



**Melbourne**  
Suite 9, 303 Maroondah Hwy  
Ringwood VIC 3134  
**T:** 03 9735 4888

**Regional**  
Unit 5, 67 Wigg Street  
Wodonga VIC 3690  
**T:** 02 6062 3648

**E:** [jca@jcalc.com.au](mailto:jca@jcalc.com.au)  
**ABN:** 75 083 816 915

# Permit Application

**Proposal:**  
**Winery Extension -**  
**Construction of Additional Warehouse Buildings and**  
**associated Tree Removal**

**Application Site**  
**727-729 Maroondah Highway, Coldstream**  
**(Chandon Winery)**

**Yarra Ranges Council**

**Report by: JCA Land Consultants Pty Ltd**

**Report dated: 5 May 2022**

**Client: Chandon**

**JCA REF: 29307**

## **CONTENTS**

- 1. EXECUTIVE SUMMARY**
- 2. LOCALITY & SITE DESCRIPTION**
- 3. PROPOSAL DETAILS**
- 4. PLANNING CONTEXT**
- 5. PROPOSAL SUMMARY / CONCLUSION**

## 1. EXECUTIVE SUMMARY

- Address: 727-729 Maroondah Highway, Coldstream (*Chandon Winery*)
- Proposal: Winery Extension - 3 additional warehouses and tree removal
- Title: Vol. 8758 Fol. 592
- Parcel: Lots 1 to 8 on TP 414861Y
- Site Area: 130ha (approx.)
- Vineyard: 45ha (approx.)
- Melway: 276 D8
- Zone: Green Wedge Zone (GWZ4)
- Overlays: Significant Landscape Overlay (SLO4)  
 (Environmental Significance Overlay (part) - not applicable to application site)  
 (Erosion Management Overlay (part) - not applicable to application site)  
 (Land Subject to Inundation Overlay - not applicable to application site)

