



**HERITAGE ASSESSMENT FOR
EXEMPTION CERTIFICATE APPLICATION FOR
THE FORMER COMMONWEALTH ACETATE OF LIME
FACTORY**

FOR REVEL BREWING CO

10 July 2020

©Ruth Woods

Report no.2006.358.01/A

REPORT PREPARED BY



DEPARTMENT OF ENVIRONMENT AND SCIENCE
APPROVED FOR ISSUE
BY DELEGATED AUTHORITY

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DATE: 07 AUGUST 2020

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2006.358.01	09 July 2020	To Revel Brewing Co and Town planner
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ARCHITECTURE HERITAGE

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1. INTRODUCTION

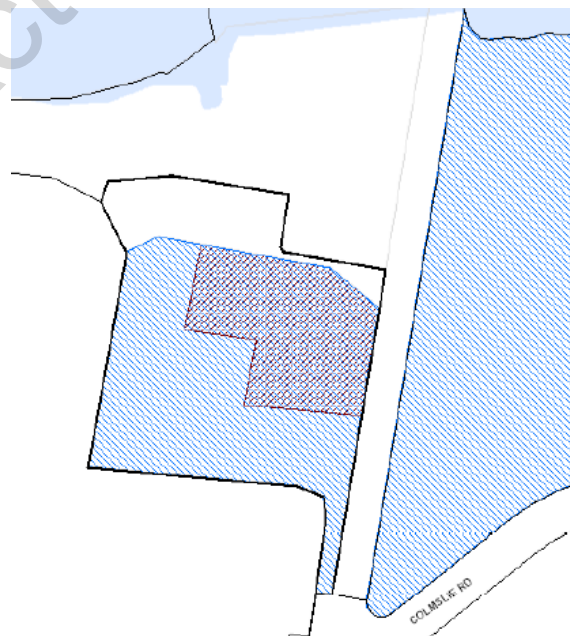
This report has been commissioned by Revel Brewing Co who have leased Buildings 1, 2 and 3 of the former Acetate of Lime Factory at Colmslie. The place is owned by Dunhill Properties Pty Ltd who have previously had two Exemption Certificates approved on the site to enable the place to be leased:

- EC 201901 -8473 dated 23/01/2019 – for minor demolition to remove later accretions to the buildings
- EC 202002 – 10008 dated 01/05/2020 – for works to the site and buildings to make them weatherproof and ready for leasing (these works are not completed)

This application for an Exemption Certificate approval covers only Buildings 2 and 3.

Part of the Lot is permanently listed on the Queensland Heritage Register. The whole of the Lot is also in the Heritage Overlay of Brisbane City Plan 2014.

Works to a State listed heritage site are subject to with Performance and Acceptable Outcomes 8.2.12.3 *Assessment Criteria* of Brisbane City Plan 2014 unless an Exemption Certificate has been issued for the place, and State Code 14: Queensland Heritage. This application is for an Exemption Certificate and the report covers the impact of the development on the heritage site and assesses that impact in accordance with the State Code 14: Queensland Heritage.



Aerial photo illustrating the local listing outlined in blue and the State heritage listing outlined in red and RHS, the Heritage overlay in Brisbane City Plan 2014.

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This application for an Exemption Certificate covers some minor demolition, drainage, exhaust flues and slab setdowns to accommodate a cold room and the installation of the equipment for a brewery. The list of proposed works is set out in Section 6 of this report.

The report has been prepared in consultation with the lessees of the place and their designers, Hexa Hospitality Design, who have prepared the documentation.

1.1 Statement details

Place Name	Commonwealth Acetate of Lime Factory (former)
Queensland Heritage number	ID 602465
Place address	82 Colmslie Road, Morningside
Author details	Ruth Woods
RPD	Lot 6 RP201432
Land area	23,389m ²

1.2 References

Allom Lovell Architects Hans Smallgoods Factory – a preliminary appraisal of cultural heritage significance

Ivan McDonald Architect Former Acetate of lime Factory, Colmslie- Assessment of cultural heritage significance

Department of Environment and Science – site file for the State heritage place

2. HISTORY

The former Commonwealth Acetate of Lime Factory at Colmslie consists of a number of brick and timber buildings built between 1917 and 1920. Two timber demountable blocks were added as migrant accommodation c.1949. Since the early 1970s most of the site has been occupied by Hans Continental Smallgoods Pty Ltd, which has constructed a modern factory on the southern part of property. The remaining original buildings are used as offices and for storage. The riverfront fish markets have occupied the northern part of the original factory site since 1966.

During World War One the Australian Commonwealth Arsenal developed its own defence factories, due to disruption of the supply of manufactured goods and armaments to Australia. By 1919 the defence factories included a Small Arms Factory at Lithgow, New South Wales; a Clothing Factory in South Melbourne; an Explosives Factory (Cordite) at Maribyrnong, Melbourne; a Government Woollen Mill; and the Acetate of Lime Factory at Colmslie, Brisbane. The latter provided acetate of lime for cordite production at Maribyrnong. After World War One the Australian government sought to protect the local steel, copper, chemical, and woollen textile industries, which had grown during the war, and to promote research and development. Government factories and laboratories were to provide a knowledge pool for the private sector, and the latter would then be able to help supply the country's defence needs in wartime. This policy of 'Self Containment' led to Australia being able to supply itself with light weapons and ammunition by World War Two. The Munitions Supply Board (1921 to 1939) inherited the defence factories of the Commonwealth Arsenal, and its High Explosives and Filling Factory Group in Victoria became the centre of chemical engineering in Australia. Other Munitions Supply Board assets in the 1920s included the Ordnance Factory Group, Gun Ammunition Factory Group, and Small Arms Ammunition Factory in Victoria, and the Small Arms Factory Group in New South Wales. The Munitions Supply Board thus controlled the largest and most advanced factory system in Australia, and the largest industrial research laboratories, under the Munitions Supply Laboratories organisation.

A committee from the Commonwealth Department of Home Affairs selected a site for the Acetate of Lime Factory at Colmslie in mid-1916, after Cairns was considered and rejected. Subdivisions 2 and 3 of Eastern Suburban Allotment 22, Parish of Bulimba, County of Stanley, covering nine acres, two roods, and 29.5 perches were resumed on 21 September 1916 at a cost of £1,719. A plan drawn up by the Department of Home Affairs in November 1916, and signed 'HJB', laid out the main built elements of the factory, and their function, as designed by the bacteriologist and chemist Auguste J. F. deBavay.

Born in Belgium, deBavay had worked for a number of breweries (including Fosters, Swan, Cascade, Carlton and United), as well as working in the mining industry, and in the paper industry. He had designed the

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revolutionary ore-extraction technique of the 'skin' or 'film' flotation process, patented in 1905, to deal with 'the Sulphide Problem'. In 1914 deBavay was asked by the Minister of Defence to investigate the manufacture of acetone for use in cordite manufacture, and in two weeks he had developed a process to ferment and distil molasses. He was later asked to build the Colmslie factory, which had a well-equipped chemical and bacteriological laboratory. His son, Francis Xavier deBavay, became the first manager of the factory.

The cost of the factory was about £120,000. Production began in 1918, with 30 employees, and continued after the war ended, in order to lay up reserve supplies. When production of acetate of lime (calcium acetate) ceased early in 1922, about 1000 tonnes had been made; enough to produce 200 tonnes of acetone, leading to 1000 tonnes of cordite, or about 400 million rounds of .303 rifle cartridges.

The process of making acetate of lime started with molasses (from the Babinda and Mulgrave sugar mills) that had been shipped from Cairns to Brisbane. The molasses was pumped into a holding tank near the river, and was diluted with water. The liquid was then heated and cooled in the three-storey Agitator and Cooler House, to destroy foreign bacteria. In the two-storey Fermenting House yeast was added to large wooden temperature-controlled vats, with fermentation producing a dilute (8%) solution of alcohol (ethanol). The 'wash' was transferred to vats on the top floor of the three-storey Settling House, where it was allowed to settle out. The wash was then transferred to the adjacent three-storey Acidifier House, where it was repeatedly pumped through wooden vats, which contained wood shavings and Bacterium Aceti. Over several days, the alcohol was converted into acetic acid (vinegar). The new wash was heated by steam coils, and the acetic acid and water was distilled off, in the two-storey Evaporator House. The acid distillate was neutralised with milk of lime to produce acetate of lime, and this solution was concentrated for evaporation on a heated revolving drum, where it was scraped off as solid flakes. The bagged product was then sent to Maribyrnong for conversion into acetone. Acetone enabled the combination of nitro-glycerine and trinitrocellulose to form cordite.

Alcohol distillation at the factory was approved in 1919, due to shortages of certain grades of concentrated alcohol, and the dilute alcohol produced by the fermentation of molasses was distilled to produce concentrated alcohol in the Alcohol Still House, a two storey eastern extension to the Evaporator House. From early 1920 a pot still was used to produce alcohol for the ammunition factories, and in 1922 a continuous still was installed.

Due to fears that oil resources were limited, alcohol produced from molasses was also considered as an alternative fuel. 'Power alcohol' was manufactured at Colmslie from August 1924 to June 1926, before production was halted by concerns that the cost was too high. Approximately 800 kilolitres of this alcohol was made, and was mixed with benzol and ether to produce 1200 kilolitres of motor fuel. This fuel was used by the Post Master General's Department, in its postal vehicles in Brisbane and Melbourne, and by Royal Australian Air Force (RAAF) vehicles in Victoria.

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From 1926 the factory was closed down to a reserve status, under a caretaker. In 1935 the factory's plant was moved to the Footscray and Maribyrnong factories in Melbourne, and the factory was handed over to the Department of the Interior in January 1936. In June 1936 the idea was floated that the Post Master General's Department could use a building for its frequency measuring equipment, using the chimney and water tower to mount aerials. The Department's Radio Broadcasting Branch, Wireless Experimental Section, occupied various buildings from 1937, including the Acidifier House and the Fitter's shop.

The Wireless Experimental Section's peace and quiet was disturbed when an advance party of RAAF personnel arrived at the factory on 23 May 1939. Several factory buildings were required for billeting and storage purposes while the RAAF was awaiting the completion of huts at Archerfield. The Ordnance Service also staked a claim for storage space from February 1940 onwards, and the Field Hygiene Section of the Seventh Division occupied a number of buildings in late 1940. The Engineer's Supply Service branch arrived in April 1941, and the Allied Works Council was present in 1942. The 6th Anti-Aircraft battery was a resident by June 1942 and the 2nd and 14th AA batteries by August 1943.

The Post Master General, Ordnance Services, and the Anti-Aircraft batteries were still using some buildings in October 1943, but from November 1942 onwards the Royal Australian Navy (RAN) gradually took over most of the complex, which became part of the Fairmile Naval Base (by 1948 the base was referred to as 'HMAS Moreton, Colmslie'). The factory's jetty became a refueling wharf, and navy workshops and a repair slipway were built between the factory and the river.

New tenants were soon to follow. In December 1943 Prime Minister Curtin had expressed the view that, for security reasons, Australia's population had to increase to 20 million. The Commonwealth Department of Immigration was created in 1945, and in 1946 the goal was to allow 70,000 migrants into Australia each year, (roughly 1% of Australia's population at the time). The United Kingdom-Australia Free and Assisted Passage Agreements became active in March 1947. Adults would only pay £10 towards their passage, and children aged 14-18 would be charged £5. A shipping shortage handicapped the program until 1948, but from 1947 to 1958, of 457,898 migrants moving from the United Kingdom to Australia, 68% received assisted passage. In this period the British represented about a third of all migrants to Australia. The peak years of assisted British migration to Australia were between 1949 and 1952.

In order to address labour shortages, the Australian Government also decided to utilise another source of immigrants: the mass of Displaced Persons in Europe. In July 1947 an agreement was reached with the United Nation's International Refugee Organisation, which would provide the ships to deliver a minimum of 12,000 Displaced Persons per year. This was the first assisted passage scheme for non-British migrants. The migrants included people from the Baltic States of Latvia, Estonia, and Lithuania. Other Displaced Persons



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came from Eastern and Central Europe, including Czechs, Yugoslavs, Ukrainians, Hungarians and Poles. By 1951, about 170,000 Displaced Persons had moved to Australia.

In 1949 the Migrant Accommodation Centres Division was formed within the Commonwealth Department of Immigration. It was decided that Displaced Persons would go to Holding Centres, where the dependents would stay until the 'breadwinner' of the family, working in the vicinity of the Holding Centre, could afford accommodation elsewhere. However, if a worker was allocated to a Worker's Hostel that had room for dependents, the family might be able to live together at the hostel. Although the Department of Immigration administered Holding Centres, the Department of Labour and National Service administered Worker's Hostels. In June 1949 the Department of Immigration was planning to open four Holding Centres for 'New Australians' in Queensland. Wacol opened 9 November 1949, on Army land; Stuart, on RAAF land south of Townsville [601708], opened 30 March 1950; Frazer's Paddock at Enoggera opened 14 April 1950, on Army land; and Cairns opened 19 August 1950, on acquired land. In 1952 the standard capacities of these camps were listed as: Wacol 1465; Stuart 500; Enoggera 515; and Cairns 370. At this time 13 Holding Centres were still active in Australia. By April 1960 Wacol was the only migrant Holding Centre left in Queensland.

