
Sent: 7/02/2019 9:00:18 AM
Subject: RE: DA2018/1924 - Submission
Attachments: Submission to DA2018-1924.pdf;

Hi Luke,

Please find attached the submission on behalf of the owners of Glenrose Village.

Should you wish to discuss, please contact me on 0413 555 638.

Regards,

Andrew Cowan
Director

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From: Andrew Cowan
Sent: Monday, 4 February 2019 7:58 AM
To: 'Luke Perry'
Subject: DA2018/1924

Hi Luke,

Hope you are well.

We are assisting our client (the owner of Glenrose Village) with the preparation of a submission in relation to the subject DA.

I note that submissions are due tomorrow, however was wondering if it would be possible to get an extension until Friday 8 Feb 2019? This would be much appreciated given that we have only received instruction from them after Australia Day due to the holiday period.

Any questions please give me a call.

Thanks,

Andrew Cowan
Director

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The General Manager
Northern Beaches Council
725 Pittwater Road
Dee Why
NSW 2099

SUBMISSION TO DEVELOPMENT APPLICATION DA2018/1924 - FORESTWAY SHOPPING CENTRE

Dear Sir/Madam

1. INTRODUCTION

This Submission is made on behalf of GVSC Pty Ltd in relation to Development Application DA2018/1924 to carry out alterations and additions to Forestway Shopping Centre as follows:

- *Partial demolition of the existing retail centre.*
- *12,016m² additional GLA (net increase), including demolition and additions to the existing facility to enable the following new facilities:*
 - *Ground level retail including two x enlarged supermarkets, two x mini majors and speciality retail;*
 - *Level 1 retail level comprising restaurants, gymnasium, allied health, commercial offices and child care.*
 - *A passive recreation Skypark available to the community*
- *Two levels of basement car parking and one upper level of car parking at Level 2 providing 841 spaces (increase of 413spaces) and also including a car wash facility.*
- *Consolidated loading area from Grace Avenue for Aldi and specialty retail and Woolworths loading remaining in existing position. A light loading zone is located in the B2 basement.*
- *New signalised intersection and crossing on Forest Way*
- *Pedestrian access points include a centralised entrance generally aligning with the future green link to the Hospital precinct, new entry square near corner of Forest Way and Russell Street, access adjacent to Forestway vehicle entrance and access from Sorlie Place.*
- *Ancillary amenities, landscaping and infrastructure*

GVSC Pty Ltd owns and operates the Glenrose Village Shopping Centre at 56-58 Glen Street, Belrose, located 2.3km north-west of the subject site. The Glenrose Village Shopping Centre is anchored by Woolworths, Aldi and the Glen St Food Quarter Restaurant Precinct, with a GLA of 12,000m² in total.

While GVSC Pty Ltd does not object in principal to the provision and operation of existing retail premises at the site, concern is raised in relation to the potential of adverse impacts associated with this significant intensification of the existing shopping centre and impacts on the trade overall area. In GVSCs opinion, these matters require further consideration prior to determination of DA2018/1924.

The points of contention in relation to DA2018/1924 are outlined below. It is considered that these matters should be addressed before the Development Application proceeds towards being determined.

2. ECONOMIC IMPACTS ON THE EXISTING TRADE AREAS

The Glenrose Shopping Village contains a range of Commercial tenancies, including the following food and retail stores:

- Woolworths;
- Aldi;
- BWS;
- Bakers Delight;
- Chop Artisan Butchery;
- Costi Seafood Co.;
- Bag Gem;
- Reiss Emporium;
- Zap Variety;
- Glenrose Jewellers;
- Timbertime Toys; and
- Zjoosh.

Restaurant, food and beverage tenancies currently operating at Glenrose Shopping Village include:

- Ajmer's Indian Restaurant;
- Glenrose Sushi;
- Momokko;
- Stella Blu Kitchen & Pizzeria;
- Taste Baguette;
- Thai Kitchens;
- The Honest Kitchen;
- The New Civic; and
- Three Beans.

Commercial service-type tenancies currently operating at Glenrose Shopping Village include:

- 25 Mobile;
- Barber's Point Belrose;
- Belrose News & Post;
- Billy & Vince;
- Flower Paradise;
- Glenrose Beauty Gallery;
- Hello World Travel & Cruise Belrose;
- Jenny's Nails & Beauty;
- Lawrence Dry Cleaners;
- Prestige Car Wash; and
- Stone Real Estate.

Health and fitness-type tenancies currently operating at Glenrose Shopping Village include:

- Anytime Fitness;
- Belrose Chemist;
- Forestway Optometry Glenrose;
- Healthy Life;
- Hearinglife;
- Pacific Smiles Dental; and
- Palms Spa Massage & Acupuncture.

It is noted that the proposed development for which consent is sought includes enlargement of two supermarkets, two mini-majors and speciality retail. As noted above, the operation of the Glenrose Village Shopping Centre contains similar related uses, is located only 2.3km from the subject development site and therefore has the potential to be adversely affected in terms of its day to day trade.

It is therefore requested Council give due consideration to the associated impacts on the trade area in this respect as part of the assessment completed.

3. CONSISTENCY WITH PLANNING CONTROLS

The site is zoned B2 Local centre under the WLEP2011, contains a current maximum building height limit of 12.5m, and has no minimum lot size or Floor Space Ratio restrictions.

The objectives of the B2 Local centre zone under the WLEP2011 are:

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area;
- To encourage employment opportunities in accessible locations;
- To maximise public transport patronage and encourage walking and cycling;
- To provide an environment for pedestrians that is safe, comfortable and interesting;
- To create urban form that relates favourably in scale and in architectural and landscape treatment to neighbouring land uses and to the natural environment; and
- To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of any adjoining or nearby residential land uses.

Whilst it is noted that the proposed development is permitted in the B2 Zone with consent, it is requested that Council duly consider the objectives above and the associated impacts on the Glenrose Village as an existing, operative retail centre. Despite that the two centres have co-existed for a number of years, this significant expansion and intensification should be assessed accordingly having regard to the trade area.

4. CONSISTENCY WITH HOSPITAL STRUCTURE PLAN

It is understood that the Structure Plan is endorsed. The Department of Planning and Environment (DP&E) and state agencies are currently in collaboration to carry out additional planning studies to inform LEP amendments.

Given the strategic importance of the Structure Plan and the overall community input that has been received to date, it is requested that any final determination on the DA is consistent with the underlying objectives and functions intended to be achieved. The ultimate development outcomes in accordance with the Structure Plan are considered to have the potential positively impact the long-term operation of the Glenrose Village Shopping Centre. The subject DA should therefore not undermine the Structure Plan, particularly with respect to the envisaged outcomes on the surrounding road network.

5. FURTHER CONSULTATION

It is kindly requested that Council further notify GVSC of any plan amendments for the subject proposal following the exhibition period, and opportunity be provided to comment further. GVSC considers this essential to ensure all of its existing tenants are well informed of development in the local area.

6. CONCLUSION

Based on the matters discussed above, it is requested that DA2018/1924 be considered duly with respect to the existing Glenrose Village Shopping Centre and associated impacts on the trade area. Given the intensification of the site and expansion of the retail floor area, GVSC seeks to ensure that the operations of the Glenrose Village would not be undermined by the proposed development.

It is considered prudent for Northern Beaches Council to request the matters identified in this Submission be addressed so that a decision can be made in the public interest.

Yours faithfully,



Andrew Cowan
Director
Willowtree Planning Pty Ltd
ACN 146 035 707