

APPENDIX A – Consolidated Consent

Project Approval

Section 75J of the *Environmental Planning and Assessment Act 1979*

I approve the project referred to in Schedule 1, subject to the conditions set out in Schedules 2 to 4.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.

Frank Sartor MP
Minister for Planning

Sydney

2007

SCHEDULE 1

Application No:	06_0303
Proponent:	Tooheys Pty Ltd
Approval Authority:	Minister for Planning
Land:	Part Lot 10 DP 1008367, 29 Nyrang Street, Lidcombe.
Project:	Upgrade and continued use of the Tooheys Brewery.

Mod 1 2009
Mod 2 2010
Mod 3 2011
Mod 4 2012

Cogeneration Facility
Heineken Brewing Expansion
WasteWater Treatment Facility
Acoustic Criteria

DEFINITIONS

BCA	Building Code of Australia
Council	Auburn Council
Day	Day is defined as the period from 7.00am to 6.00pm on Monday to Saturday, and 8.00am to 6.00pm on Sundays and public holidays
DECCW	Department of Environment, Climate Change and Water
Department	Department of Planning and Infrastructure
Director-General	Director-General of the Department (or delegate)
EA	Environmental Assessment of the <i>Upgrade of Tooheys Brewery</i> , prepared by Arup, and dated 27 March 2007
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning & Assessment Regulation 2000</i>
EPA	Environment Protection Authority
Minister	Minister for Planning and Infrastructure (or delegate)
Evening	Evening is defined as the period from 6.00pm to 10.00pm
Night	Night is defined as the period from 10.00pm to 7.00am on Monday to Saturday, and 10.00pm to 8.00am on Sundays and Public Holidays
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Project	Upgrade of Tooheys Brewery, Lidcombe
Proponent	Tooheys Pty Ltd
RTA	Roads and Traffic Authority
RMS	NSW Roads and Maritime Service
Site	Land to which application applies
Statement of Commitments	The Proponent's commitments in Appendix B
Upgrade	Includes the proposed works described in Appendix C

SCHEDULE 2 ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

1. The Proponent shall implement all practicable measures to prevent and/or minimise any harm to the environment that may result from the construction and/or operation of the project.

Terms of Approval

2. The Proponent shall carry out the project generally in accordance with the:
 - a) EA;
 - b) Revised site plan contained in appendix A;
 - c) Statement of Commitments in Appendix B;
 - d) Modification application 06_0303 MOD 1 and supporting document titled Tooheys Brewery, Lidcombe - Cogeneration Facility - Part 3A Modification - Environmental Assessment, prepared by ARUP, September 2009;
 - e) Modification Application 06_0303 MOD 2 and supporting documentation titled Tooheys Brewery, Lidcombe, Heineken Brewing Expansion - Part 3A Modification - Environmental Assessment, prepared by ARUP, May 2010;
 - f) Modification application 06_0303 MOD 3 and supporting document titled Tooheys Brewery, Wastewater Treatment Plant, Environmental Assessment, September 2011, including Statement of Commitments, prepared by ARUP; and
 - g) Modification Application 06_0303 Mod 4 and supporting documentation titled *Tooheys Brewery Acoustic Criteria, Modification of Acoustic Criteria*, prepared by Arup Pty Ltd, dated 19 July 2012.
 - h) Conditions of this approval.
3. If there is any inconsistency between the above, the conditions of this approval shall prevail to the extent of any inconsistency.
4. The Proponent shall comply with any reasonable requirement/s of the Director-General arising from the Department's assessment of:
 - a) any reports, plans, strategies, programmes or correspondence that are submitted in accordance with this approval; and
 - b) the implementation of any actions or measures contained in these reports, plans, strategies, programmes or correspondence.

Limits on Approval

5. The Proponent shall not produce more than 3.3 million hectolitres of beer per annum.
6. There is to be no direct sale or display of goods on the site to the general public.

Surrender of Existing Development Consents

7. Prior to the commencement of any construction activities associated with the upgrade, the Proponent shall surrender all existing development consents for the site in accordance with Clause 97 of the *Environmental Planning and Assessment Regulation 2000*.

Management Plans/Monitoring Programs

8. With the approval of the Director-General, the Proponent may submit any management plan or monitoring program required by this approval on a progressive basis.

