



northern
beaches
council

MEMORANDUM

DATE: 18 May 2021

TO: Northern Beaches Local Planning Panel (NBLPP)

CC: Lashta Haidari, Acting Development Assessment Manager
Peter Robinson, Executive Manager

FROM: Anne-Marie Young, Principal Planner

SUBJECT: Item 3.1 MOD2021/0005 – 1858 Pittwater Road CHURCH POINT

REFERENCE: Response to additional submissions from the West Pittwater Community Association (WPCA)

Dear Panel Members,

OVERVIEW

The purpose of this memo is to provide a response to issues raised in the additional submission received from the West Pittwater Community Association (WPCA) and to correct a typographical error within the body of the report.

The WPCA raised the following issues:

- *There are a number of references throughout the Report that there is no additional floor space proposed to the Shop area. We argue the inclusion of an enclosed outdoor seating area 1.9m out on the western wall with a 1.4m high wall and an awning roof over increases the useable space exclusively for the use of shop customers.*

Comment

While it is noted that there is a low wall proposed along the western perimeter of the outdoor seating area and a canopy above the space is not fully enclosed and therefore does not increase the gross floor area of the building.

- *The 1.4m high wall proposed adjacent to the western wall increases the pressure on the pinch point at the NW corner of the building for public access to Thomas Stephens Reserve. This wall should not be permitted.*

Comment

The application was referred to Council's Parks, Reserves and Foreshore Unit and who offered no objections to the proposal noting that it will not impact on the use of the Reserve nor the upgrade proposal. There is an error on page 41 of the assessment report which references the deletion of the



northern
beaches
council

wall. Council Officers should have removed from the report as a survey confirms that the area to the west of the building is part of the lot 142 DP 7520461 1858 Pittwater Road,

- *We believe the correct name for the reserve is Thomas Stephens Reserve and not Sir Thomas Stephens Reserve as widely mentioned throughout the report*

Comment

The Parks, Reserve and Foreshore Referral referenced the reserve as the Sir Thomas Stephens Reserve in their referral and as a consequence it was referenced as this throughout the report. The WPCA have correctly identified that the correct name is the *Thomas Stephens Reserve*.

Trading hours (Friday and Saturday) - outdoor seating

The Panels attention is also drawn to a reference to outdoor trading until 9.00pm (Friday and Saturday) in the outdoor area within the body of the report (the submissions section). This is a typographical error and draft condition No. 18 correctly refers to trading until 9.30pm on Friday and Saturday for the outdoor seating area.