

CITY OF MARIBYRNONG ADVERTISED PLAN

WINE & BEER PRODUCERS LICENSE

THIS LICENSE WILL BE APPLIED FOR IMMEDIATELY UPON APPROVAL OF PROPERTY CHANGE OF USE.

AVERAGE BREWING CAPACITY/FREQUENCY

BREWING CAPACITY: AVERAGES WILL LIKELY BE IN THE 500-1000L, REQUIRE ONE BREW PER WEEK, 1000L OF BEER PER WEEK IS OUR MAXIMUM BREWING CAPACITY.

BREWING ACTIVITY: OUR MAIN BREWING ACTIVITY WILL VARY WEEK TO WEEK, THIS WILL OCCUR ON AN AS NEEDED BASIS ON MONDAY & TUESDAY EACH WEEK.

LIVE EVENTS
EVENTS WILL BE PRIVATE FUNCTIONS (E.G. BIRTHDAYS, COMMUNITY MEET UPS) AND PROMOTIONAL EVENTS (E.G. TELEVIEWED SPORTING EVENTS, TASTING EVENTS WITH REGIONAL PRODUCERS). ALL EVENTS WILL BE WITHIN OUR STANDARD OPERATING CAPACITY, HOURS AND NOISE LEVELS.

ENVIRONMENTAL PROTECTION AUTHORITY APPROVALS

WORKS APPROVAL AND WATER DISCHARGE LICENCE WILL BE APPLIED FOR IMMEDIATELY UPON APPROVAL OF PROPERTY CHANGE OF USE.