Structural Adequacy

9. The Proponent shall ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the BCA.

Notes:

- Under Part 4A of the EP&A Act, the Proponent is required to obtain construction and occupation certificates for the proposed building works.
- Part 8 of the EP&A Regulation sets out the requirements for the certification of the project.

Demolition

10. The Proponent shall ensure that all demolition work is carried out in accordance with *Australian Standard AS 2601-2001: The Demolition of Structures*, or its latest version.

Protection of Public Infrastructure

11. Prior to commencement of construction of the upgrade, the Proponent shall:
 - a) prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters, footpaths, etc) in consultation with Council; and
 - b) submit a copy of this report to the Director-General.
 12. The Proponent shall:
 - a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
 - b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.
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Compliance Report

13. Prior to commissioning of the upgrade, the Proponent shall submit work as executed plans to the Department for all development associated with the project. These plans must be prepared by a suitably qualified and experienced expert, and must include plans showing the work as executed plans laid over the approved plans to demonstrate that the development has been carried out in accordance with the approved plans.

Operation of Plant and Equipment

14. The Proponent shall ensure that all plant and equipment used on the site is maintained and operated in an efficient manner, and in accordance with relevant Australian Standards.
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SCHEDULE 3 SPECIFIC ENVIRONMENTAL CONDITIONS

NOISE

Noise Limits

15. The Proponent shall ensure that noise from operation of the project does not exceed the noise limits presented in Table 1.

Table 1: Project Noise Limits dB(A)

Day	Evening	Night	Location
L_{Aeq} (15 minute)		L_{A1} (1 minute) or L_{Amax}	
62	62	62	65
At any residence or other noise sensitive receiver			

Notes:

- a) To determine compliance with the L_{Aeq} (period) noise level limits in the above table, noise from the project is to be measured at the most affected point within the residential boundary, or at the most affected point within 30 metres of a dwelling where the dwelling (rural situations) is more than 30 metres from the boundary. To determine compliance with the L_{A1} (1 minute) noise level limits in the above table, noise from the project is to be measured at 1 metre from the dwelling façade. Where it can be demonstrated that direct measurement of noise from the project is impractical, the DECCW may accept alternative means of determining compliance (see Chapter 11 of the NSW Industrial Noise Policy). The modification factors in Section 4 of the NSW Industrial Noise Policy shall also be applied to the measured noise levels where applicable.
- b) The noise emission limits identified in the above table apply under all meteorological conditions:
- c) The noise limits do not apply if the Proponent has an agreement with the relevant owner of lands within these locations to generate higher noise levels and the Proponent has advised the Department in writing of the terms of this agreement.

Hours of Operation

16. The Proponent shall comply with the following hours of operation:

Table 2: Hours of Operation

Activity	Day	Time
Construction	Monday – Friday	7:00am to 6:00pm
	Saturday	8:00am to 1:00pm
	Sunday and Public Holidays	Nil
Operation	All days	Any time

Notes:

- Construction activities may be conducted outside the hours in Table 2 provided that the activities are not audible at any residence beyond the boundary of the site.

Operating Conditions

17. The Proponent shall ensure that:
- a) Noise from reversing alarms are minimised at all times;
 - b) During night time hours of 10.00pm to 7.00am, the eastern roller shutter door of the racking cellar is closed;
 - c) During night time hours of 10.00pm to 7.00am, the southern roller shutter door of the racking cellar is closed and only open when a truck leaves the cellar, and closed immediately once the truck has left;
 - d) All trucks enter the racking cellar via the western ramp, not the southern roller door, at all times;
 - e) The northern most racks are to be utilised at all times; and
 - f) The use of rubber pads should be investigated to minimise the impact when kegs are first dropped.
18. A public address system or sound amplifying equipment shall only be used in the event of emergencies.

Construction Noise Management

19. Remove.

20. The Proponent shall notify residents adjacent the site of activities likely to affect their noise and vibration amenity. Notification shall be provided on a bi-monthly basis for the periods of construction likely to affect residents. The notification should include detail of the proposed works, timeframes, hours of activity and give a 24 hour complaints line telephone number to ensure all community issues are appropriately addressed.

