

7<sup>th</sup> March 2025

The CEO  
Northern Beaches Council  
Po Box 882  
MONA VALE NSW 1660

Dear Sir,

**STATEMENT OF ENVIRONMENTAL EFFECTS  
DEMOLITION OF EXISTING SITE STRUCTURES  
LOT A, DP 395600, 116 NAREEN PARADE, NORTH NARRABEEN**

**1.0 INTRODUCTION**

This submission has been prepared as supporting documentation for an application proposing the demolition of the existing building formerly used and occupied by Narrabeen RSL Club including access pathways and lower level retaining walls.

The demolition works are a precursor to a separate development application proposing the residential subdivision of land with all disturbed areas of the site stabilised and protected by way of erosion and sedimentation controls in the intervening period between demolition works and the implementation of the future subdivision consent. This application is accompanied by the following supporting documentation:

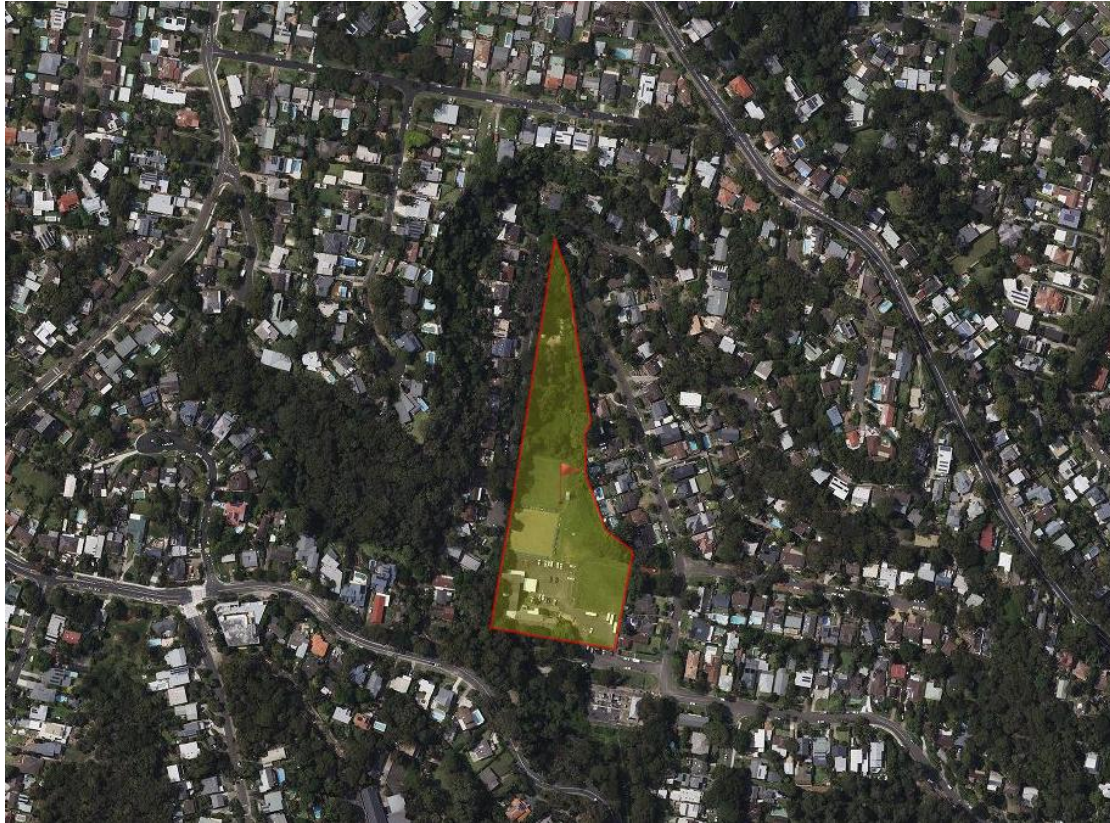
- Boundary survey prepared by Bee and Lethbridge Surveyors
- Demolition plans prepared by Elo Architecture
- Erosion and sediment control plan prepared by Taylor Consulting
- Hazardous Materials Inspection Report prepared by JN OHEB Services
- Arboricultural Impact Assessment prepared by Arborsaw
- Demolition Roads Traffic Management Plan prepared by Safer Roads Traffic Management Australia
- Waste Management Plan prepared by Rick Davis Contracting
- Cost Estimate prepared by Rhino Demolition

We are satisfied that the demolition works can occur in an environmentally appropriate manner without unacceptable impact on the environmental characteristics of the site or the amenity of surrounding residential properties.

**2.0 SITE DESCRIPTION AND LOCATION**

The site known as Lot A, DP 395600, No. 116 Nareen Parade, North Narrabeen is irregular in shape having a total site area of 1.872 hectares. The site is occupied by a 2 and 3 storey brick building with corrugated roof and associated bitumen carparking area and 3 bowling greens.

