

- identify the location and distance to sensitive uses (e.g. houses, tourist accommodation, schools, hospitals etc.) from the odour, dust and air borne particle sources
- identify the likely sources of odour, dust or other air borne particles generated/emitted from the proposed development

Soil Quality

- describe the topography of the site and affected areas in particular
- identify areas of the site that may be exposed to erosion (e.g. wind and water erosion) and methods proposed to minimise erosion (e.g. paved traffic areas)
- planting new vegetation on slopes

Pollution prevention

- describe the chemicals to be used, where they will be stored and how accidental spills will be contained, controlled and cleaned up
- identify wastes to be generated (e.g. liquid and non-liquid), where they will be stored and how they will be treated and method of disposal
- describe any practices to be used to minimise the risk of accidents that might pollute the environment (e.g. bunded storage areas)
- describe how storm water will be managed to separate clean storm water (e.g. from roofs) from dirty storm water (e.g. from carpark, loading and delivery areas)
- form of treatment or disposal to be provided for dirty storm water before it leaves the site
- solid waste utilisation information including methods for utilising or disposing
- marc, lees, diatomaceous earth, bentonite clay and any other solid waste generated

Water demand and use

- estimate the amount of water that the operation will need per year in kilolitres
- identify the sources of water (e.g. dam, bore, reticulated supply, treated wastewater, storm water)
- if you intend to use bore or treated wastewater, describe the quality of this water (e.g. bacterial and salinity levels)
- describe what the water will be used for (e.g. domestic use (toilets/kitchen facilities), leaning and wash down, as part of the production process, irrigation)

- describe techniques to be used to minimise water demand

Wastewater disposal and water quality

- estimate the amount of wastewater that will be generated (annual and monthly volumes) and the source (e.g. domestic, laboratory)
- describe how wastewater will be captured, stored, treated and disposed of so that it does not pollute the environment (e.g. preventing contamination of clean water in creeks, lakes, groundwater, aquifers or marine environments)
- if water is reused, describe how it will be treated and stored and for what purpose will it be reused

If wastewater is to be disposed of by irrigation, describe :

- the site of the irrigation (total land area to be used)
- methods and equipment to be used
- soil depth, texture and structure
- depth to impeding clay layers or to layers highly impermeable to water, effective rooting depth and detail any areas prone to waterlogging, salinisation, flooding and/or erosion in any proposed wastewater irrigation area)
- the water holding capacity of each of the dominant soil types
- the slope of the site
- the likely impacts on ground water and proximity of surface waters
- the details of trees, crops or pasture to be grown in the wastewater irrigation area
- the water balance for the wastewater irrigation area including for a 1 in 10 year wet year
- the nutrient and salinity balance estimation for wastewater irrigation area where the proposed trees/crops/pasture are to be grown

If wastewater is to be disposed of by carting off-site, describe:

- the nature of storage tanks to be used on site
- any alarm systems and bunds to be put in place to prevent overflow or accidental loss of wastewater

Winery or Distillery

Winery or Distillery

A winery or distillery is a type of land use that can be established successfully if it is sited, designed and operated properly, but has the potential to cause environmental harm if not sited, designed and operated properly.

A winery or distillery application, in the case of works of the scale outlined below, will be referred to the **Environment Protection Authority (EPA)** as part of the development assessment process.

An application involving the processing of less than 50 tonnes of grapes or other produce per year will not be referred to the EPA, but will be assessed by your local council or the State Commission Assessment Panel.

What is referred to the EPA?

- relevant works which includes as per Schedule 21 Part5(8) of the *Development Regulations, 2008* 'the conduct of works for the processing of grapes or other produce to make wine or spirits, being works at which more than 50 tonnes but not more than 500 tonnes of grapes or other produce are processed per year' and
- as per Schedule 22 Part 6(11) of the *Development Regulations, 2008* 'the conduct of works for the processing of grapes or other produce to make wine or spirits, being works at which more than 500 tonnes of grapes or other produce are processed per year, but excluding works for bottling only'

An Environmental Authorisation (licence) under the Environment Protection Act must also be obtained before operations can commence.

What will the EPA look for?

The information that you provide should aim to ensure that:

- the assessing officers clearly understand 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 and waste etc.
- any action you propose to take to minimise impacts on the environment is clearly explained and documented

The EPA aims to achieve sustainable development by providing for economic development opportunities but at the same time maintaining healthy ecological processes and providing opportunities for future generations. In particular, the EPA aims to prevent pollution of:

- the local environment (in terms of noise)
- air (by dust, smoke, particulate matter or odour)
- water (including surface or groundwater, the marine environment and water catchment areas)
- Soil

General Information required

- 1 a site plan that is to scale, preferably a Topographic/Cadastral plan (e.g. shows both contours and boundaries) or a B4 Orthophoto [1:2500 aerial photograph]), have a north point and show all proposed buildings, waste storage, treatment and disposal areas
- 2 a topographic plan of the locality (preferable scale 1:50,000) showing:
 1. location of all buildings (including commercial and recreational) clearly denoting occupancy, use and separation distances from the proposed winery
 2. limit of any 1 in 100 year flood line on or in proximity to the subject land
 3. environmentally sensitive areas (e.g. wetland, native vegetation areas)
 4. location, depth of and depth to standing water level of all bores on the property, and all neighbouring properties
- estimate the total tonnes of grapes or other product to be processed at maximum rate of production
- outline the construction (including for associated infrastructure provision) and operational schedules for the winery or distillery

Separation Distances

The EPA's Guidelines for Separation Distances recommend nominal separation distances between various sensitive land uses and wineries and distilleries of:

- 1000 metres where untreated winery wastewater is stored in an open lagoon
- 300 metres when wastewater is not stored in an open lagoon

Environmental Noise

An acoustic consultant should be engaged to determine whether noise can be managed so that it does not adversely impact on nearby sensitive land uses. The consultant should identify the location and nature of nearby sensitive uses (e.g. houses, food preparation activities, tourist accommodation, schools, hospitals etc.) and should assess the following:

- an assessment of expected noise levels to be generated including:
 1. fixed plant used all year round
 2. fixed plant used only during the vintage period
 3. vehicle and forklift to be operated on the site
 4. noise control measures to be employed
 5. existing background noise levels adjacent to nearby sensitive land uses

Air Quality

An environmental consultant should be engaged to:

- provide an outline of the measures to be used to control odour nuisances from:
 1. liquid waste treatment, storage and disposal facilities
 2. storage and disposal of solid/semi-solid wastes such as marc, lees, spent diatomaceous earth and wastewater lagoon/tank sludge's
- provide a description of the climatic conditions of the locality including:
 1. wind strength and direction
 2. mean annual and average monthly rainfall
 3. 1 in 10 year high monthly rainfall
 4. average monthly evaporation