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26 May 2017

Ms Paola Di Perna
Manager Approval Services
City of Vincent
244 Vincent Street
Leederville WA 6007

Att: Paola Di Perna (Manager Approval Services)

Dear Paola ,

APPLICATION FOR CHANGE OF USE - 3/622 (LOT 1) NEWCASTLE STREET, LEEDERVILLE - PROPOSED MICRO BREWERY

On behalf of our client Modular Brewing Pty Ltd (Modular), Urbis is pleased to submit the enclosed application for change of use to micro-brewery at 3/622 (Lot 1) Newcastle Street, Leederville (subject site).

LOCATION OF DEVELOPMENT

The subject site is located in the suburb of Leederville within the municipal boundary of the City of Vincent, approximately 2km north - west of the Perth CBD. The subject site has frontage to Newcastle Street only and is approximately 70m from the Loftus Street and Newcastle Street intersection (Figure 1).

The subject site is made up of three (3) warehouse tenancies, Unit 1 is currently vacant, Unit 2 is occupied by Greenies Panel and Paint and Unit 3 (subject tenancy) is vacant. A diverse range of uses surround the subject site, including a mixture of commercial, light industrial and residential uses (Table 1).



Figure 1 – Site Location



Source: Nearmap

Table 1 – Surrounding Uses

Orientation	Use Bordering Subject Site	Use further Beyond
North	Residential/Commercial	Community Facilities/City of Vincent
West	Light Industry (Bakery)/Commercial	Residential/Retail/Light Industry (ACCC Towing)
East	Office/Vacant Lot (Yard)	Residential/Light Industry
South	Water Corporation	Freeway

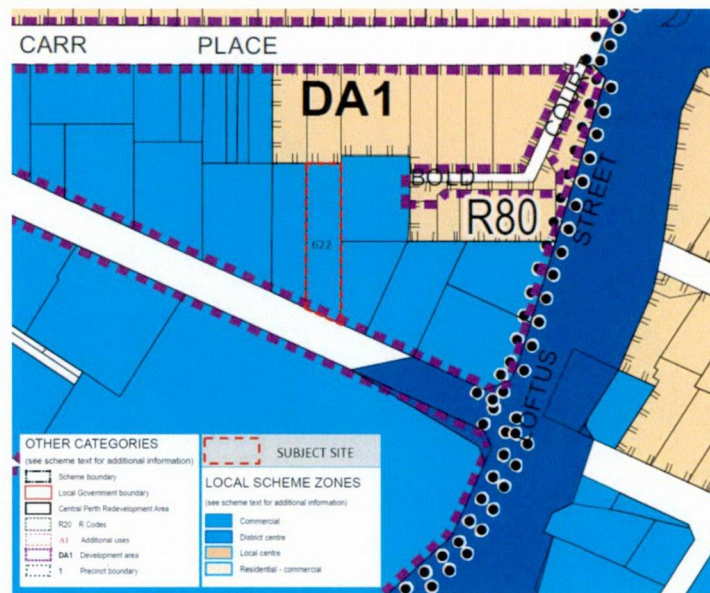
PROPOSED CHANGE OF USE

This application proposes to change the 'use' from a panel beater/mechanic into a micro-brewery for the purposes of production and distribution (small scale). Modular does not propose to develop or alter any external structures of the subject site.

Land Use Permissibility

The subject site is zoned under the City of Vincent Town Planning Scheme No 1 (TPS1) as 'District Centre' (Figure 2).

Figure 2 – TPS1 Map 02 – Vincent South West



Source: WAPC 2017

The intent for the site is the establishment of a Micro-Brewery that is defined as "Light Industry" under City of Vincent's Town Planning Scheme No.1 (TPS1). This was confirmed via a pre-lodgement meeting with the City of Vincent Planning Manager on Monday 20 February, 2017.

"Light Industry" is defined under the City of Vincent's TPS1 as:

'light industry' means,

(a) in which the processes carried on, the machinery used, and the goods carried to and from the premises will not adversely affect the amenity of the locality by reason of the emission of light, noise, electrical interference, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, waste water, or other waste products; and

(b) the establishment of which will not, or the conduct of which does not, impose an undue load on any existing or proposed service for the supply or provision of water, gas, electricity, sewerage facilities, or any other like services; The site is zoned Residential R60 in TPS1.'

In this zone, light industry is an 'SA' use.

'SA' means that the use is not permitted unless the Council has exercised its discretion and has granted planning approval after giving special notice in accordance with Clause 37.