In mid-1948 the Director of Migrant Hostels had visited the old Acetate of Lime Factory, now acting as a naval barracks, with representatives from the Department of Labour and National Service, and the Department of Works and Housing. In December 1948 the Department of Labour and National Service had asked the RAN for the use of the factory buildings for Baltic Displaced Persons, and the site was transferred from the Department of Interior to the Department of Labour and National Service. However, the land near the river would be used by the Army. In June 1949 it was reported that there would be a Worker's Hostel at Colmslie with a projected capacity of 500 persons. The existing buildings of the Acetate of Lime Factory would provide accommodation, but a number of timber huts were also added the site, as illustrated on an April 1949 map by the Commonwealth Department of Works and Housing (the huts are not present on a 1948 site map prepared by the Department of the Interior). Two of these huts, which were used as six room sleeping blocks, remain on site today, to the north of the brick Engineer's Office and Fitter's shop. By December 1949 the term 'Colmslie Migrant Hostel' was being used in correspondence.

Initial government policy was that British migrants would not be sent to Holding Centres. The Immigration Depot at Yungaba, Kangaroo Point, was remodeled to receive the first post-World War Two British migrants to Queensland, who left Britain in May 1947. In general, though, Yungaba was used as transit depot for those British migrants who had their own accommodation arranged. British migrants who needed longer-term accommodation would be housed at Workers' Hostels.

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In January 1952 'Commonwealth Hostels Limited' took over management of the Colmslie Migrant Hostel.

Although it was policy that assisted British migrants should live at hostels, there were also non-British migrants at Colmslie in the late 1950s. According to one woman who lived there between 1959 and 1962, these included Germans, Finns, Danes, Yugoslavs, and Russians. Mr Flood, the hostel's Manager at the time, lived in a bungalow (no longer extant) surrounded by palm trees and hibiscus. This was originally the Factory manager's office and laboratory, situated south of the Evaporator House.

As part of the Colmslie Migrant Hostel, the Acidifier House was used for accommodation, and as a dining room and kitchen. The Engineer's Office and Fitter's Shop became a baggage store and the Assistant Manager's quarters, and the Winch House became a tool room. The Evaporator House was used for accommodation, ablutions and recreation, and the Alcohol Still house was also used for accommodation. The Engine Room was used for accommodation and recreation, and the Boiler House was used as a laundry. The Lime Slacking Store became an office, and the Excise Office, Fertiliser House and Painter's Shop building (extended to the south around 1949) became a store.

The desire to keep the British out of Holding Centres seems to have weakened over time, since by 1959 it was suggested that Wacol could be used for British migrants. Due to the June 1959 'Nest Egg Scheme', whereby British migrants with £500 in savings could get assisted passage without an accommodation sponsor in Australia, there was a need for emergency accommodation. Yungaba and Colmslie were to be used first, but any extra British could join the Dutch migrants at Wacol.

In November 1960 the RAN declared its remaining land near the hostel as surplus to requirements. The RAN workshops, slipway and jetty, which had been occupied by the Army's Small Boat Squadron since 1956, had been declared surplus by the Army by April of 1960. The land adjoining the Hostel was thus transferred from the Department of Interior to the Department of Immigration in March 1962, and in 1966 this waterfront area, with the workshops, slipway, and part of the hostel grounds, was transferred to the Queensland Fish Board.

The two-storied Fermentation House of the Acetate of Lime Factory still stands on this land, which now contains the Brisbane Fish Markets.

In January 1963 the Colmslie Migrant Hostel had a capacity of 270, with 30 Families resident. It was closed on 31 March 1963. Those migrants who could not find new accommodation were allowed to go to Wacol, which Commonwealth Hostels was taking over from the Department of Immigration. It appears that the Hostel was briefly reactivated in 1965, before closing permanently. Hans Van der Drift, a Dutch-born chef, started Hans Continental Smallgoods in Ascot in 1960, and his company occupied the remainder of the Colmslie hostel site in the early 1970s.

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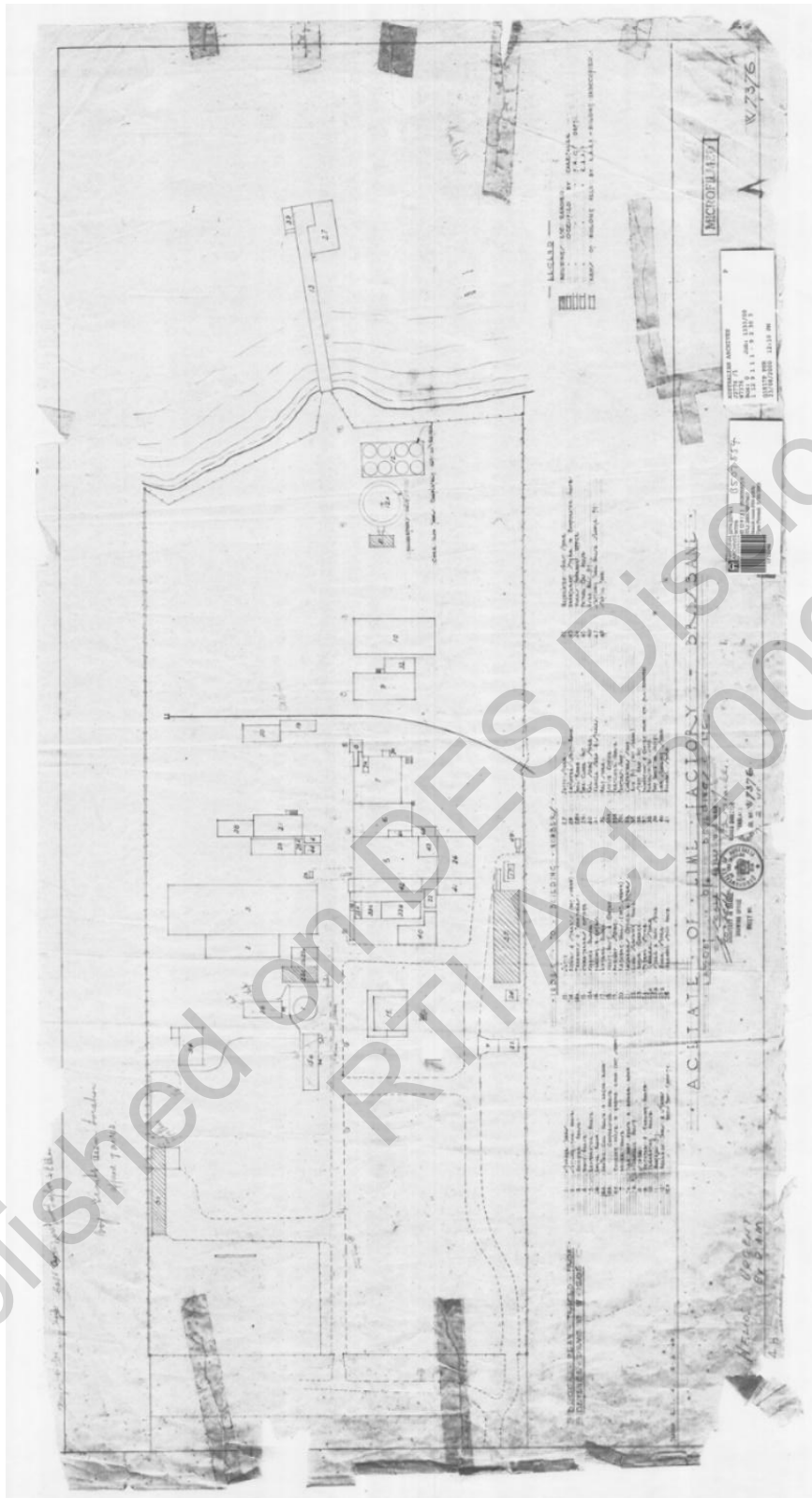
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Although the molasses storage tanks and Montejus pit near the river were demolished before the end of World War Two, and the Agitator and Cooling House, Settling Tank House, and Laboratory/Bungalow have disappeared since World War Two, a number of the main buildings involved in the process of producing acetate of lime are still present on the site. However, the top two floors of the Acidifier House were removed some time after 1965, and with its modern cladding the building no longer resembles its earlier form.¹

