

Environmental Health Referral Response - industrial use

Application Number:	DA2025/1599
Proposed Development:	Alterations and additions to existing business premises including sauna, ice bath, privacy screens and extension of operating hours
Date:	04/11/2025
To:	Anne-Marie Young
Land to be developed (Address):	Lot U DP 29617 , 29 Avalon Parade AVALON BEACH NSW 2107

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 statement of environmental effects reads (in part) as follows:

"The proposed development is limited to the installation of a sauna, ice bath and privacy screens on the existing first-floor terrace at the rear of the building. The works do not alter the existing roof form or stormwater drainage system servicing the premises.

All wastewater from the outdoor shower and ice bath will be directed into the existing laundry plumbing system within the building, ensuring that stormwater runoff is managed in accordance with existing approved arrangements. No additional stormwater discharge points or impervious surfaces are created as part of the proposal. "

In regard to this statement, there are concerns as to whether the operator intends to discharge wastewater from the activity that consent is sought for, into Council's stormwater system or otherwise through a plumbed system into the Sydney Water sewer network as required.

Additionally, there appears to be no information as to how water for the ice bath will be managed in terms of potential microbiological contamination risks between users (i.e. is the water going to be changed/disinfected etc between users?)

Accordingly, the proposal is not supported at this time.

Recommendation

NOT SUPPORTED

The proposal is therefore unsupported.

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

Recommended Environmental Investigations Conditions:

Nil.