

25th July 2011

Mr Stephen Richardson
Rennew Constructions Pty Ltd
Suite 11, 71 Penshurst Street
Willoughby NSW 2068

CHATSWOOD EAST – INDUSTRIAL FLOORSPEACE STUDY

This letter presents a brief summary of the Chatswood East industrial study undertaken by this office in July 2011.

The main conclusions of the study include:

- i. Chatswood East no longer represents a core industrial precinct but instead provides a variety of uses. There has been an increasing shift away from the traditional industrial uses such as manufacturing towards traditional office floorspace, smaller business operators in office/warehouses and retail/showroom facilities. This shift is reflected in the composition of more recent developments, including the new Bunnings along Smith Street as well as community facilities such as Fitness First Platinum.
- ii. There is a high level of vacancies within the total precinct, estimated at around 20% of total tenancies (83 out of 410). This reflects the fact that traditional industrial uses are no longer drawn to this region. Instead, major operators would prefer to locate within industrial/warehouse areas which have increased main road exposure and accessibility, easy access to public transport as well as larger land parcels.

- iii. The range of uses now provided within the defined Chatswood East Industrial precinct include:
- Office/warehouse
 - Traditional offices
 - Retail/showrooms
 - Automotive
 - Community (i.e. Gyms, childcare etc.)
 - Traditional retail facilities
- iv. Reflecting the trends indicated above, a supermarket within this precinct is proposed to provide around 180 permanent jobs and would represent an optimal use of land for the surrounding population.
- v. A proposed supermarket development would help to rejuvenate the Chatswood East precinct, with increased employment and viability within the overall precinct, while still maintaining Chatswood East as a key employment generating region.

Thank you for the opportunity to present this letter, and please do not hesitate to contact me if you have any queries.

Yours Sincerely



Gavin Duane
Director

duane
LOCATI^QN



Working for the advancement of Northbridge since 1919

ABN 41 733 956 702

PO Box 357 Northbridge 2063

July 3 2012

Mr Sam Haddad
Director General
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Mr Haddad

Re: Woolworths proposal for a new supermarket in Smith St, Chatswood East

Northbridge Progress Association (NPA) is a community organisation of residents which has operated continuously since 1919. NPA had 464 members at December 31 2011.

Woolworths has developed a proposal for a major new supermarket in Smith St, Chatswood East. The new supermarket is expected to reduce retail sales in Northbridge by 9% and traffic volume through Northbridge by 5% to 10%. It would therefore have relieved both Northbridge traffic congestion and current parking limitations in Northbridge Plaza car park, where a major Woolworths store is located. In addition, the project was expected to reduce total traffic movements on the North Shore by 2.8 million kilometres per year.

In its submission on May 18 to Willoughby City Council, NPA said that, because of the beneficial impact on Northbridge traffic, it supported the proposal "to enable it to be placed before the community".

The proposal was refused by Willoughby City Council on May 28 mainly on the basis that the site is zoned Light Industrial, where retail operation is not permitted. A motion for Council to defer consideration of the proposal to allow time for public consultation was lost. A prior Woolworths' poll of 400 residents in the trade area had shown that 68% of respondents were in favour of the supermarket, with 15% against. 80% said they would like the proposal put to the community for discussion.

Because of its importance for reducing traffic congestion in Northbridge and the North Shore generally, NPA regrets that the proposal was never placed before the community for wide consultation.

NPA would be pleased to facilitate such consultation through arranging a public meeting or other means.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Peter McNair', with a stylized flourish at the end.

Peter McNair
President

Copy: Mayor Pat Reilly, Willoughby City Council
Sailors Bay Ward Councillors, Willoughby City Council

Loreto Kirribilli also gave a speech on their recent experience in a NSW Indigenous Australian cultural immersion program.

Birralee Kindergarten, Alexandria Park Community School, Lane Cove

PHOTOS ONLINE
northshoretimes.com.au

Russell Lawrence, 6, joined the crowds at Lane Cove Plaza to watch performances by Lane Cove Public School's year 4 choir (bottom left) and Greenwich Public School (bottom right). Pictures: ELENOR TEDENBORG



purchase a high frequency oscillatory ventilator to help seriously ill patients experiencing life threatening breathing difficulties. To donate, phone RNS Fundraising on 9926 7060.