Urbis understands the City of Vincent is currently reviewing their Scheme with draft Town Planning Scheme No 2 (TPS2), released for public comment in 2014. TPS2 has not been endorsed by the Western Australian Planning Commission and therefore is not binding when considering the proposed development. However, as the new scheme has been advertised, it is now considered a 'seriously entertained proposal' from a legal perspective and therefore the City will give due regard to the future zoning of the site and other relevant provisions when considering this application. Under TPS2 the subject site is zoned 'Regional Centre' (Figure 3). The most appropriate 'use' for brewing remains 'light industry'. This is a 'A' use within the 'Regional Centre' zone and therefore is not permitted unless the application is advertised and the submission received are considered in the assessment. There is consequently no difference to the existing zoning within TPS1.

Figure 3 – TPS2 - PRECINCT SCHEME MAP 1 – Leederville



Source: City of Vincent 2017

STRATEGIC PLANNING CONTEXT

The City has a number of strategic planning documents that are designed to guide the future development of the City's precincts. The overarching strategy for the City is the City of Vincent *draft* Local Planning Strategy (Strategy) adopted by Council in 2014. The proposed micro-brewery and operation is consistent with the following aspects of the Strategy:

- Self sufficiency – The proposed development can assist the City in meeting employment self-sufficiency targets (ESS). Not only will this proposal initially provide four new employees to the area, the head brewer is an owner and resident in Carr St.
- Theme of the precinct – The Leederville Precinct has an entertainment and hospitality theme. The proposal is in line with this theme as a local producer of beer. Modular will be targeting local establishments to supply their products.
- Occupation priority - Industrial, Mechanical & Production, is the most relevant line of occupation for a brewer outlined in the Strategy. This falls within the 'moderate' importance for the City. There is also sales and marketing elements to the proposal that fall within the 'High' importance of the City.

More locally, the City of Vincent's *Leederville Master Plan 2007* (Master Plan) sets out to provide a blueprint for future development in Leederville. We believe the proposal does achieve many of the objectives of the Master Plan such as:

- Economic – Provides an opportunity to replace a long term vacant space in Leederville, with a business proposition that currently doesn't exist and will provide economies locally through employment and supply to local businesses. The success of this business would see a long-term investment into upgrading the development to accommodate a facility that can be enjoyed by the local community.
- Environmental Sustainability – The business model promotes local production and supply of goods. This promotes a more traditional sustainable business model.
- Social Sustainability – Ideally, in the long term, Modular will be successful enough to be able to develop a facility that can be enjoyed by the community directly. This space would promote social interaction with a local flavour for future mixed use development surrounding the site.

It is acknowledged that the long term strategic prospect from this subject site is for a multi-story commercial development, however, given the market conditions and the ability for this operation to adaptable, we believe this proposal can be incorporated into future developments.

MICRO-BREWERY PROCESS AND OPERATION

The operation carried out is on an extremely low scale and is strategically placed to provide a very niche local market. The micro-brewing process carried out involves milling, mashing and boiling of the grist, wort and liquor. This will occur on site within a single vessel system (Kettle). More specifically this involves:

Stage 1

- Milling: 40-50 kg of malted barley/wheat into containers. Time taken ~10 minutes
- Mashing: Grist added to ~ 64C hot water. Time taken ~ 60 minutes
- Boiling: Boiling at 100C of resulting liquor. Time taken ~ 60 minutes



- Waste from mash: Spent grain collected and taken offsite to 3rd party post brewing process.

Stage 2

Fermentation and packaging (kegs/cans) occurs onsite and involves:

- Fermentation: Post inoculation of liquor which takes approximately 5 days of primary fermentation within pressure vessels sealed by a 40L water airlock (fermentation gasses pass through water prior to release).
- Disposable of fermentation waste: Resultant trub and yeast body is disposed of through conventional waste water and rubbish collection.

Modular will initially be producing up to 400 Litres per week which would entail two (2) separate brewing processes per week, however can be carried out in one (1) day. Pending the success of the business, the strategic direction of Modular would see an incremental increase in production up to 800 - 1000 Litres per week. This would involve four (4) separate processes a week. This is not envisaged to be until the third year of operation.

To provide some perspective, Gage Roads brews over 300,000 Litres per week and the intended production of Nowhereman Brewing across the train line in West Leederville is expected to be 3600 litres per week.

The distribution of the product will be via kegs direct to bars around Perth. Modular plan to deliver the product in kegs and given the small volumes, will do so via a ute or van.

No sale, or consumption for sale, of product, will occur on site and this application applies for production only.