The site also contains a number of trees as detailed on the accompanying survey plan, within the accompanying arborist report and as depicted on the aerial photograph at Figure 1. A watercourse traverses the eastern boundary of the property.



**Figure 1** - Aerial location/context photograph

Surrounding development is residential in nature comprising detached style residential dwellings within informal landscape settings.

### **3.0 PROPOSED DEVELOPMENT**

The application proposes the demolition of the existing building formerly used and occupied by Narrabeen RSL Club including access pathways and lower level retaining walls. These existing structures are depicted on the accompanying boundary survey prepared by Bee and Lethbridge Surveyors and the demolition plan prepared by Elo Architecture.

The application involves the removal of a number of trees as detailed within the accompanying Arboricultural Impact Assessment prepared by Arborsaw with such report containing the following commentary:

*14 site trees are proposed to be removed with the proposed works including One (1) B Retention Value Tree numbered 44, One (1) C Retention Value Tree numbered 45 and 12 sites trees numbered 14, 16, 17, 19, 21, 29, 36, 46, 47(Group of 4) that are exempt species.*

*23 Site trees including Tree 18 Jacaranda mimosifolia (Jacaranda) (Exempt Species yet dominant site feature) will be retained and protected from the demolition works. All 48 Council trees in vicinity to the works will be retained and protected.*

*To ensure the trees nominated for retention remain viable during and post demolition, tree protection measures including the engagement of a project arborist, Tree Protection Fencing, Tree Protection Signage, Trunk Protection, Arborist Supervision of works in the Tree Protection Zones (TPZ's), a restriction of activities within Tree Protection Zones (TPZ's) and compliance reporting, must be incorporated into the project.*

We also note that erosion and sedimentation controls will be implemented as detailed on the accompanying erosion and sediment control plan prepared by Taylor Consulting with demolition traffic management addressed through implementation of the Demolition Roads Traffic Management Plan prepared by Safer Roads Traffic Management Australia.

#### **4.0 STATUTORY PLANNING FRAMEWORK**

##### **Pittwater Local Environmental Plan 2014**

The property is located within the C4 Environmental Living zone pursuant to the provisions of Pittwater Local Environmental Plan 2014 (PLEP 2014). Demolition works are permissible with consent. The demolition of the existing non-conforming Club use on the land to facilitate a residential subdivision consistent with the minimum lot size provisions and sensitive to the environmental characteristics of the site can be seen as better achieving the objectives of the C4 Environmental living zone.

The demolition works do not engage clause 4.3 – Height of buildings with the existing buildings on the site not heritage listed or located within proximity of the any heritage item or conservation area.

The subject property is identified as flood affected with the demolition works satisfying the considerations at clause 5.21 - Flood planning.

The subject site is mapped as Acid Sulphate Soils Class 5 and as no excavation is proposed the clause 7.1 considerations are satisfied.

The application does not propose any excavation and accordingly Council can be satisfied that the development satisfies the clause 7.2 - Earthworks and clause 7.7 – Geotechnical hazards provisions.

In relation to biodiversity, consent authority can be satisfied that the proposed tree removal will not give rise to any adverse biodiversity consequences provided the tree protection and management mechanisms identified within the accompanying arborist report are implemented.

## **Pittwater 21 Development Control Plan**

Having assessed the development against the applicable provisions of Pittwater 21 Development Control Plan we provide the following commentary:

- The demolition works are able to be appropriately managed to avoid unacceptable environmental and residential amenity consequences. In this regard, we anticipate Council imposing appropriately worded conditions of consent requiring implementation of the tree protection measures detailed within the accompanying arborist report, the installation of appropriate erosion and sedimentation controls and the implementation of the Demolition Roads Traffic Management Plan.
- Demolition materials will be recycled where possible and disposed of in accordance with the accompanying Waste Management Plan prepared by Rick Davis Contracting.
- We anticipate Council imposing appropriately worded conditions in relation to demolition hours, noise control and dust control.

### **5.0 CONCLUSION**

This submission has been prepared as supporting documentation for an application proposing the demolition of the existing building formerly used and occupied by Narrabeen RSL Club including access pathways and lower level retaining walls.

The demolition works are a precursor to a separate development application proposing the residential subdivision of land with all disturbed areas of the site stabilised and protected by way of erosion and sedimentation controls in the intervening period between demolition works and the implementation of the future subdivision consent.

We are satisfied that the demolition works can occur in an environmentally appropriate manner without unacceptable impact on the environmental characteristics of the site or the amenity of surrounding residential properties.

Whilst the application has been assessed against the relevant heads of consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 no specific reference to this assessment has been included in this report due to the paucity of associated impacts.

It is considered that there are no matters which would prevent Council from granting consent to the demolition works in this instance.

Yours faithfully

**Boston Blyth Fleming Pty Ltd**

A handwritten signature in black ink, appearing to read 'Greg Boston', written over a horizontal line.

**Greg Boston**

B Urb & Reg Plan (UNE) MPIA

**Director**