

# Cooroy Chamber of Commerce Submission to Noosa Council

## Woolworths Shopping Centre and Residential Aged Care Facility

### Development Proposal for 125 Myall Street



# Background

- ▶ The Chamber has surveyed its members and noted that there is a fairly balanced response between seeing the development as a business opportunity or it being seen as a business threat. Some were uncertain of their view.
- ▶ Accordingly, the Chamber in its desire to represent the Cooroy business community and the Cooroy community more generally, has determined that it should not lobby either for or against the development application.
- ▶ However, should the application be approved, then the Chamber would like to ensure that the opportunities for the Cooroy business community are enhanced and the threats are avoided or mitigated.

# Opportunities + Threats

- Our research tells us that the opportunities and threats include, but are not limited to those listed in the below table.

Opportunities	Threats
Extra Employment (this may change over time as the phases of development, commissioning, operating and maintaining proceed)	Reduction in Employment (if some businesses close, then employment might reduce)
Price Pressure (the Cooroy community get lower grocery prices)	Price Pressure (lower prices might cause the closure of some businesses related to groceries)
Ease Traffic Congestion (if traffic is diverted to the outskirts of town, then there is less traffic [car + pedestrian] in Cooroy itself)	Less Customer Traffic (if traffic is going to the outskirts of town, then less traffic [car + pedestrian] in town means less customers for business)
Business Growth (it may be that new businesses arise around and from the new supermarket presence)	Business Closures (it may be that some businesses are forced to close as they cannot compete with a large multi-national)
Real Estate Price Increase (home prices may increase as Cooroy is better serviced)	Real Estate Price Decrease (commercial prices may decrease in the town centre due to less business traffic)
More People Come to Cooroy (more people may come to Cooroy to shop at the new precinct)	Town Identity Suffers (smaller businesses support local and tend to be more integrated into the town's future)

- Some opportunities are welcomed (development work + employment) whilst some threats are also welcomed (grocery price competition).
- Conversely, some threats are not welcome including the potential closure of grocery related shops in the town and the reduction of foot and car traffic in the town impacting all businesses.

The ChatGPT Artificial Intelligence (AI) was asked this question:

- *If a small town in Australia gets a big new supermarket built away from the town centre, list the positive and negative impacts on the businesses already in the small town.*
- *Include a summary of the broader positive and negative impacts on the business community and community in general.*
- *Include a list of references that speak to the scenario above and include 5 academic references and 5 news items for follow up purposes.*

Follow [this link here](#) for the answer.