STAFFING AND HOURS OF OPERATION

The micro-brewery will be staffed by a maximum of three (3) people at any one time. As outlined in the brewing process above, a clear majority of time surrounds the fermentation of the product. This will be monitored daily by visits from one (1) staff member only. Due to the length of time required for the fermentation process, there is limited ability to initiate more than two brews within a week. Therefore, the impact of operations on surrounding uses is extremely limited.

All stages of the brewing process will be carried out at varied times within the hours of 8am and 7pm on any given day of the week.

The brewery does not plan to trade direct with the public and therefore and therefore there is no specified trading hours.

PARKING

The subject site, Unit 3 specifically, contains four (4) exclusive use car parking bays within the lot as depicted on the proposed site plan. As mentioned above, the maximum staff on site at any one time will be three (3). Therefore, the four (4) car bays is more than adequate for the needs of the lessee.

The parking requirements under the *City of Vincent Parking and Access Policy No. 7.7.1* (Policy 7.7.1) are outlined below in Table 2:



Table 2 – Parking Requirements

	Use	Required	Provided	Comply
Vehicle	Light Industry	1 per 100 sq. m	4 bays exclusive	Yes

Policy 7.7.1 also refers to bicycle parking provisions, however, does not refer to requirements for 'light industry'. The subject unit provides large areas for bicycle parking and if the City sees it necessary to cater for this, Modular is happy for this to be conditioned as part of an approval.

ODOUR

Upon request of the City, Modular have engaged odour consultants Northstar Air Quality (Northstar) to carry out an odour emission assessment for the proposed micro-brewing operation at the subject site. This report in its entirety can be found attached to this development application.

Northstar carried out the assessment through the following process:

- Magnitude of odour impacts associated with the various stages of the beer brewing process
- The sensitivity of current and (likely) future land uses to potential odour impacts: and
- Risk is assessed as the product of those considerations.

The objective of the risk assessment is to provide a systematic and transparent methodology to identify the requirement for odour controls and achieve an objective consistent with the requirements of the Environmental Protection Act (1986).

The Report makes a direct correlation with the neighbouring bakery (Strange Grains Gluten Free Bakery) due to the similarities of odour. The assessment looks at the cumulative impact of both the bakery and micro-brewery as opposed to just assessing the micro-brewery on its own merit. The assessment has been assessed based on the potential future encroachment of residential uses at the property boundary or in simple terms, worst case scenario.

The Report refers to the odour as being a pleasant smell, much like that of a bakery. Without any mitigation processes in place, the vapours from the 60 minute process of wort boiling are assessed as being slight or negligible and the risk is neutral or intermediate.

The Report then recommends the following mitigation measures:

- Registration and follow up of odour complaints. These will be recorded using the odour complaints form and register that can be viewed in Appendix B of the Northstar Report.
- Assessment of activities that might cause odours e.g. by-product storage during the summer period.
- Regular inspection and maintenance of containment measures in area that can cause odours e.g. oil tanks and wastewater installations.
- Potential best available technologies.
- Condensation of vapours.

The implementation of this mitigations reduces the risk from moderate to negligible. Modular are committed to adopt the above outlined measures and therefore produce negligible odour emissions.

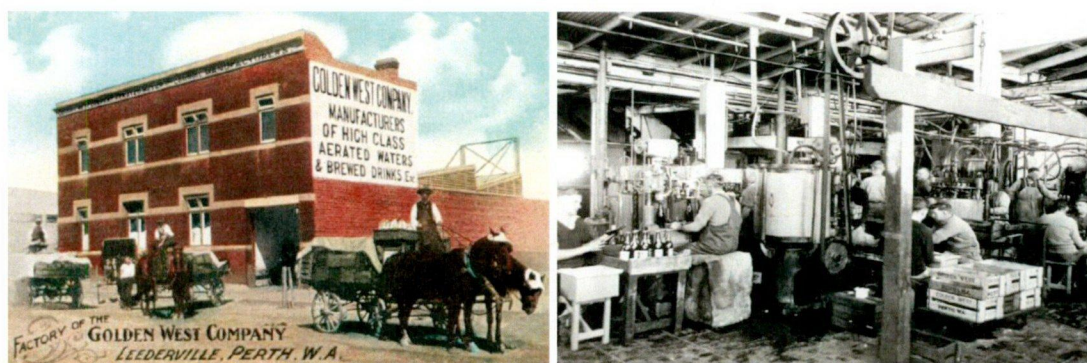
NOISE

The micro-brewing process produces a very little noise emissions and will operate well within the guidelines of the *Environmental Protection (Noise) Regulations 1997*. The only aspect of the brewing process that creates noise is milling the grain. This is not dissimilar to using a domestic juicer or blender. This will be carried out with the operating hours.