AREA ANALYSIS

TOTAL SITE AREA = 615m²
APPROX. BUILDING FOOT PRINT = 592.5m²

TOTAL INDOOR AREA = 526.4m²
TOTAL OUTDOOR AREA = 23m²

TOTAL AREA = 541m²

OUTDOOR AREA

SERVICE YARD = 23m²

INDOOR AREA

OFFICE AREA = 27m²

MEZZANINE EXIT = 13m²

STAFF AREA = 9m²

FOOD SERVICE / BAR = 154m²

KEG ROOM = 25m²

TOILETS / AIR-LOCK = 28m²

BAR / DINING AREA = 258m²

HOURS AND STAFF

STAFF

MON - TUES (BREWING HOURS)
DAY HOURS = 2
NIGHT HOURS = 2

FRIDAY (SERVICE HOURS)
DAY HOURS = 1
NIGHT HOURS = 2

SAT - SUN (SERVICE HOURS)
DAY HOURS = 2
NIGHT HOURS = 3

OPERATING HOURS

MON - TUES (BREWING HOURS, CLOSED TO PUBLIC)
7am - 10pm

WED - SUN (FOOD SERVICE HOURS, OPEN TO PUBLIC)
12pm - 10pm

OPEN ON ALL UNRESTRICTED PUBLIC HOLIDAYS

NUMBER OF PATRONS

INDOOR SEATING = 115

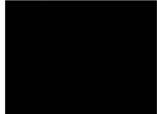
INDOOR STANDING = 35

TOTAL = 150

EXISTING CARPARKING

PRO. BIKE SPACES = 12

MATERIAL / COLOURS SCHEDULE



COLOURBOND NIGHTSKY
PROPOSED FRONT ENTRY ROLLER
DOOR



BLACK
PROPOSED STRATO EZI - SLAT FENCING

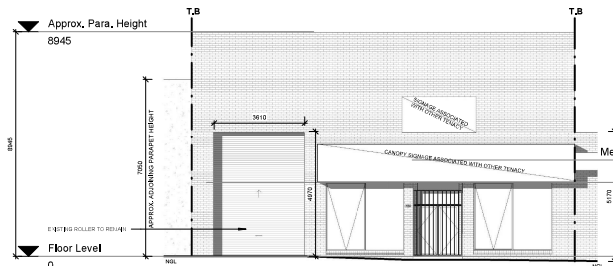


DULUX GOLDEN MARMUERITE
PROPOSED PAINTED SURFACE AS
INDICATED

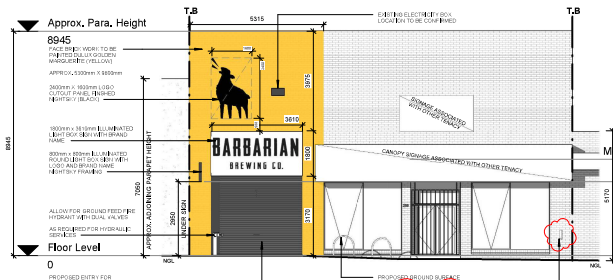


ENDORSEMENT
PLANNING AND ENVIRONMENT ACT 1987
MARIBYRNONG PLANNING SCHEME
THIS DOCUMENT IS HEREBY ENDORSED AND FORMS
PAGE 1 OF 3, OF THE PLAN REFERRED TO IN
PLANNING PERMIT NO. TP 384/2022(1)
SIGNED FOR AND ON
BEHALF OF THE
RESPONSIBLE AUTHORITY
03/08/2023
DATE

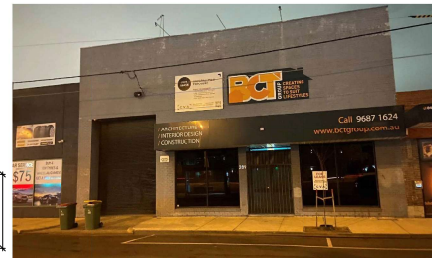
01 PRE-LIM Floor Plan
1: 100



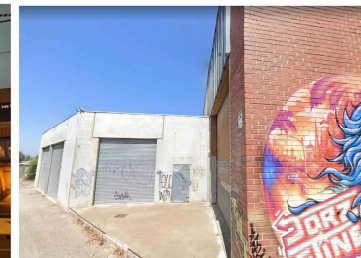
02 Existing North Elevation
1: 100



03 North Elevation
1: 100



FRONT FACADE STREET VIEW



REAR FACADE STREET VIEW

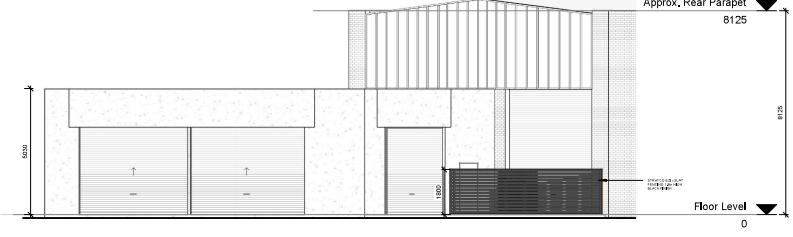


REAR FACADE STREET VIEW



05 TP - Light Box Sign
1: 10

LIGHT BOX INDICATIVE OF
PROPOSED DESIGN
LOGO DESIGN / BRANDING
SUBJECT TO CHANGE



04 South Elevation
1: 100

INTERNAL FIT-OUT FOR BREWERY

REGISTERED
Building Practitioner
T. 0430 078 990
E. INFO@KARADCS.COM.AU
DN40 38732
ACN 69 159 282
ABN 69 006 159 282

Client Name
Kent Mincherton - Barbarian
Brewing

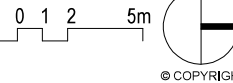
Date
13.07.2023
Scale As indicated

Project number
K091322

Proposed Plans

004


REV	DESCRIPTION	DATE
REV A	ALL REVISIONS TO BE MADE	13/07/2023
REV B	REVISIONS TO BE MADE	13/07/2023
REV C	REVISIONS TO BE MADE	13/07/2023
REV D	REVISIONS TO BE MADE	13/07/2023