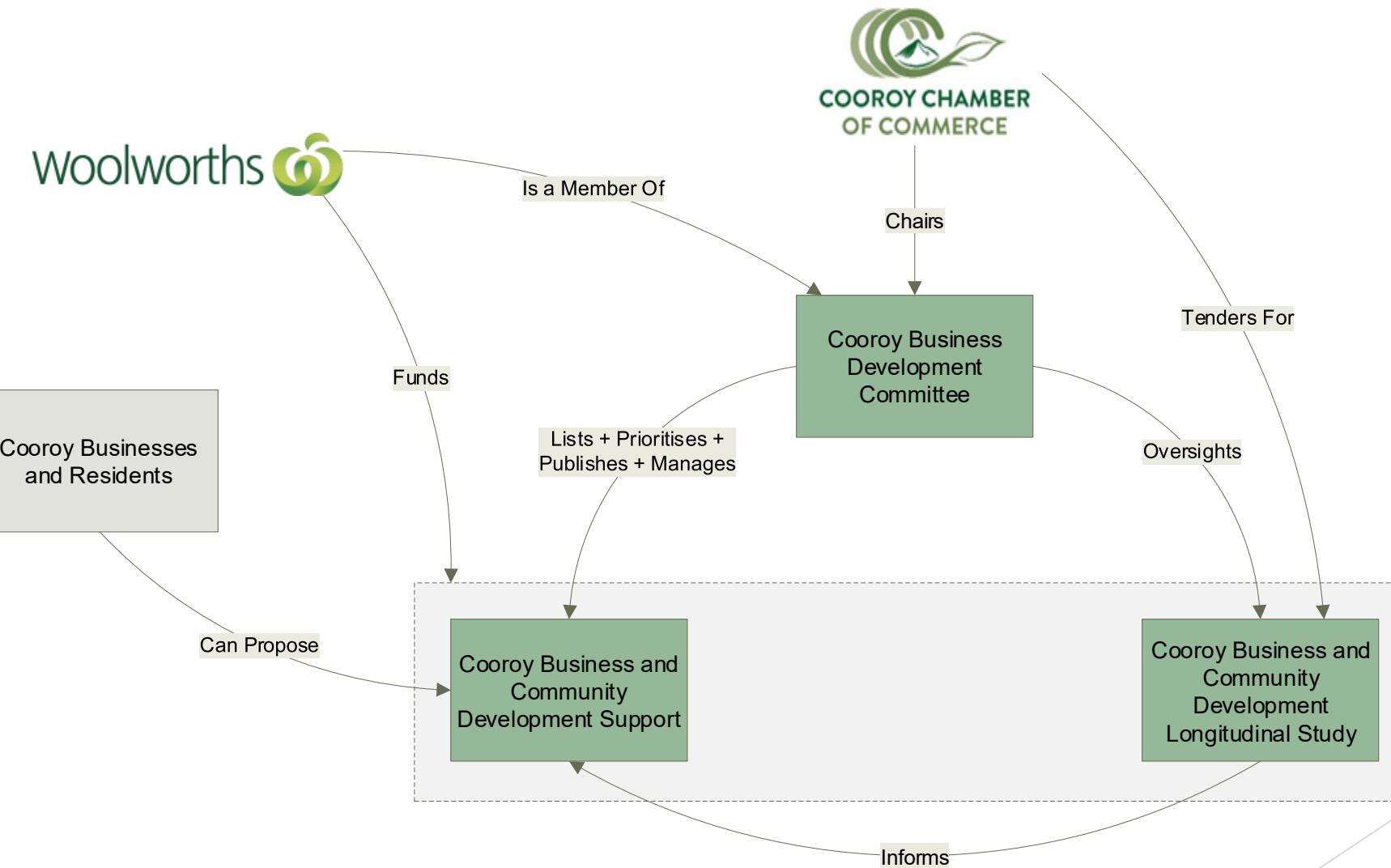
# Chamber Proposal Outline

\$300,000 per annum is this percentage of Woolworths annual financials:

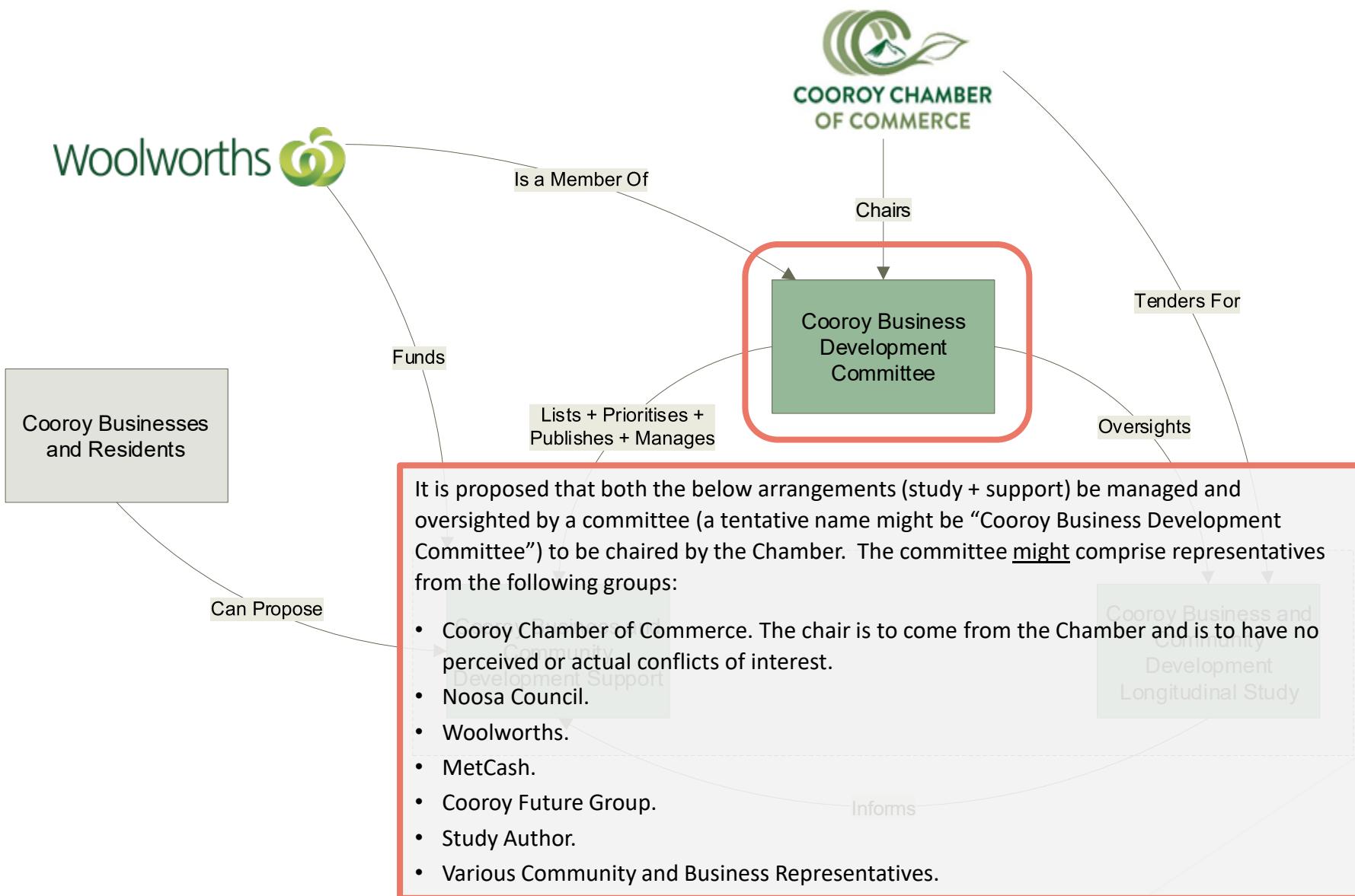
- Profit of \$1.62bn+ = 0.01852%.
- Revenue of \$67.92bn+ = 0.00044%.
- Operating Expenses of \$64.91bn+ = 0.00046%

- ▶ Should the development not be approved, then the status quo remains. However, should the development be approved, then the Chamber would like to propose that a condition of that development be that Woolworths provide up to \$300,000.00 per annum for a ten-year period for the following:
  - ▶ 10 Year Longitudinal Study. This is a ten-year longitudinal study by a reputable Queensland University, to monitor and study the positive and negative impacts of a large change in the business profile of a small community.
  - ▶ 10 Years Business and Community Support. This is ten years of support for small scale initiatives to ensure the business areas of Cooroy and the community more broadly, remain vibrant and connected.
- ▶ A Committee is to be formed to manage and oversight the above.

