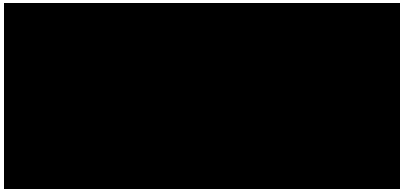


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**From:** [REDACTED]  
**Sent:** 29/03/2025 5:51:03 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: DA2025/0266.116 Nareen Pde North Narrabeen.  
**Attachments:** Demolition Submission.docx;

Please see submission from [REDACTED] Re  
letter received from council dated 21 March 2025. [REDACTED]  
Thank you.

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Northern Beaches Council  
725 Pittwater Road  
Dee Why NSW 2099

Sent via email - [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Dear Thomas Burns (Assessment Officer),

Re - 116 Nareen Parade, North Narrabeen  
DA2025/0266 - Demolition of Registered Club and associated Structures

Please redact all personal details from this submission prior to placing it in the public domain.

We hereby submit our concerns regarding the recently lodged development application for the demolition of the registered club building and associated structures. Our submission raises significant concerns relating to various aspects of the proposed demolition and future development of this site. These concerns are detailed below for your consideration.

Concerns Regarding this application for Demolition:

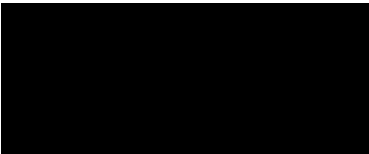
**1. Strict Adherence to Demolition Hours:**

The hours designated for demolition activities must be strictly enforced. The noise generated from demolition at this location is amplified as it channels through the valley and affects elevated properties. Ensuring strict compliance with prescribed work hours will help mitigate the impact of noise pollution on surrounding residents. Council **MUST** police these hours and apply appropriate penalties and a penalty that will force the demolition company/developer to comply rather than a token slap on the wrist.

**2. Management of Hazardous Materials:**

The hazardous materials report identifies the presence of asbestos at the site. Mandatory measures must include:

- Adequate notification to neighboring properties about the presence of hazardous materials.
- Adequate notice is to be provided to neighbours advising of dates where works are likely to cause airborne particulates to impact on neighbours
- Detailed removal plans that adhere to best practices for asbestos handling and disposal.

- 
- Supervision of hazardous material removal and subsequent clearance certification by the Council to ensure safety compliance.

### **3. Sediment and Stormwater Runoff Control:**

There is a serious concern regarding the proposed and ongoing management of sediment and stormwater runoff from the site. Once demolition is completed, there is a high likelihood of the site remaining unprotected while the developer seeks subsequent approvals. Council must mandate robust erosion and runoff control measures to prevent environmental degradation during this interim period.

### **4. Protection of Existing Trees:**

All trees that are not specified for removal in the application must be adequately protected throughout demolition works. Proper precautions are essential to preserve the natural environment and avoid unnecessary damage to existing flora and displacement of fauna.

### **5. Retention of Retaining Walls and Landslip Protection:**

The application indicates the removal of “certain” retaining walls however there does not appear to be any details (location size method of retention) online of where these walls are nor how they will be protected from erosion and slip. The areas surrounding any proposed demolished walls must be secured, and measures must be detailed and implemented to safeguard against landslip and erosion. This is vital to protect the natural environment and prevent damage to adjacent properties.

### **6. Conservation and protection of Bushland and Powerful Owl Habitat:**

As council is aware this site is part of the wildlife corridor from Kundibah Reserve down to the reserve at the rear of this site and we regularly see pythons and green tree snakes in the area. The site is inhabited by powerful owls and many nocturnal species, which can be heard frequently at night from neighboring properties. Any development must prioritize active restoration, regeneration, and creation of flora and fauna habitats to ensure these species are preserved. Council must enforce protective measures to maintain local wildlife habitats and safeguard fauna on the site.

Below are some additional Concerns Relating to the potential future subdivision application/s:

### **1. Traffic Generation from Subdivision Developments:**

Any future subdivision must account for the substantial increase in traffic generation and its likely impact on existing road network. Appropriate measures to manage and mitigate its impact on local roads and neighborhoods is to be considered.

## **2. Flood Mitigation Measures:**

The property is flood-prone due to the creek near the boundary. Future developments must incorporate suitable measures to ensure efficient evacuation procedures during flooding events and to protect structures and residents from flood-related hazards. Further details should be provided detailing the intention of the developer and the proposed stormwater regime for the final development.

## **3. Adherence to Environmental Protections:**

Council's Development Control Plan emphasizes the importance of safeguarding the natural environment. Future developments must maintain and enhance flora and fauna on the site.

## **4. Avoidance of introducing Environmental Weeds in Landscaping:**

Landscaping plans for future developments must exclude the introduction of environmental weeds, ensuring that locally native plant species are prioritized to support ecological balance.

## **Broader Considerations for Council:**

Council must take a holistic approach when assessing this demolition application. It is critical to not only evaluate the immediate impacts of demolition but also consider the "end game" of the proposed development, which is likely aimed at subdividing the site into an unknown number of parcels. Long-term environmental, social, and infrastructural implications must guide the approval process.

Should you need further clarification or discussion, we are available and happy to assist.

Kind regards,



We Are Watching You