Fun run



The Rotary Club of Roseville Chase is organising a fun run on Sunday, July 29, as a warm-up for the City to Surf. There will be a 10km run and a 5km run. It will start and finish at Castle Cove Park. Details: www.rosevillechaserotaryfunrun.org.au

\$1420 effort



A morning tea in the Gordon Village Arcade on May 24 raised \$1420 for the Cancer Council.

CHATSWOOD

Woolworths knocked back but won't give up

Rohan Smith

A WOOLWORTHS proposal to establish a new store in East Chatswood was rejected by Willoughby Council this week, 10 years after it first began to take shape.

But the supermarket chain says it won't give up on plans to better service the Chatswood area.

The planning proposal would have seen a standalone, full-range Woolworths move in at 17-19 Smith St.

It required approval by

council to rezone the light industrial area for business development and retail - a request council agreed was unreasonable.

Eleven speakers addressed council on Monday night - four against and seven in favour - before lengthy debate and a final resolution but Woolworths community relations manager Simon Berger said the decision did not reflect community wishes.

"In an independent poll to gauge community reaction, 68 per cent of residents

IN A NUTSHELL

What was proposed:

A full-range Woolworths at 17-19 Smith St, East Chatswood.

How they voted:

- Against Woolworths proposal and against further community consultation: Cr Giles-Gidney, Cr Kate Lamb, Cr Stuart Coppock, Cr Barry Thompson, Cr Lynne Saville, Cr Mandy Stevens, Cr Judith Rutherford, Cr Robert Wilson.
- Against Woolworths proposal and for further community consultation: Cr Wendy Norton, Cr Pat Reilly, Cr Adrian Cox, Cr John Hooper.
- Absent: Cr Terry Fogarty.

surveyed said they supported a Woolworths store at this location and 15 per cent said they didn't," Mr

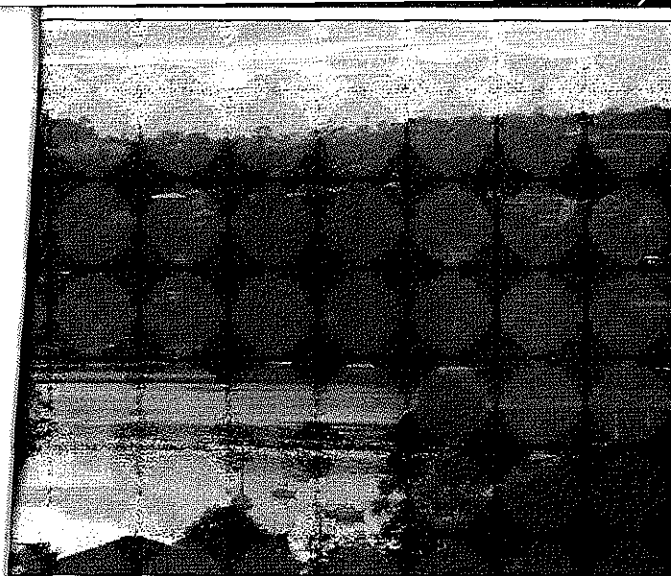
Berger said. The poll Mr Berger referred to asked 400 local shoppers if they supported

the development of a new store next to Bunnings Warehouse. In the poll, 37 per cent of respondents said they were strongly in favour and 31 per cent said they were somewhat in favour.

Councillor Wendy Norton said councillors should defer the decision and provide another opportunity for public consultation, in light of the strong community support. "We've got a situation where the majority think it's a good idea and we need to at least explain why we're against it," she said.

The mayor Pat Reilly agreed. But Councillor Judith Rutherford, who spoke for an eight-to-four majority, said council had to take responsibility for the decision. "We were elected to make these decisions and sometimes these decisions will be hard," she said.

