



Committee Secretary
Senate Rural and Regional Affairs and Transport Committee
Department of the Senate
PO Box 6100
Parliament House
Canberra ACT 2600

9 January 2007

**RE: PROPOSED SUPERMARKET AND SPECIALITY SHOPPING TENANCIES
FOR HARBOURTOWN BRAND OUTLET SHOPPING CENTRE,
TAPLEYS HILL ROAD, WEST BEACH, SOUTH AUSTRALIA**

Dear Sir/Madam,

Drake Foodmarkets have been in the retail industry of 32 years and are the largest independent supermarket retailer in Australia. We operate a Post Office, a Newsagency and 4 Supermarkets within the area. The surrounding councils gave the original approval of the development with the knowledge that it was designed as a brand outlet and bulky goods complex, not a district or neighborhood shopping complex.

I am concerned about the proposed changes being made to convert Adelaide Airport zoned land into a retail shopping precinct. It was never originally intended for this centre to contain essential services such as grocery/supermarket, butcher, bakery, pharmacy, medical etc, which are well and truly catered for within the surrounding area. I believe that the surrounding councils share my view regarding the expansion currently under proposal.

I believe that the area surrounding Adelaide Airport should be for businesses relating to the airport such as freight, transport, hire cars, fuel and other aviation related industries.

The business community have based their businesses on long established commercial and residential zoning. They have paid a premium to be located within these zones.

Harbourtown is surrounded by a small residential catchment, which is bound by water outlets, the sea, the airport and golf courses. Therefore this type of expansions is not warranted and would have a detrimental impact on the local community due to the increase in traffic and environmental effects. Retail, by its nature, creates an enormous amount of traffic and most of the community believe that airports need to have quick and easy access.

Tapleys Hill Road is the main arterial road connecting the South to the North from Glenelg to Port Road at Royal Park. All this will do is create congestion, specifically around the intersection of Sir Donald Bradman Drive and Tapleys Hill Road.

There was a comment made that the employees working at the Adelaide Airport will use this shopping facility. This is nothing short of ludicrous.

The changes that are sought by Adelaide Airport Limited are not about what is good for the community, instead are driven by the prospect of financial gains and increasing the returns for the owners of the airport.

As you consider this proposal, I urge you to recall that the original model for Harbourtown at West Beach was a brand outlet and bulky goods retailer, and the recent expansion of the centre suggests that this model is working. Approval for the complex was given under the existing concept which it currently operates in and not as a district or neighborhood complex as is being proposed.

If you wish to discuss this with me further, please do not hesitate to telephone me on 0418 834 077.

Yours sincerely



Roger Drake
Managing Director

