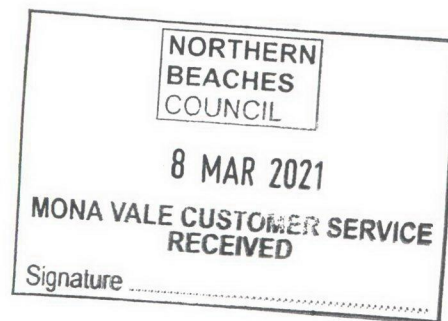
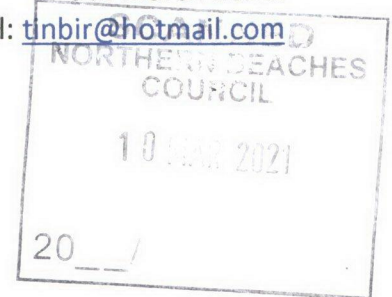


The General Manager,  
Northern Beaches Council,  
P.O. Box 82,  
MANLY. N.S.W. 1655.



89 McCarrs Creek Rd.,  
Church Point, N.S.W. 2105.  
5th March 2021.  
Email: [tinbir@hotmail.com](mailto:tinbir@hotmail.com)



Dear Sir,

Re: Development Application MOD2021/0005.  
The "Pasadena" 1858 Pittwater Road, Church Point.

I refer to the Application for a Modification of Development for the Pasadena at Church Point & wish to object to the proposed Modifications.

To evaluate the above Application you have to remember the history of Chapel Point, before road access, when the only real connection to the outside world was the weekly steamer bringing mail & supplies to the wharf. The vessel sounded the horn as it drew close & the few residents on & off shore would walk or row to the wharf with some expectation. Business was done, news exchanged, residents would chat & stop awhile. The Point became the important centre of a community which later included a Chapel & Cemetery, a School, a General Store & Mail Office & a Public Reserve. Over the years the Point has remained the Community centre of Church Point. However, in the last 20 years or so, as residents & visitors increased, the two commercial businesses at Church Point have increased in size & patronage, gradually suffocating the Communities' use of the Reserve. The Pasadena already has large indoor & outdoor dining areas & the use of Crown Leases on the north, east & southern sides of the building. Additional access to & from the western side of the building, via the Reserve, is unacceptable. The Church Point Store also has two levels of indoor/outdoor dining & when the Plan of Management is finalised, seating on the western Walkway. The Church Point Store should also not be allowed to encroach on the Reserve.

My concerns are as follows;

#### PARKING, TRAFFIC & PEDESTRIAN CONGESTION.

We have had a severe parking problem at Church Point for decades & a contentious car park costing over \$10 million has recently been built to try to alleviate the problem. Unfortunately, at weekends & holidays we still have a parking problem & offshore residents in particular have difficulty accessing their homes, despite paying \$500 a year for unreserved parking. The Modifications will hugely increase the patronage of the Pasadena because they include an additional takeaway "Serving" & new large kitchen, additional outdoor seating along most of the western wall & a new larger store/café with glass doors in the west & north walls. All these modifications are on the western side of the building allowing access to & from the Reserve. Where are the additional cars to be parked? The Pasadena only provides about 10 spaces for the 138 allowed restaurant patrons. What



happened to the service bus promised by the owner of the Pasadena prior to the last Development Application? The small Thomas Stevens Reserve is already at saturation point at peak times with pedestrian traffic & lately, the early morning weekend large groups of cyclists stop at the Reserve for refreshment & park their bicycles in the Reserve blocking access for others.

#### THE LOSS OF USE & MISSUSE OF THE CROWN LAND AT THOMAS STEPHENS RESERVE.

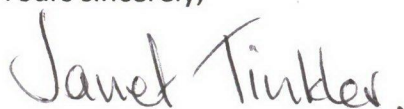
I object to the extension of food & drink outlets into the TSR from the western wall of the Pasadena because the Reserve will be used for commercial profit. Obviously, those purchasing food there will enter from the Reserve & likely, sit in the Reserve. It is my understanding that the building footprint of the Pasadena was deliberately inset from the land boundary by about 2 metres to provide a "breathing space" & some privacy between the Reserve & the private business. The Modifications will destroy any privacy in the Reserve. (The Church Point Store Crown Lease on the western side of the Reserve also has a "Breathing space" of Crown land between the building wall & the edge of the Reserve which is now used as an outdoor café which spills into the Reserve.) The current usage of the Reserve is already monopolised by two eating & drinking venues. If their patronage increases the Reserve will completely lose its value as a Heritage Precinct & a Community Centre.

#### THE NORTHERN BEACHES COUNCIL PLAN FOR THOMAS STEPHENS RESERVE.

The NBC, together with the Church Point Aesthetics Advisory Group is currently developing a Plan for the Thomas Stephens Reserve. It would be unreasonable to approve any Development Application at this location at this time. The Modifications must be considered in conjunction with the Reserve Plan. The Council should consider the illegal use of the Reserve by the adjacent businesses who place their tables, umbrellas & other paraphernalia in the Reserve for their own use. It may also be necessary to provide a place for bicycles to be parked outside the Reserve. The Reserve must be returned to a low key public place with a minimum of outdoor refreshment stalls & clear access to & from the land & water transport. At peak times at the moment it is an obstacle course to traverse the Reserve.

I would also like to say, it is disappointing some submissions infer the Reserve is sometimes unsafe for children. I have lived here since 1978 & I have never felt unsafe or heard of children being unsafe. I find it pleasurable to walk through the Reserve & bump into people I know & have a chat. TSR is a "working" Community Reserve for a wide variety of residents, renters, workers & visitors. It is not an outdoor restaurant/café.

Yours sincerely,

A handwritten signature in dark ink, reading "Janet Tinkler." The signature is written in a cursive, flowing style.

Janet Tinkler.