

Proposed Brewery, Restaurant, Shop and Cellar Door

Operational Management Plan


Opening Hours – Five (5) Days per Week (Weekdays and Weekends combo)

Full time Employees – Six (6) newly created positions

Restaurant (café) and or occasional event space, patrons – Maximum 60 people



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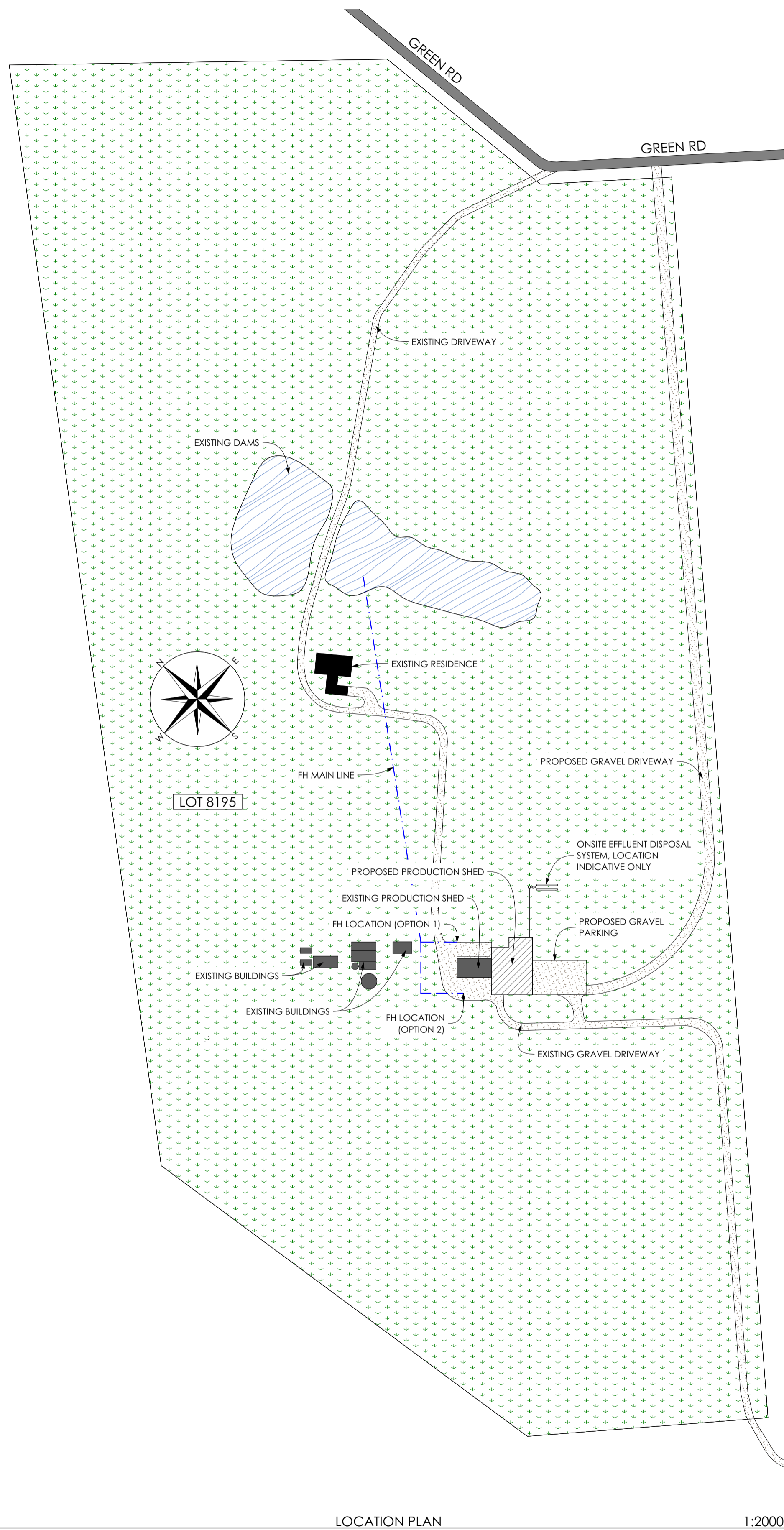
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Building Surveyor

