

Appendix 1: OPERATIONAL STATEMENT:

1. Nature of the Use

- The site shall be used for small-scale brewing and distribution only.
- No on-site sales, tasting, or consumption of alcohol shall occur unless otherwise approved by the City under a separate application.
- The use is to be contained entirely within the existing approved building as shown on the approved site and floor plans.

2. Operating Days and Hours

- Brewing activities: Limited to between 8:00am and 5:00pm, Monday to Friday.
- Packaging and distribution activities: Limited to between 8:00am and 5:00pm, Monday to Friday.
- No operation on weekends or public holidays unless otherwise approved in writing by the City.

3. Staffing

- The use shall employ no more than 3 staff on-site at any one time.

4. Vehicle Access and Deliveries

- Deliveries and distribution shall be conducted by a vehicle with 3.5 GVM or less
- All delivery and collection activities are to occur within approved hours of operation.

5. Waste Management

- Brewing waste (e.g. spent grain and yeast) shall be stored in sealed containers and removed from the site at least weekly and shall not be disposed of on-site or via any stormwater or effluent system.
 - Liquid waste shall be balanced (ph) prior to disposal via the approved on-site wastewater system.
 - Solid waste shall be reused as animal feed and transported off-site to an approved recipient.
 - A waste log shall be maintained and made available to the City upon request.
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6. Cleaning and Chemicals

- Only biodegradable, food-grade cleaning products are to be used (e.g. PBW, Star San).
- Cleaning operations must be conducted in accordance with the endorsed Wastewater Management Plan to ensure no discharge to the environment.
- All cleaning products and waste must be stored and handled in accordance with applicable safety and environmental regulations.

7. Noise and Amenity

- All operational activities are to comply with the *Environmental Protection (Noise) Regulations 1997*.
- All operations must be contained within the approved building to minimise off-site noise impacts.

8. Effluent Disposal

- Effluent and stormwater shall be managed in accordance with the approved Wastewater Management Plan
- The systems shall be maintained regularly
- No process waste or washdown water shall be discharged to the environment.

9. Signage and Advertising

- Any signage is subject to a separate application and approval, in accordance with the City's Local Planning Policy.

10. Modifications and Review

- Any future expansion or intensification of the use (including on-site sales or tasting) shall require a separate development application.