Mr Berger said Woolworths would review its options in the wake of the council's ruling. "(We) won't give up on Chatswood, where we have been looking for a way to serve customers for many years," he said.



ele Lewis wrote: "The sunrises are so colourful at the moment, I thought
ke to include this photo of sunrise over Middle Harbour."

Send your images to editor@northshoretimes.com.au

A decision by Willoughby Council to knock back a proposal for a new supermarket continues to draw comment:

I TOO believe council should have approved the new Woolworths (in East Chatswood). It would be quick and convenient.

While I can understand the sentiments of residents in the area, if you buy a home in an industrial zoned area, or on a main road or under the flight path of Sydney Airport, you know what to expect can happen and cannot whinge when it does.

Marie, Willoughby

Join the conversation at
northshoretimes.com.au



It matter, we only listen to
s" laws?

ISHOP,
re resident

op communities, st buildings

on behalf of the Lane Cove
d and Conservation Society,
attention to the disappoint-
ouncement by Planning
Brad Hazzard.

remier, Barry O'Farrell, had
d before the election to give
g powers back to the com-
and the public must hold
elopers accountable for any
on or possible minor brea-
the strategic plan.

experience has shown that
zzard's department has not
for community participation
e any environmental studies

to confirm if the local precincts are
capable of sustaining an increased
population.

Developers, who have carte
blanche to exploit communities and
no personal or vested interests in
the future of the precincts and
amenities, are gone as soon as they
sell the developments.

I hope that when the Premier vets
the review he doesn't backflip
and deny localities their democratic
right to determine what is best
for them.

HELEN JORDAN, Lane Cove

Tapping to the heart of the fluoride issue

I'VE moved recently to the Wil-
loughby Council community.

For the first three weeks the
strong smells and different taste of
the water from the tap supplied by

Sydney Water made me curious
about what I was really drinking,
cooking, washing up, watering
plants with.

The old issue of fluoride used as
mass medication — the same
amount for babies, healthy and
unhealthy — came to my attention
again, this time with more studies
produced by concerned scientists
which can be easily accessed by
anyone thanks to the internet.

Filters are no solution; it is very
difficult to extract this chemical
from the water.

I would like to raise awareness
within the community of new
discoveries in relation to this
extremely important issue that,
trustingly, we leave in the hands of
a few. Please get informed on
www.fluoridealert.org; here you
can read 50 scientifically researched
reasons why fluoridation should
be stopped.

LUISA HOFFMAN, Castlecrag

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This promotion commences at 9.01am AEST on Monday 25 June 2012 and closes
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langer looms

I six hours sitting on the my house during the 1994 s, with a wet towel wrapped y head and a hosepipe in t times visibility was less . due to thick smoke.

authorities have, however, l that there is no risk from es in the precinct and have cided that people living in is in the precinct will decide in in place.

y!
electricity is cut off, which appen, and smoke alarms go l airconditioning units cease ate, people will try to leave in , blocking access roads for icks.

ne bush will burn and people a.

allows
comment

welcome display

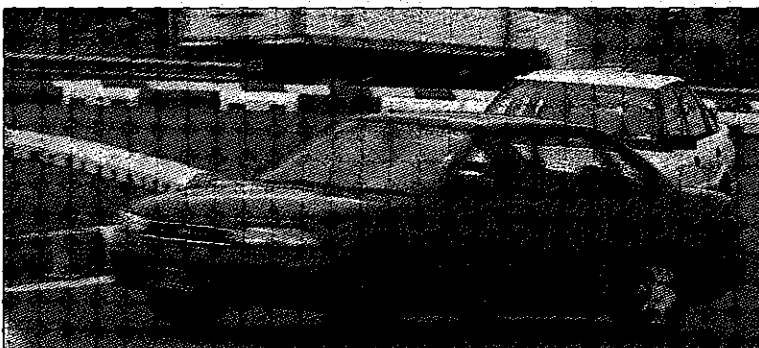
ERDAY evening I was walk- ith my four young children e we noticed a young man ng down to his underpants in ew of everyone, yet totally us to everyone around him. as in such a rush to get to his ng at Northbridge Football e was displaying all his bits eces to everyone.

young children were so shoc- y this that I needed a quick ation.

at could I say? I know I will allow my children to play for if this is the behaviour they e.

re is the president of NFC to some kind of code of conduct? ig does a community club

LETTER OF THE WEEK: ROAD RULES IGNORED



THERE are many road users who don't seem to know the road rules or, at least, prefer to ignore them.

