



**Southern Barossa Winery &
Tourist Accommodation Project
Environmental Impact Statement**

October 2025

REF#01504-002



ACKNOWLEDGEMENT TO COUNTRY

Ekistics respectfully acknowledges the traditional owners and custodians of the land on which we work, and we pay our respects to Elders past and present.



PROPRIETARY INFORMATION STATEMENT

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Version 3	Environmental Impact Statement (Draft V3)	RT/SJ/JB/RM	15 August 2025
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1. GLOSSARY

Acronym	Term
SBWTAP	Southern Barossa Winery and Tourism Accommodation Project
AAR	Aboriginal Affairs and Reconciliation
ACHM	Australian Cultural Heritage Management
AEP	Average Exceedance Probability
AS/NZS	Australian Standard / New Zealand Standard
BAL	Bushfire Attack Level
CCA	Copper-Chrome-Arsenate
CEMP	Construction Environmental Management Plan
CHMP	Cultural Heritage Management Plan
CMP	Construction Management Plan
CO ₂	Carbon Dioxide
Code	Planning and Design Code
CPTED	Crime Prevention Through Environmental Design
CWMS	Community Wastewater Management System
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DHUD	Department for Housing and Urban Development
DO	Desired Outcome
DPF	Designated Performance Feature
DTS	Deemed-to-Satisfy Criteria
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999

Acronym	Term
EPP	Environment Protection Policy (made under Part 5 of the Environment Protection Act 1993)
ESD	Environmentally Sustainable Design
FIDOL	Frequency, Intensity, Duration, Offensiveness, Location
HVAC	Heating, Ventilation, and Air Conditioning
IHG	InterContinental Hotels Group
KYAC	Kaurna Yerta Aboriginal Corporation
ODASA	Office for Design and Architecture SA
OIA	Odour Impact Assessment
PDI Act	Planning, Development and Infrastructure Act 2016
PLUS	Planning and Land Use Services
PO	Performance Outcome
PV	Photovoltaic
RARB	Recognised Aboriginal Representative Body
SACFS	South Australian Country Fire Service
SIA	Significant Impact Assessment
SPC	State Planning Commission
VOC	Volatile Organic Compound
WIMP	Wastewater Irrigation Management Plan

2. EXECUTIVE SUMMARY

Category	Details
PROJECT	Southern Barossa Winery and Tourism Accommodation Project (SBWTAP)
ADDRESS OF SITE	Lot 102 Hoffnungsthal Road, Williamstown
FIRST NATIONS COUNTRY	Kaurna Land
CERTIFICATES OF TITLE	Volume 6227 Folio 450
ALLOTMENT AREA	Approx 21.5 hectares
LOCAL GOVERNMENT	Barossa Council
RELEVANT AUTHORITY	Minister for Planning pursuant to section 108 of the Planning, Development and Infrastructure Act 2016
ASSESSMENT PATHWAY	Impact Assessed
ZONE	Rural Zone
EXISTING USE	Vineyard and Pasture
PROPOSAL DESCRIPTION	Construction of a tourist accommodation (hotel) facility with conference, function and spa/wellness facilities, a winery and cellar door and function area, associated horticulture (vineyards), and ancillary works
APPLICANT	Strategic Alliance and Commercial Pty Ltd (ACN 639 566 500) (ABN 95 639 566 500)
CONTACT PERSON	Rebecca Thomas - Director - Ekistics

3. PURPOSE OF THIS REPORT

On 8 August 2024, the Minister for Planning declared that the proposed “Tweedies Gully Winery and Tourist Accommodation Project” (now known as the Southern Barossa Winery and Tourist Accommodation Project) at Lot 110 Hoffnungsthal Road, Williamstown, be assessed as an Impact Assessed development pursuant to section 108(1)(c) of the Planning, Development and Infrastructure Act 2016 (the PDI Act). A copy of the [Impact Assessed Gazette Notice](#) is provided in **Appendix 1**.

Following this declaration, a Scoping Report was prepared by the proponent and submitted to the State Planning Commission (SPC). The Scoping Report informed the development of the Assessment Criteria, which have guided the scope and content of this Environmental Impact Statement (EIS). This EIS has been prepared in accordance with the requirements of Practice Direction 17 and responds directly to the matters outlined in the Assessment Criteria.

The Impact Assessed pathway is summarised in [Figure 3-1](#). The preparation of this EIS represents the fifth stage of the statutory process. Upon completion, the EIS will be submitted to the Minister for Planning for public release and consultation.

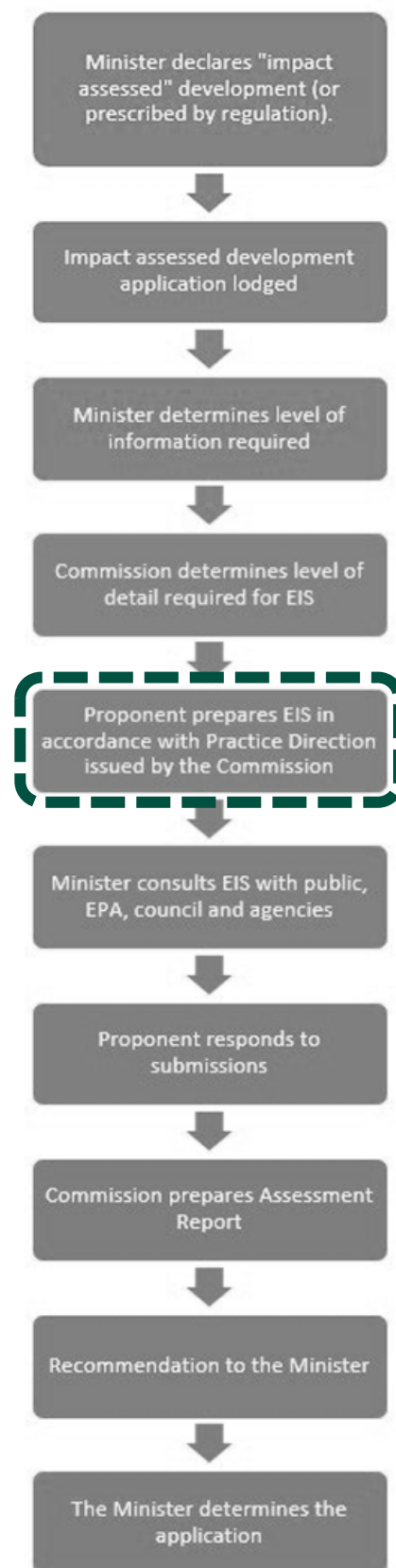


Figure 3-2-1 : Impact Assessed Pathway process flowchart.

4. INTRODUCTION

The ‘Southern Barossa Winery and Tourist Accommodation Project’ (SBWTAP) project comprises an integrated 5-star tourist accommodation and winery project located in a secluded part of ‘Tweedies Gully’, in the foothills between Lyndoch and Williamstown.

4.1. Impact Assessed Pathway

4.1.1. Context

On 8th August 2024, the SBWTAP was declared, via [Government Gazette](#), as an ‘Impact Assessed’ proposal by the Minister for Planning pursuant to Section 108(1)(c) of the Planning, Development and Infrastructure Act 2016.

Following this decision, the Assessment Criteria were determined by the State Planning Commission (SPC) in collaboration with various State Agencies and Department for Housing and Urban Development (DHUD) planning staff, with an endorsed version of the criteria published by the SPC on 30th April 2025.

An application for Impact Assessed Development requires the preparation of an Environmental Impact Statement (EIS) that addresses the expected environmental, social and economic effects of the proposed development.

This EIS responds to the assigned Assessment Criteria, as well as Practice Direction 17- Impact Assessed Development, which sets out the requirements for the preparation of an EIS, assessing the level of impact, and information to be provided. This report addresses feedback received during engagement of relevant stakeholders, including local residents and businesses, the broader community, Government Agencies and interest groups, according to the principles of the Community Engagement Charter.

4.1.2. Objectives of the Impact Assessed process

The Impact Assessed process provides a highly rigorous assessment pathway for developments that cannot readily be assessed via other assessment pathways facilitated by the Planning and Design Code. This can be due to the nature of the project, its scale and/or the extent of its potential impacts on a local, regional and State level.

The EIS process is the highest level of assessment under the PDI Act 2016 and provides a holistic approach to the assessment of such projects by establishing a detailed list of Assessment Criteria tailored to the project and its context, without limiting itself solely to the development policies contained in the Planning and Design Code. The Assessment Criteria are designed to capture all the potential social, economic and environmental aspects of a project and thoroughly consider their impact, where relevant, at the local, regional and state context.

The EIS must also assess the project in the context of all relevant local, regional and state planning and strategic documents.

In addition to its assessment function, the EIS process also facilitates the provision of information to the relevant stakeholders, including the community, explaining in detail the project, its rationale and potential impacts as well as mitigation measures and alternatives investigated. The process also includes formal processes to gather feedback and undertake meaningful engagement, based on the principles of the Community Engagement Charter.

4.1.3. Development of the Assessment Criteria

The Assessment Criteria for the SBWTAP were determined by the SPC with advice from DHUD, informed by an initial Scoping Report prepared by the proponent team, which contains a description of the project, context of the site at different scales, and anticipated impacts of the project. The Scoping Report was informed by the Assessment Requirements Library (version 1.0) provided by DHUD.

Following review of the Scoping Report, DHUD developed a draft Assessment Criteria list with input from relevant State Agencies. The recommended Criteria were presented to the State Planning Commission for review and endorsement. The endorsed Assessment Criteria were published on the Plan SA website on 30th April 2025.

The full version of the [Assessment Criteria](#) is available on the PlanSA Web site.

4.1.4. Responding to the EIS Assessment Criteria

This EIS was prepared in accordance with Practice Direction 17 and the Assessment Requirements issued by the SPC. Assessment Section 9 of this report is divided into Sections, each covering a particular assessment topic. These are not in order of priority but rather closely adopt the order and structure of the 'Summary of Project Specific Assessment Requirements - Table 4: Project Specific Assessment Requirements'.

The topics in **bold** below were assigned a 'Detailed' level of assessment, while the remaining topics were assigned a 'Standard' level of assessment. The structure is as follows:

- | | |
|---|--|
| <p>1. Amenity and Environmental Quality</p> <ul style="list-style-type: none"> o Air Quality o Noise o Transport and Traffic o Visual Amenity | <p>5. Hazards and Risks</p> <ul style="list-style-type: none"> o Hazards – General o Bushfire o Flooding o Site and Groundwater Contamination |
| <p>2. Biological Environment</p> <ul style="list-style-type: none"> o Biosecurity o Flora and Fauna | <p>6. Land Use and Site Conditions</p> <ul style="list-style-type: none"> o Land tenure, protected areas and land use o Infrastructure and Services |
| <p>3. Climate Change and Resource Efficiency</p> <ul style="list-style-type: none"> o Climate Change Adaptation o Greenhouse Gas Emissions o Sustainable Use of Resources o Waste Management o Wastewater Management | <p>7. Physical Environment</p> <ul style="list-style-type: none"> o Soils, Landform and Geology o Earthwork and Material Management o Surface Water and Groundwater |
| <p>4. Land, Regional and State Economies</p> <ul style="list-style-type: none"> o Economic Impact | <p>8. Design</p> <ul style="list-style-type: none"> o Urban Design and Place-Making |
| | <p>9. Social and Community</p> <ul style="list-style-type: none"> o Community Wellbeing / Social Impact Assessment o Aboriginal Cultural Heritage o Heritage Places and Areas |

4.2. The Proponent

Strategic Alliance & Commercial Pty Ltd ('the Proponent') is a South Australian property investor led by David Cook and George Economou, who hold a combined experience of over 50 years within the property and financial industries. David and George were both born and raised in regional Australia, giving them a unique understanding of regional communities. This has driven their focus for the project to design a hotel that respects and represents the environment and region in which it is located.

Contact information of the Proponent:

- Name: Strategic Alliance & Commercial Pty Ltd;
- Postal Address: PO Box 7022, West Lakes SA 5021;
- Australian Company Number: 675 948 311;
- Australian Business Number: 95 639 566 500;

The project is to be developed and managed by the Proponent. The Hotel operation is to be undertaken by Intercontinental Hotels and Resorts (the 'Operator'), who will lease the hotel from Strategic Alliance. The Winery and vineyards are to be operated by a separate undisclosed entity, who will also lease the winery from the proponent.

4.3. Need for the Project

Practice Direction 17 requires the EIS to explain the necessity for the project, including:

- the objectives aimed to be achieved by the proposal, including market requirements;
- anticipated local, regional, and state benefits and costs;
- a summary of environmental, economic, and social considerations related to the proposal, as well as the potential outcomes if the proposal is not implemented.

These matters are addressed below.

4.3.1. Project Evolution

The project was conceived in late 2022 after an approach was made to Strategic Alliance by an established Barossa wine label to assist with its expansion and growth. Discussions evolved around the need to grow the existing winery and cellar door operations (currently located elsewhere in the Barossa) as well as provide for further enhancements by adding banqueting, wine tourism and quality hotel-style accommodation, ideally on the same site.

Strategic Alliance engaged a hotel consultant, 'Hotellerie', to undertake a Scoping and Feasibility study to determine the demand and level of tourist accommodation required in the Barossa Valley region. The report identified the distinct lack of traditional hotel accommodation on scale in the Barossa and the overwhelming need for a mid-level, 5-star resort-style hotel.

The study, undertaken in September 2023, identified that 'Whilst record visitation has continued to grow within the region, the constraint in the market is the lack of accommodation offerings to attract a longer length of stay, larger conference market and a recognisable branded hotel for international visitors.'

A project vision evolved, centred around:

- An internationally recognised/branded approx. 150-room 5-star resort conference hotel and associated amenities that reflect the history of The Barossa Valley with modern authenticity;
- A 'resort' holiday opportunity for couples, families, friends and international visitors, as well as catering for corporates, conference events, banqueting and wellness/day spa activities; and

- A quality Barossa wine brand, centred around wine production, international sales, cellar door, restaurant, and wine tourism experiences.

To accommodate the expanding needs of the wine business and hotel project, Strategic Alliance undertook an extensive search within the greater Barossa Valley region to identify a suitable site. The Tweedies Gully site was found and deemed ideally matched to the project vision.

Following the identification and securing of the site, an Expression of Interest process revealed very strong interest from multiple international hotel groups to operate the tourist accommodation component of the project. In October 2024, a Hotel Management Agreement was signed between Strategic Alliance and well-known, international hotel operator IHG Hotels and Resorts (IHG), which, subject to gaining development approval, commits to the construction of the '**InterContinental Resort & Spa Barossa Valley**'. Correspondence from IHG expressing their confidence in and commitment to this project is provided in **Appendix 2**.

'InterContinental' is one of IHG's luxury hotel brands. Other well-known hotel brands owned and managed by IHG include Six Senses, Regent, Indigo, Crowne Plaza and Holiday Inn. IHG have over 6,600 hotels globally, of which 229 are InterContinental Hotels. A further 104 new InterContinental are currently in development.

IHG are heavily involved in the project's design brief to ensure the project meets IHG's Brand Standards and technical performance requirements. From the early stages of the project, IHG's Design and Technical Engineering Division have participated in regular design reviews, workshops, and reviews of the building services and operational requirements of the hotel.

The securing of a well-known international hotel operator, a highly regarded local wine producer and exporter, combined with solid financial backing, means the project can now progress towards the statutory planning phase.

Given the significant investment, project scale and importance of the Barossa region economically, environmentally, and culturally, Strategic Alliance requested that the Minister for Planning consider the suitability of the proposal as an Impact Assessed form of development.

4.3.2. Project Rationale

The Barossa Valley is an internationally acclaimed wine region with some of the oldest vines in the world, boasting countless international and domestic wine accolades and some of the finest regional food establishments in Australia. It is located an hour's drive from Adelaide, providing easy access to domestic and international tourists in search of unique food and wine experiences, all taking place in the breathtaking setting of an Australian landscape.

Perfectly nestled among the vineyards of the Barossa Valley and in close proximity to the regional towns of Lyndoch and Williamstown, the subject site is the ideal location for the operation of a luxury hotel offering an authentic Barossa experience. The proposal would take full advantage of its natural surroundings with sweeping views of the neighbouring hills, vineyards and ancient gumtrees, immersing visitors in the local natural and cultural environment.

The economy of the Barossa Region is heavily based on the production of agricultural products, primarily wine and food, as well as tourism experiences. The agglomeration of accommodation, food and wine operations is a proven destination combination. Preliminary investigations identified a lack of traditional hotel accommodation in the region, with most of the current supply falling in the motel and parks category at the 3-4-star level. The only accommodation of scale in the area is held by Novotel with 140 rooms and upgraded conference facilities, with above regional average room rates due to the lack of competition. While smaller luxury accommodation providers do exist, they only represent approximately 31 rooms collectively across the region.

In 2023, the Barossa region recorded 860,000 overnight visitors, resulting in a total spend on accommodation of approximately \$195 million. Although the proximity to Adelaide allows easy access to the Barossa, it has also resulted in shorter stays (or no stays), with interstate visitors only spending 2.6 nights on average in the wine region, compared to 6.2 nights in the rest of Regional Australia. We believe that other contributing factors are a lack of accommodation allowing longer stays, inadequate conference facilities and a lack of recognisable hotel brands for international visitors, indicative of a general lack of competition in the region. More tourist accommodation of quality would encourage visitors to spend more time and, as a result, inject more money into the local economy.

Data for the Barossa region outlined in various South Australian Tourism Commission reports further demonstrates:

- the need for luxury accommodation of scale as the region is overlooked for many large events and conferences due to a lack of accommodation at volume (SA Regional Visitor Strategy, 2025).
- 95% of Barossa's overnight stays are by domestic visitors, with only 5% comprising international tourists, below South Australia's regional average of 9% international stays (Barossa Regional Profile Data - December 2024).
- Barossa has 60% annual occupancy with a yield of \$105, well above Regional SA averages (Barossa Regional Profile Data - December 2024).

The need for a quality hotel of scale in the Barossa is not new. The 'Barossa Product Gap Audit' undertaken in 2011 by the Investment and Regulatory Reform Working Group of the former Department of Resources, Energy and Tourism identified the need for luxury tourist accommodation at scale (suggesting 200 rooms) in the Barossa.

The Economic Impact Analysis prepared by Ekistics based on data from the Regional Development Australia provides further information on the need and rationale for the project. The full report is provided in **Appendix 3**.

It is acknowledged that a number of other accommodation projects have been proposed/approved in the Barossa, but to date, none have progressed to construction. Should even 1 or 2 of these other projects eventually come to fruition, there will remain ample demand for accommodation in the region to satisfy the occupation rates required to sustain these hotels.

5. SITE AND LOCALITY

5.1. Overview

The Southern Barossa Winery and Tourist Accommodation Project (SBWTAP) is a landmark integrated tourism development proposed for Lot 102 Hoffnungsthal Road, Williamstown, in the renowned Barossa Valley region. The project comprises the establishment of a winery and cellar door, the construction of a 5-star luxury resort hotel with conference and wellness facilities, as well as supporting infrastructure, car parking, landscaping, and site improvements.

Located between the towns of Lyndoch and Williamstown, and nestled in the secluded foothills of Tweedies Gully, the project seeks to embody the essence of the Barossa's cultural and environmental character through a sensitive, sustainable and immersive design approach.

The development will occur in two primary stages over an estimated two-year construction timeframe, with Stage 1 including the hotel and Stage 2 comprising the winery and additional works. Sustainability, local materiality, viticultural enhancement and cultural integration are at the heart of the proposal, positioning SBWTAP as a regional archetype.

5.2. Site

The subject site is located on the traditional lands of the Kaurna People within the Barossa Council area and the Northern and Yorke Landscape Management Region of South Australia. The land is approximately 21.5 hectares in size and is formally identified as Certificate of Title – Volume 6227 Folio 450 (Deposited Plan 120994 Allotment 102) (**Appendix 4**). The land is not impeded by any known encumbrances or easements.



Figure 5-1 : Aerial view of the subject site and surrounds from the northwest across Hoffnungsthal Road.

The site enjoys dual road frontages, including approximately 475 metres along Hoffnungsthal Road to the northwest and approximately 605 metres along Menzel Road to the southwest. Both these roads are local roads under the care and control of the Barossa Council.

The site has been used for viticulture since before 1949 and continues to support grape cultivation, with some paddocks used for grazing or left unutilised. The site lies within a landscape of pastoral uses, vineyards, scattered rural dwellings and tourism ventures such as the Lavender Farm and Barossa Helicopters.

The visual character of the site is shaped by its setting between two hills, which afford expansive views to the north across open vineyards. Views in the southern, eastern and western directions are largely contained by surrounding topography and vegetation. As such, medium-distance visibility of the site is relatively low, with long-distance views limited to surrounding elevated ridgelines.

Topographically, the land is moderately undulating, falling approximately 36 metres from south to north. Two small ephemeral creeks traverse the property and merge near the centre of the site, creating a distinctive Y-shaped vegetation pattern visible on aerial imagery in Figure 5-2. The only built structure currently on site is a large water tank, located near the confluence of the two creeks.

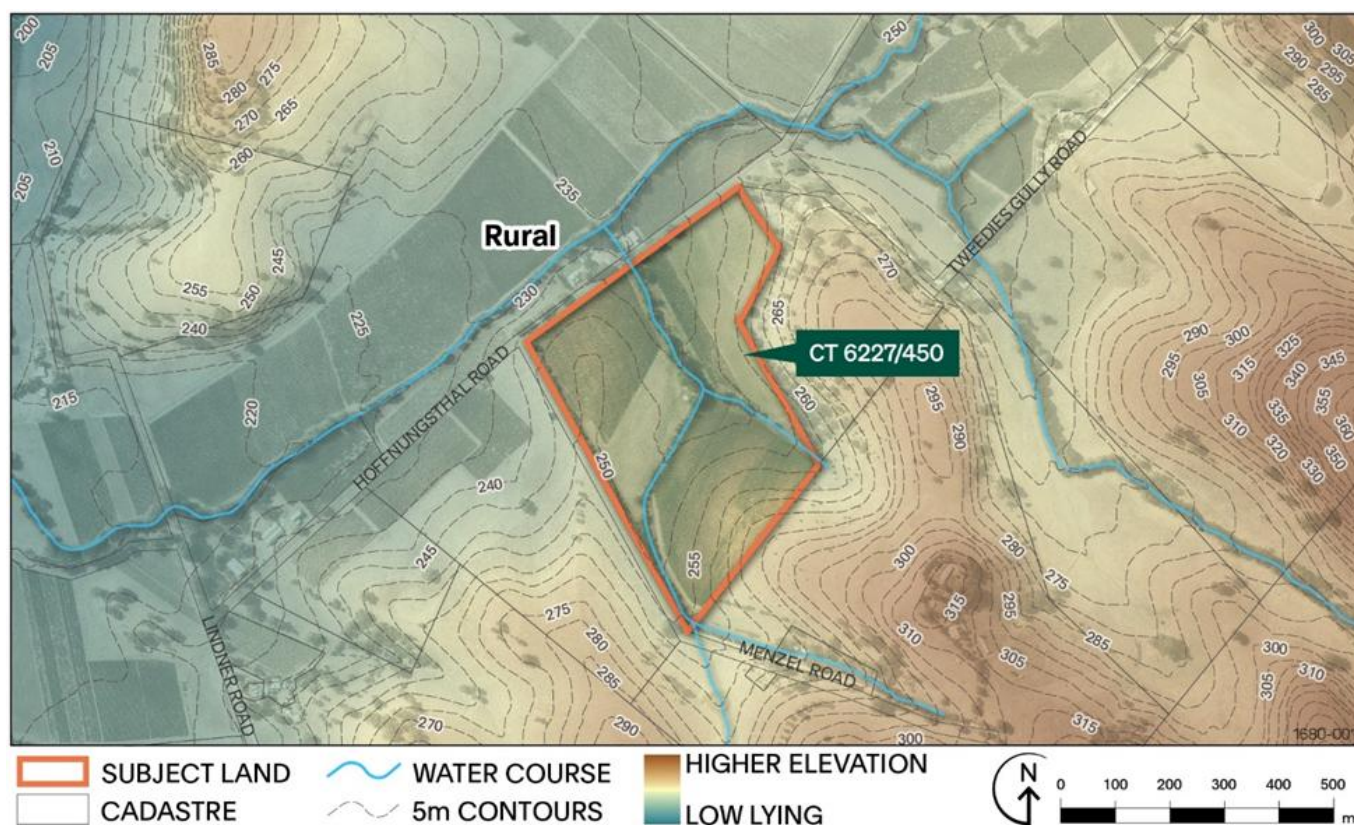


Figure 5-2 : Topographical map of the subject site and immediate locality.

Ecologically, the site forms part of the Flinders Lofty Block Interim Biogeographic Regionalisation for Australia (IBRA) Region, characterised by vine rows, open pasture, scattered native vegetation along creeks and fence lines, and a visually appealing rural character. Large mature eucalyptus trees, predominantly River Red Gums, estimated to be over 80 years old, are located along the ephemeral creek lines and parts of the roadside verge.

Native vegetation is generally limited to the watercourse, roadside edges, and a cluster of regenerating River Red Gums in the southeastern corner of the northeastern paddock. Areas outside these zones, such as vehicle tracks, grasslands and vineyard rows, are highly modified and maintained for agricultural use, with invasive species such as olives present. No threatened flora or fauna were identified during the field survey.

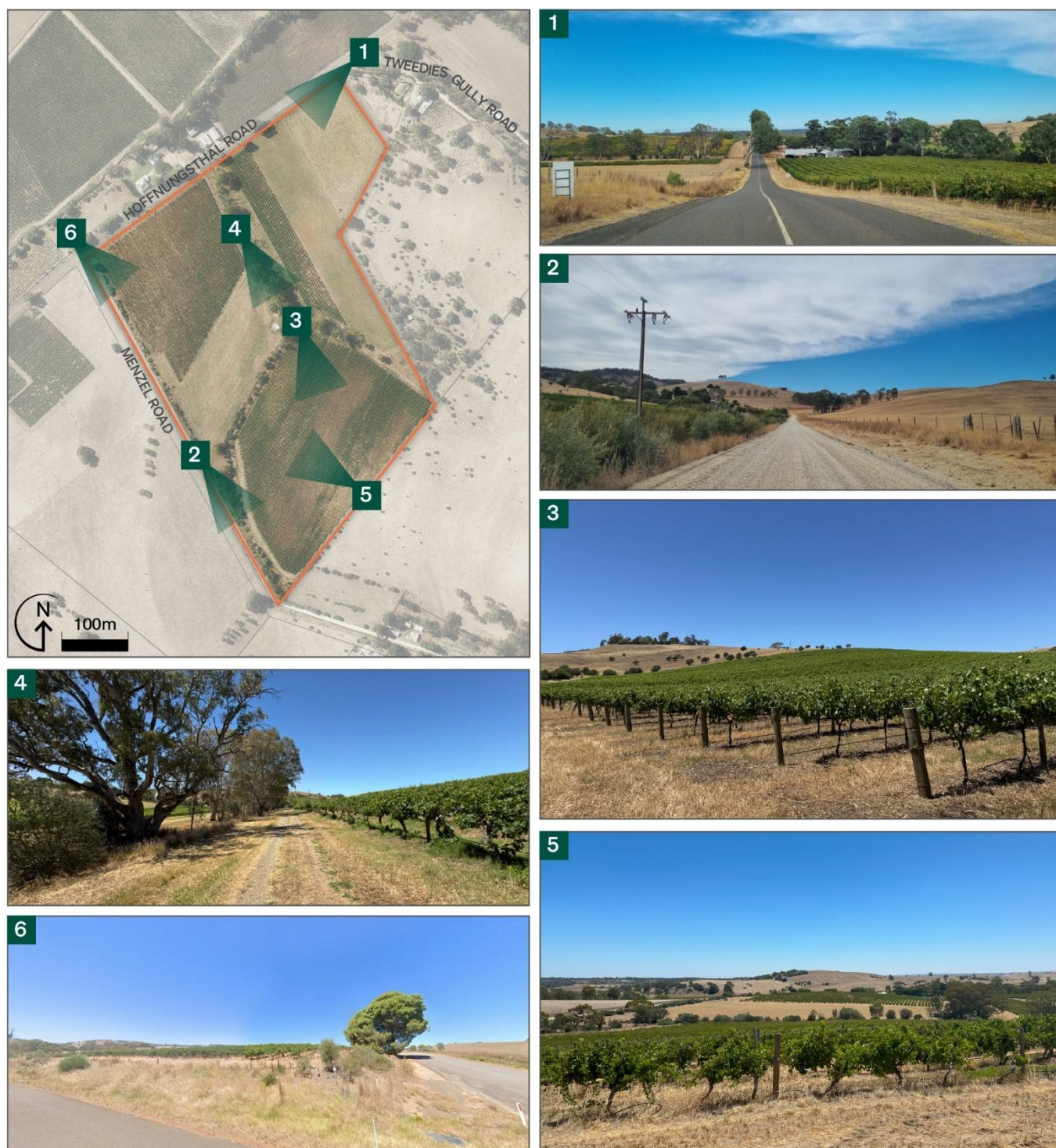


Figure 5-3 : Subject Site Location Map and Representative Site Photographs

5.3. Locality & Regional Overview

5.3.1. Site Location and Immediate Context

The subject site is strategically positioned between the towns of Williamstown and Lyndoch in the southern Barossa Valley. It is situated near a variety of complementary tourist attractions and local businesses that enhance its appeal as a destination. These include the Lyndoch Lavender Farm, located immediately east of the site, Barossa Helicopters, the Barossa Rodeo Grounds approximately 500 metres northeast along Hoffnungsthal Road, and The Dairyman Barossa. Within a five-kilometre radius, there are approximately twelve wineries and cellar doors that contribute to a well-established tourism circuit in the region.

Dwellings are spread across the rural landscape around the site, with the closest one about 30 metres north of the boundary, across Hoffnungsthal Road. These properties are typically associated with rural-residential or small-scale farming land uses and are generally set back from public roads and screened by vegetation or topography. Figure 5-4 below identifies the existing sensitive receivers and businesses within the immediate locality of the subject site.

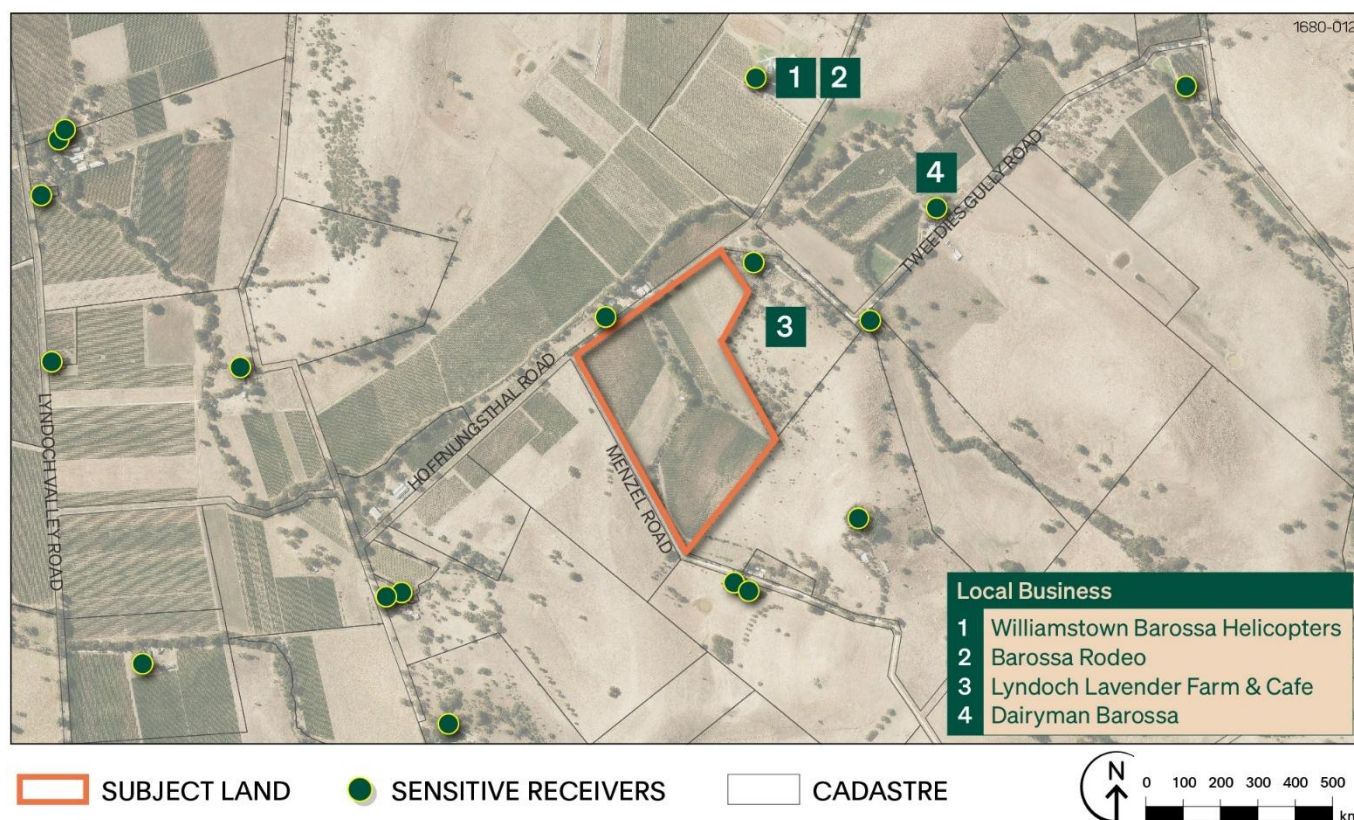


Figure 5-4 : Immediate local context : Sensitive receivers and businesses.

5.3.2. Landscape Character

The broader landscape character of the Southern Barossa region is defined by its rural agricultural setting, comprising a visually rich and diverse patchwork of land uses and natural features. The site and its immediate surrounds are characterised by vineyard plantings, open sheep grazing paddocks, gently undulating topography, ephemeral creek lines, and stands of mature eucalyptus trees that contribute to both ecological and scenic values.

Seasonal shifts significantly influence the visual character of the landscape. In the drier months, sun-bleached paddocks and golden pastures create a warm contrast against the irrigated green rows of grapevines, while in the cooler seasons, the landscape is transformed into a verdant expanse, enhancing the region's bucolic charm and reinforcing its identity as a premier wine-producing district.

The agricultural setting is interspersed with small farm holdings and rural-residential properties, some of which are associated with active primary production, while others function primarily as lifestyle allotments. These dwellings are typically set back from roads and screened by vegetation or topography, maintaining a strong sense of openness and preserving the area's rural character.

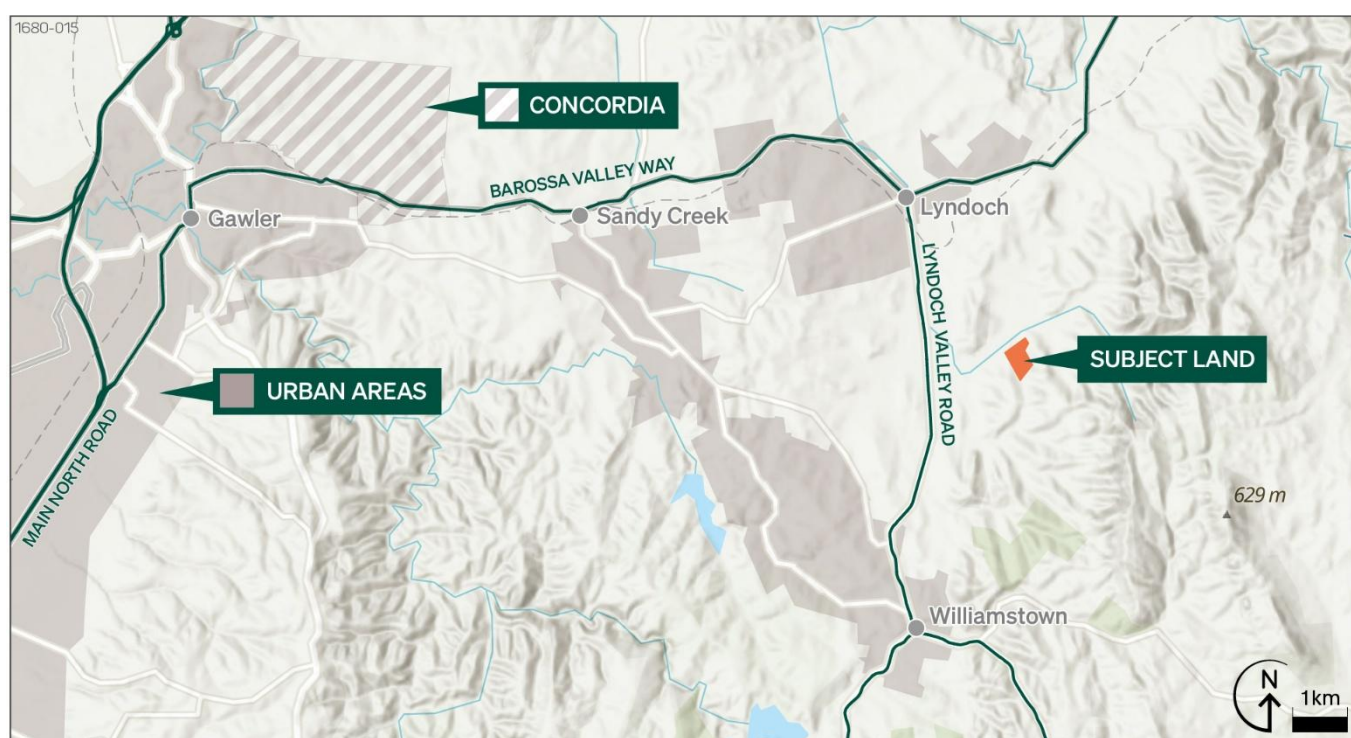


Figure 5-5 : Broader context and setting of the Subject Site.

Further afield, the landscape includes regionally significant natural features such as the Sandy Creek Conservation Park to the southeast and the Warren Reservoir Reserve to the south. These areas contain intact native vegetation communities and provide important habitat for native fauna, contributing to the ecological resilience of the broader region and offering opportunities for nature-based recreation and conservation education.

The established rural character, scenic amenity, and natural assets of the area play an integral role in supporting the Barossa's reputation as a high-quality tourism destination. The proposed development seeks to respond sensitively to this context by adopting a landscape-led design approach that respects the prevailing patterns of land use, vegetation, and topography.

5.3.3. Accessibility

The site benefits from a diverse and well-integrated transport network that supports convenient access for guests, visitors, staff, and suppliers. Hoffnungsthal Road provides direct access to the site and connects with Barossa Valley Way and Warren Road, which in turn link to major arterial routes such as the Sturt Highway (A20) and Main North Road (A32). These roads facilitate

travel to and from Adelaide, the Riverland, Mildura, Canberra, Sydney, and northern regions, including Clare, Port Augusta, and the Eyre Peninsula

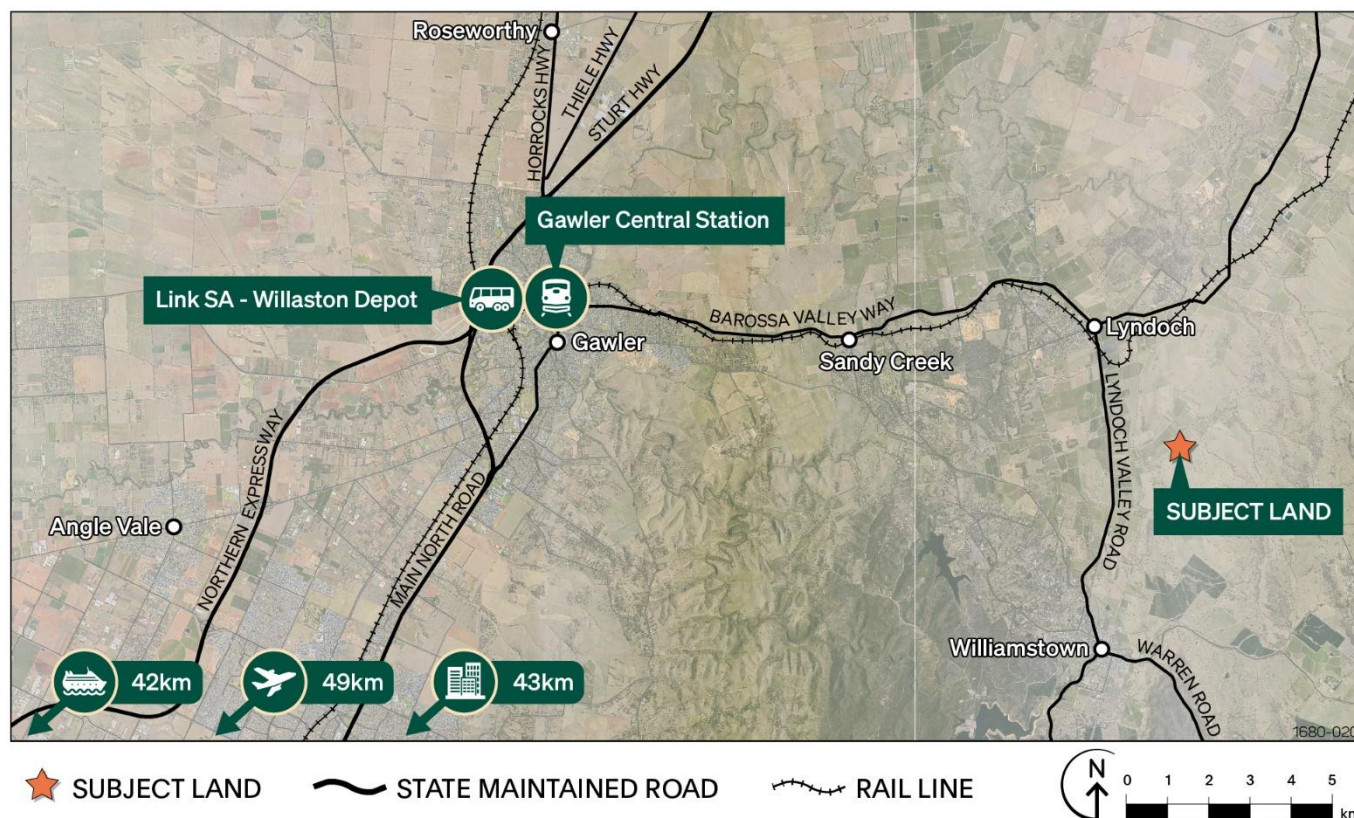


Figure 5-6 : Transport network and services map.

