



Checklist

Breweries, Cideries, Distilleries And Wineries

The purpose of this information sheet is to assist applicants in preparing a planning permit application for the use and development of a brewery, cidery, distillery or winery.

The following information is required when lodging a planning permit application for these uses:

Item	Completed
A completed application for planning permit form	
Pay the prescribed application fee	
A copy of the Certificate of Title and Title Plan/Plan of Subdivision including any covenants or agreements (produced within the last 3 months) - purchase a copy from https://www.landata.vic.gov.au/	
Fully dimensioned site plans at preferred scales of 1:100 or 1:200 including: <ul style="list-style-type: none">• Existing and proposed buildings and works.• Boundaries and dimensions of the site.• Vehicle access and parking areas.• Existing vegetation• Any other notable features such as waterways.	
Floor and elevation plans of the proposed buildings and works drawn to a scale of 1:100.	
A copy of the current licence and 'red line' plan for the premises (if the premises is currently licensed). A current licence can be obtained here - https://www.vic.gov.au/liquor	
A detailed description of how the land is proposed to be used: <ul style="list-style-type: none">• Will liquor be manufactured on site?• Will liquor be sold by wholesale or distributed through premises on other land?• Will liquor be consumed on site or only packaged sales?• Will patrons be predominantly seated, standing or a mix? How many? Etc...	
Noise impact assessment and management plan If the use might impact on the amenity of sensitive uses as a result of things like mechanical equipment, live or recorded music or other entertainment, patron noise or traffic, an acoustic report should be prepared by a qualified consultant to determine appropriate noise limits, predict noise levels and recommend measures to reduce noise impacts. Refer to <i>Noise from Industry in Regional Victoria</i> , EPA Publication 1411 available from http://www.epa.vic.gov.au/your-environment/noise/noisepublications	
Waste management plan which includes: <ul style="list-style-type: none">• Estimate waste types and quantities.• Identify storage requirements for different waste streams.• Identify the proposed collection regime.• Show the location for waste storage and collection	



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<p>Land Capability Assessment For premises not connected to reticulated sewerage, producing wastewater flows of less than 5000L/day, a land capability assessment prepared by a qualified consultant in accordance with the <i>Code of Practice – Onsite wastewater management</i>, EPA Publication 891 available from https://www.epa.vic.gov.au/about-epa/publications/891-4 Premises producing flows of more than 5000L/day need an EPA works approval.</p>	
<p>Cumulative impact assessment A response to the cumulative impact of licensed premises having regard to Planning practice note 61 – Licensed premises: Assessing cumulative impact (DELWP 2015) available from www.planning.vic.gov.au/publications/planning-practice-notes</p>	
<p>Patron management For Hotel, Tavern and other premises providing entertainment, the following information should be provided:</p> <ul style="list-style-type: none"> • Details of staffing arrangements including numbers and working hours of security staff and on premises manager. • Measures to be undertaken to address patron behaviour within and departing the premises. • Procedures to be implemented in the case of complaints by a member of the public, the Victoria Police, Council or an officer of the VCGLR; • External lighting, including security lighting. • Any other measures proposed to be undertaken to ensure minimal amenity impact from the proposed licensed use. 	
<p>Car Parking Assessment</p> <ul style="list-style-type: none"> • The car parking requirements can be found at Clause 52.06 of the Pyrenees Planning Scheme - https://planning-schemes.app.planning.vic.gov.au/Pyrenees/ordinance/52.06 • Clause 52.06-9 specifies requirements for car parking spaces, aisle widths etc which must be considered in the site plan. Clause 52.06-5 specifies the number of car parking spaces required for a use. If the application involves the waiving of car parking an assessment against Clause 52.06-7 must be provided in support of your application. The waiving of car parking must be included on your Application for Planning Permit form. • Note: A Traffic Impact Assessment may be required 	
<p>Bicycle Facilities</p> <ul style="list-style-type: none"> • The bicycle facilities requirements can be found at Clause 52.34 of the Pyrenees Planning Scheme - https://planning-schemes.app.planning.vic.gov.au/Pyrenees/ordinance/52.34 • If the application seeks to waive bicycle parking requirements, this must be included on your Application for Planning Permit form 	
<p>A response to any other application requirements under the zone or any overlays affecting the land.</p>	



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It is important to note that an Application for Planning Permit is not a Liquor Licence. A Liquor Licence can only be issued by the Victorian Commission for Gambling and Liquor Regulation (VCGLR). The process through the VCGLR requires that Council's regulations are met first. Further information can be obtained from the VCGLR website <https://www.vgccc.vic.gov.au/home/liquor>

Other regulations to consider:

Footpath Trading Permit – to use the footpath or to allow the placement of anything on it such as tables and chairs, umbrellas, or signs. Contact Council's Local Laws team.

Food Safety and Health Regulations – depending on the type of business you are running and if you are preparing or serving food and drink. Contact Council's Environmental Health officers.

Building Permit – for the construction or alteration of buildings or to change the use of a building. Deals with structural adequacy, disability access, toilet provision, capacity and essential safety measures. Contact a registered private building surveyor.

Please note that this is a standard checklist which provides documentation required for lodging an application for a brewery, cidery, distillery or winery. However, additional information may be required depending on other planning controls affecting the land, the nature and complexity of the proposal and in some cases vegetation removal requirements.