Lately I have been concerned about my own safety while driving and there are several areas in particular.

First, "tail-gating" which I understand is illegal in NSW. On recent trips on the F3 semi-trailers have travelled less than two car lengths behind at speeds about 100km/h. This is very dangerous but seems to be common.

I think many drivers believe there is a minimum speed limit or else try to intimidate the driver ahead to travel at the speed they would like to reach.

Second, "roundabouts": the rule is

that you must give way to a vehicle already on the roundabout.

Some drivers think that the 'give way to the right' rule applies in roundabouts; one driver blasted their horn thinking they had right of way. I hope this doesn't lead to a debate about the rules as they are often based on technical requirements which most people are not trained to analyse.

In fact, many drivers seem to think road rules are negotiable on the day and can be modified or ignored to suit their needs.

In my experience it is this attitude which causes some accidents and thousands of near accidents.

**Graeme Clinch,
Willoughby**

need to be to be happy?

**C.K. Wellings
Northbridge**

Give us a break

FOR what is primarily considered a community oval, Northbridge is overtaken and dominated by North-

bridge Football Club.

What was once a winter sport now seems to be played all year. Do we not deserve a break from the noise?

Why are such promises made to the ratepaying residents that a review will take place in the off-season. What off-season? There is

FROM THE WEB

RE: 'Woolies plans \$20m outlet at Chatswood', (Times, December 2).

Great! This would be perfect, there are a lot of elderly people that require a supermarket close to home. Not to mention the convenience of this store to people like myself that live extremely close. Hope the plans go through.

Rosalina Mouradjallian

Great! How about Woolworths open a hardware store at Smith S and a supermarket at the Chatswood Interchange.

Christopher

RE: 'Former St Aloysius' College student Tom Doolan killed in Surrey, England'

Tom Doolan will always be loved and always be remembered. He was a true friend and I'm going to miss him everyday. Guess he was too good for this world. Rest in peace buddy.

Matthew Little

Join the conversation at
northshoretimes.com.au

obviously no off-season.

Around 90 per cent of players from out of area. Our Willough ward councillors are doing nothing to help us. If this is not dominated by a single group, then please enlighten me.

**Ben Di-cocos
Northbridge**

Keep your letters as short as possible and include your address and daytime contact number. Letters are subject to editing and cannot be returned.

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NSW & ACT

The council was defending its position on the erection of private infrastructure on public land.

Robyn Andrews, St Ives

It would give us the opportunity to do our food shopping locally without entering the Chatswood shopping area. Lynne, East Chatswood

Carpark madness

I VERY much agree with the letters published on June 13 about parking at Westfield Chatswood.

Having lived in the area for more than 50 years, I am ready to shift my shopping from Westfield to Chatswood Chase.

Two-hour parking is insufficient for shopping and meeting friends for coffee or lunch.

By the time we collect our dockets and then find where we have to take them to be validated our extra hour would be up.

The shopkeepers already pay huge rents so the loss of trade will not help them at all.

MAREE TOFLER, Lindfield

Supermarket support

THE proposal to open a Woolworths supermarket on the corner of Smith and Gibbes streets, East Chatswood, is a wonderful idea and one that definitely should go ahead.

It would give us the opportunity to do all our food shopping locally without having to enter the already congested Chatswood shopping area

and would eliminate having to line up to enter the Chatswood carparks.

We fully support the opening of the Woolworths supermarket at East Chatswood and we live locally.

We feel it will have minimal impact on traffic — Bunnings has not caused any major traffic problems in the area so why should Woolworths?

LYNNE, East Chatswood

Good for council

KU-RING-GAI councillor Tony Hall's criticism of the council for defending its planning decisions is perhaps, not surprising.

