
Sent: 8/03/2021 5:34:12 PM
Subject: Pasadena Application Mod2021/0005 - Attn Anne-Marie Young
Attachments: 210308_CPF submission.pdf;

Dear Anne-Marie
please find attached Church Point Friends' submission regarding this application.

Kind Regards
Jan Tinkler



Northern Beaches Council
Attn Anne-Marie Young

RE Mod 2021/0005 - Alterations to The Pasadena, Church Point

Dear Ms Young
Church Point Friends object to this application on the following grounds.

CPF are independent of commercial operations at the Point. Our sole focus continues to be on best place planning that captures the history, spirit and amenity of our special places.

Our concerns are focused on the impact of this development on Thomas Stephens Reserve, a special place worthy of sensitive controls and planning.

1. In 2014, the **Conservation Management Strategy** for Church Point, prepared by Altona, Burton and Gould, was submitted to Pittwater Council and received favourable responses from staff. Given the subsequent transition to Northern Beaches Council, we ask whether current planning staff are aware of this document? As there are Council plans for work in Thomas Stephens Reserve and Church Point wharf surrounds, plus ongoing development proposals at this location, we believe Council needs to progress a fully independent Conservation Management Plan for the Church Point Precinct prior to considering any future developments in this area. Please inform us how this necessary plan may be advanced?

2. **Thomas Stephens Reserve is a unique public space with extremely high social significance** for many residents both on and offshore. It has already exceeded its capacity to accommodate regular patronage and is gridlocked on weekends. At these times during Covid it has been impossible to implement adequate social distancing. Further commercialization and oversighting of this rare and idiosyncratic meeting and commuter hub will destroy forever what has been a quiet pocket along the waterfront for many decades. This is a true village square. Public places like this are extremely rare in Sydney.

3. Council is developing a simple low key **upgrade of Thomas Stephens Reserve** which has been influenced by the successful stage one water front boardwalk works and acknowledges its special use, place and characteristics. The Church Point Aesthetics Advisory Group continues to be involved in this process. Their strong preference is to retain the current Pasadena west wall as a backdrop to activities at Thomas Stephens Reserve. It would be preferable for design works here to be implemented by Council before any further consideration of commercial proposals at or adjoining the Reserve.

4. The current proposal includes additional seating along the western boundary and a commercial kitchen opening onto both Thomas Stephens Reserve and adjoining the store and delicatessen. It is clear that **this is intended to increase patronage** not only within the Pasadena but also within Thomas Stephens Reserve. Despite the lengthy and often contentious construction of a new two level carpark, parking continues to be a great source of concern particularly during periods of peak commercial activity. Offshore residents pay an annual parking fee of \$500 yet often cannot park simply to access their homes on Friday evenings or weekends. Onshore residents are effectively excluded during these peak periods. **An application that brings more cars without providing parking will exacerbate the stress and constraints already experienced by residents.**

J.Tinkler

On Behalf of CPF

Attachment: WPCA, CPF, CPCP flyer Feb 2021

3/8/2021



Local residents! What do you want here?



This is Thomas Stephens Reserve at Church Point.

The Pasadena has submitted plans to expand and reorientate their business to open onto this reserve.

The western wall, facing onto the reserve, will be opened with glass doors and a serving window for a large new kitchen. A one-metre high dividing wall will be built two metres out from the western building face, enclosing space for patron seating overlooking the reserve. This proposal will have a big impact on the character of our shared public space.

Do you want more commercialisation of what is now a low-key, friendly and relaxed community space? More visitors? More cars?

Make your voice heard. This development application has been submitted to Council and is open for public consultation till March 12. To give your feedback, click *Make a Submission* at <http://bit.ly/churchpoint> or email council@northernbeaches.nsw.gov.au citing the DA number Mod2021/0005.

Why is Thomas Stephens Reserve important?

Thomas Stephens Reserve is the local community's living room.

It's small, friendly and very scenic. It's historic. It's loved by locals and visitors.

This small reserve acts as a true village square. People meet each other, help each other. Locals form links. Banners and posters announce community events. The public space at Church Point creates a connection to our place, connections within our community.

Most suburbs lack such a place. Urban planners dream of creating them. We have one.

Church Point is one of the few nearby places with public waterfront access. The stunning location attracts many visitors to the Waterfront Store and Pasadena. But how many visitors can fit in this small reserve before it loses its valuable function as a village square for locals? Locals already struggle to park at weekends. Overdevelopment will spoil the atmosphere for everyone.