# Chamber Proposal Outline Structure

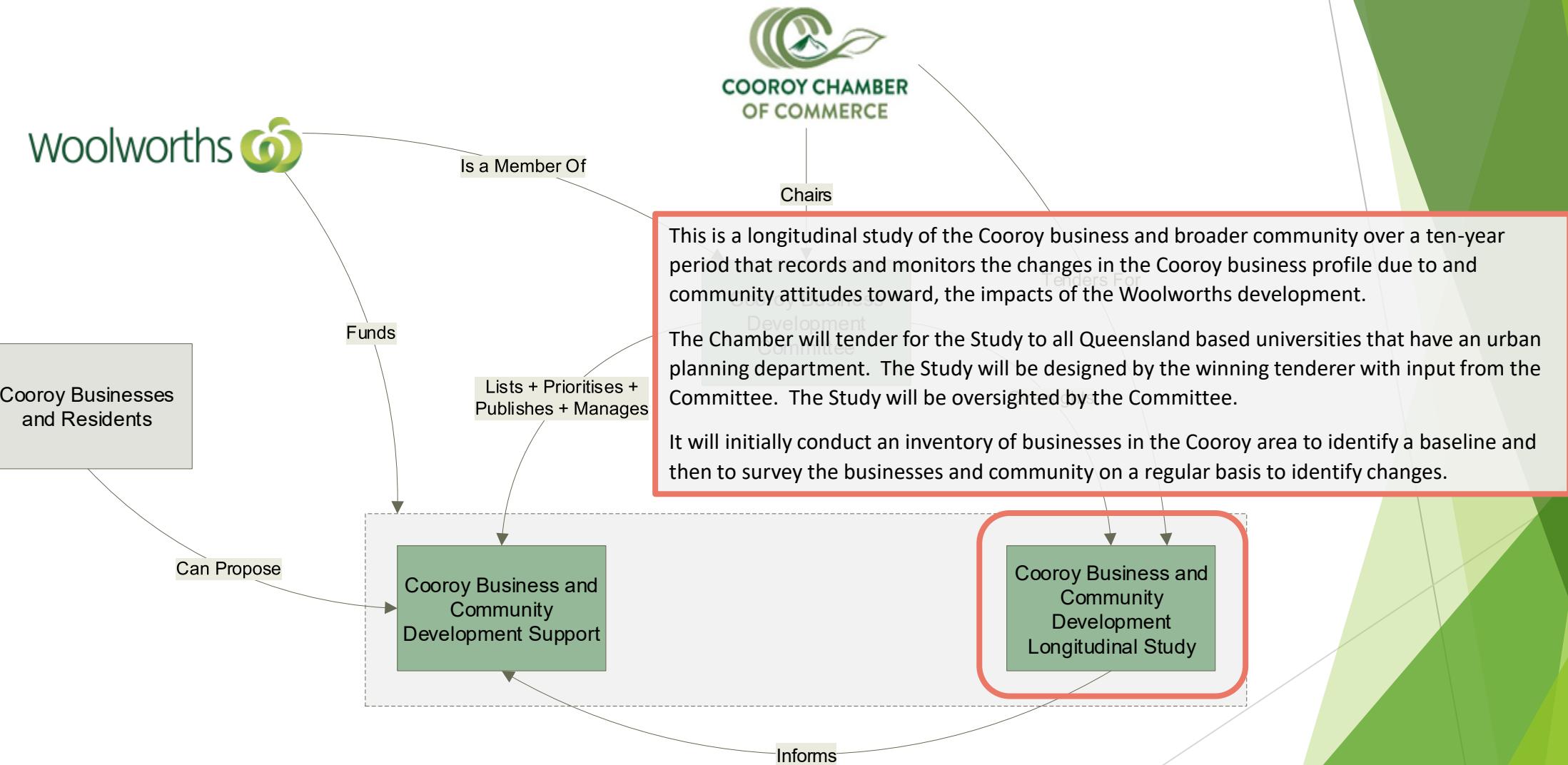


# Chamber Proposal Committee



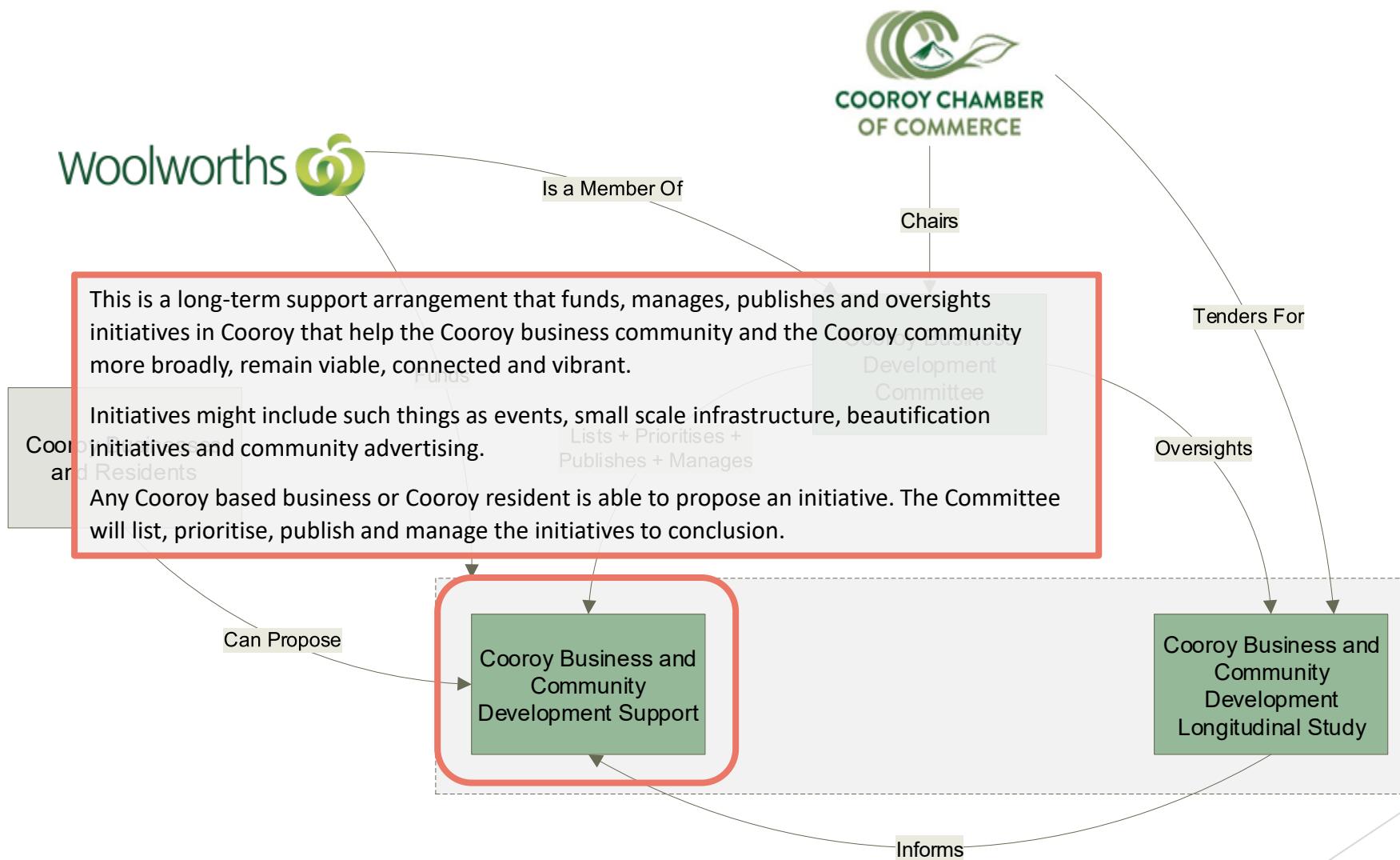
# Chamber Proposal

## 10 Year Longitudinal Study



# Chamber Proposal

## 10 Years Business and Community Support



# Summary

- ▶ The Chamber is aware that the community and specifically the business community, is divided on the threats and opportunities that may arise if the Woolworths development is to go ahead.
- ▶ Accordingly, should it go ahead, the Chamber proposes that a condition be included in the development approval for Woolworths to fund a ten-year longitudinal study into the impacts and changes to Cooroy as well as fund small scale initiatives to mitigate against the negative impacts by keeping the Cooroy area vibrant and connected.

**Pat Byrne**

Cooroy Chamber of Commerce

Vice-President

Black Mountain Resident

(Pat has nil commercial interests in Cooroy, its surrounding areas or in the region more broadly)