



GUIDELINES FOR VINEYARD DEVELOPMENT

An application for a change in the use of land from grazing or cropping to horticulture-viticulture (vineyard) requires a Development Application to be lodged, and Development Approval to be granted by Council in accordance with the Development Act, 1993. The concept of a change in the use of land includes the conversion of a previous or existing land use (not related to viticulture growing) to horticulture-viticulture.

To assist Council in assessing vineyard applications, the following information may be required by Council:

- Completed Development Application Form and payment of relevant assessment fees;
- A copy of the Certificate of Title for the subject land;
- A detailed property plan (to an appropriate scale) showing the location of existing buildings/structures on the site, access, existing native vegetation, bores / dams / creeks / waterways, contours and the area for proposed vineyard planting. A coloured aerial photograph of the site may assist (available from Mapland, Ph: 82264946);
- Setbacks
 - 9m for headlands
 - 10m from rows on property at the intersection of two roads (to provide line of sight for motorists)
 - 15m from a watercourse as defined by a blue line on a current 1:50000 SAG topographical map.
- Evidence in the form of a soil report or similar which demonstrates the land is suitable and capable of sustaining the growth of vines;
- Detail of significant earthworks (if any required) which may change the natural contours of the land (a soil erosion and drainage management plan may be required);
- Preparation of a vineyard management plan indicating:
 - The types of chemicals to be used, frequency and the method of application, including the likely distance and area/direction of spray drift;
 - The type of pasture or ground cover to be established between the vine rows in order to prevent soil erosion, in particular on sloping sites (nominate the approximate mature height and type);
 - Evidence that the vineyard shall be established and maintained by minimum tillage.
- Provide details of native vegetation clearance to be undertaken (if any) and indicate if an application has been lodged and approved with the Native Vegetation Council;
- The source and volume of water intended for the vineyard and provide a copy of the permit or licence;
- Variety of vines to be planted in the vineyard;
- Indication of land uses immediately adjoining the subject land, including distances from nearest dwellings;
- Type and method of operation for using bird scaring devices;
- Type of frost management devices proposed to be used;
- Location and design of decoy plantation or landscaping buffer strips (for native birds) to be established adjoining the vineyard.

NOTES

1. Council may have regard to comments received from the Department of Environment, Heritage and Aboriginal Affairs – Water Resources Group, the Department of Primary Industries, the Native Vegetation Council and the relevant Soil Conservation board for the area prior to making a decision on the application.
2. Council will not permit public land to be used as headland for the manoeuvring of machinery.

Want to know more?

The above information is advisory and a guide only to give you a general understanding of the key points associated with the development assessment system. It is recommended that you seek professional advice or contact the City of Victor Harbor regarding any specific inquiries or for further assistance concerning the use and development of land. Being properly prepared can save you time and money in the long run.

While care has been taken to ensure the accuracy of material contained in this publication, no responsibility will be accepted for any errors or omissions.

City of Victor Harbor – Contact details

1 Bay Road
PO Box 11, Victor Harbor SA 5211
Telephone: (08) 8551 0570
Facsimile: (08) 8551 0501
Email: localgov@victor.sa.gov.au
Website: www.victor.sa.gov.au