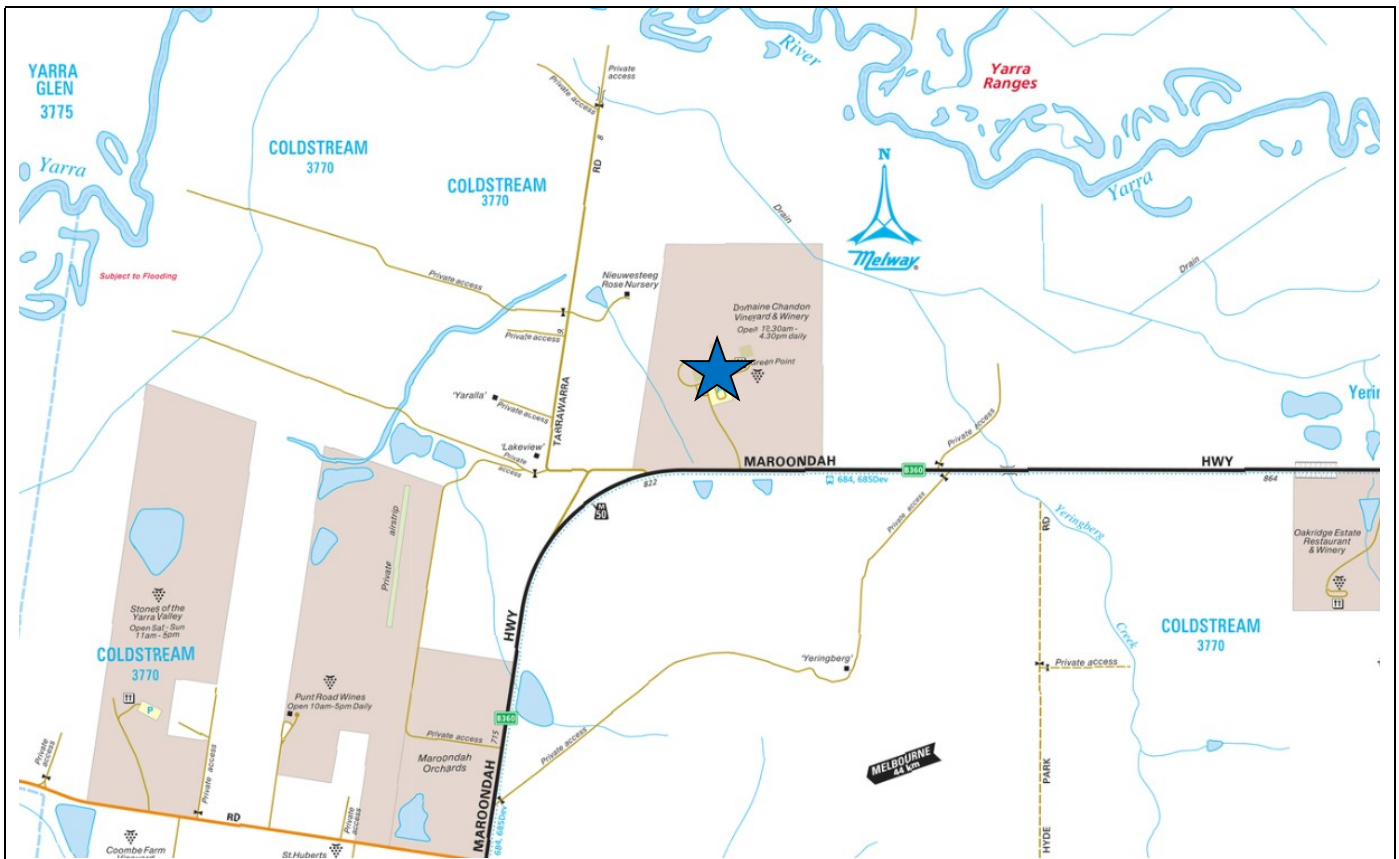


Figure 1: Site Context



Application Site

Source: Melway

This report provides information relating to the extension of the warehousing located on the industrial side (north side) of the existing *Chandon* winery complex. The area to be used for the additional warehousing sits parallel to the existing warehousing and currently includes a perimeter track and screen plantings. These are to be removed to allow the warehouse construction.

The additional warehousing will expand the capacity of the existing warehouses on the site to increase the capacity for storing, aging, delivery and dispatch of goods. The site is north of Coldstream and west of Healesville, in the Yarra Valley.

The report provides a planning context, locality and site description, and design response in accordance with the requirements of State policy provisions, the zone, the overlays, the Municipal Strategic Statement and relevant local policies.

## 2. LOCALITY AND SITE DESCRIPTION

### Locality

The land is located at the northern end of Coldstream, between the Maroondah Highway to the south and the Yarra River to the north. The site and surrounding parcels are zoned Green Wedge - Schedule 4 (GWZ4). Most of these areas are cleared for grazing and other agricultural pursuits, including vines and fruit trees.

The winery complex and public facilities are located across a heavily landscaped spur of rising ground ensuring their integration within the undulating hills of the valley. Retained vegetation within road reserves, on adjoining sites and within the subject land enhance the vegetative qualities of the site from surrounding vantage points and the Highway.



Figure 3: Aerial Photo of Chandon Winery

Source: LASSI

The existing winery complex and vineyards are located on an irregular parcel of land with primary frontage to Maroondah Highway and a secondary frontage to Tarrawarra Road. The total land area is approximately 130 hectares. The land is contained in certificate of title Vol. 8758 Fol. 592 and described as Lots 1 to 8 on TP 414861Y. The site is undulating and comprises: a winery complex; cellar door, restaurant and other public facilities; approximately 45 hectares of vineyards; open grazing land; dams and established wetlands; and replanted boundaries & Yarra River frontage. The key features of the site are indicated on the following aerial photo.

### Existing Site Features

The current facilities are split into three zones, consisting of hospitality, winemaking and industrial. As it stands, the current facilities are at maximum capacity and require expansion. The site is made up of the following formation:

#### Hospitality (Front of House)

- Staff Carpark
- Visitor Carpark
- Office Building
- Green Point Room

#### Winemaking

- Wine Tanks
- Lab
- Vineyard Sheds
- Plant & Services (eg. Compressors, chiller, dryer, pressure vessel etc)

#### Industrial (Back of House)

- Ageing Warehouse
- Finished Goods Warehouse
- Bottling Hall Warehouse
- Dry Goods Warehouse
- Shed

### Site Access

The site has one main point of access from Maroondah Highway that provides for both winery and vineyard traffic as well as cellar door and restaurant patrons. The main entrance to the facilities is well presented and easily accessed by traffic entering or leaving the site. This portion of Maroondah Highway has good visibility in each direction.

The site also has abuttals to Tarrawarra Road to the west of the site. Most of this abuttal is flood prone and does not provide adequate links to the main working areas of the site. These are generally maintained from internal roads within the site.

### Winery Complex

The existing winery complex comprises several high bay buildings for processing, warehouses and tank farms. These are generally confined to the north of the visitor areas of the complex. In 2007 a planning permit was approved and works carried out for warehousing to meet the growing demands of the wine making business. These were subsequently completed and now some 12 years later additional warehousing is required.

Three additional warehouse buildings are proposed with the construction of these planned to span the next four years. This continues the trend within the complex of expansion and increased capacity whilst keeping the additions within the established building areas already occupied.

The proposed three warehouses are proposed as additions to these facilities and to further improve and accommodate production from the winery. A constructed circuit track around the perimeter of the buildings provides effective management of trucks and other vehicles within a minimal footprint created by the processing buildings on the site.



Figure 3: Aerial Photo of Application Site

 proposed warehousing site

## Public Areas (Cellar Door and Restaurant)

To the east and south of the winery complex are several portions of the main building devoted to the public realm of the company's activities. These principally include: the cellar door & restaurant on the east corner of the building overlooking the vineyards; the colonnade, which connects several of the ancillary spaces and the viewing platforms, the winery complex; the main reception housed in the original farm house on the site. The cellar door and restaurant facilities encourage use of the adjacent grounds.

## Car Parking

A large, well landscaped car park is provided for the public and visitors southeast of the winery complex. The car park is easily accessed from the main entrance and entry to the parking takes patrons past the main access boulevard to reception - the key focal point for all visitors.

## Vineyards

The vineyards are around the main building complex to the north-east and south, providing vistas across vines from every public area of the site. These vines, and other plantings throughout the Yarra Valley, provide the fruit for the estates premium sparkling wines and associated products.

