

VINTAGE CELLARS®

AUSTRALIA'S FINE WINE SPECIALIST

STATEMENT OF ENVIRONMENTAL EFFECTS

85 Glen Street, Glenrose

Prepared for
COLES LIQUOR
16 November 2022



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1. INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Urbis Pty Ltd on behalf of Coles Liquor (the Applicant) in support of a Development Application (DA) to the Northern Beaches Council for the purposes of a 'Vintage Cellars' Liquor Store at Shop 26-27 Glenrose Village Shopping Centre, 56-58 Glen Street, Belrose. The DA seeks consent for the following:

- Change of use to support a licensed liquor store premise on the site, and
- Hours of operation within the tenancy of
 - 9am to 10pm to Saturday; and
 - 10am to 10pm on Sunday.

The applicant seeks to introduce a licensed liquor store (Vintage Cellars) within the Shop 26-27 Tenancy at Glenrose Village in Belrose. Specifically, this DA seeks consent for the change of use to a new 'retail premises' (which is a land use defined in the Warringah Local Environmental Plan 2011 that includes 'shops') for the purpose of a liquor store.

This SEE is structured as follows:

- **Section 2 - Site Context:** identifies the site and describes the existing development and local and regional context.
- **Section 3 - Proposed Development:** provides a detailed description of the proposal.
- **Section 4 - Statutory Context:** provides a detailed assessment of the State and local environmental planning instruments and plans relevant to the site and development.
- **Section 5 – Assessment of Key Issues:** identifies the potential impacts arising from the proposal and recommends measures to mitigate, minimise or manage these impacts.
- **Section 6 - Section 4.15 Assessment:** provides an assessment of the proposal against the matters of consideration listed in section 4.15 of the EP&A Act.
- **Section 7 – Conclusion:** provides an overview of the development assessment outcomes and recommended determination of the DA.

This report should be read in conjunction with the supporting documentation listed in **Table 1**.

Table 1 Supporting Documentation

Document Title	Consultant	Appendix
Architectural Plans	Old Dog New	Appendix A
Plan of Management	Coles	Appendix B

2. SITE CONTEXT

2.1. SITE DESCRIPTION

The site is known as Shop 26-27 at 56/58 Glen Street, Belrose and is legally described as Lot 104 in DP 597544. The site is located on Cammeraygal Country.

The subject tenancy (for the purpose of the liquor store) is located on the ground level in close proximity to the entrance of the shopping centre. The Glenrose Village fronts Glen Street to the south of the site.

The key features of the site are summarised in the following table.

Table 2 Site Description

Feature	Description
Street Address	Shop 26-27/56-58 Glen Street, Belrose
Legal Description	Lot 104 in DP 597544
Tenancy Area	204m ²
Site Topography	Given the site is a shop tenancy within an existing shopping centre, it is flat and does not contain vegetation. No works are proposed outside of the shopping centre premises.

Figure 1 Site Aerial



Source: Urbis

2.2. EXISTING DEVELOPMENT

The tenancy is located within Glenrose Village at 56-58 Glen Street, Belrose. The centre services the broader Belrose community with a range of 38 speciality stores with extensive fresh food, mixed health & professional services, general merchandise, health & beauty and casual dining options.

The Glenrose Village Shopping Centre enjoys very broad opening hours. The core centre operates from 9am-530pm Monday to Friday with hours extended to 9pm on Thursday and restricted to 10am -4pm on Sundays. Anchors Woolworths, Aldi and the Glen Street Food Quarter Restaurant precinct have extended hours, with maximum trading 7am - 10pm seven days.

The shop 27 tenancy in which the proposed development is proposed to be located, is currently occupied by a pop-up retirement village store called 'Jardin'. Shop 26 is currently unoccupied.

Shop 28 which adjoins the proposed development currently accommodates a Bakers Delight Bakery and Shop 25 is currently a 'Chop Artisan' Butchery premise.

