

Urban Design Referral Response

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:	14/04/2025
To:	Thomas Prosser
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>

Officer comments

This advice is provided as an internal referral from the Urban Design Unit to the Development Assessment Officer for consideration and coordination with the overall assessment.

The application seeks consent for:

- Staging modification - reallocation of the following works from Stage 1 to Stage 3 of construction :Waste bin enclosure, Ambulance bay relocation, Roof perimeter façade cladding, External walls and columns acrylic render and paint;
- Materials modification - The approved BBQ masonry wall is proposed to be amended to a steel and timber structure, 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;
- 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;
- Minor additional works – Additional Stage 4 works comprising an upgrade to the western deck of the café including a new metal roof.

Urban Design raises no objection to the proposed development.

Please note: Regarding any view impacts and any impacts on solar amenity and overshadowing these matters will be dealt with under the evaluation of Council Planning Officer. Any impacts of non-compliances regarding heritage will be dealt with under the evaluation of Council Heritage Officer, and any Landscape non-compliances will be dealt with under the evaluation of Council Landscape Officer.

The proposal is therefore supported.

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

Recommended Heritage Advisor Conditions:

Nil.