

SHEETS:

01/13 OVERVIEW

02/13 SITE PLAN / SITE ANALYSIS

03/13 FLOOR PLAN - G.F. EXISTING

04/13 FLOOR PLAN - G.F. PROPOSED

05/13 FLOOR PLAN - MEZ. EXISTING

06/13 FLOOR PLAN - MEZ. PROPOSED

07/13 FLOOR PLAN - BREWERY - WET AREA

08/13 TAP ROOM CALCULATION

09/13 ACCESSIBLE W.C.

10/13 ELEVATION - EXTERNAL - FRONT

11/13 SECTIONS

12/13 ELEVATION - INTERNAL 1 & 3

13/13 ELEVATION - INTERNAL 2 & 4



MAX PERMISSIBLE VENUE CAPACITY & PROPOSED SEATS				
	AREA	PERSON/M ²	PERMISSIBLE	PROPOSED
TAP ROOM	121m ²			
STANDING		0.5	242	20
SEATED		1	121	50
TOTAL PROPOSED				70

SANITARY FACILITIES (BASED ON CAPACITY OF 100 PEOPLE)				
	PEOPLE	CLOSET PAN	URINAL	WASH BASIN
STAFF				
MALE	1-20	1		
	1-30			1
TOTAL PROVIDED		1		1
FEMALE	1-15	1		
	1-30			1
TOTAL PROVIDED		1		1

PATRONS				
MALE	1-50		1	1
	1-100	1	2	2
TOTAL PROVIDED		2	0	2
FEMALE	1-25	1		
	26-50	2		1
	51-100	3		2
TOTAL PROVIDED		2		2
ACCESSIBLE		1		1

TOTAL CAPACITY = 70 PATRONS
1/2 MALE & 1/2 FEMALE ASSUMED
SANITARY FACILITY DESIGN FOR 50-100 PATRONS:
50 MALE
50 FEMALE

FLOOR AREA		
	EXISTING	PROPOSED
TOTAL FLOOR AREA:	495m ²	495m ²
G.F.A. GROUND FLOOR	469m ²	452m ²
G.F.A. MEZZANINE	50m ²	27m ²
G.F.A. TOTAL	519m ²	479m ²

* TOTAL FLOOR AREA EXCLUDES FIRE ESCAPE

AREA CALCULATIONS	
INDUSTRIAL SPACE	sqm
GROUND FLOOR	334
MEZZANINE	27
TOTAL	361
TAP ROOM	
GROUND FLOOR	121
TOTAL	121
LOADING BAY	40

TAP ROOM CALCULATION	
TOTAL FLOOR AREA EXC. STAIRS	495
PLUS MEZZANINE	27
LESS LOADING BAY	40
	482
TAP ROOM PERMISSIBLE	= 160sqm OR 30%
TAP ROOM ACTUAL	= 121sqm OR 24%

READ PLANS IN CONJUNCTION WITH
CONSULTANTS REPORTS:
B.C.A. REPORT & FIRE CONSULTANT,
BREWERY SPECIALIST, PLUMBER &
ELECTRICIAN.

PROPOSED DEVELOPMENT

FOOD & DRINK PREMISES BREWERY



- ALL WORKS ARE TO BE TO THE SATISFACTION OF THE LOCAL GOVERNING AUTHORITY & SYDNEY / HUNTER WATER
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- AS1668 INTERIOR LIGHTING
- AS3740 WATERPROOFING OF WET AREAS
- AS1926 SWIMMING POOL SAFETY
- AS4055 WIND LOADS FOR HOUSING
- AS3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
- AS2890 ACCESS PARKING
- AS1428 ACCESS & MOBILITY

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- BUILDER TO ASK CLIENT FOR SAFE DESIGN REPORT
- FOR BUSHFIRE PRONE LAND: SEE BUSHFIRE REPORT
- FOR FLOOD PRONE LAND: SEE REPORT

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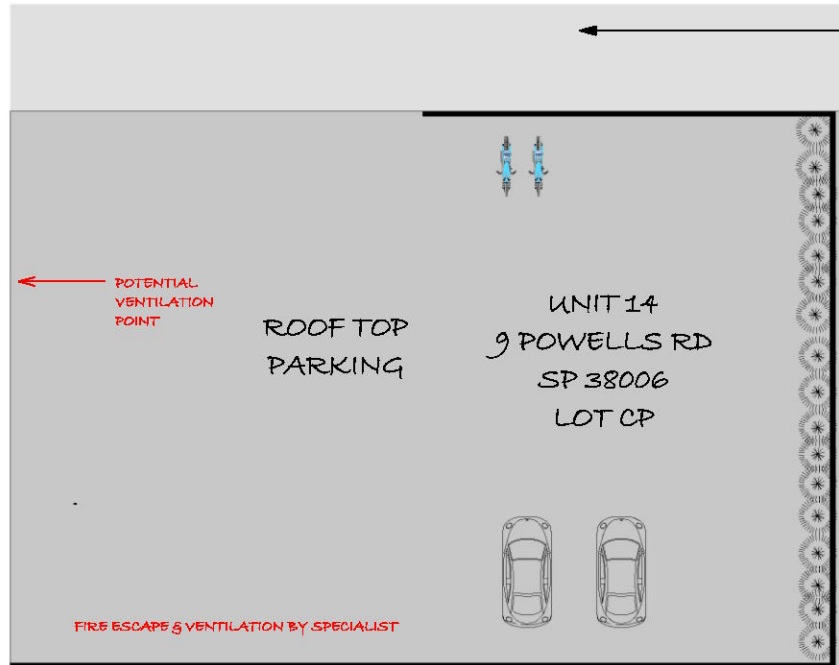
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LEGEND:	
CONCRETE	
TIMBER	
METAL	
GLASS	
B.F. SCREEN	

