.

Local businesses have the opportunity to not only do as the “majors” but often also source local products to sell and nearly always use local companies for service and products used in their operation and this creates a level of employment unmatched by the likes of Masters and Bunnings.

So to the extent that local business sell local products and use local suppliers in their operations that flow onto jobs is unmatched by the “majors” and it is these local jobs levels that are also threatened by the impact of the “outsiders”.

I know and can inform Councillors that the business I work for spent more than \$2,750,000 this past financial year on local businesses and local employees. Local suppliers of product to sell in-store grew by 12.5% last year to \$500,000 pa and was sourced from 9 suppliers (up from 3 the previous year). Forty seven local suppliers made a sale to the business for its operation and local transport made deliveries for the business. This local transport element grew 5% last year and the number of suppliers grew from 3 the previous year to 8 last year.

None of this local business activity (nor its strong growth) will occur in the business operation of the applicant. It is ship in (with their national transporters) the product and ship out the revenue.

This is the level of assessment you need to be certain of to make an informed decision about the benefits or otherwise of the application and it is the applicant’s task to supply it to you. That you don’t have this information provided to you probably indicates the strength of my contention.

How many jobs in the 64 local Bathurst supplier businesses will be negatively affected if the development proceeds. And that is only one of the competitors to the 15 types of businesses Masters seeks to displace. Add the other 14 types of businesses into the equation and the figures for a complete review will run into hundreds of local businesses negatively affected, jobs lost or reduced in many sections, and a net community disbenefit of substantial proportions.

3 Finally, I want to draw to your attention the furphy about investment/construction benefits. The national brand retailers advertise

for tenderers nationally as a matter of policy and typically the local input for such construction may be limited to cement and some contracting. The local effects are very limited and short lived and the figures supplied to you wildly disproportionate. There is no buy local policy in the construction procedures and the benefits should be considered in this light.

In summary, please reject this application because it does not provide you with assessment for the vital impact on the net job situation and the public interest of Bathurst.

Indeed, I make the case for negative impact on the community of Bathurst stemming directly from this application and that is a further, separate reason for refusal.

Yours truly