## Wetland Areas and Yarra River

The lower reaches of the site lie within the flood plains of the Yarra River. The company has made extensive inroads into improving the environmental qualities of these areas by improving wetlands, planting trees and maintaining landscape buffers for the benefit of native flora and fauna. These endeavours have also improved the landscape qualities of the area consistent with the character of rural landscapes the valley has become renowned for.

The river forms a significant backdrop to the overall estate, meandering along the north and north-eastern edge of the site. The river draws a diversity of wildlife to the area and maintains a significant green thread along its banks throughout the year.

## Grazing Areas

The broad flat lands between the river's billabongs and the rising vineyards forms a broad plain that is utilized for grazing, haymaking, and further plantings to improve the environmental attributes of the site. The grazing areas also assist in maintaining the characteristic valley landscape of intensive farming on sun-drenched slopes, grazed river lands and lush green ribbons of land following waterways and watercourses.



### 3. PROPOSAL DETAILS

The core activities of *Chandon* have been steadily increasing over recent years with continuing growth in its sought-after sparkling wines. In order to keep pace with this demand warehouse space has been increasing over recent years and so too has their need for tanks to store grape juice prior to bottling.

#### Proposed Warehouses

There are already 6 warehouses existing on site, totalling 1000sqm each (see buildings 11 and 12 in plan below). This latest extension will add a further 3 warehouses of 1000sqm each, mainly for the purposes of aging the wine. The three new warehouses will be arrayed in a row, on the eastern side and parallel to the existing warehouses. Plans showing the location, floor plans and elevations are included as part of this application.

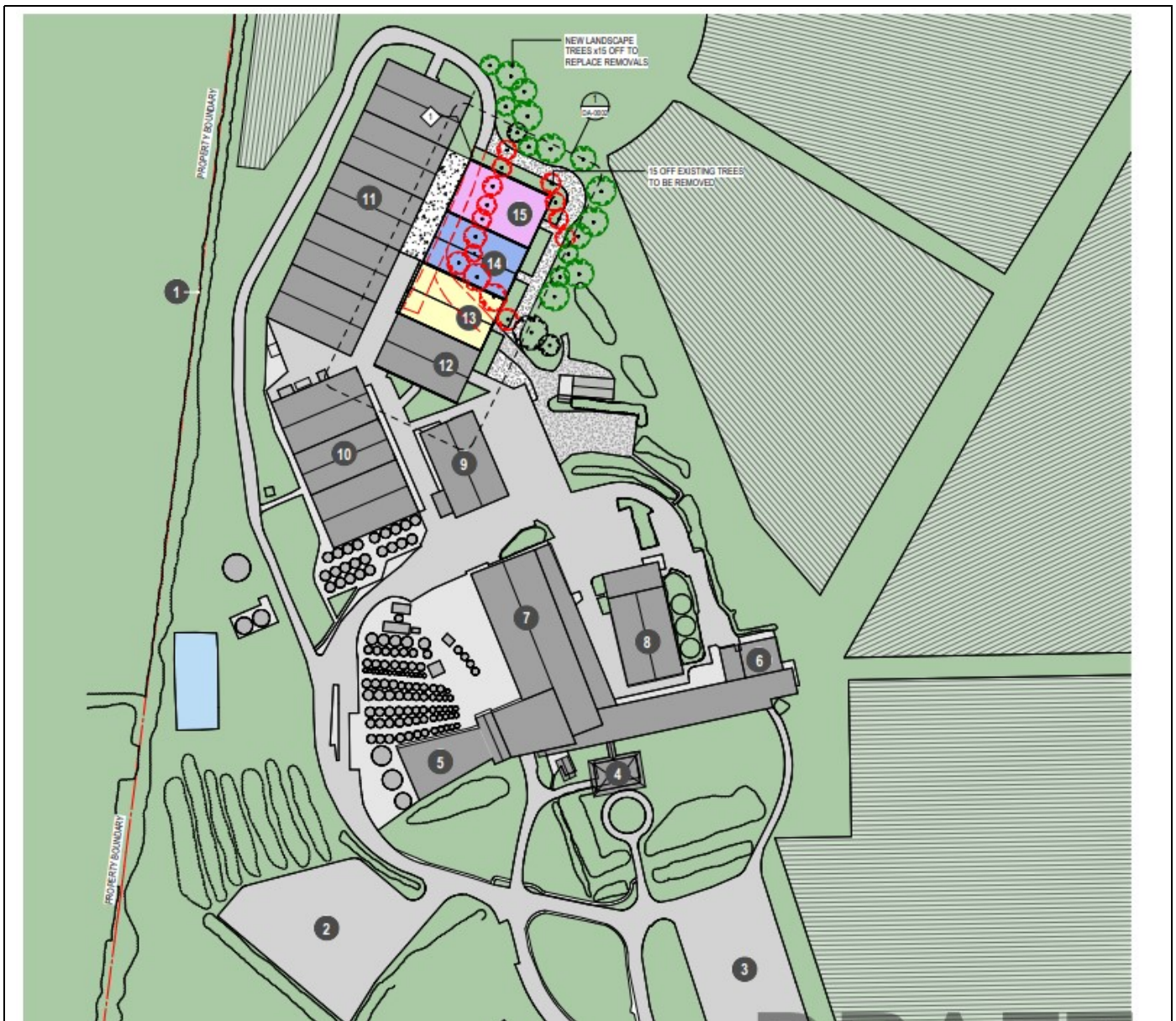


Figure 4: Proposed warehouses shown as coloured buildings 13-15

The three warehouses will have concrete floors with accessways through openings on the eastern side to the perimeter access track. The proposal is to match the existing warehouses in terms of style, scale, height and colour.

