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Sent: 1/04/2025 6:40:21 PM
To: DA Submission Mailbox
Subject: Online Submission

01/04/2025

[REDACTED]

RE: DA2025/0266 - 116 Nareen Parade NORTH NARRABEEN NSW 2101

[REDACTED]

1 March 2025

Attn: Thomas Burns
Northern Beaches Council
725 Pittwater Road,
Dee Why NSW 2099 Australia

Re: DA2025/0266 - Application to Demolish existing club building

Dear Mr Burns,

I would first like to request that my personal details be redacted from the submission prior to going on Public display.

I am writing to express several concerns regarding the proposed demolition of the North Narrabeen RSL Club. Whilst I am not opposed to the demolition going ahead I would request that council consider the following in their review of the submission:

1. Environmental Concerns

a) Erosion and Sediment Control Plan

i. Several existing stormwater pits and lines pass through the site, directly connecting to Nareen Creek and, ultimately, Narrabeen Lagoon. There appears to be no silt fence around the proposed stockpile area, and the protection of stormwater pits is not indicated throughout the entire site.

ii. Much of the site is a natural causeway prone to flooding, exceeding the 5-year ARI in the flood study. There do not appear to be adequate measures in place to prevent sediment or material from entering the creek and wetland.

iii. Given the site's proximity to environmentally sensitive areas, including Nareen Creek Riparian Zone and the wetlands of Narrabeen Lagoon, will there be a water quality testing regime downstream of the site? The Development Application (DA) does not appear to address this concern.

b) Site Remediation

The DA submission lacks detail on how the site will be remediated after demolition. What measures will be in place to ensure the site is left in a safe condition? Will clearance certificates be provided to confirm that all contamination has been removed? What provisions will be made to prevent ongoing silt runoff?

c) Tree Removal

The DA application includes the removal of several trees, and while an arborist report is provided, I believe tree removal should not be part of this application. Removal should be considered only in conjunction with a future application for subdivision and any associated works, including drainage, structures, and other requirements for this flood-prone land. The tree removal should also be considered within the broader context of the Site's biodiversity. The tree removal should also be ii. Some trees proposed for removal do not fall within the demolition footprint.

2. Safe Pedestrian Access from Eungai Place to Nareen Parade

For over 60 years the RSL's carpark has provided safe thoroughfare for residents of Eungai place to Nareen Parade.

Can council confirm if this thoroughfare will be cut off? There appears to be a right of carriageway on the old DP plan however this is unclear where this sits

If the access were to be cutoff it would force all pedestrians of Eungai to take a 900m detour along a narrow street with no footpath that merges into a steep hairpin corner, with cars having no visibility of pedestrians. This route would be used to access schools, transport, shops etc.

3. Asbestos and Lead Management

Due to the site's close proximity to residential areas, many of which house young families, and the presence of a children's play park adjacent to the site, there is considerable concern about the disturbance and safe removal of the large volume of asbestos (both friable and non-friable) from the site.

Further detailed information regarding asbestos and lead removal, as well as safeguards to ensure local residents' safety including continuous air monitoring and potential oversight from a hygienist, should be provided.

4. Vibration Control and Monitoring

The Site is located in a natural sandstone valley which amplifies and resonates any noise generated within it. Many of the houses surrounding the site are situated in vulnerable cliff areas which in recent years have seen numerous rockfalls and landslides. Can the council confirm that restrictions will be placed on the noise and vibration criteria that must be met during the demolition that considers the site's sensitivity?

5. Traffic

The current traffic management plan provides no protection measures other than 2 signs to alert drivers that there are trucks entering site. No consideration appears to be given to pedestrians and there is no traffic control proposed to manage truck movements. The site entry is within 200m of the rear gate of Elenora Heights primary schools, and this is a main thoroughfare for students in the morning and afternoon. This should be considered.

Furthermore, the traffic management plan does not identify the wider truck access and departure routes. The DA submission should cover this so council can assess the impact that this may have on traffic in the area and the suitability of the proposed routes.

6. Working Hours

I propose that demolition works be limited to Monday-Friday. The same schedule should be considered for any subdivision works, given the nature of the area.

Kind Regards

[Redacted Signature]