



Ordinary Meeting

16 June 2009

Addendum to Item S1

ITEM NO: S1 - ADDENDUM

SUBJECT: DEVELOPMENT APPLICATION NO. X/174/2009 FOR ADDITIONS AND ALTERATIONS TO KATOOMBA CIVIC CENTRE IN TWO STAGES ON PART UNNUMBERED LOT 1 DP 921490, PART LOT 3 DP 547229, TOWN CENTRE ARCADE, 81-83 KATOOMBA STREET, KATOOMBA

FILE NO: X/174/2009

Recommendation:

- 1. That the recommendation in the Supplementary Report to the Ordinary Meeting of 16 June 2009 (S1) be retained without alteration, other than as described in item 2 of this Recommendation; and*
 - 2. That the conditions and 'Advice' items contained in Attachment 1 to the Supplementary Report to the Ordinary Meeting of 16 June 2009 (S1) be amended in the following way:*
 - a. Insert a new condition numbered 43 after condition number 42 and amend the numbering of the subsequent 'Advice' items accordingly, to numbers 44 and 45;*
 - b. Insert the wording of new condition 43 as shown in Attachment 1 to this Addendum Report; and*
 - c. The renumbered advice item, now numbered 45, relating to the upgrade of the existing kitchen, being amended to read as shown in Attachment 1 to this Addendum Report.*
-

Report by Group Manager, Environmental and Customer Services

This report is an addendum to the Supplementary Report S1 (the 'main report') for the Ordinary Meeting of 16 June 2009.

The addendum is necessary as the applicant (the Community and Corporate Group) is seeking to respond to concerns raised in relation to the proposed alterations to the "Seniors Area" as part of the subject application.

The existing Seniors Area comprises a main area of 98m² and a 'lounge' of 44m², with the two spaces separated by an internal kitchenette of 10m². As part of the DA as lodged with the Council, two changes were proposed:

- a) A reduction in the Seniors Area to 115m²; and
- b) Removal of the existing kitchenette within the "Seniors Area", to be replaced with a larger kitchen/canteen to be used jointly with the new hall as part of Stage 2.

As part of recent stakeholder consultation undertaken by the Community and Corporate Group in preparation for the implementation of the Civic Centre works, representatives of the senior citizens raised concerns with the proposed decrease in floor space in the senior citizens area. A preference was also stated for retaining the existing kitchenette, rather than having a new joint kitchen in association with the hall.

A follow up meeting was held with representatives of the senior citizens and it was agreed that a suitable solution could be achieved by relocating the existing northern glass wall a distance of 1.7 metres into the court yard area. Such a modification would increase the proposed Seniors Area from 115m² to 144.5m², thus providing a larger and more usable area.

Similarly, it was agreed to retain the existing kitchen and to not provide a servery to the proposed kitchen/canteen for the hall. With the retention of the kitchenette, the area available for the Seniors Area would be in the order of 134.5m². A plan showing the proposed alteration to the Seniors Area to achieve this outcome is provided at Attachment 2 to this report. The existing kitchen that is now to be retained will require some upgrade to meet food regulation standards.

A condition of consent is sought by the Community and Corporate Group to achieve the implementation of the proposed amendments. Altering the proposal to incorporate the modifications to the “Seniors Area” is consistent with the assessment of the application against s.79C of the *Environmental Planning and Assessment Act 1979* as contained in the main report. In particular, responding to the needs of senior citizens in the provision of facilities works towards achieving the following Principal Objective of LEP 2005:

To ensure that the social needs of existing and future residents are met through the provision of appropriate community facilities, open space and services.

Should the Council grant consent to the proposal, it is recommended that an additional condition be imposed (as per Attachment 1 to this report) enabling an increase in the area of the Seniors Living area and the retention of the existing kitchen as outlined above. An amended advice item is proposed to incorporate the upgrade requirements for this additional kitchen that is now to be retained.

* * * * *

Attachment x 2

1 - Additional condition of consent to be inserted at the end of the proposed conditions of consent shown in Attachment 1 to Item S1: Supplementary Report for Ordinary Meeting 16 June 2009.

2 - Proposed alterations to the Seniors Area.

Attachment 1: Additional condition of consent to be inserted at the end of the proposed conditions of consent shown in Attachment 1 to Item S1: Supplementary Report for Ordinary Meeting 16 June 2009.

-
- Enlargement of the Seniors Area 43 To improve the facilities proposed for senior citizens as part of the development, the proposal is to be altered generally in accordance with the plans prepared by Nobis Architecture, McGregor Westlake Architecture and Jane Irwin Landscape Architecture numbered 0804 - 00.04 revision D (Floor plan - ground level stage 1) dated July 2008, amended 2 June 2009, to achieve the following:
- a) increase in the Seniors Area by relocating the northern glazed wall of the Seniors Area a distance of approximately 1.7 metres to the north, with the provision of three (3) doorways to the courtyard, and
 - b) retention of existing kitchenette in the Seniors Area.

Amended architectural documentation depicting these alterations is to be submitted and approved by the consent authority prior to the issue of a construction certificate for Stage 1 and Stage 2.

-
- Food Safety – Upgrade of Existing Kitchens 45. The following items are recommendations relating to the upgrade of the existing kitchens that are to be retained within the Civic Centre. Work in accordance with these recommendations will ensure that the current fit-out complies with National Food Standard 3.2.3 Food Premises & Equipment and Australian Standard 4674-2004 'Design, Construction and fitout of the Food Premises. In relation to the main kitchen adjoining the existing dining room, the work is to include:
- 1) Repainting of the defective ceiling with a gloss paint that is can be easily cleaned.
 - 2) Provision of more adequate space is to satisfactorily store dry goods, chilled and frozen food/s, fresh fruit and vegetables The current provisions for food storage are currently insufficient.
 - 3) Facilities for storing clothing and personal effects belonging to staff should be in a dedicated area enclosed in cupboard/s or lockers that are located outside the food preparation, food processing, food storage and washing areas.
 - 4) Provide garbage and recycling facilities that comply with Australian Standard 4674-2004. The construction requirements of the garbage area under AS 4674 require a covered area with a tap and drain to the sewer system. (See Section 2.4 Garbage & Recyclable Materials Australian Standard 4674 – 2004)

In relation to the kitchenette being retained in the Seniors area, the work is to include:

1. A designated hand washbasin is required for washing of hands. The washbasin shall a permanent supply of

warm running portable water delivered through a single outlet. Taps to the hand washbasin must be hands free or elbow operated.

2. A dishwashing machine is installed and capable of washing and rinsing in one continuous operation and at time / temperature to ensure that the sanitising rinse satisfies the requirements of AS 2945 and Food Safety Standards 3.2.2.
3. The intersection of floors with walls / cupboards in the food preparation area shall be coved in accordance with As 4674.2004
4. The walls in the food preparation area shall be tiled fully between floor and ceiling in accordance with Table 3.2 of AS 4674.2004