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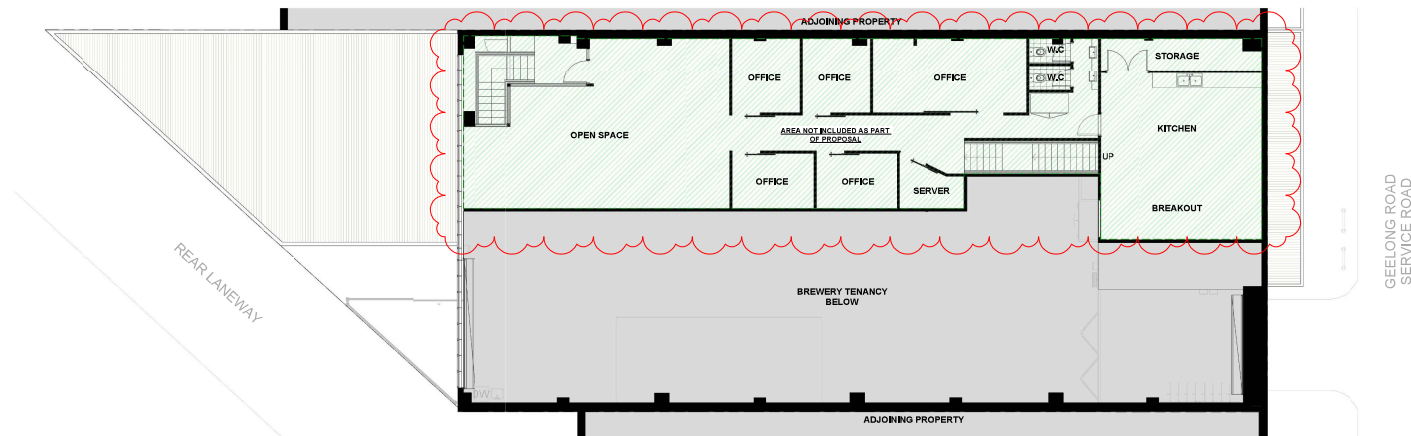
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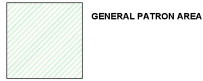
03/08/2023
DATE

CITY OF MARIBYRNONG ADVERTISED PLAN



01 Mezzanine / Office Plan
1 : 100
The mezzanine floor is occupied by BCT Group - Custom Home Builders
The mezzanine area is utilised for administrative team and lower ground showroom, client interactions

REV	DESCRIPTION	DATE
REV A	ISSUED TO PLAN REVIEWER	28/07/2023
REV B	ISSUED TO PLAN REVIEWER	28/07/2023
REV C	ISSUED TO PLAN REVIEWER	28/07/2023
REV D	ISSUED TO PLAN REVIEWER	28/07/2023



GENERAL PATRON AREA



WASTE STORAGE AREA




NON - PATRON AREA

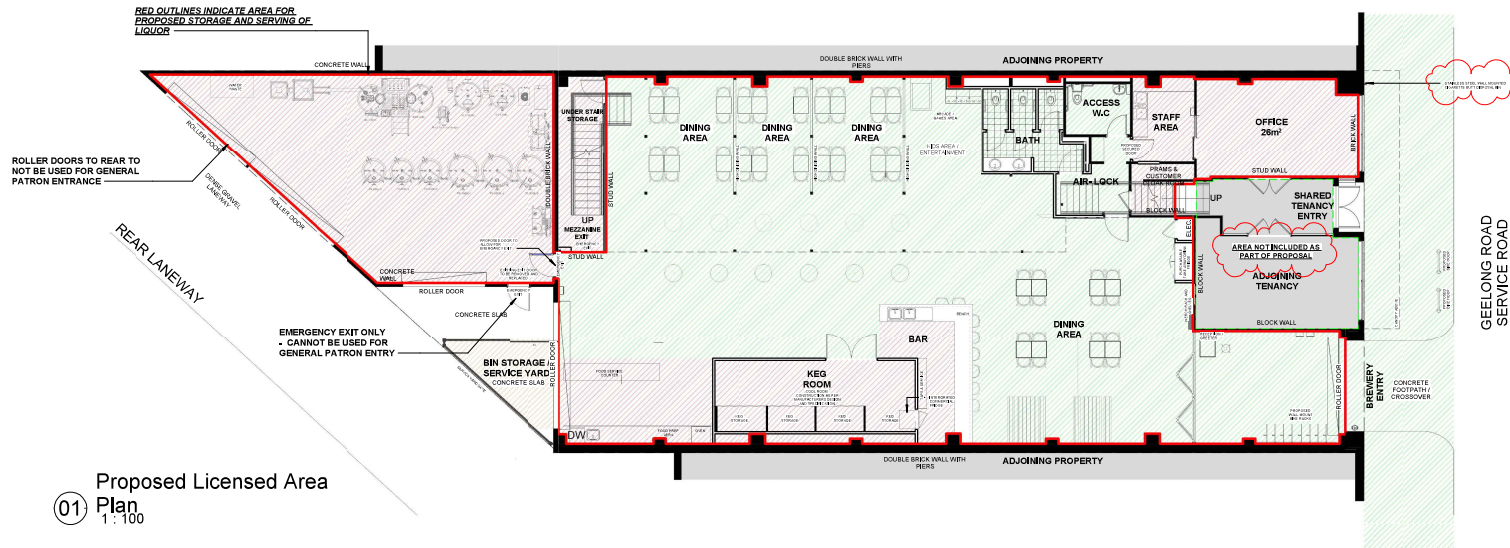
THE INSTALLATION OF A BIN FOR DISPOSAL OF CIGARETTE BUTTS AT THE FRONT OF THE PREMISES AS PER CONDITION 1a