LEEDERVILLE BREWING HERITAGE

Brewing is not foreign to Leederville, instead, it forms a large part of its celebrated history. As can be researched within the City of Vincent's 2007 publication of local history, "*Our Town*", Leederville was home to the Golden West Company. Golden West was established in 1896 by JJ Wallis. Golden West operated out of a large factory in Carr Street, within immediate proximity to the subject site, and as depicted in Figure 4, brewed a range of beverages. The company was rebranded to 'Gest' and sold to Coca Cola (Town of Vincent, 2007).

Figure 4 – Golden West Company - Leederville



Source: Town of Vincent 2007

Upon this discovery, the directors of Modular Brewing Pty Ltd fell in love with historic concept of this story and thus propose to reignite the "Golden West" story in Leederville by trading under the name of "Golden West Brewing".

CONCLUSION

The proposed change of use application seeks approval to establish a 'micro brewery' on the subject site. We believe the necessary investigations have been carried out and appropriate planning requirements addressed to ensure the 'use' is appropriate to the context of the area. Modular engaged Northstar Air Quality to ensure the appropriate information is made available and mitigation measures are put in place for this 'use' within its context.

Modular believes they will be a strong contributor to the local area and with the head-brewer an owner and resident in Carr St, the local interests of community are highly considered in this proposal.



It is respectfully requested that the application be approved subject to relevant and reasonable conditions.

