



Camden Local Planning Panel

Electronic Determination
June 2021



CAMDEN LOCAL PLANNING PANEL

MATTERS FOR DETERMINATION

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CAMDEN LOCAL PLANNING PANEL

CLPP01

SUBJECT: DA/2020/849/1 - CHANGE OF USE FROM DWELLING TO CAFE AND OFFICES, ALTERATIONS AND ADDITIONS, ONE POLE SIGN AND ASSOCIATED SITE WORKS AT 30 HILL STREET, CAMDEN

FROM: Manager Statutory Planning

TRIM #: 21/151398

DA Number:	2020/849/1
Development:	Change of use from a dwelling to a café and offices, alterations and additions, one pole sign and associated site works
Estimated Cost of Development:	\$130,000
Site Address(es):	30 Hill Street, Camden
Applicant:	Brookfield Tea House C/- The Planning Hub
Owner(s):	
Number of Submissions:	None
Development Standard Contravention(s):	None
Classification:	Local development
Recommendation:	Approve with conditions
Panel Referral Criteria:	Partial demolition of a local heritage item
Report Prepared By:	Annabelle Jones, Town Planner

PURPOSE OF REPORT

The purpose of this report is to seek the Camden Local Planning Panel's (the Panel's) determination of a development application (DA) for a change of use from a dwelling to a café and offices, partial demolition of building elements, alterations and additions, one pole sign and associated site works at 30 Hill Street, Camden.

The Panel is to exercise Council's consent authority functions for this DA as, pursuant to the Minister for Planning's Section 9.1 Direction, the proposed development involves partial demolition of building elements and alterations and additions to a local heritage item.

SUMMARY OF RECOMMENDATION

That the Panel determine DA/2020/849/1 for a change of use from a dwelling to a café and offices, alterations and additions, one pole sign and associated site works pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* by granting consent, subject to the conditions **attached** to this report.

EXECUTIVE SUMMARY

Council is in receipt of a DA for a change of use from a dwelling to a café and offices, alterations and additions, one pole sign and associated site works at 30 Hill Street, Camden.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, relevant environmental planning instruments, development control plans and policies.

The DA was publicly exhibited for a period of 14 days in accordance with Camden Development Control Plan 2019 (Camden DCP). The exhibition period was from 9 to 20 November 2020. No submissions were received.

The site is identified as local heritage item I38 ('House'). The site adjoins two other local items known as item I39 ('House') at 32 Hill Street, Camden, which is semi-detached to the subject dwelling along the southern boundary and item I36 ('House, former Presbytery') at 28 Hill Street, Camden, which adjoins the site's northern side. There are various other local items surrounding the site, which is also located within the Camden Heritage Conservation Area (HCA).

The applicant has submitted a Heritage Impact Statement (HIS) which assesses the proposal against the objectives and requirements of Clause 5.10 of Camden Local Environmental Plan 2010 (Camden LEP) and the relevant controls within the Camden DCP. Council's Heritage Officer has reviewed the submitted HIS and supports its findings that the proposal will have no adverse impacts on the heritage significance of the site or the surrounding HCA.

The adaptive re-use of the site is deemed to be in the public interest and consistent with the objectives of the B4 Mixed Use zone and the objectives contained within Clause 5.10 of the LEP. No major physical changes are proposed to the building.

The proposal requires the removal of various building elements and the addition of new works to improve compliance with Building Code of Australia (BCA) in terms of disabled access and fire safety. Due to the age of the building, full compliance is not achievable. This is not unusual for buildings in Camden's town centre, which have been converted to commercial uses that are more in keeping with the prescribed business zone(s). Council staff have reviewed the submitted BCA compliance and fire engineering reports, which propose upgrade and performance solutions (such as widening of door openings and the use of wall-wetting sprinklers) and support the conclusions of these reports, that the building is capable of achieving a satisfactory level of compliance.

The proposal also has the potential to create acoustic impacts on the surrounding residential and business uses. Council's Environmental Health Officer has reviewed the submitted acoustic report and supports its findings that the development can achieve compliance with all applicable noise criteria, subject to the recommended conditions. These include restricted hours of operation, rubber stops and a separation of the kitchen fit-out from the intertenancy wall, required acoustic specifications for new mechanical plant and closure of certain windows and doors during café operations.

There are no development standard contraventions proposed to the Camden LEP.

One variation is proposed to the Camden DCP for car parking. The variation is assessed in detail in this report and is supported by Council staff due to the availability of alternate public parking in the town centre and the heritage characteristics of the site.

Based on the assessment, it is recommended that the DA be approved subject to the conditions **attached** to this report.

KEY PLANNING CONTROL VARIATIONS

DCP Control	Proposed	Variation
6 car parking spaces required	1 car parking space provided	5 spaces (83%)

AERIAL PHOTO



THE SITE

The site is commonly known as 30 Hill Street, Camden and is legally described as Lot 90 in DP 1077100. The site is identified as local heritage item I38 and adjoins local heritage items I39 and I36 (also used for business purposes including a home-based IT business and a solicitor's office, respectively). Several other local items exist near the site, including worker's cottages in View and Hill Streets and St John's Anglican Church to the south west.

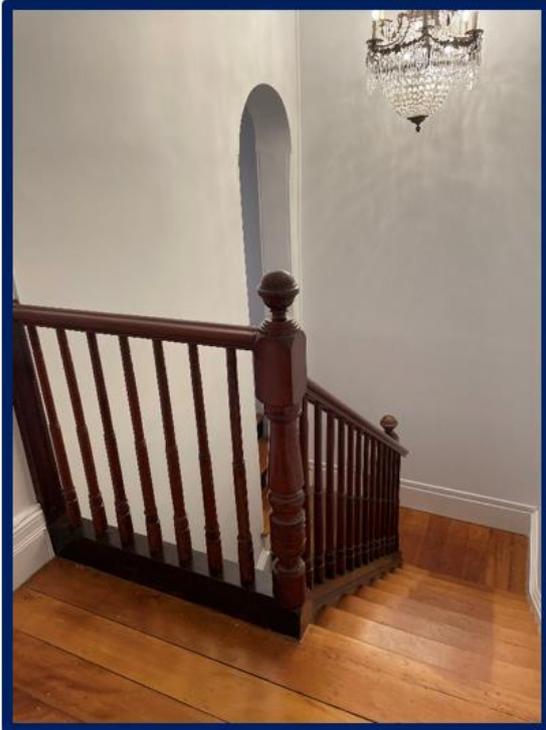
The site displays 1.5m of fall from the Hill Street front boundary towards the rear north western corner. It contains an existing semi-detached dwelling, a detached single garage and storage shed, an in-ground swimming pool, front fencing and various low height shrubs. There are no significant trees within the lot boundary.

The immediately surrounding area is characterised by a mix of residential and business uses including private dwellings, consultants, restaurants, medical centres and a masonic hall. The entrance to a public car park containing approximately 117 spaces is also located 45m to the north west, on Hill Street.

SITE PHOTOGRAPHS

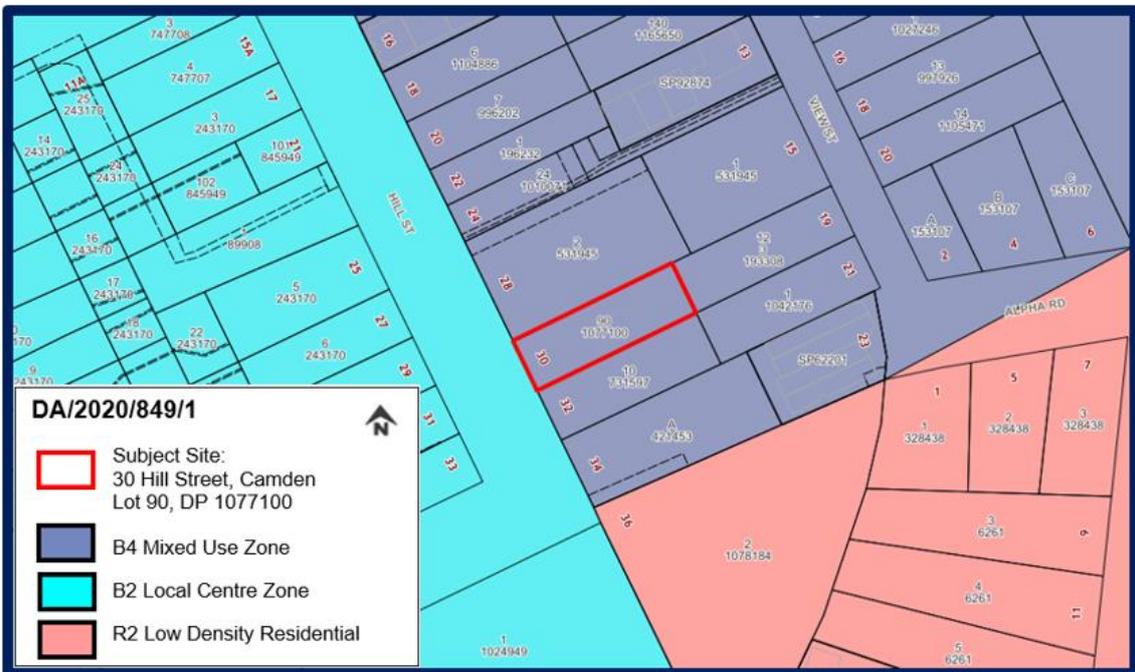








ZONING PLAN



HERITAGE PLAN



HISTORY

The relevant development history of the site is summarised in the following table:

Date	Development
4/11/2014	DA/2014/836/1 – Approved alterations to the existing dwelling (this consent has been modified on four occasions).
10/9/2013	DA/2013/708/1 – Approved demolition of an outhouse.
19/10/2012	CDC/2012/680/1 – Approved replacement of existing retaining walls, replacement of existing garage with carport and storage shed and construction of a new swimming pool.
1/11/2001	DA/2001/1387/1 – Approved an awning/ pergola.
20/11/1998	DA/1998/5687/1 – Approved a sign – “Brookfield Antiques”.
13/11/1996	DA/1996/189/1 – Approved a medical practice/health shop.



THE PROPOSAL

DA/2020/849/1 seeks approval for a change of use from a dwelling to a café and offices, alterations and additions, one pole sign and associated site works.

Specifically, the development involves:

Ground Floor

- Change of use to a café and one meeting room for use by the upstairs office premises and continued use of existing bathroom and kitchen for staff. The accessible meeting room on the ground floor is required for the upstairs office premises to achieve BCA compliance.
- The café will have capacity for a total of 40 seats located in the two front rooms and the rear half of the ground floor, adjacent to the kitchen and servery. The proposed hours of operation for the café are from 8am to 6pm, 7 days per week.
- The ground floor café rooms will also be used to host tea tasting and millinery workshops by appointment only, during the hours of 6pm to 9pm, 7 days per week.
- Fit-out of internal kitchen and servery, including installation of rangehood ducting. Cooking will be limited to typical café style food preparation and deep frying is not proposed.
- Installation of café tables, chairs and display shelving.
- Internal alterations (including partial demolition of building elements) required to achieve BCA compliance including:
 - Removal of existing front screen door;
 - Removal of central internal double doors;
 - Removal of rear three-leaf bi-fold doors and replacement with two hinged doors;
 - Removal of five door architraves, shaving/widening of doorways to achieve minimum BCA widths/heights and reinstatement of existing doors where possible; or installation of new doors, hinges and handles where required; and
 - Sealing of storage area under stairs.

First Floor

- Change of use to four individual office rooms and continued use of existing ensuites and kitchenette amenities by office staff only.
- Internal alterations required to achieve BCA compliance, including:
 - Removal of three door architraves, shaving/widening of doorways to achieve minimum BCA widths/heights and reinstatement of existing doors where possible or installation of new doors, hinges and handles where required; and
 - Addition of timber base strip to existing timber balustrade in internal stairwell to raise finished handrail height to 1m.

External Works

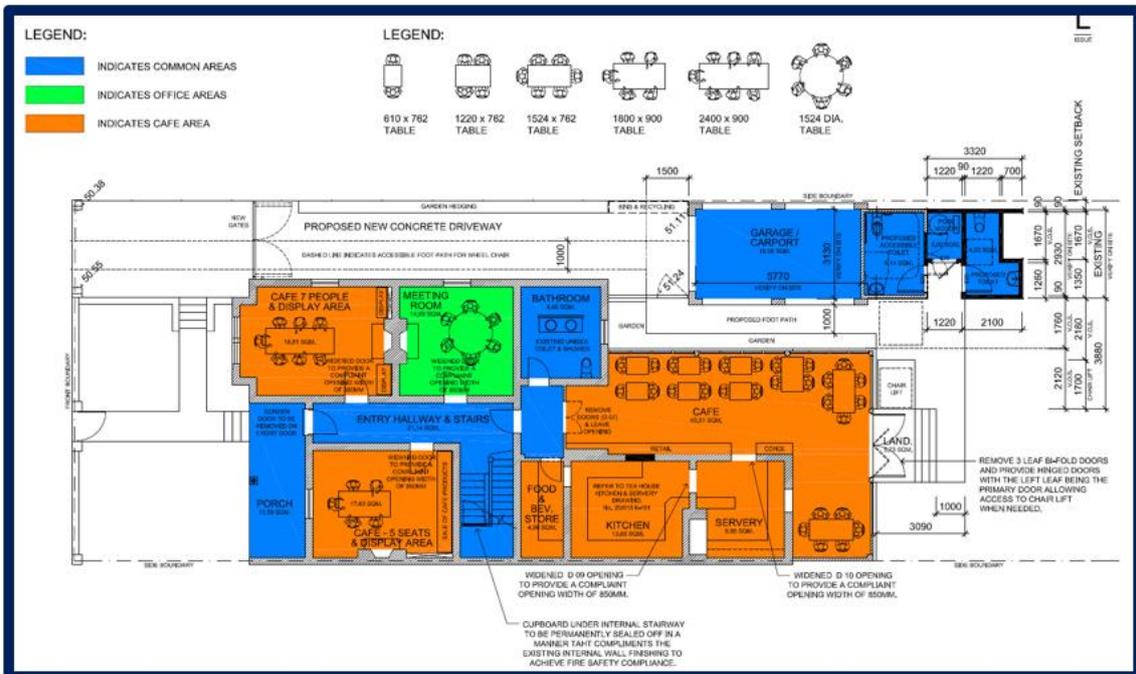
- Change of use of the existing storage shed (attached to the rear of the detached single garage) to an accessible toilet. This will require partial demolition works to 'close in' the existing double sliding doors and install a new single access door.
- Addition of a new storage room attached to the rear facade of the existing shed to house pool pump and motor equipment, and a secondary external toilet.
- Installation of an accessible path and chair lift to the existing rear deck.
- Installation of a new concrete driveway and decorative gates at the entrance of the driveway and between the garage and the building.
- Installation of one business identification pole sign with a maximum height of 3m from existing ground level and 3.85m above the public footpath. An original light fitting found inside the dwelling upon purchase will be refurbished and used to illuminate the sign (refer to plans and photos below).

Note – there are no changes proposed to the existing front garden, rear turfed landscape area or the existing swimming pool, which will remain fenced off from the public. Conditions are recommended for the pool and landscaping to be adequately maintained.

