

20 February 2019



Mr Roland Howell
Project Director
Point Polaris
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FORESTWAY SHOPPING CENTRE - WILLOWTREE PLANNING OBJECTION

This letter presents our response to the planning submission lodged by Willowtree Planning on behalf of the owners of Glenrose Village Shopping Centre ('GVSC') regarding the proposed expansion of Forestway Shopping Centre.

Specifically with regard to section 2 of the Willowtree submission headed "Economic Impacts On The Existing Trade Areas", we note the following:

- The submission simply lists tenants at GVSC.
- It is stated that the proposed expansion of Forestway Shopping Centre has the potential to adversely affect the day to day trade at GVSC.
- It requests that Council give due consideration to the associated impacts on the trade area.

In response, the following is noted:

- The economic impact assessment prepared by LocationIQ is a detailed assessment of the likely impacts of the proposed development and has been prepared based on our experience with many comparable centres throughout Australia.
- Centre by centre impacts are considered in section 4.3 of our report, including specifically the impacts on Belrose (which includes GVSC) which is assessed at 12.0% of sales, (within the normal competitive range). Accounting for various facts, including centre composition distance to Forestway Shopping Centre and centre performance, this level of impact will not affect the viability of GVSC, given its current strong trading performance.

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In conclusion, the impacts resulting from the expansion of Forestway Shopping Centre have been duly considered and our assessment finds that the viability of GVSC will not be affected.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Gavin Duane', with a long horizontal flourish extending to the right.

Gavin Duane
Director