

Water demand and use

- estimate the amount of water that the vineyard will need per year in kilolitres and describe the method of application
- identify sources/location of water (eg dam, bore, reticulated supply, treated wastewater, stormwater)
- details of any dam (construction materials, capacity etc) or bore to be constructed
- describe the quality of the water being used for irrigation (eg bacterial and salinity levels)

Chemical usage and storage

- describe how chemicals, including fertiliser, will be stored and how accidental spills will be contained and controlled
- describe what practices will be used to minimise the risk that accidents might pollute the environment (eg bunded storage areas)
- describe how offsite impacts of chemicals will be monitored

Soil Management

- provide or describe the results of a viticultural soil survey and describe the methods to manage soil erosion both during the site establishment and ongoing management (eg paved traffic areas and vegetated slopes)
- outline the land capability class/es of the subject land. It is recommended that you contact your local Soil Conservation Board to discuss and identify the capability of your land
- details of the type of pasture or ground cover to be established between rows, how this vegetation cover will be maintained, including the use of wide grassed swards or floodways in the vineyard design to minimise the water velocity and reduce erosion potential

Environmental Nuisance

- identify the likely sources of noise (eg bird scare devices, machinery, on-site truck and forklift movement, frost fans) including their location

- describe noise minimisation features and practices (eg hours of operation)
- identify the likely sources of odour, dust or other airborne particles (eg dust from internal roadways)
- identify the nature and location of sensitive land uses in the locality (eg houses, tourist accommodation, schools, hospitals) to the noise, odour, dust and air borne particle sources of impact
- describe management or design techniques proposed to minimise the impacts (eg landscaped buffers, enclose storage areas, pavements to reduce dust generation)

Other approvals that may be required

Farm Dam Permit

Dams are considered to be development and need development approval when:

- a levee or mound with a finished height greater than 3 metres above the natural surface of the ground is proposed
- the dam is to have a capacity exceeding 5 megalitres
- a retaining wall which retains a difference in ground levels exceeding 1 metre is to be used or formed

EPA License

A licence is required when treated sewage water, or other waste water are used for irrigation or an associated activity, such as a winery producing large volumes of wastewater.

Clearance of Native Vegetation Permit

Approval for clearance of native vegetation is limited to particular circumstances, including circumstances in which the clearance will facilitate the management of other native vegetation or will facilitate the efficient use of land for primary production.

VINEYARDS & VITICULTURE

Vineyards and Viticulture

A vineyard or viticulture is a type of use that can be established successfully if it is sited, designed and operated properly, but has the potential to cause environmental harm or be detrimental to the amenity of the locality if these factors are not considered.

Under the *Development Act 1993*, a vineyard is considered a form of horticulture.

Vineyards can have particular impacts, mainly concerning spray drift, noise and soil erosion.

A Development Approval is required for a vineyard proposal involving a change of land use, for example:

- from broad acre or general farming to viticulture
- from certain types of horticulture to viticulture, where the agricultural practices and potential impacts of the use are clearly different, eg from market gardening to viticulture

A vineyard application may also include structures associated with the vineyard such as implement and storage sheds.

What is required in your Application?

The information that you provide with your application is the basis upon which your application is assessed. If the information is inadequate, you run the risk of delaying the assessment or creating confusion about the nature of your application. For this reason the information that you provide should aim to ensure that:

- the assessing officers clearly understands what currently exists and what you are proposing (during construction as well as the completed development)
- all potential environmental impacts are identified, including off site impacts on the neighbouring environment such as noise, dust, fumes, water, odour, waste etc
- any action you propose to take to minimise impacts on the environment is clearly explained and documented

The following highlights the information that you should provide with your application where applicable to the nature of the application (eg proposals for new operations may need to provide all the information listed below, whereas proposals for minor expansions or upgrades may only need to provide some of the information listed below).

Plans

A plan of the property (minimum scale 1:500 or another suitable scale), preferably a Topographic/Cadastral plan (shows both contours and boundaries) or a B4 Orthophoto (1:2500 aerial photograph), identifying:

- existing and proposed structures (eg buildings, loading areas, wash down facilities etc)
- the location of the area for the vineyard, including:
 1. direction of rows
 2. location and width of proposed buffers and headlands (eg for the purposes of spray drift, windbreaks, water quality etc)
- location of any watercourses, wetlands, dams and/or bores and the distances of plantings from such features
- distances of plantings/structures from native vegetation located on the subject site and on adjoining land
- the location of native vegetation which is to be retained, enhanced or removed. If clearance of native vegetation is proposed, a permit is required from the Native Vegetation Council
- distance to nearest dwelling(s) or other sensitive uses on site or neighbouring land
- location of drainage systems and bores (including sub-surface drainage and site of disposal)
- internal roadways including access for fire-fighting vehicles
- land capability class/es (refer Soil Management section in this Guide)

Description of Proposal

A written description of the vineyard proposal, including details on:

- the likely development stages
- the total number of hectares to be planted with vines
- how the vineyard will be managed including:
 1. harvest method
 2. types of chemicals to be used (eg non-residual herbicides, fungicides)
 3. the method and frequency of application (including timing of application)
 4. the main pests expected (eg diseases, weeds etc) and the likely chemicals to be used to control these pests
 5. times of loading and unloading of trucks
- fire risk management including access, siting, water supply, vegetation
- any audible bird scare devices, including frequency and time of use
- type of frost management devices proposed to be used (if applicable)
- access routes of trucks/vehicles to and from the vineyard

Frost fans and audible bird scare devices

The following information should accompany a development application for a vineyard where frost fans and audible bird scare devices are to be used:

- a description of the proposed frost fan and/or bird scare device, including all relevant details such as:
 1. make and model number
 2. dimensions
 3. noise data
 4. the power unit and the controller
- a plan (minimum scale 1:5000) showing the location(s) of the proposed frost fan(s) and/or bird scare device(s) and including property boundaries
- a scale plan showing location of all dwellings and public roads within a 2000 metre radius of the proposed frost fan
- details of the timing or the operation of the frost fan and/or bird scare device and how its operation will be controlled