The immediate urban context of the site is predominately characterised by the retail premises located within the Glenrose Village with other community infrastructure and recreational facilities adjoining Glen Street including Lionel Watts Park and the Glen Street Theatre. The site also interfaces with two tennis courts to the immediate north and the Belrose library to the immediate south-east of the Shopping Centre.

Situated 19km North-East of the Sydney CBD, Glenrose Shopping Centre, Belrose (the site) is located in the Northern Beaches Local Government Area. The location of the site within its broader context is shown in **Figure 3**.

The bus linkages surrounding Belrose are the most suitable public transport linkages to the Glenrose Village. Buses from Chatswood Station take roughly 30 minutes with a specified bus station for access to the shopping centre on Glen Street.

Figure 2 Site Photos



Picture 1 Entrance



Picture 2 Shop 27 Tenancy



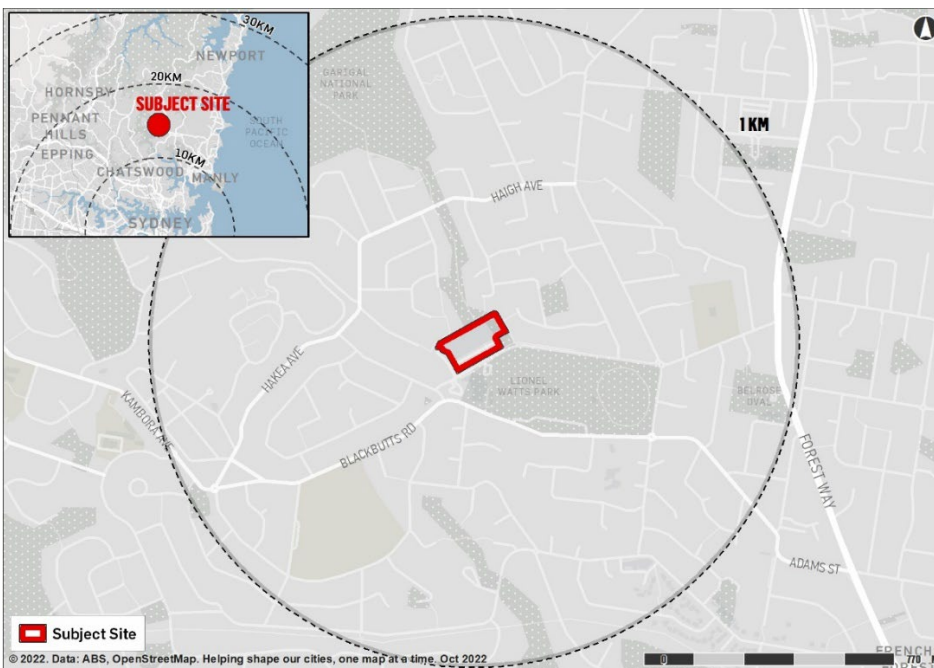
Picture 3 Shop 26/27 Tenancy



Picture 4 Shop 26/27 Tenancy

Source (all): Coles

Figure 3 Local Context



Source: Urbis

3. PROPOSED DEVELOPMENT

3.1. OVERVIEW

This development application seeks approval for the proposed change of use and hours of operation for Tenancies 26 and 27 to accommodate a licensed 'Vintage Cellars' liquor store. The premise will service the broader community and include a cool room, back of house area and a selling area. This application does not include fitout works which will be sought via a separate application.

In summary, the proposal seeks consent for the following:

- Use of the tenancy for a licenced liquor store.
- Hours of operation within the tenancy –
 - 9am to 10pm to Saturday; and
 - 10am to 10pm on Sunday

A tenancy location plan accompanies this application at **Appendix A**. Note that the internal fitout of the tenancy will be the subject of a separate application, to be submitted independently of this application for use. The proposed tenancy is outlined in 'red'.

Figure 4 Tenancy Location Plan



Source: Old Dog New

3.2. NUMERIC OVERVIEW

Key numeric aspects of the proposal are summarised below. The proposal is described in further detail within the following sections of this report.