Noise Monitoring

21. The Proponent shall prepare and implement a Noise Monitoring Programme for the project, to the satisfaction of the DECCW and the Director-General. The Noise Monitoring Programme shall be submitted to the Director-General prior to commencing construction, and must include a noise monitoring protocol for evaluating compliance with the project noise limits in Table 1.
- 21a. Within 90 days of the commencement of operation of the cogeneration facility on the site, the Proponent shall carry out a Noise Audit of the project to the satisfaction of the Director-General. This audit shall:
- a) be undertaken by a suitably qualified and experienced person whose appointment has been endorsed by the Director-General;
 - b) be carried out during a period in which the project is operating at normal capacity;
 - c) assess whether the project is complying with the relevant noise impact assessment criteria in this approval;
 - d) provide details of any complaints received on the noise impacts of the project, and any action taken to respond to these complaints; and
 - e) identify additional measures that could be implemented to ensure compliance should any non-compliance be detected.
- 21b. Within 30 days of commencement of peak operations, the Proponent shall carry out a Noise Audit of site to the satisfaction of the Director-General. This audit shall:
- f) be undertaken by a suitably qualified and experienced person whose appointment has been endorsed by the Director-General;
 - g) be carried out during a period in which the project is operating at normal capacity;
 - h) assess whether the site's operations are complying with the relevant noise impact assessment criteria in this approval;
 - i) provide details of any complaints received on the noise impacts from the site, and any action taken to respond to these complaints; and
 - j) identify additional measures that could be implemented to ensure compliance should any non-compliance be detected.
- 21c. Should the results of the noise validation show an exceedence of the noise criteria, Tooheys shall employ additional mitigation to reduce noise impacts from the site, to the satisfaction of the EPA and the Director-General.

AIR QUALITY

Air Quality Criteria

22. The Proponent shall design, construct and operate the project in a manner that minimises dust emissions.
- 22a. The Proponent shall operate the facility in a manner which complies with the air emission limit conditions specified in EPL No. 1167, issued under the POEO Act.

Design Requirements

23. The Proponent shall ensure that the:
- a) stack conforms with the specifications described in the EA, and is at least 25 metres high and has a maximum stack diameter of 0.9 metres;
 - b) stack emission point on site:
 - conforms with the general requirements in the US EPA's *Guidelines for Determination of Good Engineering Practice Stack Height*; and
 - contains sampling ports that conform with the TM-1 specifications in *Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (August 2005)*.
 - c) boiler conforms with the specifications for flue gas exit temperature included in the Statement of Commitments in Appendix B.
 - d) design and construction of the cogeneration facility includes an air emissions sampling position that complies with the Test Method TM-1, as specified in the *Approved Methods for Sampling and Analysis of Air Pollutants in New South Wales*, published by the DECCW.

ODOUR

24. The Proponent shall design and operate the upgrade to comply with Section 129 of the *Protection of the Environment Operations Act, 1997*.

Notes:

- Section 129 of the *Protection of the Environment Operations Act 1997*, provides that the Proponent must not cause or permit the emission of any offensive odour from the site, but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

SOIL AND WATER

Discharge Limits

25. Except as may be expressly provided in an EPL for the project, the Proponent shall comply with section 120 of the *Protection of the Environment Operations Act 1997*.

Wastewater Discharge

26. All waste water from cooling towers shall be discharged to sewer under a trade waste agreement with Sydney Water.

Flooding

27. The Proponent shall ensure that all buildings constructed are above the 1 in 100 year flood level of Haslams Creek.

Bunding

28. All chemicals, fuels and oils shall be stored in appropriately bunded areas, with impervious flooring and sufficient capacity to contain 110% of the largest container stored within the bund. The bund(s) shall be designed and installed in accordance with:
- a) the requirements of all relevant Australian Standards; and
 - b) the **DECCW's** *Environmental Protection Manual Technical Bulletin Bunding and Spill Management*.

Rainwater Tanks

29. The Proponent shall assess the feasibility of installing rainwater tanks on site for collection of water for reuse for irrigation and washing down. The Proponent shall report to the Director-General on the results of the assessment within three months of the date of this approval.

Riparian Vegetation

30. During the life of the project, the Proponent shall plant and maintain a revegetated corridor along the western boundary of the site adjacent to Haslams Creek. Revegetation works shall be completed prior to commencement of operation of the upgraded brewery.

