

Application for planning permit for development/use (shop 1/1726 Channel Highway Margate)

Proposal:

- Building a **small commercial kitchen** that mainly produces chocolates and confectionery. We will keep a separate room for doing the dishes, laundry, and cleaning materials. The property also has a separate space for a toilet.
- The property will include a **front retail space** for chocolates, where we will provide takeaway services for coffee and hot beverages. A potential factor might be to introduce an ice cream cabinet (undecided and depend mostly on space and budget). Limited seating will be available, but we will not provide any prepared food or table service.
- We expect to have **3 staff members** on site during the operational hours of Tuesday to Saturday from 7 am to approximately 5 pm.
- In our production area, we will use chocolate melters to manufacture the chocolates. These small stand-alone machines melt and temper the chocolate for us and keep it in perfect working condition. We have 3x 24 kg machines. Outside this machinery there's no significant **equipment** needed.
- The site offers 6x car spaces in front of the shop and has 1x car space in the back for staff. Across the road next and behind Banjos, there's 2 x public car parks available and plenty of streetcar parking. We are also aware that recently one commercial property closed and has more car parking available.
- **Signage** will stay as it is, with different branding.
- **Truck movements and loading and unloading** will mostly be done from our existing warehouse operations where we storage all our packaging. I expect smaller deliveries such as milk-coffee will be made at our site, but we can set the preferred date and time.
- All our chocolate is premade, and manufacturing is done by machines and poured into molds, we have very little **waste**. We expect to be using council's recycling and general waste bins as we currently do. These bins will be placed behind the property.