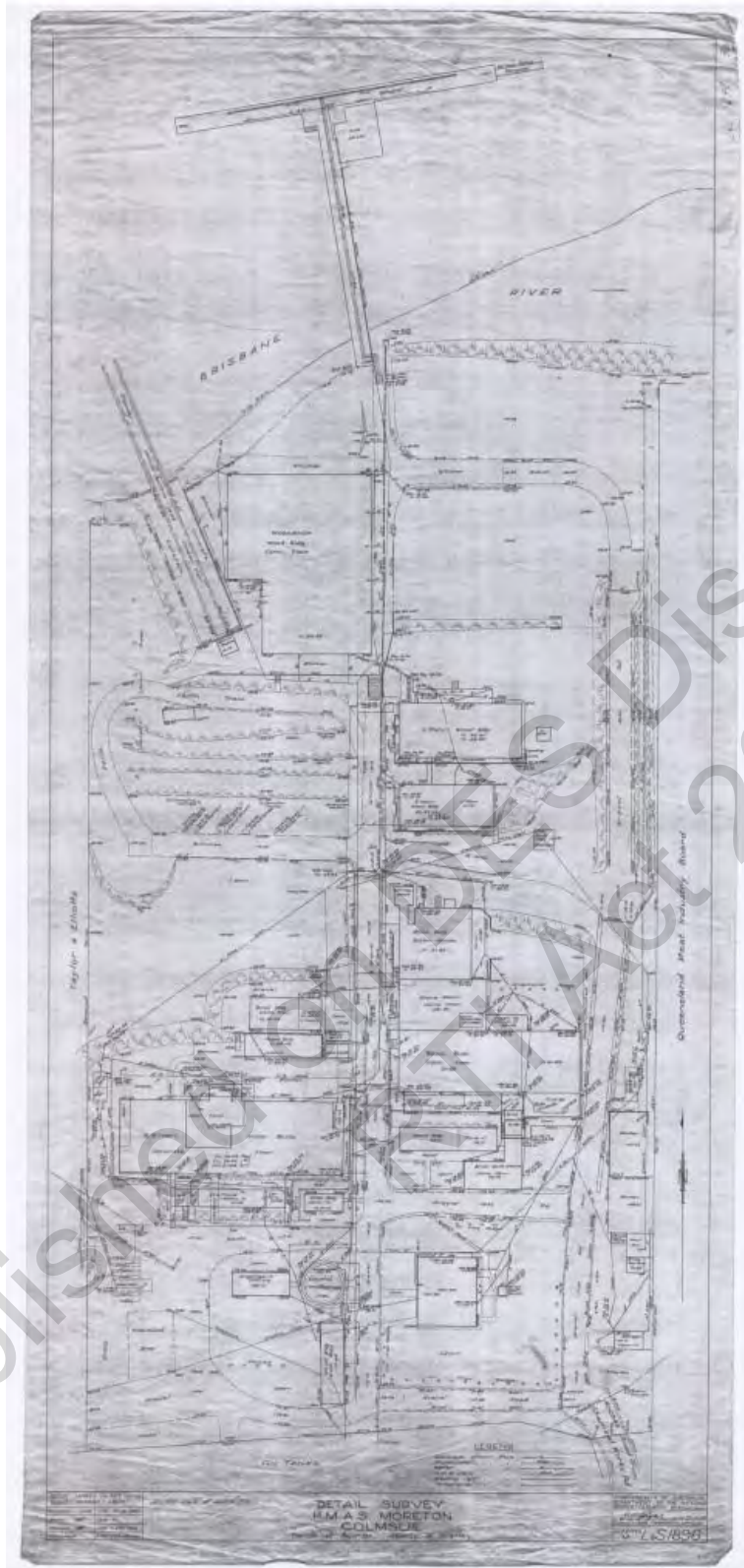


1936 and RHS 1946 aerial photos from Qimagery

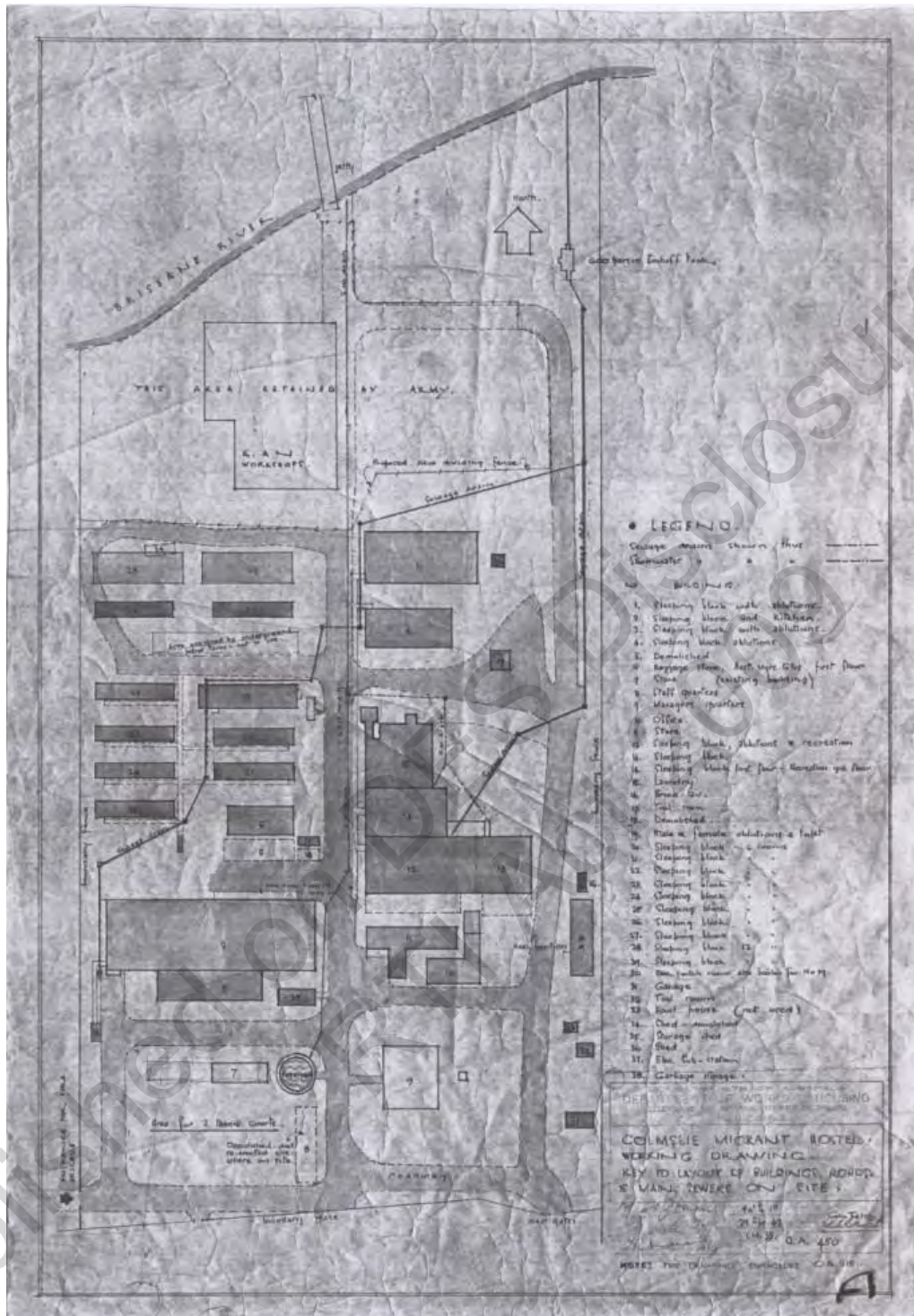
¹ State citation ID 602465



1940 site plan, source: client files



1948 site plan, source: client files



1949 site plan, source: client files- the huts for the former migrant hostel appear for the first time in this plan

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1960 and RHS, 1964 aerial photos from Qimagery.



1981 and 1986 aerial photos from Qimagery

3. CULTURAL HERITAGE SIGNIFICANCE

Under the Queensland Heritage Act there are eight criteria (a to h) which are used for assessing significance.

A place is considered significant if it meets at least one of the criteria.

3.1 Significance criteria

The Queensland Cultural Centre is listed on the State Heritage Register which notes that the site is considered significant for five of the eight criteria:

Criterion A - The place is important in demonstrating the evolution or pattern of Queensland's history.

The remaining buildings of the Commonwealth Acetate of Lime Factory at Colmslie, built between 1917 and 1920 as part of the defence-factory program of the Australian Commonwealth Arsenal, demonstrate Queensland's role in Australia's early defence industry: using the products of sugar cane to contribute to Australian self-sufficiency in ammunition manufacture. Between 1943 and 1948 the factory was part of a Royal Australian Navy Base, illustrating how Commonwealth properties could be adapted for military use in a crisis. The use of the factory buildings as a hostel for migrants between 1949 and 1963, and c.1965, demonstrates the process of adapting Commonwealth defence properties to temporarily house migrants from Britain and Europe during Australia's post-World War Two period of mass immigration. In addition, the factory network of the Munitions Supply Board was related to a deliberate government effort to provide a scientific and technical knowledge base for Australian private industry.

Criterion B - The place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage.

The Acetate of Lime Factory at Colmslie was the only Commonwealth Arsenal/Munitions Supply Board Factory built in Queensland prior to World War II, and was the only factory of its type in Australia. The two de-mountable timber huts on the site may be among the last remaining in-situ Queensland examples of the temporary accommodation provided on military properties for post-World War Two migrants.

Criterion E - The place is important because of its aesthetic significance.

The Acetate of Lime Factory at Colmslie has fine industrial aesthetic qualities and its relationship with the river is also aesthetically significant. In particular the brick chimney is an important landmark in the industrial riverscape of the Brisbane River.

Criterion F - The place is important in demonstrating a high degree of creative or technical achievement at a particular period.

An innovative process for manufacturing Acetate of Lime from molasses was developed for the Australian Government by the noted bacteriologist and chemist Auguste deBavay, and the Colmslie factory was built to his specifications.

Criterion H - The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.

The factory buildings have a strong association with the chemist Auguste deBavay. The factory is also associated with a number of Commonwealth government and military organisations of importance, including the Commonwealth Arsenal, the Munitions Supply Board, the Royal Australian Navy, the Commonwealth Department of Labour and National Service, and the Commonwealth Department of Immigration.

3.2 Elements which are not significant

The State citation notes that the post 1970 structures and extensions on the site are not significant, nor are the post 1970 internal modifications to the factory buildings significant.

4. THE SITE TODAY

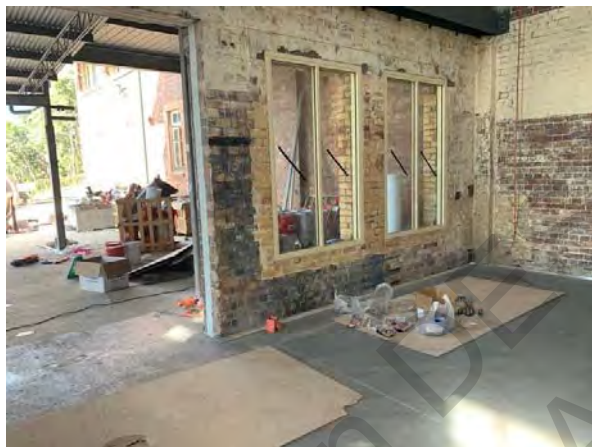
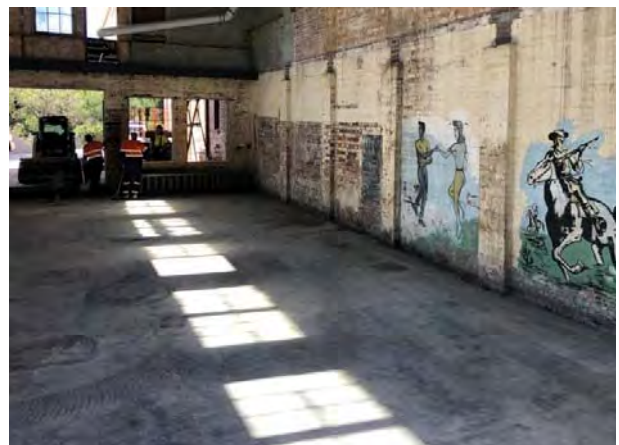
4.1 Setting

The former factory buildings do not have a street presence from Colmslie Road, apart from the brick chimney which is clearly visible. The buildings step down the site to the northern, river side.

The extant original factory buildings are as follows with the current building numbers noted:

- Evaporator House – Bldg 1
- Engine Room – Bldg 2
- Chimney and boiler house - Bldg 3
- Remnant part of the Excise Office, Fertilizer House and Paint Shop – Bldg 4
- Lime Slacking store – Bldg 5
- Relocated building – Bldg 6
- Engineer's office – Bldg 7
- Two migrant huts – Bldg 8

4.1 Engine Room – Building 2



Interior photos of Building 2, note that the works from the last EC have not been completed; source BMI dated 07 July 2020

4.2 Boiler House and chimney – Building 3



Interior photos of Building 3, note that the works from the last EC have not been completed; source BMI dated 08 July 2020

5. PROCESS AND REPORT PREPARATION

This report has been prepared in accordance with THE BURRA CHARTER, Australia ICOMOS Charter for Places of Cultural Significance 2013.

This process is one of understanding the cultural heritage significance of the place and assessing any impacts that the proposal will have on the place against this significance. It also involves discussion with the consulting architects and suggesting changes which will mitigate the identified impacts.

5.1 Drawings Reviewed

The drawings prepared by Hexa Hospitality Design, as attached with this application have been reviewed for this report.

6. THE PROPOSED DEVELOPMENT

6.1 Description of the proposed development

The development proposed includes the following:

- Installation of two flues, one through the roof of Building 3 and one through the later, external awning outside Building 3
- Installation of a set down to the topping slab in Building 3; note that the topping slab was approved under EC 202002 – 10008
- Installation of a cold room in Building 3
- Installation of fermentation and canning equipment in Buildings 2 and 3
- Installation of grated drains in Buildings 2 and 3
- Installation of stairs internally between Building 2 and 3

6.2 Reasons for Undertaking the Development

Revel Brewing Co will be installing fermentation equipment to commence brewing on the site in Buildings 2 and 3.

6.3 Future development

A future development Application will be lodged for Building B1 for a Material Change of Use and the construction of a restaurant and tap room associated with the brewery.

7. IMPACT OF PROPOSED DEVELOPMENT**7.1 Impacts and Mitigation****7.1.1 Setting and context of the place**

Impact	Minimal impact
Mitigation	The setting and context of the place will remain unaffected by this proposal.

7.1.2 Installation of brewing equipment and associated infrastructure of drainage, equipment and cold room

Impact	Minimal impact
Mitigation	These works are minor in nature and will not impact on the cultural heritage significance of the place.

7.1.3 Installation of flues

Impact	Minimal impact
Mitigation	The new flues are required for the brewery to operate and will add to the industrial aesthetic of the site and this is an important part of its cultural heritage significance.

7.2 State Code 14: Queensland Heritage**Table 14.2.2: Development on a State heritage place**

Performance outcomes	Acceptable outcomes	Response
PO1 Development on a State heritage place: (1) Does not have a detrimental impact on the cultural heritage significance of the State heritage place; or (2) Where it is demonstrated that (1) is not reasonably achievable: (a) Minimises and mitigates unavoidable detrimental impacts on its cultural heritage significance; (b) Provides opportunities for public appreciation of its cultural heritage significance; and (c) Where adaptive reuse is proposed, is compatible with its ongoing conservation management.	No acceptable outcome is prescribed.	Complies with PO1: The development has minimal impact on the cultural heritage significance of the place. The works proposed enable a fermentation process to be resumed in the buildings.
PO2 Where open space, or the relationship between built and open spaces at a State heritage place is identified as forming part of its cultural heritage significance, development: (1) Maintains or enhances the significance of the setting, including significant views, circulation, access, spatial patterns and layout; and (2) Maintains a lot size and layout which permits viable adaptive reuse or conservation of significant heritage buildings and open spaces.	No acceptable outcome is prescribed.	Complies with PO2: There is minimal impact on the setting to the place.
PO3 Development on a State heritage place with identified archaeological potential avoids or appropriately manages detrimental impacts on artefacts.	No acceptable outcome is prescribed.	Not applicable to this application

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Performance outcomes	Acceptable outcomes	Response
<p>PO4 Development destroying or substantially reducing the cultural heritage significance of a State heritage place must:</p> <ol style="list-style-type: none"> (1) Demonstrate that there is no prudent and feasible alternative to carrying out the development due to: <ol style="list-style-type: none"> (a) an extraordinary economic cost to the state, all or part of a community, or an individual; or (b) an extraordinary environmental or social disadvantage; or (c) a risk to public health or safety; or (d) another extraordinary or unique circumstance; and (2) Interpret and incorporate the place's history and significance into any development of the site. <p>Editor's note: The State Assessment and Referral Agency (SARA) will seek advice from the Queensland Heritage Council (via the Department of Environment and Heritage Protection) on any application that will potentially destroy or substantially reduce the cultural heritage significance of a State heritage place.</p>	No acceptable outcome is prescribed.	The development does not destroy or substantially reduce the cultural heritage significance of the place.

Table 9.1.3: Material change of use on land adjoining a State heritage place

Performance outcomes	Acceptable outcomes	Response
<p>PO1 Development on land adjoining a State heritage place:</p> <ol style="list-style-type: none"> (1) Is located, designed and scaled so that its form, bulk and proximity does not have a detrimental impact on the cultural heritage significance of the State heritage place; or (2) Where it is demonstrated that (1) is not reasonably achievable, the development minimises and mitigates unavoidable detrimental impacts on cultural heritage significance. 	No acceptable outcome is prescribed.	Not applicable to this application.



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8. CONCLUSION

Revel Brewing Co currently operate a brewery in Oxford Street in Bulimba and are proposing to expand their brewing operations into the former acetate of lime factory at Morningside. This move represents a return of a fermentation process, not from molasses to acetate of lime as in the original factory buildings, but malted grain to beer. It is a unique opportunity to return continuity of use to the site by reinstating the original process and is a compatible use for the industrial buildings.

