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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

09/04/2025

MR Christopher Avakian
3 Eungai Place PL
North Narrabeen NSW 2101
[REDACTED]

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

THERE SEEMS TO BE A TOTAL LACK OF DETAIL ON ALL ELEMENTS OF THE DEMOLITION PROPOSAL

1. WHAT CAN BE EXPECTED FOR THE LOCAL RESIDENTS AND COMMUNITY ONCE THE DEMOLITION IS COMPLETED???

There are no details shown here at all. It should be shown what is proposed there after the demolition. A clear picture of what to expect should be given to residents.

This is a flood area and water path to Narrabeen lake catchment. Very serious considerations need to be made on what's permitted if further approval is made for further development in such a sensitive area.

2. ASBESTOS REMOVAL

There are no details given on the method used to remove the asbestos through the course of the demolition of the building. This needs to be shown so all residents can be reassured of no airborne contaminants and residual waste left in the ground.

3. ENVIRONMENTAL IMPACT

What precautions will be taken within surrounding environment through the course of the demolition to protect biodiversity,

The creek line feeds up to a reserve which is eco rich with various reptiles, birds, some marsupials fish and insects.

The creek line should left free and undisturbed. What tress will be removed??

4. DEMOLITION IMPACT ON SURROUNDINGS ESCARPMENT. VIBRATION AND DISTURBANCE OF ROCK FORMATION LOOSE AND FIXED

I can see no mention on how this will be monitored through course of demolition.

This worries me as a resident who lives at the base of the escarpment with large boulders overhead.

5. TRAFFIC CONTROL AND DISTURBANCE

What is the plan for traffic control through the course of the demolition?

6. DURATION OF TIME EXPECTED TO DEMOLISH BUILDING?

I can't see any details showing a time frame. There will be major noise affecting the neighbourhood so information about the estimated demolition time is needed.

7. PUBLIC RIGHT OF WAY FROM EUNGAI PLACE TO NARREEN PDE.

What is the proposed corridor for pedestrians walking from Eungai place to Nareen Pde?
There is an existing right of way that should be kept during the time of the demolition.

8. HERITAGE

The existing club started its life as a dairy back in the early part of last century. Will there be any consideration made regarding its historic value?

I forward all these points made here in the best interest of myself, my neighbours and the local community.

Yours sincerely,

Christopher Avakian