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Subject: Submission. Application Number: Mod2021/0005 Modification of consent A212/63.

Community Bulletin

Pasadena - 1858 Pittwater Road, Church Point
Application Number: Mod2021/0005
Modification of consent A212/63.

To: Anne-Marie Young
Planning Officer
Northern Beaches Council

We have concerns about the proposed development of the Pasadena at 1858 Pittwater Road Church Point and further commercialisation of Thomas Stephens Reserve.

Whilst we have no objection to the proposed enclosure of the existing waste storage area on the east of the building, we do feel the proposed plans will impact the nature of Thomas Stephens Reserve and increase pressure on already scarce parking.

- We feel the new pick up/take away window and 1 meter high wall on the western perimeter increases the commercialisation of Thomas Stephens Reserve and will impact the character, intimacy, and long-term social use of the Reserve by locals. This Reserve should not be considered an urban area, more a village square for community use. Over commercialisation of this area will detract from this idea.
- The modification looks to increase the seating capacity of the Pasadena by at least 15 patrons along the 1 metre high wall on the western perimeter. The expansion of the shop area provides scope to convert to a cafe thus potentially even more seating and patrons. Moving the toilet facilities and it being accessible by the shop also seems like a conversion to a cafe. Increase pressure on limited parking. The Pasadena has never had approval for a cafe.
- Both the Pasadena and Waterfront Cafe should be enforced to develop and implement a Plan of Management for parking management and provide a shuttle bus for events over the weekend and in the evenings. Local residents, who pay \$500 for a Church Point parking permit, should not have difficulty finding a car park just so they can get home.
- A higher wall (1.8m) or high horizontal windows to permit more light into the space can be entertained by the owner of the building, not opening onto the Reserve.
- Council plans of developing a low key upgrade of Thomas Stephens Reserve to maintain the character and reflect the way it is used by the community, and to incorporate the relocation of the temporary ferry pontoon (per the Church Point Plan of Management), are almost complete. These works continue the already sympathetic aesthetics of the new two storey carpark and boardwalk. Council must consider these works with the Pasadena DA, not in isolation.

Yours sincerely,

Patrick and Melinda Broughton