Thermal Energy Consultant

Engineer

DRAWING: COVER
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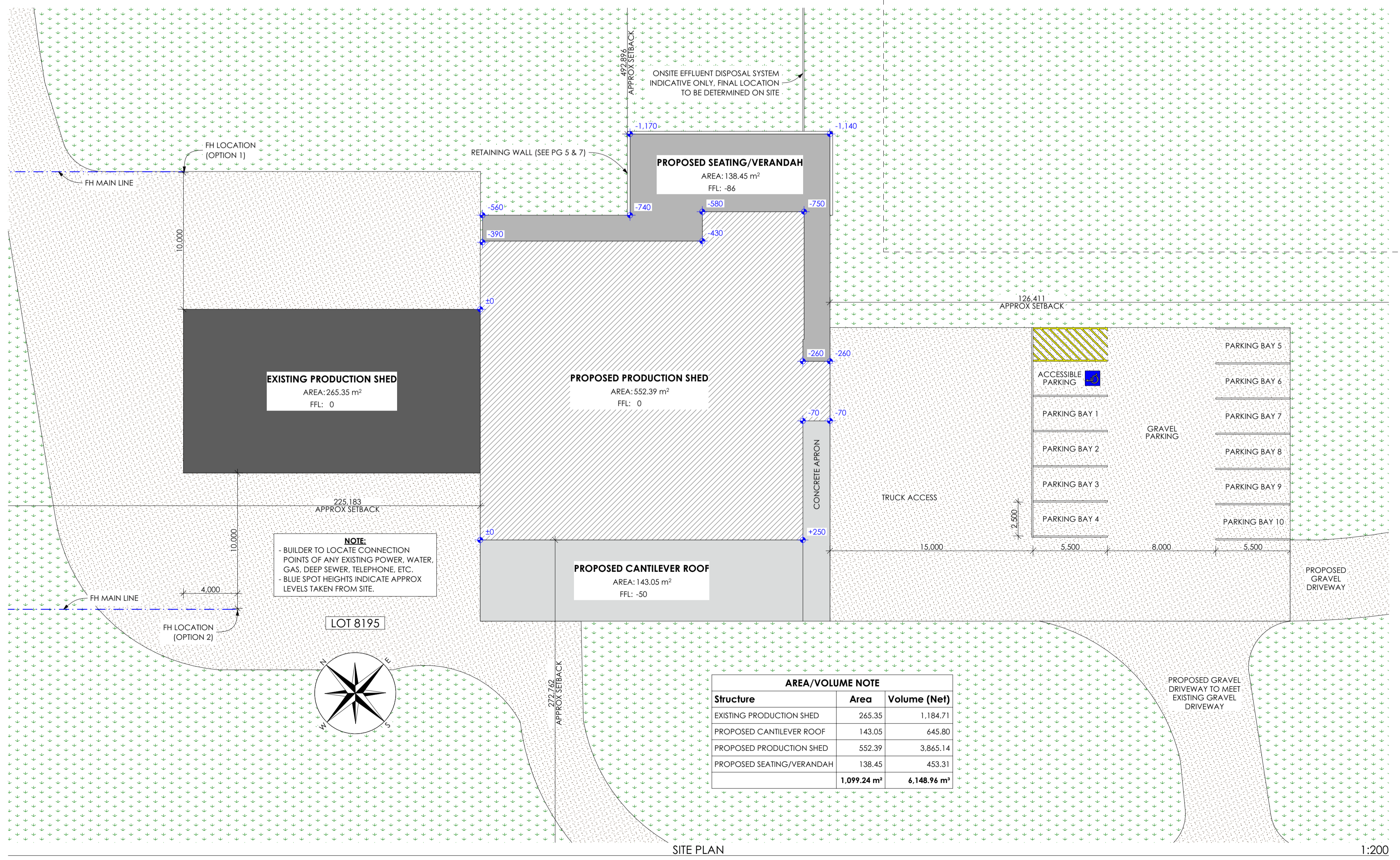
LOCATION PLAN

1:2000

- CONSTRUCTION NOTES:**
Project to comply with **NCC Volume 1**
- ❖ Buildings structure to comply with **Section B Structure**
 - ❖ Fire resistance to comply with **Section C**
 - **Part C1 Fire Resistance & Stability**
 - C1.10 Fire hazard properties
 - ❖ Access & Egress to comply with **Section D and AS 1428.1**
 - **Part D2 Construction of exits**
 - D2.4 Separation of rising and descending stair flights
 - D2.13 Goings & risers
 - D2.14 Landings
 - D2.16 Barriers to prevent falls
 - D2.17 Handrails
 - **Part D3 Access for people with disability**
 - D3.2 Access to buildings
 - D3.5 Accessible Parking
 - D3.6 Signage
 - D3.8 Tactile Indicators
 - ❖ Services & equipment to comply with **Section E**
 - **Part E1 Fire fighting equipment**
 - E1.3 Fire hydrants
 - E1.4 Fire hose reels
 - E1.6 Portable fire extinguishers
 - **Part E4 Visibility in an emergency, exit signs and warnings systems**
 - E4.2 Emergency lighting requirements
 - E4.4 Design and operation of emergency lighting
 - E4.5 Exit signs
 - E4.6 Direction signs
 - E4.8 Design and operation of exit signs
 - ❖ Health and amenity to comply with **Section F and AS 1428.1**
 - **Part F1 Damp and weatherproofing**
 - F1.1 Stormwater drainage
 - F1.5 Roof coverings
 - F1.6 Sarking
 - F1.7 Waterproofing of wet areas in buildings
 - F1.10 Damp proofing of floors on ground
 - **Part F2 Sanitary and other facilities**
 - F2.3 Facilities in class 3 to 9 buildings
 - F2.4 Accessible sanitary facilities
 - ❖ Buildings energy efficiency to comply with **Section J**
 - **Part J1 Building Fabric**
 - **Part J3 Building Sealing**
 - **Part J5 Air-conditioning & ventilation systems**
 - **Part J6 Artificial lighting & power**

- GENERAL NOTES:**
1. Builder to check and verify all measurements, levels, pitches, coursing, etc prior to commencing any work.
 2. Builder to locate position of any services e.g. power, water, septic/ deep sewer, gas, telephone, etc prior to commencing any work.
 3. All referenced standards to be the current version at time of construction.
 4. All materials and workmanship to comply with the most current Australian Standards, National Construction Code of Australia (NCC), Local Authority & Statutory regulations and manufacturer's specifications.
 5. Durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like.
 6. All dimensions are in millimetres unless otherwise stated.
 7. All metal in ground to be bitumen coated to 100 above ground level.
 8. All timber in ground to be coated with creosote to 100 above ground level.
 9. Keep all roof members clear of installation locations for range hood, exhaust fan and heater flues where possible.

