

MEMORANDUM

Reference: ECM
To: Robert Craig (Principal Planner)
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From: Rosemarie Canales
Date: 10 July 2018

Subject: Modification to Consent S4.55 (1)
Penrith Regional Art Gallery: Café Kitchen DA15/1449

Please find the following request to amend Condition 12 to Development Application consent DA15/1449.

The subject site is identified as Lot 34 / DP1114973, with a street address of 84-88 River Road, Emu Plains.

Determination condition 12 requires:

The restoration of the original kitchen to occur prior to the Occupation Certificate to be issued.

The Café is currently operating from the existing Ancher house Kitchen. Once the new kitchen is constructed the Café Operator will relocate into the new Kitchen and then the restoration to the original Ancher House Kitchen will occur. If Occupation Certificate cannot be provided for the new works until the restoration of the Ancher House Kitchen occurs, the Café will need to close operations until the restoration occurs, a financial loss to the entity.

Council is the Applicant undertaking the Construction of the Works. Once the Construction Certificate has been determined a nominated builder will commence with the construction of the Penrith Regional Gallery – new Kitchen. The works will involve the construction of the new Kitchen by the nominated builder followed by the restoration of the original Ancher house kitchen by a specialist heritage builder.

The work for the new kitchen is schedule to commence in August pending the determination of the Construction Certificate, and will not be complete until December/January. Restoration works are scheduled to commence immediate after the Café relocates into the new kitchen. The works program for the restoration has an anticipated 12 month program due to bespoke equipment (1950's kitchen equipment) to be manufactured by artists.

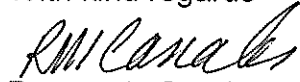
Hence I would like to proposed an amendment to condition 12 permitting the Occupation of the new Kitchen for at least 12 months whilst the restoration of the existing Ancher House Kitchen is being carried out.

MEMORANDUM

We trust the request to modify the Occupation Certificate requirements permitting the occupation of the new kitchen during the restoration of the existing Ancher House Kitchen for at least 12months is received favourably.

If you require additional information or clarification please do not hesitate to contact the undersign.

With kind regards



Rosemarie Canales
Architectural Supervisor