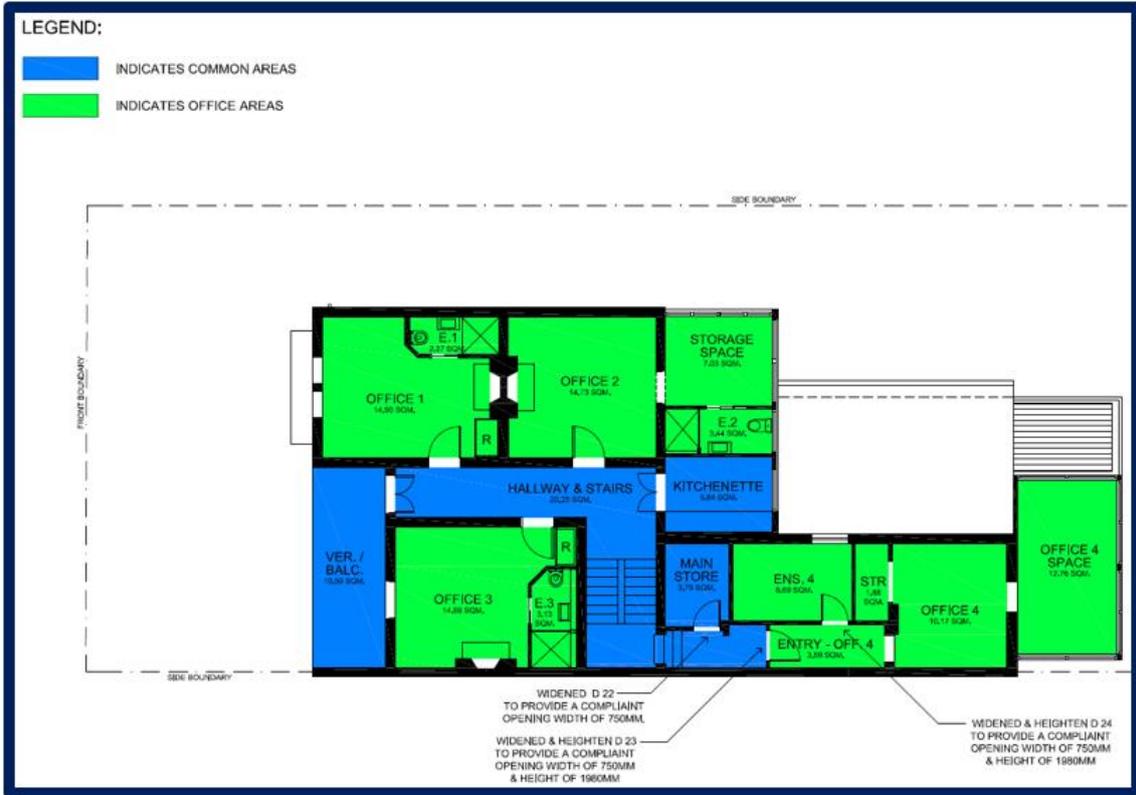
The estimated cost of the development is \$130,000.

PROPOSED PLANS

Proposed ground floor plan:



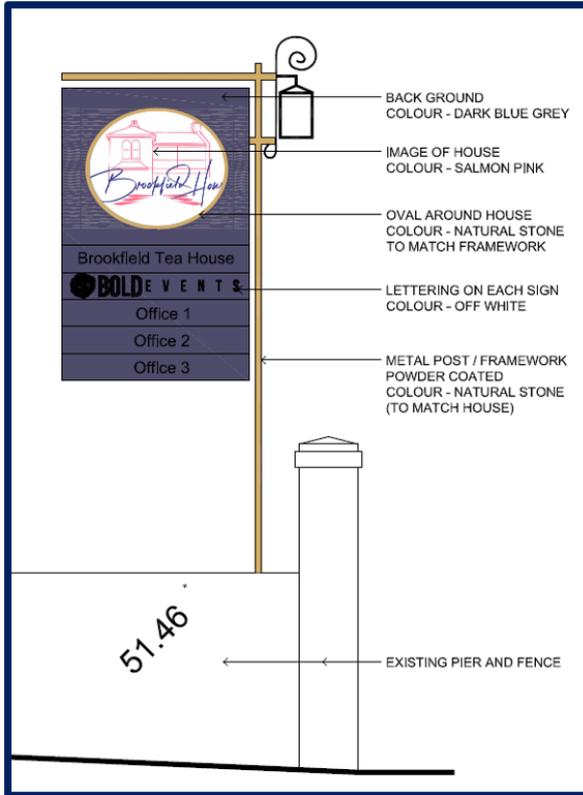
Proposed first floor plan:



Proposed addition to shed:



Proposed sign:



Proposed gates:



Proposed signage pole light fitting:



ASSESSMENT

Environmental Planning and Assessment Act 1979 - Section 4.15(1)

In determining a DA, the consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the DA:

(a)(i) the provisions of any environmental planning instrument

The environmental planning instruments that apply to the development are:

- Camden Local Environmental Plan 2010.
- State Environmental Planning Policy No 64 – Advertising and Signage.
- Sydney Regional Environmental Plan No 21 – Hawkesbury-Nepean River.

Camden Local Environmental Plan 2010

The Camden LEP aims to make local environmental planning provisions for land in Camden in accordance with the relevant standard environmental planning instrument under Section 3.20 of the *Environmental Planning and Assessment Act 1979*.

Site Zoning

The site is zoned B4 Mixed Use pursuant to Clause 2.2 of the Camden LEP.

Land Use/Development Definitions

The development is defined as a “restaurant or café”, “office premises” and “signage” by the Camden LEP.

Permissibility

All of the development is permitted with consent in the B4 zone pursuant to the land use table of the Camden LEP.

Planning Controls

An assessment table in which the development is considered against the Camden LEP’s planning controls is provided as an **attachment** to this report.

State Environmental Planning Policy No 64 – Advertising and Signage (SEPP 64)

SEPP 64 aims to ensure that signage is compatible with the desired amenity and visual character of the area, provides effective communication in suitable locations and is of high-quality design and finish.

Clause 8 of SEPP 64 requires the consent authority to be satisfied that signage is consistent with the objectives of SEPP 64 and the assessment criteria specified in Schedule 1.

Council staff are satisfied that the signage is consistent with SEPP 64’s objectives in that it is compatible with the desired amenity and visual character of the HCA, will provide effective communication by displaying the development’s name – “Brookfield House” and future office premises and will be of a high quality design and finish, including appropriate colours and materials. Council staff have also considered SEPP 64’s Schedule 1 assessment criteria and are satisfied that the signage is consistent with it.

Sydney Regional Environmental Plan No 21 – Hawkesbury-Nepean River (SREP 20)

SREP 20 aims to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

The development is consistent with the aim of SREP 20 and all of its planning controls. There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the development.

(a)(ii) the provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

Draft Environment State Environmental Planning Policy (Draft Environment SEPP)

The development is consistent with the Draft Environment SEPP in that there will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of it.



(a)(iii) the provisions of any development control plan

Camden Development Control Plan 2019

An assessment table in which the development is considered against the Camden DCP is provided as an **attachment** to this report. The variation identified in that table is further addressed below:

Car Parking

The applicant proposes a variation to Section 2.18.2 of the Camden DCP regarding off-street car parking provision.

The Camden DCP base car parking rates equate to 6 off-street car parking spaces for the development as follows:

- Café = 1 space per 30m² = 110.42m² (excluding common areas and amenities) / 30 = 3.68 spaces required.
- Business premises = 1 space per 40m² = 95.37m² (excluding common areas, amenities and stairwell) / 40 = 2.38 spaces required.
- Total required spaces = 6.06 spaces.

One parking space is available within the detached garage. As the driveway is required to maintain an accessible path of travel to the rear of the premises, long term parking in the driveway is not possible. Therefore, the proposal seeks a variation of 5 spaces.

The applicant has submitted justification for the proposed on-site car parking deficit in the submitted Statement of Environmental Effects. Council's traffic engineer has assessed the applicant's parking submission and acknowledges the site's existing built form and heritage constraints, as well as the availability of alternate public parking in the town centre. It is recommended that the proposed parking variation be supported for the following reasons:

- The provision of new on-site parking would compromise the heritage significance of both the existing building and the site. A car park to the rear would require demolition of the existing garage/shed, pool and all the rear landscaping and replacement with a substantial amount of concrete pavement and drainage infrastructure. In addition, compliance with the Australian Standards for driveway access and turning circles may not be achieved in any case, due to the existing setbacks and dimensions of the site. It is considered that the heritage significance of the site and the opportunity to enable the public to participate in the enjoyment of its heritage values, should take precedence over achieving full compliance with the DCPs minimum parking rates;
- There is an unrestricted public car park containing approximately 117 spaces 45m to the north west (accessed from Hill Street), which is within a reasonable walking distance to the site. In addition, there are approximately six on-street parking spaces directly in front of the site in Hill Street and additional on-street parking towards Argyle Street and St John's Church;

- There is sufficient space in the driveway for occasional delivery vehicles (small trucks) to service the site outside of the approved operating hours (i.e. prior to 8am). Alternatively, delivery vehicles may utilise on-street parking where available;
- The proposed after-hours tea-tasting and millinery workshops will be held on an appointment-only basis, outside of general business hours (between 6pm and 9pm), when there will likely be more public parking available in the vicinity of the site;
- The office suites are relatively small, limiting the number of regular staff likely to visit the premises;
- Given the site's proximity to other retail and business uses in Hill and Argyle Streets, it is likely that many customer visits during the day will be during multi-purpose trips around the town centre.

Consequently, it is recommended that the Panel support this proposed variation to the Camden DCP.

(a)(iia) the provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

No relevant planning agreement or draft planning agreement exists or has been proposed as part of this DA.

(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

The *Environmental Planning and Assessment Regulation 2000* prescribes several matters that are addressed in the conditions **attached** to this report.

(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

As demonstrated by the above assessment, the development is unlikely to have any unreasonable adverse impacts on either the natural or built environments, or the social and economic conditions in the locality.

(c) the suitability of the site for the development

As demonstrated by the above assessment, the site is considered to be suitable for the development.

(d) any submissions made in accordance with this Act or the regulations

The DA was publicly exhibited for a period of 14 days in accordance with the Camden DCP. The exhibition period was from 9 to 20 November 2020. No submissions were received.



(e) the public interest

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, environmental planning instruments, development control plans and policies. Based on the above assessment, the development is consistent with the public interest.

EXTERNAL REFERRALS

No external referrals were required for this DA.

FINANCIAL IMPLICATIONS

This matter has no direct financial implications for Council.

CONCLUSION

The DA has been assessed in accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. The DA is recommended for approval, subject to the conditions **attached** to this report.

RECOMMENDED

That the Panel approve DA/2020/849/1 for a change of use from a dwelling to a café and offices, alterations and additions, one pole sign and associated site works at 30 Hill Street, Camden, subject to the conditions attached to this report.

REASONS FOR DETERMINATION

1. The development is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy No 64 – Advertising, Sydney Regional Environmental Plan No 21 (Hawkesbury-Nepean River) and Camden Local Environmental Plan 2010.
2. The development is consistent with the objectives of Camden Development Control Plan 2019.
3. The development is unlikely to have any unreasonable adverse impacts on the natural or built environment.
4. In consideration of the aforementioned reasons, the development is a suitable and planned use of the site and its approval is in the public interest.

ATTACHMENTS

1. Camden LEP Assessment Table - 30 Hill Street, Camden
2. Camden DCP Assessment Table - 30 Hill Street, Camden
3. Recommended Conditions - 30 Hill Street, Camden
4. Architectural Plans - 30 Hill Street, Camden

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance?
<p>2.3 Zone Objectives and Land Use Table</p> <p>The land use table for each zone sets out what development is permitted without consent, permitted with consent and prohibited.</p> <p>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within a zone.</p> <p>The zone objectives for this site are:</p> <p><u>B4 Mixed Use Zone</u></p> <ul style="list-style-type: none"> To provide a mixture of compatible land uses. To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. To minimise conflict between land uses within the zone and land uses within adjoining zones. To encourage development that supports or complements the primary office and retail functions of the local centre zone. 	<p>The development is defined as a change of use to a café and offices (with associated alterations and additions) and signage by the LEP. Each of these uses/works are permitted with consent in the B4 Mixed Use zone.</p> <p>The proposed uses are compatible with those in the surrounding area, which include a mix of residential and commercial premises, restaurants, specialised medical centres and community uses. The site is located close to public transport facilities in Argyle Street and is within 50m walking distance of a large public car park in Hill Street.</p> <p>The offices proposed on the first floor are small in scale and are not likely to generate any adverse acoustic or traffic impacts on the locality.</p> <p>Appropriate conditions are recommended to ensure the proposed café operations and evening workshops do not conflict with the surrounding land uses and to protect their acoustic amenity.</p> <p>It is noted that all types of residential accommodation are prohibited in the B4 Mixed Use zone (remaining dwellings in the area largely rely on existing use rights). The proposed changes of use are conducive with the land uses envisioned for the town centre, as it evolves over time.</p>	Yes
<p>2.7 Demolition</p> <p>The demolition of a building or work requires development consent.</p>	<p>The application seeks consent for building works which constitute 'demolition' of existing building elements. The impact of these works has been assessed in the submitted Heritage Impact Statement (HIS). Conditions are recommended to ensure the construction and waste management procedures comply with the HIS and all applicable construction requirements.</p>	Yes
<p>4.3 Height of Buildings</p> <p>The LEP's maximum height of buildings map prescribes a maximum height limit of 7m for the subject site.</p>	<p>There are no changes proposed to the existing building height for the main dwelling or detached garage.</p> <p>The proposed additions to the rear façade of the garage (two toilets and a storage room for pool pump equipment) will have a maximum height of 2.406m from existing ground level, which complies with the LEP and will not create any overshadowing or privacy impacts to the adjoining sites.</p>	Yes

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

<p>5.10 Heritage Conservation</p> <p>Development consent is required for the demolition or alteration of a heritage item, an Aboriginal object, or a building, work, relic or tree within a heritage conservation area.</p> <p>The consent authority must consider the effect of the development on the heritage significance of the item and area concerned.</p>	<p>The applicant is seeking consent for partial demolition works, alterations and additions to a local heritage item.</p> <p>Council's Heritage Officer has reviewed the submitted HIS and supports its findings that the proposed development will not have any unreasonable impacts on the heritage significance of the item or conservation area.</p> <p>The building works required to facilitate the proposed changes of use are of a minor nature and predominantly to facilitate universal access around the premises and improve fire safety, as required by the BCA.</p> <p>It is considered to be in the public interest to enable the public to visit and participate in the adaptive re-use of the heritage item, as proposed.</p>	<p>Yes</p>
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CLPP01

