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This form must be completed and attached to your submission

The General Manager  
Pittwater Council  
PO Box 882  
MONA VALE NSW 1660

(Fax no 9970 7150)

DA No R0001/10

Name L CZINNER  
Address 12 ORCHARD ST  
WARRIEWOOD  
Phone 4997-1723  
Date 27-8-10

EXHIBITION OF A PLANNING PROPOSAL AND AN AMENDMENT TO THE PITTWATER 21  
DEVELOPMENT CONTROL PLAN

I have inspected the DA plans I have considered them in the context of the relevant Locality Plans and Development Control Plans  Yes  No

I am willing to provide expert reports to supplement my comments should a conflict in opinion arise  Yes  No

I am willing to provide evidence to the Land and Environment Court if the application is appealed  Yes  No

In the interests of public transparency please note that your submission in its entirety will be available to the applicant or other interested persons on request and will also be made available on Council's Internet site through Council's transparent Development Application tracking process. You are encouraged, as is the applicant, to discuss with each other any matters that may be of concern

COMMENTS

(You may use the space provided or attach a separate document)

Warriewood  
see DCP C. 6.15

- ① regardless of what steps Council takes to limit the size of the retail component the document to which Council should refer supports a total of 1538 sq m
- ② The FNC should be on the Flower Power site

YOU MUST COMPLETE THE INFORMATION BELOW AND SIGN THIS FORM FOR YOUR SUBMISSION TO BE CONSIDERED IN THE ASSESSMENT OF THIS APPLICATION

Political Donations and Gifts Disclosure Statement (Section 147 of the EP&A Act 1979)

Note For more information see www.planning.nsw.gov.au/planning\_reforms/donations as

Please read the information enclosed concerning political donations and gifts disclosure, and tick the appropriate box below

I have made a political gift or donation   
(Please complete details of your political donations or gifts on the form enclosed)

I have NOT made a political gift or donation

Name L CZINNER Signature \_\_\_\_\_ Date 27-8-10

*Handwritten signature*

no one will argue with this in Warriewood

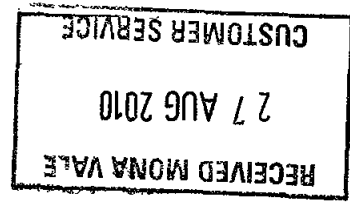


TABLE 33 INGLESIDE-WARRIEWOOD RETAIL POTENTIAL			
TOTAL YEARLY RETAIL EXPENDITURE (\$)			
	High	Medium	Low
Warriewood Valley	29 328 000	20,304 000	11 280 000
South Ingleside	46 191,600	31 978 800	17 766 000
North Ingleside	35 438 000	24 534,000	13,630,000
Chiltern Road	30 794,400	21 319 200	11,844 000
Wirreanda	29 328 000	20 304 000	11 280 000
TOTAL	171 080 000	118 440 000	65 800 000
Per square metre per year retail turnover	\$3,300		
Percentage of expenditure available to local shops	25%		
RETAIL FLOOR SPACE SUPPORTED (m <sup>2</sup> )			
Warriewood Valley	2 222	1 538	855
South Ingleside	3 499	2 423	1,346
North Ingleside	2,685	1 859	1,033
Chiltern Road	2 333	1,615	897
Wirreanda	2 222	1 538	855
	12 961	8 973	4,985

The assumptions included in the above table are as follows

- The yearly per household retail expenditure of \$18 800 (1991 dollars) was derived as indicated in the previous chapter from an analysis of existing retail expenditure patterns in Pittwater reflected in the 1991 Census, conditioned by the results of the most recently available Household Expenditure Survey
- Assuming that 25% of total available household retail expenditure might flow to locally accessible convenience shops has been justified in terms of the observed patterns of retail expenditure in the context of areas where significant accessible retailing is already in place
- The resultant percentage of total available expenditure has been divided by a constant being the retail turnover per square metre per year of \$3,300, to produce floor space estimates of retail area required to satisfy demand. The turnover figure of \$3,300 has been derived from an examination of the 1991/1992 Retail and Services Census from ABS, and specifically from detailed data on the (then) Warringah local government area which indicated that the average per square metre yearly turnover of all shopfront retailing was \$3 300. The comparable figure for the Sydney metropolitan area was \$3 100. It is noted that the average turnover in food retailing establishments in Warringah in 1991/1992 was significantly higher and that the similar figure for the