Remediation

31. Prior to construction on land identified as contaminated, the Proponent shall remediate the soil and groundwater to a level suitable for the continued industrial use of the site.
32. Any unanticipated contaminated soil uncovered should be managed in accordance with the *Contaminated Land Management Act 1997* and the **DECCW** notified immediately.

Soil and Water Management Plan

33. The Proponent shall prepare and implement a Soil and Water Management Plan for the site to the satisfaction of the Director-General. The plan must:
- a) be prepared by a suitably qualified expert approved by the Director-General;
 - b) be submitted to the Director-General for approval prior to commencement of construction;
 - c) include:
 - an **Erosion and Sediment Control Plan** for the construction works that has been prepared in accordance with Landcom's publications *Soil and Water Management for Urban Development* and *the Managing Urban Stormwater – Soils and Construction*;
 - an **Acid Sulphate Soil Management Plan** that has been prepared in accordance with *Acid Sulphate Soils Manual*, Acid Sulphate Soils Management Advisory Committee, 1998;

- a revised **Stormwater Management Scheme** for the site that has been prepared generally in accordance with the *Managing Urban Stormwater: Council Handbook (DECC)*;
- a **Spill Containment Action Plan** detailing procedures for ensuring a first flush system for diversion of liquid spills to trade waste;
- a **Remediation Action Plan** that has been approved by an accredited site auditor and has been prepared in consultation with the **DECCW**; and
- a **Groundwater Monitoring Programme** prepared in consultation with the **DECCW**.

33a. The Proponent shall soil excavated from the waste earth handling facility is assessed against the Waste Classification Guidelines (DECCW 2009) prior to disposal at an appropriately licensed facility.

TRANSPORT

Operating Conditions

34. The Proponent shall ensure that:
- a) the new internal road network and parking on site complies with Australian Standards AS 2890.1:2004 and AS 2890.2:2002;
 - b) all vehicles enter and exit the site in a forward direction and all deliveries occur within designated loading areas;
 - c) all company and/or commercial vehicles associated with the use of the premises shall be parked within the confines of the site at all times; and
 - d) site related vehicles do not queue on any public roads.

Traffic Management Plan

35. The Proponent shall prepare and implement a Traffic Management Plan, to the satisfaction of the Director-General. The Plan shall be submitted to the Director-General prior to construction commencing and must include:
- a) a description of the access and parking arrangements for the site during construction and operation;
 - b) the measures that would be implemented to minimise the use of Nyrang Street, particularly for heavy vehicles;
 - c) a driver code of conduct (including a truck route management plan) for vehicles travelling to and from the site during construction and operation;
 - d) procedures for identifying non-compliances and implementing corrective and preventative action; and
 - e) Procedures for notifying residents of construction traffic routes and potential disruptions to routes and access.

HAZARDS

Pre-construction

36. Prior to construction of the Heineken Brewing Expansion (Mod 2) the Proponent shall prepare and implement a Construction Safety Study to the satisfaction of the Director-General. The plan must:
- a) be submitted to the Director-General for approval prior to commencement of construction;
 - b) be consistent with the Department of Planning's Hazardous Industry Planning Advisory Paper No.7, 'Construction Safety Study Guidelines'; and
 - c) take into account the recommendations made in Section 2.2 of the Preliminary Hazard Analysis at Appendix C of the Tooheys Brewery, Lidcombe - Heineken Brewing Expansion - Part 3A Modification - Environmental Assessment.
- Construction, other than of preliminary works that are outside the scope of the hazard studies, shall not commence until study recommendations have been considered and, where appropriate, acted upon.

Pre-Commissioning

37. Prior to commissioning of the Heineken Brewing Expansion (Mod 2), the Proponent shall update the Safety Management System to take into account the modification. The plan must:
- a) be prepared by a suitably qualified independent person approved by the Director-General;
 - b) be submitted for approval prior to the commencement of commissioning; and;
 - c) be consistent with the Department of Planning's Hazardous Industry Planning Advisory Paper No.9 - Safety Management.

Pre-startup Compliance

- 37a The Applicant shall submit to the Director-General a Compliance Report detailing compliance with conditions 36 and 37 one month prior to the commencement of operation of the Cogeneration Facility (Mod 1) and the Heineken Brewing Expansion (Mod 2).