Attachment 1

Camden Development Control Plan 2019 (DCP) Assessment Table

Control	Assessment	Compliance
<p>1.2 - Notification and Advertising Requirements</p> <p>DAs are to be publicly exhibited in accordance with the Camden DCP.</p>	<p>The DA was publicly exhibited as it was deemed to be in the public interest. No submissions were received.</p>	Yes
<p>2.1 – Earthworks</p> <p>Building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill.</p>	<p>No major cut or fill is proposed. Minimal excavations are required to construct the external toilets and pump storage room, driveway/paths, chair lift, gates and signpost. No changes to the overall topography or overland flows will occur.</p>	Yes
<p>2.2 – Salinity</p> <p>Groundwater recharge is to be minimised by directing runoff from paved areas (roads, car parks, domestic paving etc) into lined stormwater drains rather than along grassed channels.</p> <p>Erosion and sedimentation controls required.</p> <p>In the absence of a salinity management plan, all works proposed on the land must be designed to achieve the requirements of Council's current Engineering Design Specification.</p>	<p>Conditions are recommended to ensure all stormwater from the proposed additions is directed to appropriate areas.</p> <p>The standard erosion and sediment control condition is also recommended for the construction phase.</p> <p>There is no existing salinity management plan for the site, however conditions are recommended to ensure all new slabs/structural works be designed by a qualified engineer and comply with Council's Engineering Specification.</p>	Yes
<p>2.3 – Water Management</p> <p>All development must comply with Council's Engineering Specifications.</p>	<p>Conditions are recommended to ensure all stormwater from the proposed additions and works is directed to appropriate areas (either the street or onsite absorption pit).</p> <p>Other conditions are recommended to protect ongoing water amenity, including the requirement for a trade waste approval from Sydney Water for the café and plumbing-in of the coffee machine to sewer.</p>	Yes
<p>2.4 – Trees and Vegetation</p> <p>All trees higher than 3m, wider than 1m in diameter or with a branch span of 3m or more require consent prior to removal.</p>	<p>No trees or vegetation are proposed to be removed under this DA.</p>	Yes
<p>2.12 – Acoustic Amenity</p> <p>An acoustic report may be required where noise sensitive receivers may be affected.</p>	<p>The proposed change of use from residential to a café and offices has the potential to cause acoustic impacts to surrounding residents and businesses.</p> <p>Council's Environmental Health Officer has reviewed the submitted acoustic report and supports its findings that the development can achieve compliance with all applicable</p>	Yes

CLPP01

Attachment 2

	<p>noise criteria, subject to the recommended mitigation strategies.</p> <p>Conditions including restricted hours of operation, rubber stops and separation of kitchen fit-out from the intertenancy wall, acoustic specifications for mechanical plant and closure of certain external windows and doors during café operations are recommended.</p>	
2.13 – Air Quality and Odour	<p>Conditions are recommended which require further details of the required mechanical exhaust system for the kitchen rangehood and air conditioning units to be submitted and reviewed by both an acoustic consultant and the PCA, prior to the issue of a Construction Certificate.</p>	Yes
<p>2.14 – Waste Management</p> <p>DAs must be accompanied by a waste management plan (WMP) that addresses the applicable waste management controls of the Camden DCP.</p> <p>Waste management criteria for particular development types must be complied with.</p>	<p>The submitted WMP and recommended conditions will ensure that wastes generated during all phases of the development are dealt with appropriately.</p> <p>Council's Waste Officer supports the applicant's proposal to continue the use of Council's weekly waste service of the site and increase the current capacity to two 240L red bins, one 240L yellow bin and one 240L green bin. The existing waste storage area along the northern side fence is setback approximately 23m from the front boundary and therefore will not cause any adverse visual impacts.</p>	Yes
<p>2.16.3 – General Heritage Provisions</p> <p>New work must be easily identified as such and is required to be sympathetic to the heritage place.</p> <p>When alterations or additions are proposed, the removal of any existing unsympathetic elements is encouraged.</p> <p>New development must be designed to interpret and complement the general form, bulk, scale, height, architectural detail and other significant elements of the surrounding heritage place.</p> <p>Where an addition is not visible from a street or public place, greater flexibility in design may be considered. Alterations and additions to a heritage item or within a conservation area will be sited and designed to retain the intactness and consistency of the streetscape and the</p>	<p>The proposed alterations and additions are sympathetic to the Victorian style of architecture evident on site.</p> <p>The partial demolition of building elements required to achieve BCA compliance is generally limited to doorways and the like.</p> <p>The HIS adequately details how significant features (such as architraves) must be carefully removed, frames or doors shaved down by the required millimetres and the original door and surrounds placed back, where possible.</p> <p>The garage and shed were later additions to the property, and the external toilets and pump storage addition will be of a consistent height to the existing structures and not visible from Hill Street.</p> <p>There is evidence on the State heritage inventory that decorative gates were previously located at the front of the property; however these were no longer there when the owner's purchased the site. The applicant has proposed replacement decorative gates which are open, modest in size and complementary to the former Victorian style.</p>	Yes

<p>significance of the conservation area.</p> <p>Additions to buildings in the conservation area are to be predominantly to the rear of the existing building. Additions should not visually dominate the existing building.</p> <p>Surviving original materials, finishes, textures and details must be retained and conserved where appropriate.</p> <p>New fences should be sympathetic to the original fencing in terms of design, materials, colour and height. If the original fence type is not known, it should be representative of the architectural period of the heritage building. Old photographs or inspection of remaining fabric can often reveal the original fence type.</p> <p>Skylights, air conditioning units, antennas, solar panels, satellite dishes etc. must not be visible from the street.</p> <p>Where consent is issued for demolition, or part demolition, of a heritage place a comprehensive diagrammatic and photographic archival record is to be made of the structure to be demolished. This must be submitted to Council's satisfaction prior to commencement of any demolition works. A heritage consultant experienced in the preparation of an archival recording is required to undertake the recording.</p>	<p>A condition is recommended requiring all mechanical plant to be located at the rear of the premises and not visible from the public domain.</p> <p>The submitted HIS was amended at the request of Council staff to include a detailed photographic archive of the property and in particular, the areas to be modified.</p>	
<p>2.16.4 – Camden Heritage Conservation Area</p> <p>Views associated with the St John's Church spire must not be compromised.</p> <p>The tree lined "gateway" entrances to the township must be retained and embellished.</p>	<p>The proposed rear/external additions will not compromise any views of the St John's Church spire.</p> <p>No changes are proposed to any existing street trees.</p> <p>The proposed retention and refurbishment of the existing driveway and accessible paths will improve pedestrian access around the site.</p> <p>The proposed changes of use will not detract from the viability of the town centre.</p>	Yes

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Attachment 2

<p>Opportunities for enhanced pedestrian linkages must be sensitively promoted.</p> <p>Additional development on the fringe of the town should complement and not detract from the viability of the “main street”.</p> <p>Original uses of significant buildings should be encouraged and facilitated. Where this is no longer possible, appropriate adaptive re-use opportunities can be used to facilitate the conservation of these buildings.</p> <p>Existing cottage dominated streetscapes must be retained, new development such as extensions/additions should be compatible with the existing streetscape.</p> <p>In commercial areas where historical evidence exists, awnings and/or veranda’s must be provided on the front elevation and must complement existing awnings and verandahs on adjacent buildings.</p>	<p>The proposed adaptive re-use of the building to a tea house is consistent with the recorded former uses of the site and is supported by Council’s Heritage Officer.</p> <p>No changes are proposed to the front facades of the existing buildings.</p> <p>No changes are proposed to the existing front porch or first floor enclosed verandah, which include decorative tiles and stained glass windows which add to the heritage character and charm of the site.</p>	
<p>2.17.1 – General Requirements for Signs</p> <p>The location, quantity, type, colour, design and size of all signage must not detract from the amenity and character of the land or building to which it relates.</p> <p>All signage must be consistent with the scale of the building or the property on which it is located.</p> <p>All signage must align with an approved or exempt land use being conducted on the land to which the sign is displayed. Signs or banners approved by Council under <i>Policy 2.8 Signs and Banners</i> are exempted.</p> <p>All signage must remain within the property boundary except in the case of a sign attached to an awning over the footpath.</p>	<p>One single pole sign with multiple signage panels is proposed to accommodate the development.</p> <p>The size, height, design and content of the sign has been assessed and is deemed to be appropriate for the site and surrounding HCA by Council’s Heritage Officer.</p> <p>Consent for the proposed changes of use is being sought concurrently with approval for the sign.</p> <p>The sign will be contained wholly within the site boundary.</p> <p>One light is proposed to hang from the top of the sign. A condition is recommended which requires the illumination level to comply with AS 1158 – Lighting for roads and public spaces and AS 4282 – Control of the obtrusive effects of outdoor lighting.</p> <p>There will be no flashing or electronic content which has the potential to distract road users or pedestrians.</p>	<p>Yes</p>

<p>Signage must not interfere with road and pedestrian safety, obscure views of traffic signs or traffic signals or have the potential to cause confusion with traffic signs or traffic signals. Signs must not consist of flashing, electronic, running or moving signs or signage with an intensity of lighting sufficient to impair driver vision or distract driver attention.</p>		
<p>2.17.2 – Signs in Commercial and Mixed Use Zones</p> <p>The total combined signage area on a building elevation must not exceed 20% of that building elevation that is visible from a public place.</p> <p>With the exception of under awning signs, all signs must be located wholly within the property boundaries.</p> <p>All Illumination signage must comply with AS 1158 - Lighting for Roads and Public Spaces and AS 4282 - Control of the Obtrusive Effects of Outdoor Lighting.</p> <p>A maximum of one pole or pylon sign per street frontage, not exceeding 6m above existing ground level is permitted.</p> <p>In multiple tenancy developments:</p> <ul style="list-style-type: none"> • Not more than one business identification sign per tenancy must be permitted; • Such signage may only display the business name, unit number, address and/or any associated logos or graphics; • Signage must not exceed 20% of the visible wall area of the primary elevation of the unit or tenancy; • All signage visible from a public place must be of a complementary size, shape and style throughout the development; • Directory board signage for the tenancies must be designed using one pole or 	<p>The proposed pole sign will have a total display area of approximately 1.65m² and will not exceed 20% of the front building elevation.</p> <p>The sign will be fully inside the site boundary.</p> <p>A condition is recommended for the proposed light fitting to comply with AS 1158 and AS 4282 for illumination.</p> <p>Only one pole sign is proposed, with a maximum height of 3m above the existing ground level of the front garden bed and 3.85m above the public footpath below.</p> <p>The sign has adequate space for future office tenancies to add their business details, ensuring visual clutter in the street is minimised.</p>	<p>Yes</p>

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<p>pylon sign not exceeding 6m above ground level.</p>		
<p>2.17.4 Signage on Heritage Items or in Heritage Conservation Areas</p> <p>Council may require a Heritage Impact Statement to accompany a development application for signage on a heritage item or in a heritage conservation area prior to the granting of development consent.</p> <p>The development application will be required to demonstrate that the proposed signage will complement the historic character of the building or conservation area in terms of colour, material, proportion, positioning and font.</p> <p>External surface illumination should be discreet or concealed and is the preferred method for signage illumination.</p>	<p>The submitted HIS, SEE and plans adequately demonstrate that the proposed sign will be in proportion to the scale of the existing building and streetscape.</p> <p>The proposed method of illumination (re-use of a former external light fitting) is supported. A condition is recommended for the illumination levels to comply with the relevant Australian Standards.</p>	<p>Yes</p>
<p>2.18.2 – Car Parking Rates</p> <p>Cafes require a minimum of 1 parking space per 30m² of gross floor area (GFA).</p> <p>Office premises require a minimum of 1 parking space per 40m² of GFA.</p>	<p>The parking calculation for the development is as follows:</p> <p>Café area = 110.42m² (excluding common areas and amenities) / 30 = 3.68 spaces required.</p> <p>Office premises = 95.37m² (excluding common areas, amenities and stairwell) / 40 = 2.38 spaces required.</p> <p>Total required spaces = 6.06 spaces.</p> <p>The existing detached single garage is currently being used for the storage of building materials and tea stock; however, will be available for the parking of one staff vehicle on an ongoing basis, once the proposed building works are complete.</p> <p>Therefore, there is a deficit of 5 spaces and this variation has been addressed in the main body of the report.</p>	<p>No – DCP Variation 1</p>
<p>2.19 – Landscape Design</p> <p>All DAs are to be accompanied by a landscape plan.</p>	<p>No changes are proposed to the existing front or rear landscaping. Conditions are recommended for all landscaping and pool infrastructure to be adequately maintained to ensure a pleasant outlook for café patrons and other staff.</p>	<p>N/A</p>

<p>5.2 – General Controls Applying to all Business Zone Areas</p> <p>Development within business zones must incorporate a range of local retail, commercial, entertainment, childcare, residential and community uses to serve the needs of the local community.</p> <p>The layout and location of business zone uses must consider potential future noise and amenity conflicts for both the subject development and adjoining/nearby development.</p> <p>Service infrastructure such as air conditioning and other plant must be screened from public view and must be incorporated into the design of the building.</p> <p>Site facilities such as loading, waste storage, servicing and other infrastructure must be designed to minimise the visual impact on the public domain and impacts on neighbours.</p> <p>The building and landscape design are to be complementary to ensure legible, safe, comfortable and easy access for pedestrians from the street frontages, within the business zone and to adjoining land, where appropriate.</p>	<p>The proposed development will enable a variety of new uses which will benefit the public, including a café, community/craft workshops and specialised consultants.</p> <p>The submitted acoustic report adequately demonstrates that the development can achieve compliance with all applicable noise criteria, subject to the recommended conditions.</p> <p>Conditions are also recommended to ensure all air conditioning plant and mechanical exhaust infrastructure is located to the rear of the property and compliant with the noise specifications outlined in the submitted acoustic report.</p> <p>Short-term loading/unloading of delivery vehicles will be available in the existing driveway outside of the approved hours of operation to ensure disabled access to the rear of the property is maintained during the recommended business hours. Alternatively, deliveries later in the day may utilise on-street parking when available. The estimated maximum number of deliveries for food and other goods is three per week.</p> <p>Council's Waste Officer supports the submitted waste management plan, which proposes continued use of the existing waste storage area located along the northern side fence. This area can store the required number of bins (four), and a suitable area along the site's frontage is also available for servicing by Council's waste trucks. The waste storage area is setback approximately 23m into the site and therefore will not pose any adverse visual impacts.</p> <p>No changes are proposed to the existing landscaped areas within the site.</p> <p>The proposed driveway and path upgrades will enable safe and equitable access for staff and visitors throughout the site.</p>	Yes
<p>5.3.3 – Camden – B4 Mixed Use</p> <p>Development in the B4 Mixed Use zone should be complementary to the existing land uses in the B2 Local Centre zone which forms the core business and retail precinct of the Camden township.</p> <p>Buildings must contribute to the local distinctiveness of the Camden township by using a</p>	<p>The proposed new uses (café and offices) are complementary to the existing commercial uses in the adjoining B2 Local Centre zone, which also include cafés and offices, as well as restaurants, retail premises, medical centres, specialist consultants and the like.</p> <p>No changes to the existing materials or colours of the front facades are proposed. The internal alterations and external (rear) additions including the new driveway will not be highly visible from the public domain. The colour and materials palette</p>	Yes

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<p>varied palette of colours, materials and finishes.</p> <p>Buildings in full corporate colours will not be permitted. Corporate colours can, however, be sensitively integrated as part of an overall design and signage strategy.</p> <p>The Camden township is located within the Camden Heritage Conservation Area. Reference must be made to Part 2 of this DCP.</p> <p>Development within the B4 Mixed Use zone at Camden must be consistent with the Camden Town Centre Urban Design Framework.</p>	<p>for the proposed signpost is complementary to the surrounding business and heritage properties.</p> <p>The proposal is consistent with the heritage controls contained within Section 2 of the DCP.</p> <p>The proposed change of use and minimal building works are consistent with the Camden Town Centre Urban Design Framework, which aims to control how the overall centre functions and develops over time.</p>	
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Recommended Conditions

1.0 - General Conditions of Consent

The following conditions of consent are general conditions applying to the development.

