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**Sent:** 8/03/2021 3:32:33 PM

**Subject:** Submission: Mod2021/0005. Modification of consent A212/63. 1858 Pittwater Road, Church Point.

**Attachments:** WPCA Pasadena submission \_8Mar21..pdf;

Hi Anne-Marie,

Attached is a submission for Application Number: Mod2021/0005. Modification of consent A212/63, being 1858 Pittwater Road, Church Point.

Yours sincerely,

Melinda Broughton  
[secretary@westpittwater.com.au](mailto:secretary@westpittwater.com.au)

**WEST PITTWATER**  
COMMUNITY ASSOCIATION

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PITTWATER**  
COMMUNITY ASSOCIATION

8 March 2021

Attention: Anne-Marie Young

**Re: Application Number: Mod2021/0005. Modification of consent A212/63 - Alteration and additions to the existing Motel, Restaurant and Shops.**

At the AGM of the West Pittwater Community Association on Sunday February 14 it was unanimously agreed that the proposed modification to the Pasadena is inappropriate and not in the public interest. We request that Council reject this proposal with regard to its deleterious impact on the small public (Thomas Stephens) reserve at Church Point and the increased pressure on car parking.

The proposed opening of the ground level and the operation of cafe seating will alienate the public and community use of the Reserve. It is clearly designed to be a café or restaurant increasing the overall occupancy of the Pasadena site beyond what is currently allowed without providing any additional parking.

We would also ask that a caveat be put on title preventing a liquor licence or bottle shop from being on the premises.

We ask that any use of the roof by patrons be disallowed and that it be for maintenance and services only.

We request that Council take this opportunity of an amended DA to place a maximum occupancy cap on the whole of the Pasadena site including Lease Hold to the current limit of 138 patrons as the current occupancy exceeds the onsite parking provided. We also request that Council puts on any consent for any function attended by more than 10 people, the party must be brought in by private coach or public transport.

Any further pressure on parking would put an intolerable burden on the local community.

What is an egalitarian space with public seating and picnic benches will be irrevocably altered by the proposed commercial usage along the western edge of the building and the intrusion of a built form.

The increased café activity in the Reserve along with the appearance of multiple tables and benches has been tolerated by the community, and we assume council, largely due to its non-permanent nature.

The creation of a permanent opening, wall and cafe seating is totally out of keeping with the purpose and historic usage of this intimate public space. Excessive permanent commercialisation of the Reserve will destroy what has always been a local community hub.

Yours sincerely,



**Michael Wiener**  
**President**