Public transport options include a regional Link SA bus service that connects Lyndoch, Williamstown, Tanunda, and Gawler. From Gawler Central Station, located approximately 18 kilometres northwest of Williamstown, passengers can access Adelaide's metropolitan rail network, which provides direct services to the Adelaide CBD.

Recent regulatory changes have also improved on-demand transport accessibility across the region. From mid-2025, rideshare services such as Uber have been authorised to operate in the Barossa Valley, including around Williamstown and the Hoffnungsthal Road area. This expansion provides visitors and staff with a flexible, app-based travel option that complements traditional public and private transport modes. While service frequency may vary in rural localities, advance bookings through Uber Reserve allow reliable access to and from the site, particularly for time-sensitive trips such as airport transfers or winery tours. The availability of rideshare services enhances transport inclusivity and offers greater travel independence for users without access to private vehicles.

Adelaide Airport, situated around 55 kilometres southwest of the site, offers frequent domestic and international flights and is accessible via the Northern Connector and Port River Expressway. For sea travellers, the Outer Harbor Passenger Terminal, located approximately 73 kilometres from Williamstown, serves as Adelaide's main cruise ship facility. Passengers can transfer via Adelaide Metro rail from Outer Harbor to the CBD and continue on the Gawler line to reach the site. Alternatively, charter coaches use the Sturt Highway and Barossa Valley Way to provide direct access.

Interstate connectivity is further supported by Adelaide's passenger rail and coach networks. The Overland train service, operating between Adelaide and Melbourne, departs from Adelaide Parklands Terminal, which is accessible via transfer from

Gawler Central Station. The terminal also serves other major interstate rail services, including The Indian Pacific, which links Adelaide with Sydney and Perth, and The Ghan, which connects Adelaide to Alice Springs and Darwin. These services offer extensive long-distance travel options. Complementing rail travel, interstate coach services from Adelaide Central Bus Station provide connections to Melbourne, Sydney, Perth, and regional South Australia, with seamless integration into the metropolitan transport system.

5.3.4. Aboriginal Culture

The site is located within the traditional lands of the Kaurna People, whose cultural heritage extends across the Northern Adelaide Plains and is intrinsically connected to the region's landforms, waterways, and ecological systems. The Kaurna People maintain a continuous spiritual, cultural, and custodial relationship with Country, with heritage values commonly associated with hill crests, ephemeral creek lines, and areas of undisturbed native vegetation.

In recognition of this cultural significance, the proponent engaged Australian Cultural Heritage Management (ACHM) to undertake a comprehensive Aboriginal Cultural Heritage Assessment, comprising a desktop review and an on-ground archaeological survey in early 2025. Prior to the survey, no Aboriginal sites, objects, or ancestral remains had been formally recorded within the project area or its immediate surrounds. The field survey, undertaken in collaboration with Kaurna Traditional Owners, confirmed that several landforms possess cultural sensitivity and resulted in the identification of a previously unrecorded site.

In alignment with Kaurna expectations and relevant heritage legislation, the project adopts culturally responsive design measures, ongoing engagement with Kaurna representatives, and cultural monitoring during ground-disturbing works, demonstrating a precautionary, respectful, and collaborative approach to Aboriginal heritage management, further detailed and discussed in Section 10.9.2.

5.3.5. European Heritage

The Southern Barossa region forms part of a culturally rich landscape shaped by early European settlement patterns, particularly those associated with German-speaking communities who established vineyards, churches, cemeteries, and rural homesteads throughout the 19th and early 20th centuries. These historical influences are reflected in the region's built form, land use, and social fabric, with several heritage-listed places located throughout the broader Lyndoch–Williamstown area. While the subject site is not directly associated with any listed Local or State Heritage Places, its setting within this historically layered environment warrants recognition of the enduring European cultural presence that continues to influence the character and identity of the Barossa Valley.

There are no Local or State Heritage Places located on or adjoining the subject site. The nearest Local Heritage Place is the St Jakobi Lutheran Church and School, located approximately 1.7 kilometres to the northwest along Lyndoch Valley Road. The closest State Heritage Place is the Enterprise Copper Mine and Manager's Residence, located at 79 Fromm Square, Williamstown, approximately 2.5 kilometres to the southwest.

The Local Heritage Places in the surrounding area, all located more than 2 kilometres from the site, include:

- Lyndale Winery, 143 Lyndoch Valley Road, Lyndoch
- Berryfield, 136 Berryfield Road, Lyndoch
- St Jakobi Cemetery, 167 Gods Hill Road, Lyndoch

Additional Local Heritage Places located more than 3.5 kilometres from the site include:

- Ironstone Dwelling, 50 Gilbert Street, Lyndoch

- Hillside House and Wine Cellars, 50 Daly Road, Lyndoch

The broader Mount Lofty Ranges region is currently under nomination for UNESCO World Heritage listing. As of January 2025, this nomination remains unresolved and carries no formal statutory status.

5.3.6. Regional and International Identity

The Barossa Valley is one of South Australia's most internationally recognised wine regions, celebrated for high-quality wine production together with expansive vineyards, undulating hills, and a Mediterranean climate characterised by warm, dry summers and cool, wet winters. Located approximately one hour's drive northeast of Adelaide, the region is easily accessible and remains a popular destination for both domestic and international tourists.

The subject site is located within a region that already hosts several large-scale and culturally significant developments, as identified in Figure 5-7, which contribute to the Barossa's reputation as a premier tourism and wine destination.



Figure 5-7 : Culturally significant developments within the Barossa

Chateau Tanunda

Established in 1890, it is one of Australia's most historically significant wineries. The estate features a grand bluestone building with a footprint exceeding 3,000m², surrounded by landscaped gardens and vineyards. It offers a cellar door, guided tours, and function spaces capable of hosting large events, contributing to Barossa's heritage and luxury wine tourism.



Figure 5-8 : Aerial photograph of Chateau Tanunda. (Source: Barossa Australia)

Novotel Barossa Valley Resort

Located in Rowland Flat, this hotel is a 4.5-star resort with 140 rooms, a day spa, restaurant, heated pool, and 9 conference rooms. Its largest function space accommodates up to 250 people. The resort spans a substantial site adjacent to Tanunda Pines Golf Course and offers panoramic views of Jacob's Creek and the Barossa Ranges.



Figure 5-9 : Photograph of Novotel Barossa Valley Resort (Source: Marketboomer).

Beckwith Business Park

Located near Nuriootpa, Beckwith Park is South Australia's largest regional industry and business park. It includes bulk wine and liquid storage, logistics, offices, and light manufacturing facilities. Its scale and integration with the wine industry reflect the region's capacity for large-format infrastructure.



Figure 5-10 : Photograph of Beckwith Business Park (Source: Tarac Properties).

Wolf Blass Visitor Centre

Situated on the Sturt Highway, Wolf Blass includes a cellar door and tailored tasting experiences. The facility also offers event spaces accommodating up to 1,200 guests, making it one of the largest visitor centres in the region and a key contributor to high-volume tourism.



Figure 5-11 : Photograph of Wolf Blass Visitor Centre
(Source: Wineries of South Australia).

Chateau Yaldara

Near Lyndoch, this historic winery was founded in 1947 and features grand architecture, a cellar door, museum tunnels, and luxury accommodation. The estate offers immersive experiences that blend wine, history, and hospitality.



Figure 5-12 : Photograph of Chateau Yaldara (Source: Chateau Yaldara).

Yalumba

Australia's oldest family-owned winery operates across a large estate in Angaston. It includes heritage vineyards such as the Tri-Centenary Grenache block (planted in 1889), extensive cellar door facilities, and sustainability-certified production. Yalumba's operations span over 18 hectares and support both premium wine production and tourism.



Figure 5-13: Photograph of Yalumba Winery (Source: Yalumba)

Seppeltsfield Winery and Estate

Established in 1851, it is a multi-use tourism village offering wine, food, art, and design experiences. The estate includes the Centennial Cellar, FINO restaurant, Jam Factory studios, and boutique accommodation. It attracts over 100,000 visitors annually (with a goal to reach 200,000), and employs over 50 staff, demonstrating its scale and economic impact.



Figure 5-14: Aerial photograph of Seppeltsfield Winery (Source: Seppeltsfield)

Pernod Ricard Winemakers

Pernod Ricard Winemakers maintain extensive facilities at Rowland Flat, we a large-scale production infrastructure, including tank storage exceeding 87 million litres and over 16,000m² of climate-controlled warehouses. The facility supports both tourism and global wine export.



Figure 5-15: Aerial photographs of Pernod Ricard Winemakers (Source: Google Maps)

1837 Barossa

This is a tourism estate in Lyndoch commemorating Colonel William Light's 1837 naming of the Barossa region. It features a cellar door, a French-style restaurant, luxury cottages, landscaped grounds with an art trail, the William Light Monument Park, and a helipad for upscale access. The cellar door and event space accommodate up to 100 standing or 50 seated guests for weddings, corporate, or private functions.



Figure 5-16: Aerial photographs of 1837 Barossa (Source: 1837 Barossa)

Approved and Pending Construction: Oscar Seppeltsfield

The Oscar Seppeltsfield is a six-star luxury hotel development proposed within the historic Seppeltsfield Winery precinct.

The 2022 approved project is 12 storeys high and features approximately 70 rooms. The top level will include a sky bar offering panoramic views, while other amenities will include a fine dining restaurant, lounge area, rooftop pool, wellness day spa, and boardroom facilities for business guests.



Figure 5-17: Artistic impression of the Oscar project (Source: Oscar Seppeltsfield)

Sandy Creek Tourism Project

This project is proposed near the Sandy Creek Golf Club as a large-scale luxury accommodation development featuring 100 rooms. The resort is expected to span nearly 14,000m², reach heights of up to 20m, and extend 100m in length, and include a function centre, restaurants and bars. Though still under review, it reflects the growing demand for high-end tourism infrastructure in the southern Barossa.



Figure 5-18 : Artistic impression of Sandy Creek project (Source : NT News)

Nexus Barossa

Located in Lyndoch, Nexus is an approved large-scale tourism development currently under construction. The resort will include a 124-room hotel, restaurant, bar, function venue, gym, day spa, swimming pool, and landscaped grounds. It is designed to offer a bespoke tourism experience that responds to growing demand for high-end accommodation in the Barossa Valley, located on elevated terrain with scenic views and is accessible via Yaldara Drive.



Figure 5-19: Artistic impression of Nexus Barossa (Source: Masterplan)

6. Description of Proposal

6.1. Project Philosophy

The SBWTAP project seeks to embody the tangible and intangible values of the Barossa region through every layer of its design and delivery. The Barossa is a place of natural beauty and cultural significance, known for its sweeping vineyards, rich soils, and iconic landscapes framed by the Barossa Ranges. The proposal responds to these tangible values through its considered siting and architectural expression, integrating built form into the rolling hills and preserving the ephemeral creek lines that traverse the site. Mature eucalyptus trees are retained, and landscape restoration is a central focus of site design, reinforcing the site's connection to the regional character.

In terms of built form, the resort and winery reflect the region's historic and architectural traditions. Local stone (including siltstone excavated from the subject site for retaining walls, landscaping elements and footpaths), timber, and earth-toned materials are used throughout the development, echoing the textures of old settler cottages, farm buildings, and churches found throughout the Barossa. The horizontal architectural language is intended to settle the buildings into the land, offering a respectful response to the rural setting.

Viticulture is central to the proposal's character and function. Approximately 11 hectares of vineyard will be retained, revitalised or replanted, including varieties such as Shiraz, Cabernet Franc, Chardonnay and Frontignac. The winery will be operational on-site, offering immersive experiences that highlight the craft of winemaking and link directly to the landscape that produces it. These experiences will be designed not only for winery and hotel guests but also to provide ongoing economic and cultural value to the local community.

The proposal also celebrates the region's intangible values.

The Barossa's cultural heritage, strongly shaped by German settler traditions, is expressed in local food, music, and festivals. The development incorporates community-facing facilities, such as a publicly accessible cellar door, restaurant, and day spa, and will work collaboratively with local producers and artists to maintain this sense of cultural vibrancy. Spaces will be designed to accommodate events and gatherings, reinforcing the area's strong sense of community.

The Kaurna people are the Traditional Owners of the land. A cultural heritage walkthrough of the site has been undertaken in collaboration with ACHM and Kaurna representatives. Sensitively designed picnic areas and walking trails that allow visitors to engage with the site's cultural narrative while retaining and respecting the Indigenous heritage present on the land are proposed.



Sustainability is a cornerstone of the project, with the hotel and winery to operate on electric only, including rooftop solar panels, efficient water use systems, and passive design strategies. Environmental design principles have guided the form and materiality of the buildings and infrastructure, ensuring the development is both climate-responsive and enduring.

Through its integration of landscape, cultural identity and sustainable design, the Southern Barossa Winery and Tourist Accommodation Project aims to offer a destination that is unmistakably Barossan—a place rooted in heritage, shaped by nature, and open to the future.



Figure 6-1 : Conceptual Aerial Render – Landscape Integration and Built Form Response. (Source : Baukultur)

6.2. Proposal Components

The project comprises the construction of a tourist accommodation (hotel) facility with conference, function/event and spa/wellness facilities, a winery and cellar door and function area, associated horticulture (vineyards), and ancillary works.

It should be noted that the existing use of the land for primary production and viticultural purposes (and its general maintenance and improvement for day-to-day operations) is excluded from the scope of the Impact Assessed project, and as such, the use of the site as a vineyard can lawfully continue while this application is being assessed.

The full suite of architectural drawings and statements is provided in **Appendix 5**. An overall site plan of the project illustrating the key components is provided overpage.

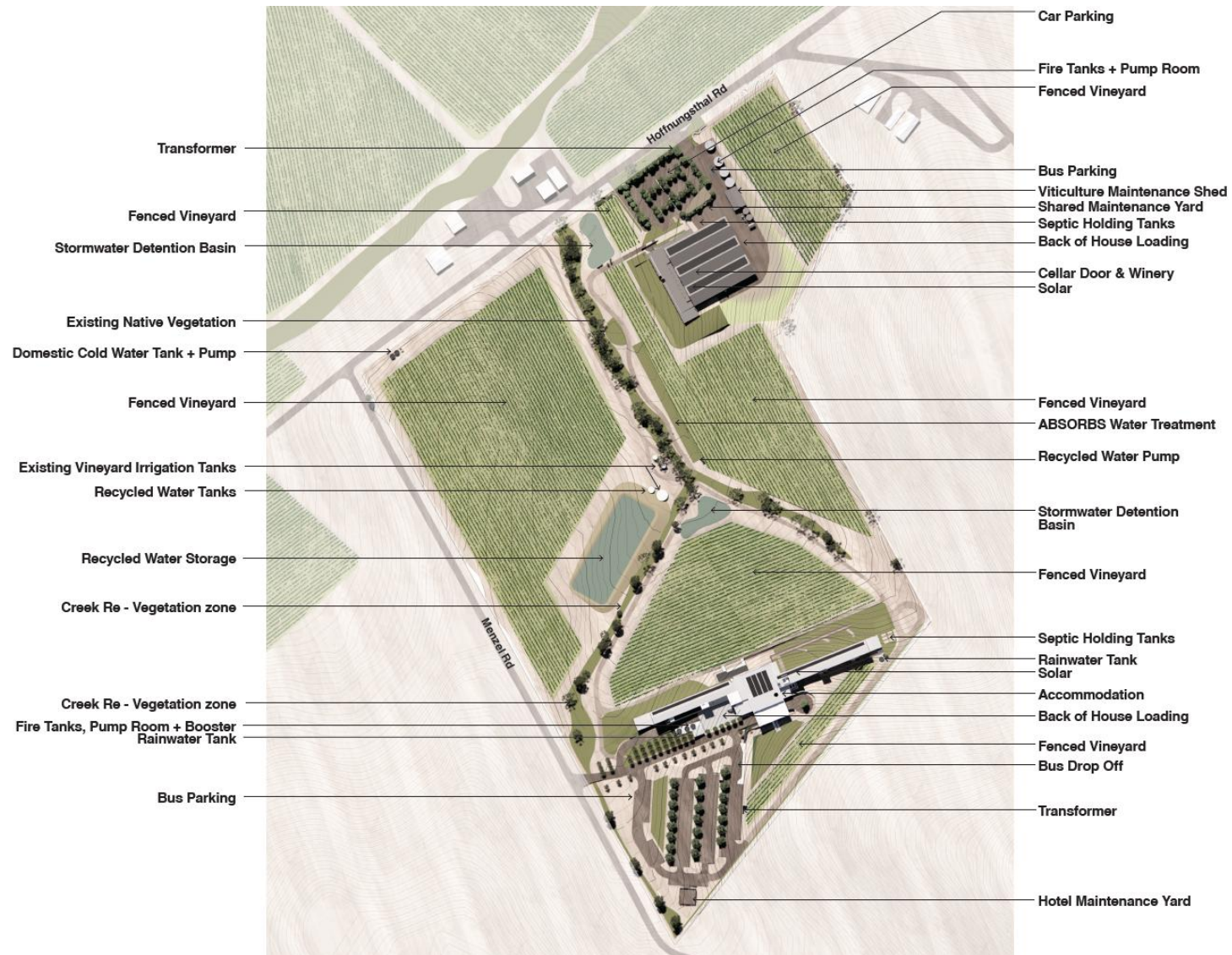


Figure 6-2 : Site plan of the proposed development (Source Baukultur)

6.2.1. Tourist Accommodation

The tourist accommodation component comprises a 5-star resort hotel offering up to 150 rooms and suites on a building footprint of approximately 5,000m².



Figure 6-3 : Artist Impression of proposed north elevation. (Source : Baukultur)

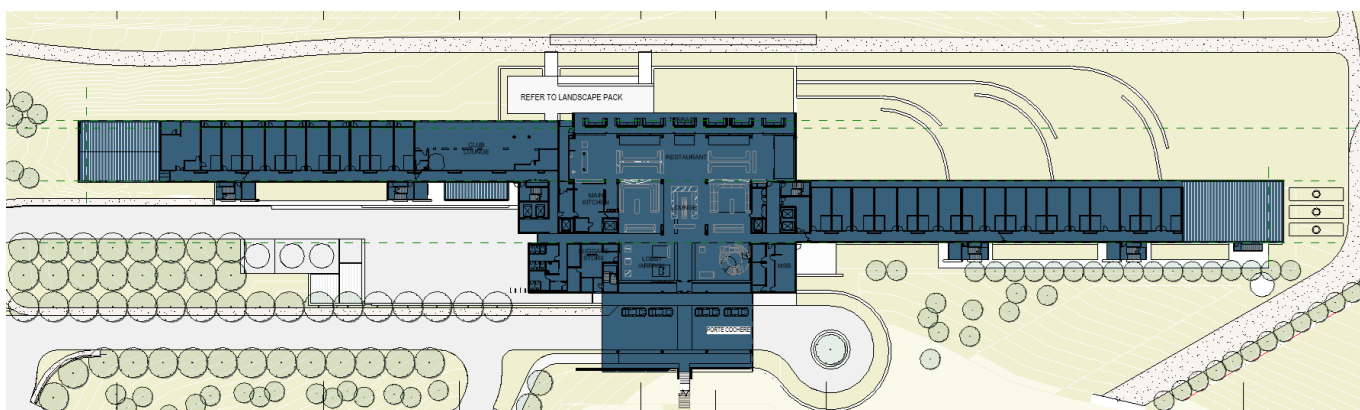


Figure 6-4 : Built footprint of the proposed tourist accommodation. (Source : Baukultur)

The hotel is designed to offer a luxurious yet environmentally conscious guest experience and will include the following key features:

- A high-quality **restaurant** designed to accommodate up to 130 patrons, a 160-seat lounge bar and a 66-seat terrace space, serving both hotel guests and the broader community.

- A **wellness spa and recreational centre** providing services such as massages, therapeutic treatments, and relaxation facilities.
- A **function and conference centre** with flexible indoor spaces and outdoor breakout areas for events, weddings, and corporate functions.
- Additional **guest amenities** include a resort-style **swimming pool** and landscaped internal **courtyards**.
- Landscaped **outdoor lounge and informal gathering areas** are proposed to provide a seamless connection between built form and the surrounding vineyard setting.

The built form is sensitively arranged in response to the site's topography and natural features. Buildings are terraced along the contour lines to preserve existing views and facilitate passive solar access, while also minimising the visual impact from surrounding vantage points. The architecture adopts a low-profile horizontal massing strategy, utilising natural and locally sourced materials such as timber and stone to blend harmoniously with the hillside and vineyard landscape.

The hotel will operate 24 hours per day, seven days per week, and will be open not only to tourists but also to local residents for events, dining, and wellness activities. Universal design principles will underpin public and guest areas of the resort to ensure accessibility and inclusion for people of all ages and abilities. Approximately 219 on-site car parking spaces will be provided, with permeable surfaces and strategic landscaping to reduce visual bulk and land disturbance. Car parking areas have been carefully sited and screened to preserve the visual amenity of both the site and its surrounds.

6.2.2. Winery, Cellar Door, Restaurant and Function Venue

The proposed winery will serve as the new permanent home for an established Barossa-based wine label, enabling expansion of production and integration of public-facing visitor experiences. On-site wine production capacity is expected to reach up to 500 tonnes per annum.

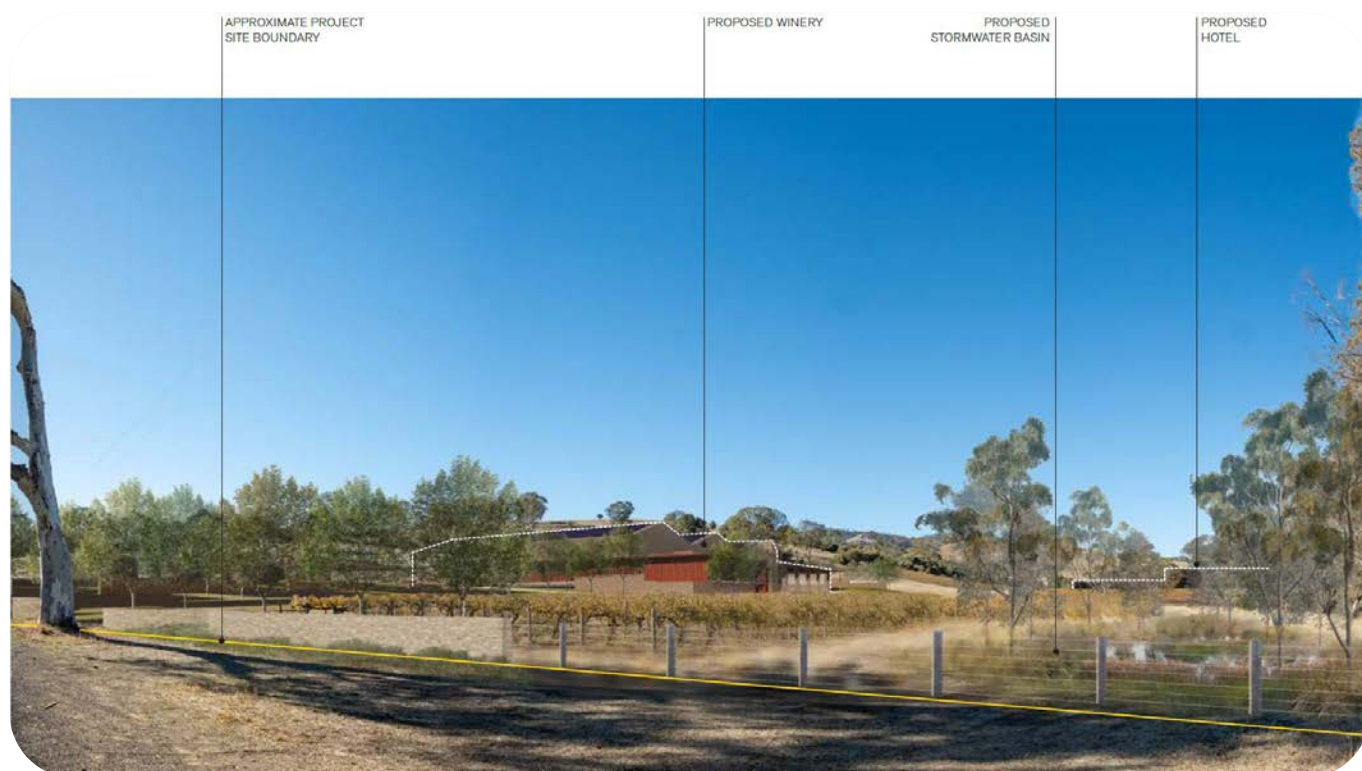


Figure 6-5 : Artist impression of the view from Hoffnungsthal Road. (Source : Landskap)

The facility is sited in the northeastern portion of the subject land, east of the existing creek line, and is accessed via two points from Hoffnungsthal Road. The western access point is a one-way ingress intended for guests and deliveries, while the eastern access is a two-way route designated for service vehicles and back-of-house logistics.

The primary winery building will have a total gross floor area of 4,881 square metres and accommodate the following internal and external components:

- **Wine Production Area**, including grape processing equipment, barrel storage, laboratory, fermentation tanks, and back-of-house storage;
- **Cellar Door** and tasting area offering tasting and brand experience;
- **Full-Service Restaurant** with seasonal menus drawing from regional produce and wine pairings;
- **Internal Function Space** for events such as weddings, launches, and exhibitions;
- **Outdoor Function Areas**, including landscaped lawns and terraces;
- **Ancillary Office Areas**, staff change facilities, and visitor amenities;
- **Covered Loading Area**, supporting efficient goods handling and deliveries;
- **Waste Management Facilities**, screened and separated from guest areas to ensure operational efficiency and amenity.

A standalone ancillary building will be located to the east of the primary winery structure, across a compacted hardstand area. This building will house the **viticulture maintenance shed** and **winery waste treatment plant**. To the immediate north of this building, **rainwater storage tanks**, a **dedicated fire tank**, and a **fire pump room** will be located alongside the eastern service accessway, complying with bushfire management and water reuse objectives.

Architecturally, the winery buildings adopt a similar material palette and sustainability approach as the resort hotel. Natural timber, metal and stone feature prominently across the façades, ensuring consistency in character and presentation. The primary winery building has a maximum height of 11.3 metres at the ridgeline, within a scale that respects the site's rural and scenic character. The winery roof will include solar panels to support energy demands associated with production and hospitality operations.

Operational independence is maintained between the winery and hotel, but both components share a cohesive visitor identity through joint marketing, branding, and culinary offerings. Typical operating hours for the winery, restaurant and associated function spaces are expected to accommodate both daytime and evening trade, including private and public events.

Dedicated on-site car parking for the winery, cellar door, restaurant and function spaces will be provided adjacent to the primary building, with access via the western ingress. The car park will be well-landscaped and screened from surrounding vantage points to reduce visual impact and complement the rural character of the site.

Acoustic and odour mitigation measures will be implemented to protect the amenity of future guests and neighbouring land uses.

6.2.3. Site Works and Infrastructure

Access to Site: The winery component will be accessed via two new entry points on Hoffnungsthal Road: a dedicated sealed ingress for visitor vehicles and a wider sealed, shared access accommodating buses, trucks and service vehicles. These access points are designed to safely handle projected traffic volumes, including large vehicles such as semi-trailers and coaches.

The tourist accommodation will be accessed via a new, two-way sealed access point on Menzel Road, with an internal connection supporting guest, service and emergency vehicle movement. Upgrades include spray sealing the section of Menzel Road between Hoffnungsthal Road and the new access point.

Internal Site Circulation: A network of internal paths will facilitate two-way vehicle movement throughout the site, accommodating guest golf carts. Pedestrian pathways will link key areas, complemented by lighting and accessible features.

A dedicated internal link restricted to service vehicles and emergency vehicles will connect the winery and tourist accommodation, ensuring operational connectivity without allowing general traffic between components.

The circulation design integrates landscaping to optimise sightlines and minimise vehicle conflicts while maintaining pedestrian safety and inclusivity.

Parking: The development will provide a total of 334 formalised car parking spaces across both components: 115 spaces allocated for the winery, including two accessible bays and two dedicated bus bays, and 219 spaces for the tourist accommodation, including 10 accessible bays and additional bus bays suitable for coaches.

Parking areas are distributed to maintain the rural character of the site and are designed to support safe and efficient vehicle circulation. Larger vehicle movements, including deliveries and coaches, will be accommodated by dedicated internal road networks and manoeuvring areas separated from guest parking zones.

Car parking areas will incorporate landscaping and tree planting to provide shade, visual screening and to soften the built form, consistent with the overall site landscaping strategy.

Stormwater Management: The Stormwater management solution for the site has been informed by input from the Barossa Council. Stormwater across the site will be managed through a combination of detention, reuse, and quality treatment systems designed to protect receiving environments and support sustainable site operations.

Runoff will be captured and detained via basins at both the hotel and winery sites, with flows restricted to pre-development levels before discharging to the existing on-site watercourse. Rainwater tanks and shallow vegetated retention areas will support stormwater reuse, filtration, and pollutant reduction.

The system has been designed to meet regulatory requirements for flow control, water quality, and flood protection, and incorporates measures for climate resilience and environmental protection during both construction and operation.

Waste and Wastewater: The development will generate typical construction and operational waste, including general refuse, organic waste, packaging, and winery by-products. A comprehensive waste management strategy has been developed with a focus on minimisation, recycling, and safe disposal, with dedicated on-site storage areas designed for efficiency and environmental protection.

Wastewater from the hotel and winery will be treated on-site using an advanced 'passive' system, with treated water stored and reused for vineyard and general irrigation. This sustainable approach supports water conservation and complies with relevant environmental guidelines.

Landscaping, Vineyards and Vegetation: Other than the redevelopment of the existing vineyard and removal of pest species, the balance of the site vegetation is essentially retained.

The removal of native vegetation is not proposed. While some minor clearance of vegetation may be required to install service infrastructure and utility connections (i.e. grasses or low shrubs), this will be minimised and subject to micro-siting assessment when final service plans and known and approved.

The site landscaping strategy has been heavily informed by an immersive wine tourism experience, coupled with bushfire management and mitigation considerations.

The redeveloped vineyard will be expanded to cover the majority of the north-western corner of the site, surrounding the recycled water basin. New vineyards will be planted below (immediately north of) the hotel (replacing vines recently removed) and to the south of the hotel. Small areas of additional vines will be planted immediately east of the winery (adjacent to the neighbouring lavender farm site) and along a portion of the southern boundary behind the hotel. Upon project completion, the site is expected to have 10-11 hectares of productive vineyard, essentially resulting in no net loss of vineyard.

All vineyard areas will be fully irrigated and fenced for biosecurity purposes, with public/guest access to the vines controlled via organised tours arranged with the vineyard operator. Best practice bio-security measures will be implemented throughout the site.

The site already utilises existing water licences for vineyard irrigation. This water comprises 15.8 megalitres from the Barossa Prescribed Water Resources Area (bore water) and 10 megalitres from Barossa Infrastructure Limited (BIL) to support.

The creek line will be rehabilitated commencing with the removal of pest species, the planting of native vegetation, and erosion management measures. Additional native plantings along the creek line and pathways throughout the site will further enhance the rehabilitation initiatives.

All landscaping around the hotel and winery will be managed as manicured gardens, irrigated and regularly maintained by grounds staff, both for aesthetic and bushfire safety reasons. Key spaces will be carefully curated to accommodate larger groups for functions and events. The concept of a 'working farm' is further embraced with chef's gardens proposed at both the hotel and winery, providing for the practical planting of food (herbs, fruits, olives, etc) which can be used in the kitchens.

Car parking areas adjacent to the winery and hotel will be planted with trees, assisting in defining these functional areas, as well as providing shade and visual screening.

Trees and other soft landscaping are also strategically utilised to identify entry points, provide a sense of arrival, curate outdoor function areas, screen back-of-house / utilitarian areas, and also to provide a windbreak, particularly from the south.

Terracing, battering and retaining walls are used throughout the site to manage level changes. Where possible, siltstone excavated from the site will be used for retaining walls, landscaping elements and footpaths.

Landscape strategies focus on reinforcing the site's open rural character while also significantly increasing the extent of soft landscaping for environmental reasons. aesthetic and visual purposes.

Earthworks and Retaining Walls : Bulk earthworks will be undertaken across the site to establish stable building platforms, internal driveways and access paths, as well as supporting infrastructure. These works respond to the site's naturally undulating terrain, with cut-and-fill operations required in both the hotel and winery precincts.

The design prioritises on-site reuse of suitable materials to minimise waste, traffic and environmental impact. Preliminary assessments indicate moderate cutting in some locations, with material reuse (where feasible) integrated into landscape works, erosion control and non-structural fill.

Retaining walls will be used where necessary to manage level changes, support infrastructure, and reduce the extent of battering. These will be sensitively integrated with the landscape design to minimise visual impact.

All earthworks will be managed in accordance with best practice construction and environmental standards, with detailed plans to be finalised through the final design and the Construction Management Plan.

Rooftop Solar Panels: A 200 kW rooftop solar PV system is proposed for the Hotel, and a 175 kW system for the Winery.

Masonry Feature Walls and Entry Statements : Masonry walls incorporating natural stone and contextual finishes will be installed at key access points to create a cohesive and premium arrival experience.

Signage and Lighting: All on-site signage will be designed to be context-sensitive, low-scale and sympathetic to the surrounding landscape character. Wayfinding signs will be placed at key points to aid navigation for vehicles and pedestrians. Final design and location of site signage will be resolved during design development post-application determination.

Lighting will be low-glare and downward-facing, designed to comply with Australian Standards while protecting the night sky character of the Barossa region. Preliminary lighting advice has been sought to inform the project, provided in **Appendix 24**, and final lighting plan for all external areas will be prepared in conjunction with the lighting engineer's design and final design development.

6.2.4. Off-site Works and Infrastructure Upgrades

Road Upgrades : Menzel Road, the primary access route to the site, is currently unsealed and is proposed to be upgraded with a spray seal between Hoffnungsthal Road and the hotel access point. Verge landscaping and associated improvements will be negotiated with the Council.

Hoffnungsthal Road, which connects the site to the broader road network, is proposed to have a speed limit reduction to 80 km/h in the vicinity of the Menzel Road and Tweedies Gully Road intersections to improve safety.

Intersection Treatments : Key intersections near the site are proposed to be upgraded where necessary:

- At Lyndoch Valley Road and Hoffnungsthal Road, a short channelised right-turn lane and a basic auxiliary left-turn treatment are proposed to accommodate increased turning volumes.
- At Hoffnungsthal Road and Lindner Road, shoulder widening is proposed to address vehicle passing constraints while avoiding native vegetation impacts.
- Minor improvements, including vegetation clearance or shoulder works, may be implemented at the Hoffnungsthal Road and Menzel Road intersection.

Other intersections in the surrounding network have been assessed and are expected to accommodate additional traffic without requiring upgrade works.

Infrastructure & Services : The following provides a summary of the proposed service upgrades to support the proposed development:

- **Water Supply:** Extension of a suitably sized distribution main is required to meet SA Water's minimum servicing requirements.
- **Recycled Water:** Connection to the existing 150mm Barossa Infrastructure recycled water main is proposed to service non-potable irrigation needs.
- **Electricity:** Installation of two new pad-mounted transformers is proposed to meet the electrical demand of the hotel and winery. Existing HV lines and undersized transformers will be further augmented where required.
- **Telecommunications:** A new underground fibre-optic connection will be installed from Lyndoch Valley Highway to provide high-speed broadband suitable for commercial operations.
- **Wastewater and firefighting** via tanks and pumps will be managed via on-site treatment, while gas services are not proposed.

6.3. Staging and Delivery

The development is led by Strategic Alliance & Commercial Pty Ltd, with IHG as the confirmed hotel operator, and the vineyard and winery will be managed by an experienced winery operator, details of whom will be advised at a later date.

The project will be delivered in two key stages :

Stage 1 will involve the construction of the tourist accommodation facility and key site infrastructure.

Stage 2 will deliver the winery, cellar door, and associated components, as well as additional landscaping and remaining site improvements.

This sequencing allows for streamlined project management and phased activation of the site. Construction is expected to commence in the first half of 2026, subject to approvals. Stage 1 is anticipated to take approximately 24 months, with Stage 2 commencing roughly 12 months into the program.

The total project delivery timeframe is estimated at two years from site mobilisation.

6.4. Management and Operations

The proposed development will be supported by a number of relevant management plans to guide both construction and long-term operational phases. Should development approval be granted, the following management plans are anticipated to be prepared and submitted prior to commencement of construction or operational commencement:

- **Construction Environmental Management Plan (CEMP):** To guide environmental controls during the construction phase, including erosion and sediment control, dust suppression, noise management, protection of native vegetation, waste handling, and water quality safeguards.
- **Construction Management Plan (CMP):** The CMP will outline the coordination and logistics of construction activities, including site setup, staging, access management, construction hours and communication with neighbours. It aims to ensure safe, efficient work while minimising disruption to the local community and road users. The CMP will complement the Construction Environmental Management Plan (CEMP) by addressing operational aspects of construction.
- **Traffic Management Plan (TMP):** To ensure safe and efficient vehicle access during construction and operation, including delivery scheduling, traffic control measures, signage, and mitigation of impacts on surrounding rural road networks.
- **Bushfire Emergency Management Plan (BEMP):** To address emergency procedures (during construction and operation) in the event of a bushfire, including evacuation protocols, refuge areas, water access for firefighting, and coordination with emergency services in accordance with CFS guidelines.
- **Fire Hazard Management Plan (FHMP):** Where required, this plan will identify preventative bushfire risk reduction measures such as fuel load management, vegetation clearance zones, and firebreak maintenance, consistent with relevant bushfire overlays and vegetation policies.
- **Native Vegetation Management Plan:** To guide the protection, restoration, or offsetting of native vegetation in accordance with the Native Vegetation Act 1991, including weed control, revegetation of disturbed areas, and long-term ecological monitoring.
- **Operational Environmental Management Plan (OEMP):** A comprehensive plan for the ongoing environmental performance of the site during operation.

The OEMP will include the following sub-components:

- **Operational Waste Management Plan:** for the proper handling, segregation, and disposal of solid and liquid wastes associated with winery and accommodation uses.
- **Odour Management Plan:** to mitigate potential odour emissions from winery processes and waste storage areas.
- **Emergency Response Plan (ERP):** outlining site-wide emergency procedures for fire, medical events, and other incidents.
- **Operational Lighting Plan:** to ensure lighting design minimises light spill, protects night-time amenity, and avoids impacts on fauna.
- **Weed Management and Rehabilitation Plan:** detailing measures for ongoing weed control and the rehabilitation of areas disturbed by construction, including the use of indigenous species where appropriate.

6.4.1. Construction Hours and Phasing

Construction activities will generally comply with standard construction hours as recommended by the EPA, unless otherwise negotiated.

These are expected to be as follows:

- Monday to Saturday: 7:00 am to 7:00 pm
- No construction on Sundays or public holidays

A staged construction and activation approach is anticipated to enable progressive development of the winery, tourist accommodation, and supporting infrastructure, subject to final design and market demands. Each stage will be managed to minimise disruption to the surrounding rural community and natural environment, with relevant plans and approvals secured prior to commencement of each phase.