- (1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documents, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
Sheet 01, Issue L	Cover Sheet (Floor Areas)	Habitat Home Designs	26/03/21
Sheet 02, Issue L	Existing Site Plan	Habitat Home Designs	26/03/21
Sheet 03, Issue L	Proposed Site Plan	Habitat Home Designs	26/03/21
Sheet 04, Issue L	Existing Ground Floor Plan	Habitat Home Designs	26/03/21
Sheet 05, Issue L	Proposed Ground Floor Plan	Habitat Home Designs	26/03/21
Sheet 06, Issue L	Colour Coded – Proposed Ground Floor Plan	Habitat Home Designs	26/03/21
Sheet 07, Issue L	Existing First Floor Plan	Habitat Home Designs	26/03/21
Sheet 08, Issue L	Proposed First Floor Plan	Habitat Home Designs	26/03/21
Sheet 09, Issue L	Colour Coded – Proposed First Floor Plan	Habitat Home Designs	26/03/21
Sheet 10, Issue L	Existing West Elevation	Habitat Home Designs	26/03/21
Sheet 11, Issue L	Existing North Elevation	Habitat Home Designs	26/03/21
Sheet 12, Issue L	Existing East Elevation	Habitat Home Designs	26/03/21
Sheet 13, Issue L	Existing Garage / Shed	Habitat Home Designs	26/03/21
Sheet 14, Issue L	Proposed Addition to Garage / Shed	Habitat Home Designs	26/03/21
Sheet 15, Issue L	Proposed Signage	Habitat Home Designs	26/03/21
Sheet 16, Issue L	Internal Door and Opening Schedule	Habitat Home Designs	26/03/21
20/015 K-101, Rev. 02	Tea House Kitchen and Servery	Cini Little Food Service Consultants	27/04/20

Document Title	Prepared by	Date
Heritage Impact Statement	The Planning Hub Ref. 20/146	29/03/21

Acoustic Report	Koikas Acoustics Pty Ltd Project 4170	22/10/20
Waste Management Plan	Brookfield House	21/10/20
BCA Report	BCA Logic Ref. 112039-BCA-r3	7/04/21
Fire Engineering Report	BCA Logic Ref. 112039-FER-r1	14/10/20

- (2) **National Construction Code – Building Code of Australia (BCA)** - All building work shall be carried out in accordance with the BCA. In this condition, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (3) **Separate Approval for Signs** - A separate development application for any additional business identification signs not approved by this development consent shall be provided to and approved by Council prior to the erection or display of those signs (unless the erection or display of those signs is exempt or complying development pursuant to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- (4) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
- protect and support the adjoining building, structure or work from possible damage from the excavation; and
 - where necessary, underpin the building, structure or work to prevent any such damage.

This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying

A copy of the written consent must be provided to the principal certifier prior to the excavation commencing.

- (5) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications.

2.0 - Prior to Issue of a Construction Certificate

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Information for Construction Certificate** - The following information shall be provided to the certifier with the Construction Certificate application:
- The driveway shall be re-surfaced in plain concrete in a neutral colour which is complementary to the existing dwelling. A 1m wide pedestrian footpath shall be constructed of concrete in the same colour to the rear chair lift.

- b) Further details of how and where the domestic kitchen rangehood will be discharged are to be provided in accordance with the requirements of AS1668 Parts 1 and 2. Note - Consultation with Council's Heritage team shall be sought to ensure there are no adverse impacts to the heritage significance or fabric of the building/site. The exit point for the exhaust shall be located towards the rear of the building.
- c) A report shall be prepared by an independent acoustic consultant and be submitted to the principal certifier certifying that noise levels from the mechanical ventilation system (including kitchen exhaust and air conditioning) is a maximum of (when measured at the property boundary):
- 41 dB(A) 7am-6pm;
 - 40 dB(A) 6pm-10pm; and
 - 35 dB(A) 10pm-7am.

All noise attenuation materials and structures used for the mitigation and control of noise must be compliant with the conditions of this development consent. For any non-compliance, the report must make recommendations for compliance or further attenuation of noise sources and these recommendations will be enforced by Council at the cost of the owner/occupier.

- d) An appropriate wastewater disposal method is to be provided as outlined in Section 4.1.8 of AS4674, where the floor waste is located "outside of areas where open food is handled". Additionally, a basket trap must be provided in the floor waste to prevent solid waste entering the system.
- e) All coffee machine(s) shall be plumbed to sewer.
- f) Details for the footings of the approved pole sign shall be provided.
- g) A detailed stormwater plan shall be prepared for the management of roofwater from the external building additions and increased paved areas throughout the site. Any runoff required to be contained within the site shall be in accordance with Council's Engineering Specification.

Amended plans and documentation demonstrating compliance with the above shall be provided to the certifier and Council prior to the issue of a Construction Certificate.

- (2) **Upgrade with the BCA** - Pursuant to Clause 94 of the EP&A Regulation 2000, the existing building is to be upgraded in the following manner to bring the building into compliance with the BCA:

- a) The recommendations of the BCA Assessment Report prepared by BCA Logic dated 07/04/2021, Revision 112039-BCA-3.

Note - Council acknowledges and accepts the non-compliances identified in Section 5.6 of the report.

Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.

- (3) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer.

- (4) **Outdoor Lighting** – Any outdoor lighting for the premises shall comply with AS 1158 and AS 4282.
- (5) **Food Premises** - The design, construction, fit-out, use and ongoing operation of the food premises and/or food storage area shall comply with all applicable Acts, Regulation, codes and standards including:
- a) the *Food Act 2003*;
 - b) the *Food Regulation 2015*;
 - c) *Food Standards Australia and New Zealand – Food Standards Code 2003*;
 - d) *Council's Food Premises Code*;
 - e) *AS 1668.1-2015 and 1668.2-2012*;
 - f) the *BCA*; and
 - g) *AS 4674-2004 Design, construction and fitout of food premises*.

Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.

- (6) **Sydney Water Trade Waste** – The café operator shall contact the Commercial Trade Waste section of Sydney Water regarding the trade waste requirements. A written response from Sydney Water demonstrating compliance shall be provided to the certifier and Council.
- (7) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any building work that cost \$25,000 or more.

3.0 - Prior to Commencement of Works

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the certifier.
- (2) **Notice of Principal Certifier** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:
- a) a description of the work to be carried out;
 - b) the address of the land on which the work is to be carried out;
 - c) the registered number and date of issue of the relevant development consent;
 - d) the name and address of the principal certifier, and of the person by whom the principal certifier was appointed;
 - e) the certifier's registration number, and a statement signed by the certifier consenting to being appointed as principal certifier; and
 - f) a telephone number on which the principal certifier may be contacted for business purposes.

- (3) **Notice of Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
- the name and address of the person by whom the notice is being given;
 - a description of the work to be carried out;
 - the address of the land on which the work is to be carried out;
 - the registered number and date of issue of the relevant development consent and construction certificate;
 - a statement signed by or on behalf of the principal certifier (only where no principal certifier is required) to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
 - the date on which the work is intended to commence.
- (4) **Construction Certificate Required** - In accordance with the requirements of the *EP&A Act 1979*, building or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a Construction Certificate has been issued by a certifier;
 - a principal certifier has been appointed by the person having benefit of the development consent;
 - if Council is not the principal certifier, Council is notified of the appointed principal certifier at least two (2) days before building work commences;
 - the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
 - the principal certifier is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (5) **Sign of Principal Certifier and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- that unauthorised entry to the work site is prohibited;
 - the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
 - the name, address and telephone number of the principal certifier.
- The sign shall be maintained while the work is being carried out and removed upon the completion of works.
- (6) **Site is to be Secured** – The site shall be secured and fenced.
- (7) **Sydney Water Approval** – The approved construction certificate plans must also be approved by Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of the development. Go to www.sydneywater.com/tapin to apply.
A copy of the approval receipt from Sydney Water must be submitted to the principal certifier.
- (8) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this development consent.

- (9) **Dilapidation Report – Adjoining Property** – A dilapidation report prepared by a suitably qualified person, including a photographic survey of the following adjoining properties shall be prepared:

a) 32 Hill Street, Camden.

All costs incurred in preparing the dilapidation report and complying with the conditions it imposes shall be borne by the applicant.

In the event that access for undertaking the dilapidation report is denied by an adjoining owner, the applicant shall demonstrate in writing that all reasonable steps have been taken to obtain access to and advise the affected property owner of the reason for the survey and that these steps have failed. Written concurrence shall be obtained from the principal certifier in such circumstances.

- (10) **Protection of Existing Street Trees** - No existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation shall be disturbed, relocated, removed or damaged during earthworks, demolition, excavation (including any driveway installation), construction, maintenance and/or establishment works applicable to this consent, without Council agreement and/or consent.

The protection methods for existing nature strip, street tree, tree guard, protective bollard, garden bed surrounds or root barrier installation during all works approved by this development consent shall be installed in accordance with AS 4970-2009 Protection of Trees on Development Sites.

4.0 - During Works

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Appropriate Heritage Knowledge and Experience** – All works must be carried out under the supervision of a tradesperson or heritage consultant with knowledge and experience in heritage conservation related to the work being undertaken.
- (2) **Work Hours** - All work (including delivery of materials) shall be:
- restricted to between the hours of 7am to 5pm Monday to Saturday (inclusive), and
 - not carried out on Sundays or public holidays,
- unless approved in writing by Council.
- (3) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (4) **Excavations and Backfilling** - All excavations and backfilling associated with this development consent shall be executed safely, and be properly guarded and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified structural engineer.

If an excavation extends below the level of the base of the footings of a building on an adjoining allotment, the person causing the excavation shall:

- a) preserve and protect the building from damage;
- b) if necessary, underpin and support the building in an approved manner; and
- c) give at least seven (7) days notice to the adjoining owner before excavating, of the intention to excavate.

The principal contractor, owner builder or any person who needs to excavate and undertake building work, shall contact "Dial Before You Dig" prior to works commencing, and allow a reasonable period of time for the utilities to provide locations of their underground assets.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

- (5) **Site Management** - The following practices are to be implemented during construction:
- a) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off site;
 - b) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
 - c) waste shall not be burnt or buried on site or any other properties, nor shall wind-blown rubbish be allowed to leave the site. All waste shall be disposed of at a licenced waste disposal facility;
 - d) a waste storage area shall be located on the site;
 - e) all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc);
 - f) toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:
 - i) be a standard flushing toilet connected to a public sewer; or
 - ii) have an on-site effluent disposal system approved under the *Local Government Act 1993*; or
 - iii) be a temporary chemical closet approved under the *Local Government Act 1993*.

- (6) **Unexpected Finds Contingency (General)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc) be encountered during any stage of works (including earthworks, site preparation or construction works, etc), such works shall cease immediately until a certified contaminated land consultant has been contacted and conducted a thorough assessment.

In the event that contamination is identified as a result of this assessment and if remediation is required, all works shall cease in the vicinity of the contamination and Council shall be notified immediately.

Where remediation work is required, the applicant will be required to obtain consent for the remediation works.

- (7) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines (2014) (refer to: www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm)

Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.

5.0 - Prior to Issue of an Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Occupation Certificate Required** - An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **Upgrade with the BCA** - All building upgrade measures required to be installed pursuant to Clause 94 of the EP&A Regulation 2000, shall be certified prior to use of the building for the purposes approved by this consent.
- (3) **Fire Safety Certificates** - A Fire Safety Certificate shall be provided to the principal certifier in accordance with the requirements of the EP&A Regulation 2000.
- (4) **Waste Management Plan** - The principal certifier shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (5) **Food Premises** - The following notifications shall occur:
 - a) Council shall be notified that the premises is being used for the preparation, manufacture or storage of food for sale and an inspection of the completed fit out is to be conducted. A 'Food Business Registration' form can be found on Council's website; and

6.0 - Ongoing Use

The following conditions of consent are operational conditions applying to the development.

- (1) **Hours of Operation (Offices)** - The office premises within the property are only to be open for business and used for the purpose approved within the following hours:

Day	Hours of Operation
Monday	8am to 6pm
Tuesday	8am to 6pm
Wednesday	8am to 6pm
Thursday	8am to 6pm
Friday	8am to 6pm
Saturday	8am to 6pm
Sunday and Public Holidays	Closed

- (2) **Hours of Operation (Café)** - The cafe within the property is only to be open for business and used for general café operations within the following hours:

Day	Hours of Operation
Monday	8am to 6pm
Tuesday	8am to 6pm
Wednesday	8am to 6pm
Thursday	8am to 6pm
Friday	8am to 6pm
Saturday	8am to 6pm
Sunday and Public Holidays	8am to 6pm

- (3) **Hours of Operation (After Hours Workshops)** – The approved appointment-only tea tasting and millinery workshops are restricted to the following hours:

Day	Hours of Operation
Monday	6pm to 9pm
Tuesday	6pm to 9pm
Wednesday	6pm to 9pm
Thursday	6pm to 9pm
Friday	6pm to 9pm
Saturday	6pm to 9pm
Sunday and Public Holidays	6pm to 9pm

- (4) **Deliveries** – All office and café deliveries requiring the use of the existing driveway for the unloading or loading of goods shall occur between 7am and 8am on the approved business days (or during the approved business hours provided the businesses are not open for operation) to ensure disabled access is maintained to the premises.

- (5) **Occupant Capacity (Café)** - The seating capacity of the approved cafe is restricted to a maximum of:

- (a) General café operations: 40 patrons.

(as located on the approved 'Proposed Ground Floor Plan' prepared by Habitat Home Design dated 26 March 2021); and

No additional outdoor seating or tables are permitted at any time, unless separate approval is obtained from Council.

- (6) **Waste Collection Contract** - The building owner shall ensure that there are appropriate arrangements for the removal of all ongoing commercial waste. A copy of any waste collection contract entered into is to be held on the premises at all times.
- (7) **Approved Signage Maintenance** - The approved sign shall be maintained in a presentable and satisfactory state of repair. The level of illumination and/or lighting intensity used to illuminate the sign shall comply with AS 1158 and AS 4282.
- (8) **Storage of Goods and Cleaning Equipment** - The storage of goods and materials shall be confined within the approved buildings on site. At no time shall goods, materials or unauthorised advertising signs be displayed or placed within any designated car parking spaces, landscaped areas or road reserve. The storage of

cleaning equipment is permitted in the detached garage, providing it is easily accessible.

- (9) **Amenity** - The approved development shall be conducted and patrons controlled at all times so that no interference occurs to the amenity of the area, the footpath, adjoining occupations or residential/business premises.
- (10) **Offensive Noise** - The use and occupation of the premises including all plant and equipment shall not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*. Noise must also comply with the NSW Noise Policy for Industry 2017.
- (11) **Music and/or Amplifiers** - Music and other amplified sound, including recorded or broadcast programmes or the like, played on the premises, shall be controlled so as not to cause any distraction or disturbance to nearby or adjacent residents, pedestrians or motorists, and shall only be audible within the property boundaries.
- (12) **Windows and Doors** - To limit noise egress to adjoining properties, windows and doors are to be closed in accordance with the recommendations outlined in section 7 and Figure 3 of the approved acoustic report prepared by Koikas Acoustic Pty Ltd, dated 22 October 2020, Project number 4170, version 3.
- (13) **Air Conditioning Units** - The operation of air conditioning units shall operate as follows:
- a) be inaudible in a habitable room during the hours of 10pm – 7am on weekdays and 10pm to 8am on weekends and public holidays; and
 - b) emit a sound pressure level when measured at the boundary of any neighbouring residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level shall be measured as a LAeq 15 minute.
- (14) **Prohibition of Use of Swimming Pool** – The existing swimming pool shall not be used for commercial purposes. The pool shall be properly maintained by the site owners to ensure it does not become an eyesore or hazard.
- (15) **Prohibition of Commercial Use of Upstairs Kitchen** – The upstairs kitchen shall not be used in any way for the preparation or storage of food or equipment in association with the ground floor café. Use of this kitchen is limited to amenities for office staff only.

