
Sent: 1/03/2021 1:43:57 PM
Subject: Attn Anne Marie Young - Mod20021/0005
Attachments: 210301_ck submsion.pdf;

Dear Anne -Marie
please find attached my **revised submission to replace** that dated on your site Feb 20.

Kind regards

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Dear Ms Young

Mod2021/0005 – Pasadena modifications

I make the following comments in support of refusal this application.

- It is apparent that the new layout is intended to support increased patronage.

This is obvious from the relocation of the store/delicatessen to the waterfront corner of the building with large glazed doors and sidelights opening to the north water views and Thomas Stephens Reserve. There is very limited capacity for storage. The Replacement of the small limited service coffee cart with a permanent commercial kitchen and servery will increase clientele and relies on the commercialization of public land to accommodate these patrons.

This together with the additional seating along the west boundary wall and inside the store will result in increased demand for parking. The application has not provided information about seating numbers or hours of operation. There is no capacity for more car parking at Church Point. The Point is already packed at weekends and parking unavailable. Locals have largely been displaced by those visiting on weekends as the Reserve itself is packed out.

- The significance of Thomas Stephens Reserve has not been considered.

This proposal if approved will impact on enjoyment of Thomas Stephens Reserve as a low – key community meeting place. The new wall and openings onto Thomas Stephens Reserve will forever destroy the atmosphere of our local meeting place. Instead of the quiet-semi private corner protected from wind and cold on the north east side of the reserve, there will be a counter height wall with patrons overlooking the reserve. This is not an urban plaza in Waterloo or Dee Why. It is a long existing meeting place for locals both on and offshore to meet and socialize. This occurs daily, particularly during weekdays. The Pasadena enjoys spectacular and broad 180deg views out over the north headland. It does not need to further impose on Thomas Stephens Reserve to improve its amenity.

In 2014 a Conservation Management Strategy was prepared by Peter Altona, Craig Burton and Sue Gould. This was issued to Pittwater Council in that year. This document was prepared to address Church Point as a Heritage Precinct, not just a collection of disconnected listings. This document describes Thomas Stephens Reserve as having high significance. This is obvious given its pivotal physical and community connections to the wharf, waterfront store, and cemetery – as well as to the Pasadena.

- An upgrade of Thomas Stevens Reserve is currently being developed by Council with assistance from The Church Point Aesthetics Advisory Group.

This work has been developed based on retaining the intrinsic character, ambience and usage of the highly valued Thomas Stephens Reserve. The blank west wall of the Pasadena is an important element in supporting the values of the Reserve such as privacy, weather protection, definition of the reserve and vistas out. The low wall along the north west boundary to Thomas Stephens Reserve will further constrain the current pedestrian pinch point along the water front. This is an issue being considered as part of the proposed Reserve upgrade. Works proposed for Thomas Stephens Reserve as crown land should take priority over commercial interests.

This is and has been for over many decades our community living space and needs to be respected as such.

Our family moved to the onshore area of Church Point over 23 years ago.

We were attracted to the natural environment, and the mixed social groups at the Point. Thomas Stephens Reserve always has accommodated a quirky collection of residents both on and offshore.

Our children have grown up here – catching the ferry to and from Newport. It is here that in summer they would come off the ferry and almost immediately jump into the water in front of the reserve joining other children, dogs and dinghies. The locals made up of residents of a variety of backgrounds were always available as watchful eyes over the activities here.

On exceptionally hot summer nights we could sit here and enjoy the company of others seeking respite from the heat.

These days I walk our dogs here on an almost daily basis. I have always felt comfortable doing so and enjoy the opportunity to say hello to and catch up with local news from other regulars at The Point.

When we held a wake here in early 2020 several of these regulars, unknown to us by name, came up to us to offer their sympathy. They knew our daughter by sight and wanted to let us know how deeply saddened they were by our loss. This was deeply appreciated by us.

Thomas Stephens Reserve is, and has been for many decades, a place of exceptionally important social connection. Further commercialization here will result in the loss of this very special relationship.

regards

Cathy Kubany
McCarrs Creek Road
Church Point