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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**Subject:** TRIMMED: Online Submission

11/04/2025

MRS Kristen Wolthers  
- 20 ALEXANDER RD  
Avalon Beach NSW 2107  
[REDACTED]

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

Dear Council,

I would like to raise several issues in relation to the proposed demolition and associated site works, which are of concern to myself and many other local residents.

**Pedestrian Safety and Access**

The lack of a dedicated footpath on Eungai Place, especially in combination with its steep incline and a blind corner where it meets Tatiara Crescent, means there is currently no safe walking route from the northern end of Eungai Place to Tatiara Crescent-and by extension, to buses, shops, and public facilities.

For many years, the gate and pathway at the southern end of Eungai Place has provided crucial access through to Nareen Parade. Deposited Plan 237442 identifies a right of way here, and it has been an essential route for families, particularly those with small children and prams, travelling to the local school and other amenities on foot.

Can Council please confirm that this pedestrian connection will remain accessible during construction works, and that it will be retained in any long-term plans for the site?

It's also worth noting that the current survey does not appear to indicate the existing gate at the southern end of Eungai Place, nor does it detail the connecting footpath within Lot 26 that links to this entry point.

**Hazardous Material Management**

Given the close proximity of homes and a children's play area adjacent to the site (not identified on the current survey), there is serious concern about the presence of both friable and bonded asbestos materials.

The Hazardous Materials Inspection Report lists several building components, including subsurface fill, that were not tested prior to demolition. If these materials are left exposed post-demolition, this poses a potential health risk.

Has a section drawing been produced showing how far below ground level demolition will go?

For example, will the fill embankment north of the main structure be removed or left in place?

We would like further detail about the steps being taken to safely remove hazardous materials. This should include continuous air quality monitoring, oversight by SafeWork (or equivalent authority), and a clearly defined disposal plan.

**Environmental Safeguards**

The Erosion and Sediment Control Plan appears incomplete in several key areas:

- 1 No sediment fencing is shown around the proposed stockpile area.
- 2 There is no detail on how demolition debris will be prevented from entering nearby

stormwater drains, including those in Lot 26 and near the works zone.

3 As these stormwater pits drain into Narrabeen Lagoon, an area known for ecologically significant estuarine vegetation and aquatic species, what measures will be taken to monitor and protect water quality during works?

#### Dewatering and Dust Control

Given the site's contamination history, it is likely that a substantial amount of water will be used daily for dust suppression and wet-cutting. How is the contractor proposing to collect and treat this wastewater before discharge? A comprehensive dewatering plan, including flood management strategies (especially considering the site's low elevation), should be made available.

#### Tree Removal

1 While an arborist report is included, the removal of any trees should be reviewed as part of a future development application, not the current demolition works. These decisions should be assessed in conjunction with any proposed subdivision, drainage infrastructure, or building work, especially on this flood-prone land.

2 Several trees marked for removal appear to be outside the immediate demolition footprint. Their removal could destabilize the creek bank, potentially affecting nearby homes on Tatiara Crescent. Many of these trees also serve as habitat for native species such as powerful owls and possums.

#### Acid Sulfate Soils

Will there be a strategy in place to manage potential acid sulfate soils uncovered during excavation? If so, how will impacts to the adjacent creek and Narrabeen Lagoon be mitigated?

#### Heritage Considerations

The original portion of the structure on site predates the RSL club and once functioned as a dairy and local market. This history appears to have been overlooked. Has any assessment of the site's local heritage significance been conducted, particularly given its longstanding presence in the community?

#### Future Use and Ongoing Maintenance

Without a clear picture of the site's future, it's difficult for residents to meaningfully comment on the necessity of the demolition. Will the site be maintained while awaiting redevelopment, or left in a neglected state?

Additionally, the current survey is missing several features that would inform any future plans, including:

- Full detail of the creek line
- Identification of existing easements and drainage infrastructure
- Accurate marking of the adjoining public footpath
- Public access rights
- The nearby children's play park at Tatiara Reserve
- The electrical substation

#### Noise, Vibration and Site Impact

The location is naturally enclosed by rock cliffs that amplify both vibration and sound. Given the history of rockfalls in the area (including as recently as 2024), what limits will be placed on the size and type of equipment used on site? Will vibration monitors be installed to track impacts on surrounding homes and cliff stability?

Noise also travels further in this environment. How will the impact on nearby homes, schools, and childcare centers be managed?

#### Contractor Parking and Site Access

Parking is already constrained in the area, with many roads effectively narrowed due to parked vehicles. Will contractor vehicles be required to remain within the site, and how will this be enforced?

#### Traffic Management

Has the Traffic Guidance Scheme considered the limited width and poor condition of local roads? For example, the sharp corners at Nareen Parade and Mirrool Street may be unsuitable for larger trucks. Is there a plan to limit vehicle size (e.g. anything larger than a bogie tipper) and designate acceptable travel routes to and from the site? Gondola Road, for instance, is ill-suited to high-frequency truck movements.

#### Work Hours

Demolition should be limited to Monday to Friday, with consideration given to applying the same restrictions to any future subdivision or construction work, in order to respect the residential nature of the neighborhood.

We thank you for your consideration and look forward to clarity on these important matters, which are being followed closely by many concerned members of the local community.  
Kind regards,