30 HILL STREET CAMDEN, N.S.W. 2570

BROOKFIELD HOUSE

DRAWING SCHEDULE

DRG No.	DRAWING TITLE
01	COVER SHEET
02	EXISTING SITE PLAN
03	PROPOSED SITE PLAN
04	EXISTING GROUND FLOOR PLAN
05	PROPOSED GROUND FLOOR PLAN
06	COLOUR CODED - PROPOSED GROUND FLOOR PLAN
07	EXISTING FIRST FLOOR PLAN
08	PROPOSED FIRST FLOOR PLAN
09	COLOUR CODED - PROPOSED FIRST FLOOR PLAN
10	EXISTING WEST ELEVATION
11	EXISTING NORTH ELEVATION
12	EXISTING EAST ELEVATION
13	EXISTING GARAGE / SHED
14	PROPOSED ADDITION TO GARAGE / SHED
15	PROPOSED SIGNAGE
16	INTERNAL DOOR & OPENING SCHEDULE

REVISIONS		
ISS.	DESCRIPTION	DATE
L	REVISE OPENINGS TO D 22, D 23, & D 24	26.03.21
L	ADD NOTE REGARDING STAIRS MEETING REQUIREMENTS OF THE BCA	26.03.21
L	SEAL OFF CUPBOARD UNDER STAIRS	26.03.21
L	REMOVE BI FOLD DOORS TO D 12 & PROVIDE TWO HINGED DOORS INSTEAD	26.03.21
L	REVISE OPENINGS TO D 02, D 03, D 04, 09 & D 10	26.03.21
L	REMOVE DOORS TO D 07	26.03.21
L	REMOVE FLY SCREEN DOOR TO D 01	26.03.21
L	REVISE EXISTING GARAGE / SHED TO INCLUDE ADDITIONAL TOILET & POOL MOTOR ROOM	26.03.21
L	INDICATE 1500 BY 1500 TURNING SQUARE ON GROUND FLOOR PLAN	26.03.21
K	INDICATE THE NONCOMPLIANT DOOS CLOUDED IN RED - ALSO ADD DOOR SCHEDULE - SHEET 16	14.01.21

GROUND FLOOR AREA CALCULATIONS

OFFICE & MEETING ROOMS

MEETING ROOM	14.69
TOTAL AREA	14.69

CAFE & RETAIL AREA

KITCHEN	13.66
SERVERY	9.85
FOOD & BEVERAGE STORE	4.96
CAFE 28 SEATS & RETAIL AREA)	45.51
CAFE 5 SEATS & DISPLAY AREA	17.63
CAFE 7 SEATS & DISPLAY AREA	18.81
TOTAL AREA	110.42

COMMON AREAS

PORCH	10.59
ENTRY HALLWAY & STAIRS	21.14
BATHROOM	8.86
GARAGE / CARPORT	18.06
ACCESSIBILITY TOILET	6.14
PROPOSED TOILET	4.32
POOL MOTOR	2.02
TOTAL AREA	71.13

GROUND FLOOR TOTAL

TOTAL ALL AREAS	196.24
------------------------	---------------

UPSTAIRS / FIRST FLOOR AREA CALCULATIONS

OFFICES

OFFICE 1 (INCLUDES ROBE)	14.90
EN SUITE 1	2.37
OFFICE 2	14.73
EN SUITE 2	3.44
OFFICE 2 SPACE	7.03
OFFICE 3 (INCLUDES ROBE)	14.68
EN SUITE 3	3.13
OFFICE 4	10.17
EN SUITE 4	6.69
OFFICE 4 SPACE	12.76
ENTRY - OFFICE 4	3.59
STORE - OFFICE 4	1.88
TOTAL AREA	95.37

TOTALS FOR EACH SUITE

SUITE 1	17.27
SUITE 2	25.20
SUITE 3	17.81
SUITE 4	35.09
TOTAL AREA	95.37

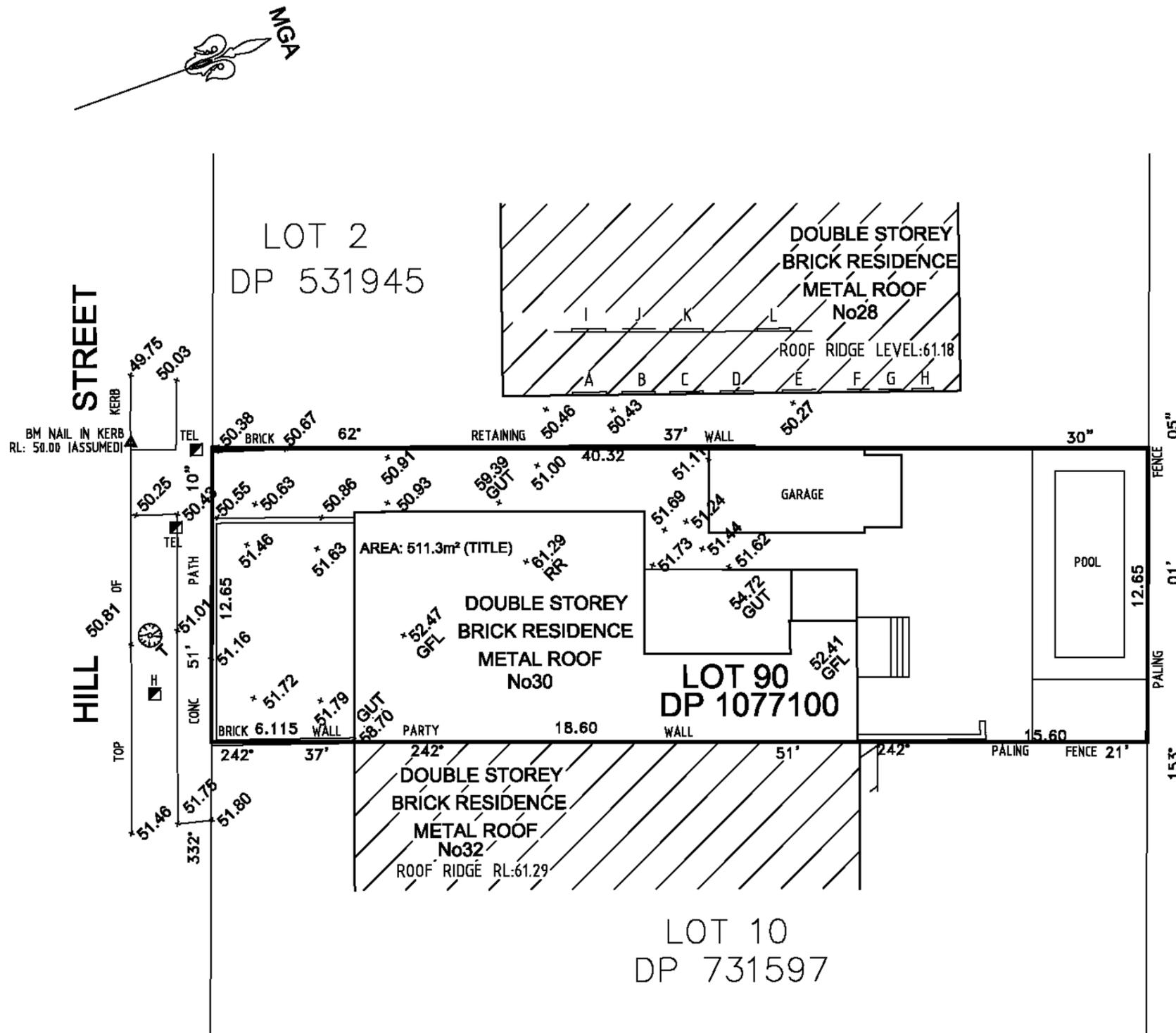
COMMON AREAS

KITCHENETTE	5.84
HALLWAY & STAIRS	20.25
MAIN STORE	3.79
VERANDAH / BALCONY	10.59
TOTAL AREA	40.47

UPSTAIRS TOTAL

TOTAL ALL AREAS	135.84
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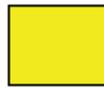
All areas are calculated in metres squared
All areas are approximate only



This is the report submitted to the Camden Local Planning Panel - Electronic Determination - Page 44



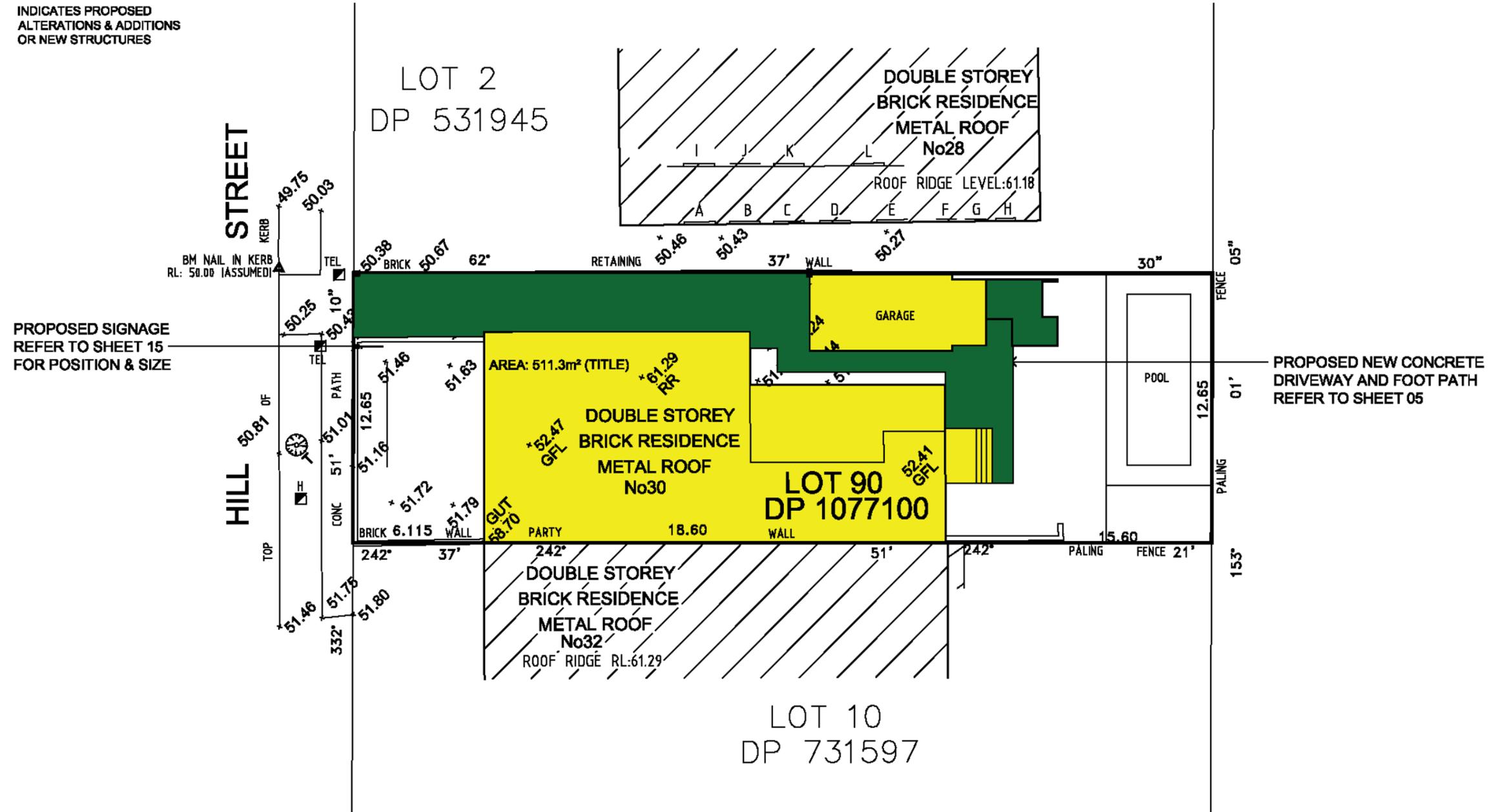
LEGEND:



INDICATES EXISTING STRUCTURES



INDICATES PROPOSED ALTERATIONS & ADDITIONS OR NEW STRUCTURES

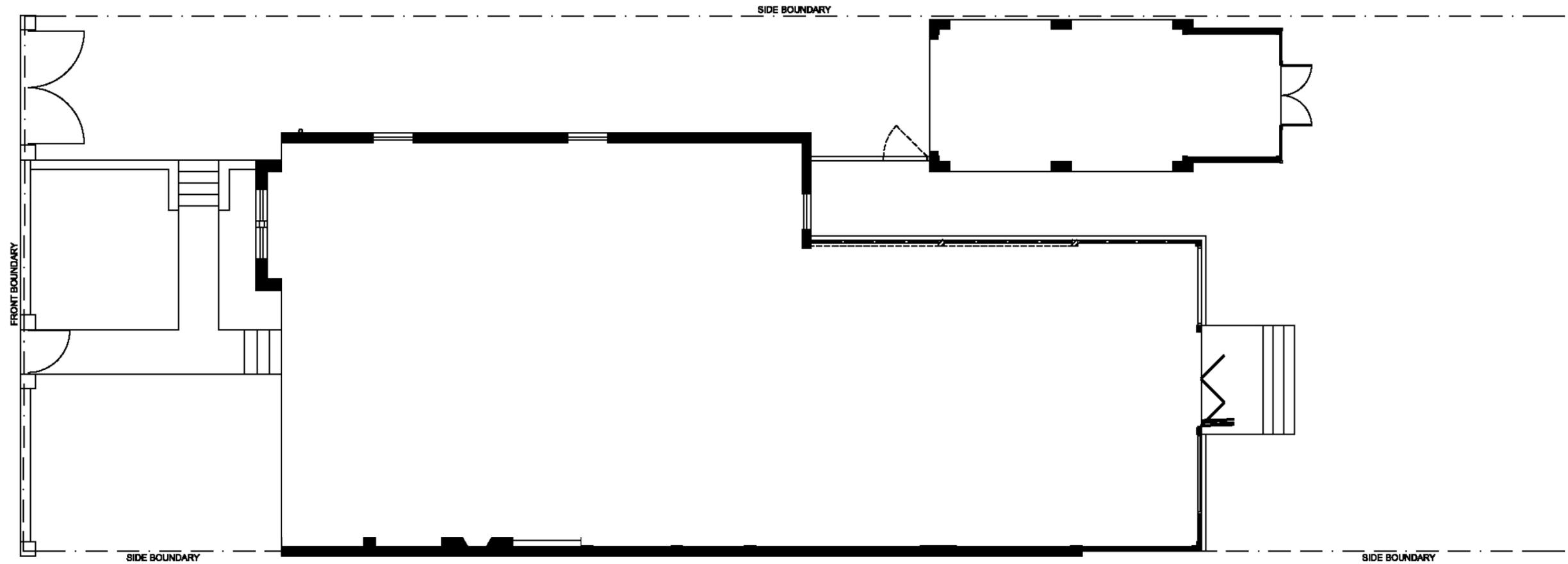


PROPOSED SIGNAGE REFER TO SHEET 15 FOR POSITION & SIZE

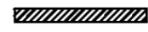
PROPOSED NEW CONCRETE DRIVEWAY AND FOOT PATH REFER TO SHEET 05

Scale 1:200 - A3

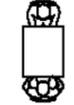
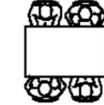
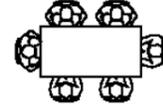
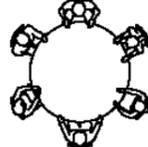