The proposed works are the next stage within an overall master plan strategy for the site which will re-vitalise the place which has been vacant and in a deteriorated state for many years. Following earlier approvals, available to be leased by Revel Brewing Co for their new brewery.

nature and will not impact on the cultural heritage significance of the place.
nal, significant use and the significant industrial aesthetic of the place and

sch4p4(6) Personal information

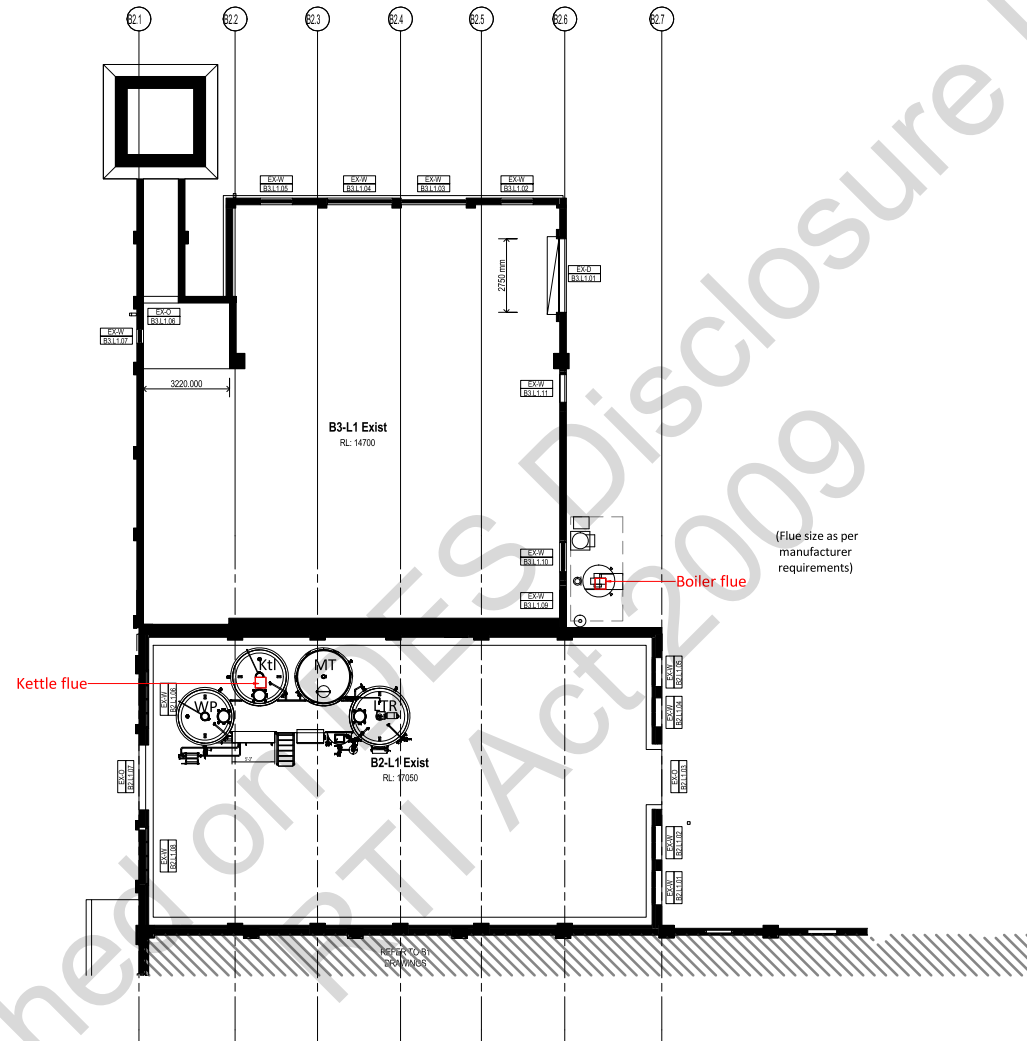
Demolition Drawing Set

Sheet List	
Sheet Number	Sheet Name
A100	Cover
A101	B2 - B3 Floor Plan
A102	B2 - B3 Roof Plan
A103	B2 - B3 Elevation

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 HEXA HOSPITALITY DESIGN 20-158 FOODSERVICE DESIGN PROFESSIONALS www.hexadesign.com.au	Project: Revel Brewing Co 2.0	DISCLAIMER: <ul style="list-style-type: none">All drawings are to be read in conjunction with associated engineers drawings where applicable. All equipment, applications and furniture items shown are close to accurate representations and exact dimensions and clearance requirements should be checked with supplier prior to installation.All dimensions are to be checked on site prior to any on site construction or off site fabrication. Use written dimensions only, do not scale from printed or electronic drawings. Electronic formatted drawings should be checked for accuracy against the equivalent hard copy issued by Hexa Design.No responsibility is accepted by Hexa Design for the misuse or alteration of this drawing in any format.The designs and concepts expressed on this page are owned by Hexa Design and will be assigned to the client on completion for the sole purpose of the intended project use only. Any other use or reproduction must be approved by Hexa Design.	Cover		Sheet No: A100			
	Address: 82 Colmslie Rd, Morningside, QLD			Date: 26-Jun-20 10:06:20 AM	REVISION	AMENDMENT	DATE	
					24 of 40			
	Scale: @ A3							



1
B2-B3 Floor Plan
1 : 200

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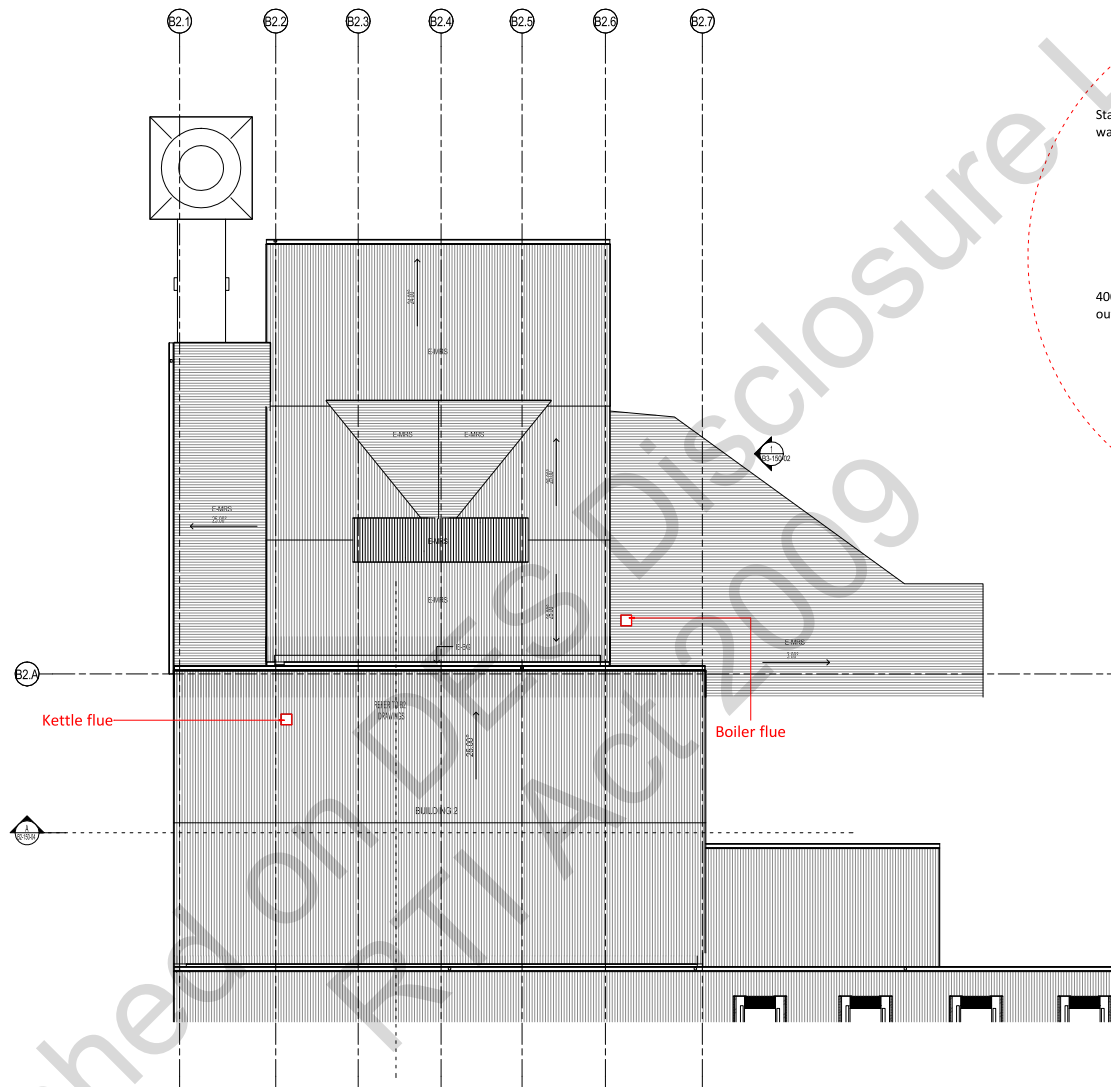
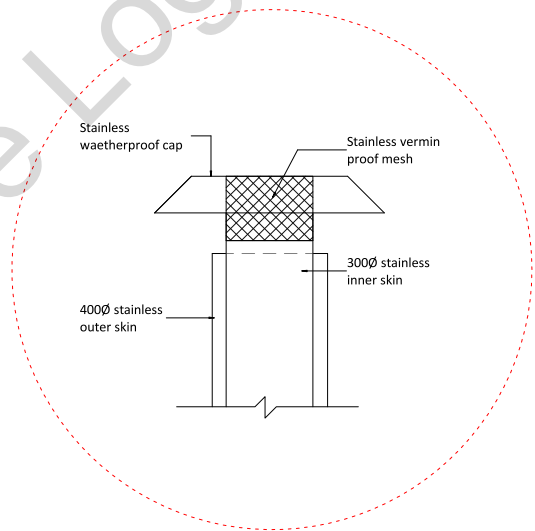
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B2-B3 Floor Plan		Sheet No: A101	
Date: 26-Jun-20 3:16:22 PM	REVISION	AMENDMENT	DATE
		25 of 40	
Scale: 1 : 200	@ A3		



2
Flue Detail
1 : 150

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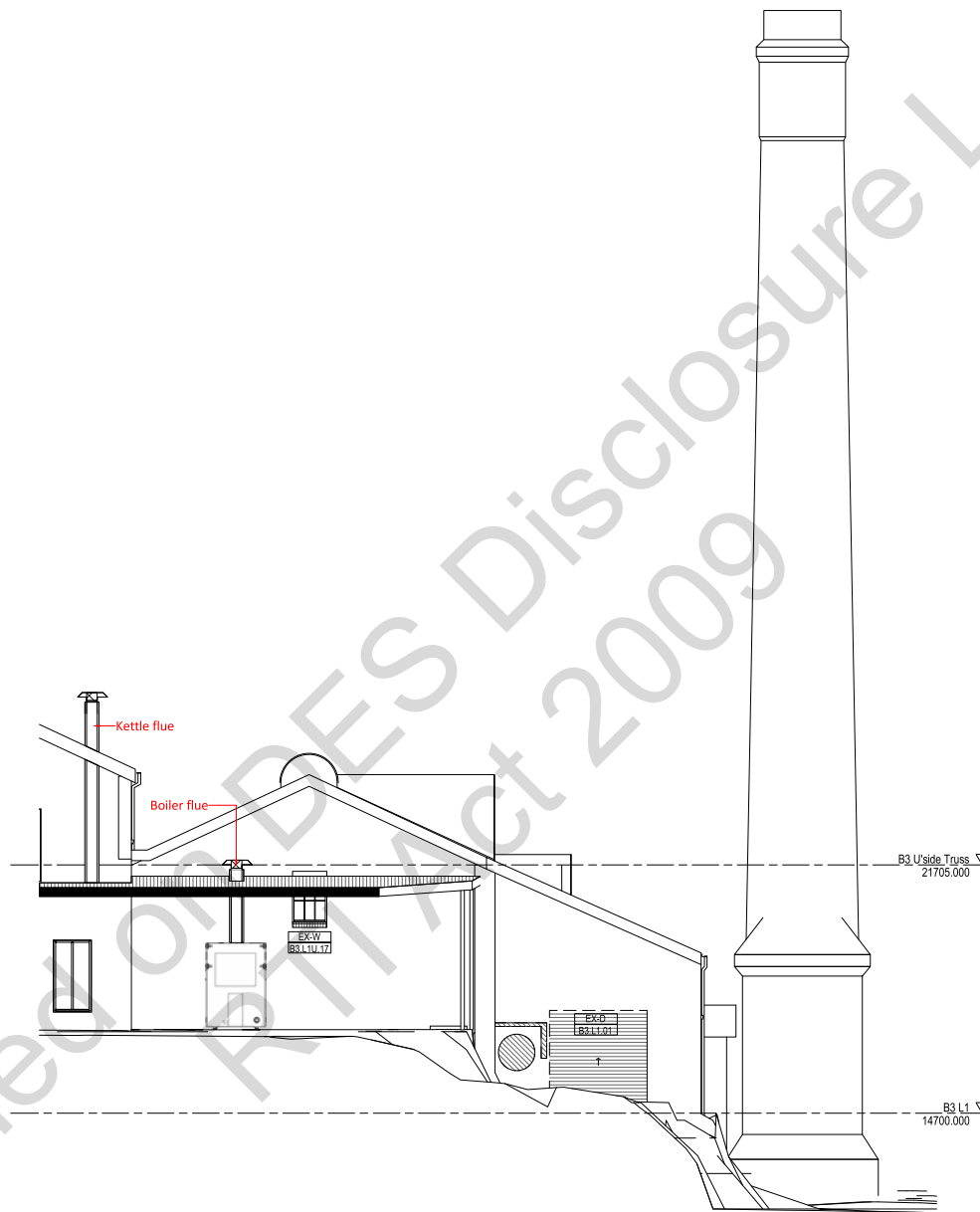
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B2-B3 Roof Plan		Sheet No: A102	
Date: 26-Jun-20 3:15:36 PM	REVISION	AMENDMENT	DATE
		26 of 40	
Scale: As indicated	@ A3		