CERTIFICATE OF INSPECTION



AREA/VOLUME NOTE

Structure	Area	Volume (Net)
EXISTING PRODUCTION SHED	265.35	1,184.71
PROPOSED CANTILEVER ROOF	143.05	645.80
PROPOSED PRODUCTION SHED	552.39	3,865.14
PROPOSED SEATING/VERANDAH	138.45	453.31
TOTAL	1,099.24 m²	6,148.96 m³

SITE PLAN

1:200

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Building Surveyor

Thermal Energy Consultant

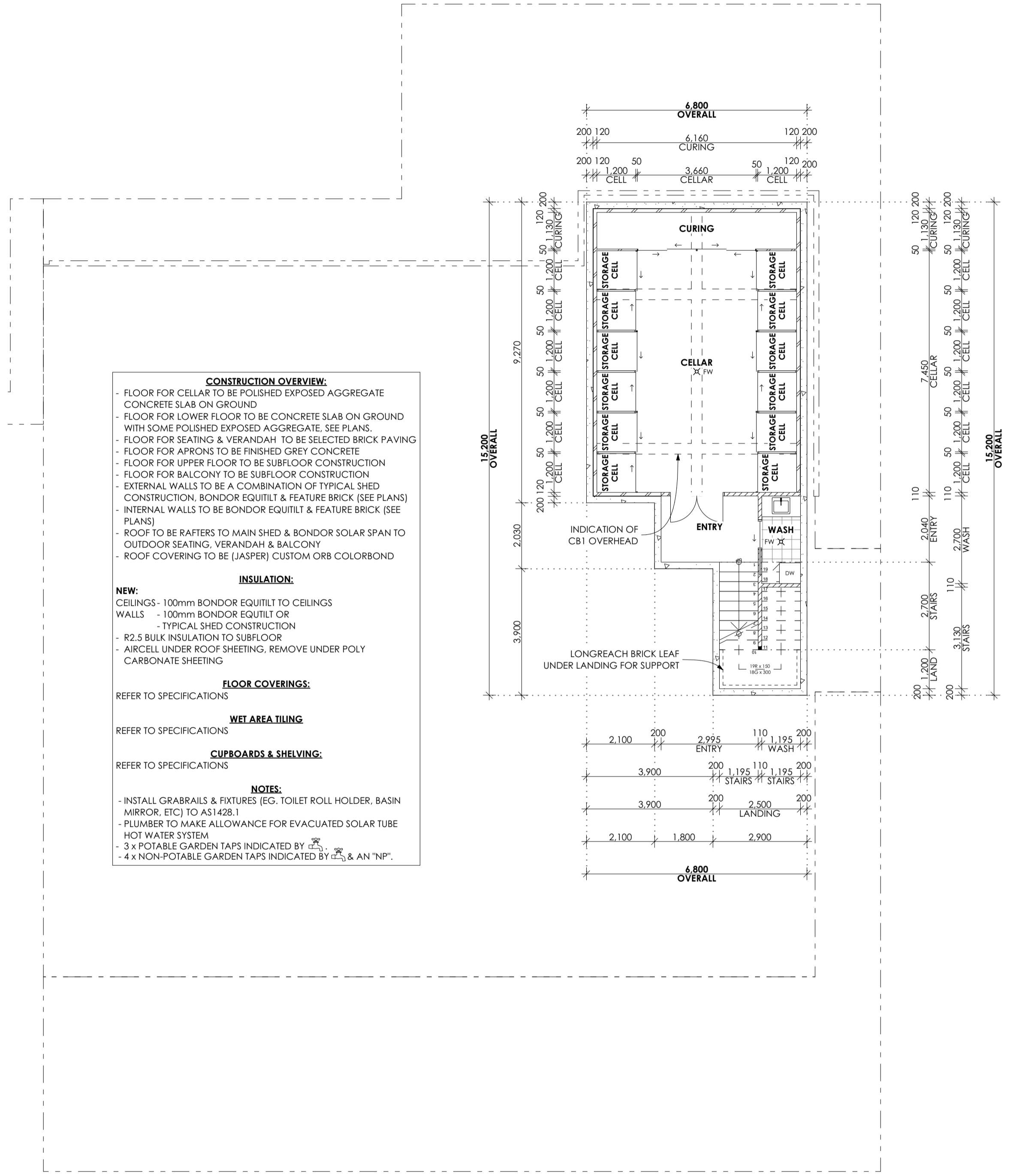
Engineer

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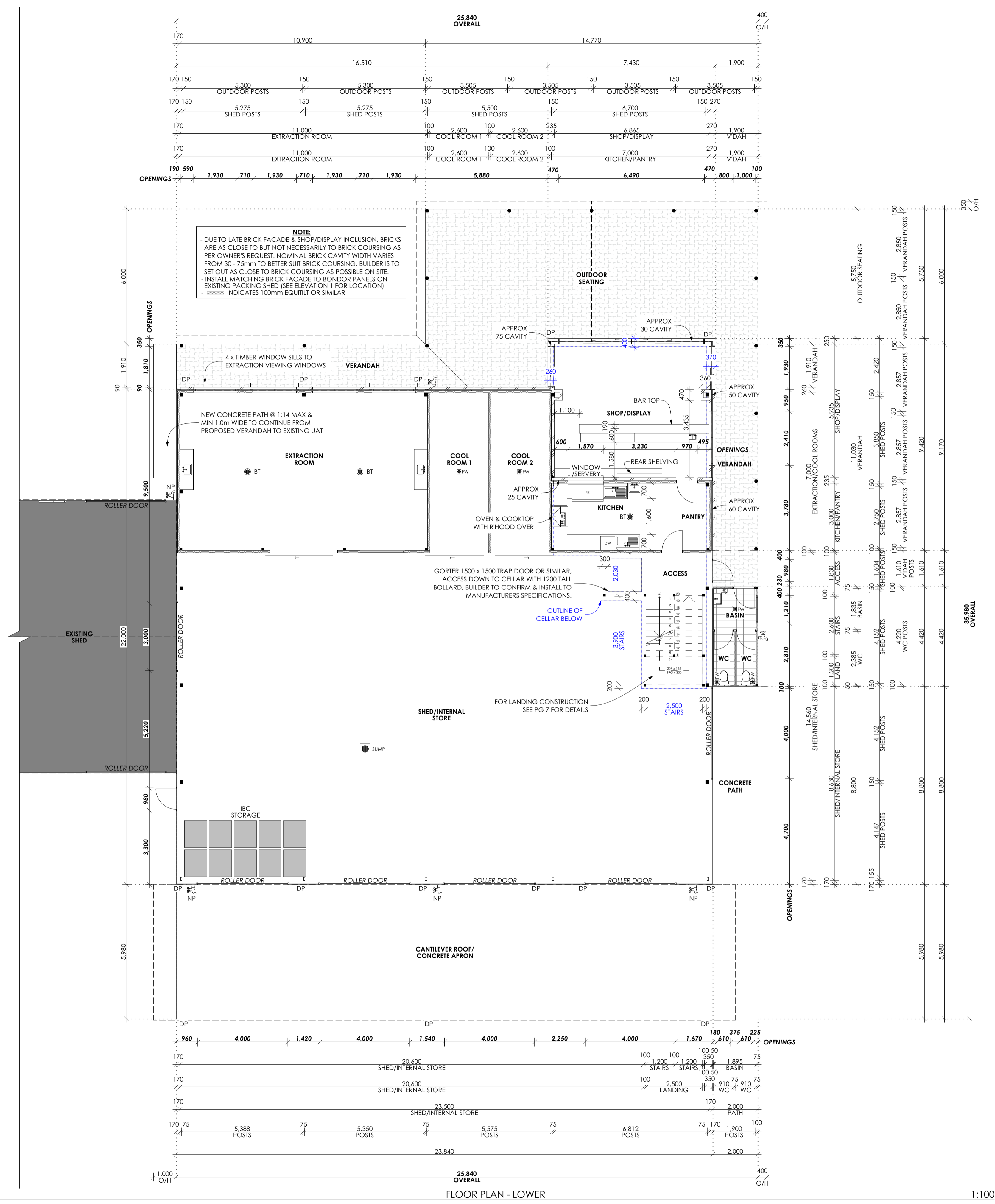
DRAWING: CERTIFICATE OF INSPECTION, LOCATION PLAN, SITE PLAN

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FLOOR PLAN - CELLAR 1:100



FLOOR PLAN - LOWER 1:100

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Building Surveyor	Thermal Energy Consultant	Engineer	DRAWING: FLOOR PLAN - CELLAR, FLOOR PLAN - LOWER All drawings to be read in conjunction with Structural Engineer's notes. All Structural Engineering details & notes take precedence. Do not scale from