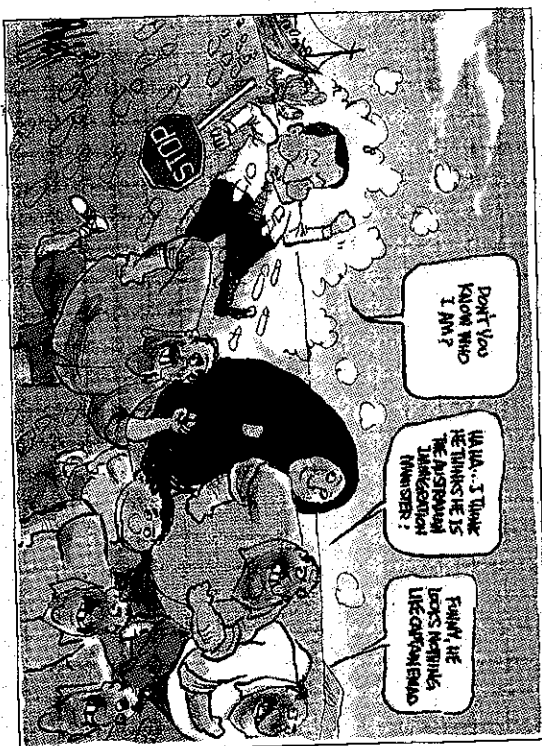
He has consistently supported the ervv proposal despite obvious widespread community opposition.

He has at no time visited the people in my street to discuss the impact of ervv poles and wires. I congratulate the council for standing on principle.

JOHN WATTS, St Ives

Hall inconsistent

IT was with utter amazement that I read Ku-ring-gai councillor Tony



Hall's comments (7Times, June 9) describing as "nonsensical" the almost \$88,000 expenditure incurred by Ku-ring-gai Council in the Land and Environment Court.

The council was defending its position on the erection of private infrastructure on public land.

It was forced into court by the applicant, Northern Ervv Inc., lodging an appeal, which it is

entitled to do, thereby burdening the council with another costly process.

When a neighbour of Cr Hall, Brigeldine, took the council to court over a refused development application, Cr Hall did not object to spending \$80,523 in legal costs.

In fact, Cr Hall is very supportive of the council defending another refusal for a Brigeldine development, currently before the court, which

may incur further costs. Cr Hall does seem rather inconsistent, especially when council officers have been most thorough and diligent in their assessments and it has been the applicants who have forced the matters into court.

