
From: [REDACTED]
Sent: 12/05/2024 3:31:42 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: For Attention: Planning Officer Jordan Howard

Dear Howard Jordan,

Re: DA Number DA2024/0081

Please find below my concerns re the above DA.

Hazardous Building Materials Removal/Demolition

Existing buildings on site, constructed in the 1960s-1970s, have been constructed with asbestos containing materials (ACMs). It is noted that Ace Civil Pty. Ltd. are licensed to undertake removal of non-friable asbestos ("Ace Civil Pty. Ltd. Demolition Work Plan", page 15). It would be more reassuring to see a detailed plan for the removal of ACMs rather than a general statement about complying with standards and legislation. The developer intends to store demolition materials onsite and it is not clear whether this will include asbestos containing material. This definitely should not be the case.

Further, local residents, particularly those sharing a boundary with the site, need to be informed when the asbestos containing material (ACM) will be scheduled for removal so that a choice can be made to be at home or not. In 'Appendix A: Communications Plan', page 20, "Ace Civil Pty. Ltd. Demolition Work Plan" there is no mention of consultation with neighbours. Further, removal of ACMs should take place before all other demolition to lessen the risk of unexpected ACMs being found during active demolition. There appears to be no schedule of works to confirm this.

In 2008, our property was subject to possible unwanted effects of an illegal removal of ACM when a contractor in an unmarked van arrived on the Aruma site and started to use a hammer to smash the eaves lining material of the day care centre (about 6 metres from our boundary). It was a very windy day so any released asbestos fibres could have been transported anywhere.

It is noted that a pulveriser attachment for the 35T Volvo excavator will be used ("Ace Civil Pty. Ltd. Demolition Work Plan", page 7). It is not specified what types of materials will be pulverised nor the extent of this process and whether this process will increase dust and subsequent drift to neighbouring properties.

Natural Environment

1. Excessive tree removal - 100 trees according to "Report – Flora and Fauna Assessment", prepared by Ecological Consultants Australia Pty Ltd., page 3. The developer's strategy seems to be to remove exempt trees (those within 2 metres of an existing building) and then remove the building. This seems to be inconsistent with a statement by Sekisui House:

"SHAWOOD Frenchs Forest will look to highlight the leafy outlook that these properties are surrounded by. This will include conservation of existing trees within individual properties" (<https://www.sekisuihouse.com.au/shawood/our-communities/frenchs-forest/> Accessed online 8 May 2024)

2. In the "Report – Flora and Fauna Assessment", prepared by Ecological Consultants Australia Pty Ltd., page 20 notes:

"The site does not contain any hydrological features. The closest watercourse is Carroll Creek to the southwest (see Figure 3.1).

No natural or created soaks that would be suitable for frogs were observed. Damper areas on-site are those beneath trees near Blackbutts Road. If there were ponds in nearby private gardens then frogs may shelter in this small grassed area as part of a larger habitat area; however, it is unlikely."

It should be noted that formerly, on the Aruma site, there was an multi pond system with waterlilies and a large frog population in an area adjacent to the existing access road. It was demolished a relatively short time before it became public knowledge that the site was to be sold. The frog population was killed by infill using a large excavator.

Further, in my own backyard, for about 15 years, three water bowls have supported the presence and breeding of a population of Striped Marsh Frogs and Peron's Tree Frogs. It is possible that these frogs originally migrated from the Aruma site to the backyard.

Regarding threatened species, this same report (page 26) does not document the presence (in the past 10 years) of at least one spontaneously self-seeded *Grevillea caleyi* in Glen Street, Belrose. This plant is associated with a type of Duffys Forest Ecological Community (DFEC) remnants of which are still present on the Frenchs Forest Showground site. It is likely that this DFEC was also present on the Aruma site before development and if the site were allowed to return to a natural state the seed bank could contain DFEC species.

3. At certain times of the year, Powerful Owls and Tawny Frog Mouths can be heard calling at night, their calls apparently originating from the large trees on the Aruma site. Flocks of Rainbow Lorikeets and Flying Foxes (species not known) also seasonally feed on the blossoms of the tall eucalypts.

Nocturnally active birds and animals would not have been noted by this report.

I am an owner occupier of [REDACTED]. I can be contacted on [REDACTED]

If this submission is to be uploaded to the relevant section of Council's website, please do not show my address, email address or phone number. It could also be uploaded under the title of "Name Given Withheld".

Regards,

[REDACTED]