drawings. This design is the sole property of Bachos Building Design and shall not be reproduced in any way, unless written consent is given by Bachos Building Design. © Bachos Building Design 2024	DRAWN: 24/12/2024 REVISION: SCALE: 1:100 SHEET: A1 WIND: SOIL: M BAL: 29 PAGE: 3 of 16

CONSTRUCTION OVERVIEW:
 FLOOR FOR CELLAR TO BE POLISHED EXPOSED AGGREGATE CONCRETE SLAB ON GROUND
 FLOOR FOR LOWER FLOOR TO BE CONCRETE SLAB ON GROUND WITH SOME POLISHED EXPOSED AGGREGATE, SEE PLANS.
 FLOOR FOR SEATING & VERANDAH TO BE SELECTED BRICK PAVING
 FLOOR FOR APRONS TO BE FINISHED GREY CONCRETE
 FLOOR FOR UPPER FLOOR TO BE SUBFLOOR CONSTRUCTION
 FLOOR FOR BALCONY TO BE SUBFLOOR CONSTRUCTION
 EXTERNAL WALLS TO BE A COMBINATION OF TYPICAL SHED CONSTRUCTION, BONDOR EQUILTIL & FEATURE BRICK (SEE PLANS)
 INTERNAL WALLS TO BE BONDOR EQUILTIL & FEATURE BRICK (SEE PLANS)
 ROOF TO BE RAFTERS TO MAIN SHED & BONDOR SOLAR SPAN TO OUTDOOR SEATING, VERANDAH & BALCONY
 ROOF COVERING TO BE (JASPER) CUSTOM ORB COLORBOND