The accompanying plans, (shown in figures 3, 4 and 5 below) include the dimensions heights and materials to be used. These have been chosen to match the existing warehousing already on the site.

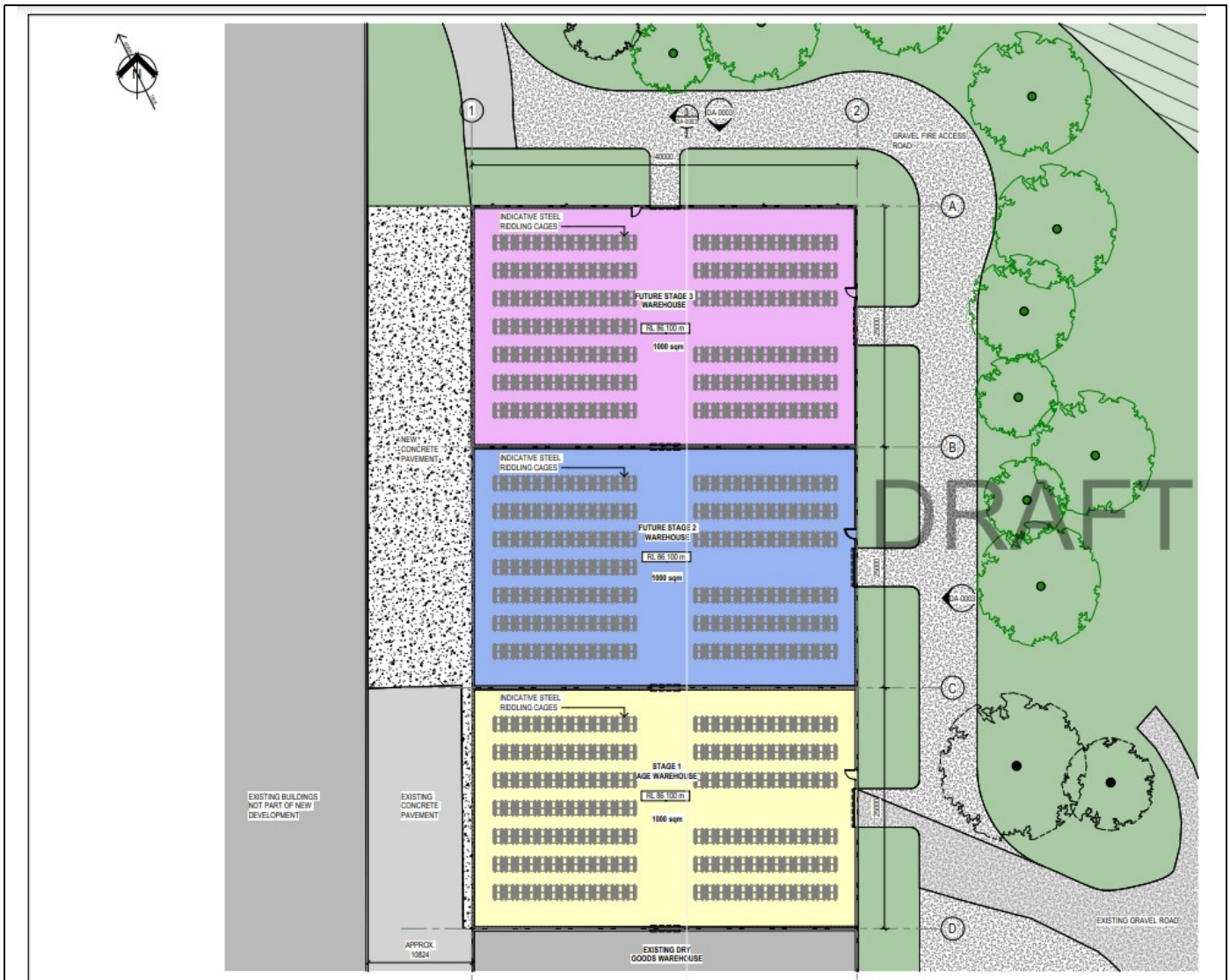


Figure 5: Floor plans of the three proposed warehouses

### Staging of works

The proposed works will progress in 3 stages in line with the each of the 3 warehouses. Stage 1 involves the construction of warehouse 13 with an aim of completion of construction and commencing use by end 2022. This will include the required tree removal and the re-establishment of the circulation track. Subsequently, warehouse 14 is forecast for completion in Q4 2024 and Warehouse 15 forecast for completion in Q4 2026. The expiry days within any permit for the buildings and works will need to reflect the above timeframes.