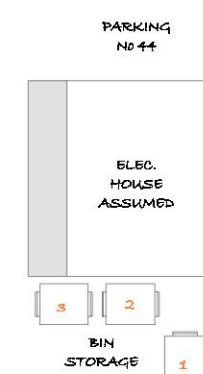
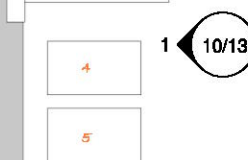
No.	Description	Date

7th Day Brewery
c/o Mr Mike Beresford Jones
Unit 14 / 9 Powells Road
AKA 54 Wattle Road
BROOKVALE, NSW, 2100
SP 38006, LOT CP

OVERVIEW		
Start Date	17 November 2017	01/13
Issue Date	27 March 2018	
Drawn by	Luzette DeMont	
Scale	1 : 50	



	14
REMOVE EXISTING	13
WHEEL STOPS IF NECESSARY	12
3.2x5.4	11



1	2.5x5.4m
2	
3	
4	
5	
6	
7	
8	
9	
10	

THIS PLAN TO BE READ IN CONJUNCTION WITH
DA2018/0571
NORTHERN BEACHES COUNCIL

ENTRY

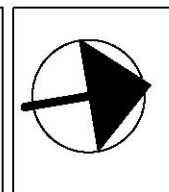
POWELLS ROAD

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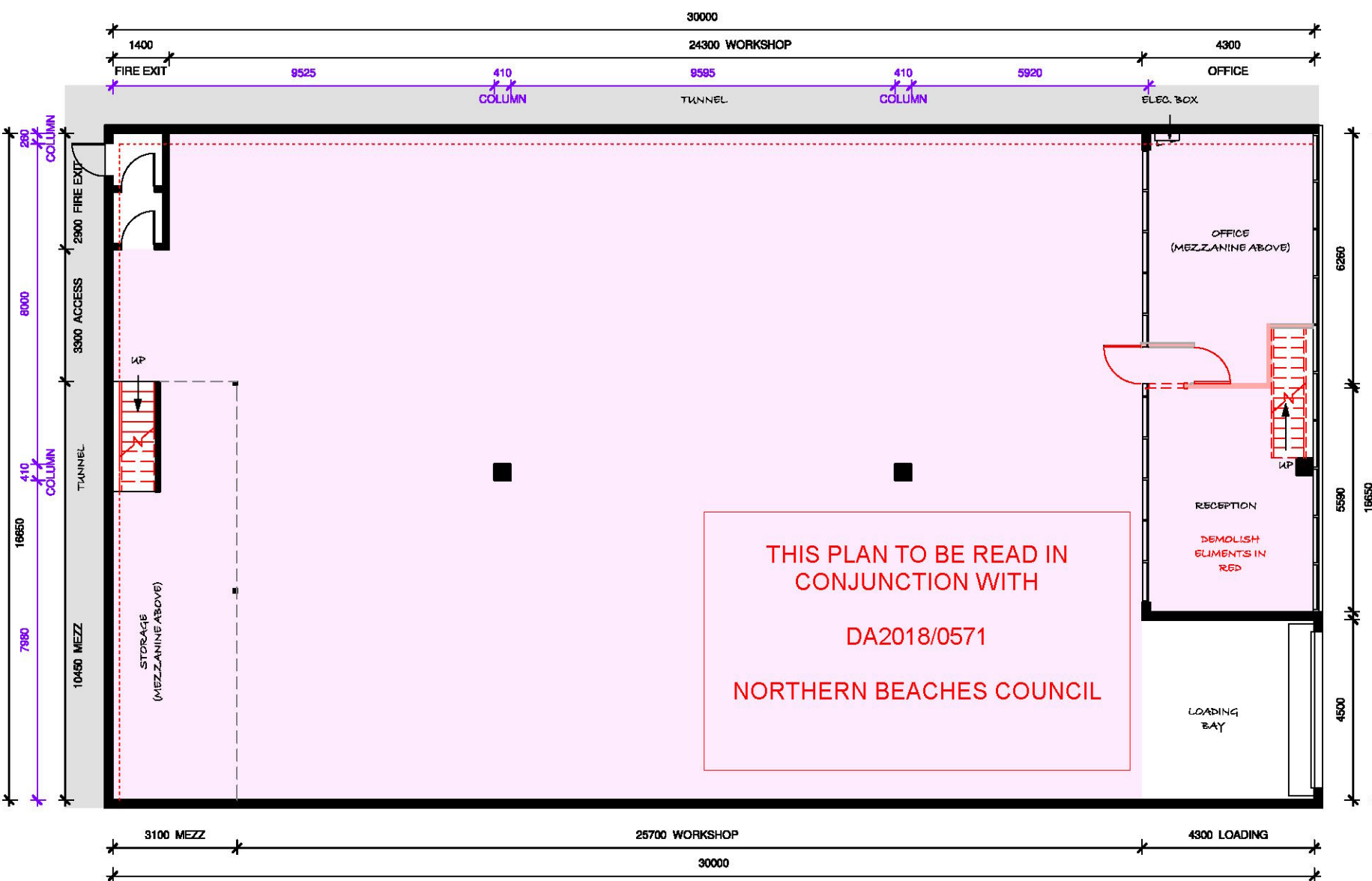
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Unit 14 / 9 Powells Road
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SITE / ANALYSIS PLAN		
Start Date	17 November 2017	02/13
Issue Date	27 March 2018	
Drawn by	Luzette DeMont	
Scale	1:200	

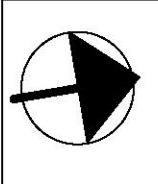


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	EXISTING	PROPOSED
G.F.	469	452
MEZ	50	27
TOTAL	519	479

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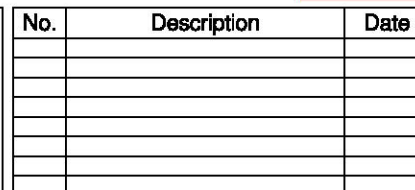
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FLOOR PLAN G.F.EXISTING		
Start Date	17 November 2017	03/13
Issue Date	27 March 2018	
Drawn by	Luzette Demont	
Scale	As indicated	



