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Description of works

This development application is for approval to establish a new Micro Brewery into the existing hotel and associated works. This is a desired addition to the standard pub operations at the Rod N Reel Hotel in Woodburn.

The Micro Brewery fixtures and fittings will be housed behind the main bar in an area that is not used at present and will not be accessible by the patrons, a settlement tank will be required on the external of the building to treat the left-over liquid prior to it entering the existing sewerage system.

The documents that make up this application include Site plan details, fit out and equipment details, Trade waste calculations and details of the system

The main plant & equipment needed for the proposed brewing operations are listed below:

- Two Vessel, Electric Heated 500L Brewing Kit
- 5 x 500L Conical Based Stainless Steel Fermenting Vessels
- 1 x 1000L Hot Liquor Tank (electric heated)
- 1 x 800L Cold Liquor Tank
- 1 x Semi-Auto, 1 Head Keg Washer
- Single vessel CIP system
- Glycol Chilling System (for temperature control of fermentation and cold liquor tanks)

The beer production cycle takes between three and four weeks, from being brewed to finished beer ready for packaging.

With a limited available footprint, the maximum amount of fermentation capacity is restricted to 5 fermenters. This calculation is shown in cell J9 of supporting document "Brewing Capacity Calculator". This small brewery size means that the system has a maximum output of three brews per fortnight. The brewing process itself will be conducted on weekdays, between 8am and 4pm.

This results in a maximum production capacity of approximately 2,500L per month or 30,000L per year. Initially we anticipate production volume to be 1,200L per month based on forecasted sales volumes. This will slowly increase up to our production capacity as demand for our product grows.

With the available high volume of keg sales in the hotel, and consideration to the limited footprint available for the brewery, our focus will be on draft beer sales. As a result, there is no bottling or canning equipment planned for installation.