**PLANNING REPORT: 727-729 MAROONDAH HWY COLDSTREAM (CHANDON WINERY)  
PROPOSAL: WINERY EXTENSION - 3 ADDITIONAL WAREHOUSES & TREE REMOVAL**

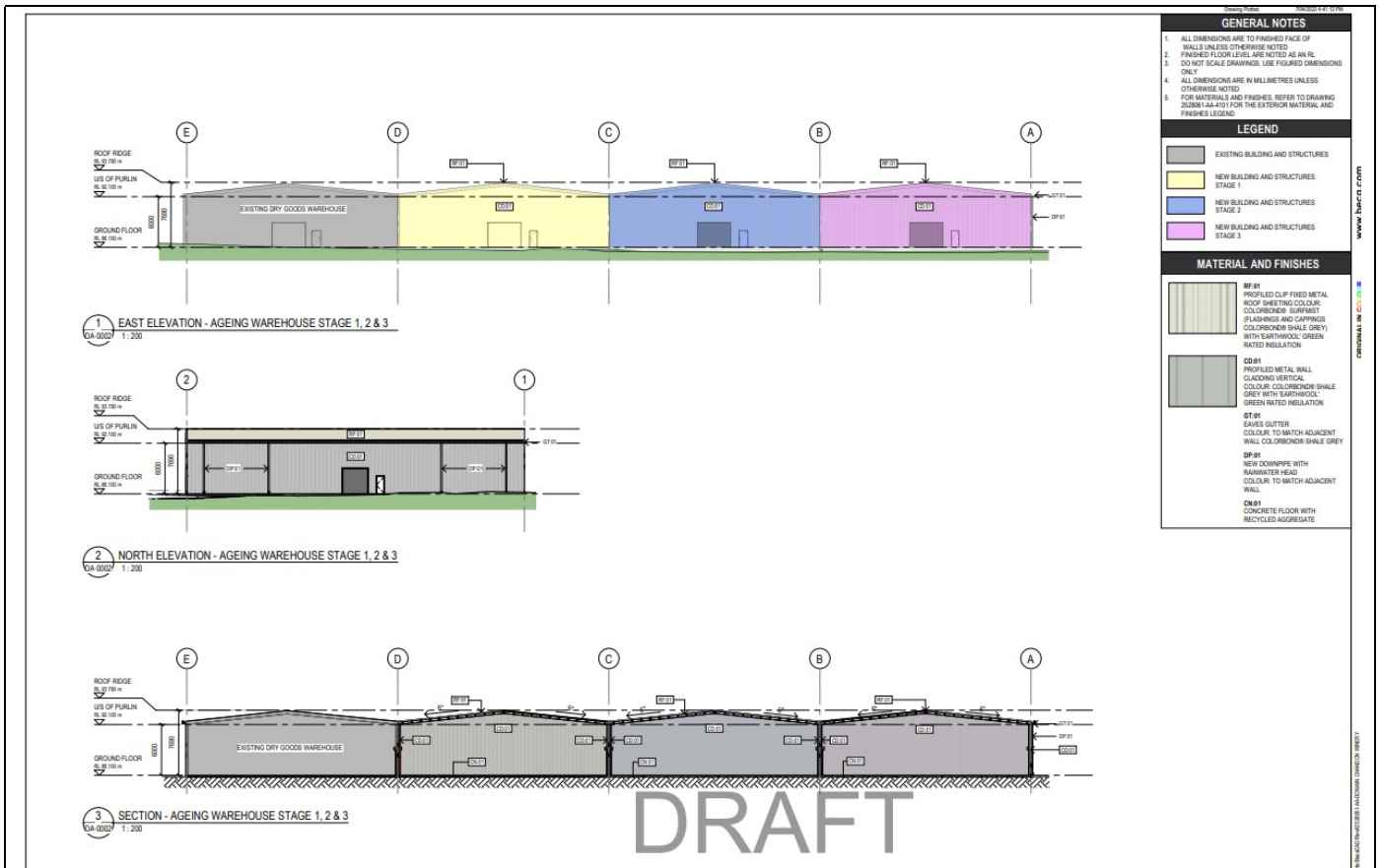


Figure 6: building elevations and sections

### Tree Removal

The proposal will require the removal of a group of screening trees previously planted by Chandon as part of the previous landscaping response to the complex buildings and works. Additional trees previously planted on the site have grown and now act as screening for the proposed works over it is also proposed that additional landscaping will be added to the site to replace the vegetation being lost in this proposal.

An arborist report has been prepared detailing the trees to be removed as part of this application and it is included as part of the suite of information. A permit is required for the removal of the vegetation under clause 51.03 of the Yarra Ranges planning scheme.

The Arborist report lists 63 trees to be removed to allow the buildings and works.

Trees 1 to 63 are located adjacent to the existing warehouses. Tree types present include Swamp Gum, Manna Gum, Yellow Box and Blackwood. These trees were planted by Programmed Maintenance Services staff in 2016 and species were selected with approval from Melbourne Water, given their proximity to the Yarra River. All trees are semi-mature and range in value from Low to Moderate Retention value. None are rated as High Retention Value. All trees require removal to accommodate proposed 3 warehouses.

The tree removal is within an area of the site that is used for winery infrastructure and is also behind the main building frontage, substantially removed from the public realms of the vineyard, and heavily landscaped forward of the proposed development area with mature tree heights greater than the height of the proposed buildings.