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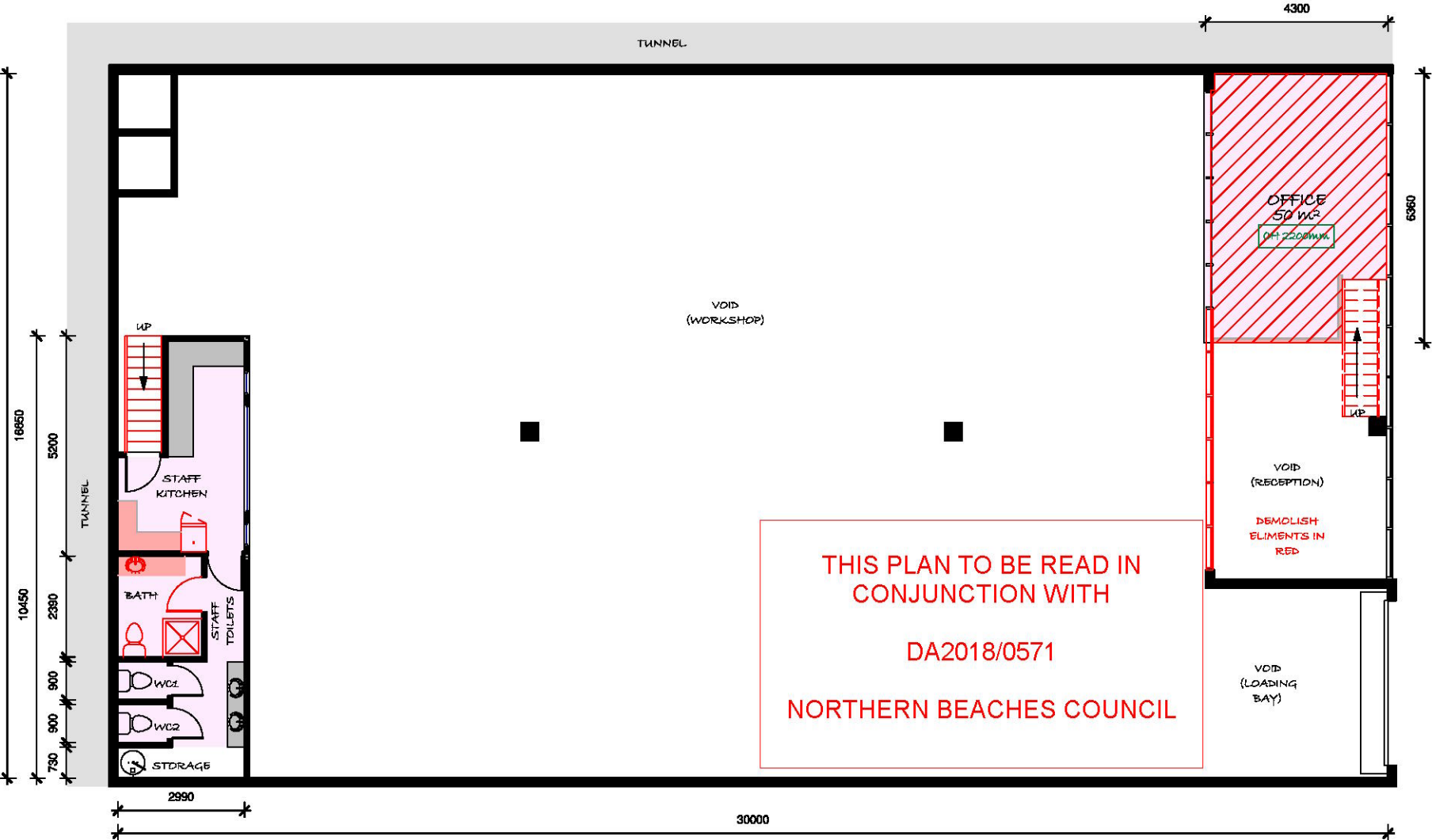
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FLOOR PLAN G.F. PROPOSED

Start Date	17 November 2013
Issue Date	27 March 2014
Drawn by	Luzette Demont
Scale	As indicated