Pre-construction

36. The Proponent shall:

- a) prepare/update the studies set out under sections/subsections 36(A)-a), 36(B) – a),b), c) & d) (the preconstruction studies);
- b) ensure construction, other than of preliminary works that are outside the scope the hazards studies, do not commence until study recommendations have been considered and, where appropriate acted upon;
- c) submit the studies to the Director-General no later than one month prior to the commencement of construction of each of the Heineken Brewing Expansion and the WWTP or within such further period as the Director-General may agree.

36A Mod.2 Heineken Brewing Expansion:

Construction Safety Study consistent with the Department of Planning's Hazardous Industry Planning Advisory Paper No.7 – *'Construction Safety Study Guidelines'*. The Construction Safety Study shall take into account the recommendations made in Section 2.2 of the Preliminary Hazard Analysis at Appendix - C of the Tooheys Brewery, Lidcombe - Heineken Brewing Expansion

36B Waste Water Treatment Plant (WWTP):

- a) Fire Safety Study – An update of the existing Fire Safety Study consistent with the Department of Planning's Hazardous Industry Planning Advisory Paper No.2 – *'Fire Safety Study Guidelines'*
- b) Final Hazard Analysis – A Final Hazard Analysis consistent with the Department of Planning's Hazardous Industry Planning Advisory Paper No.6 – *'Guidelines for Hazard Analysis'*.
- c) A Construction Safety Study consistent with the Department of Planning's Hazardous Industry Planning Advisory Paper No.7 – *'Construction Safety Study Guidelines'*.
- d) The proponent shall implement the recommendations and safeguards proposed in the Preliminary Hazard Analysis (PHA) report, Toohey's Brewery Waste Water Treatment Plant.

Pre-Commissioning

37 Prior to commissioning of the Heineken Brewing Expansion (Mod 2), the Proponent shall

- a) update the existing Safety Management System to take into account the modification.

37 (B)

Prior to commissioning of the Toohey's Waste Water Treatment Plant (Mod 3), the proponent shall update

- a) the existing Emergency Plan to incorporate the WWTP; and submit to the Department for approval of the Director General; and
- b) the existing Safety Management System to take into account the modification.

Ongoing

37(C) Mod 2 and Mod 3.

Hazard Audit

Twelve months after the commencement of operations of the proposed projects (Mod 2 & Mod 3), the proponent shall carry out a Hazard Audit of the entire Toohey's Brewery facility and within one month of audit, submit a report to the Director General and thereafter, a Hazard Audit of the entire Toohey's Brewery facility, Lidcombe shall be carried out in every three years and submit a report to the Director General.

The audits shall be carried at the Applicant's expense by qualified person or team, independent of the Toohey's Brewery and prior to the commencement of each audit an approval of the auditor should be taken. The Hazard Audit shall be consistent with the Department of Planning's Hazardous Industry Planning Advisory Paper No.5 *'Hazard Audit Guidelines'*.

WASTE MANAGEMENT

38. The Proponent shall ensure that all waste generated on the site during construction and operation of the development is classified in accordance with the DECCW's Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes and disposed of to a facility that may lawfully accept the waste.

39. For the life of the project, the Proponent shall:

- a) monitor the amount of waste generated by the project;
- b) investigate ways to minimise waste generated by the project; and
- c) implement reasonable and feasible measures to minimise waste generated by the project, to the satisfaction of the Director-General.

VISUAL

40. No advertising signs shall be erected on the land without the prior written approval of the Director-General.

GREENHOUSE GAS

Energy Savings Action Plan

41. The Proponent shall prepare and implement an Energy Savings Action Plan for the project to the satisfaction of the Director-General. This plan must be prepared in accordance with the requirements and guidelines of the **DECCW**, and be submitted to the Director-General for approval.
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**SCHEDULE 4
ENVIRONMENTAL MANAGEMENT AND MONITORING**

ENVIRONMENTAL MANAGEMENT STRATEGY

42. The Proponent shall prepare and implement a revised Environmental Management Strategy for the project, to the satisfaction of the Director-General. This strategy shall be submitted to the Director-General prior to construction of the Heineken Brewing Expansion (Mod 2) and must:
- a) provide the strategic context for environmental management of the project;
 - b) identify the statutory and other obligations that apply to the project;
 - c) describe the role, responsibility, authority, and accountability of all the key personnel involved in environmental management of the project; and
 - d) describe the procedures that would be implemented to:
 - keep the local community and relevant agencies informed about the construction, operation and environmental performance of the project;
 - receive, handle, respond to, and record complaints;
 - resolve any disputes that may arise during the course of the project;
 - respond to any non-compliance;
 - report on monitoring results; and
 - respond to emergencies.

