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To: DA Submission Mailbox
Subject: Online Submission

01/04/2025

MRS Natalie Daccach
6 / 8 - 10 Dympna ST
CROMER NSW 2099
[REDACTED]

RE: DA2025/0181 - 1 Narrabeen Park Parade NORTH NARRABEEN NSW 2101

April 1st 2025

Attn: Mr Kye Miles - Planner
Northern Beaches Council
PO Box 82
Manly NSW 1655

Submission By Way of Objection to Development Application 2025/0181 - Proposed
Demolition works and construction of a dwelling house attached to an existing restaurant/cafe

Dear Mr Miles,

My name is Natalie Daccach, and I am the sole director of Matexpo Au Pty Ltd T/A Girdlers
Café business on the subject Site, 1 Narrabeen Park Parade, North Narrabeen.

I would like to register my objection to DA 2025/0181 as the Proposal will have a significant
adverse impact on the operation of my business and is contrary to the public interest.

We currently have a long-term lease over the entire subject Site. We entered into this lease
with the landowner in good faith in August 2024. A small storage area is excluded from the
lease to the benefit of the landowner, otherwise, the business fully utilizes the entirety of the
Site. In recent months we have also invested a significant amount of money in the upgrade
and refurbishment of the café. Given the Site is already fully utilized by the café business, the
Proposal to add a new three story, three-bedroom residence appears like a significant
overdevelopment of the Site.

The business is currently performing quite well and has proven to be a popular meeting place
for both locals and visitors to the area. The café benefits from outdoor dining areas that are
under lease from the Crown. The café is also uniquely located adjacent a public reserve and
has easy access to Narrabeen Lagoon and the beach. So in short, there are many public
benefits to having a thriving café in this particular location, providing essential goods and
services to the community.

While not mentioned in the Statement of Environmental Effects (SEE) or other DA
documentation, it appears that the Proposal entails significant alterations to the café,

including but not limited to:

- Demolition of the back half of the café building from the existing kitchen onward including the removal of a recently refurbished patron dining room, removal of separated male and female toilet facilities, removal of an internal storage space and removal of a recently refurbished counter/service area adjacent the patron dining room;
- Removal of cool room facilities and storage facilities/sheds in the rear courtyard;
- Reconstruction of the driveway;
- Introduction of shared driveway and parking arrangements between the new residence and the café;
- Installation of a single small toilet that is unlikely to meet building or accessibility standards; and
- The installation of an awning over the entry point to the new residence which appears to extend over one of the outdoor dining areas and therefore create ambiguity over this area being for patrons or for the benefit of the new residence.

The cumulative impact of these alterations is significant and will render the café (and I suggest any café) in-operable, as there would be insufficient storage and cool room space, an inadequate and likely non- BCA compliant toilet, ambiguous shared parking and driveway facilities and severely diminished patron capacity (with the loss of the indoor dining room and potential loss of an outdoor dining area due to the awning and entrance to the new residence).

The café would effectively be in-operable as soon as construction commenced, as the operational areas of the café have been identified in the Proposal's 'Construction Waste Management Plan as being used for construction access and stockpiling. Construction noise and dust from the Proposal would also be intolerable to both patrons and the staff.

Should the Proposal be approved in its current form, the likely loss of our café business will obviously have significant adverse impacts to us personally, but is also contrary to the public interest. Girdlers café makes a positive contribution to the community both socially and economically and would not be able to continue if the Proposal proceeds in its current form.

I therefore recommend that Council refuse this application as it is contrary to the public interest.

Yours Sincerely

Natalie Daccach