7. Project Team

The SBWTAP is supported by a multi-disciplinary team as follows:

Discipline	Engaged Consultant	Scope / Outputs
Project Manager	Turner and Townsend	Project Management Services
Hotel Advisory	Hotellerie	Hotel engagement and specification
Architects	Baukultur	Hotel Architectural Package
	JBG Architects	Winery Architectural Package
Builders	TBA (subject to tender)	Hotel Construction
	Ahrens	Winery Construction
Building Surveyor	BuildSurv	Building Compliance & Certification
Building Services	Lucid Engineers	Building Services Engineering
Fire Engineer	Lucid Engineers	Building Fire Safety Engineering
Bushfire Management	SA Bushfire Solutions	BAL Assessment & Fire Management Planning
Structural Engineers	MLEI	Hotel Structural Engineering
	Ahrens	Winery Structural Engineering
Civil Engineer	MLEI	Civil Engineering & Stormwater Management
Geotechnical Engineering	WGA	Geotechnical Investigations
Air Quality	Linney Engineering Services	Odour Impact Assessment
Ecological Sustainable Development	dsquared	Sustainability Strategy & ESD Report
Landscape Architect	Landskap	Landscape Architectural Plans Visual Impact Analysis (with Baukultur)
Waste Consultants	Colby Phillips	Hard Waste Management Strategy
	Fluid Enviro	Waste Water Treatment Design & Reuse
Acoustic Engineer	Sonus	Noise Impact Assessment
Traffic Engineer	Cirqa	Traffic, Access and Parking Assessment
Environmental Consultant	LBW co	Preliminary Site Investigation

Discipline	Engaged Consultant	Scope / Outputs
Cultural Heritage	Australian Cultural Heritage Management	Aboriginal Cultural Heritage Assessment
Ecology	Succession Ecology	Flora and Fauna Assessment EPBC Self-Assessment
Stakeholder Engagement	Ekistics	Stakeholder Engagement Plan Community Engagement Services
Social / Community Analysis	Ekistics	Social Impact Assessment
Economic Analysis	Ekistics	Economic Impact Assessment
Planning	Ekistics	Planning Assessment & EIS compilation

8. Community Engagement

The importance of a genuine public engagement for projects of significance for the local and regional community has driven the need for this project to expand the level of early engagement undertaken above what is. Not only is this a requirement supported by principles under the Community Engagement Charter, but it also assists in resolving potential concerns and improving the design and overall quality of the project.

For this project, the Assessment Criteria specified that the following requirements be met as part of the engagement component:

- All legislated notification requirements to be undertaken by the Minister pursuant to the PDI Act and Practice Direction
- Engagement activities proposed throughout the EIS process, including performance outcomes, level of public participation, techniques, indicative timeframes, responsibilities and measures for measuring performance
- A list of affected stakeholders, interest groups and other relevant parties

This section contains an overview of the engagement undertaken throughout the life of the project, with more details available in the Early Engagement Report (**Appendix 6**).

It is important to note that engagement on the project is to be continuous, starting at the early concept stage in December 2023, throughout the life of the project and will employ various tools such as high-quality written and visual materials, direct face-to-face contact and community information sessions.

The engagement undertaken for the SBWTAP is aimed at raising awareness about the project early on so as to facilitate and capture early feedback and sentiments. The project may have direct impacts on the community which were able to be addressed at an early stage. This was not only useful to highlight key aspects of the project that needed to be focused on and effectively shaped the design of the resort, but it also allowed us to build relationships with the various stakeholders consulted and foster interest in the project and the growth of the Barossa Region.

To this end, extensive early engagement with a vast array of stakeholders has been undertaken on the SBWTAP and is detailed in the following sections.

8.1. Key Early Engagement Activities

Stakeholder engagement on the project commenced in early 2024 in the form of preliminary meetings with key stakeholders such as government agencies/representatives (Council, Local Members, State Government Departments) as well as relevant private entities (local property owners and occupiers, nearby businesses) with the aim of providing a brief introduction to the project and gathering feedback. This early engagement has informed the request to the Minister for an Impact Assessed declaration, as well as early project planning. Key engagement actions as of the writing of this report are summarised below.

8.1.1. DHUD-Planning & Building/Minister for Planning

Engagement with the Department for Housing and Urban Development – Planning and Land Use Services (DHUD-Planning and Building) started on 8th December 2023 in the form of a project introduction meeting with the Executive Director, Sally Smith, during which the project was presented to the Department in the form of a high-level concept.

This was subsequently followed by an Impact Assessment Project Initiation meeting on 31st January 2024, which was also attended by senior planning staff of the Department, who specialise in Crown and Impact Assessed developments, as well as

the Director of the Department for Trade and Investment. This allowed the project team to obtain early feedback on the procedural matters as well as key considerations regarding regional economic growth.

On the 8th August 2024, the Minister for Planning, Nick Champion, called in the proposal to be considered an Impact Assessed type of development through a publication in the South Australian Government Gazette.

A combination of email and phone correspondences, along with several meetings, has been carried out with DHUD-Planning and Building administration through preparation of the scoping report, finalisation of the Assessment Criteria, and preparation of this EIS report.

8.1.2. The Barossa Council

A number of meetings and briefings have been held with the Barossa Council, including with the administration and Elected Members. Key activities include several meetings with Council administration commencing in February 2024, and specific meetings with Council's engineers. Through the course of the project phases, ongoing email and telephone correspondence with Council administration has occurred. It is noted that Council administration also provided advice on the extent of community consultation (spatial extent of the mail-out).

Council briefings with Council's elected members were held on the 8th May 2024 and 17th June 2025.

8.1.3. Government Agencies

A comprehensive list of stakeholders was prepared as part of the stakeholder mapping exercise, which informed the preparation of the Engagement Plan. This included a list of relevant agencies and authorities that will have an interest in the project, and some of which will require direct engagement as part of the preparation of specialist reports. Several meetings were held with key agencies, such as the Department for Trade and Investment, Country Fire Service and SATC. In addition to individual meetings, a State Agency workshop was held as part of the development of the Assessment Criteria on 11th February 2025, which comprised a broad range of agencies with an interest in the project.

8.1.4. State & Federal Members of Parliament

In-person meetings have been held with the State Member for Schubert/Shadow Minister for Health – Ashton Hurn MP; State Member for Light – Tony Piccolo MP; State Member for Cheltenham/Minister for Trade and Investment – Joe Szakacs MP; Federal Member for Barker – Tony Pasin MP. Written correspondence was also issued in May 2025 to these MPs, as well as Minister for Primary Industries and Regional Development – Claire Scriven MLC and Minister for Tourism – Zoe Bettison MP.

8.1.5. Office for Design and Architecture SA

The Office for Design and Architecture SA (ODASA) held the first Design Review session for the project on 20th February 2025. The comments received were based on the provided material, introductory presentation and site visit, and highlight the willingness of the project team to engage with ODASA at the early stage of the proposal and emphasise an early in-principle support for the project. Comments received related to improvements to the resort to ensure the development is site contextual having regard to the undulating topography of the land and of high-quality in terms of its design, sustainability and the unique experience it aims to providing.

A second Design Review session for the project was held on 11th July 2025. Feedback received supported the master planning approach to the project, especially its ambition to integrate architecture and landscape with cultural sensitivity, site-specific design, and connection to Country. Comments regarding the hotel focused on the repositioning of the hotel from the first Design review session, which greatly improved the site context response and reduced impacts (such as visibility, bulk earthworks).

ODASA noted that further refinements are needed to better anchor the hotel within the landscape and reduce visual dominance. Further, there was a level of concern regarding building articulation.

ODASA highlighted that landscape response shows promise through its productive spaces, creek restoration, and pedestrian loop; however noted that the design could more strongly express sustainable viticulture and integrated water strategies. ESD efforts were a key strength, including the use of local materials and passive design principles, and further development of these initiatives was encouraged. Internally, ODASA commented that the spatial layout should improve guest connection with the surroundings, and engaging an interpretive specialist could help shape a more authentic and distinctive sense of place reflective of the Barossa region.

8.1.6. Traditional Owners

Australian Cultural Heritage Management (ACHM) assisted in organising a site walkover with representatives of the Kaurna Yerta Aboriginal Corporation (KYAC), which was conducted on 4th February 2025 with four (4) Kaurna Traditional Owners.

The site visit and assessment aimed to identify areas of potential Aboriginal Cultural Heritage (ACH) or potentially sensitive archaeological landforms that may be impacted by the proposed ground disturbances associated with the proposal tourism development and require further investigation.

Further details around the engagement with KYAC can be found in Section. 10.9.2.

In addition, through the feedback received in the early engagement activities, it was identified that other Aboriginal groups may have an interest in this project. Additional engagement with these groups is ongoing and will continue following lodgement of the EIS.

8.1.7. Community Groups, Local Residents & Businesses

In August 2024, a series of phone calls, emails and meetings were undertaken (or offers for meetings were made) with a range of nearby residents and businesses.

In late May 2025, a mail-out / email-out was undertaken to a broad range of local residents, landowners, community groups, business groups, agencies, key business groups and elected members.

The purpose of this mail-out / email out was to provide recipients with a detailed Fact Sheet and cover letter, that provides a detailed overview of the project, along with key links and contact details, and information regarding the Open Day information session.

In addition to this, a number of social media posts were undertaken on key community group pages on Facebook, providing details of the project, key links and contact details, and information regarding the Open Day information session.

Notices were published in local print news media, including The Barossa Leader (18 June 2025), The Lyndoch Grapevine (June Edition) and Williamstown Willy Wagtail (June Edition). These notices outlined the upcoming 'Open Day' information session, contact details for further information and a link to the Plan SA portal project page.

8.1.8. Open Day Information Session – 28th June 2025

A community and stakeholder 'Open Day' information session was held for the proposed Intercontinental Hotel Project at the Lyndoch Institute on Saturday, 28th June 2025, between 10 am and 1 pm. The Open Day provided the community with an early

opportunity to discover more about the project, with several project team members present to directly answer questions, address concerns from the public, and talk through the current concept.

The Open Day was well attended, with 40 attendees across the 3-hour session. The attendees were invited to populate their comments, concerns and feedback onto post-it notes on a number of plans, images and posters made available for review. Project team members also recorded other comments during discussions on feedback forms, with all feedback collated and summarised as part of the Engagement Report.

8.2. Early Engagement Feedback

8.2.1. Summary of Early Engagement Feedback

During the early engagement, ongoing feedback was received and collated as part of the minute keeping from meetings, briefings and as part of the interactive element of the Open Day information session.

Below is a summary of this feedback, separated into themes which have assisted in preparing in the EIS (and documentation), and also informing how the EIS can directly address these matters, most of which are already known.

Landscape, Visual & Environmental Concerns

- Visual impact on Barossa's landscapes and neighbouring properties questioned.
- Concerns about preserving natural and rural character under the Significant Landscape Protection Overlay (SLPO).
- Questions about how the development aligns with the Character Preservation Act.
- Impact on agricultural and viticultural land.
- Wastewater management from winery operations.
- Lighting impact at night should be assessed.
- Locating 150 beds in a working vineyard presents a significant biosecurity risk; this should be addressed.

Design & Scale of Development

- Hotel building height and footprint seen as excessive.
- Questions about rear elevation appearance near 117 Menzel Road.
- Suggestions for a simpler, unobtrusive design that complements the natural surroundings.
- Concerns about the intensity and scale of hotel development.
- Whether the design fits with the 'Soul of the Barossa' and a heritage of nearly 200 years.
- Development does not blend into the landscape, with a comment suggesting it resembles 'shipping containers'.

Infrastructure & Traffic

- Dangerous intersections are an existing concern, exacerbated by this development (e.g., Menzel and Hoffnungsthal Roads).
- Increased traffic expected on Tweedies Gully Road.
- Requests for bituminisation on local roads to reduce dust.
- Need for road safety improvements and signage (including wayfinding strategies).
- Phone/Internet reception may need upgrades.

Tourism & Economic Impact

- Support for increased accommodation and employment opportunities.
- Recognition of tourism as vital to the local economy.
- Desire for fresh approaches to attract diverse socio-economic visitors.
- Questions about competition with existing accommodations like Novotel.
- Queries were raised over the validity of market testing / STR data that has been referenced throughout the project.
- Queried whether the existing '55% occupancy' in the Barossa Valley region was considered by IHG.
- The messaging around the ownership of the winery is not clear; the perception is that it appears IHG might be the owner/operator, despite this not being the actual case.

Planning Process

- Concerns about bypassing planning codes via seeking ministerial approval pathway.
- Questions about how the proposal meets SLPO and Character Preservation Act requirements.
- Requests for transparency in decision-making and adherence to current planning and design code.
- Look at consultation with other traditional owners outside of Kurna, such as Peramangk and Ngadjuri

The proposal has been further refined and shaped by this feedback, and where relevant, further justification and analysis have been undertaken to address the concerns raised.

8.2.2. Letters of Support

During the early engagement phase, several letters in support of the project have been received and attached as an Appendix within the Engagement Report. Letters of support have been received from:

- Barossa Australia
- Southern Barossa Business Group
- Regional Development Australia – Barossa Gawler Light Adelaide Plains
- Invest SA – Department of State Development (Government of SA)
- South Australian Tourism Commission

8.2.3. Media Articles

Given the significance of the project to the Barossa region, there was quite a significant level of media articles published, most of which occurred on the project's official launch in March 2025.

It was observed that there were several articles published in the Advertiser and Barossa Leader regarding the project during the early engagement phases. On 19 March 2025, an article titled '\$100m InterContinental hotel set to open in 2028 at Barossa Valley, near Lyndoch' was published in The Advertiser. Articles were also published in the Barossa Leader on 26 March 2025, in response to the project announcement, on the 2nd July 2025, in response to the completed Open Day information session, and on the 23rd July 2025, in response to an online petition that had been commenced by an adjacent landowner.

It is noted that several other articles have also been published via the Australian Financial Review, InDaily, The Urban Developer, Glam Adelaide, and several wine, tourism and hospitality publications – on the back of the March 2025 Advertiser publication.

8.3. Future Post-lodgement Engagement

As part of the formal engagement on the EIS, we anticipate the following activities being undertaken by DHUD/Planning and Building, on behalf of the Minister:

- Statutory Public Consultation – a 6-week formal consultation period in which the community and stakeholders are provided an opportunity to make a submission to the project
- Community Open Day (date and location TBA)
- State Agencies Referrals
- Publication to the Plan SA portal

Following completion of the statutory public consultation, the proponent will review all submissions received and prepare a formal response to all matters raised. This may include updates to the EIS and preparation of other documentation where required.

Following the final submission of the proponent's response and after a determination is made by the Minister, a 'Close the Loop' letter will be issued to all stakeholders who registered their interest in the project or made formal submissions.

9. ALIGNMENT TO Strategic Framework

To support a comprehensive assessment of the key social, environmental and economic considerations relevant to the proposed development, a range of strategic documents have been reviewed as part of this project.

9.1. Strategy Documents Review

An evaluation of the proposal's alignment with the strategic directions set out by Barossa Council, the South Australian Government and Regional Development Australia has been carried out. Documents reviewed include:

- **Barossa Council Documents**
 - o Barossa Community Plan 2024-2044
 - o Barossa Growth & Infrastructure Investment Strategy (Phase 1)
 - o Consultation Summary Report - (Draft) Barossa Growth & Infrastructure Investment Strategy
 - o Barossa Local Economic Development Plan 2022-2027
- **State Government Documents**
 - o State Planning Policies
 - o Greater Adelaide Regional Plan
 - o SATC Wellness Tourism Action Plan 2025
 - o South Australia Tourism Plan 2030
 - o South Australian Regional Visitor Strategy (RVS)
 - o Barossa Regional Profile – Year End December 2024
 - o Barossa—The Value of Tourism – Dec 2024
 - o Barossa RVS Progress Snapshot – 1 Jan-31 Dec 2024
 - o South Australia The Value Of Tourism – Year Ending September 2024
 - o Tourism Development Code Amendment
- **Regional Development Australia**
 - o Barossa Gawler Light Adelaide Plains Regional Profile 2019
 - o Investment Opportunities 2019 – The Greater Barossa Region
 - o The Great Australian Wine Trail

Given the breadth and depth of this analysis, a separate report has been prepared. A further detailed report is provided in **Appendix 7**.

9.2. Planning and Design Code Policy Framework

The Planning and Design Code (Version 2025.16 – dated 28 August 2025), in conjunction with the SA Property and Planning Atlas (SAPPA), identifies that the site is situated within the Rural Zone with no applicable subzones, illustrated in Figure 9-1.

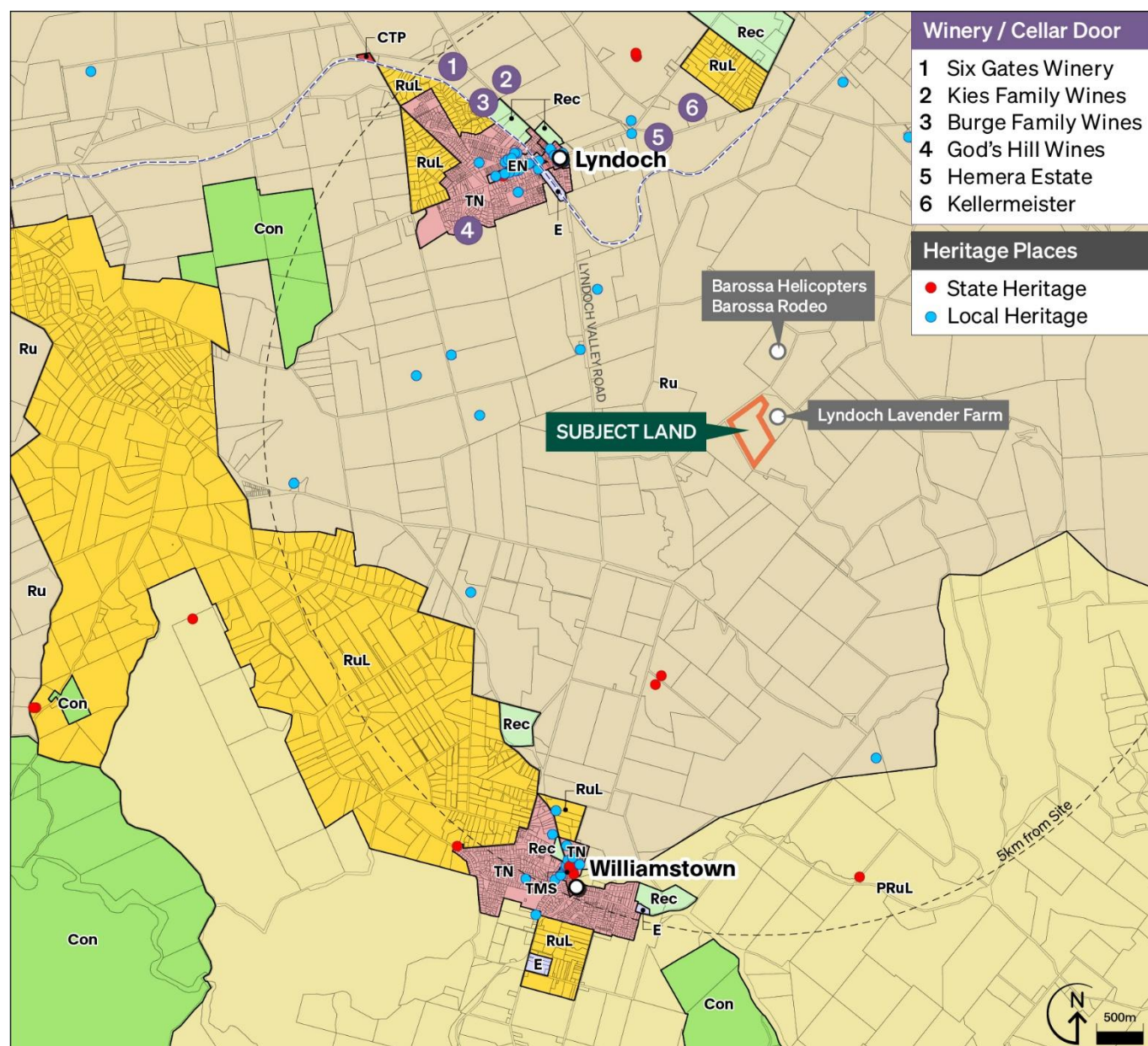


Figure 9-1 : Subject site and locality: Zoning

Rural Zone covers the majority of the incorporated areas of the state. It supports a wide range of primary production activities and provides opportunities for value-adding processing, warehousing, and distribution-related activities.

The Desired Outcomes for the Rural Zone are as follows (our underline):

- DO 1: A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.

DO 2: A zone supporting diversification of existing businesses that promote value-adding, such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.

A vast range of land uses is envisaged in the Rural Zone, including, but not limited to:

- | | | |
|-------------------------------|--|--------------------------|
| • Agricultural/Farm buildings | • Farming | • Tourist accommodation |
| • Animal husbandry | • Horse keeping | • Transport distribution |
| • Brewery | • Horticulture | • Warehouse |
| • Cidery | • Industry | • Winery |
| • Commercial forestry | • Shops / Restaurants | • Workers' accommodation |
| • Dairy | (less than 1,000m ² in gross leasable | |
| • Distillery | area) | |
| • Dwellings | • Stock slaughter works | |

Those uses included in the proposal are underlined.

We note that the Rural Zone envisages Tourist Accommodation and Winery as envisaged and contemplated forms of development as per DPF 1.1(w) and (aa), respectively. Nevertheless, DPF 6.3 clarifies that a Tourist Accommodation should be of a smaller scale than the proposal, which would be more suited to a Tourism Development Zone.

The only Tourism Development Zones located in the region already feature Tourist Accommodation, as illustrated in [Figure 9-2](#). There is no land within the Barossa Region zoned for tourist accommodation of this scale, other than existing accommodation facilities shown in [Figure 9-2](#). The only Tourist Development Zone in the entire Barossa Council is the land held by Chateau Tanunda, and this site does not provide hotel-style tourist accommodation (other than two converted dwellings used as guesthouses).

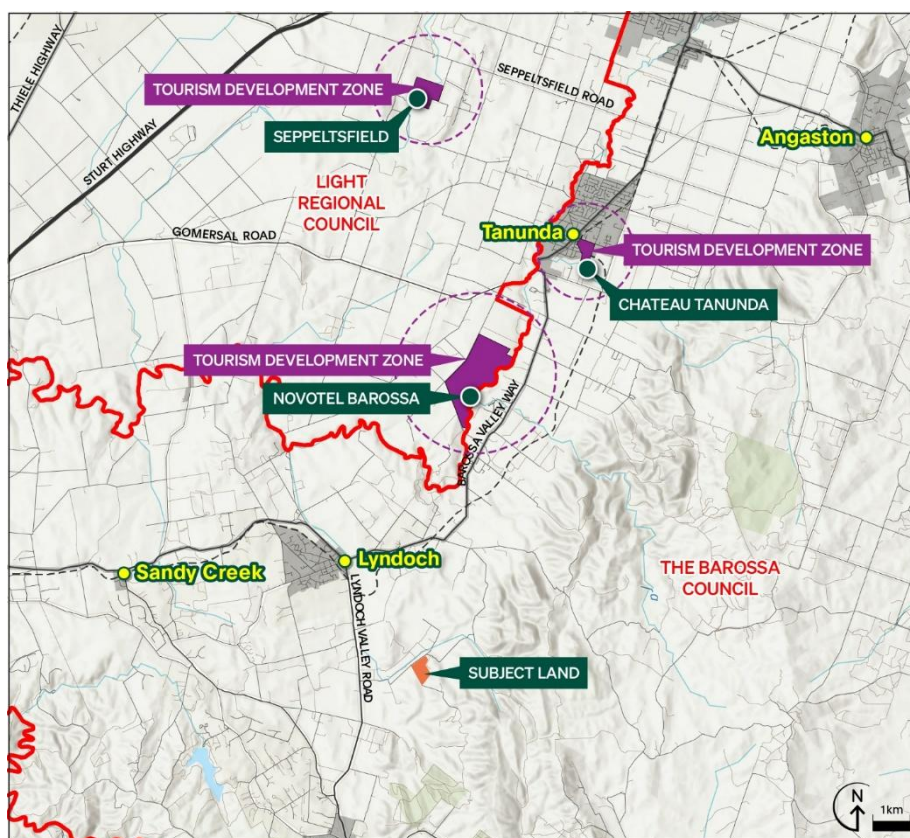


Figure 9-2 : Barossa Region Tourism Development Zones

The following Code Overlays apply to the Subject Site:

- **Character Preservation District (Not in Township):** The Character Preservation District Overlay seeks to recognise, protect and enhance the special character of the Barossa Valley and McLaren Vale regions, assuring and promoting the long-term use of land outside of townships for primary production and associated value-adding enterprises. The Overlay applies to Character Preservation Districts defined under the Character Preservation (Barossa Valley) Act 2012 and the Character Preservation (McLaren Vale) Act 2012.

This Overlay applies as the site lies within the Barossa Valley Character Preservation District, outside a township boundary.

- **Hazards (Bushfire – High Risk):** The Hazards (Bushfire – High Risk) Overlay applies to areas where bushfire presents a significant threat to life, property, and infrastructure. It guides development to ensure new land division and buildings are sited and designed to minimise bushfire risk. The Overlay responds to increased bushfire frequency and intensity due to climate change, addressing risks such as ember attack, burning debris, radiant heat, and direct flame contact. It aims to limit development in areas where evacuation would be difficult, or bushfire risk is unacceptable. The Overlay also supports safe emergency vehicle access to assist with response efforts and the protection of life and assets. It ensures that development in bushfire-prone areas occurs in a way that prioritises community safety and resilience.

The entire site falls within the mapped High Risk bushfire area south of Hoffnungsthal Road.

- **Hazards (Flooding – Evidence Required) :** The Hazards (Flooding – Evidence Required) Overlay adopts a precautionary approach to managing potential flood risk. It seeks to minimise impacts on people, property, infrastructure, and the

environment by ensuring development is appropriately sited and designed to reduce vulnerability to flooding. The Overlay requires that proposals demonstrate consideration of flood risk and incorporate measures to mitigate potential impacts, supporting resilient and sustainable development in areas where flooding may occur.

- **Limited Land Division** : The Limited Land Division Overlay aims to protect land for primary production by restricting subdivision and preventing ongoing fragmentation of agricultural areas. It applies to important agricultural lands and key rural zones where maintaining larger allotments is essential to support productive farming and avoid smaller lots that could undermine primary production. The Overlay also applies in certain townships and settlements where further subdivision is discouraged to preserve local character or where infrastructure limits growth. It is implemented alongside rural zoning that restricts land division.
- **Native Vegetation** : The Native Vegetation Overlay seeks to protect, retain, and restore areas of native vegetation by aligning land use planning with the native vegetation clearance consent process. Where this Overlay applies, development involving vegetation removal may require assessment by an accredited consultant and/or referral to the Native Vegetation Council to ensure environmental impacts are properly considered.
- **Prescribed Water Resources Area** : The Prescribed Water Resources Area Overlay aims to ensure the sustainable use of water resources by avoiding or carefully managing water extraction within prescribed areas. It applies to watercourses managed under the Landscape South Australia Act 2019, supporting responsible development that safeguards long-term water availability and ecosystem health.
- **Significant Landscape Protection** : The Significant Landscape Protection Overlay seeks to conserve the natural, rural, scenic, and cultural qualities of landscapes identified as having high value. It applies to areas with recognised landscape significance, such as the Flinders Ranges and Kangaroo Island coast, and guides development to ensure these values are maintained and respected.
- **Water Protection Area** : The Water Protection Area Overlay safeguards South Australia's public water supplies by protecting regionally and locally significant surface and groundwater resources from pollution within designated Water Protection Areas. It recognises the increased risks to water quality posed by climate change, including reduced rainfall and higher temperatures. The Overlay applies under the Environment Protection Act 1993, excluding the River Murray, Mount Lofty Ranges, and areas covered by other specific overlays.
- **Water Resources** : The Water Resources Overlay aims to protect surface water quality by addressing climate change impacts such as reduced rainfall and increased temperatures. It also safeguards the natural flow and conveyance functions of watercourses to support effective flood and stormwater management. The Overlay applies to a 50-metre buffer around all watercourses and waterbodies—including wetlands, dams, reservoirs, lakes (intermittent, dry, and perennial), and land prone to inundation or occasional flooding. In rural and remote areas, entire properties containing these features are included.

This Overlay applies due to the ephemeral creeks traversing the site.

10. Assessment

The following section provides an assessment of the anticipated environmental, social, and economic impacts of the Proposed Development. This assessment is organised into a series of sub-sections that address specific aspects of the proposed development, and the relevant Planning Assessment Criteria and Planning and Design Code provisions are identified in each sub-section's respective tables.

The Planning Assessment Criteria included in the table are as follows:

- **Objective:** To ensure that each environmental, social, or economic attribute is appropriately managed or enhanced, with a clearly defined environmental objective that sets out the desired outcome for that attribute.
- **Methods of Investigation:** The tools, techniques, and approaches used to evaluate existing conditions and potential impacts, including site-specific surveys, field investigations, desktop analysis, predictive modelling, expert technical studies, consultation with stakeholders and authorities, and review of relevant legislation, policy, and guidelines.

The provisions of the Planning and Design Code may consist of one or more of the following:

- **Desired Outcomes (DOs)** establish the overarching vision and objectives, thereby assisting in the interpretation of performance outcomes for a zone, subzone, overlay, or general development policies module.
- **Performance Outcomes (POs)** are policies formulated to facilitate assessment against specified factors, including land use, site dimensions and land division, built form, character, and hazard risk minimisation.
- A **Designated Performance Feature (DPF)** offers a quantifiable solution that generally satisfies a corresponding performance outcome; however, a DPF does not diminish the discretion of the relevant authority to determine that the outcome has been achieved through alternative means nor negate the necessity of assessing development proposals on their individual merits against all pertinent policies.

As previously mentioned, the following Assessment is divided into headings covering each particular assessment topic. These are not in order of priority but rather adopt the order and structure of the 'Summary of Project Specific Assessment Requirements - Table 4: Project Specific Assessment Requirements'.

10.1.Amenity and Environmental Quality

10.1.1. Air Quality

Planning Assessment Criteria:

Objective :

To ensure the development does not have unacceptable adverse air quality impacts on the surrounding receiving environment, in particular sensitive receivers in proximity to polluting development.

Methods of Investigation :

- Describe the existing air environment at the proposed development site and the surrounding area and airshed, including local meteorology, existing sources of contaminants and background / ambient levels of air contaminants.
- Provide an emissions inventory, including odour, and description of the characteristics of contaminants or materials that would be released from point and diffuse sources and fugitive emissions when carrying out the development activity (for the winery and any proposed wastewater management components, where relevant). This should address construction, commissioning, operation, and upset conditions of the proposed development.
- Provide an assessment of predicted impacts of emissions on environmental values of the receiving environment in accordance with the EPA's Ambient Air Quality Assessment (2016) guideline to demonstrate compliance with the Environment Protection (Air Quality) Policy 2016 (Air Quality EPP). Assessment should take into account the sensitivity of the receiving environment and the practices and procedures to be used to avoid, mitigate or minimise impacts.
- Provide an assessment of the compatibility of the development's air emissions with existing or potential land uses in surrounding areas and the cumulative impact of emissions with other known releases of contaminants, materials or wastes associated with existing development and possible future development (i.e. as described by approved plans and existing project approvals).
- Describe the proposed mitigation and management measures to protect the environmental values for air quality, how the relevant standards and indicators may be achieved. If required, revisit project design and construction methodologies to reduce air quality impacts to demonstrate that the Air Quality EPP will be met.

The following provisions of the Code are considered most relevant to the assessment of the impact on the Air Quality:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
No relevant provisions	No relevant overlays	Beverage Production in Rural Areas DO 1 PO 1.1, 1.5 Design PO 1.4

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
		Interface between Land Uses PO 5.1 PO 5.2

An Odour Impact Assessment report (**Appendix 8**) has been prepared which undertook an assessment of the proposed winery, on-site winery wastewater treatment systems and the proposed storage and handling of by-products. The report will be used to inform the future operational management system for the proposed Winery, identifying potential odours, operational activities and control measures for the management and control of odour at the complex. The report will also inform the preparation of an Odour Management Plan, should approval be granted.

10.1.1.1. Existing Air Environment

The development site is located in a rural part of the southern Barossa Valley, surrounded by vineyards, grazing paddocks, and patches of native vegetation. The topography is gently undulating, and the site sits at approximately 310 metres above sea level. This rural context suggests that ambient air quality is generally good, with limited industrial activity or urban emissions in the immediate vicinity. No sources of background contaminant levels have been identified at this stage.

10.1.1.2. Emissions Inventory

During construction, emissions are likely to include dust from earthworks and vehicle exhaust.

During the commissioning phase, emissions may arise from the initial activation and testing of equipment, particularly the WWTP and grape processing systems. These emissions are expected to be short-lived and intermittent, occurring as biological systems stabilise and equipment is calibrated.

In the operational phase, the primary sources of emissions include grape crushing and fermentation, storage and handling of lees and filtrate, and the management of grape marc and stalks. These processes may produce odours ranging from sweet and alcoholic to sulphurous and fermented, depending on the material and stage of processing. The WWTP, which uses a Sequencing Batch Reactor, is identified as the highest-risk source of odour due to biological digestion and sludge handling. However, the facility is designed with best practice sealed tanks, bunding, and enclosed systems to minimise emissions, and post-mitigation risk levels are considered low.

Upset conditions, such as equipment failure or containment breaches, may result in the release of wine, juice, sludge, or wastewater. These events could produce odours of varying intensity and character. To manage these risks, the development incorporates emergency containment strategies, including bunded zones and pump-back systems, supported by high-level alarms and contingency protocols.

10.1.1.3. Impact Assessment

The site is located within a Rural Zone and is surrounded by compatible land uses, including viticulture, grazing, and tourism. The proposed development incorporates mitigation measures to prevent odour impacts on nearby sensitive uses and is designed to operate within acceptable environmental thresholds. The Odour Impact Assessment (OIA) applies the FIDOL framework, Frequency, Intensity, Duration, Offensiveness, and Location, to evaluate the potential for nuisance odour impacts. Two nearby sensitive receptors have been identified: Dwelling and Lyndoch Lavender Farm and Dwelling plus Norm's Farm Bed & Breakfast. Both are located within the EPA's recommended 300-metre buffer zone for winery operations. Under normal

operating conditions, odour emissions are expected to pose a low risk to surrounding land uses. An Odour Management Plan (OMP) and a communication protocol are to be implemented to ensure that nearby receptors are informed in the event of atypical odour events

The proposed development aligns with key environmental and planning policies governing air quality in South Australia. These include the Environment Protection (Air Quality) Policy 2016, the EPA SA Ambient Air Quality Assessment Guideline (2016), and the EPA SA Separation Guidelines. The development also adheres to the General Environmental Duty under Section 25 of the Environment Protection Act 1993, which requires all reasonable and practicable measures to be taken to prevent or minimise environmental harm.

10.1.1.4. Mitigation and Management Measures

The development proposes a comprehensive best practice approach to mitigate and minimise odour emissions and ensure compliance with environmental standards. This includes the use of enclosed processing areas, sealed waste storage, rapid removal of organic waste, and off-site processing. The WWTP is designed to operate under aerobic conditions, reducing the likelihood of sulphatic and fermented odours. Emergency containment systems are in place to manage atypical events, and treated wastewater will be reused for irrigation, further reducing environmental impact.

10.1.1.5. Conclusion

The Odour Impact Assessment has identified that, subject to the adoption of the recommended operational activities and control measures, all reasonable and practicable measures will be implemented to manage odour emissions from the winery. This will ensure that the winery is designed and sited to minimise odour impacts on rural amenity and that the production activities will mitigate the emission of odours.

10.1.2. Noise

Planning Assessment Criteria:

Objective :

To ensure the development does not have unacceptable adverse noise impacts on the surrounding environment, in particular sensitive receivers in proximity to noise sources.

Methods of Investigation :

- Provide an impact assessment of noise from or on the proposed development, prepared in accordance with the Guidelines for the use of the Environment Protection (Commercial and Industrial Noise) Policy 2023 (Noise EPP) by a suitably experienced, professional acoustic engineering consultant.
- The assessment should:
 - » Describe and illustrate any noise sensitive receivers both proposed or existing including their location, who they are, and how have they been defined. Also describe any other environmental values that could be impacted by noise emitted from or to the development.
 - » Describe current background noise levels at sensitive receivers.
 - » Describe sources and characteristics of noise that would be emitted during the construction, commissioning, operation, and upset conditions, of the development. For the hotel development, this would include both indoor and outdoor dining/functions/event spaces, use of live or recorded music, the operation of external plant, vehicle movements, and other related noise-generating activities. For

the winery development, this would include both indoor and outdoor functions/event spaces, use of live or recorded music, the operation of internal and external plant, vehicle movements and other related noise-generating activities.

- » Provide an assessment of the compatibility of the development's noise emissions with existing or potential land uses in surrounding areas and the cumulative impact of emissions with other known noise emissions associated with existing development and possible future development (i.e. as described by approved plans and existing project approvals).
- » Describe what reasonable and practicable measures will be taken to minimise noise impacts on sensitive receivers and the likely effectiveness of these measures, with a view to demonstrating how the Noise EPP and/or 'General Environmental Duty' (as per section 25 Environment Protection Act 1993) will be met, monitored, audited and reported, and how corrective actions would be managed.

The following provisions of the Code are considered most relevant to the assessment of the Noise impacts and considerations:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
No relevant provisions.	No relevant provisions.	Beverage Production in Rural Areas DO 1 PO 1.2, 1.3 Design PO 1.4 Interface between Land Uses: DO 1 PO 2.1, 4.1, 4.2, 4.3, 4.5, 4.6

The noise assessment has been prepared in accordance with the Guidelines for the use of the Environment Protection (Commercial and Industrial Noise) Policy 2023, the Environment Protection (Commercial and Industrial Noise) Policy 2023, the Local Nuisance and Litter Control Act 2016, the Assessing Music Noise from Indoor Venues document from the EPA, as well as the Planning and Design Code. The Environmental Noise Assessment report (**Appendix 9**) prepared by Sonus Acoustic Engineers has informed this assessment.

10.1.2.1. Noise Sensitive Receivers

A total of ten (10) sensitive receivers, primarily comprising residential land uses, have been identified in the vicinity of the subject site, as illustrated in [Figure 10-1](#) below. Both the subject site and the identified sensitive receivers are located within the

Rural Zone under the Planning and Design Code, which accounts for the dispersed pattern of residential dwellings throughout the locality.

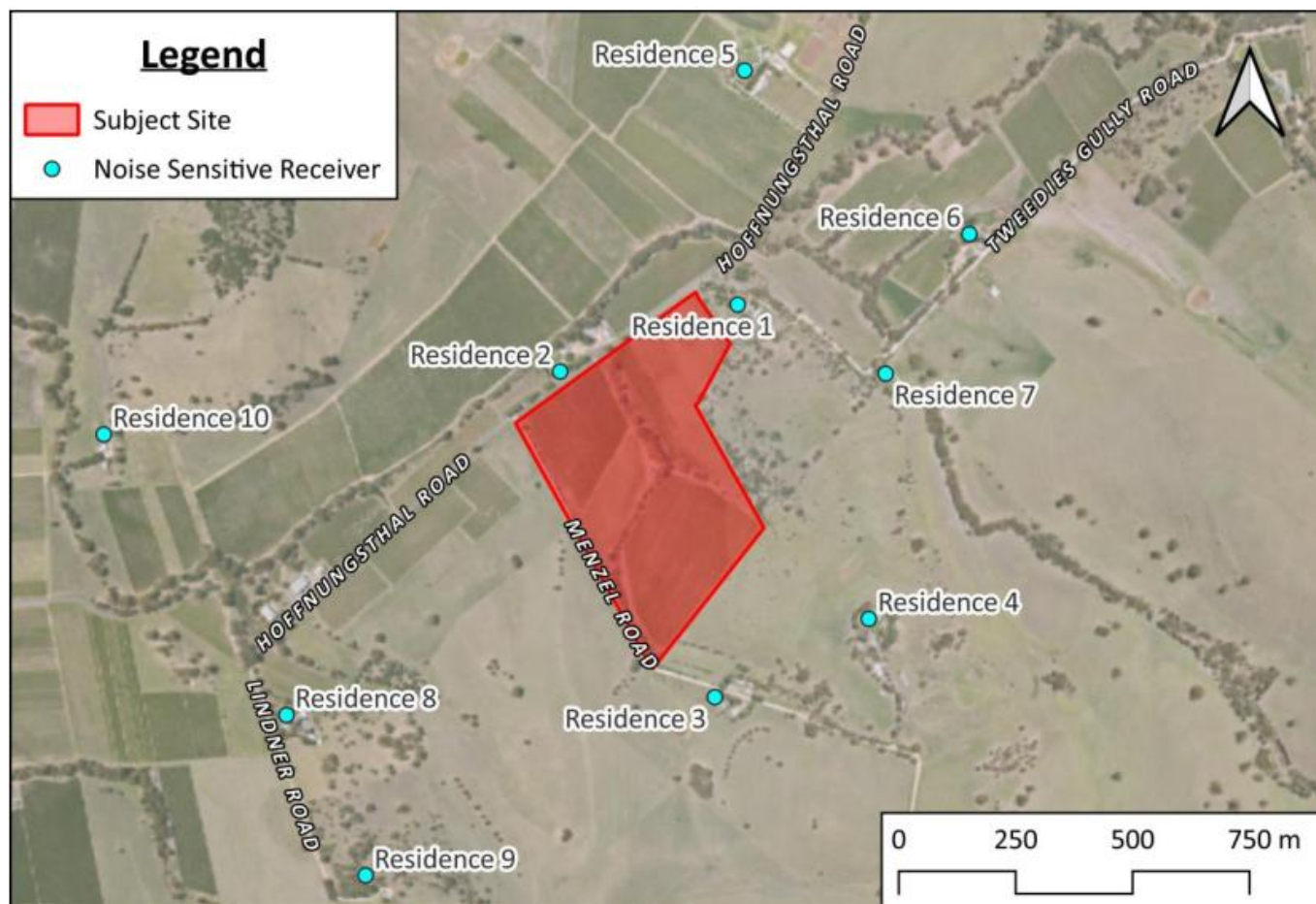


Figure 10-1: Location of Closest Sensitive Receivers (Source: Sonus)

In accordance with the EPA guidelines, a sensitive receiver is defined as any land use or location where people may be adversely affected by noise emissions. This typically includes residential dwellings, schools, hospitals, aged care facilities, and places of worship. In rural contexts, residences are the primary sensitive receivers due to their proximity to agricultural and tourism-related developments.