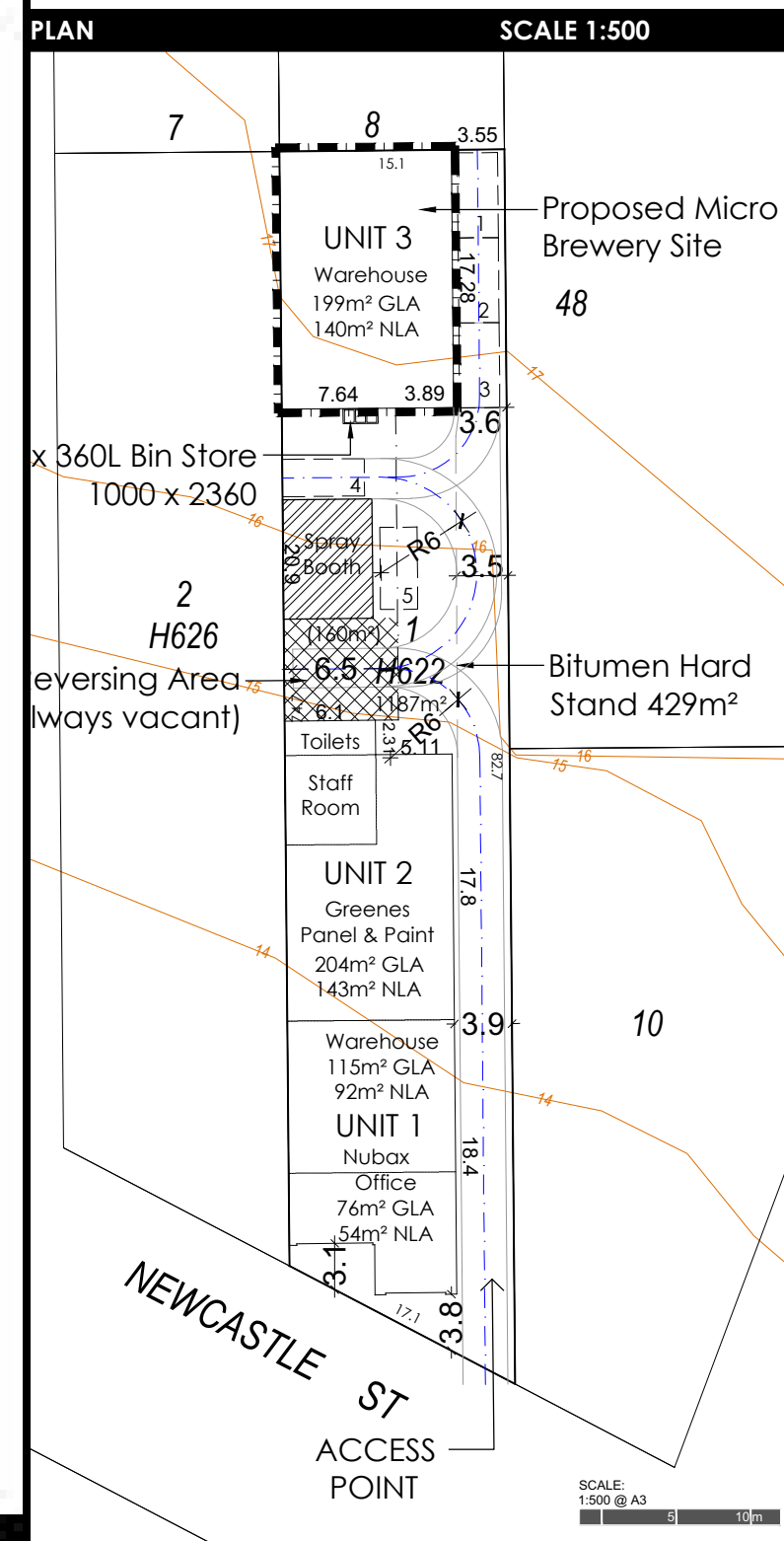
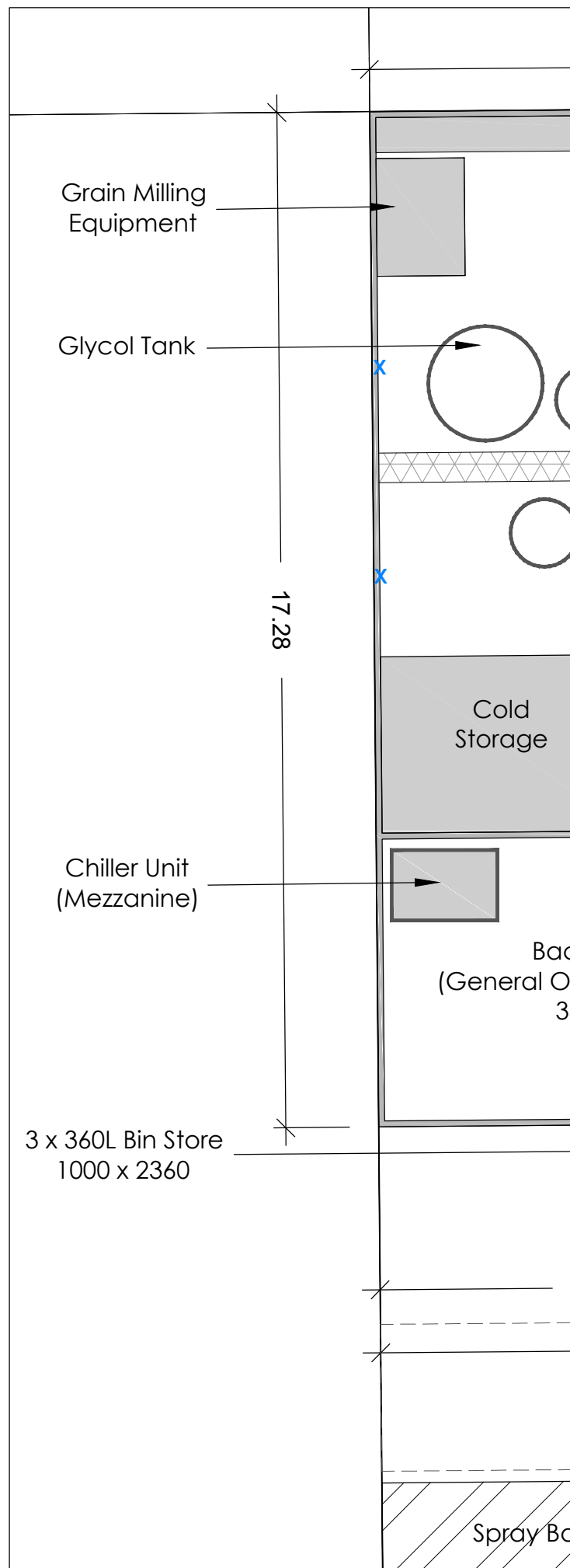
If you have any questions please don't hesitate to contact me at 9346 0500 or knolan@urbis.com.au.

Yours sincerely,







A handwritten signature in black ink, appearing to read "Kris Nolan".

Kris Nolan
Director

Enc North Star Air Quality - Odour Report
 Application Form
 Certificate of Title
 3 x Floor/Site Plan



END

-  PROPOSED MICRO BREWERY SITE
-  HARDSTAND
-  WATER SOURCE
-  3 PHASE POWER SOURCE
-  OFF STREET PARKING BAYS (5)
-  EXISTING FLOOR PLAN