04/13



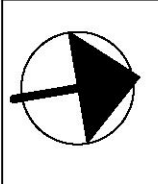
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	EXISTING	PROPOSED
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MEZ	50	27
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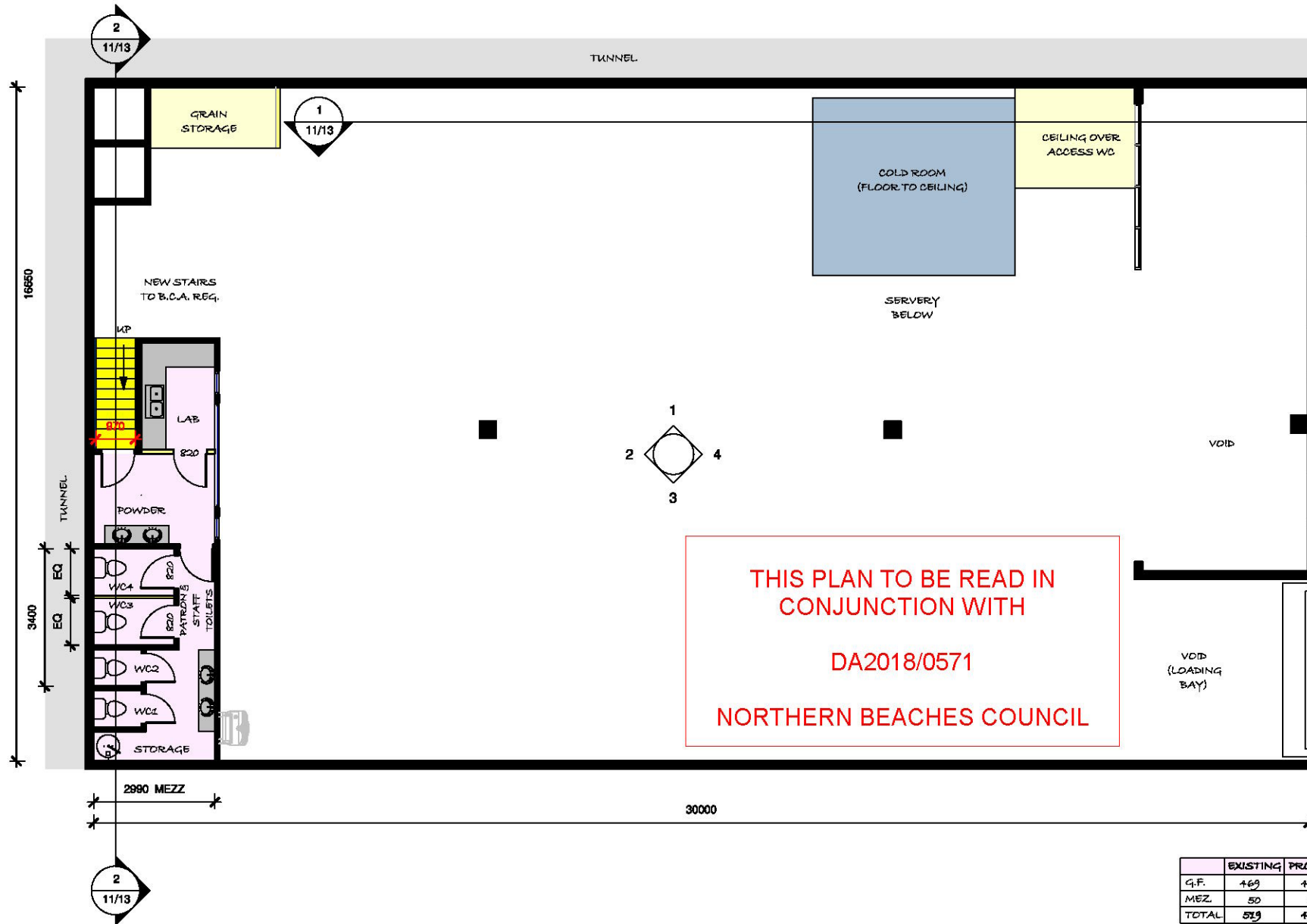
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FLOOR PLAN MEZ EXISTING		
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Drawn by	Luzette DeMont	
Scale	As indicated	



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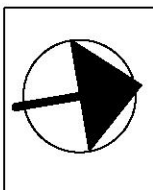
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0 1 2 3 4m 1:100

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MEZ.	50	27
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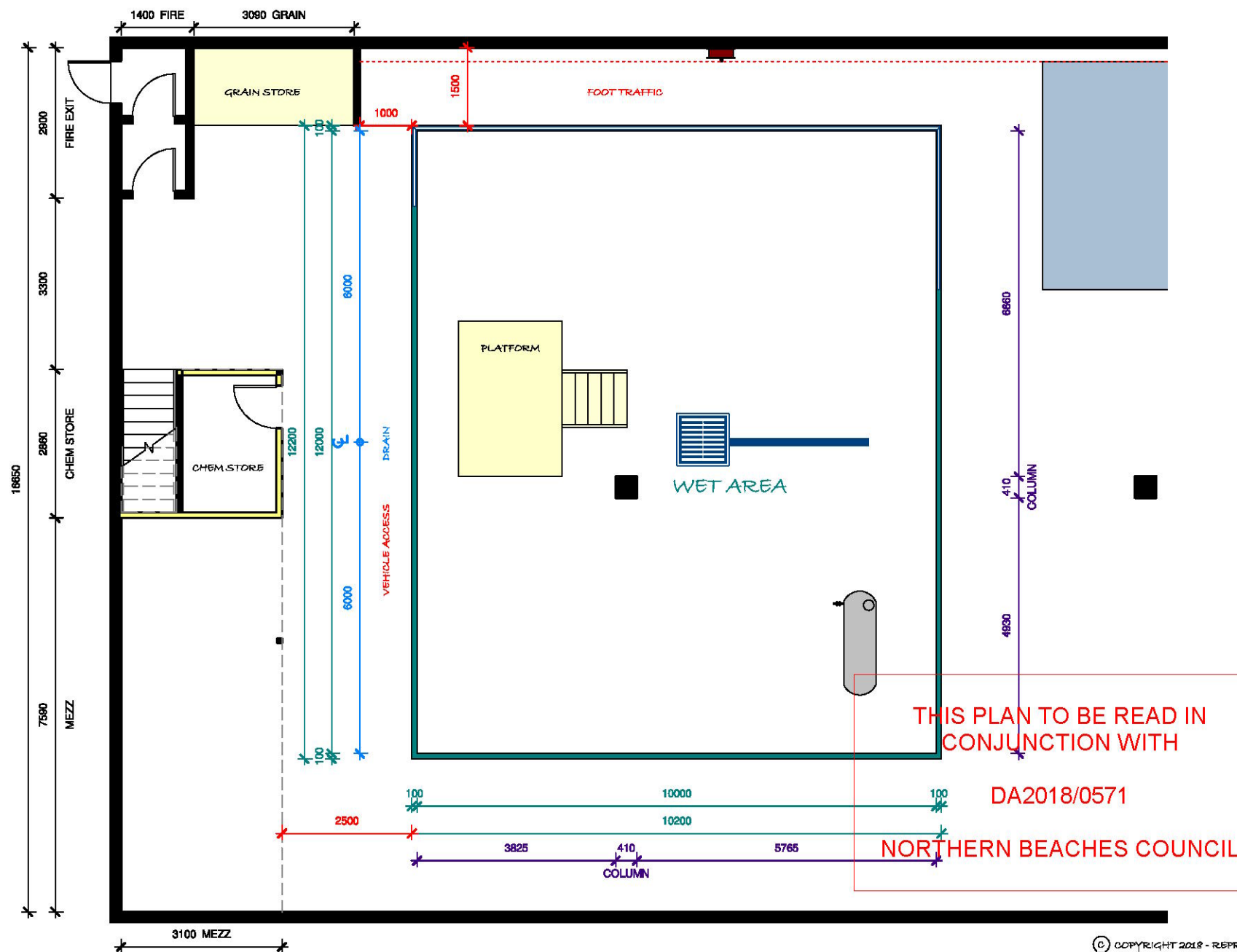
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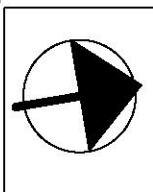
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FLOOR PLAN MEZ PROPOSED		
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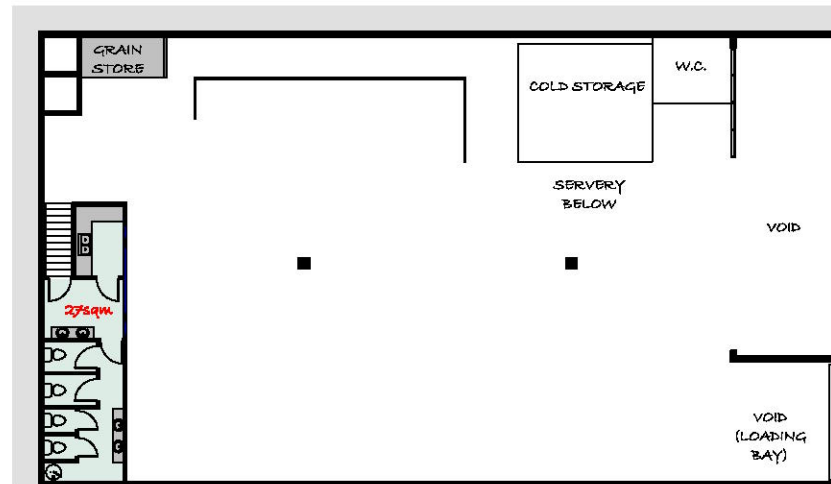