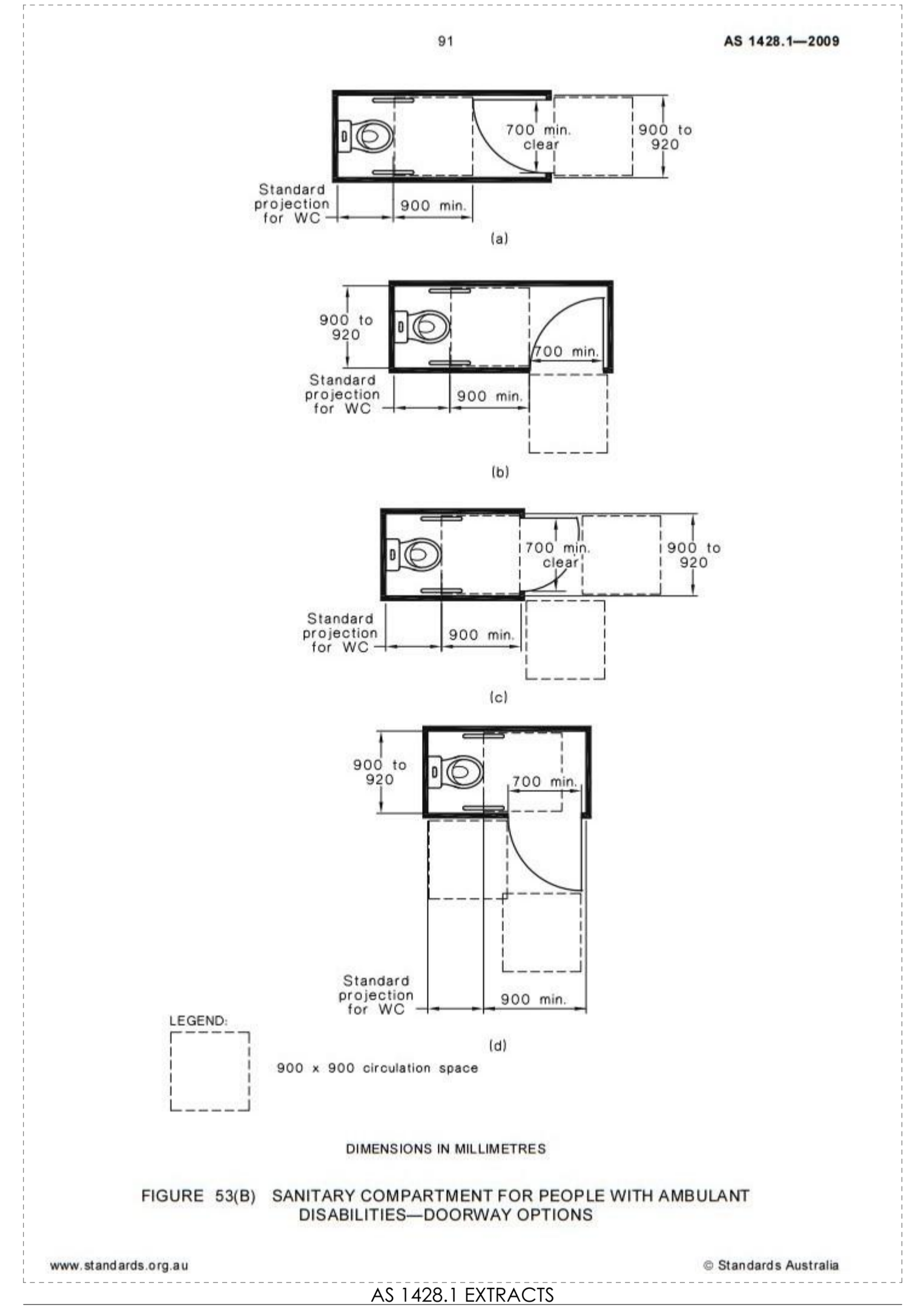
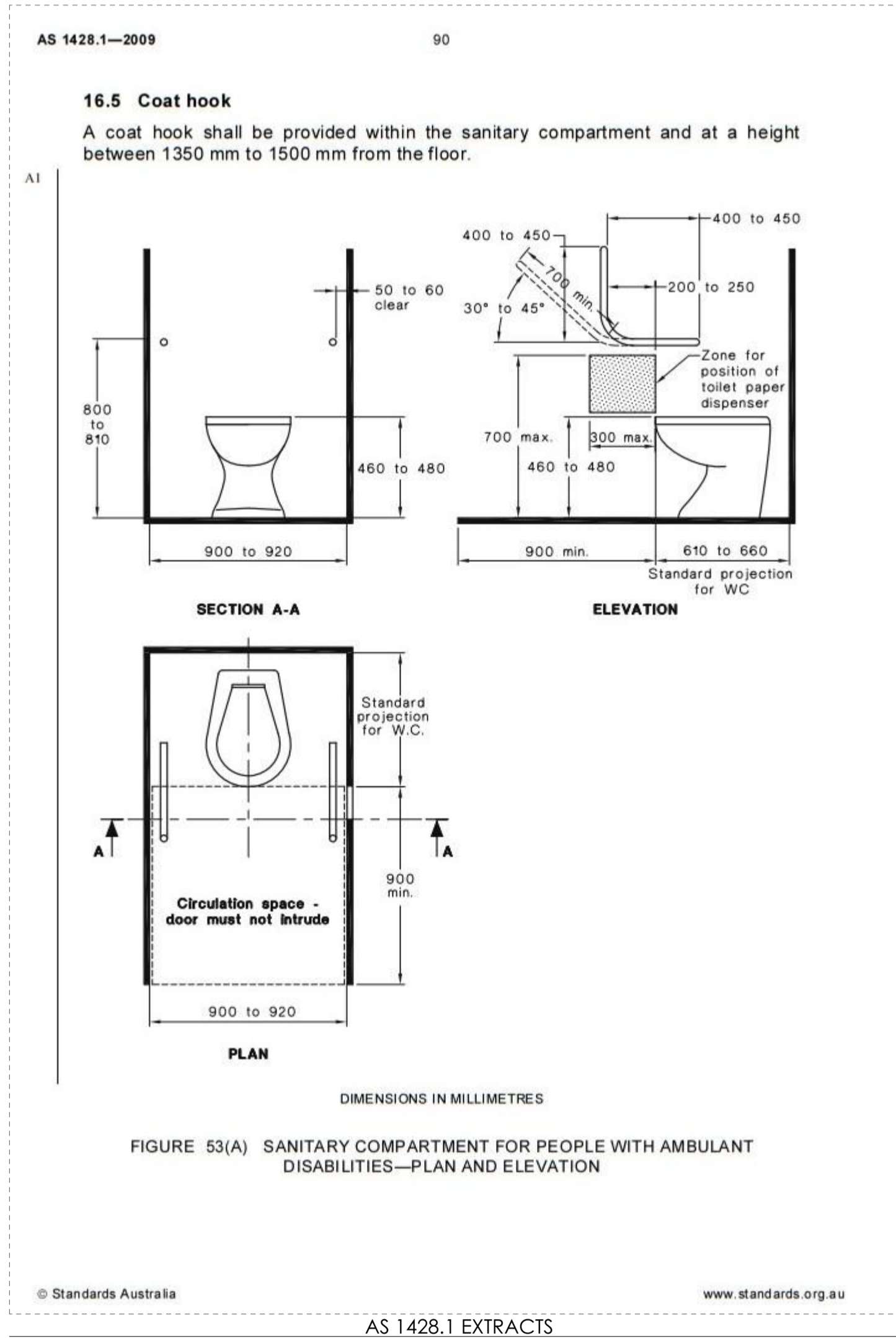
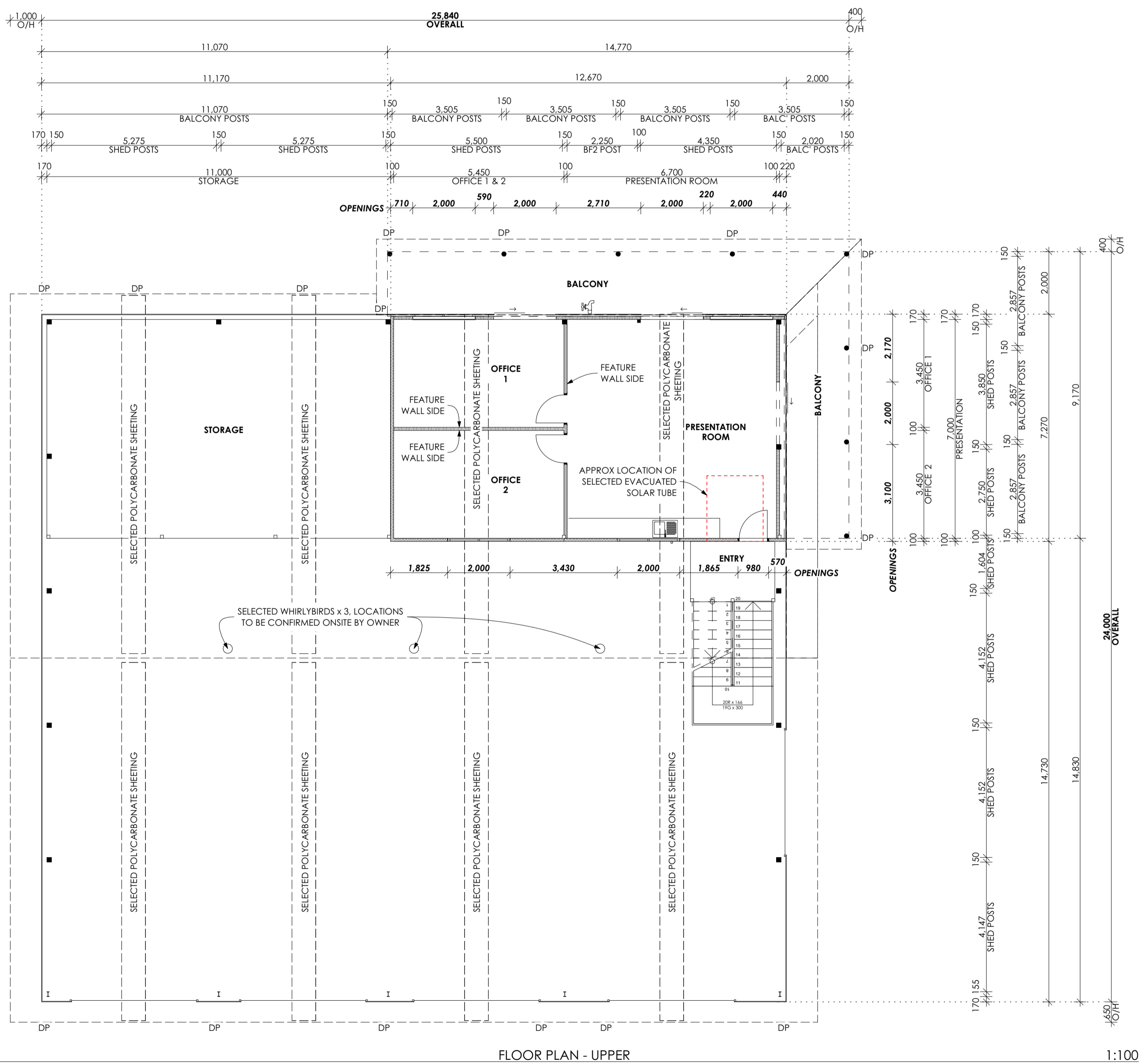
INSULATION:
 NEW:
 CEILINGS - 100mm BONDOR EQUILTIL TO CEILINGS
 WALLS - 100mm BONDOR EQUILTIL OR TYPICAL SHED CONSTRUCTION
 R2.5 BULK INSULATION TO SUBFLOOR
 AIRCELL UNDER ROOF SHEETING, REMOVE UNDER POLY CARBONATE SHEETING