ENDORSEMENT
PLANNING AND ENVIRONMENT ACT 1987
MARIBYRNONG PLANNING SCHEME

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 03/08/2023
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CITY OF MARIBYRNONG ADVERTISED PLAN



Proposed Licensed Area
01 Plan
1:100



KARA
DESIGN & CONSULTING
PTY LTD



T: 0430 078 890
E: NICK@KARADESIGN.COM.AU
DNAG 38732
ACN: 89 006 159 282
ABN: 89 006 159 282

Client Name
Kent Mincherton - Barbarian
Brewing

Date
13.07.2023
Scale 1 : 100

Project number
K091322

Proposed Licensed Area

006

REV	DESCRIPTION	DATE
REV A	20 PER TOWN PLANNING ACT	26/07/2023
REV B	INTERNAL BREWERY FIT-OUT	13/07/2023
REV C	BAR AREA FIT-OUT	13/07/2023
REV D	ADJACENT TO REAR OF SITE	13/07/2023

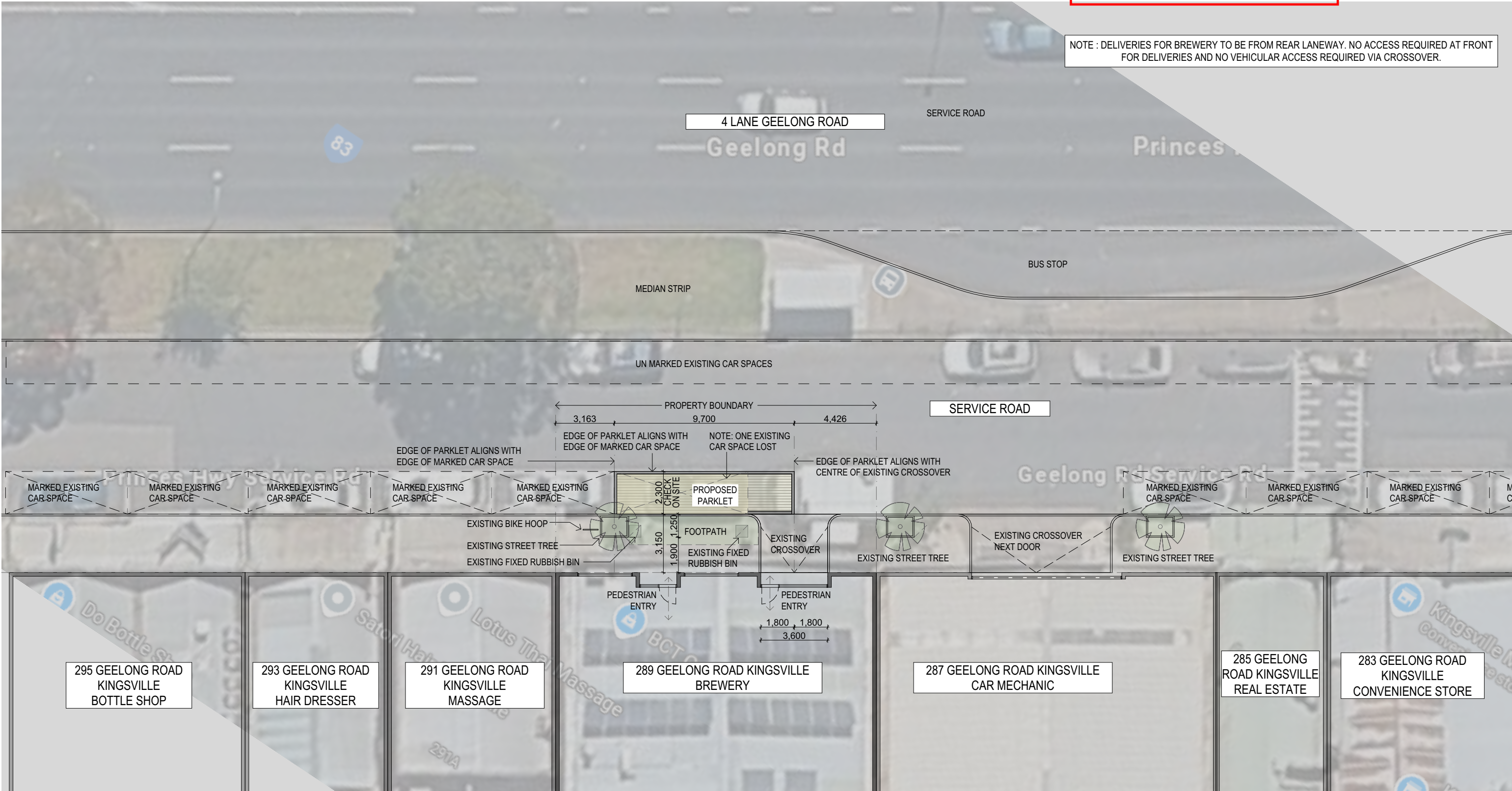
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CITY OF MARIBYRNONG
ADVERTISED PLAN