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BREWERY - WET AREA		
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Issue Date	27 March 2018	
Drawn by	Luzette DeMont	
Scale	1 : 75	

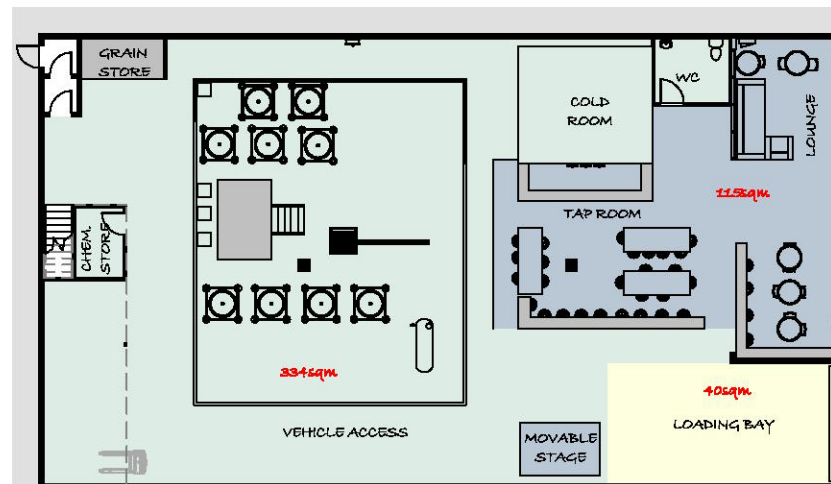
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1
MEZZAINE
1 : 200

AREA CALCULATIONS	
INDUSTRIAL SPACE	SQM
GROUND FLOOR	334
MEZZANINE	27
TOTAL	361
TAP ROOM	
GROUND FLOOR	121
TOTAL	121
LOADING BAY	40

TAP ROOM CALCULATION	
TOTAL FLOOR AREA EXC. STAIRS	495
PLUS MEZZANINE	27
LESS LOADING BAY	40
	482
TAP ROOM PERMISSIBLE	= 160sqm OR 30%
TAP ROOM ACTUAL	= 121sqm OR 24%



2
BREWERY
1 : 200

THIS PLAN TO BE READ IN
CONJUNCTION WITH
DA2018/0571
NORTHERN BEACHES COUNCIL

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- ALL DIMENSIONS, SIZES, LEVELS AND HEIGHTS ARE NOMINAL.

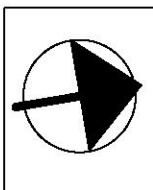
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- AS1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION
- AS1720 TIMBER STRUCTURES
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- AS3700 MASONRY STRUCTURES
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- AS4100 STEEL STRUCTURES
- AS1562 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING
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- AS2050 INSTALLATION OF ROOF TILES
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- AS1668 INTERIOR LIGHTING
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- AS1926 SWIMMING POOL SAFETY
- AS4055 WIND LOADS FOR HOUSING
- AS3953 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
- AS2830 ACCESS PARKING
- AS1428 ACCESS & MOBILITY

- PLEASE REFER TO FIRST SHEET FOR SPECIAL NOTES
- PLEASE REFER TO LAST SHEET FOR BASIX REQUIREMENTS AND DOOR & WINDOW SCHEDULES
- BUILDER TO ASK CLIENT FOR SAFE DESIGN CERTIFICATE
- FOR BUSHFIRE PRONE LAND: SEE BUSHFIRE REPORT
- FOR FLOOD PRONE LAND: SEE REPORT