1 B2-B3 Elevation
1 : 150



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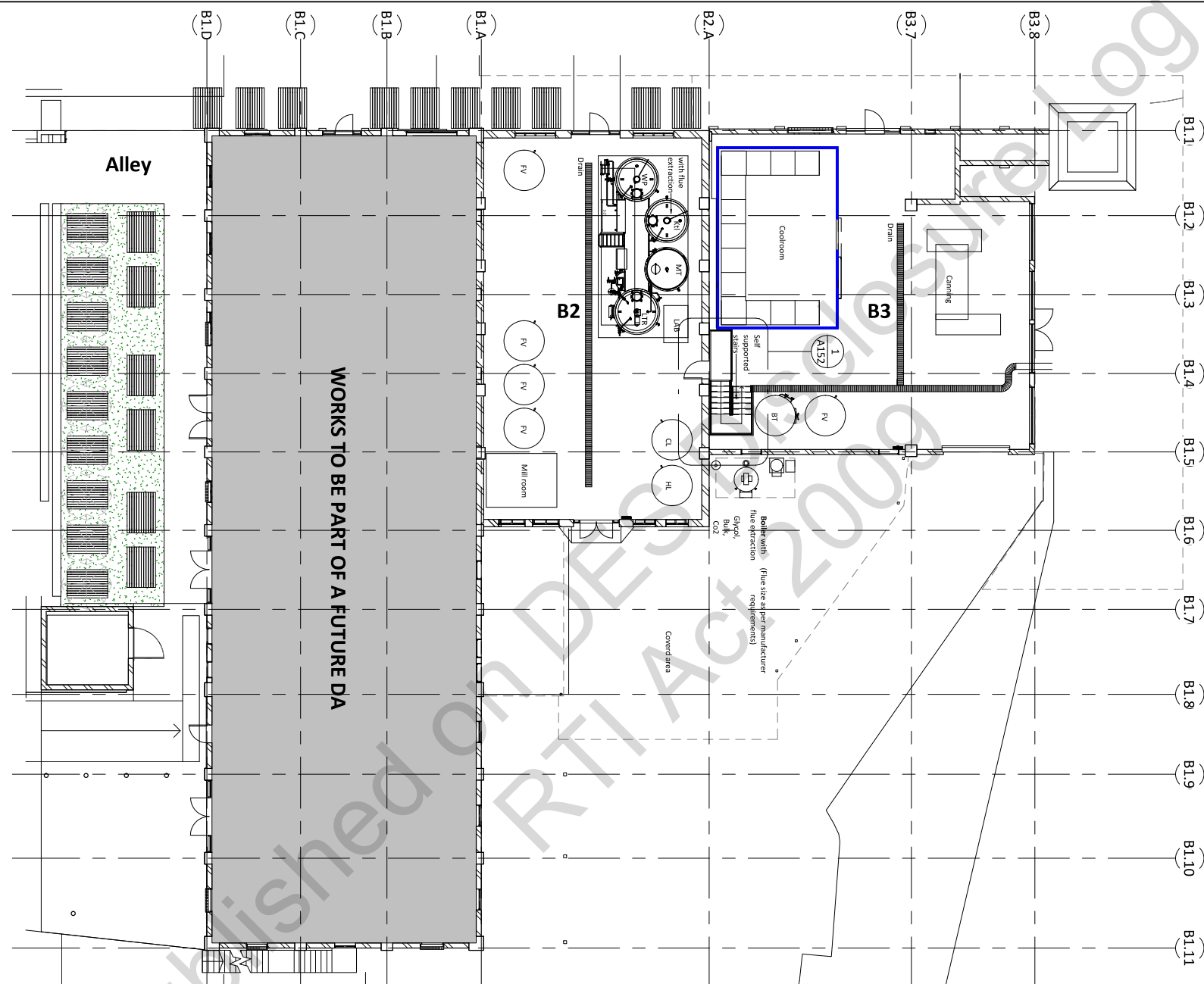
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B2-B3 Elevation		Sheet No: A103		
Date: 26-Jun-20 9:30:18 AM	REVISION	AMENDMENT	DATE	
		27 of 40		
Scale: 1 : 150	@ A3			



Revel Brewing Co 2.0

Area	625m ²
Indoor	350m ²
Outdoor	275m ²

Capacity	
Indoor	91
Outdoor	200
Total	291

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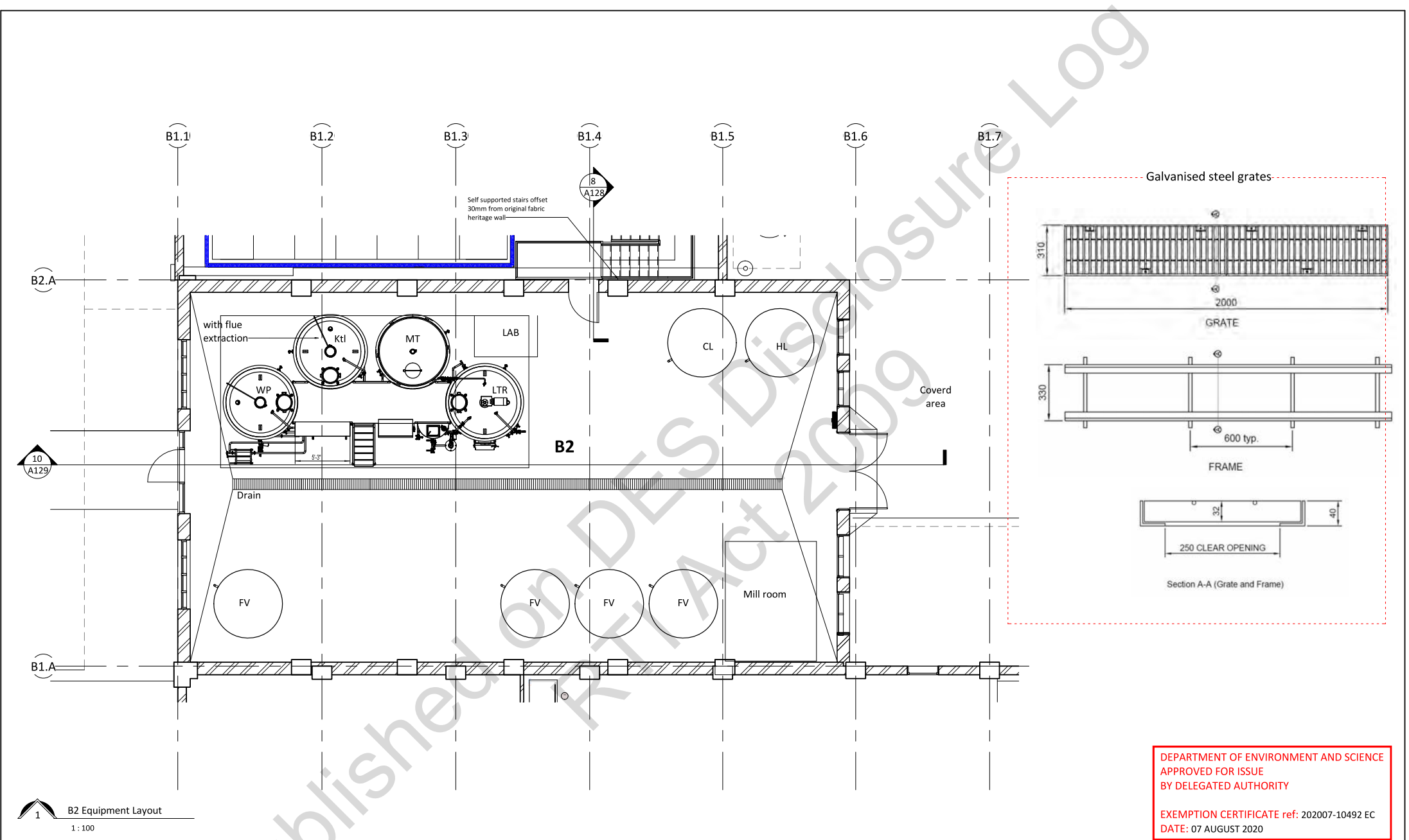
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Proposed Floor Plan B1-B2-B3		Sheet No: A106	
Date: 26-Jun-20 10:15:41 AM	REVISION	AMENDMENT	DATE
	Rev.		-
Scale: 1 : 200 @ A3		28 of 40	



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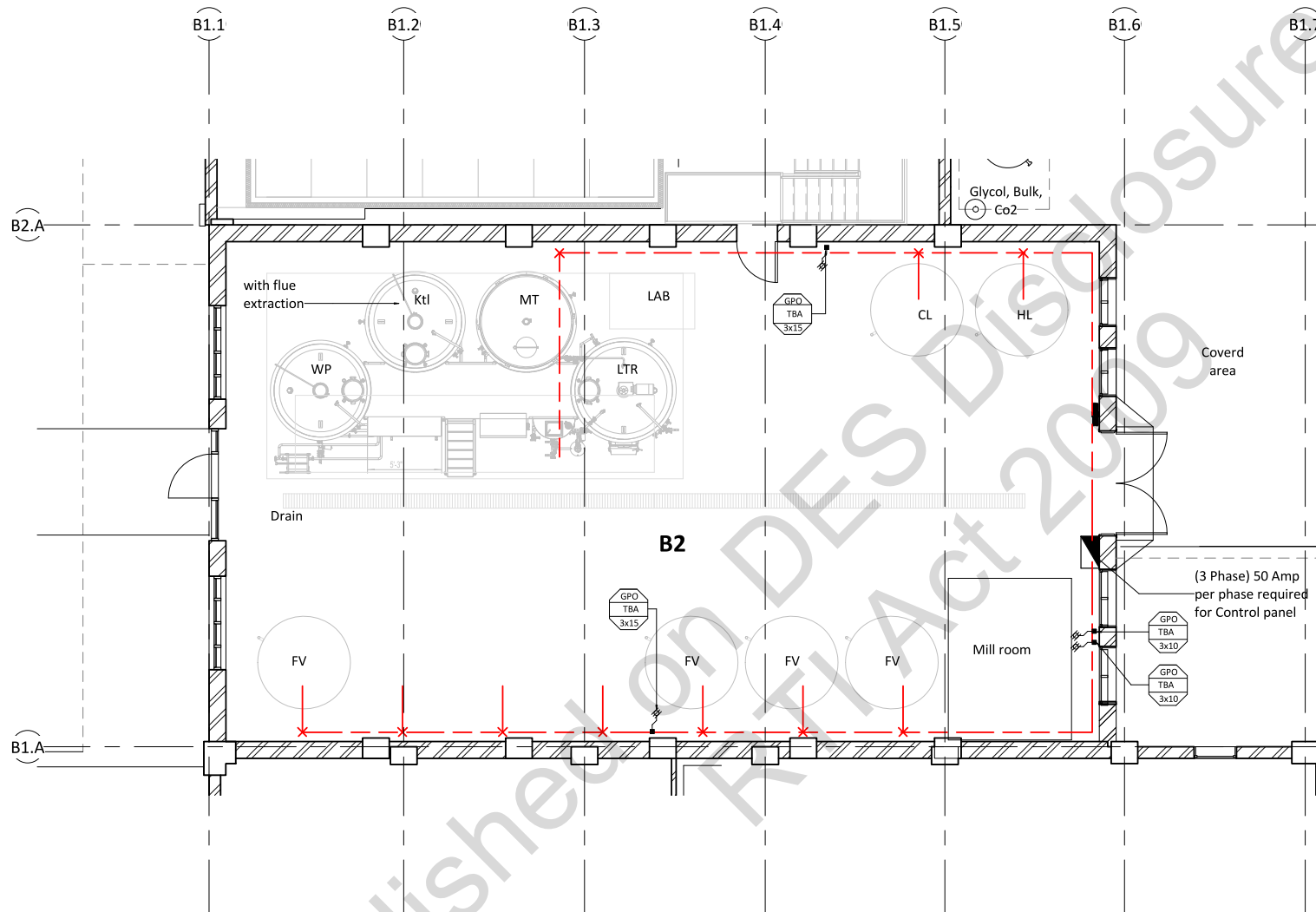
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B2 Equipment Layout		Sheet No: A112	
Date: 01-Jul-20 12:39:56 PM	REVISION	AMENDMENT	DATE
		29 of 40	
Scale: 1 : 100 @ A3			

ELECTRICAL LEGEND

- 001
450
2.4
- ITEM NUMBER (001=1_ ABOVE FINISHED FLOOR LEVEL MAX.TOTAL LOAD IN Amp
- 1PHASE DIRECT ELECTRICAL CONNECTION SHOWING ISOLATOR LOCATION
- 3PHASE/ 415V DIRECT ELECTRICAL CONNECTION SHOWING ISOLATOR LOCATION
- SINGLE PHASE GENERAL POWER SUPPLY
10Amp OR LESS (GPO)
15 Amp OR MORE (SPO)
- SINGLE PHASE DOUBLE POWER SUPPLY
- 10AMP GPO FOR CASH REGISTER. PROVIDE DEDICATED CIRCUIT AND CONDUIT FOR DATA CABLING.
COMMUNICATIONS PORT TO ACCOMMODATE TELEPHONE & DATA CABLING
- ELECTRICAL SWITCH - ONE WAY
- KITCHEN SUB-BOARD - SIZE & WIRING TO BE DETERMINED BY OTHERS



1 B2 Electrical Service Layout
1 : 100

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B2 Electrical Service Layout