NOTE : DELIVERIES FOR BREWERY TO BE FROM REAR LANEWAY. NO ACCESS REQUIRED AT FRONT FOR DELIVERIES AND NO VEHICULAR ACCESS REQUIRED VIA CROSSOVER.



1
-

GROUND FLOOR PLAN
1:200

07/07/2025	A	ISSUED FOR REVIEW	PAVC
11/07/2025	B	ISSUED FOR REVIEW	PAVC
13/08/2025	C	ISSUED FOR REVIEW	PAVC
22/09/2025	TP	ISSUED FOR TPPA	PAVC
DATE	NO.	DESCRIPTION	BY

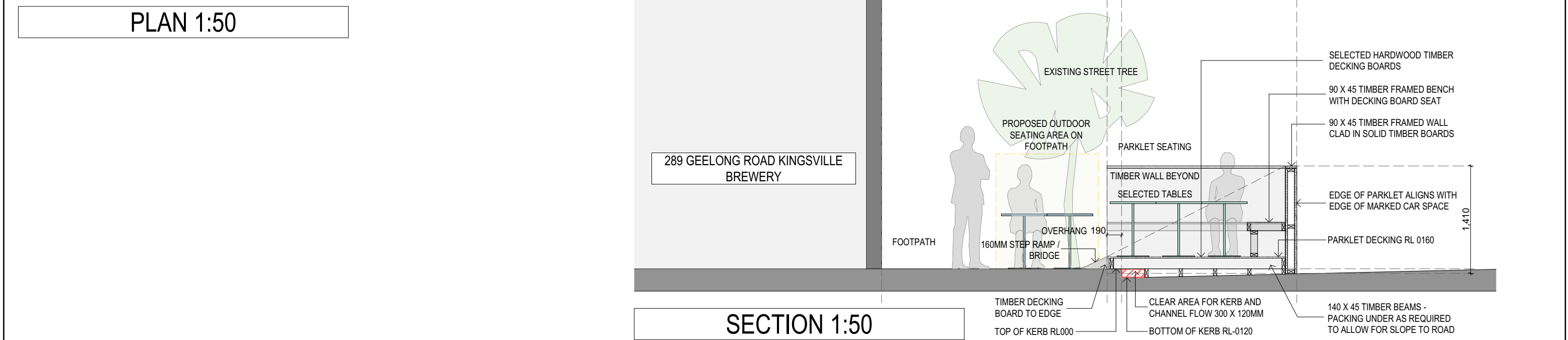
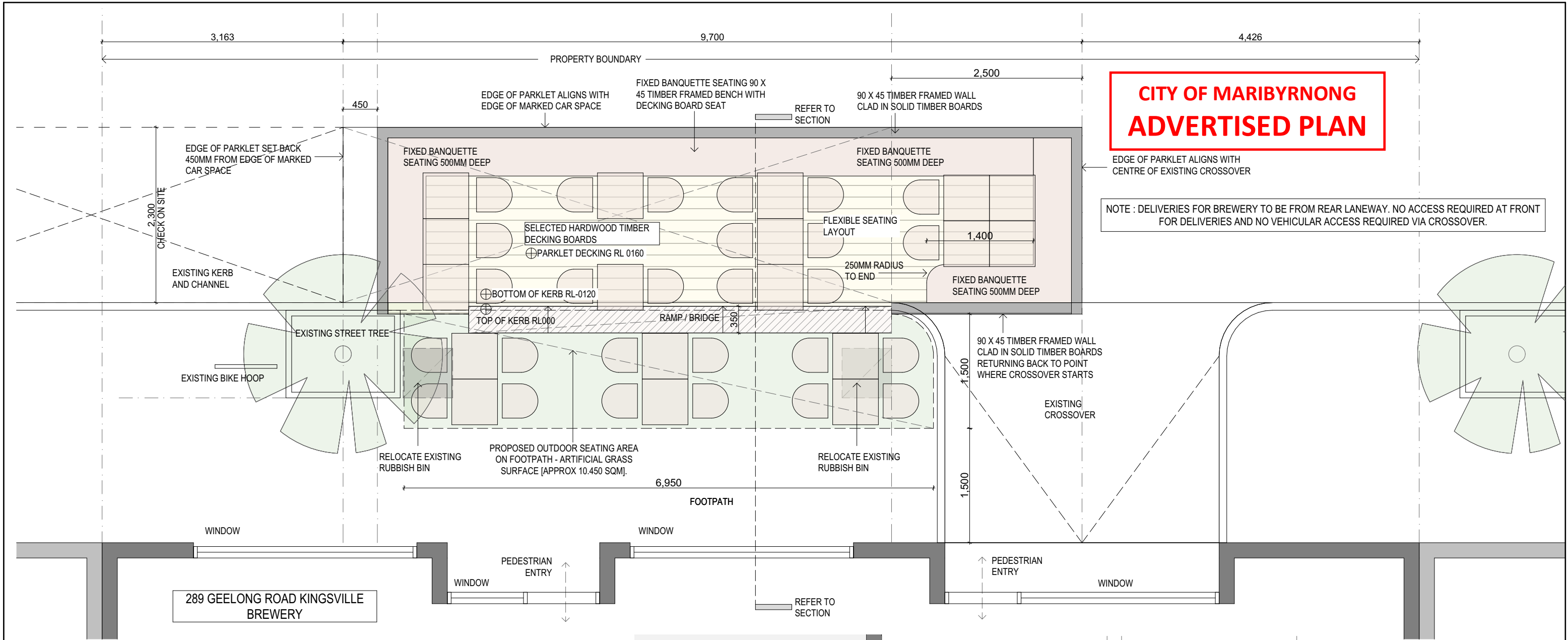
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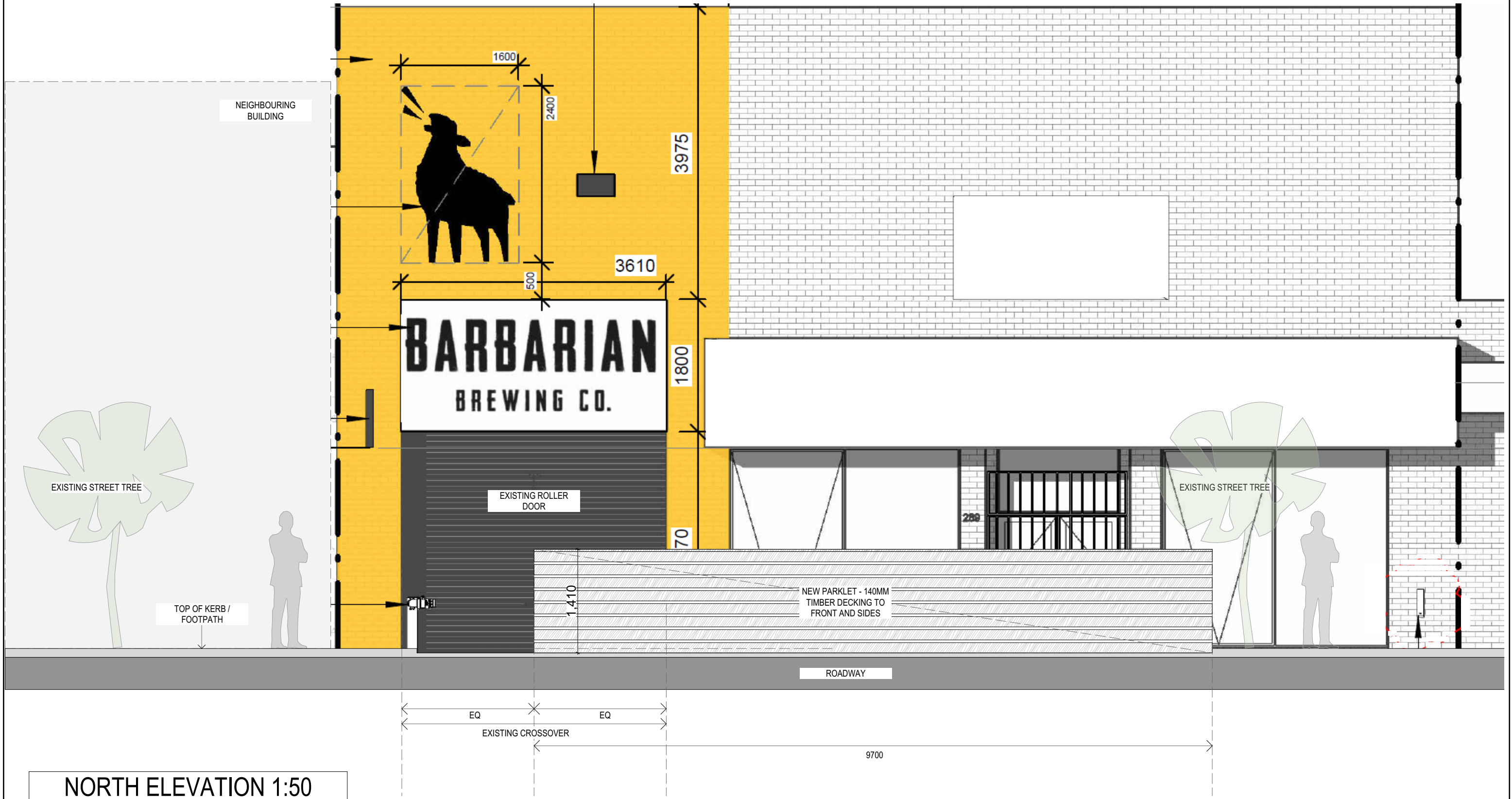
Buro
909 RATHDOWNE ST.
CARLTON NORTH, VIC 3054
www.buro.net.au
PH. 9329 1450
ABN: 24149806155