0 2 4 6 8m
1:200

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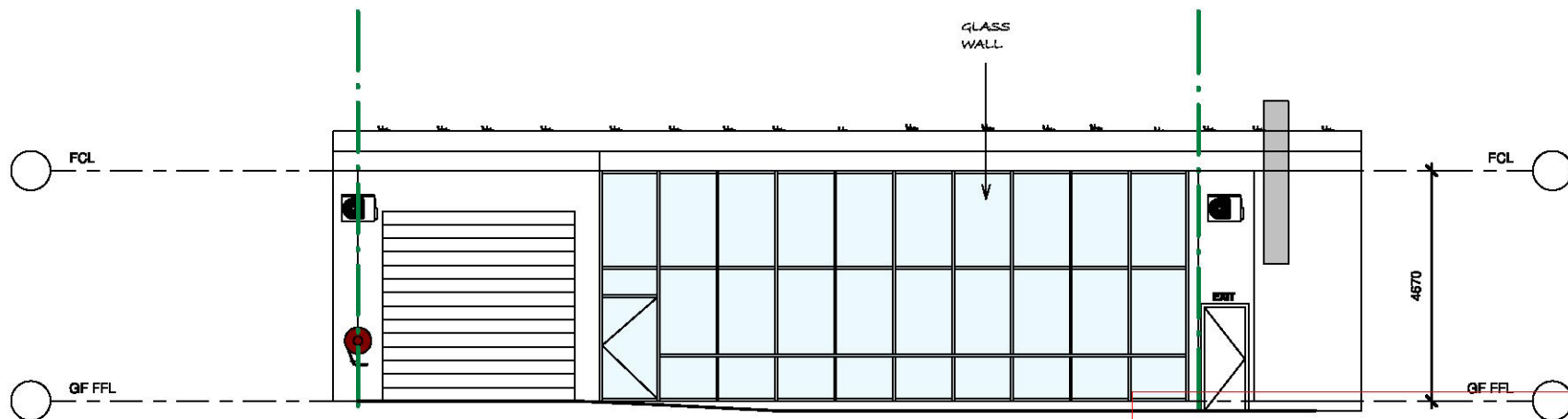
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Erina, NSW, 2250
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No.	Description	Date

7th Day Brewery
c/o Mr Mike Beresford Jones
Unit 14 / 9 Powells Road
AKA 54 Wattle Road
BROOKVALE, NSW, 2100
SP 38006, LOT CP

TAP ROOM CALC.		
Start Date	17 November 2017	08/13
Issue Date	27 March 2018	
Drawn by	Luzette DeMont	
Scale	As indicated	

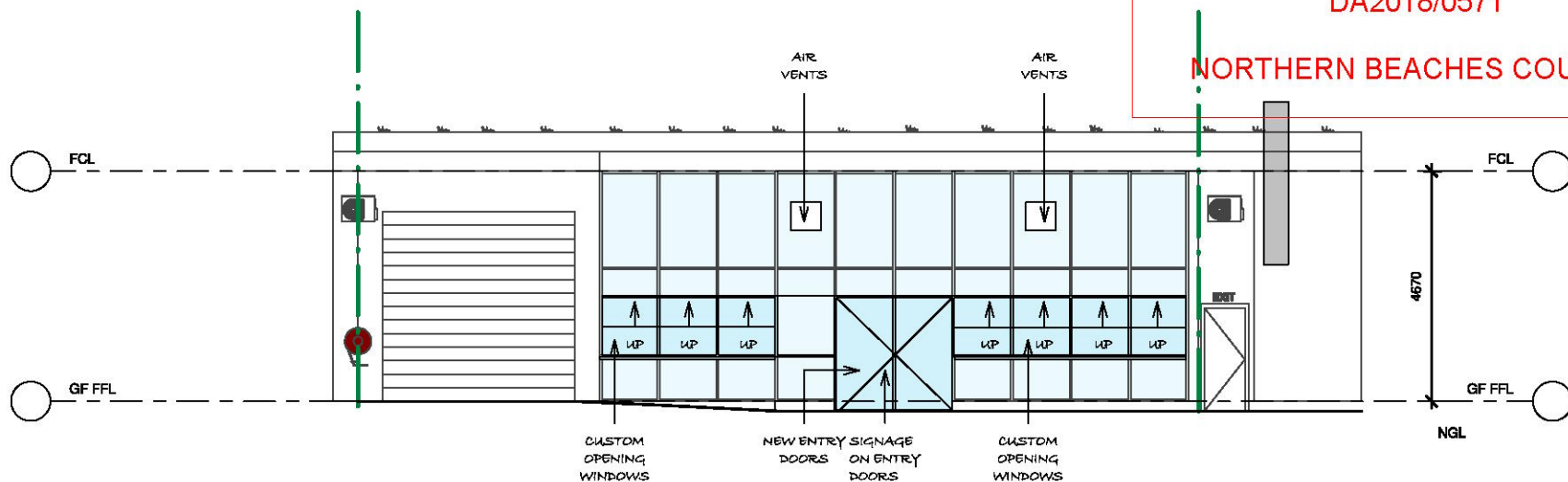


1 ELEVATION - FRONT - EXISTING
1 : 100

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CONJUNCTION WITH

DA2018/0571

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2 ELEVATION - FRONT - PROPOSED
1 : 100

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- BUILDER TO ASK CLIENT FOR SAFE DESIGN REPORT
- FOR BUSHFIRE PRONE LAND: SEE BUSHFIRE REPORT
- FOR FLOOD PRONE LAND: SEE REPORT

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1:100

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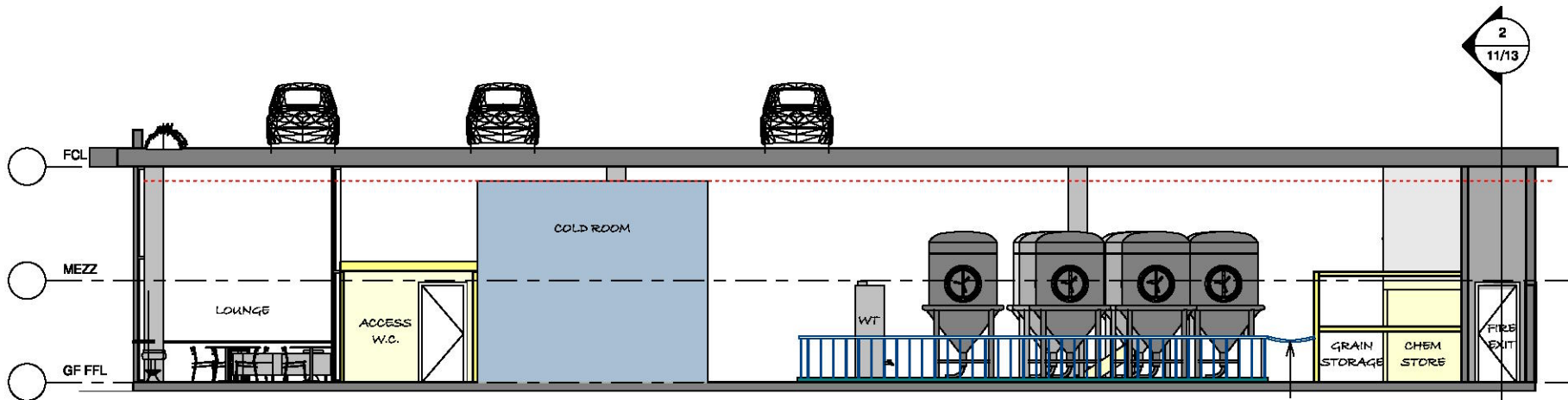
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LEGEND:	
CONCRETE	
TIMBER	
METAL	
GLASS	
B.F. SCREEN	