Table 3 Numeric Overview of Proposal

Descriptor	Proposed
Land Use Activity	Liquor Store (Retail Premise) Retail premise, as defined in the Warringah Local Environmental Plan 2011, means: "a building or

Descriptor	Proposed
	<i>place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials”.</i> There are no physical works sought under this application.
Height of Building	No change
Floor Space Ratio	No change
Loading and Servicing	The store will be serviced by the existing loading dock facilities at Glenrose Shopping Centre
Waste Management	Given the minor nature of the proposal, it will use the existing waste facilities provided onsite within Glenrose Village. There are no physical works sought under this application
Hours of Operation	9am to 10pm Monday – Saturday; and 10am to 10pm on Sunday

3.3. OPERATIONAL DETAILS

Liquor will be sold at the tenancy in full compliance of responsible service of alcohol requirements with a liquor license which will be obtained separately from the subject DA.

Hours of Operation

The proposal will operate 7 days per week during the following times:

- Monday – Saturday: 9am – 10pm
- Sunday – 10am – 10pm

These hours of operation complement other uses at the centre that stay open into the evening.

Staff

The store will ensure experienced personnel are available at all times of operation, comprising of full-time, part time and casual team members. Team member numbers will increase during peak trading periods such as public holidays. All personnel will have extensive product knowledge gained from formal training, information received from Coles Liquor and dealings with suppliers. All team members will be trained in responsible service of alcohol procedures.

4. STATUTORY CONTEXT

The proposed development has been assessed in accordance with the relevant matters for consideration listed in Section 4.15 of the EP&A Act 1979

4.1. STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 (the SEPP) requires a consent authority to consider whether the land is contaminated and if it is suitable for its proposed use, after any required remediation has been completed.

No excavation is proposed as part of this DA. Accordingly, no further assessment against the SEPP is required.

4.2. WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

Warringah Local Environmental Plan 2011 (the LEP) is the primary environmental planning instrument applying to the site and the proposed development.

The site is zoned B2 Local Centre in accordance with the LEP. The proposed development is consistent with the zone objectives as outlined below:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of the 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.*
- *To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of any adjoining or nearby residential land uses.*

The proposal is consistent with the objectives of the B2 Local Centre zone as:

- The proposal provides additional employment opportunities to the wider Belrose community;
- The proposal offers an additional retail use for the community;
- The site is located in an accessible ground floor tenancy, with the Glenrose Village Shopping Centre being well connected by existing public transport linkages; and
- The proposed Vintage Cellars will support provide an active, vibrant and viable business within Belrose's retail spine.

Permissibility

Within the B2 Local Centre zone, development for the purpose of a 'retail premise' is permitted with development consent. The use is defined in the WLEP 2011 as:

"a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials"

Accordingly, the proposed land use meets the objectives of the B2 Local Centre zone and is permitted within the zone with development consent.

The following table assesses the compliance of the proposed development with other relevant clauses in the LEP.

Table 4 LEP Compliance Table

Clause	Provision	Proposed	Complies
Clause 4.3 – Height of Building	8.5m	No changes as the site is located within an existing shopping centre.	Yes.
Clause 4.4 – Floor Space Ratio	2:1	No change, as the site is located within an existing tenancy in a shopping centre.	Yes.
Clause 5.10 – Heritage Conservation	The subject site is not identified as a heritage item nor is it located within a heritage conservation area.		Yes.
Clause 6.1 Acid Sulfate Soils	The subject site is not affected by acid sulfate soils.	The proposal does not have an impact on the soil composition.	Yes.

Based on the above, it is considered that the proposal complies with the relevant provisions within the WLEP 2011.

4.3. WARRINGAH DEVELOPMENT CONTROL PLAN 2011

The *Warringah Development Control Plan 2011* (the DCP) provides detailed planning controls relevant to the site and the proposal. An assessment against the relevant controls is provided in the table below.