Date: 01-Apr-20 3:34:09 PM

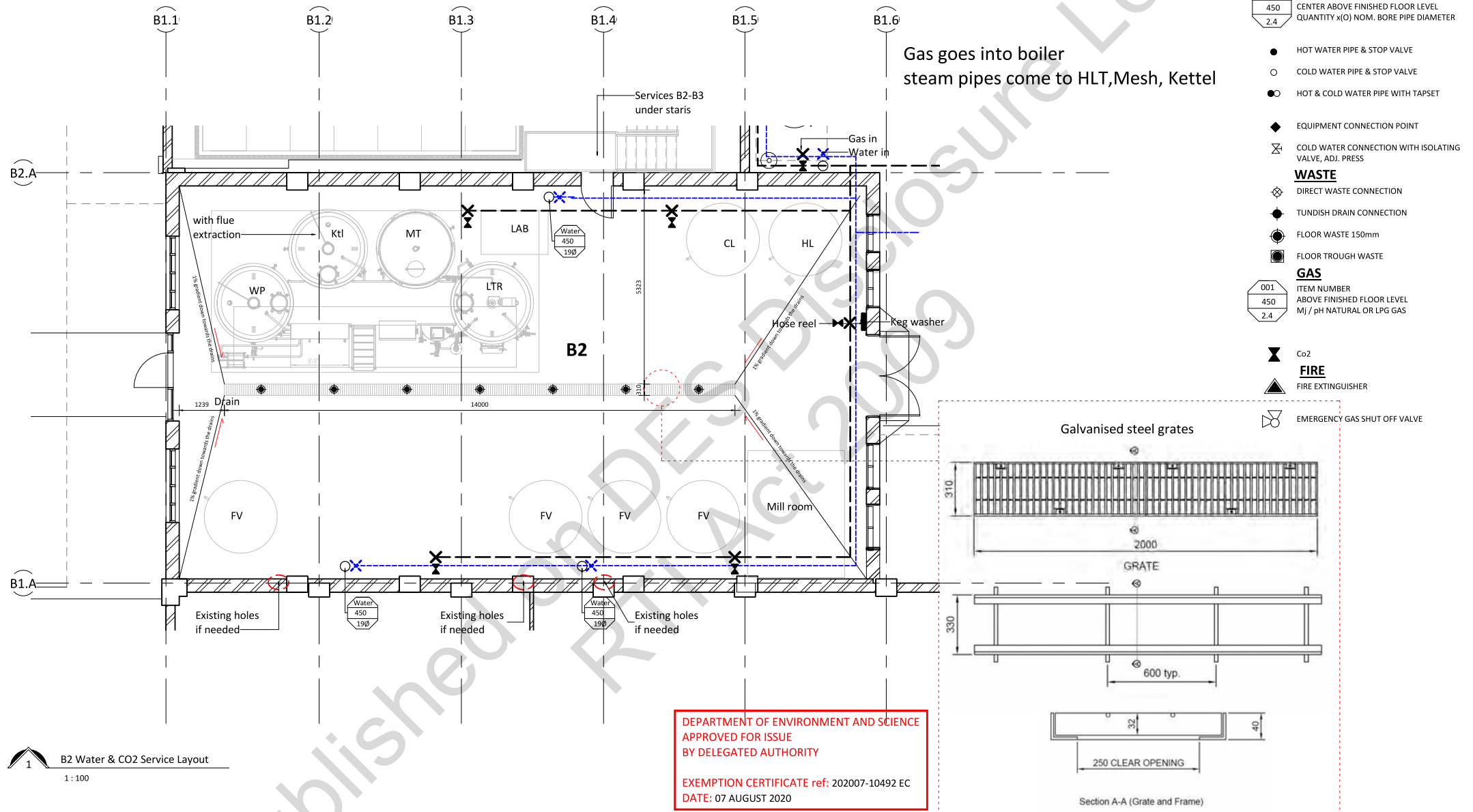
Scale: 1 : 100

@ A3

Sheet No: A113

REVISION	AMENDMENT	DATE
Rev.		Checker
Rev.	30 of 40	Approver
Rev.		00-00-00

Co2 run across beam.



Project:	Revel Brewing Co 2.0
Address:	82 Colmslie Rd, Morningside, QLD



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B2 Water & CO2 Service Layout

Date: 01-Apr-20 3:34:22 PM

Scale: 1 : 100

@ A3

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Rev.

Sheet No: A114

AMENDMENT

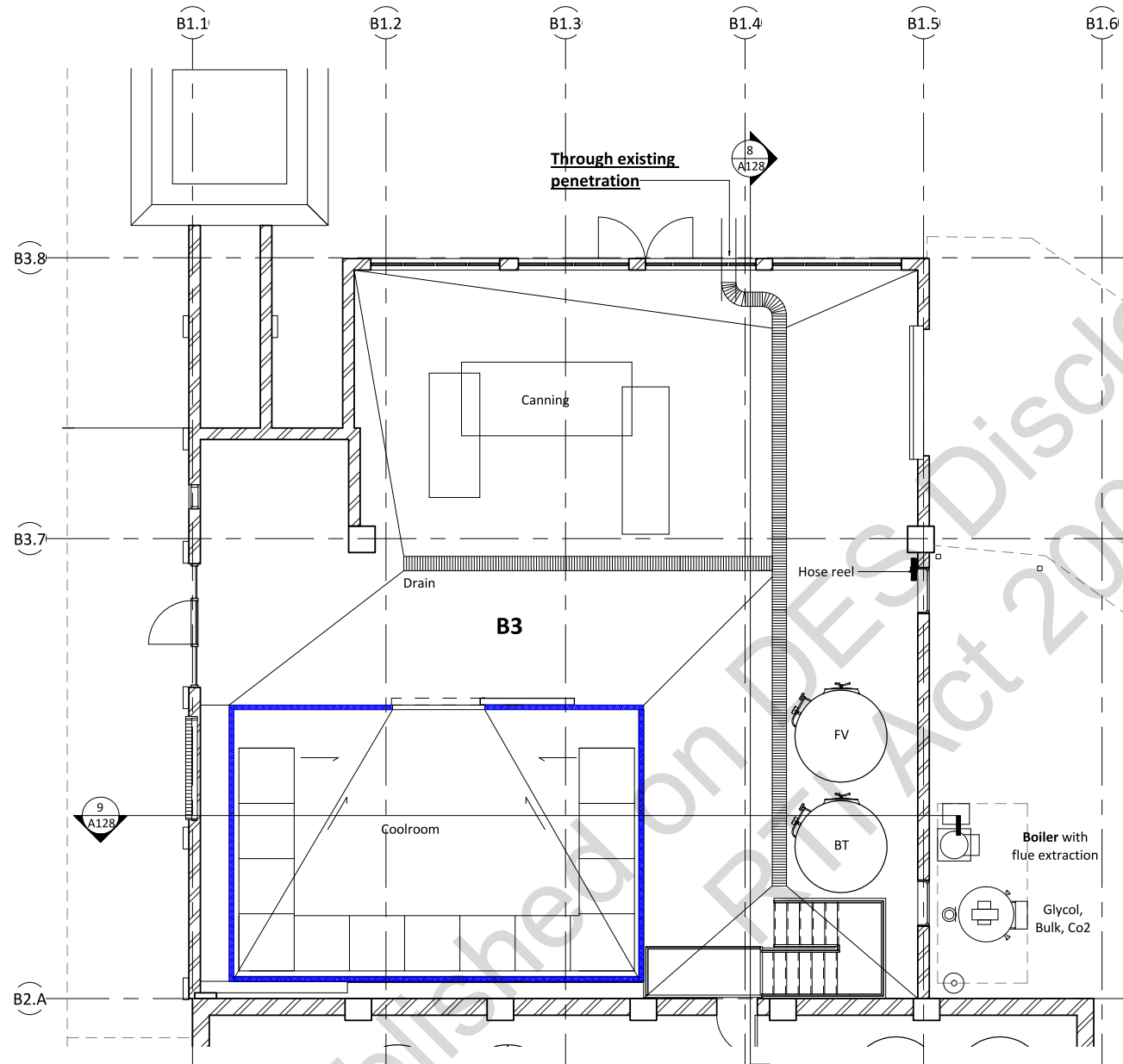
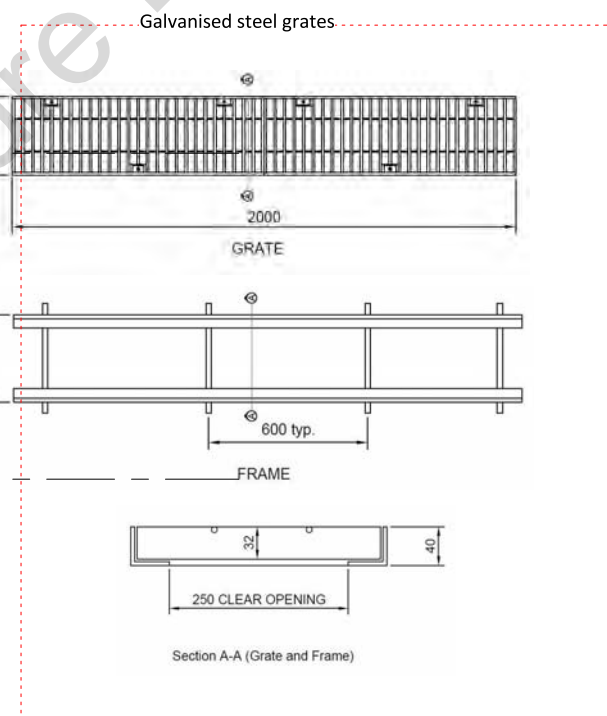
31 of 40

DATE _____

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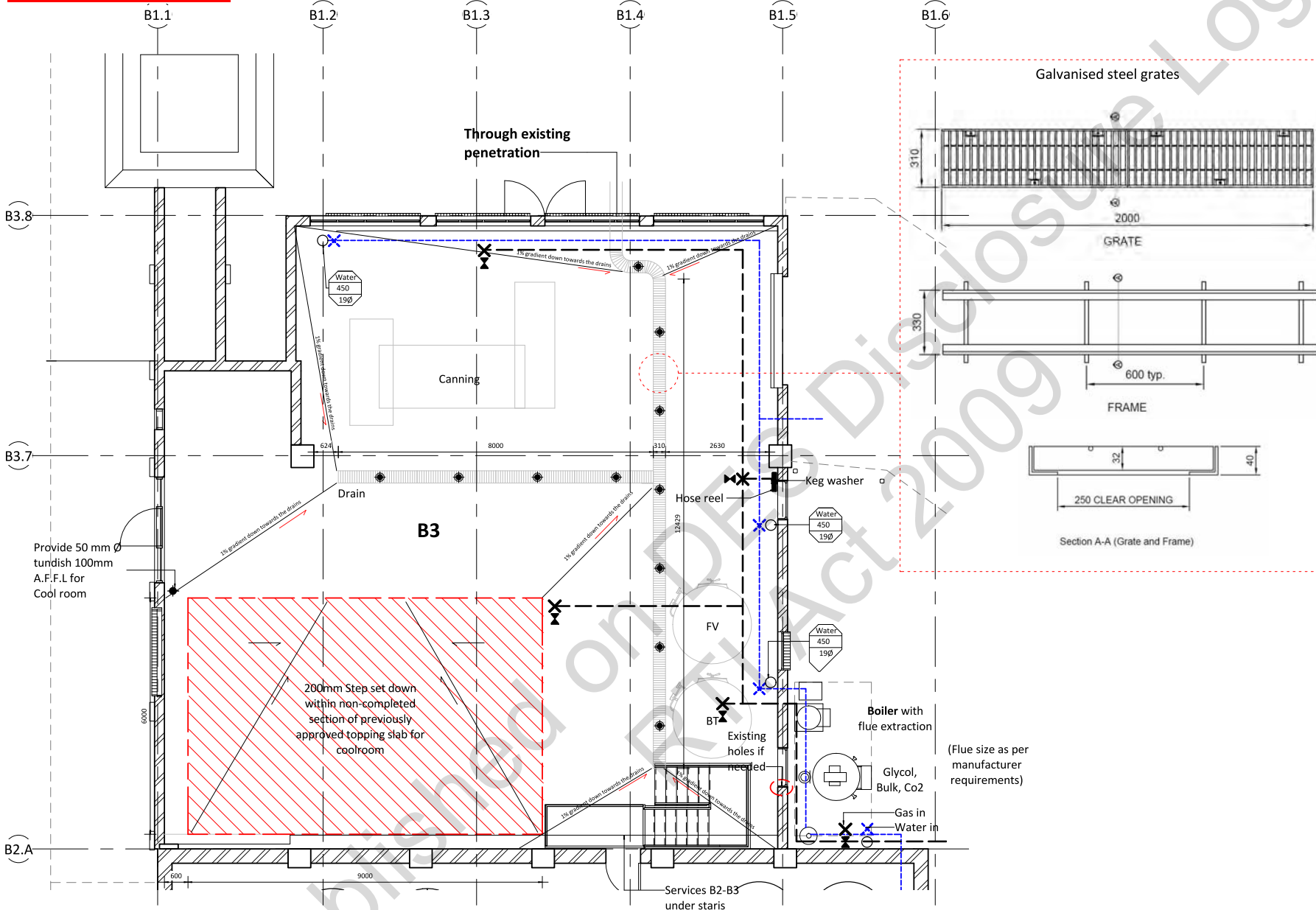
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B3 Equipment Layout		Sheet No: A115	
Date: 01-Jul-20 12:37:24 PM	REVISION	AMENDMENT	DATE
		32 of 40	
Scale: 1 : 100	@ A3		

Co2 run across beam.