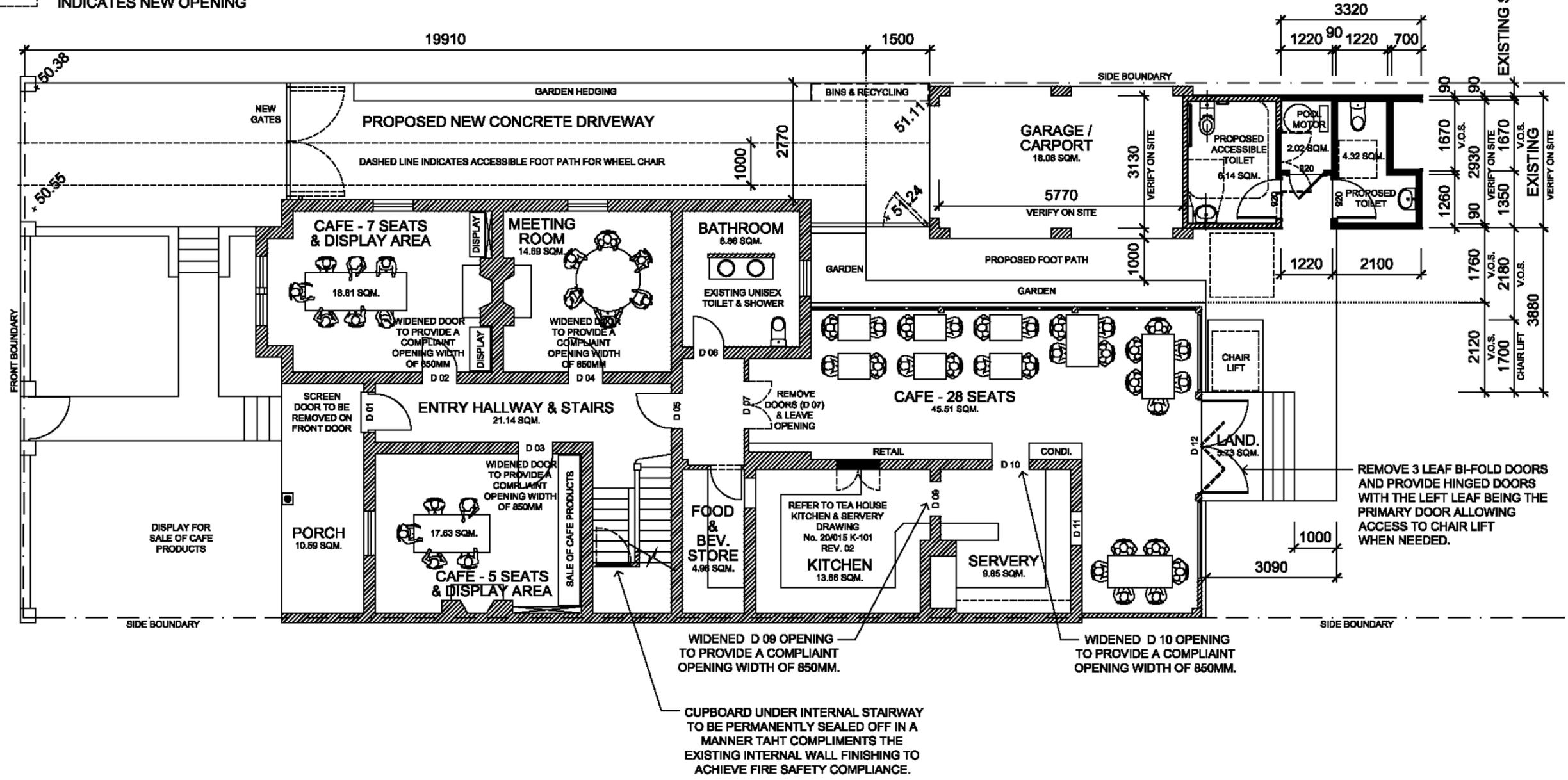


LEGEND:

-  INDICATES EXISTING WALLS & STRUCTURES
-  INDICATES NEW STRUCTURE OR EXISTING OPENING TO BE CLOSED
-  INDICATES NEW OPENING

LEGEND:

-  610 x 762 TABLE
-  1220 x 762 TABLE
-  1524 x 762 TABLE
-  1800 x 900 TABLE
-  2400 x 900 TABLE
-  1524 DIA. TABLE



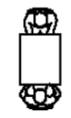
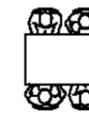
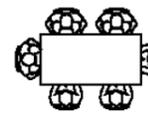
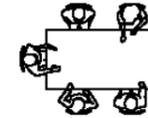
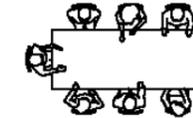
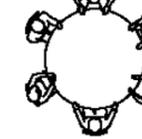
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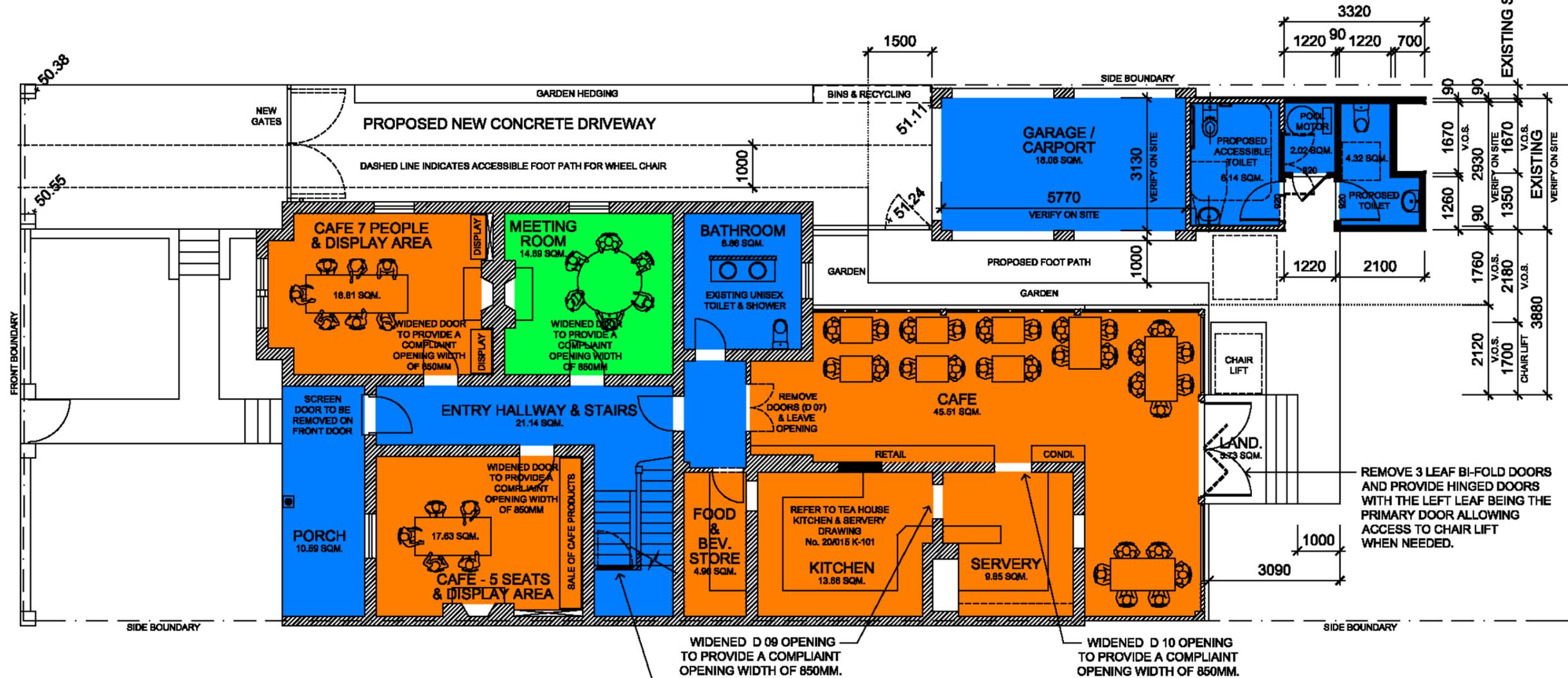
- FOR DETAILS REGARDING KITCHEN BENCHING AND EQUIPMENT REFER TO TEA HOUSE KITCHEN & SERVERY DRAWING No. 20/015 K-101 - REVISION 02
- V.O.S. = VERIFY ON SITE

LEGEND:

- INDICATES COMMON AREAS
- INDICATES OFFICE AREAS
- INDICATES CAFE AREA

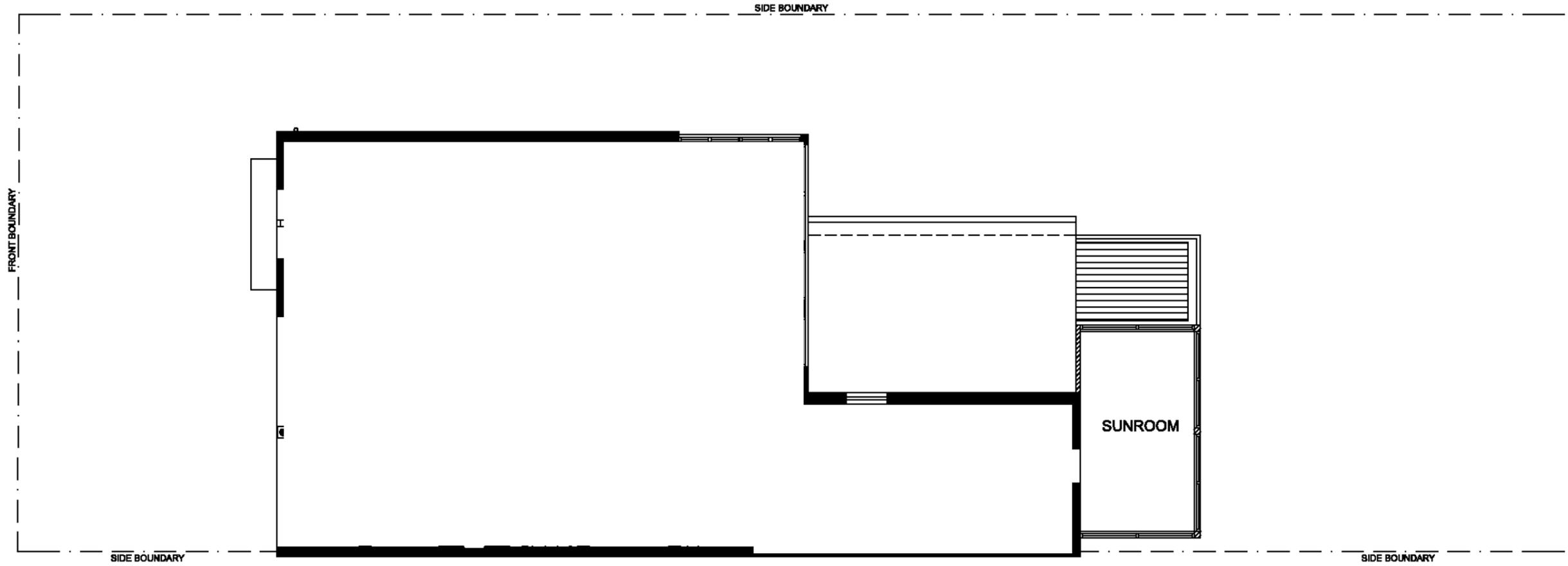
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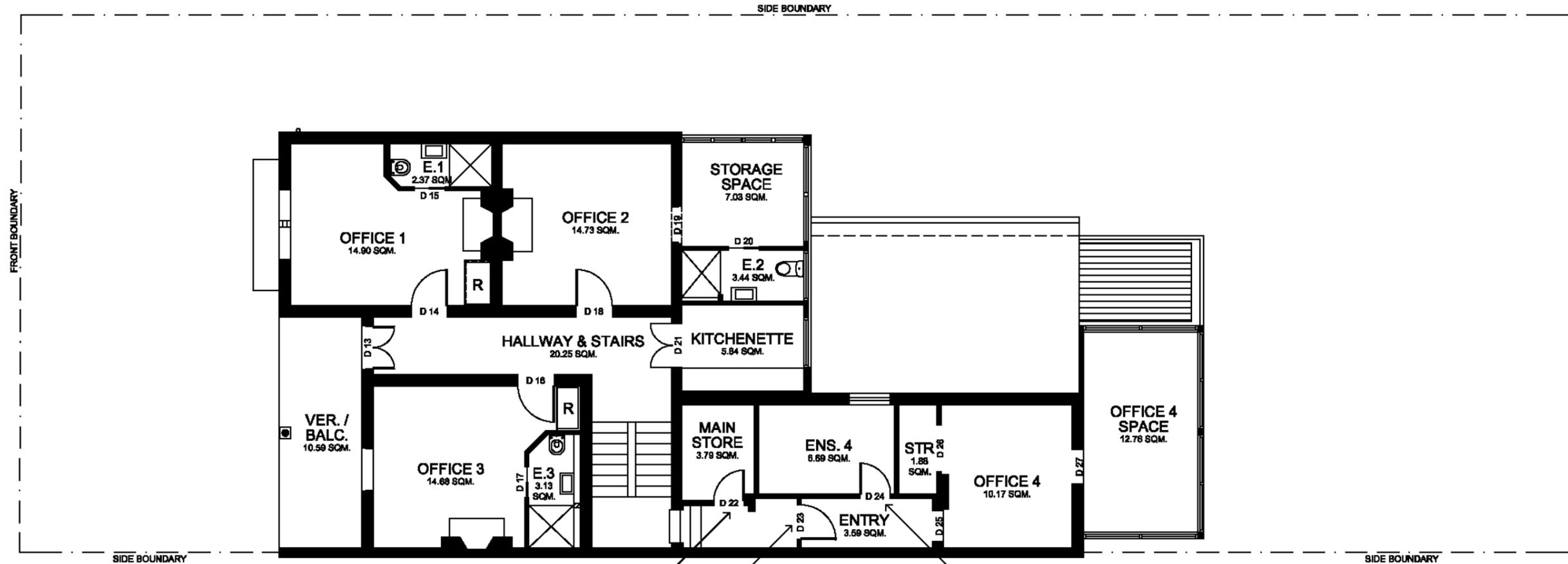
- 
610 x 762
TABLE
- 
1220 x 762
TABLE
- 
1524 x 762
TABLE
- 
1800 x 900
TABLE
- 
2400 x 900
TABLE
- 
1524 DIA.
TABLE



NOTES:

- FOR DETAILS REGARDING KITCHEN BENCHING AND EQUIPMENT REFER TO TEA HOUSE KITCHEN & SERVERY DRAWING No. 20/015 K-101 - REVISION 02
- V.O.S. = VERIFY ON SITE





WIDENED D 22
TO PROVIDE A COMPLIAINT
OPENING WIDTH OF 750MM.