The proposed development area is also more than 100 metres from the nearest abutting property boundary across a heavily treed area of the site, and more than 250m from the nearest neighbouring dwelling. Given the extensive planting programs provided by this winery development, as well as revitalisation of its wetland areas associated with the Yarra River, the proposed tree removal is considered minor, of limited visual impact, and adequately compensated for in its on-going tree planting programs.

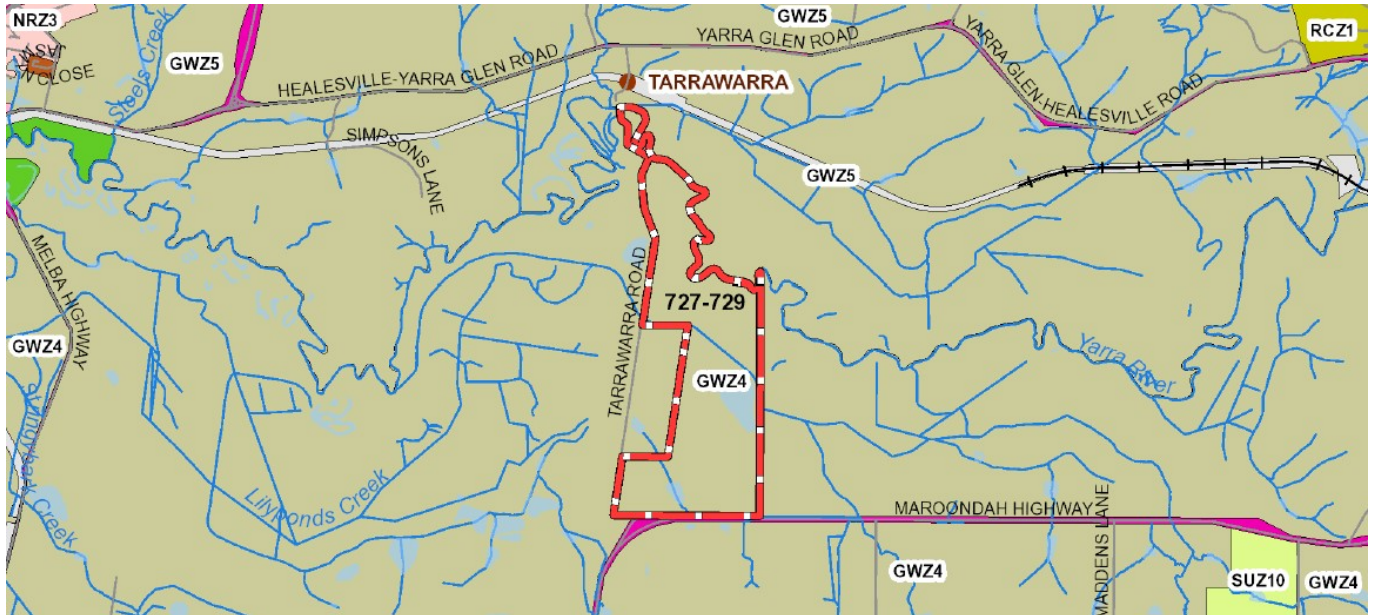
Apart from the visual intrusion aspects discussed above in relation to tree removal, once complete, the extension to the warehousing will not produce any other amenity impacts to the site or surrounding properties.

There is no net increase in staff as there is no increase in the production facilities of the winery and the additional warehouse capacity will merely extend the production run. Staff needs - in terms of production - are largely measured by the warehousing capacity of the site, which this proposal is to address over the coming years of construction work.

## 4. PLANNING CONTEXT

### 4.1 ZONING AND OVERLAYS

#### Green Wedge Zone



**Figure 7: Location and Zone Context Plan, not to scale**  
Subject site: shown in red outline  
Source: [delwp.vic.gov.au/planning](http://delwp.vic.gov.au/planning) website - Online planning scheme maps

Under the provisions of the Shire of Yarra Ranges Planning Scheme the land is in a Green Wedge Zone -Schedule 4 (GWZ4) with Maroondah Highway being in a Road Zone - Category 1 (RDZ1).

Rural Industry (winery production plant) as part of a winery is a listed use within Section 2 and requires a planning permit. The use of winery, including industry, has been established through previous developments and permits.

The application seeks to construct additional buildings in association with the existing use of the land. The buildings and works requirements of the zone trigger the need for planning approval for the proposed development. Tree removal does not require a planning permit under the zone provisions - other provisions elsewhere in the scheme apply. Refer also to sections relating to the SLO and also section 4.3 of this report.

The Green Wedge Zone has as its purposes:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To recognize, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.*
- *To encourage use and development that is consistent with sustainable management practices.*
- *To encourage sustainable farming activities and provide opportunities for a variety of productive agricultural uses.*
- *To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.*
- *To protect and enhance the biodiversity of the area.*

This proposal meets these aims in many ways. Some of the main components are considered below:

- ***Complies with the MPS & PPF.***

This will be discussed in more detail in sections 5.2 to 5.7 of this report.