In addition to human receptors, local fauna may also be considered sensitive to noise impacts, particularly species that rely on acoustic cues for communication, navigation, or predator avoidance. While not typically classified as sensitive receivers under EPA definitions, ecological values are relevant in assessing broader environmental impacts. The Flora and Fauna Assessment prepared by Succession Ecology concluded that the development is unlikely to result in detrimental impacts on local fauna, including species potentially sensitive to noise disturbance.

10.1.2.2. Existing Acoustic Environment

To establish baseline acoustic conditions, noise monitoring was undertaken at the subject site between 15 May 2025 and 23 May 2025. Two noise loggers were deployed at locations representative of the nearest residential receivers to the proposed

hotel and winery components of the development. These monitoring locations are shown in Figure 10-2 below.

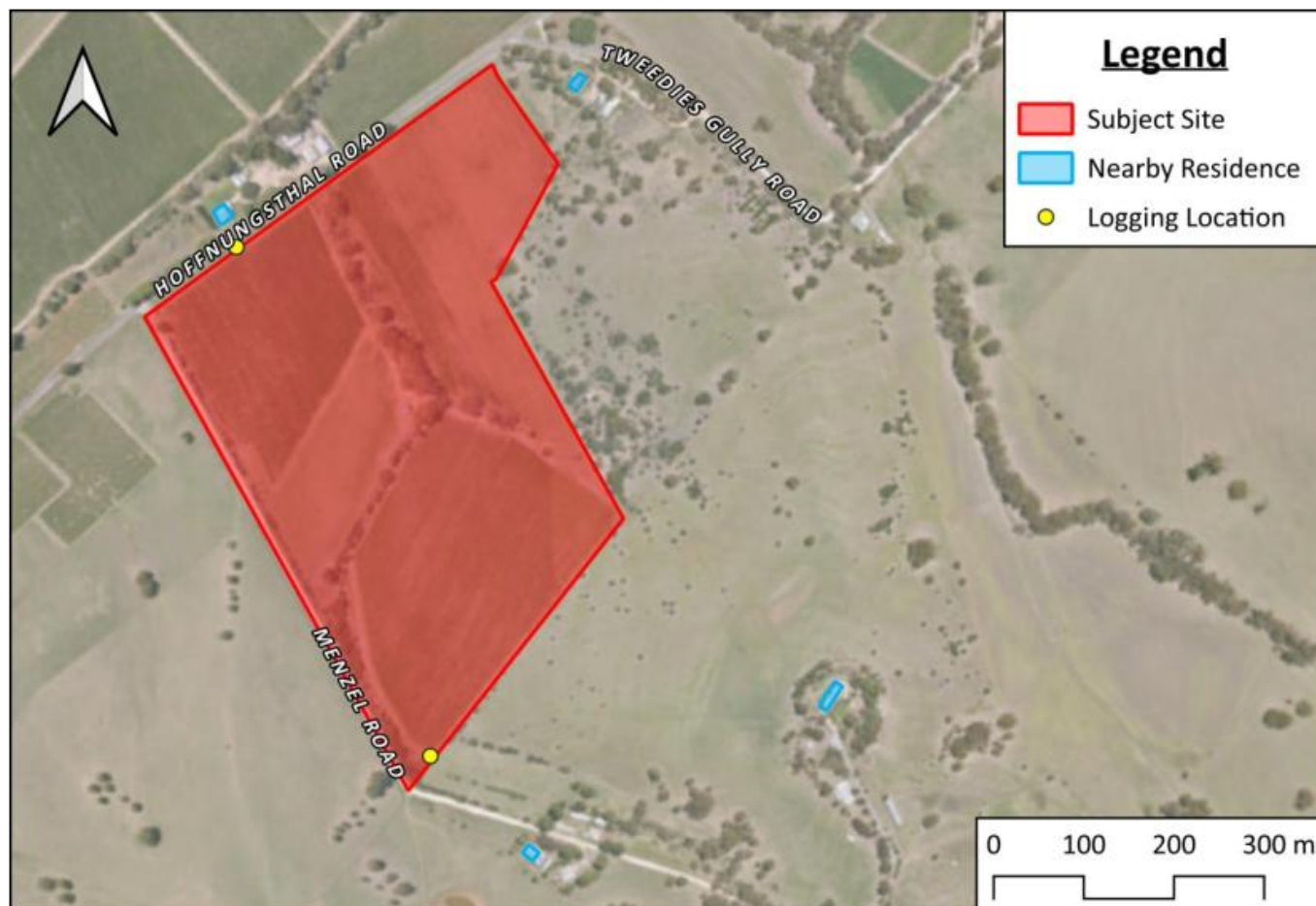


Figure 10-2: Location of Noise Monitoring (Source: Sonus)

The monitoring results confirm that the site is characterised by low background noise levels, consistent with its rural setting. Observations made during equipment installation and retrieval noted occasional daytime noise from passing helicopters, associated with a nearby tourism operator.

At the two monitoring locations, Hoffnungsthal Road and Menzel Road, daytime average noise levels (L_{eq}) were recorded at 47 dB(A) and 38 dB(A), respectively, while nighttime averages dropped to 31 dB(A) at both sites. Background levels (L_{90}) were also low, and maximum noise events (L_{max}) at Hoffnungsthal Road occasionally exceeded 100 dB(A), indicating intermittent high-impact sources.

These measurements reflect a quiet acoustic environment with occasional peaks, which will inform the assessment of potential noise impacts from the proposed development.

To guide the assessment, the following goal noise levels apply to the site in accordance with the EPA criteria:

- Day period (7:00 am to 10:00 pm): $L_{eq} \leq 52$ dB(A);
- Night period (10:00 pm to 7:00 am): $L_{eq} \leq 45$ dB(A);

To determine appropriate music noise criteria for nearby sensitive receivers, the lowest measured background noise levels ($L_{A90,15min}$) during the proposed hours of operation were identified at two monitoring locations: Hoffnungsthal Road and Menzel Road. These values were used to establish octave-band-based noise criteria (L_{A10}) for each location. In several

octave bands, the measured background noise levels were found to be below the threshold of human perception. In accordance with International Standard ISO 389-7:2019, these values were adjusted upward to reflect perceptible thresholds, ensuring realistic and applicable criteria.

The resulting noise criteria reflect the quiet rural acoustic environment and provide a basis for assessing music-related noise emissions from the proposed development. These criteria will be applied to ensure compliance with EPA guidelines and to protect the amenity of nearby sensitive receivers.

The criteria derived from the logger at Hoffnungsthal Road are considered representative for Residence 1 and Residence 2, while the criteria from the Menzel Road logger apply to all other nearby sensitive receivers.

10.1.2.3. Noise Sources and Characteristics

Noise emissions associated with the SBWTAP will vary across the construction, operational, and upset (occasional noise incidents) phases of the development. The following outlines the key sources and characteristics of noise expected during each phase.

Construction Phase

Construction activities will generate intermittent noise from a range of sources, including:

- Earthworks and excavation using bulldozers, excavators, and graders;
- Heavy vehicle movements, including delivery trucks and concrete mixers;
- Temporary generators and power tools;
- Cranes and lifting equipment during structural assembly;
- Pile driving or compacting equipment, if required; and
- General site activity, including worker movements and material handling.

The CEMP, when prepared, will identify appropriate noise management controls during the construction phase.

Operational Phase

Operational noise sources include both hotel and winery activities, as well as associated vehicle movements and mechanical plant. Music noise ($L_{A10,15min}$) from any events/functions must not exceed 8 dB above the background noise level ($L_{A90,15min}$) in any octave band at the nearest sensitive receiver.

The acoustic assessment adopted the following hotel-related noise source assumptions to inform the assessment:

- Up to 50 patrons on the terrace adjacent to the ballroom;
- Up to 200 patrons on the event's lawn;
- 23 passenger vehicles accessing the site via Menzel Road;
- General car parking activity (123 vehicle movements);
- 2 buses idling in the designated area;
- 1 delivery truck idling and unloading at the loading dock;
- Continuous operation of the mechanical plant in the level 6 open-air, acoustically treated plant room, including:
 - o 4 air-conditioning heat pump units;
 - o 6 hot water heat pump units;
 - o 1 generator.

The acoustic assessment adopted the following winery-related noise source assumptions to inform the assessment:

- Operation of a destemmer and forklift in the receival area;
- 1 truck accessing and idling in the receival/loading area;
- Up to 450 patrons in outdoor function spaces;
- 123 passenger vehicles accessing via Hoffnungsthal Road;
- General car parking activity (123 vehicle movements);
- 2 buses idling in the designated area;
- Continuous operation of mechanical plant, including:
 - o 3 heat recovery units on the winery roof;
 - o 2 pumps in the reception area; and
 - o 2 pumps, 1 rotary screen, and 1 blower in the wastewater treatment plant.

Upset Conditions

Noise may also be generated during non-routine or emergency conditions (otherwise known as Upset Conditions), including:

- Activation of emergency generators;
- Equipment faults or breakdowns; and
- Maintenance activities, including testing of emergency systems.

Two fire pumps are proposed as part of the winery development. While typically only used in emergencies, they will require monthly testing. Given their infrequent operation, they have been assessed against the day period compliance level of 57 dB(A), rather than the more stringent criteria for new developments.

Noise Characteristics

The noise profile associated with the proposed development comprises both intermittent and continuous sources. Mechanical plant, such as heat pumps and air-conditioning units, is expected to operate consistently, contributing to a relatively stable acoustic background. In contrast, activities such as vehicle movements, patron gatherings, and equipment operation will produce more variable and episodic noise.

Due to the forward-in, forward-out design of the site and the use of broadband reversing alarms on forklifts, tonal noise is not expected to be a significant characteristic. Similarly, low-frequency or impulsive noise is unlikely to be prominent and therefore not anticipated to attract penalties under EPA guidelines. While some sources may exhibit modulation, the overall noise environment will be dominated by steady mechanical emissions, reducing the likelihood of modulation or impulsiveness being considered intrusive, particularly during nighttime periods.

Waste Collection Timing

To minimise nuisance impacts, rubbish collection will be restricted to the following hours:

- No collection before 9:00 am or after 7:00 pm on Sundays or public holidays;
- No collection before 7:00 am or after 7:00 pm on other days.

10.1.2.4. Noise Assessment and Cumulative Impacts

Noise Modelling and Prediction Results

Given the variety of uses proposed for the site, it is unlikely that all noise-generating activities will occur simultaneously at their peak levels. To account for this, a series of worst-case operational scenarios were modelled independently. These included:

- A hotel function operating at full capacity, without significant vehicle movements;
- Patron departure following a hotel function, without concurrent function noise;
- Winery deliveries and processing activities, without a large function;
- A winery function operating at full capacity, without significant vehicle movements;
- Patron departure following a winery function, without concurrent function noise.

The highest predicted noise level from each scenario was used to assess potential impacts at nearby sensitive receivers. The results are presented in [Figure 10-3](#), with combined noise levels from both the hotel and winery shown for comparison. While simultaneous peak activity at both venues is unlikely, this combined scenario provides a conservative estimate of potential cumulative impacts.

The modelling indicates that predicted noise levels at all sensitive receivers remain below the applicable EPA noise criteria, particularly with the implementation of mitigation measures. For example, predicted combined noise levels at the most affected residences (e.g. Residences 1–4) range from 44 dB(A) to 45 dB(A), which is within the day and night period goal levels of 52 dB(A) and 45 dB(A), respectively.

Noise Sensitive Receiver	Predicted Noise Level		
	Hotel Activity	Winery Activity	Combined Activity
Residence 1	37 dB(A)	44 dB(A)	45 dB(A)
Residence 2	36 dB(A)	43 dB(A)	44 dB(A)
Residence 3	45 dB(A)	17 dB(A)	45 dB(A)
Residence 4	43 dB(A)	35 dB(A)	44 dB(A)
Residence 5	29 dB(A)	27 dB(A)	31 dB(A)
Residence 6	17 dB(A)	19 dB(A)	21 dB(A)
Residence 7	22 dB(A)	21 dB(A)	24 dB(A)
Residence 8	18 dB(A)	27 dB(A)	27 dB(A)
Residence 9	12 dB(A)	7 dB(A)	13 dB(A)
Residence 10	22 dB(A)	12 dB(A)	23 dB(A)

Figure 10-3: Predicted Noise Levels at nearby Sensitive Receivers (Source: Sonus)

Music Noise Predictions

Music noise emissions were also modelled for various function areas, including the hotel ballroom, outdoor hotel and winery spaces, and the winery function space with doors open and closed. The results, shown in [Figure 10-4](#), demonstrate that predicted music levels remain below the octave-band-based noise criteria at all relevant frequencies.

Scenario	Noise Descriptor	Noise level [dB(A)] per octave band centre frequency [Hz]						
		63	125	250	500	1000	2000	4000
Ballroom	Predicted Worst Case Music Level at Receiver (LA10)	17	17	10	*	*	*	*
	Noise Criteria (LA10)	25	19	16	14	16	19	20
Outside Hotel	Predicted Worst Case Music Level at Receiver (LA10)	11	11	8	15	19	14	9
	Noise Criteria (LA10)	25	19	16	21	19	19	21
Outside Winery	Predicted Worst Case Music Level at Receiver (LA10)	14	16	14	19	19	17	13
	Noise Criteria (LA10)	25	19	16	21	19	19	21
Winery Function Space (Doors Open)	Predicted Worst Case Music Level at Receiver (LA10)	9	11	10	17	19	13	7
	Noise Criteria (LA10)	25	19	16	21	19	19	21
Winery Function Space (Doors Closed)	Predicted Worst Case Music Level at Receiver (LA10)	21	18	13	11	*	*	*
	Noise Criteria (LA10)	25	19	16	21	19	19	21

Figure 10-4: Music Noise Predictions (Source: Sonus)

For instance, music levels from the hotel ballroom ranged from 10 to 17 dB(A) across low-frequency bands, compared to criteria ranging from 16 to 25 dB(A). Outdoor areas and the winery function space (even with doors open) also produced levels well within the allowable thresholds.

To assess the potential for cumulative music noise, a scenario involving concurrent functions at both the hotel and winery was modelled. The results, presented in Figure 10-5, show that predicted music levels at key receiver locations (e.g. Hoffnungsthal Road and Menzel Road) remain compliant with the relevant noise criteria across all octave bands.

Location	Noise Descriptor	Noise level [dB(A)] per octave band centre frequency [Hz]						
		63	125	250	500	1000	2000	4000
Hoffnungsthal Road	Predicted Worst Case Music Level at Receiver (LA10)	22	19	14	11	*	*	*
	Noise Criteria (LA10)	25	19	16	21	19	19	21
Menzel Road	Predicted Worst Case Music Level at Receiver (LA10)	20	17	11	10	*	*	*
	Noise Criteria (LA10)	25	19	16	14	16	19	20

Figure 10-5: Music Noise Predictions - Concurrent Functions (Source: Sonus)

Cumulative Impact Analysis

Cumulative noise emissions from the proposed hotel and winery have been assessed. The only other notable noise-generating activity in the area is a helicopter charter business located further along Hoffnungsthal Road. However, helicopter noise is transient and episodic, and is assessed under separate legislation using different acoustic metrics.

The low background noise levels recorded during monitoring indicate that existing ambient noise from the helicopter business and other rural activities is minimal. As such, the cumulative impact of the proposed development, in combination with existing land uses, is expected to be negligible at nearby sensitive receivers.

10.1.2.5. Mitigation and Management Measures

Noise mitigation measures will be implemented throughout both the construction and operational phases of the project to ensure compliance with EPA guidelines and to uphold the General Environmental Duty under Section 25 of the Environment Protection Act 1993.

Construction Phase

Construction activities carried out between 7:00 am and 7:00 pm from Monday to Saturday are not subject to specific noise limits, provided that all reasonable and practicable steps are taken to minimise noise. If works are proposed outside these standard hours, such as early morning concrete pours, a Construction Noise Management Plan will be required.

Construction noise will be managed in accordance with the EPA South Australia's Construction Noise Information Sheet (EPA 425/23), which outlines the requirement for all reasonable and practicable measures to be taken to minimise noise impacts. Where applicable, guidance from the Guideline for the Management of Noise and Vibration: Construction and Maintenance Activities (Department for Infrastructure and Transport) will also be considered.

Operational Phase

Operational noise will be managed through a combination of scheduling, acoustic treatments, and equipment specifications.

To prevent local nuisance, waste collection will be restricted to the following hours:

- 9:00 am to 7:00 pm on Sundays and public holidays
- 7:00 am to 7:00 pm on all other days

The hotel will be operating on a 24-hour basis; however, no significant noise is anticipated to be generated after hours, while the winery operations will be operating from 7 am to 6 pm every day with appropriate measures taken regarding functions, as described below. In addition, the proposed development features adequate distances from the closest sensitive receivers, further minimising potential noise impact, as per POs 2.1 and 4.1 of the Interface between Land Uses of the Code.

To ensure compliance with day-period noise limits, the design of the winery minimises noise impacts on sensitive receivers by locating all activities associated with the fermentation, distillation, manufacturing, storage, packaging and bottling are to occur within the winery and away from sensitive receivers (nearby residents and hotel guests), in accordance with POs 1.2 and 1.3 of the Beverage Production in Rural Areas of the Code. In addition, fire pumps associated with the winery will be acoustically treated. This may involve the installation of silencers or acoustic enclosures designed to limit noise emissions to no more than 92 dB(A) at one metre from the pump or enclosure. Exhaust outlets will be directed away from sensitive receivers, resulting in a predicted noise level of no more than 57 dB(A) at the nearest residence.

Achieving the relevant music noise criteria will require specific building construction measures and management of sound levels during events. In the hotel ballroom, glazing will be supplemented with an additional layer of laminated glass separated by a 100mm air gap, and the ceiling will be lined with two layers of fire-rated plasterboard suspended below the roof deck. At the winery, the function space ceiling will be constructed from plasterboard beneath a standard profiled steel roof deck with insulation.

Music levels will be limited according to location and use. Within the hotel ballroom, amplified performances may reach up to 98 dB(A), while outdoor areas at both the hotel and winery will be restricted to 73 dB(A), suitable for unamplified soloists or duets. Inside the winery function space, background music may reach 79 dB(A) with doors open, and up to 100 dB(A) with doors closed, allowing for louder performances. This is in accordance with POs 4.5 and 4.6 of the Interface between Land Uses of the Code by demonstrating appropriate measures have been taken to mitigate noise impact from music and function spaces onto nearby sensitive receivers.

Additional acoustic controls will be applied to the mechanical plant, which will also be screened, avoiding negative visual and acoustic impact on nearby sensitive receivers, as per PO 1.4 of the Design GDP of the Code. The hotel generator, located in the level 6 open-air plant room, will be enclosed in a proprietary acoustic housing to limit its sound power level to 97 dB(A), in accordance with PO 4.3 of the Interface between Land Uses of the Code. Forklifts used on-site, particularly at the winery, will be fitted with broadband reversing alarms to minimise tonal noise, satisfying PO 4.2 of the Interface between Land Uses of the Code.

A community engagement strategy will be implemented to inform nearby residents of upcoming high-noise activities, particularly during construction and major events. A complaints management procedure will also be established, including a dedicated contact point and response protocol, to ensure any noise-related concerns are addressed promptly and transparently.

10.1.2.6. Conclusion

The noise impact assessment for the SBWTAP has comprehensively addressed all relevant requirements outlined in the assessment criteria and Planning and Design Code. Sensitive receivers have been identified and mapped, baseline acoustic conditions have been established through site-specific monitoring, and detailed modelling has been undertaken to assess noise emissions across construction, operational, and upset scenarios.

Predicted noise levels, including those associated with music and mechanical plant, remain within the EPA-prescribed limits, even under worst-case and concurrent activity scenarios. Cumulative impacts have been considered and found to be negligible. A suite of reasonable and practicable mitigation measures has been proposed to ensure compliance with the Noise EPP and the General Environmental Duty under Section 25 of the Environment Protection Act 1993.

Based on the findings and proposed management framework, the development is considered compatible with surrounding land uses and is not expected to result in adverse noise impacts on nearby sensitive receivers.

10.1.3. Transport and Traffic

Planning Assessment Criteria:

Objective :

To ensure impacts on the safety and efficiency of transport modes and the broader transport and traffic system and infrastructure are avoided or mitigated.

Methods of Investigation :

- A Transport and Access Impact Assessment should be prepared by a suitably qualified traffic and access engineer, evaluating current and proposed traffic generation and access arrangements, including the effects on the arterial and local road networks and car parking.
- The scope of this assessment will be driven by the scale, nature and location of the development and the anticipated transport and traffic impacts. The content of the assessment must be determined in consultation with the state and local government.
- The initial investigation would inform a more detailed analysis of potential impacts, which would also include existing traffic conditions and potential traffic impacts of the proposal at:
 - » Gilbert Street, Lyndoch Valley Road and Barossa Valley Way intersection in Lyndoch;
 - » Williamstown Road-Miamba Road-Lyndoch Valley Road route from Sandy Creek; and
 - » Victoria Terrace/Mount Crawford Road/Queen Street intersection.
- Subject to the above, a more detailed assessment would then review, but not be limited to, the existing traffic conditions and potential traffic impacts of the proposal on:
 - » Lyndoch Valley Road/Hoffnungsthal Road intersection;
 - » Hoffnungsthal Road (full length/midblock sections);
 - » Hoffnungsthal Road/Linder Road intersection;
 - » Hoffnungsthal Road/Menzel Road intersection;
 - » Hoffnungsthal Road/Tweedies Gully Road intersection;
 - » Menzel Road (full length/midblock sections);
 - » any site access points proposed on Hoffnungsthal Road;
 - » any site access points proposed on Menzel Road; and
 - » Tweedie's Gully Road to Trial Hill Road and Trial Hill Road/Barossa Valley Way intersection.
- The assessment must address implications for road safety (particularly with respect to existing road users in the locality), traffic and access impact for the construction and operational phases.
- The assessment should determine the transport system asset improvements, management and/or maintenance requirements, as well as operational management requirements to accommodate increases in movements and/or vehicle sizes/mass and/or changes in traffic mix for affected transport assets and services across all modes.
- As a minimum, the assessment should provide, where relevant:
 - » A summary of the transport task (including workforce and directly related supply chain (input and output – i.e. goods/people coming and going from the development)) during the construction and operational phases of the development, including consideration of cumulative impacts of the proposed capacity of the winery/function centre, restaurant and hotel, and accessibility and manoeuvrability of larger vehicles on Hoffnungsthal Road.

- » This should address predicted traffic volumes, proposed vehicle types, number/frequencies, hours of activity and traffic peaks, any requirements that are outside of the current gazetted heavy vehicle networks, and any measures required to ensure compliance with relevant transport regulations.
- » A description of the existing transport and traffic environment (using traffic data, accident statistics) and include (where relevant) seasonal primary production/tourist traffic, passenger transport networks, car parking, school bus routes, and pedestrian/cycle routes, pathways and/or trails.
- » Any operational management measures to minimise delays and ensure safety for other transport users (e.g. temporary road closures/detours), including transport of plant and equipment to/from the site.
- » Requirements for temporary or permanent modifications to roads or rail infrastructure (including rail crossings, bridges), upgrades to road surfaces, access on arterial and/or local roads and car parking (including capacity for temporary or spillover car parking areas) resulting from the development, including any increase (temporary or ongoing) in maintenance requirements of transport assets.
- » Any management measures for the transport of hazardous materials.
- » A description of how identified transport and/or access impacts will be mitigated, including potential works, contributions or other strategies that can be documented in a traffic management plan. Strategies must be prepared in consultation with relevant transport authorities, including local government.

The following provisions of the Code are considered most relevant to the assessment of proposed accesses to the site, linkages to the surrounding street network, and parking demand and supply:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
Rural Zone PO 2.1 DPF 2.1	No relevant provisions.	Transport, Access and Parking PO 1.1, 1.4, 2.1, 2.2, 3.1, 3.2, 3.3, 3.4, 3.5, 3.8, 4.1, 5.1, 6.1, 6.2, 6.4, 6.5, 6.6, 6.7 DPF 6.1, 6.6

The Traffic and Access Impact Assessment (TAIA) has been prepared by CIRQA Pty Ltd, evaluating existing traffic conditions, proposed access arrangements, forecast traffic generation, and road safety implications associated with the proposed development. The full report is provided in **Appendix 10**.

The scope of assessment reflects both the scale and rural nature of the project and was undertaken in consideration of both local and state government expectations, as evidenced through references to consultation with the Department for Infrastructure and Transport (DIT) and the Barossa Council.

10.1.3.1. Existing Transport and Traffic Conditions

The development site is bounded by two rural local roads under the jurisdiction of The Barossa Council:

- Hoffnungsthal Road, a sealed all-weather two-way local access road to the northwest of the site; and
- Menzel Road, an unsealed local road to the southwest of the site.

The site currently contains no formalised access points or established entry infrastructure. All access for the proposed development will be newly constructed. The siting and design of the new access points have been informed by anticipated traffic volumes and vehicle types in accordance with Code - General Development Policies - Transport, Access and Parking PO 3.3, ensuring capacity for safe entry and egress. Placement avoids disruption to existing roadside infrastructure and vegetation, aligning with PO 3.5.

The primary regional connection to the site is via Lyndoch Valley Road, an arterial road managed by the Department for Infrastructure and Transport (DIT). This road connects Williamstown and Lyndoch and forms part of the broader regional movement network, including tourist traffic.

Surrounding roads such as Tweedies Gully Road, Trial Hill Road, and Miamba Road are unsealed, low-volume local roads, typically carrying fewer than 200 vehicles per day (vpd). These roads are not proposed for formal access and are considered unsuitable for regular construction or guest traffic. The report includes a thorough consideration of the key intersection within the broader locality identified in the EIS criteria.

The crash history across the assessed network shows very low recorded incidents as identified in the latest 5-year period data by DIT for the period of 2019 to 2023, provided in Table 1 of the CIRQA report. Most notably:

- Hoffnungsthal Road and its associated intersections have no recorded crashes from 2019 to 2023.
- Isolated incidents were recorded at other locations, including a rollover on Queen Street and a fixed object crash on Trial Hill Road; however, none indicate a systemic or locational pattern of safety risk.

This data suggests a generally low baseline road safety risk across the network. Notwithstanding, the report identifies constraints such as limited sight distances due to vertical crests, narrow shoulders, and vegetation along Hoffnungsthal Road, which require mitigation through signage, potential speed zoning, and minor road widening.

10.1.3.2. Estimated Traffic during the Construction Phase

Construction-related traffic includes:

- 60 to 100 light vehicle movements daily, generated by workers and tradespeople;
- 30 to 55 heavy vehicle movements daily, related to deliveries and equipment.

At this stage, precise construction logistics are yet to be determined, pending the appointment of a construction contractor. These details will be addressed through a Construction Environmental Management Plan (CEMP), which would be prepared should approval be granted. CIRQA recommends that the CEMP require all construction traffic to route via Lyndoch Valley Road to avoid circuitous or constrained routes such as Tweedies Gully Road, along with temporary traffic control signage and reduced speed limits.

10.1.3.3. Estimated Traffic during the Operational Phase

During the operational phase of the development, traffic generation is expected to remain modest and well within the capacity of the surrounding road network.

- The winery is expected to generate up to 50 peak-hour vehicle movements on the weekend (mid-Saturdays) and up to 30 peak-hour vehicle movements on weekdays.
- The hotel is expected to generate 60 peak-hour vehicle movements on the weekend (mid-Saturdays) and up to 20 peak-hour vehicle movements on weekdays.

These traffic generation rates have been developed using conservative assumptions (refer Pg. 22-23 of Cirqa report) based on recognised industry guidelines, the Roads and Traffic Authority (NSW) Guide to Traffic Generating Developments, and have

been validated using comparable operational data from similar regional developments, including the Novotel Barossa Valley. These assumptions and comparative benchmarks ensure that the development integrates appropriately with the surrounding transport system in line with PO 1.1, without compromising existing road function. The analysis reflects full occupancy scenarios and does not assume mode shift, carpooling, or efficiency gains from overlapping use of facilities.

The majority of peak-hour traffic movements will comprise light vehicles, primarily domestic cars used by guests, visitors, and staff. A small proportion of peak-hour movements may involve larger vehicles, such as buses, particularly for tour groups or event guests.

Commercial vehicles (e.g. service and delivery trucks) may occasionally operate during peak hours, but their movements are expected to be low in volume and generally spread throughout the day to avoid congestion or conflicts with guest traffic.

10.1.3.4. Access Arrangements

Separate vehicle access points are proposed for the two components, which are as follows:

- **Winery** : Proposed to be serviced by two new access points on Hoffnungsthal Road.
 - A dedicated light vehicle ingress point, designed with a sealed surface and an access throat of 3.5 metres; and
 - A shared two-way access point, also designed with a sealed surface and an access throat of 13.5 metres to accommodate buses, trucks and visitor vehicles. Swept path modelling confirms safe entry and exit movements for vehicles, including 19.0 metre semi-trailers and 12.5 metre buses.
 - These access points are sited and dimensioned to accommodate projected traffic volumes, with safe entry/exit movements for large vehicles, satisfying PO 3.2 and PO 3.3. The shared access also considers adjacent land interfaces, mitigating amenity impacts in accordance with PO 3.4.
- **Hotel** : Two-way access point on Menzel Road, with a sealed internal connection and an access width of approximately 7.0 to 8.0 metres, facilitating movement for guests, service, and emergency vehicles. To support this, the development proposes sealing the section of Menzel Road between Hoffnungsthal Road and just south of the new access point.
- **Internal Connectivity** : An internal link for emergency and service vehicles, as well as electric buggy/golf carts used by hotel guests, is proposed between the winery and tourist accommodation. This link will not be accessible to general vehicle traffic and is intended for controlled operational use only. The restricted access route between components supports PO 3.1 and PO 3.8 by enabling internal service circulation while avoiding impacts on public road networks.

The circulation network has been designed in accordance with the requirements of the relevant Australian standards and satisfies the following provisions of the Code - General Development Policies - Transport, Access and Parking :

- Safe and Convenient Access : The proposed access arrangements provide safe, convenient and direct vehicle access from the public road network, consistent with PO 2.1, PO 3.1, and PO 3.3. Winery access is achieved via two new access points on Hoffnungsthal Road, while the tourist accommodation is accessed via Menzel Road. Both are supported by sealed internal roadways designed for two-way movement by private vehicles, service vehicles, and emergency responders.
- Sightlines and Conflict Minimisation : Driveway placement and internal road design optimise available sightlines and minimise vehicle conflict in accordance with PO 2.2. While full separation of movements is constrained by the site's topography and vegetation, egress has been consolidated to maximise safety. Landscaping design considers vehicle sightlines at key intersections.
- Pedestrian Safety and Accessibility: The internal layout will incorporate appropriate lighting, pedestrian linkages, and accessible visitor spaces in line with PO 6.2, PO 6.4, PO 6.5 and PO 6.7, promoting functionality, safety, and inclusivity.

- Impact on neighbours, street furniture and utilities : Access points have been sited and designed to minimise adverse impacts on neighbouring properties and avoid interference with existing street trees, street furniture, and utility infrastructure, consistent with PO 3.4 and 3.5.

10.1.3.5. Parking and Manoeuvrability

A total of 334 formalised car parking spaces will be provided across the two components of the development, comprising 115 spaces for the winery and 219 spaces for the hotel. Both parking areas have been designed in accordance with the relevant Australian/New Zealand Standards, AS/NZS 2890.1:2004 – Off-street car parking, and AS/NZS 2890.6:2009 – Parking for people with disabilities.

The winery will include a total of 115 on-site car parking spaces, including two spaces reserved for people with disabilities, and two dedicated bus parking bays. Additional buses can be accommodated within a nearby hardstand area if required.

While the Code would typically require 176 spaces based on standard land use rates, a reduced provision is proposed and justified through a demand-based assessment. This assessment considers shared patronage between winery functions, off-peak overlap between uses, the use of shuttle or tour buses, and comparable real-world data. The approach aligns with PO 5.1 by reflecting actual demand and demonstrating that the proposed parking supply will meet peak-period needs without reliance on informal or overflow parking areas.

The internal layout will enable all vehicle movements, including those associated with deliveries and buses, to occur entirely within the site in a forward-in/forward-out manner. Heavy vehicle manoeuvring will be separated from light vehicle areas to support safe operation and reduce potential for conflict. Loading and service vehicle operations will occur wholly within the site boundary to avoid queuing or interruption on public roads or pedestrian pathways, consistent with PO 1.4, 6.6 and DTS/DPF 6.6.

The tourist accommodation will provide 219 car parking spaces in total, including 215 formal spaces and four additional spaces at the Porte cochère. Of these, 10 spaces will be accessible for use by people with disabilities. Several bus bays are also proposed to accommodate group arrivals and departures, including 12.5-metre coaches.

This parking provision exceeds the Code minimum requirement of 150 spaces, with surplus capacity intended to accommodate external visitors to on-site facilities such as the restaurant, wellness centre and event spaces. Parking areas are designed to facilitate the safe and efficient circulation of both private vehicles and larger service vehicles.

A network of internal looped roads and designated turnaround areas will support all larger vehicle movements, including those by rigid trucks and coaches. These will operate independently of guest parking areas to maintain safety and reduce congestion. A dedicated service track along the southern boundary will also provide access for emergency and maintenance vehicles, including fire appliances.

The proposed parking and manoeuvring arrangements have been reviewed to confirm compliance with relevant access standards and are supported by vehicle swept path diagrams included in the Traffic and Access Impact Assessment (**Appendix 10**). These diagrams confirm compliance with PO 6.1 and PO 3.8, by demonstrating safe, internal vehicle manoeuvrability without reliance on the public road network.

10.1.3.6. Broader Network & Intersections

CIRQA has reviewed the potential impacts on several key intersections in the surrounding road network. The findings indicate that the additional traffic volumes generated by the development are minor and can be accommodated without significant

operational or safety concerns. Nonetheless, several infrastructure upgrades are recommended to improve safety and support the anticipated increase in vehicle movements. These upgrades are aligned with PO 1.1 and PO 3.1 by maintaining the performance of the broader road network and avoiding traffic-related degradation.

Table 10-1 : Overview of proposed potential upgrades to the existing transport infrastructure to facilitate the proposed development.

Access / Intersection	Analysis & Proposed Measures	Relevant Authority & Staging
Hoffnungsthal Road	Given the existing constraints regarding vertical alignment, roadside vegetation, and the increased level of vehicular activity, CIRQA recommends a reduction in speed to at least 80 km/h near the subject site and the intersections of Menzel Road and Tweedies Gully Road.	The proposed speed reduction will be subject to assessment and approval by the relevant traffic authority, in consultation with the Barossa Council.
Menzel Road	This unsealed road will accommodate access to the hotel. CIRQA advises that the current road condition is incompatible with forecast traffic volumes, recommending that, at a minimum, a spray seal upgrade be implemented between Hoffnungsthal Road and the proposed access point.	Detailed design and timing of these works will be developed in consultation with The Barossa Council, prior to commencement of works.
Hoffnungsthal Road & Menzel Road Intersection	The existing intersection layout is generally sufficient to accommodate additional traffic from the proposed development, given low forecast volumes and adequate sight distances. Proposed upgrades to Menzel Road to review commercial vehicle paths and ensure suitable corner radii. Maintenance of western verge vegetation is required to preserve sight lines, and a reduced speed limit in the vicinity would further optimise safety.	The intersection is under the control of the Barossa Council. Any proposed improvements will be scoped in consultation with Council and finalised prior to construction commencement as part of the detailed design phase.
Lyndoch Valley Road & Hoffnungsthal Road Intersection	This intersection currently lacks formal turning lanes. CIRQA's analysis confirms that, based on Austroads warrants, the proposal will necessitate a short Channelised Right Turn (CHR) treatment (i.e. separated right turn deceleration and storage lane) for eastbound vehicles entering Hoffnungsthal Road; and a Basic Auxiliary Left Turn (AUL) treatment (i.e. shoulder widening) for southbound vehicles through the lane. These upgrades are based on forecast turning volumes and current traffic data.	Design development, timing and implementation of these treatments will be undertaken in consultation with The Barossa Council and relevant road authorities.

Access / Intersection	Analysis & Proposed Measures	Relevant Authority & Staging
Hoffnungsthal Road & Linder Road Intersection	Vehicle path analysis indicates a limited ability for a large commercial vehicle and a passenger car to pass simultaneously within existing widths. CIRQA recommends sealed shoulder widening on the southern/western side of Hoffnungsthal Road in the vicinity of Lindner Road, due to significant native vegetation constraints.	Final design and delivery of the shoulder widening will be subject to detailed engineering assessment and environmental constraints, in coordination with The Barossa Council.
Hoffnungsthal Road & Tweedies Gully Road Intersection	The vertical alignment and crest reduce sightlines. However, given the low traffic volumes, CIRQA is of the opinion that intersection upgrades are unnecessary if appropriate wayfinding and CEMP divert traffic from this route.	Ongoing monitoring and signage strategies will be finalised prior to construction, in coordination with relevant transport and planning authorities.
Gilbert Street - Barossa Valley Way - Lyndoch Valley Road Miamba Road - Lyndoch Valley Road - Williamstown Road Victoria Terrace - Queen Street - Mount Crawford Road	Traffic modelling indicates that the additional volumes generated by the development will be relatively minor at these locations. CIRQA concludes that these intersections have sufficient capacity and sight distance to accommodate the projected traffic without compromising safety or performance. No upgrades are recommended.	No upgrades are currently required.

10.1.3.7. Policy and Regulatory Compliance

The proposed development demonstrates a high level of compliance with relevant transport and access-related planning and engineering frameworks. Given the rural context, low background traffic volumes, and considered design responses, the development is not expected to generate unreasonable impacts on the safety or efficiency of the surrounding transport network. This outcome is contingent on the implementation of recommended road upgrades, notably the sealing of Menzel Road and intersection treatments along Hoffnungsthal Road.

The proposal has been assessed against and demonstrates alignment with the relevant statutory and policy frameworks. Specifically:

- **Rural Zone:** The development provides suitable vehicle access consistent with PO 2.1 of the Rural Zone. Vehicle access is achieved via Hoffnungsthal Road and Menzel Road, both of which connect to the broader arterial network. All access points have been designed to accommodate light vehicles, service vehicles, buses, and emergency response vehicles in accordance with relevant Australian Standards. Furthermore, the development meets DTS/DPF 2.1 by being serviced via all-

weather trafficable public roads. While Menzel Road is currently unsealed, the proposed sealing of the section between Hoffnungsthal Road and the site access will ensure full compliance prior to operational commencement. Hoffnungsthal Road is already sealed, providing consistent and reliable access.

- General Development Policies - Transport, Access and Parking provisions of the Planning and Design Code, as referenced in the sections above;
- Road Design and Vehicle Access Standards: The proposed access arrangements and internal vehicle circulation have been designed to meet the applicable Australian Standards and DIT expectations for road safety and functional performance. These include AS/NZS 2890.1:2004 – Off-street car parking, AS/NZS 2890.6:2009 – Off-street parking for people with disabilities, and AS 2890.2:2018 – Off-street commercial vehicle facilities.

These standards address design parameters such as parking dimensions, aisle widths, sight distances, and manoeuvring space. The proposed layout ensures that all vehicles, including service, delivery, and emergency vehicles, can access and circulate within the site safely and efficiently. Swept path analysis has confirmed compliance with these standards and supports the functional design of the site's access and parking infrastructure.

Overall, the development responds appropriately to the planning and regulatory requirements governing transport and access and is supported by a site-specific, evidence-led assessment of anticipated operational demands.