HYDRAULIC LEGEND

WATER

001	ITEM NUMBER
450	CENTER ABOVE FINISHED FLOOR LEVEL
2.4	QUANTITY x(O) NOM. BORE PIPE DIAMETER

- HOT WATER PIPE & STOP VALVE
- COLD WATER PIPE & STOP VALVE
- HOT & COLD WATER PIPE WITH TAPSET
- ◆ EQUIPMENT CONNECTION POINT
- ⌵ COLD WATER CONNECTION WITH ISOLATING VALVE, ADJ. PRESS

WASTE

- ⊕ DIRECT WASTE CONNECTION
- ◆ TUNDISH DRAIN CONNECTION
- FLOOR WASTE 150mm
- ⊕ FLOOR TROUGH WASTE

GAS

001	ITEM NUMBER
450	ABOVE FINISHED FLOOR LEVEL
2.4	Mj / pH NATURAL OR LPG GAS

- ⌵ Co2
- ▲ FIRE EXTINGUISHER
- ⌵ EMERGENCY GAS SHUT OFF VALVE

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B3 Water & CO2 Service Layout

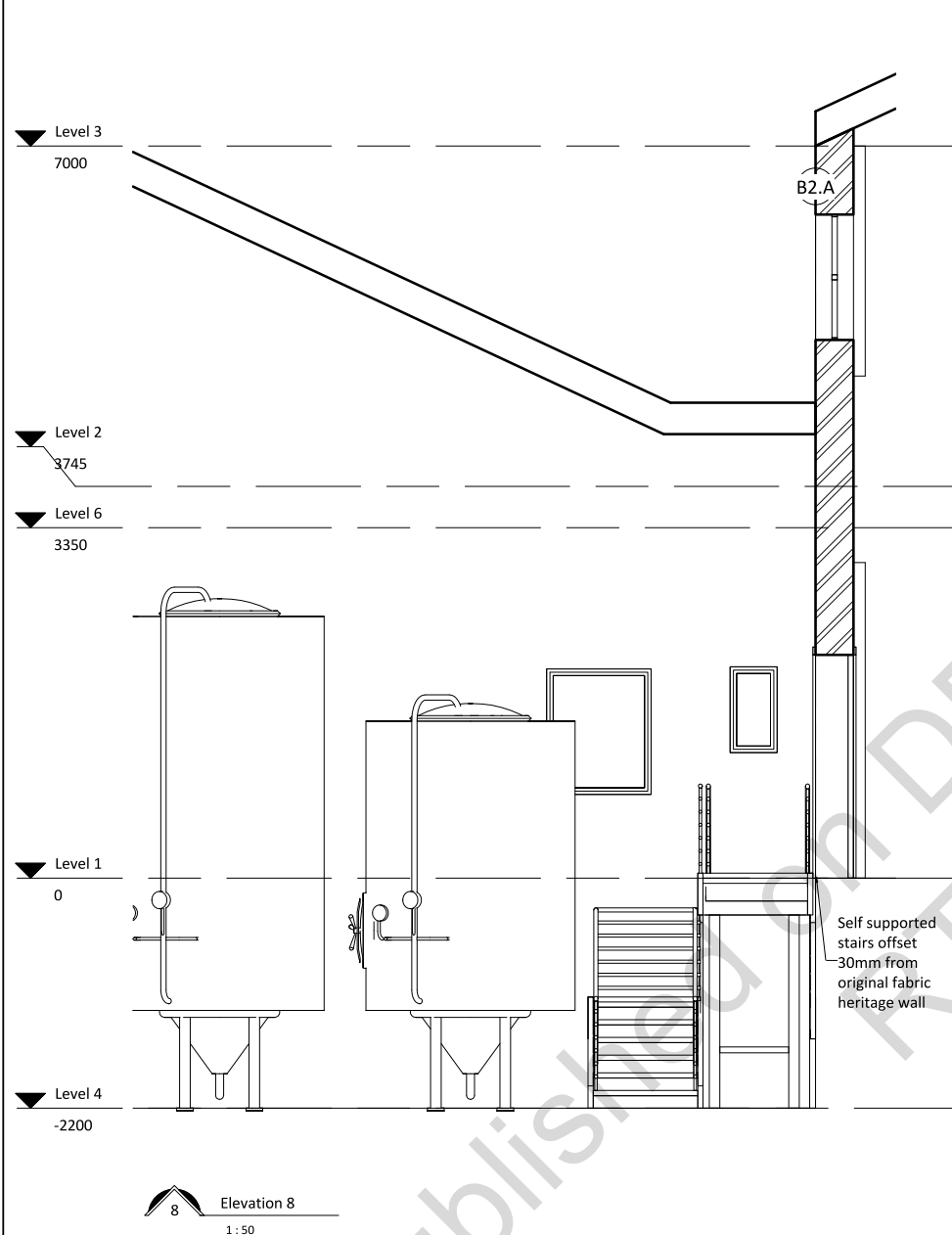
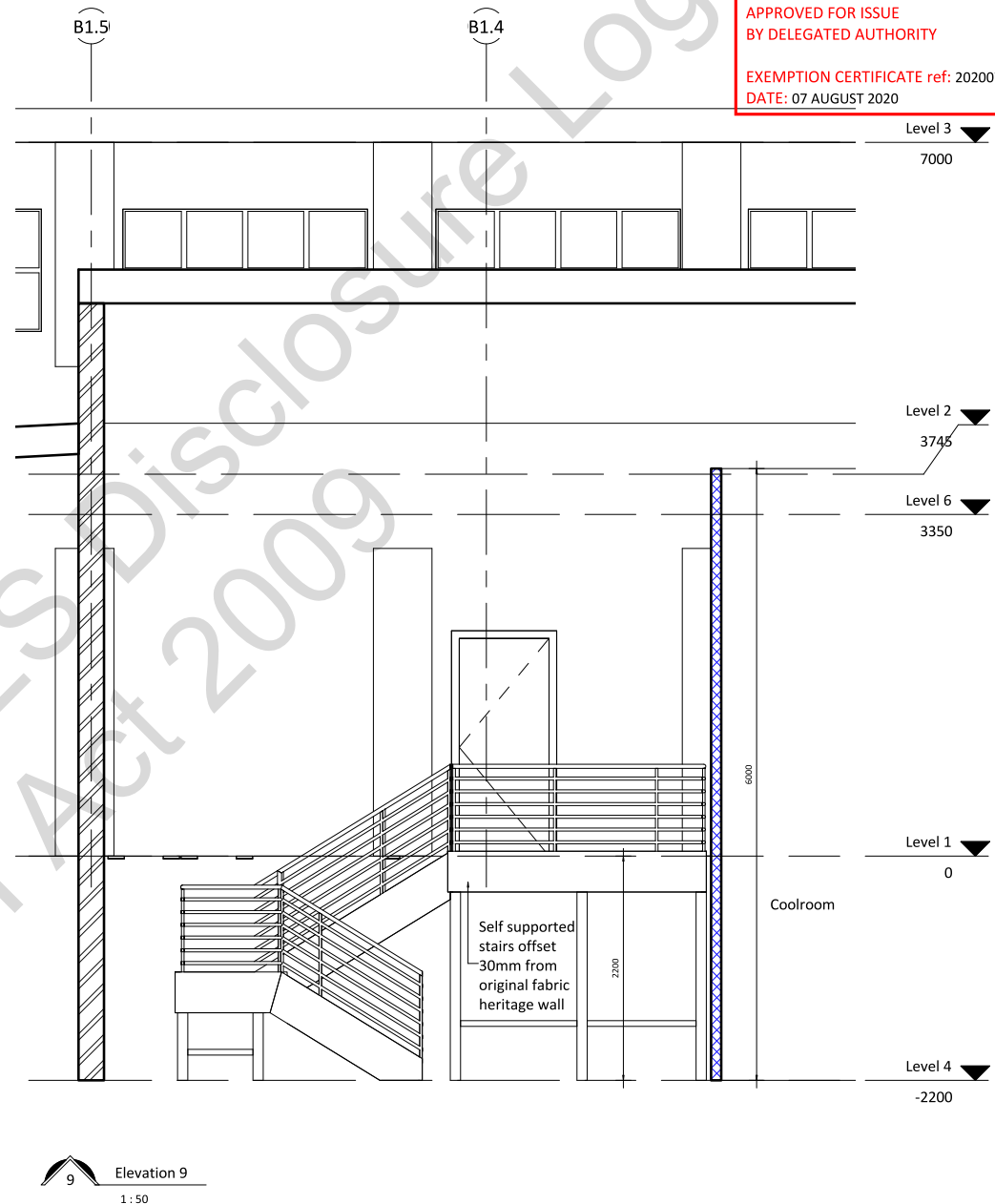
Date: 01-Apr-20 3:35:16 PM

Scale: 1 : 100

@ A3

Sheet No: A117

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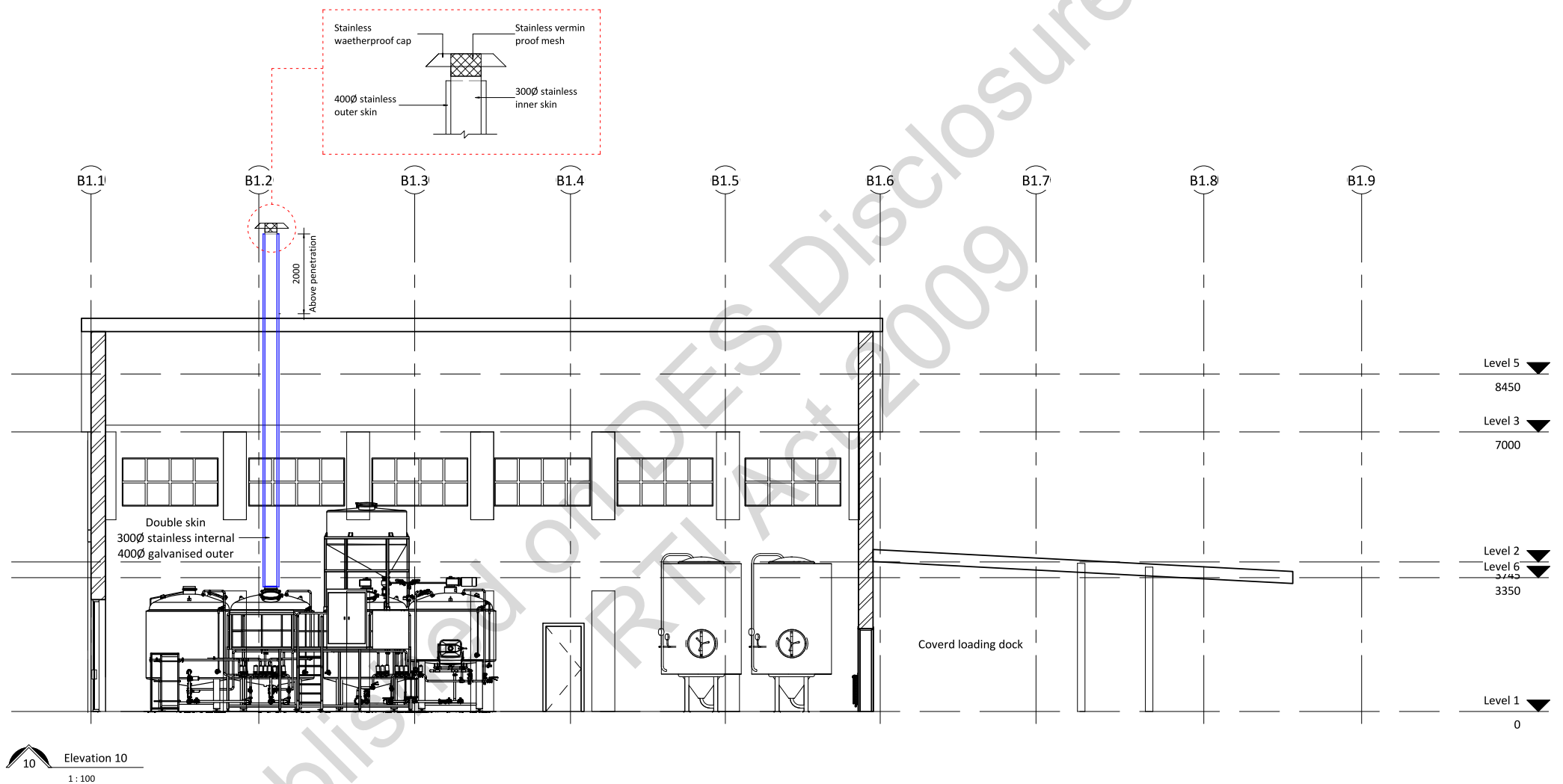
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Elevation through B2-B3		Sheet No: A128		
Date: 01-Apr-20 8:30:00 PM	REVISION	AMENDMENT	DATE	
		35 of 40		
Scale: 1 : 50	@ A3			