FLOOR COVERINGS:
 REFER TO SPECIFICATIONS

WET AREA TILING:
 REFER TO SPECIFICATIONS

CUPBOARDS & SHELVING:
 REFER TO SPECIFICATIONS

NOTES:
 - INSTALL GRABRAILS & FIXTURES (EG. TOILET ROLL HOLDER, BASIN MIRROR, ETC) TO AS1428.1
 - PLUMBER TO MAKE ALLOWANCE FOR EVACUATED SOLAR TUBE HOT WATER SYSTEM
 - 3 x POTABLE GARDEN TAPS INDICATED BY $\frac{P}{\square}$
 - 4 x NON-POTABLE GARDEN TAPS INDICATED BY $\frac{NP}{\square}$ & AN 'NP'.



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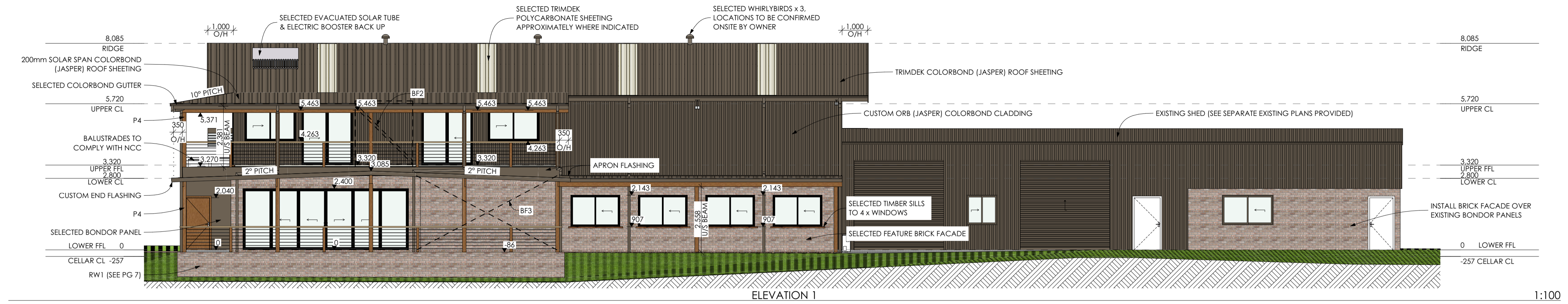
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DRAWING: FLOOR PLAN - UPPER, AS 1428.1 EXTRACTS

