



VINEYARDS	IS018
	Responsible Officer: MDS
	Issue Date: 25/07/2011
	Next Review Date: June 2018

Under the Development Act 1993, a Vineyard is considered a form of horticulture. Vineyards can have particular impacts such as spray drift, noise and soil erosion.

When is a Development Application required?

A Development Application is required for:

- A new vineyard proposal;
- A change of land use (from dry land cropping or general farming to vineyards);
- Depending on the particular circumstances in each case, a change of land use may also occur between different types of horticulture where agricultural practices and potential impacts of the use are clearly different.

Who is the Relevant Authority?

In the majority of cases, Council will be the relevant authority. The Development Assessment Commission (DAC) will be the relevant authority where the subject site is located within a Conservation Zone.

Development Application Requirements

The following information should accompany a development application for a vineyard:

Site Plan

A site plan (minimum scale of 1:500) indicating:

- Existing and proposed structures
- Location of area for vineyard
- Direction of rows
- Contours/slope
- Location and width of proposed buffers and headlands (eg for the purposes of spray drift, windbreaks, water quality etc)
- Location of any watercourses, dams and/or bores and the distance of proposed vineyard from these features
- Distances from any native vegetation located on the subject site and adjoining land.
- Vegetation which is to be retained, or enhanced, and any vegetation proposed to be removed and if so an aerial photo of the site be provided
- Distance to the nearest dwelling(s) on subject and neighbouring lands.

Description of the Proposal

A written description of the proposal, including details on:

- The likely development stages
- The number of hectares to be planted with vines

An outline on how the vineyard will be managed including:

- Harvest method
- Types of chemicals to be used and the method and frequency of application
- The main pests (diseases, weeds etc) to affect development and the likely chemicals to be used to control them
- Fire risk management including access, siting water supply, vegetation
- Any audible bird scaring devices, including frequency and time of use
- Types of frost management devices proposed to be used (if applicable)
- Access routes of trucks and vehicles
- An Irrigation and Drainage Management Plan (IDMP)
- Copies of any other approvals obtained eg. water licence, native vegetation clearance.

Pollution

- Identify the location of the chemical storage facilities and describe how accidental spills will be contained and controlled
- Describe what practices will be used to minimise the risk of accidents which might pollute the environment
- Identify any likely sources of noise (eg bird scarers, machinery, frost fans) and their location
- Describe noise minimisation features and practices (eg hours of operation)
- Describe management of design techniques proposed to minimise the impacts of noise, odour or airborne particle sources such as landscape buffers, enclosed storage areas or pavements to reduce dust generation.

Water Resources

- Estimate the amount of water that the vineyard will need per year in kilolitres and describe the method of application
- Identify sources 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 water being used for irrigation (eg bacterial and salinity levels)
- Describe how waste water will be captured, stored, treated and disposed of so that it does not pollute the environment.

Soil Management

- Describe the methods of managing soil erosion during the site establishment and ongoing management of the property
- Details of the type of pasture or ground cover to be established between rows and how this vegetation cover is to be maintained.

Details of Fire Risk Management

- Location and width of any proposed buffers.
- Proposed access for fire fighting vehicles.
- Availability of water for fire fighting purposes.
- Details of bird scaring devices including proposed time of use.

Other Approvals that may be required

Under the Water Resources Act 1997 the following licences may be required:

- Water licence – a water licence is required for taking water from a prescribed watercourse, lake or well.
- Well construction licence – a permit is required for the drilling and/or construction of well (or bores) located within either a prescribed or non prescribed area, or
- Farm dam permit – a permit is required to erect, construct or enlarge a dam, wall or structure that will collect or divert water. (Note A development approval may be required for the construction of a dam).

The relevant authority to issue permits and licences under the Water Resources Act is the Minister responsible for the Water Resources Act.

Under the Environmental Protection Act 1993:

- EPA licence – licence is required when treated sewage water, or other wastewater is used for irrigation or when an associated activity, such as an aquaculture development, produces large volumes of wastewater.

Under the Native Vegetation Act 1991:

- Clearance of Native Vegetation permit – approval is required for clearance of any native vegetation when establishing a new vineyard.

Further Information

For any queries regarding Vineyards please contact Council's Development Services Department on:

Maitland Office (08) 8832 0000
Yorke town Office (08) 8852 0200

Department of Planning, Transport and Infrastructure

General Enquiries
136 North Terrace
Adelaide SA 5000
Ph: 1800 752 664
www.dpti.sa.gov.au/planning

Useful Publications

- Vineyards in the Hills and Vales – A Guide to better land management, Adelaide Hill Grape Growers and Winemakers Association et al.
- Seasons of Change, Katherine Boon et al, PIRSA

- Guidelines for Irrigation Development in South Australia, October 1998 – prepared by a working group, comprised of representatives of PIRSA, DTUPA, DEHAA and LGA.