10.1.4. Visual Amenity and Impact

Planning Assessment Criteria:

Objective :

To ensure adverse effects on visual amenity, landscape and open space values are avoided or minimised and opportunities to enhance these values are maximised.

Methods of Investigation :

- Provide a visual impact assessment (VIA) undertaken by an appropriately qualified specialist that addresses the visual impacts of the development on sensitive visual receptors. This should include:
 - » A quantitative desktop assessment to determine the likely area of visual impact, to assist in defining the visual impact study area, and a description of the landscape character, features and values of the project area and its environs.
 - » Clarification of the likely visual impacts using spatial data analysis and photomontages. Viewpoints should be selected to provide a variety of views toward the development in a range of landscape contexts (based upon agreed locations).
 - » Consideration of the visibility of the development in both daytime and nighttime conditions.
- In response to the VIA, describe location and design options considered, reasons for selection and how the proposed location and /or design avoids and / or mitigates potential visual amenity impacts and risks. Outline and justify any trade-offs in the design. Consideration should be given to:
 - » How the design and construction of all buildings, structures, car parking, plant and other related infrastructure will be controlled to ensure cohesive visual amenity, including details of construction materials, colours and landscaping for all buildings and structures.
 - » The use of screening / amenity / landscape plantings and potential broad scale revegetation, including the opportunities for the use of locally endemic species, where relevant and practicable.

The following provisions of the Code are considered most relevant to the assessment of the impact on the Visual Amenity:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
Rural Zone PO 2.2, 3.1, 4.2, 4.3, 6.4, 6.6, 10.1, 12.1, 13.1, 13.2	Character Preservation District	Beverage Production in Rural Areas
	DO 1	DO 1
	PO 3.1, 3.2, 3.3, 3.4, 3.5, 4.1	PO 1.3
	Significant Landscape Protection	Design
	DO 1	DO 1
	PO 1.1, 1.2, 2.1, 3.1, 4.1	PO 1.4, 1.5, 7.1, 7.2, 7.5, 9.1, 9.2, 10.1, 10.2
		Interface between Land Uses
		DO 1
		PO 1.1, 1.2, 2.1, 3.1, 3.2

A visual impact assessment (VIA) has been prepared by Landskap (Landscape Architects) in collaboration with Baukulyur (Hotel Architect) and JBG (Winery Architects) provided in **Appendix 11**. The site and locality were inspected on several occasions in early 2025 to assess the character and amenity of the area and determine the possible visual impact of the proposal on the subject site. Photography was taken on Friday 23 May 2025 and 05 July 2025.

Images capture multiple key viewpoint locations around the perimeter of the site as well as further beyond the site, where more distant view lines may be achieved.

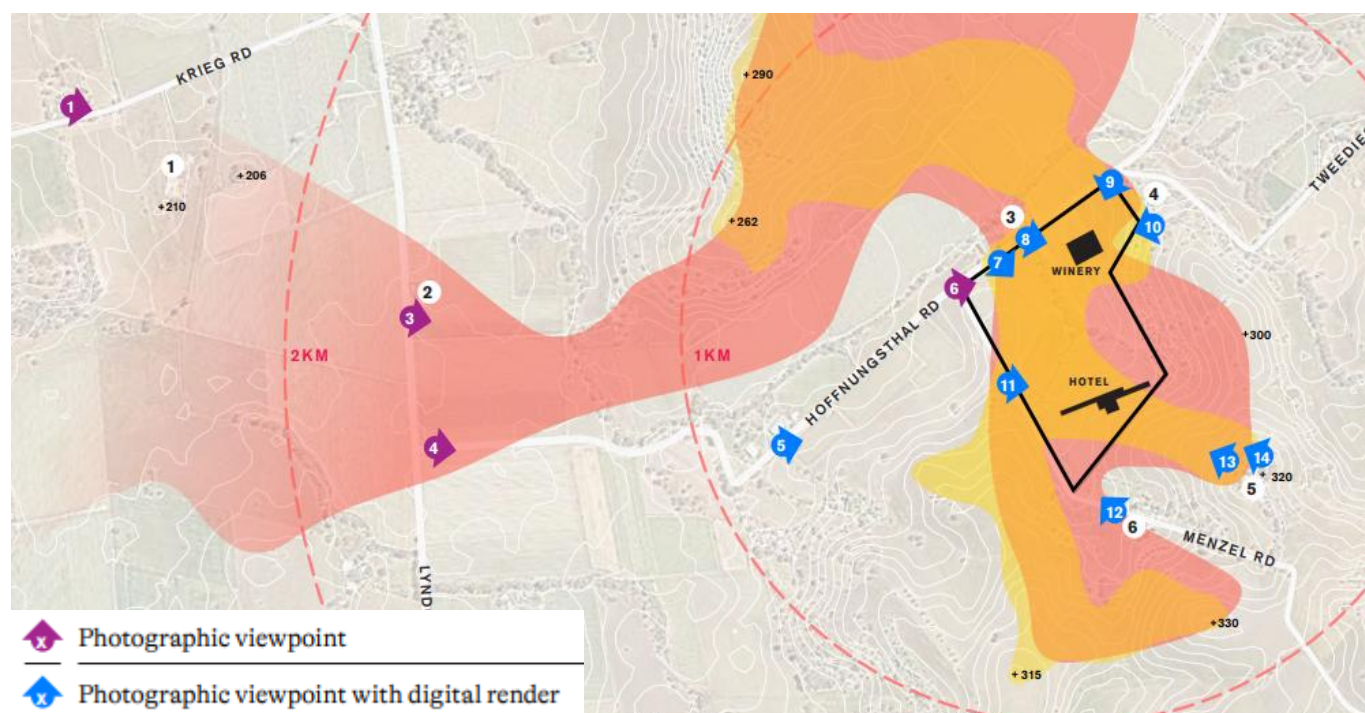


Figure 10-6 : Viewshed points (Source: Landskap Visual Impact Assessment)

The VIA package is provided in **Appendix 11**. The VIA images prepared are created by superimposing the proposed buildings into the existing landscape. Future landscaping is also included, in order to more accurately reflect the actual visuals which would eventuate after construction and a few years of plant growth. More detail on the methodology is outlined in the VIA package.

The VIA considers the visual notability of the development (i.e. how visible it is) and the amenity impact of that level of visibility.

A 'Visual Impact' rating scale analysis is used to determine the extent of visibility of the proposed development at each of the identified viewpoints. For example, if the development cannot be seen the visual impact is referenced as 'Negligible', whereas where the development is highly visible and prominent, the visual impact is referenced as 'Very High'.

A 'Visual Notability' rating scale is used to assess the impact of the visibility at each of the identified viewpoints. For example, where the development will only just be noticed and will have a low impact on the visual amenity of the area, the 'Visual Notability' is referenced as 'Low', whereas in locations where the development will be noticed and has a very high impact on the visual amenity of the area, the 'Visual Notability' is referenced as 'Very High'. Importantly, this rating takes account of how sensitive to change the existing landscape is.

Key considerations of the VIA include:

Landscape Character, defined by:

- Gently undulating hills comprising vineyards, pastoral land, and scattered vegetation.
- The Barossa Ranges, which are a prominent backdrop to the east of the site.
- Scattered rural dwellings, sheds, and water tanks associated with pastoral and viticultural land uses.
- Vegetation, including a mix of local native species, primarily Eucalyptus, and exotics (such as pine, olive and ash) primarily located along watercourses, adjacent dwellings and sheds, along roadsides and fence lines.
- Marked seasonal changes such as dense vine foliage and lush pastures in summer compared to a more open, muted and uniform landscape in winter.

Topography and Views, characterized by:

- The site's location within a wide valley and gently undulating foothills of the Barossa Ranges
- The visually prominent and elevated backdrop of the lower Ranges to the south and east.
- Defined ridges in all directions, effectively screening the majority of the site from distant viewpoints.
- More open views of the site from immediate neighboring properties (but only in certain positions on these neighboring sites) and immediately adjacent public roads.

Existing built form and Infrastructure, identified by:

- Scattered rural dwellings, agricultural sheds, and water tanks of modest scale in the immediate locality, the exception being large agricultural sheds located along Hoffnungsthal Road which form a noticeable feature in the landscape.
- Building materials which typically include corrugated metal, timber, and masonry, with a neutral or muted colour palette.
- Agricultural equipment and infrastructure such as irrigation systems are present but typically low in scale and visual impact.
- Fencing, generally of post-and-wire or timber style.
- Overhead powerlines along the southern side of Hoffnungsthal Road and the eastern side of Menzel Road, with transmission lines crossing the site at both the southwestern and northern ends (some of which are visually intrusive in certain views, particularly where they intersect open sky or align with view corridors across the site).

While the interpretation of any VIA imagery is somewhat subjective based on the individual's aesthetic preference and expectations, in our opinion, the VIA demonstrates that:

- The development will not be visible from Lyndoch Valley Road or any properties further west due to the combination of viewing distance, intervening topography, and existing vegetation between the site and viewpoint.
- The hotel will become just visible approximately halfway along Hoffnungsthal Road heading east, but the visual prominence and impact will be low.
- Neither building is expected to be visible at the intersection of Hoffnungsthal Road and Menzel Road due to the low point of this intersection.
- The visibility of the hotel and winery changes from low to high as you move east along Hoffnungsthal Road, and will be highly visible from the dwelling at 183 Hoffnungsthal Road (immediately north of the site).
- The winery will be highly visible from the western boundary of the neighbouring Lavender Farm property, but will be significantly screened by proposed vegetation.
- The hotel will gradually become highly visible when travelling south along Menzel Road, but once you reach the south-west corner of the site, the hotel's visibility reduces and then disappears as the hotel is hidden behind the ridgeline of the southern hill.

- The most visually prominent location of the hotel is the view from the southern neighbour at 117 Menzel Road, as this neighbour is located above and behind the hotel building. While the hotel will be prominent, measures to reduce its visibility have lessened the impact of the earlier design. The low linear form, the nestling of the hotel into the hillside and the use of muted, natural materials and colour tones, combined with boundary vegetation screening work to manage the visual amenity impacts.

183 Hoffnungsthal Road

183 Hoffnungsthal Road is a moderately large property of approx. 148 hectares, extending north, up over the adjacent hill. The buildings associated with this property are located close to Hoffnungsthal Road (approx. 11m) and comprise a detached dwelling, a second building previously used as tourist accommodation and an associated outbuilding. The outbuildings are located closest to the proposed winery.

The winery building will be noticeable from the front (southern side) of this property and will be highly visible. Due to the agricultural style of the building, the use of muted, natural materials and colour tones, proposed new landscaping and the proposed excavation of the site to nestle the building into the side of the site's slope, the impact, in our view, will be moderate to high. This view is also informed by the fact that the Rural Zone envisages large, agricultural buildings as well as wineries means that, in our view, the site of the winery is less sensitive to change.

A viewpoint digital render of this neighbor's proposed view is provided in the image below.



Figure 10-7 : Digital render image of proposed view from road in front of 183 Hoffnungsthal Road (Source: Landskap Visual Impact Assessment)

117 Menzel Road

117 Menzel Road is a large property of approximately. 33 hectares. The buildings associated with this property are located on the peak of the hill, centrally on the property, offering sweeping views of the valley and ranges. A detached dwelling and outbuilding are somewhat surrounded by vegetation on most sides, presumably to manage wind, given the exposed siting of the dwelling.

The dwelling at 117 Menzel Road is located approximately. 330 metres from the southern boundary of the hotel site and approx. 813 metres from the hotel building itself.

A viewpoint digital render of this neighbor's proposed view is provided in the image below.



Figure 10-8 : Digital render image of proposed view from 117 Menzel Road (Source: Landskap Visual Impact Assessment)

While the hotel building will be highly visible from the north-western side of this property, views are screened to a reasonable degree by the proposed boundary landscaping and the mature vegetation that exists on the northern side of this neighbour's dwelling (noting this vegetation could be trimmed or removed at the neighbour's discretion). As previously mentioned, the eastern wing of the hotel was lowered by 3.2 metres to further 'sink' the hotel into the hill side and lessen the extent of hotel visibility from this rear neighbouring property. Importantly the height of the hotel remains below the ridge line and all distance and vista views for the owners of 117 Menzel Road are maintained.

The visibility of plant equipment has also carefully considered, particularly from this rear neighbours view. Mechanical plant for the hotel is primarily located behind the south facing parapet, sitting below the building roof line. Given the physical separation from the house at 117 Menzel Road, the height and design of the parapet design and the proposed vegetation boundary screening, we are comfortable there will be limited visibility of roof plant.

A night render view of the building highlights the limited visual impact in the evening, with the majority of windows facing north, resulting in low levels of light spill. The adoption of low-glare, downward facing external lighting will also limit the visibility of site lighting from adjoining properties.



Figure 10-9 Digital render image of proposed view from 117 Menzel Road (Source: Landskap Visual Impact Assessment)

While we recognise that the visual change created by the proposal, when standing beyond the existing vegetation surrounding their house, will be high, the design changes adopted, together with the notable separation of the hotel building from the dwelling at 117 Menzel Road, all aid in minimizing the visibility of the hotel from this neighbouring property. Further, the visibility of the hotel when standing in closer proximity to the dwelling will likely be moderate, subject to the existing vegetation that surrounds the property being retained.

Conclusion

On review of the Landskap VIA, we conclude that while the undulating hills of the local area create a sense of openness, the ridgelines, valleys, vines and existing vegetation mean the site itself remains visually confined, except from elevated viewpoints to the south.

This is well demonstrated in the following cross-section prepared by Landskap for the VIA Report, which illustrates that the approach adopted to sensitive siting, separation and scale ensures the buildings, while large, sits below ridgelines and are as unobtrusive as possible.

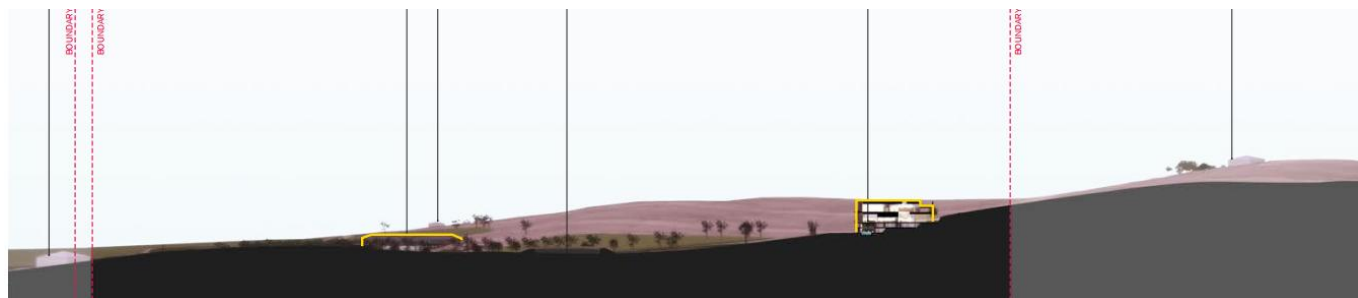


Figure 10-9 : Site Section (Source: Landskap Visual Impact Assessment)

The potential visual effect resulting from the proposed development will have degrees of visual change in the immediate locality (namely, immediately surrounding properties) but will not have any notable visual impact more broadly across the wider landscape of the area, during the day or night.

In the immediate locality, the impact is confined to the valley and predominantly from public roads and immediately neighbouring properties. With the exception of two properties (183 Hoffnungsthal Road and 117 Menzel Road), the views of the proposed buildings will be brief, framed and partly screened by existing and proposed vegetation.

Further commentary regarding the visual impact in the context of the Barossa Valley Character Preservation District is covered in section 10.6.1 of this report.

10.2. Biological Environment

10.2.1. Biosecurity

Planning Assessment Criteria:

Objective :

To ensure that construction and operation of the development avoids the introduction or spread of biosecurity threats including pest or nuisance animal and plant species (including marine pests), diseases and pathogens.

Methods of Investigation :

- Describe the extent and significance of existing exotic, pest or nuisance plant and animal species, diseases and pathogens in the development's terrestrial environs. Note – the focus of any investigation relates to biosecurity measures to be implemented to minimise risks to the vineyard and surrounding primary production land from the development.
- Describe the existing uses and environmental values of the development's environs and any sensitive places and receivers which may be impacted by introduced biosecurity threats.
- Identify the potential for the introduction or dispersal of new, and/or increased distribution and abundance of existing, exotic, pest or nuisance plant and animal species, diseases and pathogens, and the associated implications for native species, habitat, agricultural land and other environmental values.
- Propose measures to remove, control and limit the introduction or spread of exotic, pest or nuisance plants and animals, diseases and pathogens on the development site and any areas under the proponent's control (e.g. decontamination of vehicles, mobile plant, equipment and materials), having regard to the effectiveness of such mitigation measures in the past. This includes declared plants and animals under relevant State and Commonwealth legislation.

The following provisions of the Code are considered most relevant to the assessment of the impact on Biosecurity:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
No relevant provisions.	Native Vegetation PO 1.3	Site Contamination DO 1

	Water Protection Area DO 1 PO 1.1, 2.1	PO 1.1 DPF 1.1
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Biosecurity is a shared responsibility between government, industry, and the community, and the Proponent is committed to implementing practical measures to minimise biosecurity risks. This biosecurity assessment draws upon two supporting reports: the Preliminary Flora and Fauna Assessment (Succession Ecology, July 2025), provided in **Appendix 12**, and the Landscape Package and Proposed Flora Species List (Landskap, August 2025), provided in **Appendix 13**.

The development is located within the Southern Barossa, a region where viticulture is a major land use and highly sensitive to incursions of declared pests and plant diseases. The site lies within a Phylloxera Exclusion Zone (PEZ) management zone, recognised as free from Phylloxera according to the latest maps by Vinihealth for South Australia's Plant Quarantine Standard.

Additionally, while the existing understorey vegetation along the ephemeral creek lines has been identified to contain exotic weeds, no notifiable pests or pathogens were detected during site surveys. These will be cleared, and the proposed landscape plan includes replanting along the creek lines with native species. Importantly, all soft landscaping within the site, and particularly planted areas surrounding the Winery and Hotel, will be professionally maintained, curated and managed to a high standard at all times.

10.2.1.1. Primary Biosecurity Risks

The main biosecurity risks associated with the development relate to both construction and operational activities, and include:

- Introduction of pests or pathogens through vehicles, machinery, contractors, staff, and visitors.
- Spread or establishment of weeds via soil disturbance during construction, landscaping, or visitor access.
- Disturbance of remnant vegetation, creating conditions favourable for pest plants.
- Operational transfer of vineyard pests (e.g., Phylloxera) through vineyard activities, staff movements, or visitor access.
- Regional agricultural sensitivity: surrounding vineyards and primary production lands are susceptible to incursions, so effective management on-site is critical.

10.2.1.2. Mitigation Measures

The proposed mitigation measures are classified under the six (6) Biosecurity Essentials, identified in the Vineyard Biosecurity Manual version 2.1 (Plant Health Australia Ltd -2020):

- Vineyard Inputs
 - Source all planting stock and vineyard inputs from accredited nurseries and certified suppliers.
 - Ensure imported materials are free of soil-borne pests and pathogens.
- Production Practices
 - Confine vineyard operations to designated rows and cleared areas to minimise disturbance to native vegetation.
 - Implement soil management practices to reduce weed spread and pest establishment.
- Vineyard Outputs
 - Monitor harvested grapes and waste products to prevent pest or pathogen transfer off-site.
 - Maintain hygiene protocols during grape processing and storage.
- People, Vehicles, and Equipment

- Restrict access to vineyard areas using fencing, gates, and multilingual signage.
- Provide dedicated sealed parking for visitors away from vines.
- Implement sanitation protocols for footwear, vehicles, machinery, and equipment entering vineyard areas.
- **Animals and Weeds**
 - Regularly monitor and control exotic weed species within and adjacent to vineyard areas.
 - Retain native vegetation corridors, removal of weed species from the subject site and rehabilitation with native species, while managing potential pest habitats.
 - Monitor for vineyard pests using traps, root inspections, and other approved methods.
- **Train, Plan, and Record**
 - Provide staff and contractor training in Phylloxera identification, hygiene practices, and reporting procedures.
 - Maintain a vineyard visitor log and Phylloxera Management Zone register.
 - Conduct annual Phylloxera risk assessments in accordance with Vinehealth Australia standards.
 - Establish a formal response protocol for suspected incursions.

The biosecurity measures outlined above complement the biodiversity protections proposed for the site. By managing the introduction and spread of pests, weeds, and pathogens, the development will reduce indirect impacts on remnant and regenerating native vegetation, fauna habitat, and ecological connectivity identified in Section 10.2.2. Targeted hygiene protocols, controlled access, and ongoing monitoring will help protect sensitive flora and fauna from disturbance, invasive species, and disease transfer, ensuring that both vineyard productivity and native biodiversity values are maintained. This integrated approach aligns with the Planning and Design Code objectives for environmental protection and supports the effectiveness of the mitigation hierarchy adopted for the development.

10.2.1.3. Policy and Regulatory Compliance

The proposed biosecurity measures comply with relevant legislation, including:

- Plant Health Act 2009 and Plant Health Regulations 2009
- Phylloxera and Grape Industry Act 1995, which establishes Vinehealth Australia as the statutory authority responsible for grape and wine biosecurity in South Australia.

The site's registration with Vinehealth Australia ensures that current and future vineyard operations align with statutory requirements and industry best practice. Through implementation of the measures outlined above, ongoing monitoring, and adherence to Vinehealth Australia standards, the development will minimise the risk of introducing or spreading pests, weeds, and pathogens, thereby protecting the site, surrounding vineyards, and the broader Southern Barossa agricultural environment throughout both construction and operational phases.

10.2.2. Flora and Fauna

Planning Assessment Criteria:

Objective :

To ensure that the nature and scale of the development avoids or minimises adverse effects on biodiversity, threatened and protected terrestrial and aquatic flora and fauna species, their ecological communities and habitat.

Methods of Investigation :

Flora and Native Vegetation

- Describe the location, extent, condition and significance of native vegetation, including listed threatened flora species and ecological communities in the development's environs, and identify those that may need to be cleared or disturbed during construction and / or maintenance. This analysis would also include consideration of native vegetation within public road reserves that may require pruning and/or removal to facilitate site access or accommodate road upgrades.
- Describe the development activities with the potential to impact on native vegetation and listed threatened flora species and ecological communities (including wetlands or groundwater dependent ecosystems) and provide an assessment of how those impacts will be avoided, mitigated or offset.
- Include consideration of potential impacts of fire on native flora and fauna, and the effects of fire risk management processes during construction and operation.
- If required, prepare a Native Vegetation Clearance Data Report prepared by an Accredited Consultant approved by the Native Vegetation Council. The assessment should undertake a survey of the vegetation and fauna (including EPBC Act Listed threatened species and communities), detail compliance with the impact mitigation hierarchy and describe how the significant environmental benefit would be achieved.
- Outline measures to mitigate effects on native vegetation by addressing the mitigation hierarchy, including any compensatory activities in already degraded areas and use of existing easements. Refer to guidelines produced by the Native Vegetation Council and outline the likely effectiveness of any mitigation measures adopted during both construction and maintenance.

Fauna

- Describe the location, extent, condition and significance of native fauna populations (including aquatic and subterranean fauna such as stygofauna) and listed threatened and migratory fauna species in the development's environs; describe development activities with the potential to impact on identified populations, species and habitats; and provide an assessment of how those impacts will be avoided or mitigated.
- Identify all potential sources of light pollution from the construction and operation of the proposed development. Describe their impacts on native fauna, including nocturnal species, and how these impacts will be managed.

The following provisions of the Code are considered most relevant to the assessment of the impact on the Terrestrial Flora and Fauna:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
No relevant provisions.	Native Vegetation Overlay Significant Landscape Protection Overlay Water Resources Overlay	No relevant provisions.

This section of the Planning Assessment addresses the potential impacts of the SBWTAP on biodiversity, including native vegetation, terrestrial and aquatic flora and fauna species, threatened and migratory species, and ecological communities.

The assessment draws upon two supporting studies: the Preliminary Flora and Fauna Assessment (Succession Ecology, July 2025) and the EPBC Act Self-assessment (Succession Ecology, July 2025), both provided in **Appendix 12**. These investigations were undertaken to inform the Environmental Impact Statement (EIS) and evaluate the development's consistency with the biodiversity-related planning criteria.

The EPBC Self-assessment concluded that the project is unlikely to have a significant impact on any Matters of National Environmental Significance (MNES). Although some MNES were identified as having the potential to occur, including the Grey-headed Flying-fox, a detailed impact and mitigation analysis determined that the proposal would not require a formal referral under the EPBC Act. The site was assessed as containing low to moderate biodiversity value, with targeted mitigation and protection measures proposed to ensure that impacts remain minimal.

Flora and Native Vegetation

10.2.2.1. Site Context and Vegetation Characteristics

The subject land is located on Lot 102 Hoffnungsthal Road, Williamstown, within a predominantly rural landscape of the Southern Barossa Valley. The project area is mostly cleared, having been used for rural purposes since at least 1949. Native vegetation persists in limited areas, particularly along an ephemeral creek line running through the site. Vegetation here is divided into two general quality categories: a northern section containing mature remnant River Red Gums (*Eucalyptus camaldulensis*) and a southern section with younger regenerating *Eucalyptus leucoxylon*, *Allocasuarina verticillata*, and *Acacia victoriae*. Additional scattered trees are present along Hoffnungsthal Road and within paddocks that further contribute to habitat and connectivity.

The mature River Red Gums are of particular ecological significance. These trees provide numerous hollows, with ground-based surveys recording 57 small, 42 medium and 29 large hollows. Such features are critical habitat for a variety of bird and bat species. Although the understorey in both sections is heavily infested with exotic woody and herbaceous weeds, the overstorey trees provide important faunal habitat and contribute to regional ecological connectivity.

10.2.2.2. Development Activities and Potential Impacts

At this stage of the design, no clearance of native vegetation is proposed. Project documentation states that avoidance of impacts to remnant vegetation is a key objective, with construction and operation to be predominantly confined to already cleared areas, supporting the Significant Landscape Protection Overlay's objectives to integrate natural environmental features and maintain rural character. The low-impact siting of the winery and accommodation avoids disruption to important habitat and landforms, consistent with the Native Vegetation Overlay's emphasis on protecting remnant vegetation to sustain threatened species, fauna habitat, and ecosystem services.

Nonetheless, there is the potential for indirect impacts through construction activity, soil disturbance, service installation, and any future road upgrades or access works. If not managed appropriately, these activities could result in root damage, erosion, dust deposition, or accidental loss of understorey vegetation or regenerating native species. Construction Management Plan/s prepared prior to the commencement of site works will aid in the appropriate management of these types of issues.

While final engineering details of road widening and driveway construction are still to be resolved, it is noted that vegetation located within public road reserves may be affected by required access or infrastructure upgrades. These matters will be subject to future assessment and Council determination once the detailed design phase is reached.

10.2.2.3. Risk of Fire and Fire Management Activities

While the subject site does not carry a high fuel load, fire risk management procedures during both construction and operation have the potential to impact native vegetation. Asset Protection Zones and hazard reduction activities such as mowing or slashing, could damage regenerating vegetation or inadvertently affect the base of hollow-bearing trees. A site-specific Bushfire Management Plan will be prepared and will include avoidance and protection strategies for native vegetation, particularly along the ephemeral creek line and around significant trees.

10.2.2.4. Native Vegetation Clearance Requirements

As no native vegetation clearance is proposed, a Native Vegetation Clearance Data Report has not been prepared. Should minor clearance become necessary, the project would be subject to the requirements of the Native Vegetation Act 1991 and the Native Vegetation Council guidelines. This includes the application of the mitigation hierarchy, assessment of significant environmental benefit, and development of compensatory measures. Given the presence of scattered trees and regeneration patches, future works such as trenching or vegetation management for fire protection could trigger the need for such a report.

10.2.2.5. Proposed Mitigation Measures

The following mitigation measures have been identified in the project documentation:

- Avoidance of all remnants of native vegetation
- Arborist supervision for any tree lopping or management works
- Development of a Weed Management Plan and Rehabilitation Plan
- Use of construction exclusion zones around significant vegetation
- Erosion and dust control strategies during construction

These measures are consistent with the mitigation hierarchy and are appropriate to maintain the site's residual biodiversity value. However, their effectiveness will depend on implementation through a detailed Construction Environmental Management Plan (CEMP) and operational protocols.

Fauna

10.2.2.6. Fauna Habitat and Species Presence

The subject site provides limited but regionally relevant habitat for native fauna. No threatened or migratory fauna were recorded during the November 2024 site visit, but numerous species are known to occur within 5 kilometres, including the Grey-headed Flying-fox (listed as Vulnerable under the EPBC Act), Peregrine Falcon, Eastern Shrike-tit and Diamond Firetail. The mature River Red Gums with large hollows provide roosting and nesting habitat, while the younger trees in the southern creek line contribute to site connectivity and corridor function. The proposed sitings of developments are in alignment with the Native Vegetation Overlay's focus on conserving significant wildlife habitat and movement corridors.

No aquatic or groundwater-dependent fauna habitats were identified, and no evidence of stygofauna or subterranean fauna was reported.

10.2.2.7. Fauna Impact Pathways

Potential impacts to fauna include:

- Habitat degradation from dust and sedimentation
- Disturbance from noise and vibration during construction
- Light spill during night-time operation affecting nocturnal species

- Risk of roadkill or collision from increased vehicle movement
- Possible tree lopping or root damage to roosting trees
- Weed invasion reducing habitat quality

While these risks are considered to be low, they must be addressed through design and management controls. Retention of tree hollows is critical, and any tree management would be informed by pre-clearance ecological checks.

10.2.2.8. Light Pollution and Fauna Sensitivity

The presence of nocturnal fauna, including bats, suggests that light-sensitive species could be affected by increased artificial illumination. Lighting design will adopt best-practice fauna-sensitive approaches, including warm-spectrum lights, shielding to avoid upward or outward glare, and use of motion-activated lighting where feasible.

10.2.2.9. Policy and Regulatory Compliance

The flora and fauna investigations demonstrate that the site retains a limited but ecologically meaningful assemblage of remnant and regenerating native vegetation, with some capacity to support regionally significant fauna species. While the current development design strategically avoids native vegetation clearance, consistent with the Native Vegetation Overlay's emphasis on protection and retention, indirect impacts from construction and operation must be carefully managed. Several management plans have been proposed to mitigate potential impacts, though these remain in draft or conceptual stages and will require finalisation prior to construction.

The project is not expected to significantly affect listed threatened species or ecological communities, with the EPBC Act Self-assessment confirming no requirement for formal Commonwealth referral. Nonetheless, additional seasonal flora and fauna surveys, along with detailed design documentation, will be essential to demonstrate ongoing compliance with the Native Vegetation Act 1991 and adherence to the mitigation hierarchy

Overall, these considerations ensure the project aligns with key Planning and Design Code provisions, protecting biodiversity, conserving significant landscape values, and safeguarding water resources, while enabling sustainable development consistent with legislative and policy requirements.

10.3. Climate Change and Resource Efficiency

10.3.1. Climate Change Adaptation

Planning Assessment Criteria:

Objective :

To ensure that development and design are climate resilient and risks from climate change are reduced.

Methods of Investigation :

- Undertake a climate risk assessment of the relevant potential impacts on the development of projected climate change over the lifetime of the development (e.g. increasing temperatures, extreme heat and heat waves, decline in rainfall, increased drought, extreme rainfall events, harsher fire weather), including potential cumulative effects of climate change. Identify strategies to protect against extreme weather events, including proposed adaptive management strategies.

The following provisions of the Code are considered most relevant to the assessment of the Climate Change Adaptation considerations:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
No relevant provisions.	Hazards (Bushfire – High Risk) DO 1 Water Protection Area DO 1 Water Resources DO 1	Design PO 3.2, 4.3

A comprehensive climate change risk assessment has been undertaken for the project, identifying a range of environmental risks projected to affect the development through to 2070. The assessment informs a suite of integrated design and operational responses aimed at enhancing long-term resilience and adaptability. The full assessment is available in the Sustainability Strategy Report prepared by dsquared (**Appendix 14**).

Key climate parameters considered include rising average temperatures, an increase in the frequency of extreme heat days, declining annual rainfall, prolonged drought conditions, more intense rainfall events, deteriorating air quality, and heightened bushfire danger. These risks are expected to interact cumulatively, compounding their effects on building performance, occupant wellbeing, infrastructure reliability, and landscape viability.

Temperature projections indicate an increase of 1.1°C by 2030 and 3.2°C by 2070, which will elevate cooling demands and reduce thermal comfort, particularly for vulnerable individuals. To mitigate these impacts, air conditioning systems will be designed with a minimum 5% contingency on peak cooling capacity, ensuring performance under future summer conditions. External sun shading will be installed to reduce solar heat gain and improve indoor comfort.

The number of days exceeding 40°C is expected to rise by two annually by 2030 and ten by 2070. This will intensify cooling requirements, contribute to the urban heat island effect, and increase health risks. In response, the project will incorporate light-coloured roofing and facade materials with high Solar Reflective Index (SRI) ratings, shaded outdoor areas, drought-tolerant landscaping, and hydration stations for guests. These measures are designed to reduce heat stress and support occupant wellbeing.

The combined effects of higher temperatures and more frequent hot days are likely to increase the risk of power disruptions, including grid outages during peak summer periods. To address this, the development will include backup power generation systems to support critical operations and rooftop solar PV systems to reduce peak electrical demand and enhance energy independence.

Rainfall patterns are projected to shift, with a minor increase in peak rainfall intensity and a 2% reduction in annual rainfall by 2030, escalating to a 23% reduction and significantly more intense storm events by 2070. These changes increase the likelihood of flooding and water stress. Stormwater catchment systems will be designed with a minimum 10% contingency above the historical 1-in-100-year rainfall event to accommodate future intensification. Landscaping will feature native and drought-resistant species, and water conservation will be supported through high-efficiency fixtures, ultra-fine pool filtration systems, and on-site wastewater reuse.

Air quality is expected to decline due to rising temperatures and increased emissions, leading to higher levels of particulates and CO₂. To mitigate this, mechanical ventilation systems will exceed code minimums by at least 20%, and high-grade air filtration (M6/MERV 12 equivalent) will be installed throughout guest rooms, restaurants, and office areas to maintain indoor air quality and occupant health.

The frequency of high fire danger days is projected to increase by 0.5 days annually by 2030 and 2.7 days by 2070, elevating bushfire risk in the surrounding area. A specialist bushfire consultant has been engaged to develop a comprehensive bushfire response plan, which will address both current and future fire risks and outline adaptive operational strategies to maintain safety and resilience.

Although sea level rise is projected to reach 0.8 metres by 2090, the site is not located in an area subject to coastal inundation, and no direct impacts are anticipated.

In conclusion, the project demonstrates a proactive and integrated approach to climate resilience. Through a combination of passive design, technological innovation, and adaptive management, the development is well-positioned to respond to long-term climate risks and maintain environmental performance, occupant wellbeing, and operational continuity over its lifespan.

10.3.2. Greenhouse Gas Emissions

Planning Assessment Criteria:

Objective :

To ensure the development minimises greenhouse gas emissions associated with its construction and operation.

Methods of Investigation :

- Undertake a greenhouse gas (GHG) assessment that identifies:
 - » all sources GHG emissions that would be generated;
 - » estimated annual GHG emissions from each source;

- » estimated annual net GHG emissions and emissions intensity, including an uncertainty assessment; and
- » an inventory of projected annual Scope 1 emissions for each GHG over the life of the development, and opportunities that will be explored to limit Scope 2 emissions.
- Describe measures that have been incorporated in the design to actively minimise, reduce and ameliorate greenhouse gas emissions, particularly the use of alternative or renewable energy sources and off-sets, energy efficiency and energy conservation measures, and if it incorporates integrated passive design principles and climate-responsive techniques and features and identify barriers to implementation.

The following provisions of the Code are considered most relevant to the assessment of the potential Greenhouse Gas Emissions:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
Rural Zone DO 1	Native Vegetation DO 1	Design DO 1 PO 4.2, 4.3

A greenhouse gas emissions analysis, including measures that have been incorporated in the design to actively minimise, reduce and ameliorate greenhouse gas emissions, has been addressed in Section 10.8.4. Environmentally Sustainable Design of this report. Please refer to this section of the report for an assessment of this criterion.

10.3.3. Sustainable Use of Resources

Planning Assessment Criteria:

Objective :

To ensure opportunities to procure and use resources efficiently and sustainably are maximised, supporting South Australia's transition to the circular economy.

Methods of Investigation :

- Describe design guidelines for aspects of the development (including transport options) that would be adopted to ensure sustainability.
- Describe how sustainability of the development will be benchmarked against similar projects.
- Identify ways in which power use can be minimised or supplemented, especially using alternative energy sources, energy efficient measures and energy conservation.
- Describe the proposed approach to matters such as passive design, construction methods, materials and equipment to reduce energy use (including vehicle emissions), disposal of waste, water use efficiency during construction and operation over the life of the project including response to Water Sensitive Urban Design (WSUD) principles.

The following provisions of the Code are considered most relevant to the assessment of the proposed Sustainable Use of Resources:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
Rural Zone PO 3.1	Prescribed Water Resources Area DO 1 PO 1.1	Design DO 1 PO 4.3

A detailed assessment of sustainability measures and approaches adopted as part of this project has been addressed in Section 10.8.4 Environmentally Sustainable Design of this report. Please refer to this section of the report for an assessment of this criterion.

10.3.4. Waste Management

Planning Assessment Criteria :

Objective :

To ensure that waste generated, transported or received as part of the development is managed in accordance with the waste hierarchy and in a manner that protects all environmental values.

Methods of Investigation :

- Identify, quantify and classify all the expected waste streams to be generated from the proposed project activities during the construction and operation (for both the tourist accommodation and winery components) of the development.
- Assess and describe the proposed management measures against the waste management hierarchy, namely: avoid and reduce waste generation, recycle, reuse, recover, treatment and disposal. This includes the generation, storage and transport of waste.
- Prepare a waste management and minimisation plan (for demolition, construction and operation where relevant), detailing the sources of waste, the location of waste storage (including separation of waste streams, such as recyclables, hard waste, e-waste and winery waste (marc, lees etc)) and disposal facilities on the site or development related sites (e.g. laydowns) and provide details of how these facilities will be serviced.
- Describe the quantity, and physical and chemical characteristics of each hazardous waste, any attributes that may affect its dispersal in the environment, and its associated risk of causing environmental harm.
- Describe the location (including temporary and final locations), design, construction and operation of proposed waste management storage, stockpiling, treatment (including the separation of waste streams, such as recyclables, hard waste, hazardous waste and winery waste (e.g. marc, lees etc)) and disposal facilities and areas and provide details of how these facilities will be serviced and managed to avoid causing any unacceptable environmental harm. Include reference to which type of wastes will be located in which facilities. Include details of design and management measures that will be used to minimise the risk of leakages/spills and prevent site contamination.
- Describe contingency and monitoring measures in the event of incidents or equipment or operational failures (including loss of containment) from proposed waste storage or disposal facilities.

- If there is no available licensed waste management pathway, identify contingency measures for dealing with or disposing of all types of hazardous or listed wastes generated in the course of operations (including but not limited to wastes containing asbestos, cyanides, hydrocarbons and organic compounds and per- and poly-fluoroalkyl substances).

Dangerous Substances

- Identify all dangerous and hazardous substances and any explosives (if any) to be used, transported, stored, processed or produced and the rate of usage.
- Describe the use, handling and disposal of these materials during construction and operation, with reference to storage (including any associated fire protection facilities).
- Describe how hazardous contaminants and waste substances produced by the development will be treated or contained until their disposal at an approved facility.
- Outline how dangerous substances and/or chemicals used in the operation of the development will be safely stored so as to limit potential impacts to the general environment.
- Evaluate the potential effects of any accidents involving dangerous substances on the environment and public health in the vicinity of the site.

The following provisions of the Code are considered most relevant to the assessment of proposed Waste Management systems and strategies:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
No relevant provisions.	Water Protection Area Overlay PO 2.1	Beverage Production in Rural Areas DO 1, PO 1.5, DTS/DPF 1.5, PO 2.2 Design PO 1.5, PO 32.1

Separate Waste Management Plans have been prepared for both the tourist accommodation ‘Hotel’ and Winery components of the development, each with planning-stage Construction Waste Management Plans (cWMPs) and Operational Waste Management Plans (oWMPs) prepared by Colby Phillips Advisory Pty Ltd. These documents align with the requirements of the Environment Protection Act 1993, the South Australian Better Practice Guide – Waste Management in Residential or Mixed-Use Developments, and the South Australian Planning and Design Code. Refer to **Appendix 15** for full copies of these reports.

These reports identify, quantify, and classify all anticipated waste streams and provide detailed management strategies consistent with the waste management hierarchy—avoid, reduce, reuse, recycle, recover, treat, and dispose. Both hotel and winery operations include separation, licensed handling, recycling, and destination tracing to prevent environmental harm and maximise resource recovery.