WIDENED & HEIGHTEN D 23
TO PROVIDE A COMPLIAINT
OPENING WIDTH OF 750MM
& HEIGHT OF 1980MM

WIDENED & HEIGHTEN D 24
TO PROVIDE A COMPLIAINT
OPENING WIDTH OF 750MM
& HEIGHT OF 1980MM

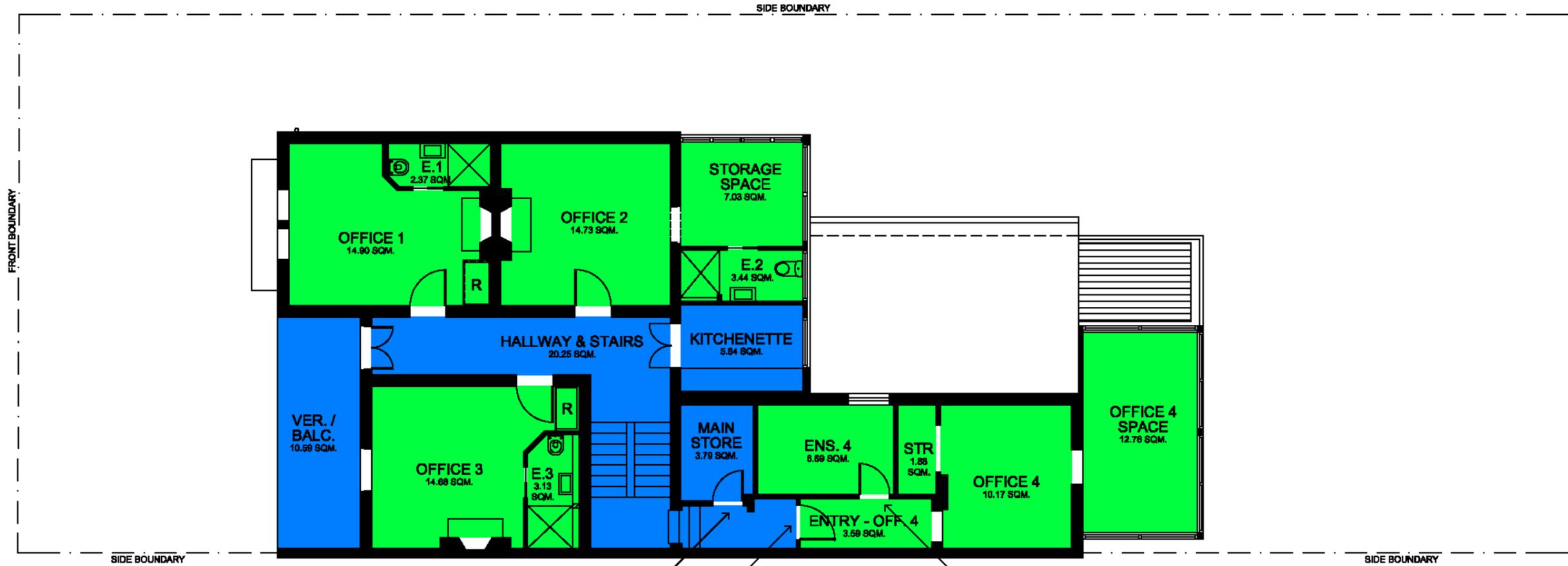
NOTES:

- The internal stairway has an existing timber balustrade height of 850mm above the stair nosings of the flights and 875mm to the top landing, in lieu of 865mm and 1000mm respectively. New balustrade in keeping with the current design to be provided to meet the current requirements of the BCA.
- Doors 22, 23 and 24 to be widened by 40mm to 750mm to comply.
- Door 23 height to be increased by 7mm to 1980mm to comply.
- Door 24 height to be increased by 83mm to 1980mm to comply.



LEGEND:

- INDICATES COMMON AREAS
- INDICATES OFFICE AREAS



WIDENED D 22
TO PROVIDE A COMPLIANT
OPENING WIDTH OF 750MM.

WIDENED & HEIGHTEN D 23
TO PROVIDE A COMPLIANT
OPENING WIDTH OF 750MM
& HEIGHT OF 1980MM

WIDENED & HEIGHTEN D 24
TO PROVIDE A COMPLIANT
OPENING WIDTH OF 750MM
& HEIGHT OF 1980MM

NOTES:

- The internal stairway has an existing timber balustrade height of 850mm above the stair nosings of the flights and 875mm to the top landing, in lieu of 865mm and 1000mm respectively. New balustrade in keeping with the current design to be provided to meet the current requirements of the BCA.
- Doors 22, 23 and 24 to be widened by 40mm to 750mm to comply.
- Door 23 height to be increased by 7mm to 1980mm to comply.
- Door 24 height to be increased by 83mm to 1980mm to comply.



EXISTING WEST ELEVATION
FRONT

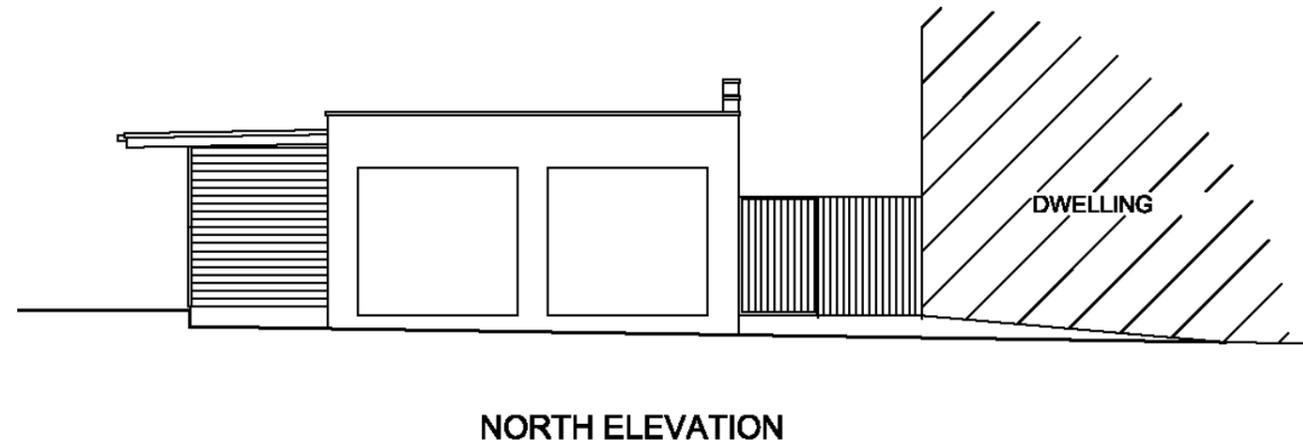
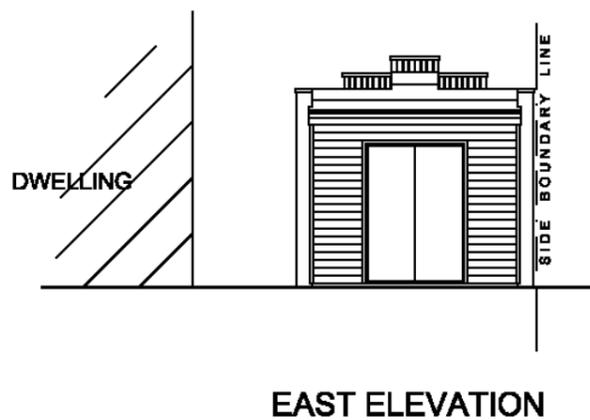
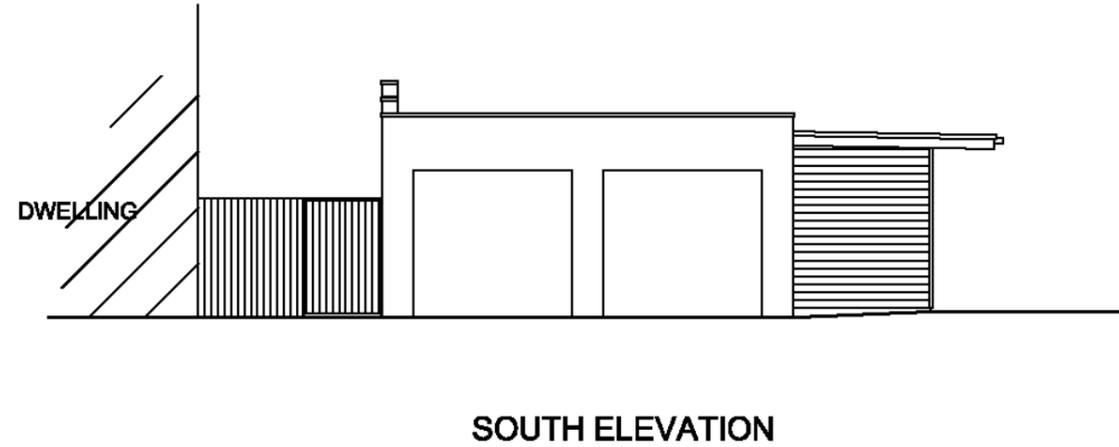
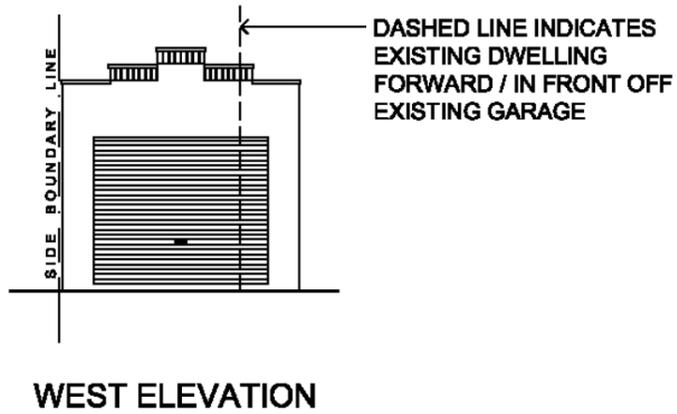


EXISTING NORTH ELEVATION
LEFT SIDE

REMOVE 3 LEAF BI-FOLD DOORS
AND PROVIDE HINGED DOORS WITH
THE LEFT LEAF BEING THE PRIMARY
DOOR ALLOWING ACCESS TO
CHAIR LIFT WHEN NEEDED.

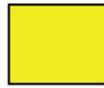


EXISTING EAST ELEVATION
REAR





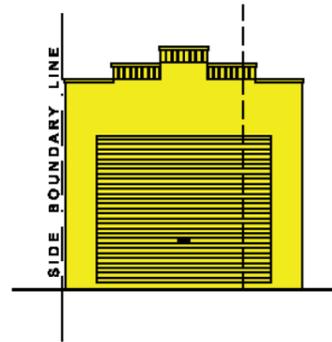
LEGEND:



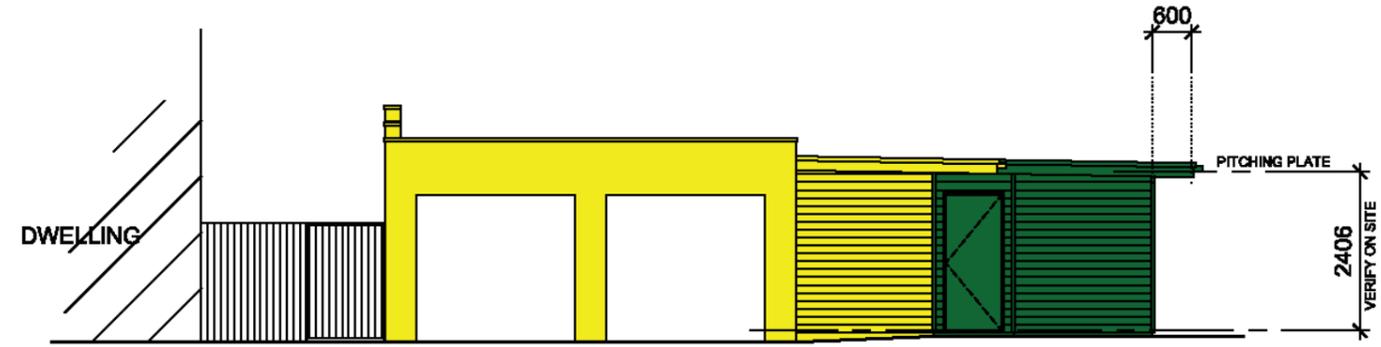
INDICATES EXISTING STRUCTURES



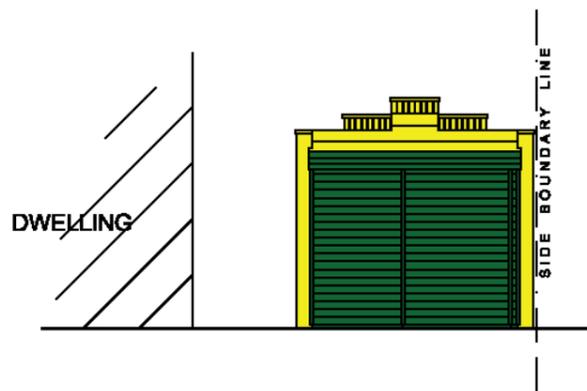
INDICATES PROPOSED ALTERATIONS & ADDITIONS OR NEW STRUCTURES



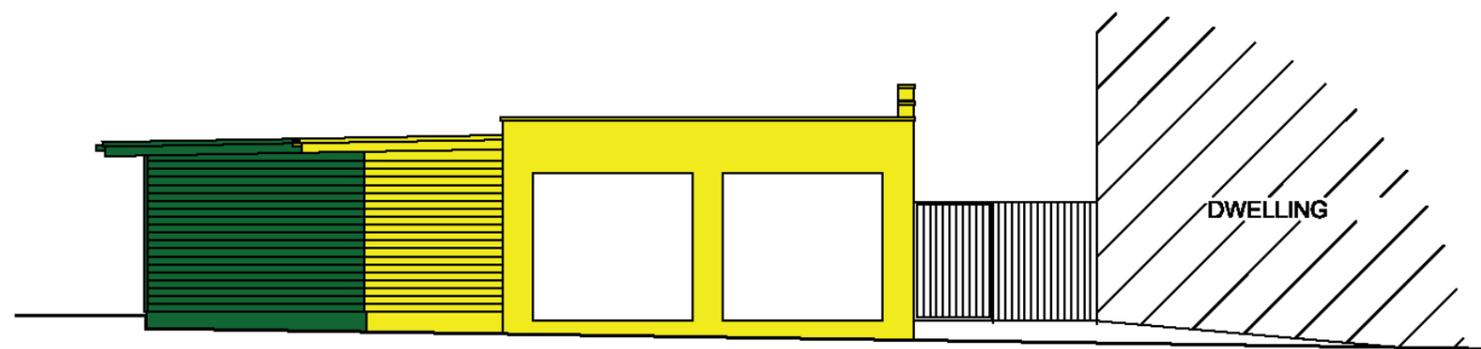
WEST ELEVATION



SOUTH ELEVATION



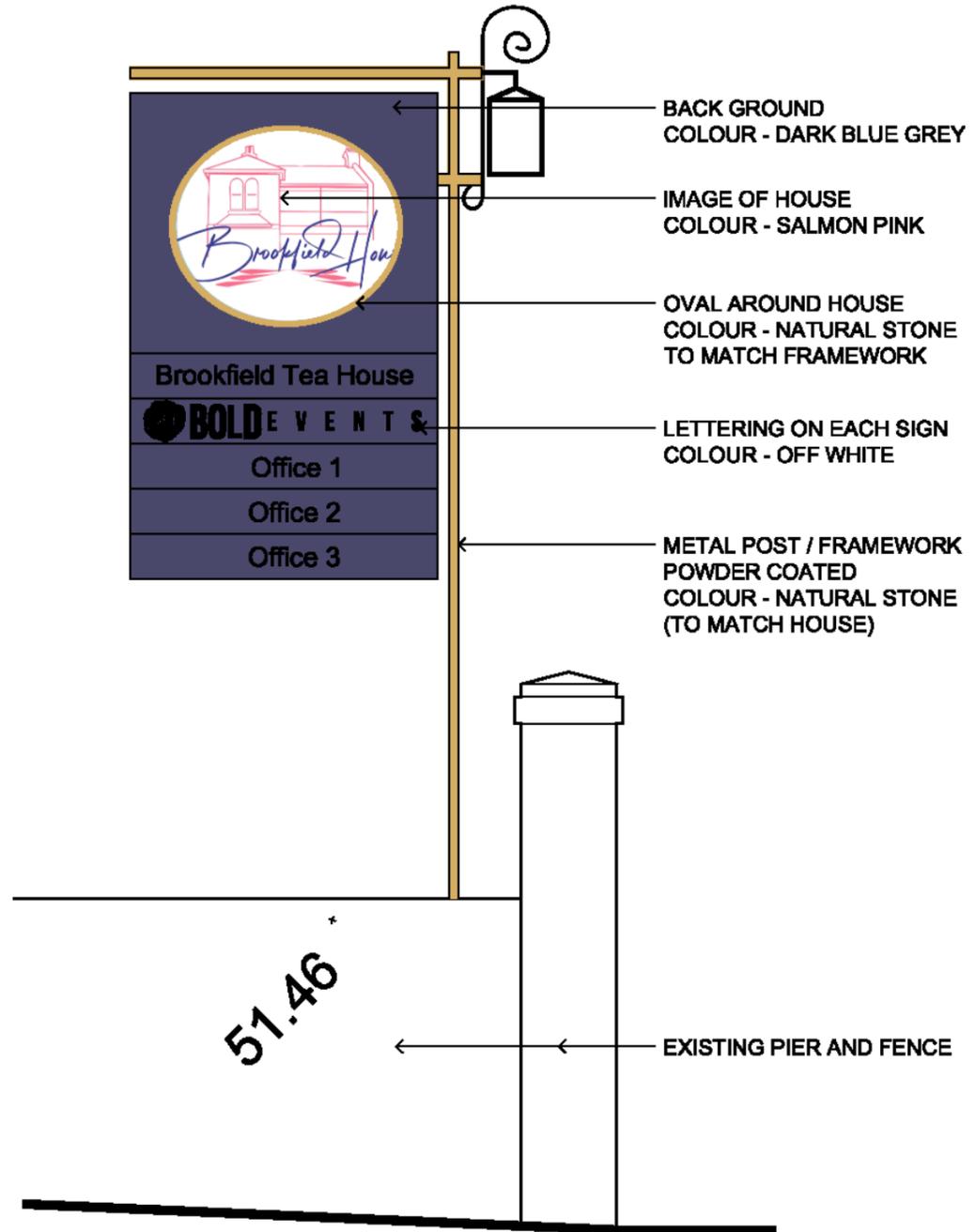
EAST ELEVATION



NORTH ELEVATION



NORTH ELEVATION
1:100 - LEFT SIDE



NORTH ELEVATION
1:20 - LEFT SIDE

- ← BACK GROUND
COLOUR - DARK BLUE GREY
- ← IMAGE OF HOUSE
COLOUR - SALMON PINK
- ← OVAL AROUND HOUSE
COLOUR - NATURAL STONE
TO MATCH FRAMEWORK
- ← LETTERING ON EACH SIGN
COLOUR - OFF WHITE
- ← METAL POST / FRAMEWORK
POWDER COATED
COLOUR - NATURAL STONE
(TO MATCH HOUSE)

← EXISTING PIER AND FENCE

INTERNAL DOOR & OPENING SCHEDULE								
DOOR NO.	LOCATION	CLEAR OPENING		LEAF SIZE	DESCRIPTION	NOTES	COMPLIANCE	
		HEIGHT	WIDTH				DOOR	YES / NO
GROUND FLOOR								
D 01	FRONT ENTRY	2071	850	910	HINGED	REMOVE SCREEN DOOR	D 01	YES
D 02	CAFE - 7 SEATS	2075	842	855	HINGED	WIDEN DOOR FRAME TO 850MM	D 02	YES
D 03	CAFE - 5 SEATS	2071	840	860	HINGED	WIDEN DOOR FRAME TO 850MM	D 03	YES
D 04	MEETING ROOM	2075	843	855	HINGED	WIDEN DOOR FRAME TO 850MM	D 04	YES
D 05	HALLWAY	2132	860	910	HINGED		D 05	YES
D 06	BATHROOM	1955	737	750	HINGED		D 06	NO
D 07	AIRLOCK	2138	840	500 x 2	HINGED	REMOVE DOORS - PERMANENT OPENING	D 07	YES
D 08	KITCHEN	2145	888	510 x 2	HINGED	DOORS TO BE REMOVED AND SEALED OFF	D 08	YES
D 09	KITCHEN	1986	786	NIL	NO DOOR	WIDEN OPENING TO 850MM	D 09	YES
D 10	SERVERY	2390	825	NIL	NO DOOR	WIDEN OPENING TO 850MM	D 10	YES
D 11	SERVERY	1995	746	NIL	NO DOOR	OPENING TO BE REMOVED AND SEALED OFF	D 11	YES
D 12	REAR LANDING	1992	2191	735 x 3	BI FOLD	PROVIDE NEW DOORS	D 12	YES
FIRST FLOOR								
D 13	BALCONY	2115	995	515 x 2	HINGED	OPENING WIDTH 975 FROM FLY SCREEN FRAME	D 13	YES
D 14	OFFICE 1	2075	791	840	HINGED		D 14	YES
D 15	EN-SUITE 1	2032	663	720	CAVITY SLIDER		D 15	NO
D 16	OFFICE 3	2049	828	845	HINGED		D 16	YES
D 17	EN-SUITE 3	2039	662	720	CAVITY SLIDER		D 17	NO
D 18	OFFICE 2	2059	828	840	HINGED		D 18	YES
D 19	OFFICE 2 STORAGE	2445	825	NIL	NO DOOR		D 19	YES
D 20	EN-SUITE 2	2032	703	720	CAVITY SLIDER		D 20	NO
D 21	KITCHENETTE	2122	840	510 x 2	HINGED		D 21	YES
D 22	MAIN STORE	1983	710	760	HINGED	WIDEN OPENING TO 750MM	D 22	YES
D 23	OFFICE 4 ENTRY	1973	711	755	HINGED	WIDEN OPENING TO 750MM & HEIGHT TO 1980MM	D 23	YES
D 24	EN-SUITE 4	1897	716	757	HINGED	WIDEN OPENING TO 750MM & HEIGHT TO 1980MM	D 24	YES
D 25	OFFICE 4	2059	787	NIL	NO DOOR		D 25	YES
D 26	OFFICE 4 STORE	2080	1045	NIL	NO DOOR	NON HABITAT ROOM	D 26	NA
D 27	OFFICE 4 SPACE	2071	844	NIL	NO DOOR		D 27	YES

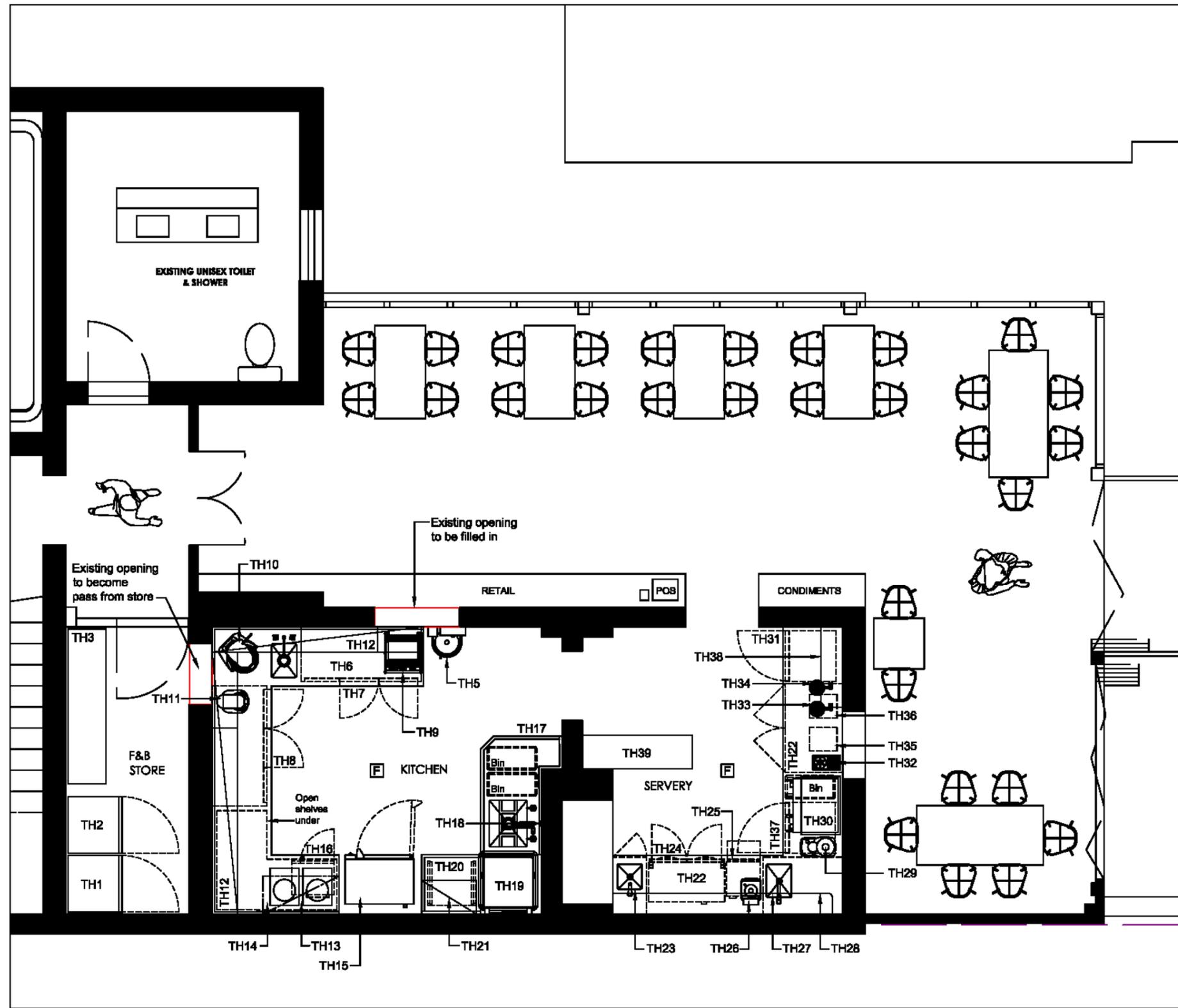
IMPORTANT NOTE:

THIS SCHEDULE IS A GUIDE ONLY, AND ALL MEASUREMENTS NEED TO BE VERIFIED, AS OPENINGS MAY NOT BE SQUARE.

EQUIPMENT SCHEDULE

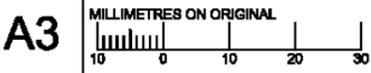
KITCHEN & SERVERY

Item	Qty	Description
TH1	1	1 DOOR UPRIGHT FREEZER - self contained
TH2	1	1 DOOR UPRIGHT REFRIGERATOR - self contained
TH3	1	ADJUSTABLE SHELVING UNIT - 5 tier
TH4	1	spare number
TH5	1	HAND BASIN - hands free operation
TH6	1	ST/ST BENCH w/ sink, shelves under
TH7	1	2 DOOR U/C REFRIGERATOR - self contained
TH8	1	2 DOOR U/C REFRIGERATOR - self contained
TH9	1	SANDWICH PRESS TOASTER
TH10	1	10 LITRE PLANETARY MIXER
TH11	1	5 LITRE PLANETARY MIXER
TH12	1	ST/ST WALL SHELVING - 1 & 2 tier
TH13	2	INDUCTION COOK TOP - bench top
TH14	1	RANGE HOOD - domestic type
TH15	1	4 + 4 TRAY STACKED CONVECTION OVEN w/ stand
TH16	1	MICROWAVE OVEN - mounted under bench top
TH17	1	ST/ST DISH SCRAPPING BENCH w/ pot sink, bridge bars
TH18	1	PRE-RINSE SPRAY w/ add-on faucet
TH19	1	PASS THROUGH DISH WASH MACHINE w/ condensate recovery
TH20	1	ST/ST DISH WASH OUTLET BENCH w/ basket slides, shelf under
TH21	1	ST/ST WALL SHELVES - 2 tier
TH22	1	STONE / JOINERY COUNTER w/ cupboards under - to I.D. spec
TH23	1	HAND BASIN - hands free operation
TH24	1	2 DOOR U/C BEVERAGE DISPLAY REFRIGERATOR - self contained
TH25	1	U/C ICE MACHINE - self contained
TH26	1	BLENDER w/ acoustic enclosure
TH27	1	SINK
TH28	1	JOINERY WALL SHELVING - to I.D. spec
TH29	1	COFFEE GRINDER
TH30	1	2 GROUP ESPRESSO COFFEE MACHINE
TH31	1	1 DOOR U/C MILK REFRIGERATOR - self contained
TH32	1	INSET JUG RINSER w/ drip tray
TH33	1	BOILING WATER TAP (98 degrees) w/ drip tray
TH34	1	BOILING WATER TAP (80 degrees) w/ drip tray
TH35	1	U/C BOILING WATER UNIT (98 degrees)
TH36	1	U/C BOILING WATER UNIT (80 degrees)
TH37	1	1 DOOR U/C FREEZER - self contained
TH38	1	JOINERY WALL SHELVING - to I.D. spec
TH39	1	STONE / JOINERY COUNTER w/ cupboards under - to I.D. spec



THIS DRAWING MUST NOT BE SCALED

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATA AND LEVELS PRIOR TO THE COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS BETWEEN THE DRAWINGS AND SPECIFICATION ARE TO BE REPORTED IMMEDIATELY.



REV.	DATE	DESCRIPTION
00	30.04.20	ISSUED FOR INFORMATION & COMMENT.
01	06.05.20	SERVERY RELOCATED. ISSUED FOR INFORMATION & COMMENT.
02	15.10.20	INDUCTION TOPS, MICROWAVE, CONVECTION OVENS MODIFIED. ISSUED FOR INFORMATION & COMMENT.

Clin Little
FOODSERVICE CONSULTANTS
 CLIN-LITTLE AUSTRALIA Pty Ltd
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 T +61 2 9418 8224 F +61 2 9418 8273
 info@cl-little.com.au www.cl-little.com.au

PROJECT	BROOKFIELD HOUSE CAMDEN	
DRAWN	DATE	SCALE
SC	27.04.20	1:50

DRAWING TITLE	TEA HOUSE KITCHEN & SERVERY	
DRAWING No.	REV.	
20/015 K-101	02	