
Sent: 3/03/2021 9:21:21 PM
Subject: DA Mod2021/0005

Dear Council,

I wish to make a submission on the proposed DA for the Pasadena site.

When Warriwood Square was upgraded a few years ago and enlarged, The Northern Beaches Council built a significant 3 storey car park to allow this private shopping centre to accommodate its customers. This large car park came at a large expense to rate payers (millions of dollars), but that is justified as the shopping centre did not have the space nor funds to build it and thus would not have been able to survive without council building the car park.

Oh, wait, could that not have been the case? The uproar would have been deafening.

Why then is it ok that the public funded car parking at Church Point be the customer parking for The Pasadena and The Waterfront Cafe? This DA should be rejected as there, once again, includes absolutely no provisions whatsoever to provide parking spaces for the additional customers this will attract.

Council are culpable here. DA after DA were rejected by council for the redevelopment of the Pasadena site, on the grounds of a complete lack of parking provisions. When the Pasadena illegally went ahead and built on the insane idea that existing usage rights prevailed from the 1950's or so - even though the building was left derelict for several years (beyond the allowance for existing usage). That's like saying "as someone has mostly lived in that house for the last 60 years, no DA is needed to completely change the house, garden, structure, regardless that the DA from 60 years ago is completely unrelated to what is built and the dynamic change of the area are completely irrelevant". That seems like a peculiar position for council to take!

Council could have of course taken legal action at that point. But council chose to back down. As previous DA's were rejected on the grounds of not adequate parking provisions, in backing down on legal action, council have knowingly accepted that they now need to provide parking for the commercial enterprise AND the communities that rely on the area to simply get home. It is no coincidence that the Pasadena started their illegal rectification works the very weekend after council in conjunction with the NSW state government announced they planned to acquire the site - an acquisition that did not go ahead due to the council changing their position. It is no coincidence that the works coincided neatly soon after the opening of the much needed new car park that finally allowed all residents to reliably get home.

The Pasadena suggested that they would provide a shuttle bus to allow patrons to access their venue without restricting local's ability to get home. They never did. They have made absolutely no attempt to solve this problem and simply and arrogantly are happy to keep applying parking pressure on the area. Why would they care, they are a private business. They don't have an onus to the public. It is simply factual. They have an onus on making a profit and to suspect otherwise is simply a folly. The job of ensuring the best outcome is that of those that allow (either via permission or by the lack of litigation) the developments. Council's role is to have an onus to the public. Not just some visitors or some customers, but to weight this properly with the residents' needs to be able to get home. This DA again does not address this issue.

Council still refuse to implement strategies to actually 24/7 ensure that the parking restrictions in place are enforced. Instead, measures are continually taken without consultation (despite the promises of such) to further decrease parking in the area (parking changes at BYRA, removal of spots in the Church Point car park).

Currently there is no ability for locals to be able to access their homes on a Friday night, during the day on Saturdays nor Sunday afternoons. Residents are again sleeping in cars, walking several km's or simply not leaving homes. Yet this DA asks, once again, for council and locals to subsidise a private business via the car park. Council did not pay for and provide the land for the car park at Warriewood Square. Why should they for the Pasadena?

Council can not in any good conscience allow this DA, nor the DA to allow the serving of alcohol without food (turning the venue into a pub). It simply can not be justified.

Thank you,
Alec