PROJECT NO. 25008
PROJECT BARBARIAN BREWERY PARKLET
289 GEELONG ROAD
KINGSVILLE

DRAWING TITLE SITE PLAN
DRAWN PAVC
SCALE 1:200 at A3
DIRECTOR PAVC
DATE 22/09/2025

DRAWING NUMBER A100 - TP
REVISION





NORTH ELEVATION 1:50

NOTE : DELIVERIES FOR BREWERY TO BE FROM REAR LANEWAY. NO ACCESS REQUIRED AT FRONT FOR DELIVERIES AND NO VEHICULAR ACCESS REQUIRED VIA CROSSOVER.

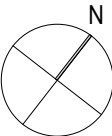
DATE	NO.	DESCRIPTION	BY
07/07/2025	A	ISSUED FOR REVIEW	PAVC
11/07/2025	B	ISSUED FOR REVIEW	PAVC
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PH. 9329 1450
ABN: 24149806155

PROJECT NO. 25008
PROJECT BARBARIAN BREWERY PARKLET
289 GEELONG ROAD
KINGSVILLE

DRAWING TITLE NORTH ELEVATION WITH PARKLET
DRAWN PAVC DIRECTOR PAVC
SCALE 1:50 at A3 DATE 22/09/2025



DRAWING NUMBER A102 - TP
REVISION