ROBYN ANDREWS, St Ives

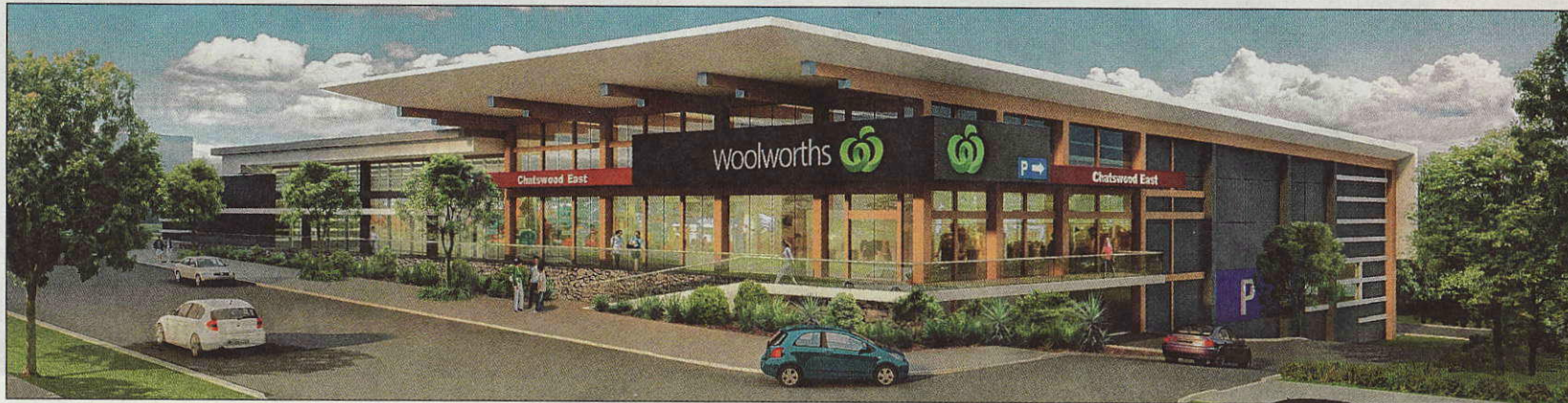
Please explain

ALONG with several other investors, I invested in a unit in the Metro Complex at Chatswood and have paid a deposit of 10 per cent of the purchase price. I have two questions:

1. Would it be possible for the developers (or their agent, CBRE) to send out monthly newsletters to each investor about the progress and timeline for completion?
2. Is interest accruing on the funds that each investor has deposited to secure their unit? If yes, would the developers send statements of account to each investor indicating the amount of interest earned and any withholding tax deducted, if any.

PRASHANT SHASTRI, Port Moresby

CHATSWOOD



An artist's impression of the proposed Woolworths at Chatswood. The land would need to be rezoned to allow the supermarket.

Woolies plans \$20m outlet

Kat Adamski

SUPERMARKET, BOTTLE SHOP PROPOSED FOR SMITH ST SITE

A \$20 MILLION Woolworths is proposed for Chatswood.

Willoughby Council has received an application from Woolworths for a zoning change at 17-19 Smith St to allow the construction of a supermarket and liquor

store with 184 underground car parking spaces.

The site is zoned for industrial use, which prevents its use for a supermarket.

A concept plan with the planning proposal and a

development application — for the land and building valued at \$20 million plus GST — would be submitted only if the council and Planning Minister Brad Hazzard supported the rezoning.

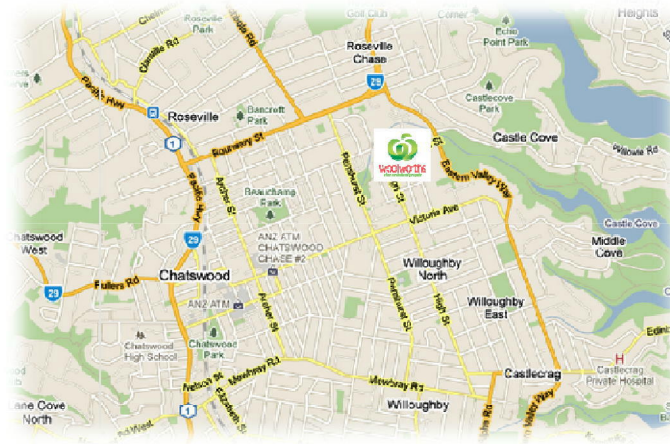
In May, Woolworths commissioned an independent market research survey of 400 residents from the trading area which found 68 per cent were in favour and 15 per cent opposed.

FAST FACTS

- The 3950sq m supermarket would be about the same size as the Northbridge store.
- Woolworths would provide about 180 new jobs.

Research Findings:

Woolworths Chatswood



May 2011

Contacts:

Karyn Wong: kwong@woolcott.com.au & Suzi Cousin: scousin@woolcott.com.au

woolcott research



Background & Methodology

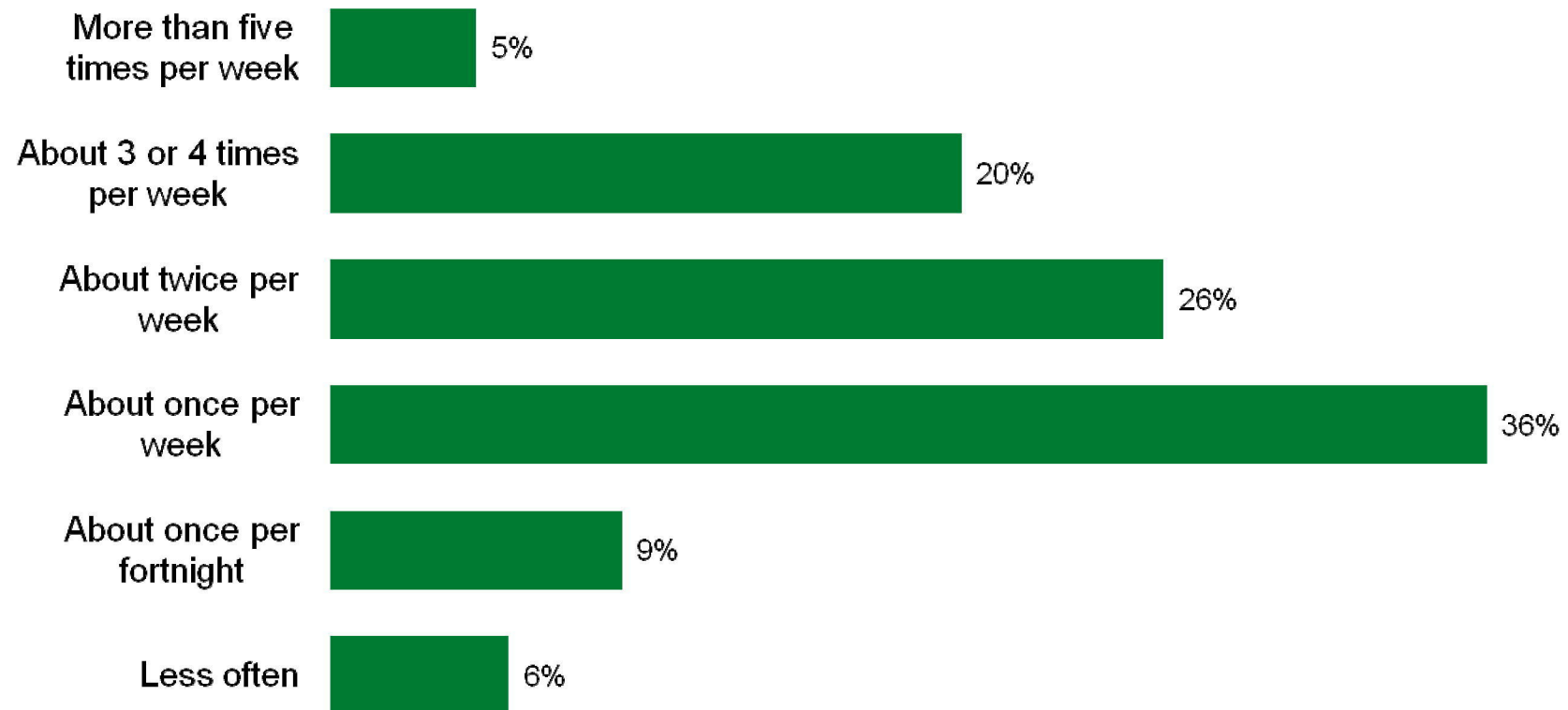
- The aim of this study was to investigate the support for a new supermarket.
- n=400 residents were interviewed using a CATI (Computer Assisted Telephone Interviews) system.
- Fieldwork was conducted between 5th – 20th May 2011 by Woolcott Research, in accordance with Market Research Society of Australia Standards.
- All participants were main or joint grocery buyers living in the Chatswood Area, as defined below:

Suburb	North Willoughby	East Willoughby	Middle Cove	Castle Cove	East Lindfield	Roseville	Roseville Chase	Chatswood
	11%	5%	4%	7%	11%	22%	5%	37%

Age	18-29 years	30-39 years	40-49 years	50-59 years	60-69 years	70 years or more
	6%	12%	24%	26%	14%	18%

- The margin for statistical error on a sample of 400 is within 4.9 percentage points in 95 out of 100 cases. The margin for error and caution should be applied when analysing demographic sub groups (e.g. age or suburb) within this sample.

Frequency of Grocery Shopping



Q1. How often would you say you visit a supermarket to do grocery shopping?
(IF NECESSARY): If you visit more than one store on a grocery shopping trip, please count this as one trip.

Base: All Respondents (n=400)

woolcott research