Table 5 DCP Compliance Table

Clause	Provision	Proposed	Complies
Part C – Siting Factors			
C3 Parking Facilities	2. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account: • the land use; • the hours of operation; • the availability of public transport; • the availability of alternative car parking; and • the need for parking facilities for courier vehicles, delivery / service vehicles and bicycles.	Considering the nature of the proposal, as a change of use of an existing retail tenancy within the Glenrose Village Shopping Centre, no additional car parking is required as no additional GFA is proposed.	N/A
C9 Waste Management	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development	Given that the proposal is for the change of use of a shop tenancy within Glenrose Village Shopping Centre and does not propose demolition nor construction, section C9	Yes

Clause	Provision	Proposed	Complies
	Applications must be accompanied by a Waste Management Plan.	of the WDCP 2011 is not applicable. The retail premise will be serviced through the existing waste facilities provided onsite.	
Part H – Appendices			
Appendix 1 – Car Parking Requirements	Shop (includes retail/business component of hop top housing, retail premises and neighbourhood shop) – Space per 16.4sqm GLFA (6.1 spaces per 100sqm GLFA). The above rate may be varied in shopping centre complexes, such as shopping malls, where multi-purpose trips predominate, in accordance with the following: For 0-10,000sqm GLFA – 6.1 spaces per 100sqm For 10,000-20,000sqm GLFA – 5.6 spaces per 100sqm For 20,000-30,000sqm GLFA – 4.3 spaces per 100sqm For more than 30,000sqm GLFA – 4.1 spaces per 100sqm	The proposal does not increase GFA as a result of the change of use. Therefore, the proposal does not require additional parking spaces. The proposal does not provide any parking spaces specifically for the change of use for Vintage Cellars. Glenrose Shopping Centre currently accommodates a car parking facility that offers 500 parking spaces for use by all centre visitors.	N/A

Based on the above, it is considered that the proposal complies with the relevant provisions within the DCP.

5. ASSESSMENT OF KEY ISSUES

5.1. LIQUOR LICENSING

The applicant will apply to Liquor and Gaming NSW for a liquor licence, concurrent with this DA

5.2. SECURITY

The proposal has been prepared in accordance with key security measures, outlined in the Liquor Plan of Management (PoM) at **Appendix B**. A CCTV system will be installed within the premises. The overall store layout, which will be subject to a separate fitout consent, has been designed having regard to the Crime Prevention through Design Guidelines.

Northbridge Plaza has existing security measures for the centre itself and common areas.

Security measures will be installed within the tenancy as part of the fitout works. These will include

- Dome cameras to provide surveillance throughout the tenancy
 - customer entry/exit points
 - each cash register
 - the selling floor
 - access to and from the roller door
 - the cool room
 - spirit bays
 - loading area
- PC/Monitor to be positioned to monitor
 - The store entrance
 - The cigarette drawers.

5.3. BCA AND ACCESS

The proposed operation and change of use is capable of compliance with the relevant accessibility guidelines outlined in the legislation. The fitout works, for which consent will be sought separately, will ensure a continuous accessible path of travel and other relevant accessibility provisions to ensure equitable access.

The building is designed to enable equitable access in accordance with the BCA requirements.

5.4. PLAN OF MANAGEMENT

A general plan of management has been prepared by Coles Liquor to outline operational strategies targeted to limit the risks associated with the proposed use at Glenrose, and is attached in **Appendix B**.

5.5. WASTE MINIMISATION AND MANAGEMENT

Waste management will operate under and be facilitated through the existing operations of the broader Glenrose Shopping Centre. Further mitigation and waste management discussion will occur in the subsequent fitout application, considering no physical works are proposed in this application.

6. SECTION 4.15 ASSESSMENT

The proposed development has been assessed in accordance with the relevant matters for consideration listed in section 4.15 of the EP&A Act.

6.1. ENVIRONMENTAL PLANNING INSTRUMENTS

The proposed development has been assessed in accordance with the relevant State and local environmental planning instruments in **Section 4**.