10.3.4.1. Identification of Waste Generation

Construction waste includes typical materials such as timber, concrete, steel, plasterboard, rubble, packaging (pallets, cardboard, plastics), irrigation components, treated timber from vineyard redevelopment, and minor hazardous wastes (e.g., chemical containers and localised soil contamination near CCA-treated posts).

Operational waste streams for the hotel consist of general waste, cardboard, paper, food and organic waste, soft plastics, e-waste, batteries, lighting, clinical waste, confidential paper, sanitary products, and used cooking oil. These volumes vary seasonally with occupancy and events. The winery produces wine by-products (grape marc, lees, stalks), broken glass, packaging, pallets, e-waste, vineyard prunings, chemical drums, and treated timber. Waste volumes peak during vintage periods and remain steady with hospitality and vineyard activities. All streams are classified and quantified within the WMPs, supporting tailored management approaches.

Anticipated waste volumes are outlined in the appended waste reports.

10.3.4.2. Management Approach and Waste Hierarchy Alignment

The proposed waste management strategy aligns strongly with the waste management hierarchy and complies with current regulatory requirements, ensuring minimisation of environmental impact throughout construction and operation:

Avoid and Reduce : Source separation bins with clear signage will be installed throughout all functional areas of the hotel and winery to encourage waste minimisation at the point of generation. Measures such as the use of compostable service ware and the adoption of digital communications aim to reduce packaging and paper waste. These efforts support a significant reduction in overall waste volumes and promote sustainable consumption practices.

Reuse and Recycle : Food and organic waste will be collected separately and diverted to licensed commercial composting facilities to maximise organic waste recovery.

Winery by-products, including grape marc, lees, stalks, and residues, will be collected in purpose-designed bins within covered, secure storage areas. These materials will be transported to Tarac for recovery and composting, supporting agricultural reuse and aligning with industry best practice in the Barossa region, ensuring odour and nuisance impacts on surrounding properties are minimised, consistent with Beverage Production in Rural Areas PO 1.5 and DTS/DPF 1.5.

CCA-treated timber, which contains hazardous chemicals, will be securely stored in bunded and covered areas before being transported to licensed hazardous waste facilities for safe disposal in compliance with EPA guidelines and consistent with PO 2.1 of the Water Protection Area Overlay and Beverage Production in Rural Areas PO 2.2.

Electronic waste, batteries, lighting materials, printer cartridges, and chemical drums will be managed through established stewardship and recycling programs, ensuring responsible recovery and diversion from landfills.

Treatment and Disposal : General waste streams will be collected by licensed private contractors and disposed of at appropriately licensed landfill facilities. During construction, waste materials will be separated on-site wherever practical and prioritised for reuse or recycling to maximise resource recovery. Residual or non-recyclable wastes will be treated or disposed of according to regulatory standards, minimising environmental risk.

10.3.4.3. Waste Storage, Hazardous Waste Management, and Infrastructure Controls

Waste storage and management infrastructure have been carefully designed for both the hotel and winery sites to ensure operational efficiency, environmental protection, and regulatory compliance.

At the hotel, waste collection facilities are strategically located to support seamless operations. The primary waste storage area is situated within the Level 2 back-of-house (BOH) zone, complemented by a secondary collection area in the Maintenance Yard. These areas accommodate general waste, recyclables, organic waste, e-waste, and minor hazardous waste streams, with clearly labelled bins facilitating source separation across all operational zones, including guest rooms, kitchens, function spaces, and back-of-house areas.

The winery features dedicated and secure waste storage zones tailored to its operational needs. Separate covered and bunded areas are allocated for winery production waste such as grape marc, lees, and barrels, ensuring containment and minimising contamination risk. General operational waste, recyclables, and hazardous wastes are stored in distinct zones to prevent cross-contamination. All storage areas are designed with weather protection and bunding to control runoff and spills, and include facilities such as bin washing stations and spill response equipment.

To reduce negative visual impacts, waste storage areas have been integrated into building design and screened through landscaping and fencing, complying with Design PO 1.5. All waste storage and washdown facilities are constructed with impervious surfaces, bunding, and drainage systems designed to contain wastewater and prevent stormwater contamination, in strict accordance with Design PO 32.1

Hazardous wastes at both sites, though limited in volume, are managed in accordance with stringent environmental guidelines. CCA-treated timber, primarily generated through vineyard maintenance and renewal activities, contains copper, chromium, and arsenic compounds. It is temporarily stored in covered, bunded areas to prevent leaching before being disposed of at licensed hazardous waste facilities following EPA requirements. Bunded and covered storage areas prevent chemical leachate or runoff, fully addressing Water Protection Area Overlay PO 2.1 requirements. Other hazardous materials, including diesel and chemical drums, batteries, lighting, e-waste, and residual chemicals, are securely stored on-site and handled by licensed transporters. These materials are disposed of or recycled (where possible) through recognised programs and licensed facilities.

The Construction Environmental Management Plan (CEMP), prepared in accordance with the EPA Guideline, will oversee waste handling during the construction phase to ensure all waste streams are managed safely and legally. Operational waste management infrastructure and procedures will be further refined during detailed design and incorporated into updated operational Waste Management Plans (WMPs) prior to site commissioning. This will guarantee ongoing adherence to best practice, regulatory compliance, and minimisation of environmental impact throughout the life of the development.

10.3.4.4. Contingency, Monitoring and Continuous Improvement

Early risk assessments have informed the design of waste management systems. Detailed contingency and monitoring measures will be developed during final WMP preparation to address equipment failure, spills, or unexpected waste volumes. These will include routine inspections, spill response protocols, contractor compliance monitoring, and incident reporting.

During construction, the CEMP will include contingency planning consistent with EPA guidelines. For ongoing operations, monitoring frameworks will ensure adherence to environmental protection objectives and continuous improvement.

10.3.4.5. Policy and Regulatory Compliance

The waste management strategies proposed for the development have been prepared in full consideration of relevant regulatory requirements and planning policies. The design, storage, handling, and disposal of all waste streams, including hazardous materials, have been structured to avoid adverse impacts on the environment, particularly water resources, and to minimise amenity impacts on surrounding areas. Infrastructure and operational procedures have been integrated to ensure environmental protection, visual screening, and effective containment of potential pollutants.

Ongoing monitoring, contingency planning, and adherence to best practice will ensure continued compliance throughout both construction and operational phases. This approach demonstrates a clear commitment to meeting all statutory and policy obligations and supports the sustainable management of waste within the project.

10.3.5. Wastewater Management

The following provisions of the Code are considered most relevant to the assessment of proposed Wastewater Management systems and strategies:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
No relevant provisions.	Water Protection Area Overlay PO 4.1	Beverage Production in Rural Areas DO 1, PO 2.1, PO 2.4, PO 3.1, PO 3.2, Infrastructure and Renewable Energy Facilities PO 12.1 and DPF 12.1

Fluid Environmental Pty Ltd has prepared the Wastewater Treatment Design and Reuse report, which proposes a sustainable and site-specific wastewater management approach to support the diverse proposed operational activities at the site. The proposed solution involves an integrated wastewater treatment and reuse scheme that services human-generated wastewater and winery process wastewater. Treated wastewater will be stored and beneficially reused through sub-surface irrigation of vineyards and lucerne, ensuring compliance with environmental protection principles and water reuse best practices. The system is designed to align with the South Australian regulatory and planning framework, minimising environmental impacts while achieving operational efficiency. The full report is provided in **Appendix 16**.

10.3.5.1. Wastewater Generation and Sources

The development will produce approximately 26.4 megalitres (ML) of wastewater annually. Wastewater sources include:

- 50.2 kilolitres/day (kL/day) from the hotel
- 19.6 kL/day from the winery and function centre (human wastewater)
- Approximately 902 kL/year from the winery production process

These wastewater streams differ in composition, with winery wastewater containing higher organic loads and seasonal variability. All streams will be managed to achieve safe treatment and reuse.

10.3.5.2. Wastewater Treatment Infrastructure

The treatment system design incorporates:

- Separate primary treatment for hotel and winery/function streams (150 kL and 60 kL capacities, respectively)
- Advanced secondary treatment using a 1,400 m² lined ABSORBS™ system with a two-day hydraulic retention time
- Emergency storage tanks with one-day capacity for peak flows
- Disinfection via chlorination to achieve <1,000 CFU/100mL E. coli levels in treated wastewater
- A 10.5 ML balance dam for winter storage and summer reuse

Treated winery production wastewater, following separate treatment, will be blended with treated human wastewater in the dam before irrigation.

The 10.5 ML balance dam is designed and located to minimise environmental risks, including protection of groundwater and surface water from contamination. It is situated outside flood-prone or waterlogged areas, consistent with Water Protection Area

Overlay PO 4.1 requirements. Stormwater runoff is diverted away from the dam to prevent mixing with potentially contaminated water, supporting compliance with General Development Policies - Beverage Production in Rural Areas PO 2.4. The dam and irrigation system maintain adequate setbacks from watercourses and sensitive receptors to avoid adverse impacts on water resources and neighbouring land uses, in accordance with Beverage Production PO 2.1 and PO 3.2.

10.3.5.3. Irrigation and Reuse Strategy

The treated wastewater will be applied via subsurface irrigation to approximately 11 hectares of vineyard, with lucerne established in inter-rows. This approach enhances nutrient uptake, maintains soil stability, and improves water retention. Reuse practices are designed to comply with the Australian Guidelines for Water Recycling (2006) and WIMP (2009), ensuring public health and environmental risks are effectively managed. Seasonal surpluses are stored for later use, with no off-site discharge proposed.

10.3.5.4. Nutrient and Water Balance Modelling

Modelling indicates that the proposed irrigation regime results in a nutrient deficit of approximately 1,790 kg of nitrogen and 57 kg of phosphorus annually. Supplementary fertilisation may be required and will be guided by seasonal crop tissue testing. Water demand modelling using 40 years of site-specific climate data shows summer irrigation demand exceeding rainfall, offset by storage and reuse of winter surpluses. The model also includes a leaching fraction of approximately 15% to manage salt accumulation.

10.3.5.5. Risk Assessment and Monitoring Measures

Key risks identified include potential nutrient build-up, salinity, and system failure. Mitigation measures include:

- Routine monitoring of wastewater quality and soil conditions
- Adaptive management of irrigation scheduling and nutrient supplementation
- Emergency storage provisions and fail-safe design features
- Periodic maintenance and servicing of mechanical components

These measures ensure ongoing compliance with public health and environmental standards.

10.3.5.6. Policy and Regulatory Compliance

The proposed wastewater system aligns with the following planning and regulatory provisions:

- Environment Protection Act 1993: Section 25's general environmental duty is addressed through the adoption of best-practice design, risk minimisation, and wastewater reuse.
- Environment Protection (Water Quality) Policy 2015: Water reuse activities will not result in surface or groundwater pollution.
- South Australian Planning and Design Code: The proposed wastewater management strategy is consistent with the Planning and Design Code and aligns with relevant policy modules addressing infrastructure provision, environmental performance, rural land use compatibility, and sustainable water management.
- South Australian Public Health (Wastewater) Regulations 2013 and SA Health On-site Wastewater Systems Code (2013): System design and operational features meet regulatory expectations for on-site wastewater treatment.
- SA EPA Wastewater Irrigation Management Plan (WIMP) 2009: The reuse scheme aligns with WIMP requirements for irrigation management, water and nutrient balance, and pathogen control.
- Australian Guidelines for Water Recycling (2006): The system adopts appropriate pathogen reduction and monitoring protocols to ensure health protection.

The integrated treatment and reuse design represents a best-practice, context-sensitive solution that avoids adverse impacts, supports productive land use, and is appropriate solution in an area with limited main wastewater infrastructure networks. Accordingly, the proposed wastewater management strategies demonstrate the project's alignment with the strategic intent and assessment criteria of South Australia's planning system.

10.4. Land, Regional and State Economies

10.4.1. Economic Impact

Planning Assessment Criteria:

Objective :

To ensure adverse economic impacts arising from construction and operation of the development are avoided or mitigated, and net economic benefits to the region and state are created.

Methods of Investigation :

- Provide a Regional Impact Analysis (RIA) of the direct impacts of the proposal on the local, regional and state economies during construction and operation. The economic analysis should give consideration to the following matters for both the construction and operational stages (and in the alternative, describe any economic impacts for South Australia and/or the region if the proposal does not proceed).

Workforce

- A summary workforce profile, including the indicative number of direct and indirect full-time equivalent; professions and skill levels required; proposed nature of employment (e.g. employees, contractors, labour hire, sub-contractors, full time or casual); whether employment is seasonal or continuous/year-round.
- Proposed location and sourcing of the workforce and contractors, including external workers, training and development initiatives, and local employment opportunities (where relevant).
- Proposed measures to optimise local and regional employment opportunities, such as prioritising recruitment of workers from local and regional communities and improving local and regional skill capacity.
- Impacts on local and regional labour supply and demand, including flow-on impacts for existing industry sectors and businesses (e.g. possible labour shortages, skilled workers changing employment).

Existing Industries

- The positive and negative impacts on significant existing industry sectors in the local Barossa area, including through changes in cost and/or availability of inputs such as investment capital, labour, land, property, goods and services.

Supply Chains relevant to the development

- Outline local procurement planning and/or practices to optimise local and regional supplier participation and/or build local capacity and capability (where relevant).

Water, Energy and Telecommunications Infrastructure

- Detail the power, water and telecommunications (mobile phone, NBN etc.) infrastructure and service requirements for the development; the capacity of existing infrastructure and services; and proposed

approach to addressing any infrastructure or service shortfalls required to meet the needs of the development while sustaining the performance of infrastructure and services for existing users.

The following provisions of the Code are considered most relevant to the assessment of the impact on economies:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
Rural Zone DO 1, DO 2 PO 1.1, 3.1, 4.1, 4.2, 6.1, 6.3,	Character Preservation District DO 2	Tourism Development DO 1

The Regional Economic Impact Analysis report was prepared by Ekistics and is attached as **Appendix 3**. This report presents a high-level economic impact analysis for the Southern Barossa Wine and Tourist Accommodation Project (SBWTAP), providing insight into the current economic conditions of the Barossa Valley and evaluating the potential benefits and adverse effects of the proposed development. The analysis identifies and quantifies the likely economic contributions of the project to the regional and state economies, while also considering potential risks to the local economy and outlining strategies for their mitigation. The report also examines the economic implications for the region and the state should the project not proceed.

This report draws upon a combination of economic modelling, regional data, and industry-specific research. The assessment includes economic modelling of projected impacts, examination of the regional and project-specific economic profiles, as well as analysis of tourism demand and accommodation supply in the Barossa Valley.

The analysis largely draws upon publicly available data and other information provided by the Proponent. Key sources that informed the analysis includes:

- Regional Impact Assessment Report – Regional Development Australia Barossa Gawler Light Adelaide Plains (RDA BGLAP)
- South Australia Regional Visitor Strategy – South Australian Tourism Commission
- Barossa Regional Profile – South Australian Tourism Commission
- Scoping Study – Hotellerie
- South Australia Regional Blueprint 2024–2025 – Regional Development South Australia

The project construction phases is forecast to occur over a 2 year period, and will have considerable benefits to the local and regional economy during this phase. Key findings of the analysis across the construction phase, concluded that:

- The SBWTAP will inject a direct investment of \$110 million into the regional economy;
- An estimated 461 FTE positions supported each year across direct construction roles and associated industries;
- An estimated \$123.15 million contribution to GRP, highlighting the scale and reach of the project's economic stimulus;
- Typical supply chain impacts for projects of this scale and nature include:
 - Building materials: Procurement of concrete, steel, timber, glass, and insulation from regional and state suppliers (wherever possible);

- o Specialised equipment: Sourcing of HVAC systems, wellness and spa infrastructure, and commercial kitchen fit-outs;
- o Professional services: Engagement of local SA based architects, engineers, surveyors, and environmental consultants;
- o Transport and logistics: Increased demand for freight, warehousing, and delivery services; and
- o Local subcontracting: Opportunities for small and medium enterprises (SMEs) in plumbing, electrical, tiling, and landscaping.

On commencement of the operation of the hotel and winery, there will be ongoing and cumulative benefits to local and regional economies, as well as the need to consider how these benefits can be maintained. Key findings of the analysis across the operational phase of the project concluded that:

- The project is projected to support 229 ongoing jobs, comprising an estimated 150 full-time equivalent (FTE) positions in direct association with the hotel and winery (refer below), and the balance indirectly through supply chains and supporting industries (including local businesses);



Figure 10-10 : Projected direct FTE operational roles – hotel and winery

- The project is forecast to deliver an annual total output of approximately \$61.62 million, and equates to an annual impact to GRP of approximately \$55.93 million;
- The hotel operation has the ability to close the gap in terms of attracting and increasing international stays within the Barossa, given the internationally reputable IHG brand;
- Increases in overnight stays will have a considerable impact to the night time economy, when compared with the average economic input that would normally result from 'day trippers';
- Whilst the hotel (under the IGH brand) will present as an attractive employment option within the region and expected to fill 83.3% of its roles via local workforce, in order to address workforce needs, the following strategies can be adopted to address any shortfalls (if required):
 - The project has a diverse profile, comprising a range of operational roles and job functions;
 - Adopt flexible employment structures, including cross-training across departments, casual contracts, and variable rostering;

- IHG may engage its 'IHG Academy' - a global platform offering structured learning, hands-on experience, and career development tailored to the hospitality sector; and
- Presents an opportunity to promote diversity and inclusion within the local workforce by actively creating employment pathways for First Nations peoples, youth, mature-age job seekers, and those historically underrepresented in hospitality roles.

It is important to note the report considers potential risks and constraints, which have informed the project's development and planning. These include labour market pressures, inflationary pressure, an overdependence on tourism for economic regional growth, and infrastructure 'growing pains'. With regard to the service infrastructure (electricity, potable water, wastewater, irrigation, and telecommunications) required for the project, the analysis concludes, in conjunction with inputs from project service engineers, that both the hotel and winery are capable of being serviced in an equitable manner.

The report concludes that the cost of not proceeding, will equate to approximately \$60.27 million in value added to GRP, a loss that would directly impact local contractors, suppliers, and service providers. Once operational, the project is expected to contribute a further \$11.47 million in annual GRP through ongoing employment, regional procurement, and tourism-related activity. Without this investment, job creation in both the construction and hospitality sectors would be significantly reduced, alongside diminished demand for local goods and services.

Importantly, the opportunity to enhance tourism infrastructure and attract new visitor segments would be lost, limiting efforts to diversify the regional economy and extend overnight stays. The project's cancellation would therefore represent not only a short-term economic setback, but a long-term missed opportunity to reinforce the Barossa Valley's status as a premier destination and support broader regional development goals.

10.5. Hazards and Risks

10.5.1. Hazards – General

Planning Assessment Criteria:

Objective :

To ensure the risk of, and adverse impacts from natural and humanmade hazards from the development are avoided, minimised or mitigated to protect people, property and the environment.

Methods of Investigation :

- Undertake an assessment of the risks to public safety associated with the construction and operation of the development, paying particular attention to bushfire risks, emergency egress and evacuation, and the handling and use
- Consider potential changes to the frequency and intensity of hazard events on the operation of the development from the impact of climate change over the life of the development.
- The assessment must address the specific requirements listed in HR1, 2, 3, 4 below.
- For the design of the development, consider the adequacy and specification of evacuation pathways (i.e. internal roads etc.) for guests and staff in the event of an emergency and/or evacuation. Note- An Emergency Response Plan may be a requirement of any approval.

The proposed SBWTAP has been designed to account for a broad spectrum of natural and human-induced hazards, consistent with the overarching objective and methodology for hazard risk management under the Planning and Design Code.

A suite of technical investigations has been undertaken to assess and address specific hazard types relevant to the site and proposal, including bushfire risk, flooding, climate adaptation, and potential site contamination. These are addressed under separate sections of this report. Collectively, the findings of these investigations have informed the layout, siting, infrastructure, and operational planning of the development to ensure risk is proactively managed throughout the project lifecycle.

10.5.1.1. Integrated Risk Mitigation Approach

The development adopts a precautionary and performance-led approach to hazard mitigation, including:

- Risk-informed siting of buildings and infrastructure to avoid hazard-prone areas and reduce exposure.
- Multiple access and egress points, with a connected internal road network designed to accommodate emergency vehicles and support safe evacuation of guests and staff if required.
- Emergency response planning, including provision for an Emergency Response Plan (ERP) that will address site-wide risk management procedures, evacuation protocols, and coordination with emergency services.
- Design provisions that enable passive and active responses to hazard conditions (e.g. durable materials, water supply for firefighting, wayfinding signage for evacuation routes).

10.5.1.2. Consideration of Climate Change

The long-term viability and safety of the development have been assessed in light of projected climate change impacts, such as increased frequency and severity of extreme weather events. While climate-specific responses are addressed separately, the general design philosophy has aimed to deliver operational resilience across a range of hazard scenarios. Refer to **Appendix 14**.

10.5.1.3. Emergency Egress and Design Adequacy

The specification and layout of internal access roads, including clear route hierarchy and connectivity to the external road network, ensure adequate provision for emergency access and evacuation. The need for an ERP has been identified and will be actioned at the appropriate development stage in consultation with relevant authorities.

10.5.1.4. Policy and Regulatory Compliance

The general hazard risk profile of the SBWTAP has been addressed through a coordinated and site-responsive development strategy. The proposal meets the intent of the Planning Assessment Criteria objective by ensuring that risks to people, property, and the environment are avoided where possible, and otherwise minimised or mitigated through design, infrastructure, and operational controls. Further detail on specific hazard responses is provided in the relevant sections of this report.

10.5.2. Bushfire

Planning Assessment Criteria:

Objective:

To ensure the risk of, and adverse impacts from natural and humanmade hazards from the development are avoided, minimised or mitigated to protect people, property and the environment.

Methods of Investigation:

- Evaluate and identify any bushfire risks on the site, in particular how risks from bushfire will be minimised with regards to the potential for uncontrolled bushfire events, high levels of and exposure to ember attack, impact from burning debris, radiant heat, and direct exposure to flames from a fire front.
- Evaluate the risk of fire or explosion at the site (including in association with electricity transmission lines, storage and use of dangerous substances) and any potential impact on human health and the environment.
- Describe how the design, siting and layout of buildings and structures and the selection of materials reduce the impact of bushfire having regard to CFS requirements including provision of an Asset Protection Zone, firefighting equipment and access, and a dedicated firefighting water supply.
- Prepare a Fire Hazard Management Plan that considers requirements both during the construction and operations phases, including measures to minimise fire risk at and to/from the site; capacity and sources of water to fight fires (and how this water will be accessed); evacuation plans; resources and training required; options to use and/or coordinate with other operations in the region/area; and cost recovery.

The following provisions of the Code are considered most relevant to the assessment of the Bushfire considerations:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
PO 11.3(b) DPF 11.3(b)	Hazards (Bushfire – High Risk) DOs 1,2 & 3 POs 2.1, 3.1, 4.1, 4.2, 4.3, 6.2, 6.3 DPFs 4.2, 6.2	N/A

This section of the assessment has been prepared and informed by the following technical report and plans, provided in **Appendix 17**:

- SA Bushfire Solutions - Code Response & Bushfire Risk Assessment Document, July 2025;
- SA Bushfire Solutions - Bushfire Emergency Management Plan, July 2025; and
- Lucid Consulting - Concept Fire Safety Strategy, August 2025.

10.5.2.1. Introduction and Objectives

The SBWTAP is located in a region of South Australia that experiences seasonal bushfire risk, particularly during the warmer months when vegetation and climatic conditions heighten the potential for ignition and fire spread. Given the scale and nature of the proposed development, which includes luxury accommodation, winery operations, and associated infrastructure, a comprehensive assessment of bushfire hazards is essential. This assessment ensures that risks to human life, property, and the environment are appropriately avoided, minimised, or mitigated in accordance with relevant planning frameworks and fire safety standards.

This section evaluates the site's exposure to bushfire threats, including ember attack, radiant heat, flame contact, and burning debris. It also considers risks associated with infrastructure and the storage of hazardous materials. The assessment outlines how the design, siting, and construction of buildings respond to these risks and comply with the South Australian Country Fire Service (SACFS) guidelines and the National Construction Code (NCC). A Fire Hazard Management Plan is included to detail

operational protocols, emergency response measures, and firefighting resources to be implemented during both construction and operational phases.

10.5.2.2. Site Context and Bushfire Risk Profile

The SBWTAP site comprises approximately 21 hectares of agricultural land, primarily consisting of vineyards and grassland. It is situated between the townships of Lyndoch and Williamstown and is surrounded by viticultural and grazing properties. The nearest significant bushland is located approximately 6km to the southwest, in Para Wirra Conservation Park. The site is exposed to seasonal fire weather patterns, including hot, dry northerly winds and sudden southerly changes, which can significantly influence fire behaviour and intensity.

The site falls within a High-Risk Bushfire Hazard Overlay under the Code. Vegetation within 150 metres of the proposed hotel building includes unmanaged grassland, forest, scrub, and managed vineyard areas. The effective slope across the site ranges from flat to greater than 10 degrees downslope, which influences fire behaviour and the required setback distances for bushfire protection.

10.5.2.3. Bushfire Risk Assessment

A certified Bushfire Attack Level (BAL) assessment was conducted for the hotel building by a BPAD-accredited practitioner using AS3959:2018 Method 1. Based on vegetation classification, slope, and a conservative Fire Danger Index (FDI) of 100, the hotel building was assigned a BAL-19 rating. This rating reflects the potential exposure to ember attack, radiant heat, and flame contact from surrounding vegetation. The winery building, located to the north of the site, is not subject to AS3959 requirements under the NCC, as it does not constitute a habitable building, as confirmed by the Building Certifier, Buildsurv.

The site is vulnerable to multiple bushfire threats, including unmanaged vegetation, seasonal cropping, and increased human activity during peak tourism periods. These factors contribute to the likelihood of ignition and the potential for rapid fire spread. The BAL-19 rating ensures that the hotel building is designed to withstand moderate bushfire attack.

10.5.2.4. Fire and Explosion Risk (Non-Bushfire)

In addition to bushfire hazards, the site presents potential fire and explosion risks associated with infrastructure and operational activities. These include ignition sources from electrical faults, HVAC systems, hot works, and the storage and use of flammable liquids, gases, and chemicals, particularly in the winery and spa facilities.

The Concept Fire Safety Strategy outlines a comprehensive approach to managing these risks. Both the hotel and winery buildings will be equipped with automatic fire sprinkler systems designed in accordance with AS2118.1. Fire detection and occupant warning systems will be installed throughout the hotel, complying with AS1670.1, and will include smoke and heat detectors, manual call points, and alarm signalling equipment for fire brigade notification. Portable fire extinguishers and hose reels will be distributed throughout the buildings to enable initial fire suppression.

Fire hydrant systems will be installed in accordance with AS2419.1, with separate infrastructure provided for each building. SACFS has endorsed the use of combined hydrant and sprinkler water storage tanks to satisfy MBS008 bushfire water supply requirements. These tanks will be quick-filled from SA Water mains and equipped with positive pressure suction.

10.5.2.5. Design Considerations and Mitigation Measures

The design and siting of buildings within the SBWTAP have been informed by bushfire resilience principles. Structures are positioned to maximise separation from hazardous vegetation and to facilitate emergency access for fire fighting vehicles, with the proposed driveway to be used as hardstand area in close proximity to the dedicated firefighting water supply, and avoiding

fire tracks as a mean of emergency access and evacuation route, in accordance with POs 4.3 and 6.3 of the Overlay. All new buildings will be constructed in accordance with AS3959:2018 and Ministerial Building Standard MBS008.

Asset Protection Zones (APZs) will be established around all habitable buildings. These zones will consist of inner and outer vegetation management areas maintained in a state of minimal fuel condition. The inner zone, extending 2m from the building, will be cleared of all vegetation and combustible materials. The outer zone will be managed to maintain grass heights below 100mm, reduce elevated fuel coverage, and ensure non-continuous canopy. No revegetation will occur in these zones, and retained trees will be pruned to remove fuel up to two metres from the base, in accordance with PO 11.3 of the Rural Zone as well as POs 2.1 and 4.2 of the Hazards (Bushfire – High Risk) Overlay of the Code. Although the hotel is proposed on the higher portion of the site, adequate protection and management measures have been taken to ensure adequate safety from bushfires, as per SA Bushfire Solution advice. This satisfies PO 4.1 of the Overlay.

Additional mitigation measures include the development of a Bushfire Emergency Management Plan (BEMP), currently in draft form and will be tailored to the proposal development and site. The BEMP will contain evacuation protocols for staff and visitors and the operation of firefighting and emergency personnel on site, in accordance with PO 6.2 of the Overlay. The nomination of a Shelter-in-Place building sized to accommodate maximum site occupancy, as well as the implementation of site-specific inductions for all staff, contractors, and guests. The site will be closed on declared Catastrophic Fire Danger Days. Coordination with SACFS and other control agencies will be prioritised, and a Business Continuity Plan will be developed. Annual bushfire audits and emergency drills will be conducted, and staff will receive bushfire and emergency management training appropriate to their roles. All personnel will complete Basic Wildfire Awareness (BWA) training.

The Fire Hazard Management Plan (FHMP) outlines the operational protocols and emergency procedures to be implemented during both construction and operational phases. During construction, fire prevention measures will include fire watch procedures, hot works permits, and temporary firefighting water supplies. In the operational phase, permanent firefighting infrastructure will be established, including compliant water tanks, hydrants, and detection systems, as per PO 3.1 of the Overlay. The FHMP also includes provisions for evacuation signage, coordination with emergency services, and ongoing staff training to ensure preparedness and safety throughout the life of the development.

A full list of the adopted mitigation measures is available under Section 11 of the Bushfire Risk Assessment prepared by SA Bushfire Solutions.

10.5.2.6. Conclusion and Compliance Summary

The SBWTAP demonstrates a proactive and integrated approach to bushfire risk management. The development aligns with the objectives of the South Australian Planning and Design Code and SACFS guidelines, incorporating certified BAL assessments, resilient building design, vegetation management, and emergency planning. The hotel building has been assessed and designed to meet BAL-19 requirements,. The project's fire safety strategy, including bushfire and non-bushfire risks, complies with the assessment criteria provided by the State Planning Commission (SPC) and supports the safe and sustainable operation of the site.

10.5.3. Flooding

Planning Assessment Criteria:

Objective :

To ensure the risk of, and adverse impacts from natural and humanmade hazards from the development are avoided, minimised or mitigated to protect people, property and the environment.

Methods of Investigation :

- Assess the vulnerability of the subject land to flooding. Where relevant, describe the history of flooding onsite and in proximity to the development site and identify the potential impacts on people, property, infrastructure and the environment from potential flood risk.
- Describe changes to surface run-off characteristics from the development and whether or not downstream users will be impacted based on ARI event levels.
- Where relevant, describe measures that would be taken to minimise the risks of these events during construction and operation of the development.

The following provisions of the Code are considered most relevant to the assessment of the Flooding considerations:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
No relevant provisions	Hazards (Flooding – Evidence Required) DO 1, PO 1.1, PO 2.1 DPF 1.1, DPF 2.1	No relevant provisions

10.5.3.1. Flood Risk and Site Vulnerability

The site is intersected by two ephemeral creeks that converge near its centre. These watercourses are seasonal, typically flowing only during wetter months. Based on historical records and site inspections, the area is not known to experience regular or significant flooding. There are no floodplain overlays or formal flood mapping applicable to the site under the Code, and no documented flood events have affected the site or its immediate surroundings.

The land's topography, which descends approximately 36m from south to north, naturally channels surface water toward the central creek line and eventually offsite via Hoffnungsthal Road. Given the ephemeral nature of the creeks and the absence of flood-prone overlays, the site is considered to have a low inherent flood risk. Nonetheless, the proposed development has been carefully designed to ensure that any increase in impervious surfaces does not contribute to downstream flooding.

10.5.3.2. Surface Run-off and ARI Event Management

The introduction of impervious surfaces such as buildings, internal roads, and car parking areas will alter the site's surface water dynamics. To address this, MLEI Consulting Engineers have developed a comprehensive Stormwater Management Strategy, detailed in **Appendix 18**.

This strategy includes detention basins located within both the hotel and winery precincts, which are designed to capture and gradually release stormwater into the existing creek system. The system is engineered to restrict flows to pre-development levels during both minor (5% ARI or 1-in-20 year) and major (1% ARI or 1-in-100 year) rainfall events. Retention zones within the basins will manage frequent, low-intensity rainfall and assist in water quality treatment. Vegetated swales and biofiltration areas will further reduce sediment and nutrient loads before discharge. Hydrological modelling confirms that peak flows at the Hoffnungsthal Road culvert will remain consistent with pre-development conditions, ensuring no adverse impact on downstream users or infrastructure.

10.5.3.3. Construction and Operational Mitigation Measures

During the construction phase, temporary erosion and sediment controls will be implemented in line with best practice guidelines. These measures include the early installation of detention basins to act as sediment traps, the use of silt fences, diversion bunds, and stabilised entry points, and the avoidance of works near creek lines during periods of high flow.

Once operational, the development will incorporate regular maintenance of stormwater infrastructure, including vegetation within basins and outlet structures. Basin performance and water quality will be monitored, and treated stormwater will be reused for vineyard irrigation and landscape maintenance. This reuse strategy supports WSUD principles and reduces reliance on external water sources.

10.5.4. Site and Groundwater Contamination

Planning Assessment Criteria:

Objective :

To ensure the risk of, and adverse impacts from natural and humanmade hazards from the development are avoided, minimised or mitigated to protect people, property and the environment.

Methods of Investigation :

- Detail any known or potential on and off-site sources of contamination in a Preliminary Site Investigation (PSI) report prepared by suitably qualified and experienced site contamination consultant in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 and the EPA publication Guidelines for the assessment and remediation of site contamination (2019). The PSI must be sufficient to provide an assessment of whether site contamination exists, may exist or is unlikely to exist.
- Describe measures that would be taken to avoid or mitigate environmental, or nuisance impacts during construction and operation of the development.

The following provisions of the Code are considered most relevant in determining site suitability for the proposed land uses at the site with respect to Site and Groundwater Contamination :

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
No relevant provisions.	No relevant provisions.	Site Contamination DO1, PO 1.1, DPF 1.1

Although the proposal includes a winery and vineyards (item 6 per PD14), the introduction of a tourist accommodation (item 4 per PD14) results in a change of land use to a more sensitive activity, therefore requiring investigation into potential existing site contamination.

This assessment was undertaken in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 and the EPA SA Guidelines for the Assessment and Remediation of Site Contamination (2019). It considers both existing site contamination and potential contamination resulting from the proposed development. This section responds to the relevant assessment criteria and is based on the following supporting documentation, provided in **Appendix 19**:

- Preliminary Site Investigation (PSI) by LBWco;
- Soil Sampling and Laboratory Analysis Report by LBWco (2025).

10.5.4.1. Historical Land Use and Site Contamination

Historical land title records indicate that the site was first issued to agricultural lessees in the 1860s. The land remained largely undeveloped until vineyard establishment commenced in 1979, with intensified viticultural activity from 1996 under lease to Southcorp Wines Pty Ltd, and in 2019 by Hamilton's Ewell Vineyards.

A site inspection conducted by LBWco on 31 January 2025 found no evidence of Potentially Contaminating Activities (PCAs) or existing contamination. Surrounding land uses are exclusively agricultural, with no industrial or commercial activities observed. The inspection confirmed:

- No discoloured, odorous, or stained soils;
- No surface waste or mounding indicative of buried materials;
- Minor chemical storage (e.g., Tru-Blue colourant in a 1,000L tank and DJ's Seaweed fertiliser in a 44-gallon drum);
- Presence of Copper-Chrome-Arsenate (CCA) treated posts used in vineyard infrastructure.

LBWco does not consider these materials to pose a contamination risk under current or proposed land use.

Historical aerial imagery identified a detention basin located approximately 140 metres south of the site, visible since 1979. While classified as a Class 2 PCA under PD14, its distance from the subject site excludes it from consideration as an adjacent PCA.

Searches of the EPA Public Register, Site Contamination Index, Environment and Clean-Up Orders, and Authorisations and Applications revealed no PCAs associated with the site. Barossa Council records confirm the only development approval pertains to an existing rainwater tank installed by Southcorp Wines Pty Ltd.

10.5.4.2. Soil Sampling and Laboratory Analysis

In June 2025, LBWco conducted targeted soil and rock sampling across the proposed development footprint, including the future winery, hotel, and associated carparks. Sampling locations were selected to provide sufficient area coverage and were coordinated with geotechnical investigations undertaken by WGA, as provided in **Appendix 20**. A combination of push tube drilling, diamond coring, and excavation was used to recover samples from both shallow and deeper subsurface layers.

Field observations confirmed the absence of fill or anthropogenic inclusions across all boreholes and test pits. No groundwater was encountered during sampling. Soil profiles varied across the site, with clayey sand and sandy clay dominant in the southern portion (hotel area), and thicker clay layers overlying weathered siltstone in the northern portion (winery area).

Chemical analysis of soil and rock samples found:

- No exceedances of adopted human health or ecological risk guidelines;
- Pesticides, herbicides, synthetic pyrethroids, and mineral oils were below laboratory limits of reporting;
- Copper concentrations were within acceptable limits for classification as Waste Fill (WF), with the highest concentration (200 mg/kg) attributed to naturally occurring copper in weathered bedrock.

A potentially complete Source–Pathway–Receptor (SPR) relationship was identified in relation to residual pesticides, herbicides, and fungicides in surface and shallow soils. This risk is limited to site workers during development activities and will be further assessed through ongoing intrusive investigations. No future risks to hotel or winery users were identified, as public access to former vine alleys will be restricted and these areas will be significantly disturbed during construction. Access to remaining vineyard areas will also be controlled, further mitigating exposure risk.

These findings confirm that the site does not pose an unacceptable risk to human health or ecological receptors under the proposed development. No remediation or site-specific management measures are required. Surplus soils and rock materials generated during construction may be reused on-site, particularly for landscaping, or disposed of off-site to an EPA-licensed facility as Waste Fill without further treatment. This demonstrated the land to be suitable for the proposed use without resulting in a risk to the health of future users, as per PO 1.1 of the Site Contamination GDP of the Code.

10.5.4.3. Resulting Soil Contamination and Risk Management

Although site contamination is not currently believed to be present, there remains a potential for soil contamination to occur during the construction phase. To address this, a Construction Management Plan (CMP) will be developed to identify any contamination risks arising from construction activities. The CMP will outline appropriate management strategies, including the assessment, treatment, reuse, or disposal of affected soils, in accordance with relevant EPA South Australia guidelines and best practice standards.

In addition, the CMP will incorporate spill prevention measures and a contingency plan to manage accidental releases of fuels, chemicals, or other hazardous substances. This will include protocols for immediate containment, clean-up, and reporting, in line with the Environment Protection (Water Quality) Policy 2015 and EPA guidelines for secondary containment of oil and chemical storage. These measures are designed to prevent contamination of soil, groundwater, and nearby watercourses, and will include bunding, spill kits, and regular maintenance of containment systems.

10.6. Land Use and Site Conditions

10.6.1. Land Tenure, Protected Areas and Land Use

Planning Assessment Criteria:

Objective :

To ensure that the impacts of development on environmental, social and economic values of adjoining land uses, land tenures and protected areas are avoided or minimised.

Methods of Investigation :

- Provide the following information which will form the basis of the 'existing environment' description for other environmental attributes addressed in the EIS:

- » Details of the existing land uses (including relevant Planning Code Overlays and Zones), land tenures and protected areas at, overlapping or adjoining the development site.
- » Details of site services and infrastructure including utility services (water, gas, electricity, sewerage disposal, wastewater, drainage, trenches or conduits); location of ground and roof plant and equipment (electricity transformers; air conditioning; solar panels etc.).
- » Details of the development (activities or structures) with the potential to impact on existing land uses, land tenures and protected areas that overlap, adjoin or are in the region of the development.
- » Details of existing or potential native title considerations which may be impacted by the development, including land or waters where native title has been determined to exist by the Federal Court, and/or are covered by a native title determination application and/or a registered Indigenous Land Use Agreement.
- Provide a summary assessment of the potential impacts of the development on existing land uses, future (envisaged) land uses, land tenures and protected areas (including, where relevant, those listed below) and how these would be avoided, mitigated or managed, with cross reference to the outcomes of the detailed assessment undertaken for the relevant key environmental attributes under other Assessment Requirements:
 - » existing or adjoining land uses (including with respect to property access (fencing, gates), privacy and enjoyment, conduct of regular or seasonal activities (e.g. grape vintage, sowing, harvesting, spraying, lambing)),
 - » areas protected under the Character Preservation (Barossa Valley) Act 2012, noting the Act recognises the following character values of the district:
 - a) the rural and natural landscape and visual amenity of the district;
 - b) the heritage attributes of the district;
 - c) the built form of the townships as they relate to the district;
 - d) the viticultural, agricultural and associated industries of the district;
 - e) the scenic and tourism attributes of the district; and
 - » and any other relevant legislation or Special Legislative Schemes, and
 - » petroleum and mining tenements and Native Vegetation Heritage Agreements, existing or potential native title considerations, or any other relevant land tenures (including leases and licenses).
- In the context of land tenure, protected areas and land uses, describe location and design options considered, reasons for selection and how the proposed location and /or design avoids and / or mitigates potential impacts and risks to the surrounding environment. Outline and justify any trade-offs in the design.