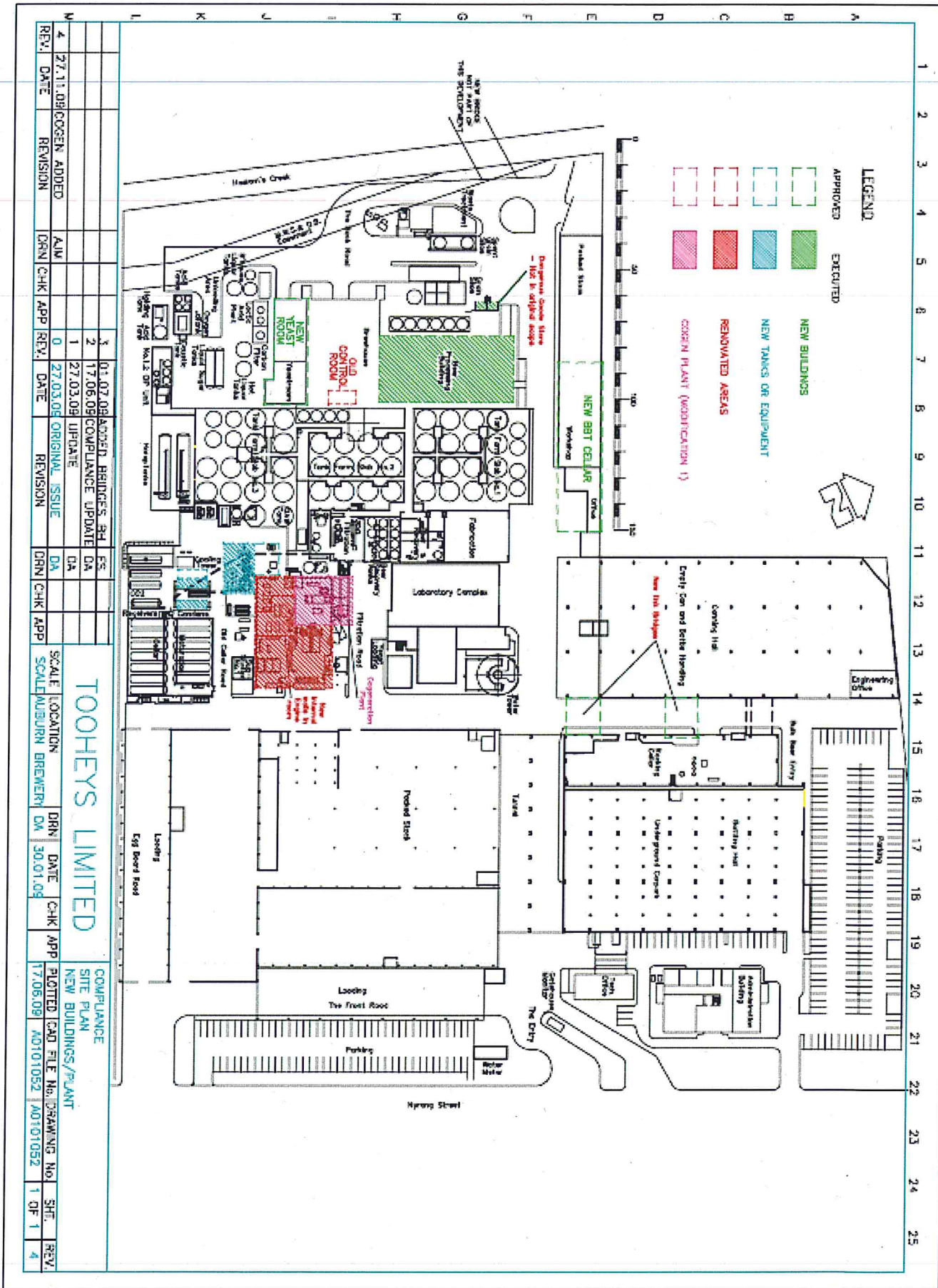
INDEPENDENT ENVIRONMENTAL AUDIT

43. Within two years of this approval, and every three years thereafter, unless the Director-General directs otherwise, the Proponent shall commission and pay the full cost of an Independent Environmental Audit of the project. This audit must:
- a) be carried out by a suitably qualified, experienced and independent audit team, whose appointment has been endorsed by the Director-General;
 - b) assess the environmental performance of the project;
 - c) assess whether the project is complying with the conditions of both this approval and the EPL for the project;
 - d) review the adequacy of any strategy/plan/programme required under this approval, and if necessary, recommend measures or actions to improve the environmental performance, and or any strategy/plan/programme required under this approval; and
 - e) include a Hazard Audit in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 5 – Hazard Audit Guidelines*.
44. Within two months of completing this audit, or as otherwise agreed by the Director-General, the Proponent shall submit a copy of the audit report to the Director-General, with a response to any recommendations contained in the audit report.

INCIDENT REPORTING

45. Within seven days of detecting an exceedance of the limits/performance criteria in this approval, or an incident causing (or threatening to cause) material harm to the environment, the Proponent shall report the exceedance/incident to the Department, and any relevant agency. The report must:
- a) Describe the date, time, and nature of the exceedance/incident;
 - b) Identify the cause (or likely cause) of the exceedance/incident;
 - c) Describe what action has been taken to date; and
 - d) Describe the proposed measures to address the exceedance/incident.

APPENDIX A: SITE PLAN



APPENDIX B
STATEMENT OF COMMITMENTS

APPENDIX C
UPGRADE – DESCRIPTION OF WORKS

Aspect	Description
Existing Brewery	Continued use of existing buildings and plant
Stage 1 Upgrade	Construction a new beer processing building , 13 metres in height, including: • Relocation of filtration plant, installation of two new filter lines and replacement of kieselguhr filters; • Decommissioning and relocation of control room 1, and refurbishment of the area into offices and meeting rooms; • Installation of a small laboratory; and • Modification of the wall on northern façade of the brewhouse to allow integration with the new Beer Processing Building.
