

Environmental Health Referral Response - industrial use

Application Number:	Mod2025/0148
Proposed Development:	Modification of Development Consent DA2024/0013 granted for alterations and additions to an existing community facility (North Narrabeen Surf Life Saving Club)
Date:	04/04/2025
To:	
Land to be developed (Address):	<p>Lot B DP 376822 , 219 - 227 Ocean Street NARRABEEN NSW 2101</p> <p>Lot 1 DP 339162 , 219 - 227 Ocean Street NARRABEEN NSW 2101</p> <p>Lot 2 DP 339162 , 219 - 227 Ocean Street NARRABEEN NSW 2101</p> <p>Lot 6 DP 5768 , 219 - 227 Ocean Street NARRABEEN NSW 2101</p> <p>Lot 8 DP 5768 , 219 - 227 Ocean Street NARRABEEN NSW 2101</p> <p>Lot 1 DP 339162 , 225 - 227 Ocean Street NARRABEEN NSW 2101</p>

Reasons for referral

This application seeks consent for large/and or industrial development.

And as such, Council's Environmental Investigations officers are required to consider the likely impacts.

Officer comments

General Comments

The proposal seeks approval for the following:

- Minor staging modification - reallocation of the following works from Stage 1 to Stage 3 of construction (refer attached plans DA07 and DA08):
 - o Waste bin enclosure,
 - o Ambulance bay relocation,
 - o Roof perimeter façade cladding,
 - o External walls and columns acrylic render and paint;
- Minor materials modification - The approved BBQ masonry wall is proposed to be amended to a steel and timber structure (refer plan DA10), alternative shingle cladding is proposed along part of the northern façade of the first floor, and a change to the finish for the new paved area is proposed on the north side of the building;
- Minor internal layout modification - The internal layout of the Level 1 café seating and function space is proposed to be modified to include a new internal glassed screen wall and a new bank of frameless glass concertina bi-fold doors to enable the room to be closed off for functions on an as needed basis (refer Plan No. DA08);
- Minor additional works – Additional Stage 4 works comprising an upgrade

The proposal also seeks approval to delete conditions 39 and 40 of the consent which relate to the requirement for kitchen fitout compliance with Australian Standards, and the requirement for mechanical ventilation respectively.

Environmental Health concurs that the cafe kitchen fitout at the premises was approved previously under Development Consent DA2014/1083 and that these conditions are not required.

The proposal is supported.

Recommendation

APPROVAL - no conditions

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

Nil.