



Ph: 4827 3500

Classifieds: 02 4827 3555

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\$1.50 including GST

Big plans in store

A \$28 million shop to the system

By LOUISE THROWER

A \$28 MILLION plan to redevelop Marketplace and build a large discount store has been lodged with Council.

But the project has not ended speculation about Woolworths' intentions for the north end of town, where a company reportedly acting on its behalf has also bought up land.

Cr Neil Penning says the confusion is like "Chinese water torture" and Council is being "held to ransom" on some aspects.

The developer needs council-owned land to build the centre-piece, a Big W store.

The application landed on planners' desk last week, a year after developers floated the idea with Council. The Joint Regional Planning Panel, not Council, will decide the proposal, due to its value.

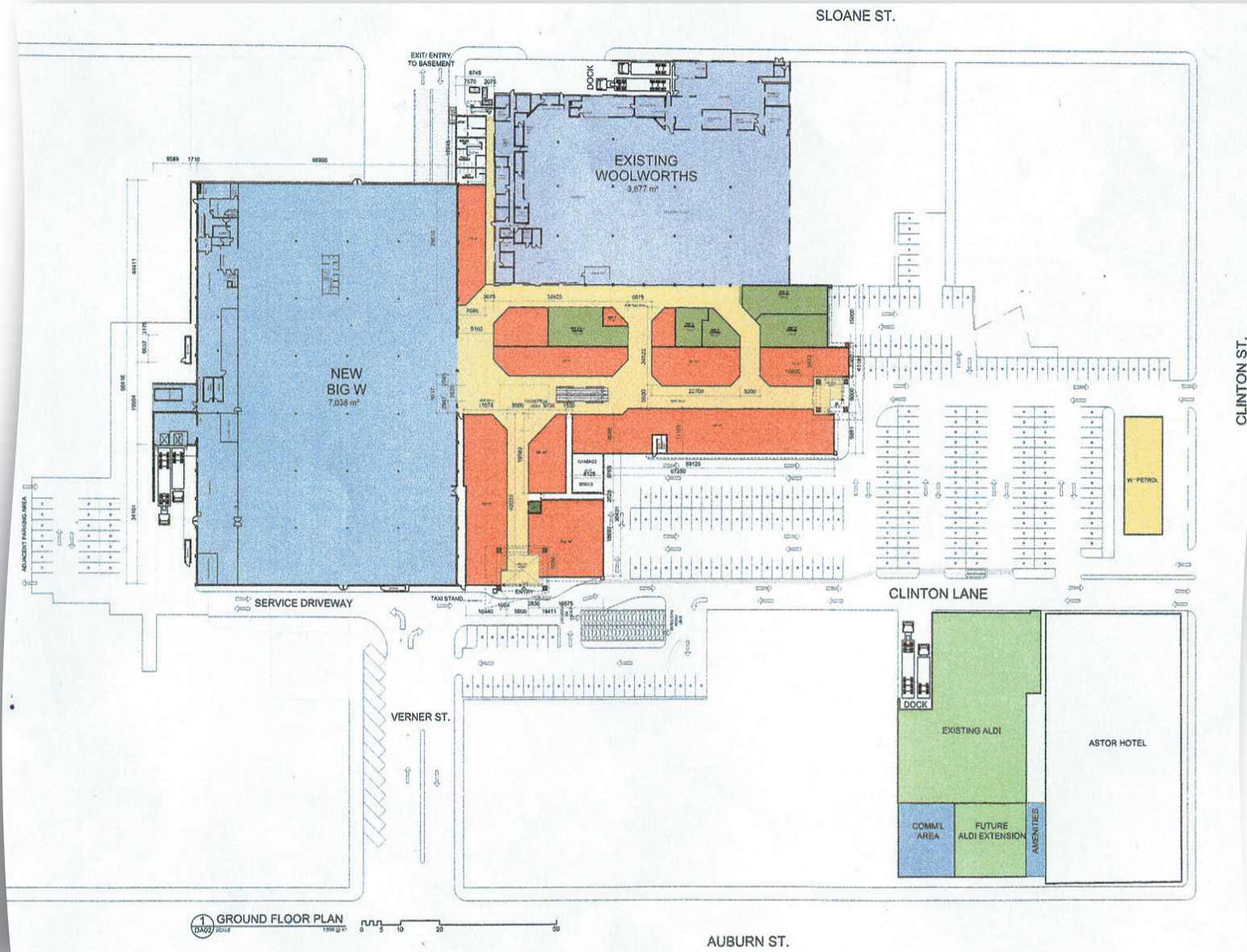
It involves construction of a 7038 square metre Big W store, expansion of the existing Marketplace, 12 additional specialty stores, partial closure of Verner St at the eastern end and 700 car parking spaces, 420 of those in a basement area.

It also includes pedestrian mall areas, all within a 29,543 square metre precinct between Clinton Lane and Sloane St.

Marketplace owner, A&A Lederer has lodged the plan. Asset manager Steve Lacey said the company would build the Big W store for lease.

The project, designed to reinvigorate the CBD's southern end, will mean demolition of several existing buildings on the northern side of Verner St, including Tony's Handyman Centre, the St Vincent de Paul Society, Rivers store and JaxQuickFit Tyres. The project does not include the shoe warehouse.

The large Big W store sits on this side stretching from oppo-



BIG PROJECT: A&A Lederer is proposing a \$28 million retail development centred on Marketplace. It includes a Big W store, revamped Marketplace mall, 12 specialty stores, basement and at-grade car parking and pedestrian areas.

site Clinton Lane to the tyre centre site.

The application needed all landowners' consent, including RA Burrows, which owns the former caryard near Marketplace.

Mr Lacey said his company has options to buy businesses in the area. But a development company has been doing the same, reportedly on Woolworths' behalf, around

Lagoon St. It has purchased properties in inner Lagoon St and a block stretching over to the old Fenwick Crescent bowling club.

The company is also reported-

ly eyeing off the Railway tennis courts.

Cr Penning says it's an "unusual" situation.

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