The following provisions of the Code are considered most relevant to the assessment of the potential consideration towards protected matters:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
PO 1.1, 6.3	Character Preservation District Overlay DO 1 PO 2.1, 2.2, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6,	Interface between Land Uses DO 1 PO 1.2, 2.1

	4.1 DPF 4.1 Significant Landscape Protection Overlay DO 1	Tourism Development DO 1 PO 1.1
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The proposed development has been carefully sited and designed to operate in a compatible manner with surrounding land uses, including viticultural, agricultural and low-density rural residential activity. The site is located within a landscape that is already characterised by tourism-related activity, cellar doors, boutique accommodation and primary production, and the proposed development reinforces and complements the region's established land use character.

10.6.1.1. Existing and Adjoining Land Uses

The surrounding land primarily comprises vineyards, grazing paddocks, and rural allotments. The design of the SBWTAP avoids encroachment on adjoining titles and maintains substantial physical setbacks and vegetated buffers from property boundaries to preserve privacy and minimise disturbance.

Where practical, existing vegetation and topography have been retained to soften visual impacts and reduce the perception of intrusion. The proposed development is not expected to interfere with standard rural operations on adjacent land (e.g. spraying, harvesting, lambing), as the accommodation and hospitality buildings are appropriately setback and have no reliance on shared property access.

The interface with active vineyard land has been managed through appropriate fencing, secure access controls, and internal circulation designed to prevent guests or visitors from entering operational viticultural areas.

10.6.1.2. Land Tenure and Protected Areas

The land is held in private ownership and is not located adjacent to any formally declared conservation reserves, national parks or State heritage areas. The development avoids areas of high environmental sensitivity or public tenure, with biodiversity impacts addressed in a separate section of this report. Land tenure arrangements and cadastral boundaries have been respected, and no changes to public access or right-of-way conditions are proposed.

10.6.1.3. Design Considerations and Location Justification

The location of the project has been chosen primarily for its seclusion, accessibility, proximity to existing tourism infrastructure, minimal ecological sensitivity, and natural buffering from incompatible uses.

The hotel location, tucked into the hillside, was identified early on and apart from some minor shifting to facilitate site manoeuvrability and respond to bushfire risk matters, the hotel footprint and general location have not altered to any substantive degree through the design development of the application. The single, integrated hotel form was deemed essential for operational efficiency and to maximise the co-location of uses, while avoiding land fragmentation and preserving viable agricultural activity. This approach also avoids scattered building envelopes and preserves large areas of open space between buildings and neighbouring land, thereby protecting the rural interface and broader landscape character.

While the proposed hotel building technically comprises six storeys in height (in the central core area only), its elongated horizontal form and careful siting below the ridgeline into excavated ground help reduce its visual prominence within the broader

landscape. The building mass and orientation have been designed to follow the natural contours of the site, with architectural treatments that visually articulate the façade.



Figure 10-11 : Proposed development render (Source: Baukultur Architectural Report)

The vineyard and cellar door elements are co-located and integrated with the tourism uses in a manner that supports continued agricultural production while contributing to the region's strategic goals for economic diversification and visitor experience.

10.6.1.4. Barossa Valley Character Preservation and Relevant Code Overlays (Protected Areas)

The site is within the area identified by the Character Preservation (Barossa Valley) Act 2012. This Act recognises the following character values of the district:

- the rural and natural landscape and visual amenity of the district;
- the heritage attributes of the district;
- the built form of the townships as they relate to the district;
- the viticultural, agricultural and associated industries of the district;
- the scenic and tourism attributes of the district.

The site is also within the Code's **Character Preservation District (CPD) Overlay** which seeks to recognise, protect and enhance the special character of Character Preservation Districts.

The Character Preservation (Barossa Valley) Act 2012 became operational in January 2013. This legislation provides that the special character of the district is recognised, protected and enhanced while providing for the economic, physical and social wellbeing of the communities within the districts.

The CPD supports investment in the economic base of the district by enabling a range of tourism related activities which will enhance and reinforce the quality and diversity of the landscape and experiences available to visitors.

Importantly new development must protect the visual amenity of the district derived from natural features such as the expansive rural views, the undeveloped backdrop of the Barossa Range and escarpment, remnant native vegetation, large River Red Gums, open space, rolling hills and watercourses.

Recognising the importance of the CPD, the project design approach is to deliver a sensitive, responsive design of valued adding tourism business activities, operating in collaboration with continued and enhanced viticultural activities.

Key CPD Objectives from the Act and the Character Preservation District Overlay in the State's Planning and Design Code are outlined below, together with the design approach adopted by the project in order to respond to the CPD aims.

CPD Objective - The preservation of existing natural features including topography, watercourses and mature trees.

Design Response - achieved through limiting cut and fill to only that required to minimise visual impact of buildings. The natural form of the site and the backdrop of the Ranges is not altered to any significant degree with the hotel building nestled into the hill side, rather than on top of it. The setback and siting of the two buildings and other site activities protect the creek lines and all mature trees.

CPD Objective - That buildings and structures do not interrupt views of the skyline.

Design Response - achieved through stepping and nestling the larger building elements into the land so as to minimise the visual mass of the buildings, in conjunction with assessing the visibility of the built form elements as viewed from beyond the site. The additional excavation and sinking of one level of the hotel lower further, supports this CPD objective, and the VIA assessment clearly demonstrates that the development will not be visible, other than within the immediate surrounds of the site. Both the long view visas and skyline views are unaffected by the proposal as sought by Overlay PO 3.2.

CPD Objective - Buildings and structures harmonise with the natural features of the landscape and reinforce the rural character through the use of muted, neutral, non-reflective landscape colours on external surfaces.

Design Response - achieved through careful design development which embraces the unique characteristics of the southern Barossa, and incorporates muted and natural toned materials, colours and textures to external building surfaces (PO 3.3).

CPD Objective - Large buildings and structures are sited and oriented to minimise their visual bulk, particularly if close to roads or in open settings where there are no other buildings or mature trees in close proximity.

Design Response - achieved through the generous setbacks, excavated siting, orientation and construction methods of the buildings occurring in a manner which minimises the visibility of buildings beyond the site while still ensuring quality views and northern sunlight are prioritised for hotel guests. The siting of the winery adopts similar principles, albeit sited on a lower point of the site and closer to the road. Vegetation and other forms of screening will ensure visual amenity for neighbouring properties is maintained.

CPD Objective - Buildings and structures are grouped to create compact clusters well set back from public roads.

Design Response - achieved through defining and separating the two distinct elements of the project – the hotel building and the winery building – which will be built and operate in a collaborative manner, while being well separated as two unique but complementary clusters of buildings.

The combined development footprint covers an area of approx. 5% of the total site area of the land holding.

CPD Objective - Development mitigates the need for long, steep access roads that require excessive grading or removal of vegetation.

Design Response - achieved through separating vehicle access for the hotel building and the winery buildings and utilising the closest, most direct access points from Hoffnungsthal Road (for winery) and Menzel Road (for Hotel). Limited access through site will be for service vehicles only and existing cleared tracks can be used for these purposes.

Protected Areas Commentary

Tourism is a legislated element of the special character of the Character Preservation Districts (CPD) located in the Barossa and McLaren Vale. It is important to recognise that the CPD does not intend to prohibit development. The intent is to afford the District additional protections and enhancement through carefully considered development outcomes which recognise and value the special character. The CPD designation seeks to protect the region's unique identity by limiting subdivision and residential expansion (neither of which are proposed) while supporting tourism and value-adding activities that complement primary production. The SBWTAP proposal aligns with these objectives by enhancing the region's tourism appeal, preserving viticultural land, and fostering economic clustering.

The Overlay clearly envisages that development will occur as it seek for such development to “contributes to and maintains the historic identity and character of townships through appropriate:

- a) form
- b) scale
- c) siting
- d) design
- e) landscaping.” (PO 2.2)

Furthermore, Overlay PO 3.4 recognises that ‘large buildings’ may be built in the CPD. The suitability of these large buildings is contingent on response design which minimises visual massing, which as discussed, as been achieved with the SBWTAP.

From the outset, the SBWTAP project has sought to embody the CPD, as this special character is precisely what is sought by the winery and hotel operators and their future guests to the region. The project directly achieves the Desired Outcomes (DO2) of the CPD Overlay as a proposal which reinvests in the primary production activities on the site while incorporating value adding enterprises.

The project also achieves DO 1 of the Overlay (as well as PO 3.1) through its protection of the key feature of the region including expansive rural views, the backdrop of the Barossa Range and escarpment, remnant native vegetation, open space, rolling hills and the watercourses.

The site is also located also within the **Significant Landscape Protection Overlay** which seeks the conservation of the natural and rural character as well as scenic and cultural qualities of significant landscapes (DO 1). There is some overlap between this Overlay and the CPD however it is noted that the Significant Landscape Protection Overlay seeks to restrain the intensity of land uses (PO1.1) and ensure any development conserves the natural and rural landscape (PO 1.2). In this regard land uses such as renewable energy facilities (i.e. wind farms), large scale industrial activities and intensive animal husbandry are not supported.

Further, development is encouraged to be carefully sited and designed to:

- complement rural or natural character
- minimise disruption to natural landform
- integrate existing natural environmental features, including native vegetation
- minimise impacts on wildlife habitat
- be low-scale
- be visually unobtrusive and blend in with the surrounding area
- be located below ridge lines. (PO2.1)

The project seeks to address the points above, as previously outlined and does not propose any of the high intensity land uses listed. While it is acknowledged that the development will have some impact on the immediate landscape due to the additional buildings, activities and movement of people and vehicles, the impact is limited to a confined area and will not undermine the broader intent of the Significant Landscape Protection Overlay.

Conclusion

The proposed development has been designed to align with the Code's intent to minimise land use conflict, maintain rural character, and support compatible forms of tourism and primary production. The siting, layout and massing of buildings, particularly the horizontal form and sub-ridgeline positioning of the hotel, mitigate visual and physical impacts on adjoining agricultural land, while generous open space buffers and internal access controls reduce the potential for interference with neighbouring operations such as spraying, harvesting and livestock management.

The proposal supports ongoing viticultural activity while introducing complementary tourism uses consistent with regional planning policy. It maintains a clear separation from adjacent titles, respects existing land tenure and avoids encroachment on protected or sensitive areas. Overall, the development satisfies the relevant policy objectives and performance outcomes relating to land use compatibility, rural interface, and character protection areas.

10.6.2. Infrastructure and Services

Planning Assessment Criteria:

Methods of Investigation :

- Provide the following information which will form the basis of the 'existing environment' description for other environmental attributes addressed in the EIS:
 - » Details of site services and infrastructure including utility services (water, gas, electricity, sewerage disposal, wastewater, drainage, trenches or conduits); location of ground and roof plant and equipment (electricity transformers; air conditioning; solar panels etc.).
- Detail the power, water and telecommunications (mobile phone, NBN etc.) infrastructure and service requirements for the development; the capacity of existing infrastructure and services; and proposed approach to addressing any infrastructure or service shortfalls required to meet the needs of the development while sustaining the performance of infrastructure and services for existing users.

A detailed infrastructure investigation has been undertaken to inform the baseline condition of utility services at the site, including potable and recycled water, electricity, sewerage disposal, wastewater, drainage, and telecommunications. The assessment is based on Dial Before You Dig data, government databases, site inspections, and input from relevant service authorities, further detailed in the Authority Services Infrastructure Report prepared by Lucid Consulting, provided in **Appendix 21**.

Existing Infrastructure

10.6.2.1. Water Supply & Fire Services

The site is traversed by a SA Water Corporation-operated 1000mm drinking cold water (DCW) transmission main along Hoffnungsthal Road; however, this main is not available for direct connection. Two 20mm water metres are located along

Hoffnungsthal Road, though one lies outside the site boundary, so is unavailable for use, and the other lacks sufficient flow capacity to support the proposed development.

Accordingly, the existing potable water infrastructure servicing the site is, therefore, inadequate for the project.

10.6.2.2. BIL Scheme Recycled Water

A 150mm recycled water main and 60mm metre connection, owned by Barossa Infrastructure Ltd, runs along Hoffnungsthal Road. This licensed water source is used for vineyard/primary production irrigation, but does not provide potable water.

10.6.2.3. Sewerage and Wastewater

There is no SA Water or Barossa Council CWMS sewer infrastructure within proximity of the site. The nearest CWMS connection points are located over 4 km away and have been deemed unfeasible due to distance and engineering constraints. No existing on-site wastewater treatment infrastructure is in operational condition.

10.6.2.4. Groundwater Services

The subject site contains an existing bore, owned and operated by Barossa Council, which has historically been used for irrigation. The system includes an above-ground pumping station and two (2) holding tanks. Site inspections identified that the infrastructure is in a depleted condition, making it unlikely to be suitable for servicing the proposed development.

10.6.2.5. Electricity Supply

Two 7.6 kV overhead high-voltage (HV) lines run along Hoffnungsthal Road and Menzel Road. A 75 kVA pole-mounted transformer located within the property currently services a small on-site pump but does not have the capacity to support the proposed hotel or winery. No underground low-voltage (LV) infrastructure is present at the main building sites. An additional 7.6 kV overhead HV line traverses the site from Menzel Road to the neighbouring property immediately to the south.

10.6.2.6. Telecommunications

Telstra copper cables are present along Hoffnungsthal and Menzel Roads. These services are insufficient to meet modern broadband requirements. NBN fixed wireless services are also available, but the available capacity is inadequate for the commercial demands of the proposed development. There is no fibre or high-speed broadband infrastructure on site.

10.6.2.7. Gas

There is no existing natural gas infrastructure in the area, and the development does not propose to use gas appliances or supply.

10.6.2.8. Drainage and Trenches

No significant underground drainage or conduit infrastructure is present on site. Stormwater and wastewater management will be addressed under separate sections under 10.7.3 and 10.3.5.

Infrastructure and Service Requirements

The proposed development comprises a winery and tourism accommodation precinct, including a hotel and associated hospitality and visitor infrastructure. These uses require substantial upgrades to existing infrastructure services to meet commercial operational standards and maintain service performance for both the site and the surrounding community.

10.6.2.9. Power Supply – Requirements and Upgrades

A transmission solution has been agreed with SAPN (subject to final negotiations), which comprises the following:

Hotel: Estimated electrical demand of 750kVA. Proposed installation of a 1000kVA pad-mounted transformer (derated to 850kVA) at the rear of the hotel, fed from existing overhead HV lines at the rear of the site.

Winery: Estimated electrical demand of 500kVA. Proposed installation of a 750kVA pad-mounted transformer (derated to 640kVA) near the Hoffnungsthal Road frontage.

10.6.2.10. Water Supply – Requirements and Upgrades

The minimum SA Water requirement is a 150mm connection for commercial development. Following consultation and discussion with SA Water, the proposed development is likely to be serviced by an extension of a 200mm water main from the corner of Lindner and Hoffnungsthal Road, approximately 770m to the west, pending final approval from SA Water.

10.6.2.11. Fire Services

The project will connect to an upgraded 200 mm SA Water main, allowing a dedicated firefighting supply to the site. Final design will be confirmed once SA Water flow and network analysis testing is complete. Three servicing options are under consideration:

- Option 1 – Full Onsite Storage : If SA Water flow/pressure is insufficient, all firefighting water (including any bushfire allowance) will be stored onsite in two circular steel panel tanks of 185 kL each (total 370 kL).
- Option 2 – SA Water Meets Demand : If SA Water can meet the required flow rate (≈ 40 L/s), onsite storage can be minimised to about 77 kL in a smaller rectangular tank, relying on the main to infill during a fire.
- Option 3 – Partial SA Water Supply : If SA Water provides only partial flow, tank capacity will be scaled between 77 kL and 370 kL depending on available infill rates.

All options include two diesel-driven fire pumps. The location of tanks and pumps is flexible and may be adjacent to the hotel/winery to reduce reticulation, or remote as a performance solution, subject to fire brigade approval. Remote locations would require larger pumps/pipework due to pressure losses. The preferred and most efficient solution for the hotel is to site infrastructure locally, noting this may reduce infill rates and increase required storage.

10.6.2.12. Sewerage and Wastewater

An on-site wastewater treatment and disposal system is proposed, with detailed design provided in the supporting environmental engineering documentation, as referred to in Section 10.3.5 and **Appendix 16**.

The system will be designed to meet EPA requirements and accommodate peak operational loads from both the winery and hotel.

10.6.2.13. Telecommunications

Installation of a dedicated underground fibre-optic connection is proposed, extending approximately 2 km from the Lyndoch Valley Highway along Hoffnungsthal Road. The fibre service will support symmetrical upload/download speeds of 1,000 to 2,000 Mbps, future-proofing the site and enabling extended high-speed connectivity to the winery.

10.6.2.14. Groundwater

Water from the Barossa Infrastructure main will be used exclusively for non-potable irrigation demands.

Groundwater infrastructure exists on site, including two holding tanks and a bore; however, the current pump set is in poor condition and will not be reused in its current form.

10.6.2.15. Policy and Regulatory Compliance

The Barossa Winery and Tourism Accommodation development demonstrates compliance with relevant Planning Assessment Criteria and the infrastructure policies of the Planning and Design Code. The site is currently under-serviced, with limited access to potable water, wastewater, electricity, and high-speed telecommunications.

The development includes clearly defined upgrade solutions to address these infrastructure shortfalls. These have been informed by site investigations, authority data, and technical assessments, and are designed to meet projected demand while sustaining the performance of existing networks.

The proposed approach ensures the delivery of essential services in a coordinated, efficient, and sustainable manner. It supports the long-term functionality of infrastructure systems and aligns with policy objectives for integrated service provision and minimal off-site impact.

10.7. Physical Environment

10.7.1. Soils, Landform and Geology

Planning Assessment Criteria:

Objective :

To ensure development is undertaken in a manner that protects the productivity and quality land including, soil, subsoil and landform and avoids impact to other environmental values.

Methods of Investigation :

- Provide a detailed description of the soils, landform and geology in the area of the development including the potential for water and wind erosion, soil salinity, acid sulfate soils and soil contamination
- The description should identify any areas of ground instability and any ground conditions that may be susceptible to subsidence from development activities (e.g. deep excavation, tunnelling, dewatering) and direct and indirect changes in vegetative cover. Identify properties, structures and infrastructure that may be susceptible to subsidence.
- Describe the development activities with potential to impact on soils and ground stability and address the implications of seismicity in the area in relation to both the construction and operation of the development.
- Describe the extent of cut and fill required to undertake the development, both in area, height and volume, and how material would be re-used and/or disposed. A bulk earthworks summary and indicative staging plan must be provided, including potential stockpile areas.
- Identify the risks of contamination of land from spills of fuel (or other toxic substances). Describe measures for the prevention and containment of spills, describe the contingency plans to be implemented in the event of spills, and comment on their expected effectiveness.
- Ensure that appropriate soil contamination investigations have been undertaken and that soil generated from earthworks is managed in accordance with EPA guidelines, including for re-use on site or removal of material off-site for re-use, treatment or disposal.

The following provisions of the Code are considered most relevant to the assessment of the impact on the Soils, Landform and Geology:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
Rural Zone PO 2.2, PO 10.1	Character Preservation District PO 4.1 Significant Landscape Protection Overlay PO 4.1	No relevant provisions

WGA have prepared a Geotechnical Investigation Report (**Appendix 20**) based on field work and laboratory testing to inform the suitability of the site for the proposed hotel construction. A summary of their findings as well as other commentary addressing the assessment criteria is provided below.

10.7.1.1. Site Topography and Geological Profile

The landform slopes predominantly towards the north and northeast, with elevation ranging from approximately 260–270 metres Australian Height Datum (AHD) at the southern boundary to 240–250 metres AHD at the northern extent. This natural gradient supports effective surface water drainage and contributes to the site's overall stability.



Figure 10-12 : Topographic Map (Source: Lotsearch)

Geotechnical investigations confirm that the site is underlain by weathered siltstone and schist, transitioning to high and very high strength rock below approximately 7.5 metres. Laboratory testing recorded values up to 82 MPa, indicating very high

strength and confirming the suitability of the geology for supporting heavy structures such as the proposed hotel. The bedrock is classified as non-reactive, with low shrink-swell potential, reducing the risk of movement due to moisture changes. No groundwater was encountered in boreholes or test pits, and the site is not subject to known subsidence risks. The absence of groundwater simplifies construction logistics and reduces the likelihood of dewatering impacts.



Figure 10-13 : Geological Map – Ndw = Woolshed Flat Shale, Q = Quaternary rocks (Source: Lotsearch)

10.7.1.2. Earthworks and Foundation Design

Bulk earthworks will be undertaken to establish stable building platforms and internal access roads. Preliminary assessments indicate cut and fill depths of up to 7.0 metres at the hotel site and up to 3.0 metres at the winery site. The design prioritises on-site reuse of suitable materials (where feasible) to minimise waste, traffic, and environmental impact. Where feasible, clayey soils will be used for non-structural fill and landscaping, while excavated rock will be processed for use in scour protection and retaining walls. Temporary stockpile areas will be managed with erosion and sediment control measures and integrated into site rehabilitation plans. These practices align with EPA guidelines and ensure that soil generated from earthworks is either reused on-site or disposed of appropriately.

The geotechnical report recommends the use of spread footings and bored piles founded in bedrock, with allowable bearing pressures up to 700 kPa in moderately weathered rock. Bored piles will be socketed into competent rock, ensuring long-term structural stability. Elastic settlement is expected to be less than 10 mm, which is well within acceptable limits for hotel structures and other built elements.

It is acknowledged that both the Character Preservation District and the Significant Landscape Protection Overlay seek to limit the extent of excavation and only support cut and fill when it is in association with minimising the visual impact of buildings or the construction of water storage facilities (PO 4.1 for both Overlays).

The SBWTAP proposes excavation for both the hotel and winery buildings however, the cutting, which is into the side of hills for both buildings is solely for the purpose of minimising the visual impact of these new buildings. Excavation is also proposed to accommodate dam/water retention basin construction, again a purpose envisaged by the Code policy.

The depth of cut proposed is greater than that suggested by the corresponding DTS/DPF for both PO 4.1 provisions (being 1.5m and 0.75m respectively) however the proposed cut will not be exposed so as to visually deform the natural slope of the land, but rather will be hidden behind and retained by the proposed hotel and winery buildings such that the extent of cut will not be visually apparent.

The additional excavation proposed for the hotel directly responds to concerns regarding visual impact and the lowering of the building will further sink the hotel into the hill side.

For the reasons, the extent of cut and fill is considered acceptable and generally in accordance with the Code.

10.7.1.3. Soil Characteristics and Seismic Considerations

Soils across the site are slightly alkaline, with low sulphate and chloride concentrations. The exposure classification for buried concrete is non-aggressive to mild, supporting long-term durability of foundations and infrastructure. The risk of water and wind erosion is considered low due to the cohesive nature of the clayey soils and the presence of established vegetation. Acid sulfate soils are not present, and salinity levels are negligible.



Figure 10-14 : Soils Classification Mapping – D1 = loam over clay on rock, D2 = loam over red clay, F1 = loam over brown or dark clay, K3 = Acidic sandy loam over red clay on rock (Source: Lotsearch)

The site is not located within a seismically active zone. According to the 2023 National Seismic Hazard Assessment, the Peak Ground Acceleration for the area is estimated between 0.03g and 0.06g. These values are consistent with Australian Standard AS1170.4, and all structures will be designed to meet these seismic requirements. No active fault lines are mapped within close proximity to the site.

10.7.1.4. Contamination Risk and Spill Management

Soil contamination investigations have confirmed that the site is free from existing contamination. Risks of contamination from spills of fuel or other toxic substances during construction will be managed through bunded storage areas, spill containment protocols, and emergency response plans. These measures are expected to be effective and will be detailed in the Construction Environmental Management Plan (CEMP) and have also been discussed in previous sections of this EIS report.

10.7.2. Earthworks and Material Management

The following provisions of the Code are considered most relevant to the assessment of the impact on the earthworks and material management:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
Rural Zone	Character Preservation District Overlay	Design
PO 2.2, PO 10.1	PO 4.1	PO 8.1
	Significant Landscape Protection Overlay	
	PO 4.1	

MLEI Consulting Engineers has prepared a site-wide comprehensive civil design and stormwater management strategy; the full report is provided in **Appendix 18**. Given the naturally undulating topography of the 12.6-hectare site, bulk earthworks are required to facilitate building platforms, internal access roads, drainage infrastructure, and surface water management systems. These earthworks respond to the site's hilly terrain and have been planned to minimise environmental disturbance and optimise on-site reuse of materials where feasible. This approach supports the Code's emphasis on minimising earthworks (General Development Policies – Design PO 8.1) and reducing the visual prominence of buildings in rural and sensitive landscape settings (PO 2.2 and PO 10.1 of the Rural Zone).

The proposed earthworks and material handling approach respond directly to site constraints and environmental responsibilities. The reuse of material has been prioritised to reduce waste and traffic, and detailed cut and fill modelling will be finalised as part of the detailed design stage. These outcomes, along with final stockpile and staging plans, will be documented and managed under the Construction Management Plan to ensure compliance with environmental performance requirements. This is consistent with the objectives of the Character Preservation District Overlay (PO 4.1), which seeks to ensure excavation is limited to reducing visual impacts of buildings or enabling functional infrastructure.

10.7.2.1. Site Topography

The site is characterised by rolling slopes and intersecting valleys:

- The Hotel site, located at the southern end, features steeper terrain with an average slope of approximately 14.5%;
- The Winery site is situated on more moderate terrain, averaging 9% slope, with some areas reaching up to 15%.

Both areas will require cut and fill operations to achieve stable and accessible development platforms. The use of flatter land for key structures such as the winery aligns with DTS/DPF 2.2 of the Rural Zone, which seeks to restrict building platforms to slopes of 10% or less where practical. The hotel site, while steeper, has had its earthworks carefully designed to mitigate visual and environmental impact.

10.7.2.2. Cut-and-Fill Volumes and Balance

Preliminary assessments indicate the following indicative cut and fill depths:

- Hotel Site: Cut and Fill depth: up to approximately 7.0 metres;
- Winery Site: Cut and Fill depth: up to approximately 3.0 metres.

Development Site	Cut (m³)	Fill (m³)	Balance (m³)
Hotel	22,000	36,800	14,800 (FILL)
Winery	27,800	17,400	10,400 (CUT)

MLEI have provided estimated volumetric calculations in their report (Appendix 18) which are extracted above. Estimated cut and fill volumes were refined through three-dimensional design modelling and confirmed in the detailed design documentation. As previously discussed, while some areas exceed the DTS/DPF cut-off thresholds for excavation and filling, including the 1.5 metre vertical limit under the Rural Zone and Character Preservation District Overlay, and the more stringent 0.75 metre thresholds under the Significant Landscape Protection Overlay, the extent of earthworks is justified by site topography, access and safety requirements, and the design intent to reduce long-term visual impact. Accordingly, the approach remains consistent with PO 4.1 of both overlays and PO 2.2 and PO 10.1 of the Rural Zone.

10.7.2.3. Material Reuse and Disposal

Geotechnical investigations indicate that the site is underlain by shallow rock with clayey overburden. The strategy for material management includes:

- Reuse of clayey soils for non-structural fill and landscaping (where possible);
- On-site processing of excavated rock (where suitable) for potential use in:
 - Stormwater basins scour protection;
 - Rock benching, retaining walls and fill material;
- Disposal of unsuitable or excess material at a licensed facility, in accordance with environmental regulations.

Materials will not be used beneath building foundations or load-bearing infrastructure unless suitability is confirmed during geotechnical testing. These practices support the objectives of the General Development Policies - Design (PO 8.1) and overlays by limiting disturbance and avoiding unnecessary off-site haulage, while ensuring compliance with environmental standards.

10.7.2.4. Stockpile Management

Temporary stockpile areas will be required to manage bulk earthworks. While specific locations will be determined during construction planning, these will be:

- Sited on flat, stable ground away from watercourses, steep slopes, and ecologically sensitive areas;
- Protected with erosion and sediment control measures;
- Integrated into site rehabilitation or reshaped at later construction stages.

Final stockpile locations and staging will be addressed in the Construction Management Plan. Stockpiles will be managed in accordance with PO 4.1 of the Significant Landscape Protection Overlay, ensuring that any temporary landform changes are stabilised, screened, and rehabilitated using indigenous species.

10.7.2.5. Policy and Regulatory Compliance

The approach to bulk earthworks has been carefully calibrated to respect site conditions and policy direction. While some excavation depths exceed the default thresholds, the works are necessary to achieve safe access and stable development platforms. Mitigation through design, reuse, rehabilitation, and erosion control measures ensures consistency with the relevant Planning and Design Code provisions.

10.7.3. Surface Water and Groundwater

Planning Assessment Criteria:

Objective :

To ensure the quality of groundwater and surface water is protected so that environmental values including ecological health, land uses and the welfare and amenity of people are maintained.

Methods of Investigation :

General Consideration

- In the context of surface water and groundwater, describe location and design options considered, reasons for selection and how the proposed location and /or design avoids and / or mitigates potential impacts and risks to the surrounding environment. This includes potential impacts arising for the storage, treatment and disposal or wastewater on local surface and groundwater resources.
- Describe the options for supplying water to the development including potable water (if relevant) and temporary demands during the construction period. Outline and justify any trade-offs in the design. Note – As confirmed by the proponent, the EIS guidelines have assumed that the total net area of vineyard is not increasing and that no additional water is required for its operation, such that further information on this element is not required. If additional water was needed for the vineyard component, this aspect would need to be reconsidered by the EIS.
 - » Further clarification must be provided (in relation to surface water entitlement) if the roof area connected to tanks exceeds 2,500m² or if water flowing over ground is collected and/or used.
- If relevant, outline how any unknown wells found during construction will be maintained (e.g. backfilled, capped) in accordance with the obligation to maintain a well in s119 of the Landscape South Australia Act 2019. Please contact the State Drilling Inspector on 8463 6841 or 0428 828 569 for advice on any matters relating to wells on the site.

Surface water

- Describe existing surface water environmental conditions of the site (including seasonal variations and variations with flow). Water quality, any existing site contamination and potential sources of surface water pollution should be addressed.
- Describe the legislative, regulatory and planning contexts for surface water that apply to the development, including relevant Council standards for stormwater management.
- Describe the potential for pollution (e.g. sediment plumes, spills to land and water, discharge of stormwater and wastewater, dewatering) of watercourses and drainage channels during construction and operation, including locations where discharge may occur.
- Describe potential alteration to surface water flows as a result of the development (including to watercourses) and include details of the nature of the works. If relevant, discuss the implications of these changes for downstream water uses and how these impacts will be minimised.
- Describe on-site storage and treatment requirements for wastewater from accommodation and/or offices and workshops. Identify the risks of contamination of land from spills of fuel (or other toxic substances).
- Describe measures for the prevention and containment of spills (i.e. bunding for wastewater).

- Describe the proposed mitigation measures to protect the environmental values for surface water quality, how the relevant standards and indicators may be achieved, to protect surface water during construction and operation.
- Provide details of proposed wastewater and stormwater management, as well as any water sensitive design features as part of the development (in order to meet the Environment Protection (Water Quality) Policy 2015 (Water Quality EPP)).
- The EIS must also incorporate measures and actions to address (but not be limited to) the following issues, where required:
 - » Site plan identifying all water related features and infrastructure for the storage, treatment and/or reuse of potable water, stormwater, wastewater and irrigation water associated with both the tourist accommodation and winery.
 - » Water balance information, including the total water needs of all components of the development, including taking into account existing water allocation/irrigation needs of the primary production element (winery etc.).
 - » Total wastewater generation from the development (based on projected wastewater volumes per day), for both the hotel and winery elements.
 - » A description of how all wastewater is collected, managed and relayed/discharged (including computations to demonstrate acceptable control discharge to effluent treatment facilities, if applicable, and details of any upgrades to the system that may be required).
 - » A description of how sewage will be captured and treated on site, if no connection to a sewer or CWMS is available, and how the wastewater will be either removed from site or applied to a land application area to a sustainable way, taking into consideration water and nutrient balances. The sources of sewage should include all wastewater produced from the accommodation facility, day spa, restaurant, cellar door, toilets etc.
 - » A description of how all winery wastewater will be managed on site (including storage and treatment), and how this treated wastewater will be re-used on site (e.g. to irrigate the vineyards or other vegetation) and that it will be fit for purpose. Demonstrate how the irrigation is sustainable (i.e., hydraulic and nutrient loads are appropriately managed).
 - » Predicted stormwater generation volumes and details of stormwater quality improvements, including the location and sizing of bio-retention swales and basins, anticipated quality improvements and details of any other proposed stormwater quality treatment features, and details of where and how treated stormwater will be discharged into the environment.
 - » Details of any works proposed in or adjacent the banks of the watercourses traversing the site, such as any driveway crossings, pedestrian bridges or rehabilitation works, and how impacts to the watercourses from these works will be prevented or minimised.
 - » Contingencies to address any detrimental effects, especially on local hydrology.
- Two dry watercourses / creek beds are observed to be present in the southwestern and southeastern portions of the site and merge within the centre of the site before discharging across the northern site boundary.

Groundwater

- Describe the legislative, regulatory and planning contexts for groundwater that apply to the development.

- In general terms, describe the known groundwater related environmental conditions, including the quality and significance of groundwater in the area of the development and any surrounding area potentially affected by the proposed development's activities (tourist accommodation and winery). Include the following (where relevant):
 - » describe the nature, type, geology / stratigraphy and depth to and thickness of the aquifers, hydraulic properties and value as water supply sources,
 - » any existing site contamination, and any identified potential sources of groundwater pollution,
 - » characterise the quality and volume of the groundwater including seasonal variations of groundwater levels, and
 - » describe existing groundwater supply infrastructure (e.g. bores, wells, or excavations).
 - » describe measures to ensure that fuel and/or chemicals stored on site during either construction and/or operation of the development do not impact on local groundwater resources.

If no impacts on groundwater are identified, either from additional extraction of groundwater or from changes in hydrology or water quality resulting from the development, the following investigations are not required to be undertaken under PE3.

- Describe present and potential users and uses of groundwater water in areas potentially affected by the development, including groundwater dependent ecosystems (GDE).
- Describe the potential changes to hydrology (including water quality), as a result of the proposal, and the implications of these changes.
 - » Where groundwater would be taken by the development, quantify the volume of water that would be taken, the timeframe over which the take would occur and the potential impact on groundwater users.
- For any additional extraction (over and above the existing water licence) during the construction or operational phases, provide an assessment and groundwater model that demonstrates the impact on the Barossa Prescribed Water Resources Area. The groundwater model should incorporate current information from government agencies, the relevant Water Allocation Plan and strategic or regional plan. The model should identify (where relevant):
 - » the impact of the proposed extraction of the additional water on the groundwater resource including:
 - » a description in the context of the existing monitoring information, presented as groundwater contour maps, hydrographs, concentration plots and in tabulated form.
 - » impact of the extraction on each aquifer described in terms of water pressure and water quality at the local and regional level.
 - » groundwater contour maps of source aquifers should be provided overlain with GDEs (including EPBC-listed springs) and bores.
 - » the impact of the proposed extraction of the additional water on the other aquifers, described in terms of water pressure and water quality at the local and regional level.

The following provisions of the Code are considered most relevant to the assessment of the Surface Water and Groundwater management:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
No relevant provisions.	Water Resources Overlay DO 2	Beverage Production in Rural Areas PO 2.3, PO 2.4 Design PO 3.1, PO 7.7 Water Sensitive Design PO 31.1, PO 31.2, PO 32.1 Waste Treatment and Management Facilities PO 2.1

MLEI Consulting Engineers has prepared a site-wide comprehensive civil design and stormwater management strategy; the full report is provided in **Appendix 18**. The development has been designed to ensure that the quality of both surface and groundwater resources is preserved, thereby maintaining ecological health, enabling ongoing land use, and protecting public welfare and amenity. The project integrates water-sensitive urban design (WSUD) principles and environmentally responsible civil engineering practices to mitigate hydrological and water quality impacts during construction and operation, in accordance with The Barossa Council's Infrastructure Assets Guidelines and relevant environmental standards.

10.7.3.1. Water Supply and Reuse

Potable and Construction Water Supply

No permanent or interim potable water supply will be drawn from on-site sources. All potable water and temporary construction-phase water (e.g. for dust suppression or concrete mixing) will be sourced externally, via licensed water suppliers or cartage. This ensures protection of both surface and groundwater resources during development.

Importantly, as confirmed by the proponent, no increase in vineyard area is proposed, and therefore, no additional irrigation demand is introduced. This aligns with the assumptions set by the EIS Guidelines and avoids the need for further water allocation or licensing assessments under the applicable Water Allocation Plan.

Surface Water Entitlement Considerations

At this stage, individual roof areas connected to each tank system are expected to remain within the 2,500 m² threshold that would otherwise trigger surface water licensing under state policy. However, if cumulative roof areas connected to any one tank system exceed 2,500 m², or if overland stormwater flow is actively captured and reused, further clarification and regulatory engagement will occur during the detailed design phase.

10.7.3.2. Groundwater Considerations

The site is underlain by shallow rock with clayey soils, resulting in low permeability and limited groundwater interaction. There is no proposed extraction of groundwater for construction or operation, and no known bores or groundwater-dependent ecosystems (GDEs) have been identified on site.

All fuel and chemical storage areas will be bunded and located away from drainage lines. Soakage zones are incorporated into detention basins but are not expected to contribute significantly to recharge. Given these measures, the risk of adverse impact on local groundwater is considered negligible. These measures are consistent with Beverage Production in Rural Areas PO 2.3 and Waste Treatment and Management Facilities PO 2.1, ensuring soil and groundwater are protected from contamination through appropriate site layout, drainage design, and material storage controls.

The site is located within the Barossa Prescribed Water Resources Area, and as no groundwater will be taken, no licensing or modelling is required under the Water Allocation Plan.

Wells and Groundwater Infrastructure

No groundwater wells have been identified on the site. If any unknown wells are encountered during construction, they will be managed in accordance with Section 119 of the Landscape South Australia Act 2019, including backfilling and capping. Advice will be sought from the State Drilling Inspector where required.

10.7.3.3. Stormwater Management Requirements

The stormwater management strategy has been developed to achieve the following key requirements, as outlined by The Barossa Council and the Environmental Protection Authority, and in alignment with DO 2 of the Water Resources Overlay to maintain the natural drainage and conveyance function of existing watercourses through site-responsive civil works and passive flow paths, which will assist in the effective management of flood waters and stormwater runoff across the site:

- Post-development runoff is to be discharged into the existing watercourse within the site;
- Peak flows at the Hoffnungsthal Road culvert are to remain no greater than pre-development conditions for both 5% (minor) and 1% (major) Average Exceedance Probability (AEP) rainfall events;
- On-site detention is to be provided to restrict flows and achieve these targets;
- Retention, re-use or soakage systems are to be included to withhold frequent flows from smaller events (1–2 year AEP) and avoid frequent wetting of natural channels;
- Stormwater quality is to meet current best-practice pollutant reduction targets:
 - 90% reduction in gross pollutants;
 - 45% reduction in Total Nitrogen (TN);
 - 60% reduction in Total Phosphorus (TP);
 - 80% reduction in Total Suspended Solids (TSS);
- Direct drainage connections to the watercourse must incorporate scour protection and avoid flow obstruction;
- Overflow paths for 1% AEP events must be designed to prevent inundation of buildings or infrastructure;
- The overall SMP must demonstrate that the development does not create adverse downstream impacts.

10.7.3.4. Stormwater Management Strategy

Stormwater runoff will be captured, detained, treated, and then discharged into the existing natural watercourse, with outflows limited to pre-development flow rates. The strategy incorporates a range of on-site controls and infrastructure, including:

- A combination of surface grading, kerb and gutter, open vegetated drains, inlet pits, and underground pipe networks;
- Upstream diversion drains to redirect external catchment flows around the development areas;
- Detention basins at both the Hotel and Winery sites with controlled outlets;
- Additional rainwater storage at the Winery site via above-ground tanks;
- Scour protection measures (e.g., rock beaching) at all basin discharge points;
- Retention below basin outlets for very frequent events through shallow storage zones (nominal 300 mm);
- Vegetation within detention basins and open drains to support water quality treatment.