- ***Recognising, protecting and conserving agricultural and environmental values.***

The proposed buildings and works provide an enhanced agricultural and environmental outcome for the site in terms of:

- providing additional facilities to meet its increased demand for product;
- better managing its processing facilities;
- protecting production areas by providing greater functionality;
- minimising visual bulk and intrusion by confining works to existing production areas; &
- conserving scenic values by minimising impacts on screen planting and views.

- ***Use and development consistent with sustainable land management practices.***

The proposed warehousing extension does not directly impact on sustainable land management practices, however they will place more storage areas within the production areas of the site and will continue to clearly demarcate work and landscape areas within the site and enhance the existing quarantine controls required across the site. The works will not significantly alter the existing character of the land. Adequate areas are available for replacement planting of landscaping. Overall the warehouse extension will positively contribute to land management practices on the site.

- ***Encourage sustainable farming practices and provide opportunities for a variety of productive agricultural uses.***

Effective and sustainable farming practices have been established with the winery and vineyard complex over the past 25 years. The proposed buildings and works will enhance the properties capacity to effectively manage processing operations within a complex farming environment and ensure the ongoing effectiveness of the winery component within the site. The only real impact is within an existing landscape area of screen plantings.

- *Conservation of rural and scenic non-urban landscapes.*

The proposed works will have negligible impact on the landscape and scenic qualities of this rural environment. The wider landscape values of the site have been significantly enhanced by landscaping treatments, woodlot planting, wetland development and extensive tree planting throughout the site that have contributed to the scenic qualities of the area. Tree planting is an ongoing element of the vineyard's practices.

- *Protect and enhance biodiversity.*

The landscape areas of the proposed development constitute a limited number of planted, small to medium trees around the production areas of the site. They will be replaced as an ongoing landscape renewal program associated with maintaining the amenity of the overall development on this site. As the company has undertaken a collective planting regime contributing over 8000 trees in recent years, the losses for this project will have negligible impact on the biodiversity of the area. As plantings from local seed stock are always underway, this loss will be rapidly replaced.

*Decision Guidelines:*

General Issues

- The proposed warehouse extension for the winery is within a highly developed portion of the site providing an enhanced collection of production facilities with appropriate setbacks to adjoining development, landscaping buffers and agricultural (vineyard) areas of the site.
- The proposed warehouse extension is necessary for meeting the growing demand for the company's products developed in its winery and from its vineyard.
- The proposed warehouse extension and consequential loss of vegetation will have minor and short-lived impacts of the vegetative qualities of the site which are constantly being renewed and expanded.

Rural Issues

- The proposed works have no effect on agricultural production from the land. There will be no reduction in any vineyard areas as a result of this expansion.
- The location of the proposed works is consistent with the siting of existing and proposed buildings within the winery complex and are within the capacity of the land and infrastructure to accommodate.
- The proposed warehouse extension is needed for the projected customer demand and production levels required from the winery complex. The warehouses fit within existing areas set aside for these purposes. Re-vegetation to achieve a landscape design consistent with the existing site plantings will be undertaken. Generally other re-vegetation has been undertaken with the guidance of local experts, Melbourne Water and Greening Australia.
- There will be no off-site impacts from the proposed development. The key issue is the visual impact of the works which will be more remote from the properties to the east side, heavily screened by existing vegetation to both sides, and integrated within the existing production areas.
- The works will have no effect on productive agricultural areas. Vast areas of the site remain available for any further intensification of vineyards.

Environmental Issues

- The loss of vegetation associated with this proposal will have a negligible impact on the flora and fauna of the site.
- The owners of the site have demonstrated a considerable interest and commitment to enhancing the environmental attributes of the site through tree planting, wetland development, riverside stabilisation and floodplain management. The replacement planting of indigenous trees throughout the site are many hundreds of times greater than the landscaping removal required for these works.
- The proposed warehouse extension fits within the existing space surrounding the winery production complex. Viewlines to nearby properties are substantially protected. Screen planting will be provided alongside the buildings to diminish the visual impact and protect internal viewlines.
- Effluent treatment within the site is handled within a highly efficient treatment system that achieves full recyclability of waste products.
- The proposed warehouse extension and removal of landscaping will have a minimal impact on landscape quality, density of screening vegetation and presentation of the works within the site. Canopy loss will be addressed through a landscape plan. Presentation of the works will be consistent with similar existing facilities within the site.
- There will be minimal impact on the character and appearance of the area. The warehouse is substantially consistent with the existing building heights and profiles and are substantially screened from adjacent properties.

On the basis of the above comments the warehouse extension is considered essential to the effective operation of the winery complex and management of its production processes. We submit that the proposal complies with the requirements of the zone.



## Overlays

The site is encumbered by four overlays. Three of the overlays are specific to particular regions of the site and considered not applicable to the proposed works. An Environmental Significance Overlay - Schedule 1 [Site Z2] (ESO1-Z2) is confined to the river and banks of the Yarra. An Erosion Management Overlay (EMO) affects a small portion of the site at the internal corner north of the winery development. A Land Subject to Inundation Overlay (LSIO) affects the low-lying floodplain of the Yarra River.