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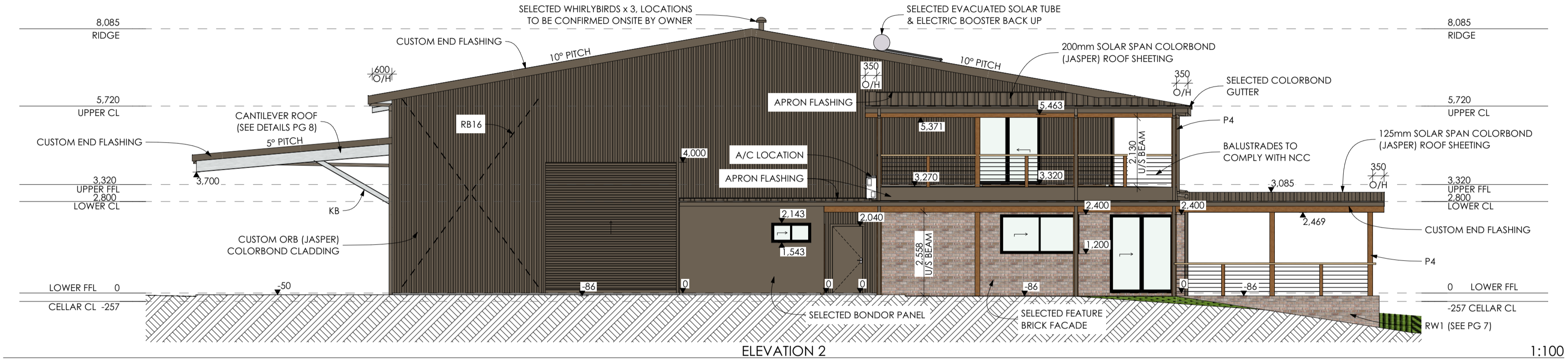


ELEVATION 1

1:100

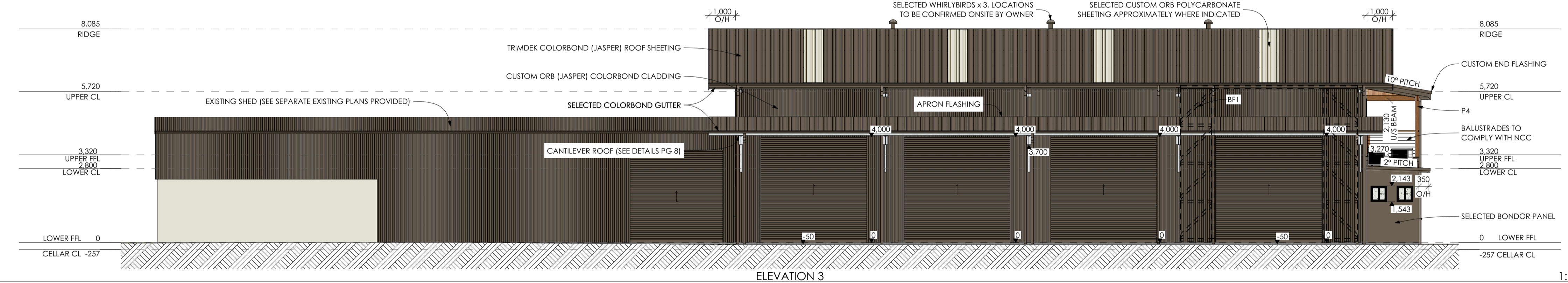
BALUSTRADE NOTE:
ALL BALUSTRADE TO COMPLY WITH N.C.C PART 3.9.2.5. STEEL WIRE BALUSTRADE TENSION TO COMPLY WITH TABLES 3.9.2.1 & 3.9.2.3

NOTE: APPROX 400 WIDE APRON FLASHING TO REMOVE VALLEY TRAY REQUIREMENT BY COVERING ENTIRE O/H DISTANCE WHERE OUTDOOR SEATING & VERANDAH VALLEY MEET BALCONY.



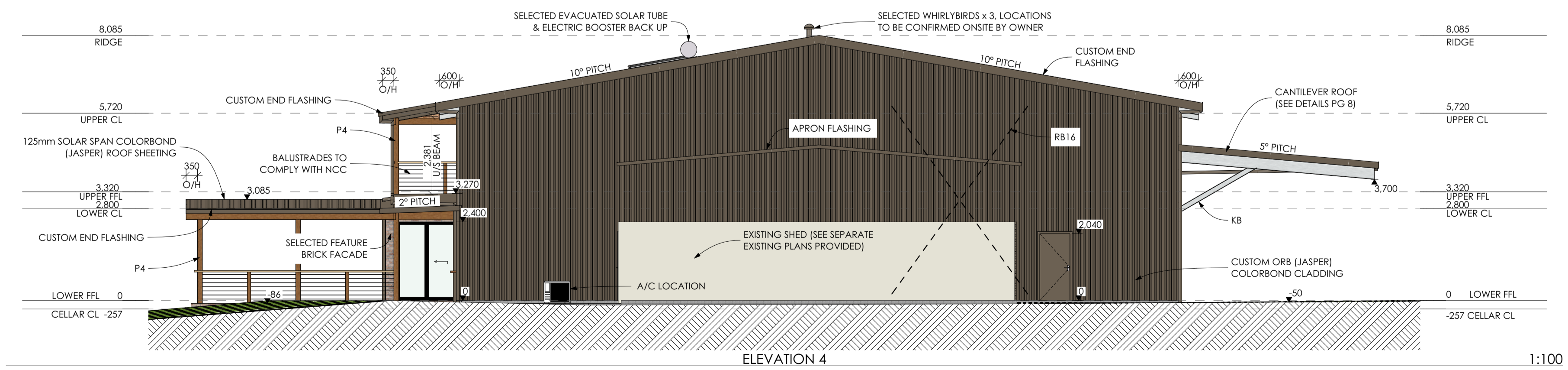
ELEVATION 2

1:100



ELEVATION 3

1:100



ELEVATION 4

1:100

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