Construction 16 months: September 2007 - end of 2008.	Upgrade of utility services within the existing utilities building including: • Decommissioning of existing natural gas boilers and 50m stack (stack to be retained in-situ); • Installation of two x 12.5MW high efficiency natural gas boilers; • Installation of 25m stack to discharge air emissions from the new boilers; • Downscaling existing ammonia refrigeration plant and decommissioning part of the ammonia storage reticulation system; • Removal of 8 existing ammonia condensers and replacement with 2 new condensers; • Installation of new water treatment plant, including a new deaerator and new water cooling tower (existing water storage tower would remain in-situ); and • Installation of new air compressor and new air adsorption drying plant.
	Ancillary works including internal road realignment to allow integration with the Bevchain distribution centre
Stage 2 Upgrade	Extension of the first floor of the yeast storage area and propagation plant to enable: • Installation of 4 new yeast storage tanks; • Removal of existing yeast propagation plants and replacement with 2 x two-stage propagation plants; and • Removal of existing corridors within the tank farm and installation of new bunds beneath the fermentation and maturation tanks.
Construction timetable not yet set.	Construction of a new Bright Beer Tank (BBT) Cellar including: • Removal of underground fuel storage tank at the site of the new cellar; • Installation of a new BBT cellar as a single storey building and installation of new BBTs to 16 metres high; • Decommissioning of 3 existing BBT cellars over time; • Reduction of total storage volume by approximately 16%; and • Construction of 2 new link bridges between elevated floor levels of Cellar 1 and Cellar 3.
Development Consents	Surrender existing development consents issued by Auburn Council Operate the upgraded brewery under a single Part 3A approval.
Production	3.3 million hectolitres of beer per annum (same as existing plant)
Capital Value	\$70 million
Jobs	Reduction of 10 full-time brewery technicians and 20 full-time equivalent casual brewery technicians (on an annual basis). Currently employs over 200 staff.