## Significant Landscape Overlay

The site is also encumbered by a Significant Landscape Overlay - Schedule 4 (SLO4). The overlay seeks to maintain the attractive rural landscapes that are a feature of the Shire. The differing landscapes and their values are defined within this overlay. SLO4 covers the Upper Yarra River & Environs extending from floodplains surrounding Yarra Glen through Healesville and up to the sheltered valleys at the base of Mt Donna Buang. These areas often have a broad open rural character with a backdrop of heavily treed mountains and ranges. The open landscape character can be threatened by visual intrusion from inappropriate development.

The proposed works are confined to extensions to existing warehousing and are in or framed by existing buildings and landscape elements such as: landscape screens, and indigenous tree screens to adjoining properties. The proposed works will have a negligible impact on the rural character and environmental elements of the area, and replacement planting in the immediate environs will be considered and undertaken as soon as works are complete. The proposed warehouse extension and tree removal are essentially policy neutral in terms of this overlay and the enhanced landscape outcomes that are proposed in conjunction with the works.

In terms of the Decision Guidelines of this overlay:

- Alternative location options do not exist, expansion and redesign of winery processes must occur and produce sound outcomes within the existing areas set aside for these purposes that only impact on internal amenity and landscaping.
- The warehouse extension is integrated within a minor sloping portion of the site.
- The works will require minimal soil disturbance, and have little risk from erosion.
- The works will form part of the available winery infrastructure and will reduce the risk of any impacts to the natural environment.
- There is no significant loss of tree buffers, windrows or boundary plantings.
- Works proposed in this development are visually consistent with existing warehousing and building heights. There will be little or no visual intrusion from the proposed works and additional landscaping to enhance the screen planting will be undertaken with the project.
- Locally indigenous plants will be selected for replanting.

## 4.2 MUNICIPAL STRATEGIC STATEMENT

### Land Use (Clause 21.04)

While the proposed development is merely an extension of uses already established on the land there is still a need to ensure objectives for land uses are still complied with. Relevant sections include: 21.04-2 & 21.04-3 with objectives under these heading including:

- Commercial Development - To promote the future growth and prosperity of the Shire.
- Tourism - To recognise and facilitate the development of appropriate tourism opportunities especially those that integrate with and promote the agricultural, environmental and conservation attributes of the Shire.
- Agriculture - To maintain and strengthen the agricultural role of the Shire.

These objectives generally seek to ensure that commercial activities be associated with the agricultural uses existing on the land, are appropriately designed and located within minimal impacts on the natural features of the land, and of limited visual and amenity impact on surrounding residential uses. We believe the proposed development is quite small in scale, has little or no off-site amenity impacts and has generous setbacks to boundaries and nearby dwellings. It therefore remains consistent with these objectives.

### Built form (Clause 21.06)

Relevant objectives within this clause include:

- Siting and Design - To promote proper siting and good design in the construction of all buildings and in the carrying out of works.
- Design and development of Tourism and Recreation Facilities - That development of new tourist facilities be compatible and integrated with surrounding land uses and the natural and built environments.
- Buildings in Residential, Rural Living and Rural Areas - Ensure that any development reflects the environmental and physical form of the surrounding neighbourhood.

Key to these objectives is responding the character of the site and protecting nearby uses in terms of visual intrusion and amenity. Some of the other aims are: minimisation of earthworks; protection of view lines; integrate with the existing built form character; avoid off-site impacts; have regard to the impact of any vegetation removal. The proposed warehouse extension has considered these issues in terms of its location and design and remains consistent with these objectives and the existing development outcomes associated with the site.

### Landscape (Clause 21.07)

The objectives under this clause are largely similar to those of clause 21.06. Notably the site is within the Yarra Valley Plains a heritage listed, open rural landscape. Over around 30 years the development on the site has established a landscape outcome that softens building bulk and maintains key view lines and vistas. The proposed development is small within the overall developed landscape presentation of the property and the particular tree loss is negligible in comparison to the thousands planted by the company on the site. We therefore believe the development has limited impact on the landscape values of the site and the area.

### Environment (Clause 21.09)

The development does not have any impact on the key environmental attributes of the site, namely the Yarra River environs. Significant work has been undertaken in association with relevant authorities (including Melbourne water) to improve the site's wetlands and other environmental assets.

## 4.3 CLAUSE 53.01 (REGIONAL STRATEGY PLAN) REQUIREMENTS

The schedule to Clause 53.01 provides exemptions and permit requirements for various types of use and development arising from the requirements of the Regional Strategy Plan. Where the clause cites a requirement to be assessed that development requires a planning permit. The clause provides specific requirements in relation to tree removal in green wedge zones. Tree removal associated with the works requires a planning permit under this clause.

## **5. PROPOSAL SUMMARY / CONCLUSION**

The proposed extension to the warehousing is largely an expected increase in the production capacities of the site. The site chosen is already substantially used for existing infrastructure and the loss of vegetation as a result is quite minor in the context of the whole site. The site is the furthest from any adjoining property and adjacent dwelling, while remaining operationally close to the main production facilities.

The development does not produce any amenity impacts to the local area or surrounding neighbourhood and the scale of the warehouse is generously screened by the surrounding mature canopy trees. The proposed development is consistent with the provisions of the planning scheme.

Council approval is sought for the approval of the development of the site for 3 additional warehouses and the associated tree removal as described in this report.