The assessment concludes that the proposal complies with the relevant provisions within the relevant instruments.

6.2. DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No draft environmental planning instruments are relevant to this proposal.

6.3. DEVELOPMENT CONTROL PLAN

Warringah Development Control Plan 2011 provides detailed planning controls relevant to the site and the proposal. An assessment against the relevant controls is provided in **Section 4.3**.

The assessment concludes the proposal complies with the relevant provisions within the DCP.

6.4. PLANNING AGREEMENT

No planning agreements are relevant to this proposal.

6.5. REGULATIONS

This application has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Regulations 2021*.

6.6. LIKELY IMPACTS OF THE PROPOSAL

The proposed operation is unlikely to result in any adverse environmental, social or economic impacts with consideration of the following:

Built Environment:

- The proposal is permissible under all relevant planning controls with building height, FSR and car parking controls remain unchanged
- The change of use does not result in any changes to surrounding shop tenancies
- The proposal does not seek physical works under this application

Social:

- No adverse safety impacts are likely to result from the operation of the store during the proposed trading hours
- The proposed works will not be visible from the public domain or streetscape
- The proposed works will contribute to the retail spine in Belrose

Natural Environment:

- Given the proposed use's location situated internally within an existing shopping centre, the proposal will pose minimal environmental impact.
- The proposal does not seek the removal of any natural landscape elements onsite.

Economic:

- The proposal represents a positive economic impact as it will facilitate the future operation of a new tenancy at the site.

6.7. SUITABILITY OF THE SITE

The site is considered highly suitable for the proposed development for the following reasons:

- The subject site is zoned for retail purposes.
- The surrounding tenancies within the shopping centre have compatible hours of operation to support the hours proposed in this application.
- The subject site is located adjacent to compatible land uses.
- The site is zoned B2 Local Centre within which 'retail premises' are a permissible use.
- The proposal complies with the relevant LEP and DCP Controls.
- The proposal does not unreasonably impact the amenity of surrounding properties.

6.8. SUBMISSIONS

It is acknowledged that submissions arising from the public notification of this application will need to be assessed by Council.

6.9. PUBLIC INTEREST

The proposed development is considered in the public interest for the following reasons:

- The site is zoned B2 Local Centre which supports the proposal to be used for a licensed liquor store
- The proposed development responds positively to the surrounding current and future character of the area for retail; premises.
- No adverse environmental, social or economic impacts will result from the proposal.

The proposal is therefore within the public interest.

7. CONCLUSION

The proposed change of use and associated hours of operation have been assessed in accordance with section 4.15 of the EP&A Act and is considered appropriate for the site and the locality:

- The proposal satisfies the applicable planning controls and policies:
 - The proposal satisfies the objectives of all relevant planning controls and achieves a high level of compliance
 - The proposal will not result in any adverse environmental impacts
 - The proposal will result in positive social and economic impacts:
 - The proposal represents a positive economic impact as it will facilitate the future operation of a new tenancy at the site.
- The proposal is highly suitable for the site.
 - The proposal is permitted within the B2 Local Centre zone and is consistent with the zone objectives and compatible with the surrounding context
- The proposal is in the public interest:
 - The proposal is in the public interest as it will contribute to the provision of employment opportunities during the construction phase and continued employment throughout the use of the development.
 - The proposal complies with the requirements of the relevant planning controls including the Warringah LEP and Warringah DCP.
 - There will be no ongoing adverse environmental, social or economic impacts will result from the proposal.

Having considered all relevant matters, we conclude that the proposed development is appropriate for the site and approval is recommended, subject to appropriate conditions of consent.

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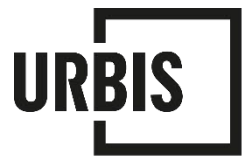
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APPENDIX A

ARCHITECTURAL PLANS



APPENDIX B

PLAN OF MANAGEMENT