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**Sent:** 7/03/2021 8:58:21 AM  
**Subject:** DA Mod2021/0005  
**Attachments:** PasadenaThomasStephensReserve.docx;

Good Day.

Please note attached submission re DA submitted by Pasadena.

Sincerely

Margaret Stephens

From: Margaret STEPHENS  
11 Ross Street SWANSEA. 2281  
0427203445 49716464

Application Number: Mod2021/0005

Description: Section 455 (1a) Minor Environmental Impact - Modification of consent  
A212/63 - Alteration and additions to the existing Motel, Restaurant and Shops.

Application Type: Section 455 Modifications

Status: Notified

Submitted: 25/01/2021

Notification Period: 05/02/2021 to 19/02/2021

I write to OBJECT to this APPLICATION and urge that Council REJECT it.

As a lifelong resident of the Pittwater area (living first at Church Point, then Newport and now in Lake Macquarie), I write to object to this building "modification" proposal that will so clearly and adversely impact on the amenity that was, is and should be on offer at the THOMAS STEPHENS RESERVE (TSR).

This Reserve (TSR) was formally established to recognise its central role as an important "town square" and commuters "hub" for the people of Church Point, and as a meeting point for neighbours and for those residents and others coming in from Scotland Island and the western shores of Pittwater.

In recognition of this community role and community function served by this small pocket of land, and in recognition of the long-term service of Thomas Stephens (my late father, who was Chief Shire Engineer from 1951 to 1968 (also Town Planner) the Warringah Shire Council, on 25<sup>th</sup> June 1971 the THOMAS STEPHENS RESERVE was declared as a "Reserve for Public Recreation". Particularly acknowledged were his efforts in the preparation of the Town Plan for Warringah Shire

The THOMAS STEPHENS RESERVE has continued to serve as a "hub" connecting the people of this area, a waiting spot for buses, ferries, water taxis, small commuter craft and occasional community events.

Naturally, the presence of my father's name, THOMAS STEPHENS, on this reserve is a source of considerable personal, family and community pride and pleasure; it stands as an expression of appreciation for the dedicated service of my late father who worked tirelessly to protect and support the social amenity of the residents of this Shire. Following the death of Tom & Connie Stephens, I, my sister Anne & family donated a memorial bench seat to the "square" which has been well used over the years. We have been most appreciative of the constant attention to the rock garden by owners of the adjacent "Church Point Store".

In considering this application, the Council should give particular attention to the following:-

1. Essentially this application is to develop (rather than simply modify) the existing premises in a way that will clearly represent a further detrimental impact on the Thomas Stephens Reserve;
2. the solid western wall of the existing building serves as a point of definition of the Reserve and leaves some opportunity for privacy while using the Reserve; the proposal to demolish this wall represents a complete reorientation of the way the existing building and business functions; instead of patrons to that business being contained within the premises, the building modification would simply make the public reserve a private forecourt to the business and its patrons; it represents an attempt at a de facto appropriation of the reserve by that business;
1. if the building modification is aimed at gaining light into the room on the western edge, then that can be achieved by windows at height on top of a wall that continues to stand at sufficient full height to maintain the amenity and existing opportunity for some residual sense of privacy for the quiet users of the Reserve;
2. the businesses operating at the Pasadena location have not provided on their premises sufficient parking for their existing patrons, and this development proposal (under the guise of a modification application) indicates that it is aimed at and will attract additional business patrons without any attention to their parking needs.
3. I note that a new walkway is proposed for construction in this vicinity in early 2021; and there is an indication that the Council propose to proceed with a major upgrade of the Thomas Stephens Reserve with a proposal that is soon to go out for public comment;
4. It is imperative that an application like this Mod2021/0005, which is essentially an additional commercial development proposal should not be considered by itself, in a piecemeal fashion by Council and the Community but rather be included within a total development proposal and plan for the area.
5. The area must be protected in the first instance for ongoing local community use and then as a service area for visitors;
6. It is imperative that the narrow commercial preoccupations of the owner/proponent not be permitted to so significantly and adversely impact on the amenity of this important Reserve.

For all of these reasons I urge the COUNCIL: REJECT this building MODIFICATION application.

Margaret Stephens – on behalf of myself, my sister Anne Macdonald and family