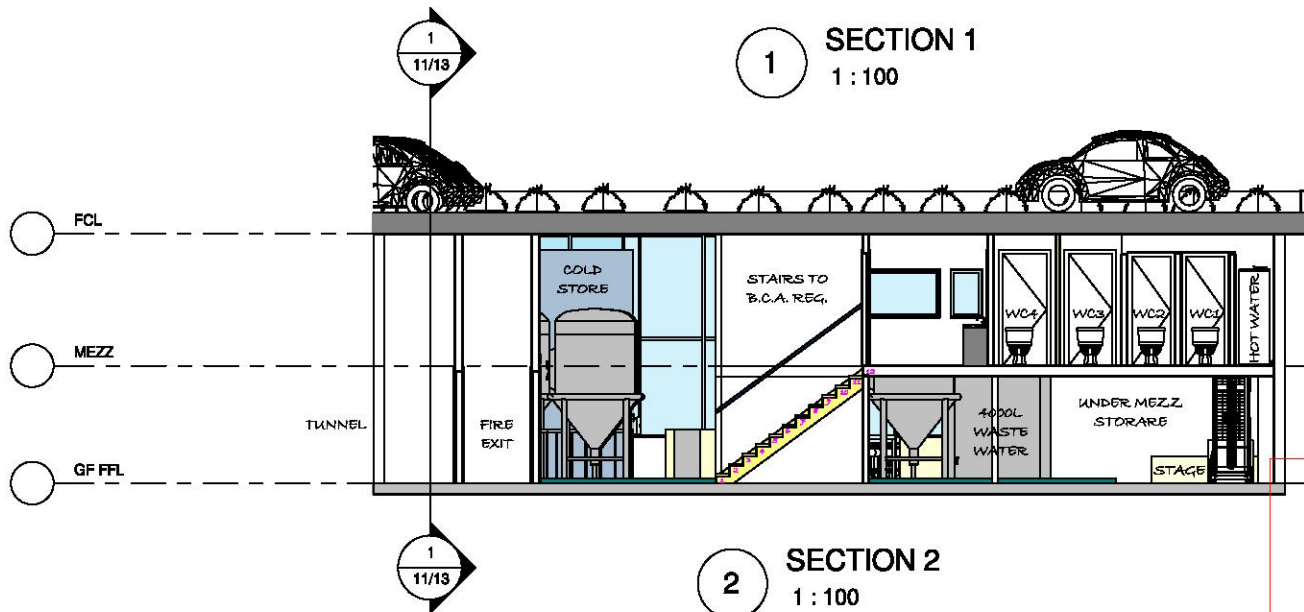
No.	Description	Date

7th Day Brewery
c/o Mr Mike Beresford Jones
Unit 14 / 9 Powells Road
AKA 54 Wattle Road
BROOKVALE, NSW, 2100
SP 38006, LOT CP

ELEVATION - FRONT		
Start Date	17 November 2017	10/13
Issue Date	27 March 2018	
Drawn by	Luzette DeMont	
Scale	As Indicated	



1 SECTION 1
1 : 100



2 SECTION 2
1 : 100

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NORTHERN BEACHES COUNCIL

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- FOR FLOOD PRONE LAND: SEE REPORT

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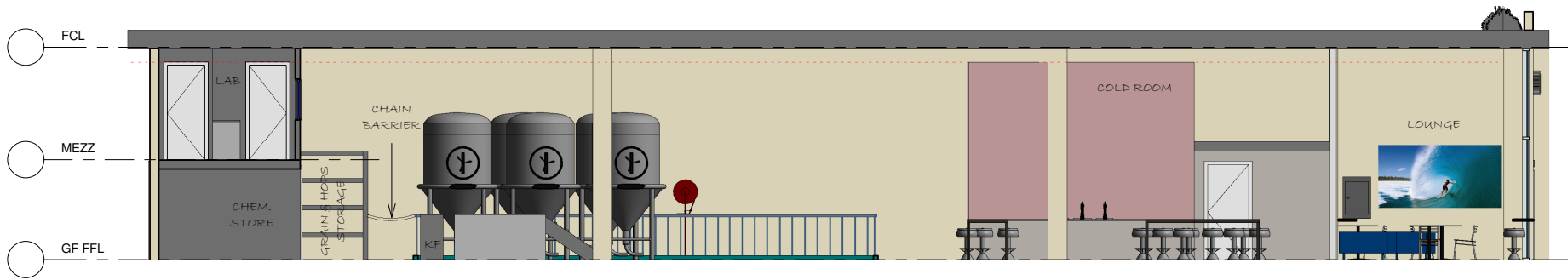
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LEGEND:	
CONCRETE	
TIMBER	
METAL	
GLASS	
B.F. SCREEN	