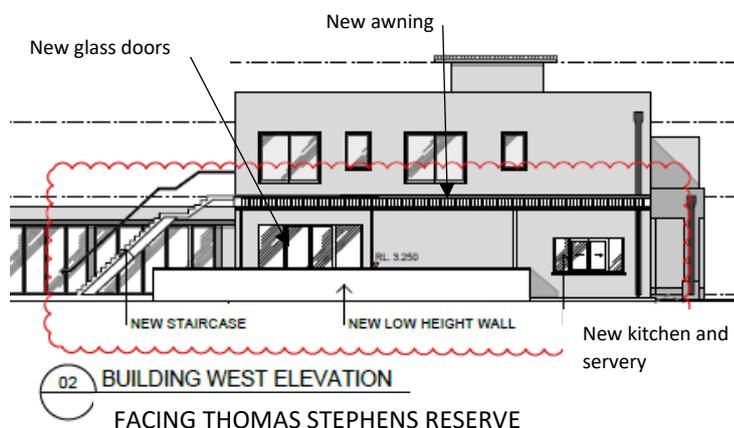
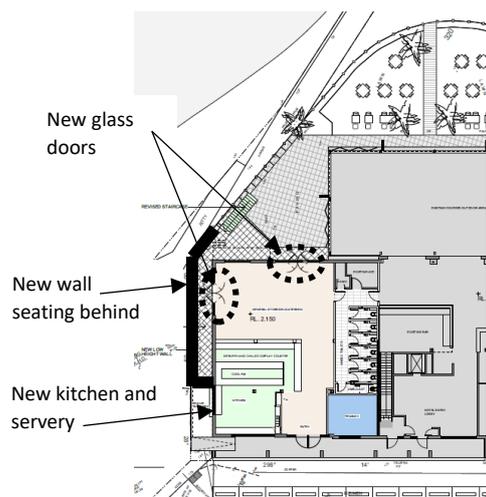
It's really useful

As an essential thoroughfare – to the waterfront, wharf, Waterfront Store, carparks

As a drop off point - for deliveries and people to ferry, water taxi, boats, café or Pasadena

As a social hub, a gathering place - where locals catch up, relax together; children play; ANZAC ceremonies and special events take place - "See you at the Point!"

What are the new Pasadena proposals?



- **A new commercial kitchen with serving opening in the western wall** replacing the current small coffee cart.
- **Large glass doors in the north and west faces of the building.** The west wall currently acts as a heat sink in winter providing a warm backdrop for those using the reserve. This wall keeps the focus on the vista out toward Pittwater and provides a semi-private area for locals to meet with warmth and wind protection.
- **1 m high wall with seating along the boundary to Thomas Stephens Reserve.** This wall is at counter bench height. The ground level will be at the raised level of the existing licensed area. Patrons will overlook the reserve. **This dividing wall further narrows the pedestrian pinch point along the waterfront.**
- **The store and delicatessen relocated away from street front to the waterfront northwest building corner** with new large glass doors opening to north and west – there will be less space for store items and potential for future additional indoor seating or an easy conversion to another dining venue.
- **Realignment of the north-west external stairs** partially intruding into views out from Thomas Stephens Reserve.
- **A new awning the full length of the western wall.**
- **A reduction of retail tenancies from 3 to 2.**

How many people can fit in this small reserve without it losing its magic? How many more visitors will come searching for a car space?

What are the issues?

1. **Thomas Stephens Reserve is part of an historic precinct.** There has been a public wharf here since 1885! The impact on this highly valued small village hub needs to be fully assessed. **The Church Point Conservation Management Strategy (Altona, Burton, Gould – June 2014)** has identified TS Reserve as having high heritage value. The proposal will have significant impacts on the character, intimacy, and long-term social use of Thomas Stephens Reserve by locals.
2. Council is in the process of developing a low-key upgrade of TS Reserve for future community comment. **The proposed Council works and the Pasadena DA need to be considered together, not in isolation.**
3. **This proposal is likely to bring more people and cars to the Pasadena.** The proposal indicates an additional 15 seats along the west boundary, a store / delicatessen which is likely to include some form of additional seating (given large new openings north and west to views and reserve), and replacement of the small takeaway van with a permanent commercial kitchen for increased takeaway service.
Where will these additional patrons park? Despite construction of the new two-storey carpark, residents still struggle to park from Friday evening and all weekend, as well as weekday times when the Waterfront Store and Pasadena are in full operation.

What do you want at Church Point?

If you are concerned that Thomas Stephens Reserve needs to be protected from overdevelopment and over-visitation, then **write to Council before March 12**. Give your comment on the Pasadena's DA plans and why this public place matters to you.

Online: *Make a Submission* link at **Northern Beaches Council application Mod2021/0005**

<http://bit.ly/churchpoint>

Email: council@northernbeaches.nsw.gov.au

Post: PO Box 82 Manly NSW 1655 Australia

**West Pittwater Community
Association**

<http://www.westpittwater.com.au/>

Church Point Friends

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