10 Elevation 10
1 : 100

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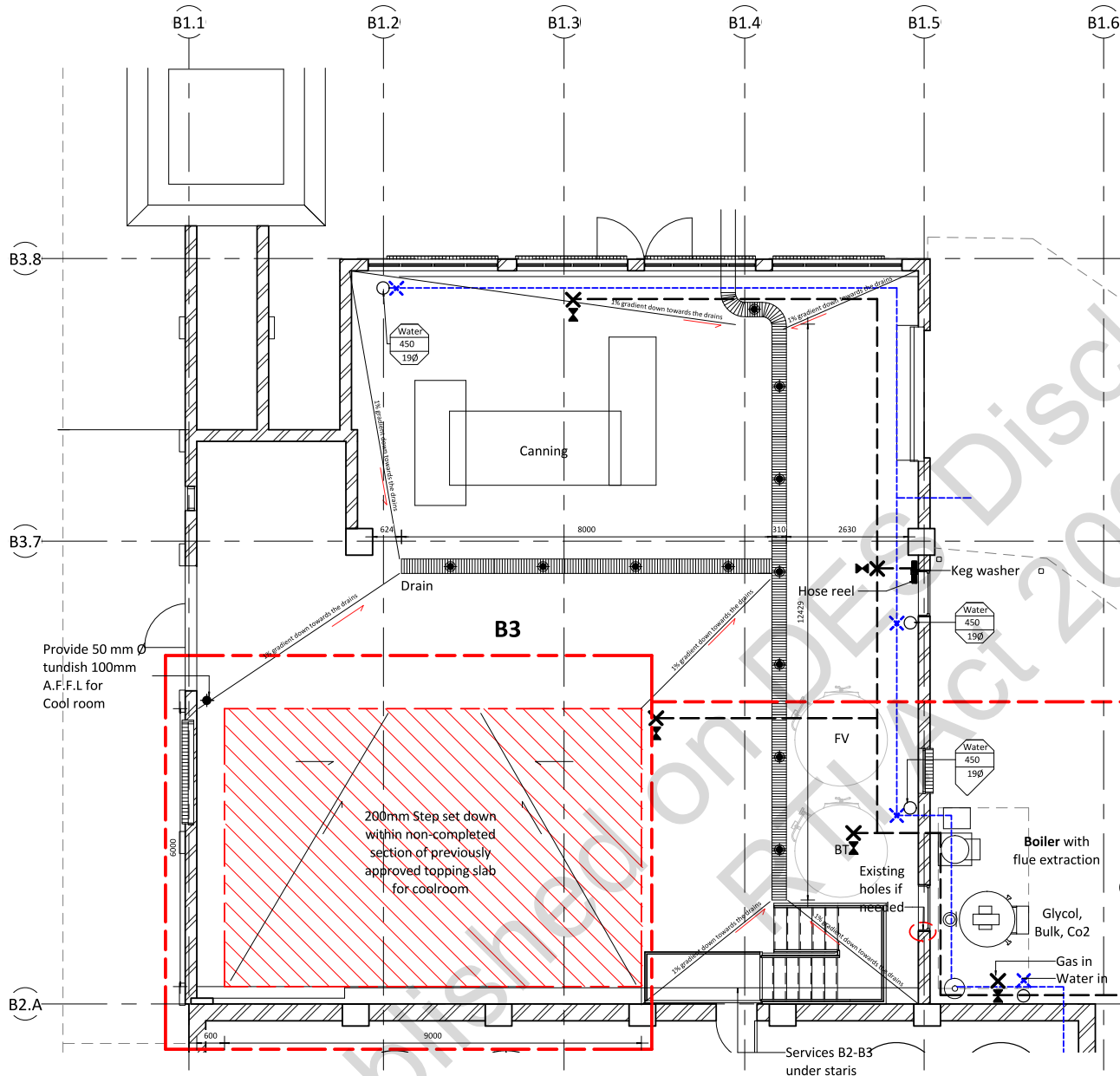
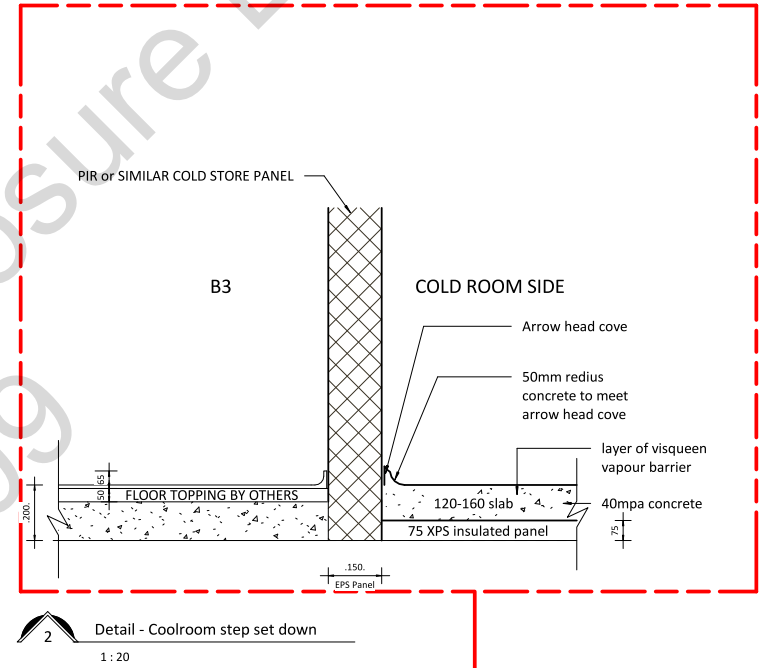
Project: Revel Brewing Co 2.0

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Elevation 10		Sheet No: A129		
Date: 01-Apr-20 3:44:12 PM	REVISION	AMENDMENT	DATE	
		36 of 40		
Scale: 1 : 100	@ A3			



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B3 Step set down

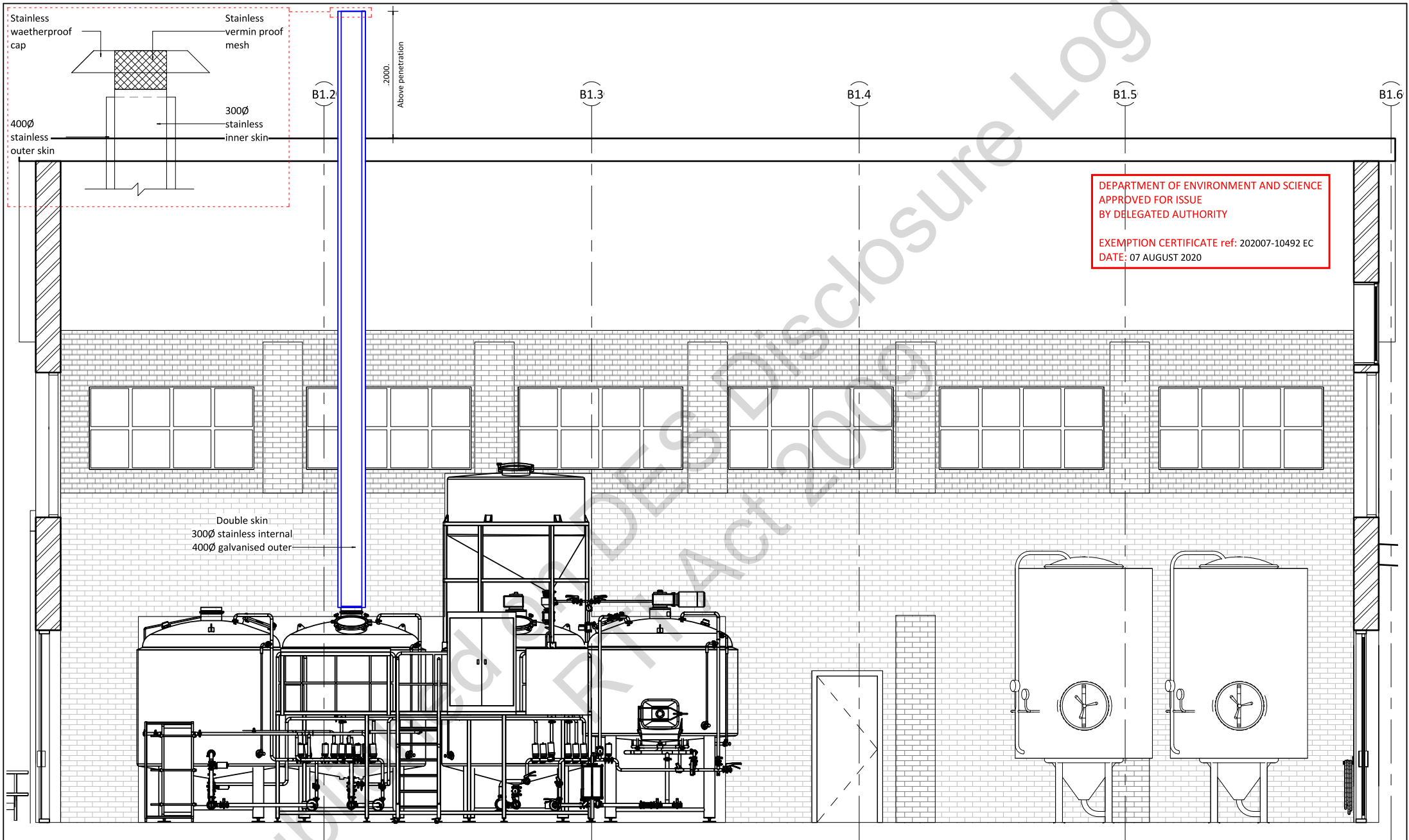
Date: 01-Apr-20 2:38:30 PM

Scale: As indicated

@ A3

Sheet No: A150

REVISION	AMENDMENT	DATE
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Elevation through B2

Sheet No: A151

Date: 25-Mar-20 9:31:18 PM

Scale: 1 : 50

@ A3

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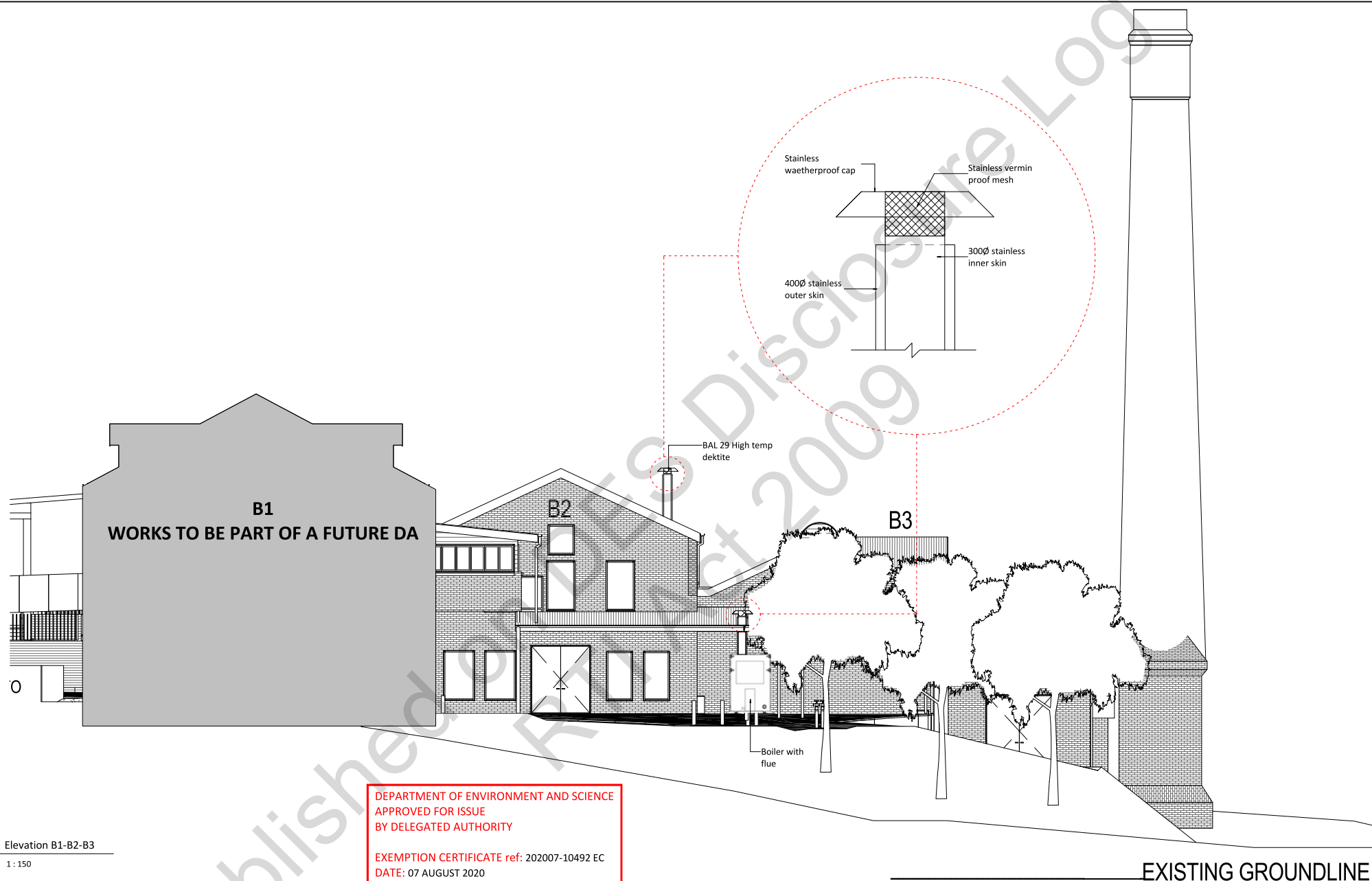
39 of 40

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1 Elevation B1-B2-B3
1 : 150

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Extraction Location

Date: 26-Jun-20 2:17:29 PM

Scale: 1 : 150 @ A3

Sheet No: A152

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Rev.	40 of 40	Approver
Rev.		00-00-00