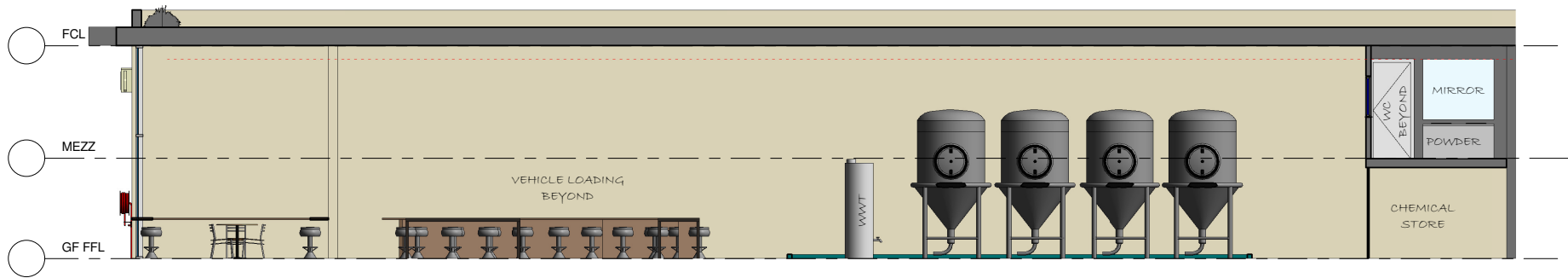
No.	Description	Date

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AKA 54 Wattle Road
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SP 38006, LOT CP

SECTIONS		
Start Date	17 November 2017	11/13
Issue Date	27 March 2018	
Drawn by	Luzette DeMont	
Scale	As indicated	



1 INTERNAL ELEVATION 1
1 : 100



3 INTERNAL ELEVATION 3
1 : 100

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- AS2050 INSTALLATION OF ROOF TILES
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- AS1428 ACCESS § MOBILITY

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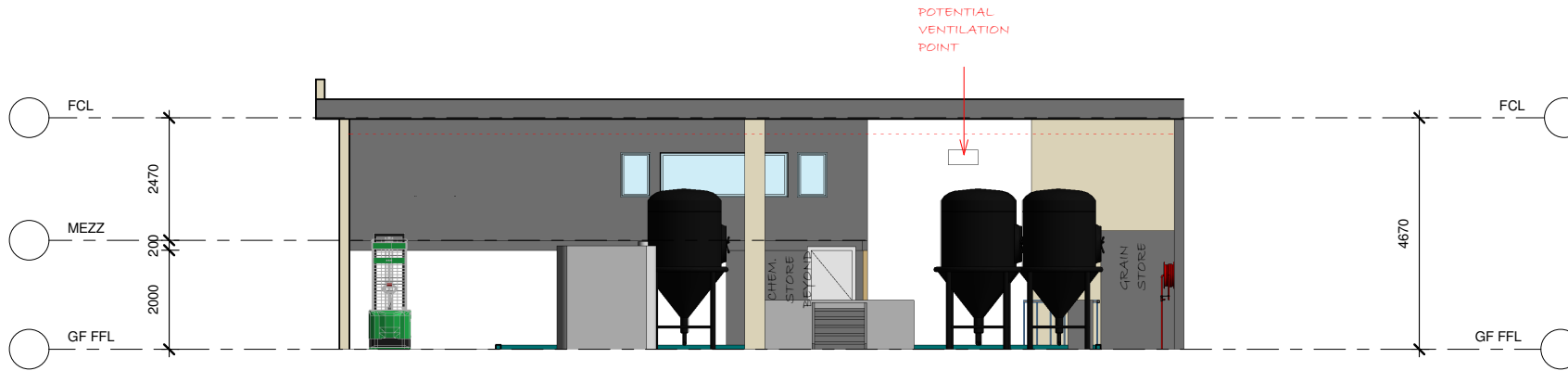
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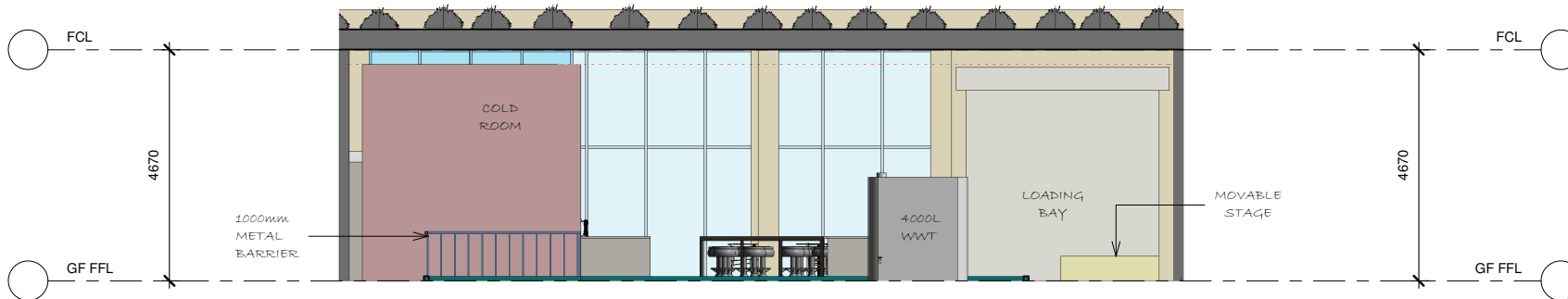
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ELEVATION - INTERNAL 1 § 3		
Start Date	17 November 2017	12/13
Issue Date	27 March 2018	
Drawn by	Luzette DeMont	
Scale	1 : 100	



2 INTERNAL ELEVATION 2
1 : 100



4 INTERNAL ELEVATION 4
1 : 100

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- BUILDER TO ASK CLIENT FOR SAFE DESIGN REPORT

- FOR BUSHFIRE PRONE LAND: SEE BUSHFIRE REPORT

- FOR FLOOD PRONE LAND: SEE REPORT

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No.	Description	Date

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BROOKVALE, NSW, 2100
SP 38006, LOT CP

ELEVATION - INTERNAL 2 § 4

Start Date	17 November 2017	13/13
Issue Date	27 March 2018	
Drawn by	Luzette DeMont	
Scale	1 : 100	