



USER GUIDE - BREWING OR DISTILLING ALCOHOL

Disclaimer: This user guide does not replace or override the requirements of the relevant local planning instrument. The information provided in this user guide is correct at the date of publishing. Note that requirements may change over time through amendments to a local planning instrument.

This user guide provides information on how the [Mackay Region Planning Scheme 2017](#) (planning scheme) applies to the regulation of brewery and distillery activities and covers:

- general information about brewing or distilling alcohol
- how development is defined in the planning scheme
- where a brewery or distillery can be established
- whether an application to Council is required
- how to make a planning enquiry.

The planning scheme facilitates the establishment of a brewery or distillery (as a standalone industry use or as an ancillary use to bar, food and drink or hotel), in the principal centre zone, major centre zone, mixed use zone (limited areas), low impact industry zone or high impact industry zone.

These activities may also establish in rural areas (i.e. Rural zone) where they:

- have a direct relationship with an agricultural use,
- do not further fragment Rural zoned land or diminish the productive capacity of agricultural land, and
- maintain the amenity of surrounding residents.

In most circumstances, a development application for brewery or distillery will be required to be submitted to Council for assessment against the planning scheme.

WHY ARE THESE USES IMPORTANT?

Brewing or distilling alcoholic products are an emerging growth industry in Queensland. Craft brewing alone is estimated to be worth upwards of \$62 million per annum across Queensland and employing more than 1,700 people. The region is well positioned to capitalise on these opportunities and in turn strengthen its reputation for locally made products.

Council understands the importance of facilitating these emerging industries in the region through the planning scheme and the significant contribution they will make to liveability, tourism, business diversification and the regional economy.

The planning scheme includes provisions that make it simpler to navigate the development assessment process and identify appropriate locations for brewery or distillery.

DEFINING THE USE / ACTIVITY

Brewery and distillery is defined in the planning scheme under the industry land uses. The planning scheme includes new industry thresholds (see Schedule 1 of the planning scheme) to assist in defining the size and intensity of a brewery or distillery, and these thresholds are directly related to an industry use as indicated by the following table.

Industry land uses and associated thresholds
Low impact industry <ul style="list-style-type: none">▪ Brewery limited to beer or cider and producing less than 300,000 litres per annum▪ Distilling alcohol in works producing up to 2,500 litres of pure alcohol per annum
Medium impact industry <ul style="list-style-type: none">▪ Brewery limited to beer or cider, producing 300,000 litres per annum or greater▪ Distilling alcohol in works producing more than 2,500 litres and up to 10,000 litres of pure alcohol per annum
Special industry <ul style="list-style-type: none">▪ Distilling alcohol in works producing greater than 10,000 litres of pure alcohol per annum

IS A DEVELOPMENT APPLICATION NEEDED?

The level of assessment for a brewery or distillery will be either **code assessment** or **impact assessment**, depending on the zone and use. If code assessment, this means that a development application will be assessment against the following planning scheme codes:

- Relevant zone code - for example, principal centre zone code or low impact industry zone code
- Mackay city centre local plan code (if located in the local plan area)
- Industry activities code
- General development requirements code
- relevant overlay codes where identified - for example, Flood and coastal hazards overlay code - see [MADI](#) for mapping.

If impact assessment, this means the development application will be assessed against the whole planning scheme, including any relevant matters.

There are some circumstances where the use may be accepted development subject to requirements, where

MACKAY WATERFRONT PDA

Development in the Mackay Waterfront PDA is regulated by the [PDA development scheme](#). As the development scheme adopts the land use definitions, including the industry thresholds, under the planning scheme, low impact industry (involving a brewery or distillery) in Precinct 1 - Mackay city centre, Precinct 2 - Riverside or Precinct 3 - Enterprise will be:

- **accepted development subject to requirements** if located within an existing building previously occupied by a non-residential use; or
- if not accepted development, then **assessable development** requiring a development application.

located in the centre or industrial zones mentioned in this user guide, if the use occupies an existing building previously used for a non-residential use. If meeting all requirements for accepted development, then no application is required to Council.

PLANNING ADVICE ENQUIRY

The Planning Advice team is available to answer general questions about development proposals, including:

- is a development application required?
- what information is required as part of a development application?
- what are the likely development application fees?
- how will the development assessment process work?

Planning advice enquiries can be lodged online, in person, by phone or an appointment can arranged to discuss your proposal with a Planning Advice Officer. Please phone 1300 622 529 to request advice or head to Council's website to [lodge a written enquiry](#).

Pre-lodgement meetings are available to provide advice about more complicated development applications. Submit a [Pre-lodgement Meeting Request Form](#) to Council via development.services@mackay.qld.gov.au to organise a meeting.

FOR MORE INFORMATION PHONE COUNCIL
ON **1300 MACKAY** (1300 622 529)
OR VISIT THE WEBSITE **MACKAY.QLD.GOV.AU**