The proposed strategy aligns with General Development Policies – Design PO 3.1 and PO 7.7 by incorporating soft landscaping elements throughout the development to promote stormwater infiltration, stabilise soil, and support groundwater recharge, thereby reducing surface runoff impacts. Additionally, the design of vehicle parking and access areas integrates water-sensitive urban design (WSUD) principles, including permeable paving and vegetated swales, to enhance on-site stormwater management and reduce runoff volumes. Further, the inclusion of gross pollutant traps and vegetated basins ensures consistency with Water Sensitive Design PO 31.1 by reducing the risk of litter, oil and other pollutants entering receiving waters.

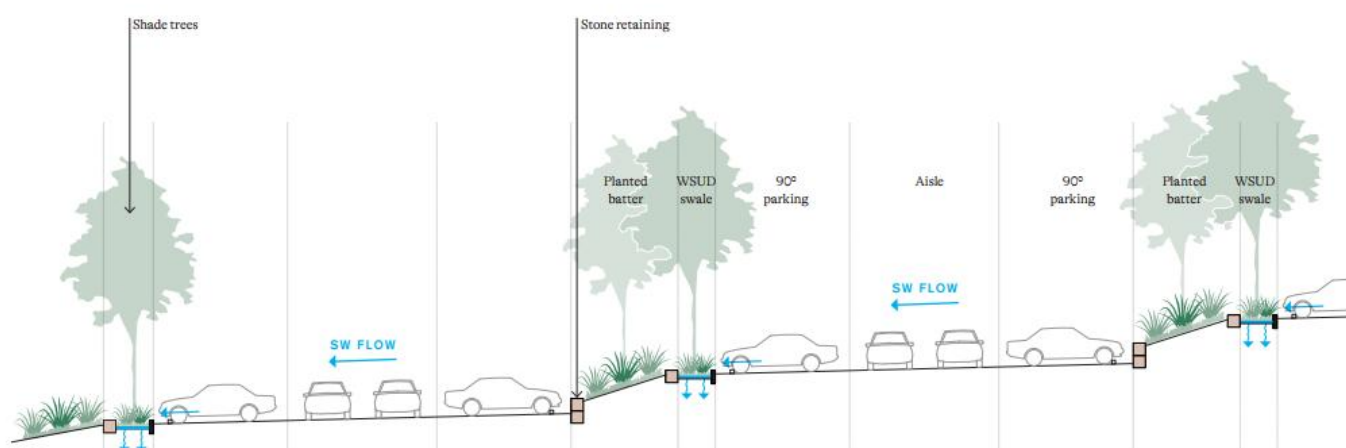


Figure 10-15 : Hotel Carpark WSUD Strategy (Source: Landskap Landscape Pack)

Appendix A of the Stormwater Management Report includes concept layout plans illustrating the above strategy.

10.7.3.5. Stormwater Modelling and Results

Hydrological Modelling

Modelling was conducted using the DRAINS software platform, applying the Horton/ILSAX method within a Full Unsteady Model framework. Inputs included rainfall data from the Bureau of Meteorology and flow path data from the feature survey and NatureMaps SA topography.

Pre-Development Conditions

The pre-development scenario indicated the following flows at the Hoffnungsthal Road culvert:

Location	5% AEP Flow (m ³ /s)	1% AEP Flow (m ³ /s)
Hoffnungsthal Road Culvert	0.896	0.929
Hoffnungsthal Road Overflow	0.643	4.100

Note: The modelling assumes culvert cleaning and full capacity operation.

Post-Development – Hotel Site

Stormwater from the Hotel area will be managed via conventional drainage systems and directed to a detention basin with the following indicative results:

Parameter	5% AEP	1% AEP
Catchment Peak Flow (m ³ /s)	0.304	0.451
Basin Orifice Flow (m ³ /s)	0.022	0.024
Basin Weir Flow (m ³ /s)	0	0.100
Basin Storage Volume (m ³)	324	417

Rainwater tanks (20–50 kL) will be used for on-site re-use and flow reduction. A shallow retention zone (approx. 300 mm) will be constructed within the basin for soakage and evapotranspiration. Planting within the basin is expected to support pollutant uptake. A small catchment to the southeast will bypass the basin due to topography; this is expected to have a negligible impact.

Post-Development – Winery Site

The Winery site includes a detention tank and detention basin to limit flows:

Parameter	5% AEP	1% AEP
Catchment Peak Flow (m ³ /s)	0.507	0.802
Tank Orifice Flow (m ³ /s)	0.020	0.025
Basin Orifice Flow (m ³ /s)	0.067	0.078
Basin Weir Flow (m ³ /s)	0	0.135
Tank Storage Volume (m ³)	105	161
Basin Storage Volume (m ³)	374	577

A shallow cut-face at the southern side of the Winery will expose rock and increase imperviousness; an open drain will capture these flows. The basin's invert level is designed above tailwater levels at the Hoffnungsthal Road culvert to prevent backflow. As

with the Hotel, an over-excavated basin zone and full vegetation are proposed for retention and water quality treatment. The modelled stormwater discharge rates and water quality outcomes support Water Sensitive Design PO 31.2, demonstrating that the system maintains or enhances water quality relative to pre-development conditions.

Climate Change Adaptation and Resilience

A 10% increase in design rainfall intensity has been included to account for future climate impacts. Additionally, the Overflow paths are incorporated to safely manage 1% AEP flood events without damage to buildings or infrastructure.

Stormwater detention volumes and drainage system capacity will be confirmed and updated during detailed design.

10.7.3.6. Stormwater Quality Management

Stormwater quality will be managed using:

- Vegetated swales in car parking areas to promote filtration;
- Rainwater tanks for reuse of roof runoff;
- Vegetated detention basins to support nutrient and sediment reduction.

MUSIC software was used for preliminary modelling. Results (to be confirmed during detailed design) indicate likely compliance with EPA pollutant reduction targets and are consistent with Water Sensitive Design PO 31.1 and PO 31.2 policies to minimise pollutants entering stormwater and maintain or improve water quality.

10.7.3.7. Construction Phase Stormwater Management

Construction activities will follow best-practice SEDMP measures to prevent environmental harm. Risks include erosion, sedimentation, spills, and turbidity. Mitigation includes:

- Early construction of detention basins to serve as sediment controls;
- Temporary swales, drains, and bunds to manage overland flow;
- Spill kits, designated fuel storage, and erosion protection mats;
- Avoidance of works in watercourses during high-flow periods.

Construction-phase stormwater controls reflect the intent of Water Sensitive Design PO 32.1 by containing potential contaminants through bunding, impervious storage areas and diversion of clean runoff, thereby protecting receiving environments. Temporary stormwater controls will be designed for integration or removal following construction.

10.7.3.8. Finalisation and Further Design

Many stormwater parameters, including final basin dimensions, MUSIC pollutant removal results, and detailed infrastructure sizing, remain subject to refinement. These will be confirmed during detailed design and incorporated into the Construction Management Plan.

10.7.3.9. Policy and Regulatory Compliance

In conclusion, the proposed Southern Barossa Winery and Tourist Accommodation Project demonstrates comprehensive consideration of surface and groundwater protection through its integrated design and management strategies. The development's stormwater and groundwater systems have been engineered to maintain natural flow paths, prevent contamination, and support environmental values consistent with relevant legislative and regulatory frameworks.

The proposal aligns with applicable planning policies, including the Water Resources Overlay and the General Development Policies - Beverage Production in Rural Areas and Water Sensitive Design provisions, as outlined in the Planning and Design

Code. These measures collectively ensure that the project will protect ecological health, sustain land use viability, and preserve community welfare and amenity throughout both construction and ongoing operation phases.

10.8. Urban Design and Place-Making

The following provisions of the Code are considered most relevant to the assessment of the Urban Design:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
Rural Zone	Design	Design
PO 2.1, 2.2, 6.3, 6.4, 10.1	Character Preservation District (Not in Township)	DO 1
	Significant Landscape Protection	PO 1.1, 1.5, 2.1, 2.2, 2.3, 2.5, 3.1, 3.2, 4.1, 4.2, 4.3, 5.1, 6.1, 7.2, 7.3, 7.5, 7.6, 7.7, 8.1, 8.2, 8.3, 31.1, 31.2
		Tourism Development
		DO 1
		PO 1.2

10.8.1. Contextual Analysis and Design Approach

Planning Assessment Criteria:

Objective :

To ensure development promotes the value and quality of good design across South Australia's built environments, and that contributes to healthy neighbourhoods, supports innovation and the integration of smart and sustainable technologies.

Methods of Investigation :

- Provide a contextual analysis and identify site-specific issues including:
 - » existing site conditions,
 - » existing built form, heritage and cultural context, setbacks and land uses within the locality,
 - » existing transportation networks and movement patterns (public transport, bicycle paths, pedestrian paths),
 - » existing landscape (mature trees, road reserve etc), and
 - » environmental conditions (orientation, outlook and views, noise sources).
- Provide diagrams, perspectives and/or montages of the proposal that demonstrate the site context, key physical features and neighbouring land.
- Describe the design principles, including the approach to Designing with Country, that are informing the design outcome and public realm contribution.

- Demonstrate the proposal's site configuration and built form massing strategy informed by the contextual analysis, design principles, movement strategy, bushfire requirements, planning policy parameters and 3D massing studies.
- Describe the concept for the built form composition and architectural expression (including materiality) informed by the design principles and contextual analysis.
- Provide a detailed schedule of external materials, finishes and colours, supported by a physical materials sample board.
- Provide visualisations (including long view perspectives) to demonstrate the proposal in context.

Provide a full set of documentation including site plan, plans, elevations, sections/site sections and shadow diagrams.

Baukultur's Architectural Report is the primary reference for understanding the project's contextual analysis and design approach. This package outlines the key matters which informed the design and siting, including indigenous and European history, landscape patterns and land use, land topography, local materiality/colours and texture, seasonal influences, and critically, the features and forms of the existing site itself.

Five (5) key design principles informed the project:

1. Nestled into the hillside. Not sitting on it but part of it
2. Barossa The Show
3. Luxury + Laid Back / Local + International / Authentic + Illusory
4. Horizontal formal expression counterpointing the rolling hills of the Barossa (macro)
5. Horizontal 'slippage' emulating the geological formation of the rock substrate (micro)

In addition, a Walk on Country was undertaken with Kaurna representatives as part of the Concept Design phase to inform the approach to Designing with Country. Key principles from this experience include:

1. Re-vegetation of the creek (increasing the natural habitat for flora and fauna and to encourage bio-diversity)
2. Exterior gathering spaces immersed in Country
3. Architectural materials that reflect the landscape

The adoption of a horizontal, linear form for the hotel was a direct response to the site's 'foothills' location, whereby the building could be nestled into the hillside and sit below the natural ridge lines, minimising the building's prominence.

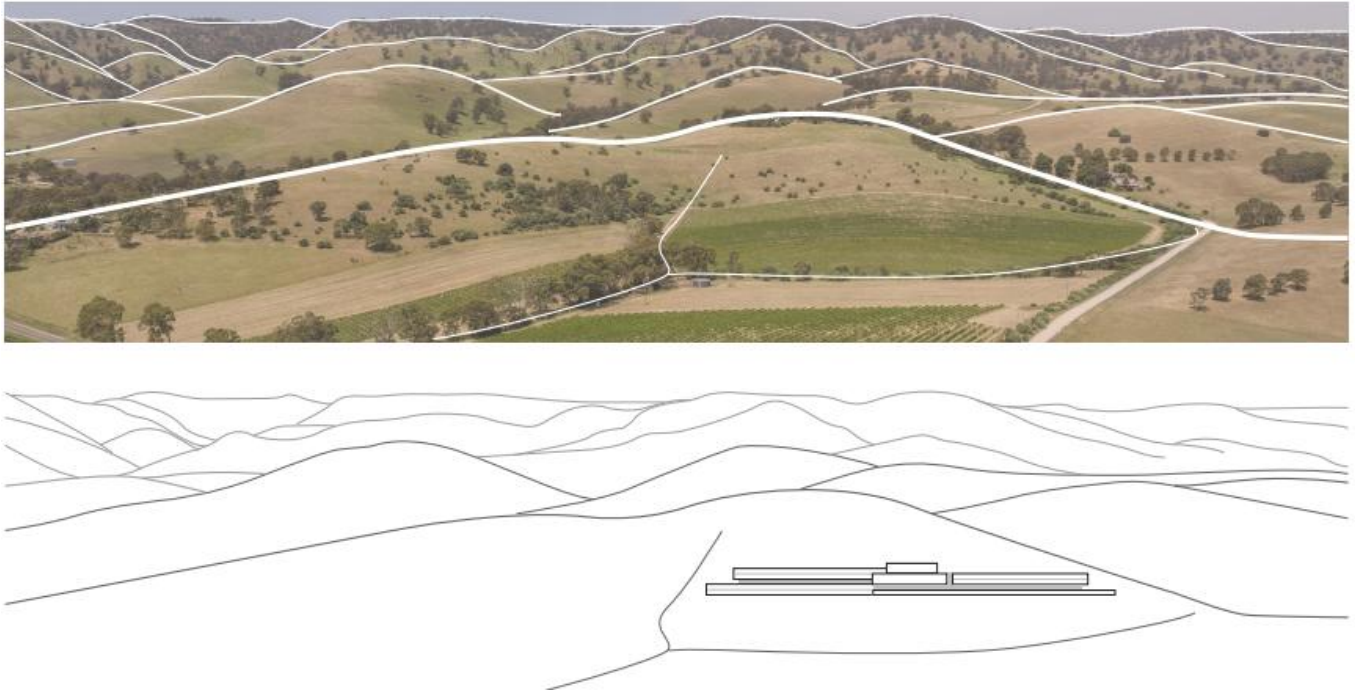


Figure 10-16 : Horizontal Expression (Source: Baukultur Architectural Report)



Figure 10-17 : Nestled into the hillside (Source: Baukultur Architectural Report)

Following adoption of this horizontal form, the building composition and architectural expression evolved through understanding the practicalities of the elongated form and the operational requirement of a large hotel. A central core (for services, gathering spaces and reception), flanked by the accommodation wings.

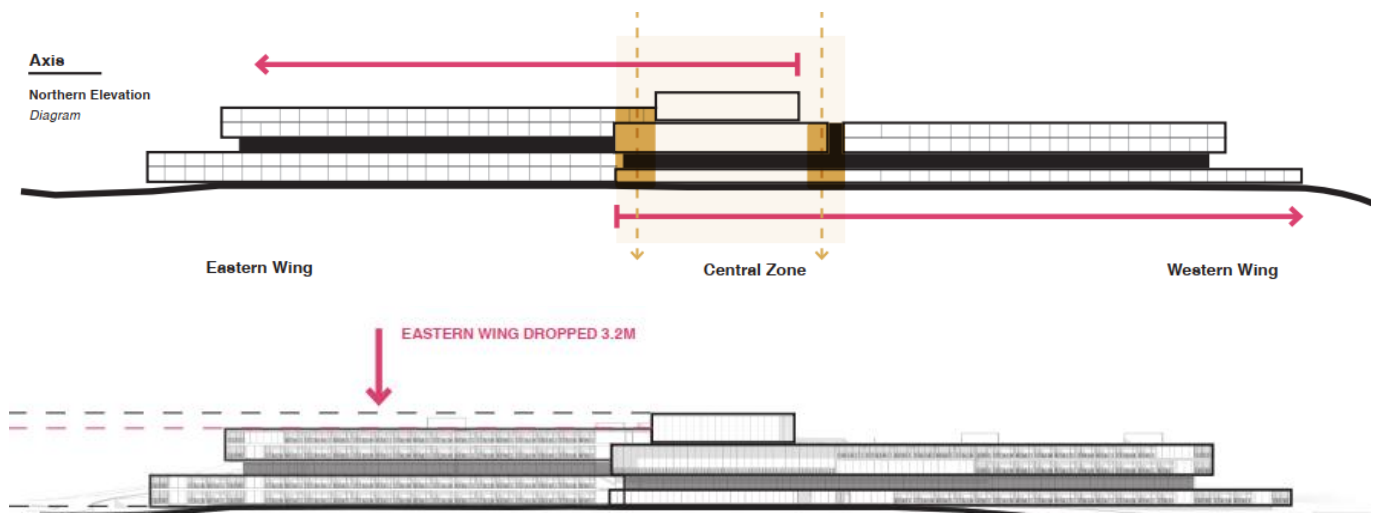


Figure 10-18 : Form and Spatial Planning (Source: Baukultur Architectural Report)

The building presents a clearly expressed, regular façade form which also assists to minimise visual prominence while also maximising guest rooms views to the north.

While the length of the hotel is sizeable, this is offset by imbedding the building into the hillside and reducing the scale of the building through additional ground cutting to lower the eastern wing a further 3.2m from the earlier design presented to ODASA.

Importantly, the combined development footprint of the two buildings covers an area of only 5% of the total site area, highlighting the efficiency of the buildings and the compatibility of the building size in the context of this location.

Materiality has been directly influenced by feature of the site and the surrounding landscape, with a focus on natural, robust and muted colours and textures to blend the build form into the landscape and ensure the built form presents as elegant, respectful and tied to country.

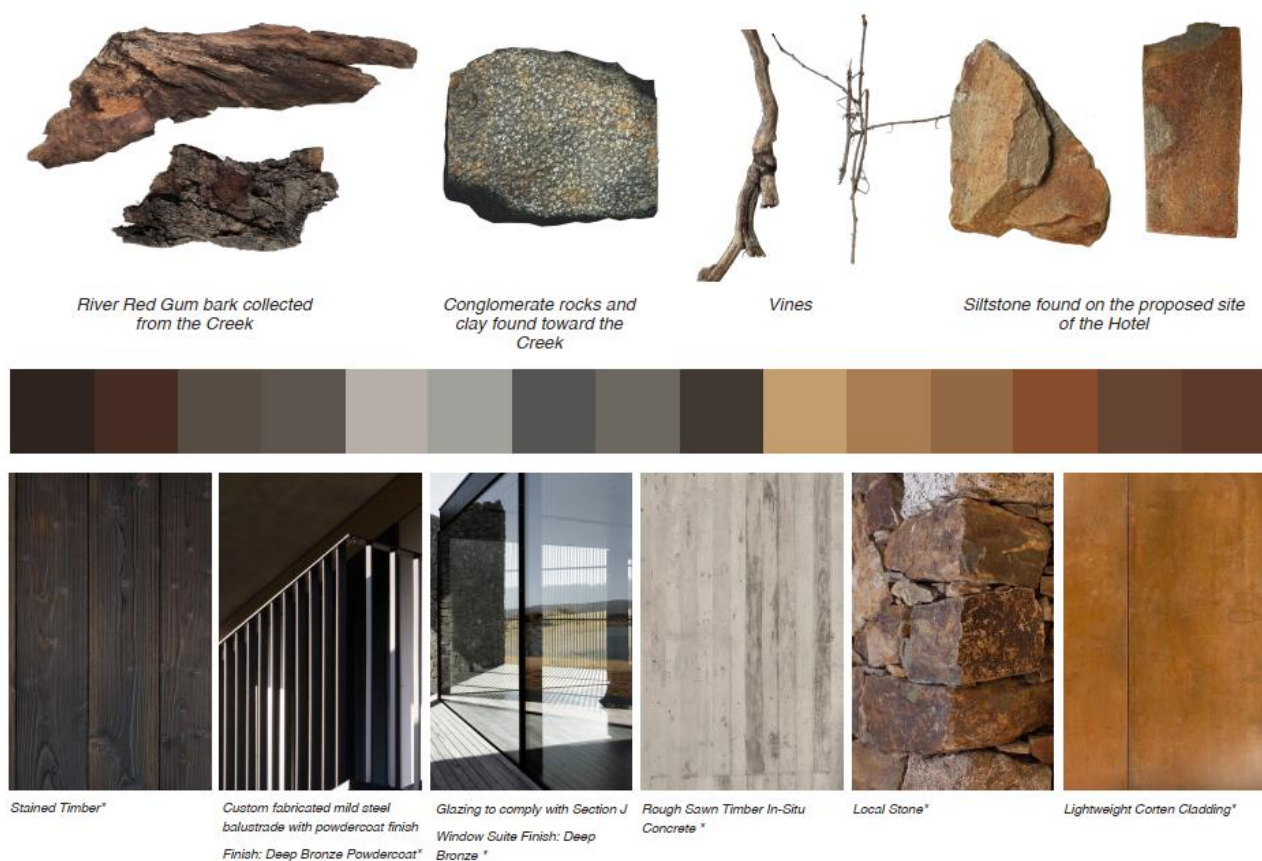


Figure 10-19 : Materials, colours and textures (Source: Baukultur Architectural Report)

Significant Landscape Protection Overlay

The site is located within the Significant Landscape Protection Overlay which seeks the conservation of the natural and rural character as well as scenic and cultural qualities of significant landscapes. The proposal recognises the high value of the landscapes and views associated with the site and its surroundings, featuring attractive rolling hills as well as a natural environment of vineyards, native trees and shrubs. The natural environment is one of the major attractions of the site and a key element in the project delivering an authentic Barossa experience.

The potential for the community to perceive the proposal as having significant visual impact has resulted in an evolved design that is respectful of the unique attributes of the Barossa by 'blending in' but also celebrates these unique attributes through high quality design. This is achieved through appropriate siting and scaling of the buildings, as well as appropriately selected materials, colours and finishes that reference the landscape, without compromising on the well-appointed features of the hotel.

Considerations such as light spill, in particular its potential impact on nearby sensitive receivers, sightlines, environmentally sustainable design, as well as universal design principles have heavily influenced the final design of the buildings. Bushfire management, site access, circulation and way finding strategy, as well as the servicing strategy (including emergency access) have also informed the final siting for proposed buildings.

The proposal is considered to have sufficiently demonstrated that that intent of the Significant Landscape Protection Overlay has been achieved, that being the conservation of the natural and rural character and scenic and cultural qualities of significant landscapes (DO 1 and PO 1.1). Further, the built form siting has been designed to meet the expectation of PO 2.1 and PO 2.2 of this Overlay in so far as:

- the project comprises high-quality, nature-based tourist accommodation;
- the building siting and separation complement rural character;
- disruption to natural landform if undertaken solely for the purposes of reducing building scale;
- the project successfully integrates the existing natural features, including native vegetation; and
- as outlined previously, the development is, in the context of its location, visually unobtrusive, blends in with the surrounding area and is located below ridge lines.

10.8.2. Movement Strategy

Planning Assessment Criteria:

Objective :

To ensure development promotes the value and quality of good design across South Australia's built environments, and that contributes to healthy neighbourhoods, supports innovation and the integration of smart and sustainable technologies.

Methods of Investigation :

- Demonstrate the proposal's precinct/site-wide movement strategy with consideration given to the following:
 - » arrival experience,
 - » access and parking for vehicles, buses, emergency vehicles, waste collection, service delivery vehicles and bicycles,
 - » functional relationships diagrams to demonstrate the hotel operator services and circulation requirements, and
 - » pedestrian movement including for People with Restricted Mobility

The sitewide Movement masterplan is provided in [Figure 10.20](#) below.

To reduce transport-related environmental impacts, the development incorporates a range of sustainable mobility initiatives for both guests and staff. Bicycle storage and End-of-Trip facilities will be provided for hotel staff, while guests will have access to hire bicycles directly from the hotel. Additional secure bike storage will be available for guests, with expanded temporary

capacity during peak cycling events such as the Tour Down Under, when a higher number of visitors are expected to bring their own bikes to explore the Barossa region.

Pedestrian movement and accessibility are prioritised throughout the site, including provisions for people with restricted mobility. Electric vehicle charging stations will be available for both guests and staff, supporting the transition to low-emission transport. To further reduce reliance on private vehicles, the hotel concierge will offer bookings for local bus tours and shuttle services, encouraging shared transport options for exploring the region.

Pedestrian and golf buggy paths are designed to be legible, well-lit, and clearly marked, supporting safe and intuitive navigation throughout the site. Wayfinding signage will be installed at key decision points, and movement corridors will be scaled to human proportions to promote comfort and accessibility.

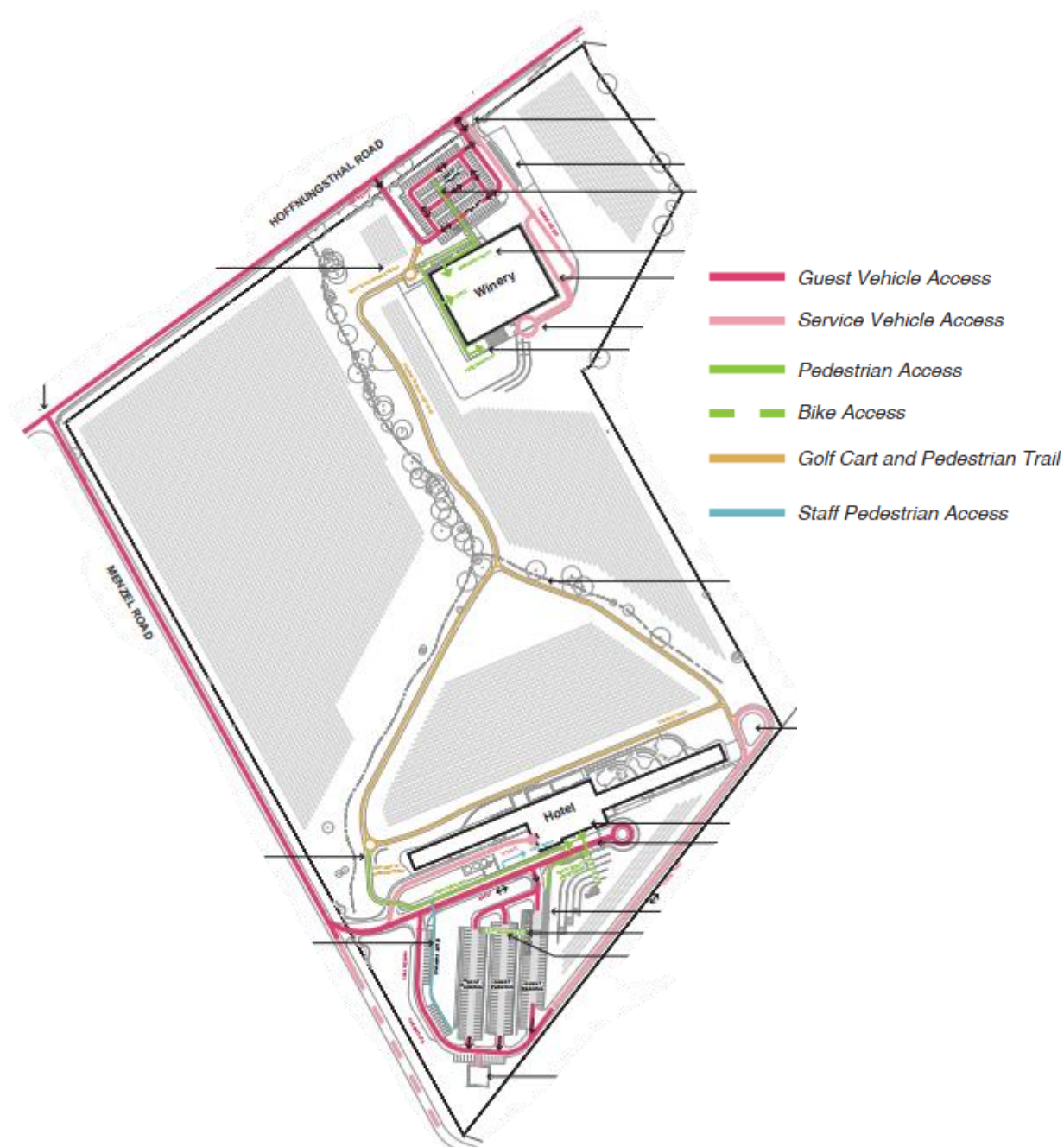


Figure 10-20 : Sitewide Movement Strategy (Source: Baukultur Architectural Report)

10.8.3. Landscape and Open Space Design

Planning Assessment Criteria:

Objective :

To ensure development promotes the value and quality of good design across South Australia's built environments, and that contributes to healthy neighbourhoods, supports innovation and the integration of smart and sustainable technologies.

Methods of Investigation :

- Describe the proposal's landscape design response with consideration given to Water Sensitive Urban Design (WSUD) principles, management of site levels, planting palette, wayfinding and signage, lighting and any fixtures.

Landskap, Landscape Architects have prepared a comprehensive Landscape package (**Appendix 13**).

The approach to landscaping has been highly integrated with the architectural development of the project and focused on key priorities including:

1. Optimising the existing landscape features of the site, particularly the mature gums and quintessential 'Barossa' character;
2. Restoration of the existing site through removal of pest plant species, stabilisation of creek beds and appropriate new plantings;
3. Investment in the wine grape vineyard to embody the wine tourist project focus and ensure vineyard viability;
4. Ensure a quality visitor experience through a distinct and welcome arrival;
5. Identification of potential tree species options for different areas of the site, with consideration of maximising the use of native plant species in balance with bushfire mitigation measures and the requirements of the inner and outer vegetation management zone;
6. Screen service. Back of house and infrastructure related area to ensure the development presents as a high quality, 'in-the-round' resort experience for guests;
7. Curate different spaces throughout the site for a variety of activities - passive and active – peace & quiet and fun events and gatherings;
8. Enbody the best practice water management that has been adopted including water treatment, reuse and Water sensitive urban design (WSUD) design techniques;
9. Program the landscaping approach around the sitewide movement strategy that considers how people will experience the site from all locations and views obtains from points around the property;
10. Commence the process of considering locations for integrated, tasteful site identification signage, future wayfinding signage within the site and the potential for enhancement to Menzel Road as the gateway into the hotel; and
11. Assit to inform the early external site lighting approach, with sensitive and strategic lighting which achieve necessary regulatory standards but also minimises light spill and impacts beyond the site and the native fauna habitat.

The landscaping approach for the winery and hotel areas are complementary but will respond to the differences in the guest and activities in these locations. In particular, the landscape design responds to each building and its activities by considering:

- the resulting appearance of the space around these buildings and the site generally;
- how soft landscaping and materials can assist to manage heat absorption and reflection issues;
- shade and shelter for guests, balanced with openness, sunlight and not blocking views; and
- stormwater and biodiversity opportunities.

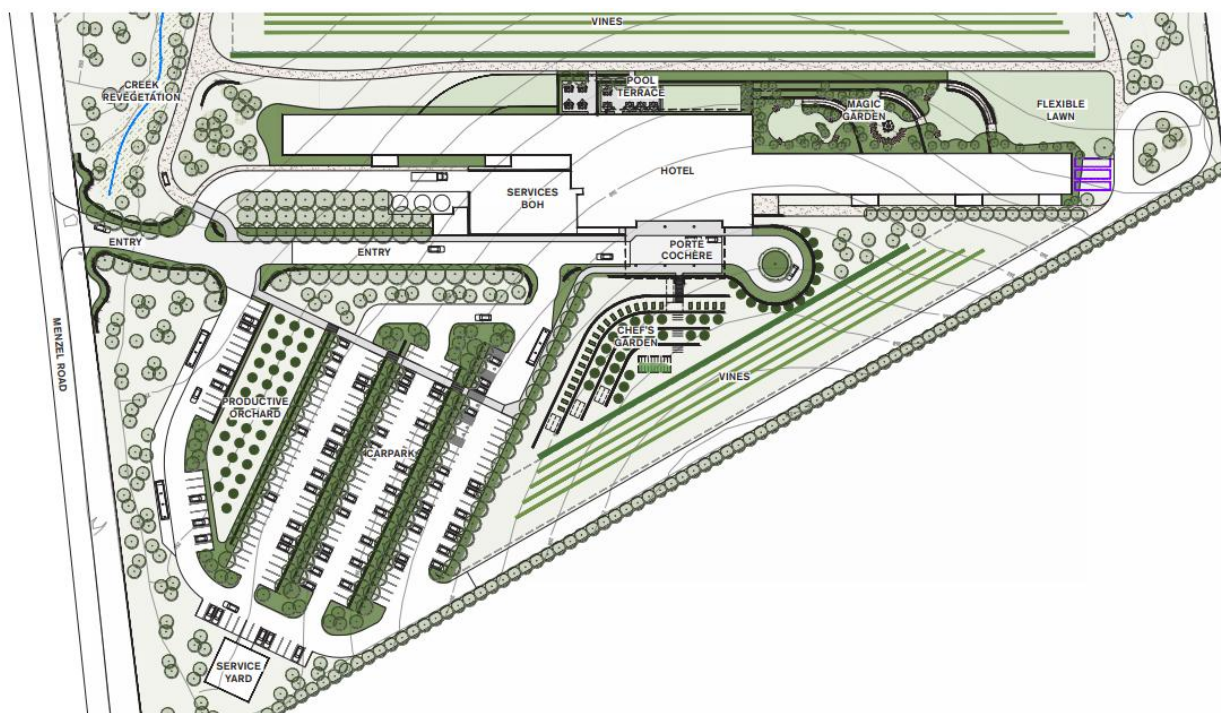


Figure 10-21 : Hotel Landscaping Plan (Source: Landskap Landscape Pack)



Figure 10-22 : Winery Landscape Plan (Source: Landskap Landscape Pack)

10.8.3.1. WSUD Principles and Stormwater Management

The water management strategy for the Southern Barossa Winery and Tourist Accommodation Project is designed to conserve potable water, reduce environmental impact, and support long-term landscape and viticultural health. Central to this approach is the integration of WSUD principles, which guide both the treatment and reuse of water on-site and the management of stormwater across the development.

All wastewater generated from the hotel and winery buildings will be captured and treated on-site using an innovative, passive nature-based system manufactured locally in South Australia. This system eliminates the need for a municipal sewer connection and significantly reduces operational carbon emissions, by approximately 50% compared to conventional mechanical aerobic systems, due to its low energy requirements and below-ground treatment method. The system also minimises nitrogen losses and methane emissions, contributing to improved environmental outcomes. Treated water will be reused for irrigation of vineyards and landscaping, substantially reducing the site's demand for potable water.

Rainwater will be harvested from roof surfaces and stored for irrigation use. Landscaping throughout the site will feature native, drought-tolerant vegetation that requires little to no supplemental watering. Irrigation will be supplied from rainwater tanks and delivered via water-efficient systems such as microspray or sub-surface drip technologies.

WSUD principles are applied to manage stormwater quality and flow. Soft landscaping, permeable surfaces, and green spaces are prioritised over hardscaping to reduce runoff and promote infiltration. Biofiltration swales located around car parking areas will naturally filter pollutants from stormwater, while detention basins at both the hotel and winery will slow runoff and remove

residual contaminants before water is released to the natural creek basin. These measures ensure that post-development peak stormwater flow rates do not exceed pre-development conditions.

10.8.3.2. Planting palette and ecological enhancement

A site-specific ecological assessment was undertaken during the early concept phase of the project to identify and protect significant flora, fauna, and habitat values. The findings of this assessment have directly informed the approach to land clearing, ensuring that ecologically sensitive areas are preserved and that no significant species or habitats are adversely impacted. The outcomes have also shaped the design of civil and landscaping works, including the careful selection of new plant species that complement and enhance the site's existing ecological character.

An indicative tree planting palette has been provided to style and mix of vegetation that may be suitable across different planted areas of the site. The final plant selection will be informed by various elements such as the function of the area to be planted (i.e. formal entry tree rows verse trees planted for wind protection), aesthetics and appearance qualities, maintenance considerations and habitat. Chef's gardens are proposed at both the hotel and winery, for both the practical planting of food (herbs, fruits, olives etc) which can be used in the kitchens but also for the experience of guests meandering through the garden areas.

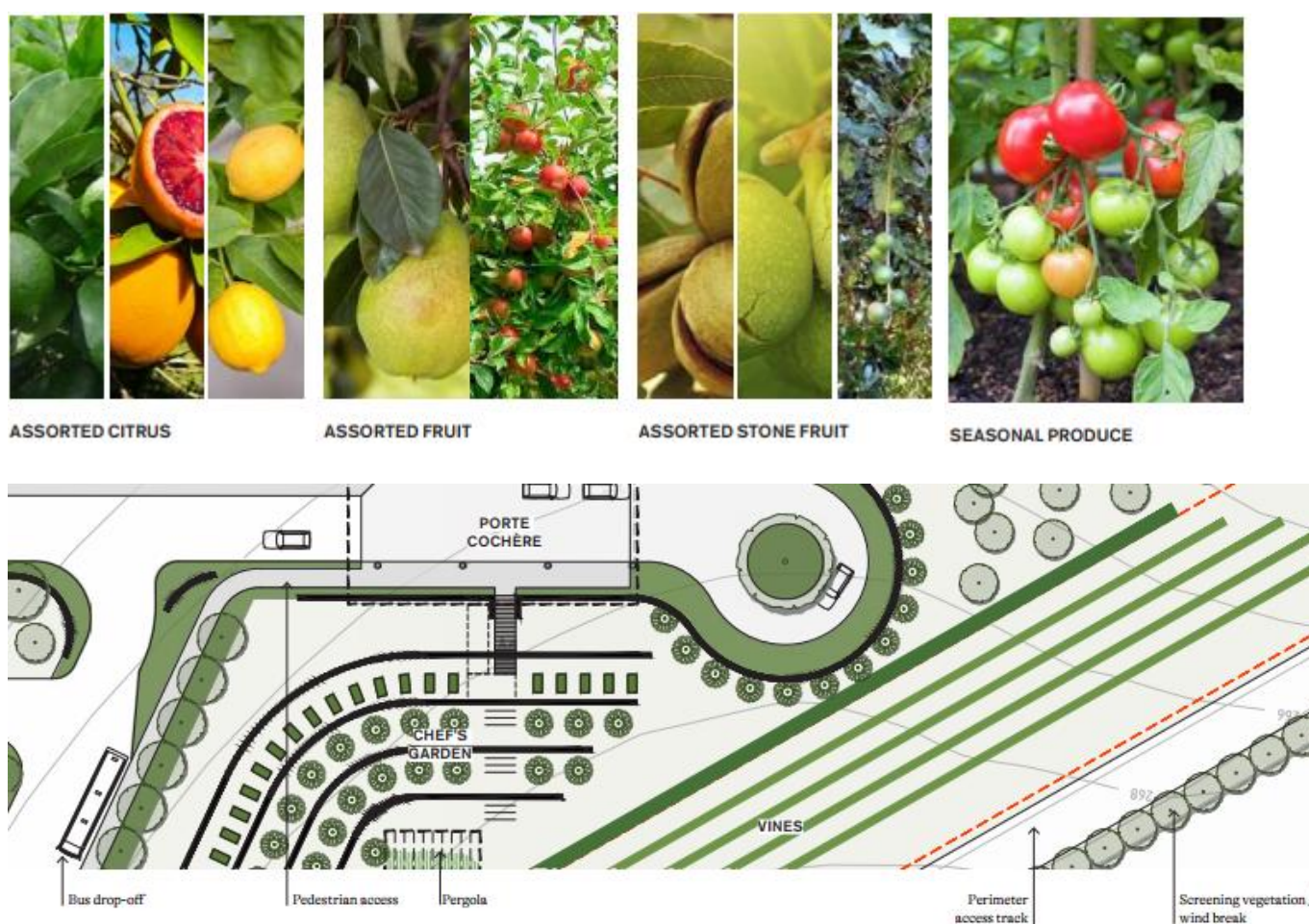


Figure 10-23 : Chef's Garden (Source: Landskap Landscape Pack)

Final species selection will evolve through a detailed landscaping plan which will the design, depth, layout, planting and irrigation design for each landscaped area across the site. This will be resolve in collaboration with the architects, service engineers and also specialist lighting engineers.

10.8.3.3. Wayfinding and Accessibility

Wayfinding will evolve through further design development but is intended to be highly intuitive and balance a defined movement network with the opportunity for guests to be immersed in the landscape, especially when walking around the site and to and from the hotel and winery. Landscaping will be used both formally and informally to enhance this experience.

Pathways, roads and of course the buildings will be designed to provide equal, inclusive, and dignified access for people of all abilities. Wayfinding and signage will be intuitive and legible, supporting ease of navigation throughout the site for all users, including those with mobility, sensory, or cognitive impairments. The design approach ensures that accessibility is seamlessly integrated into the overall user experience, promoting independence, comfort, and equity.

10.8.3.4. Landscaping Summary

The approach to site landscaping seeks to protect features and trees of value, replant to enhance and green the existing site, maintain the Barossa character and responsibly manage bushfire risk.

The approach demonstrates alignment with the intent of the Character Preservation District Overlay (noting PO 2.2 and 3.1), the Significant Landscape Protection Overlay (noting PO 1.2 and 3.1) as well as the relevant Landscaping provisions within the Design section of the General Development Policies, including PO 3.1 and 3.2.

10.8.4. Environmentally Sustainable Design (ESD) Strategy

Planning Assessment Criteria:

Objective :

To ensure development promotes the value and quality of good design across South Australia's built environments, and that contributes to healthy neighbourhoods, supports innovation and the integration of smart and sustainable technologies.

Methods of Investigation :

- Describe the proposal's Environmentally Sustainable Design (ESD) strategy and targets.

The SBWTAP has been designed with a clear sustainability vision. The development aims to operate as a fully electric precinct. Its environmental strategy goes beyond compliance, targeting meaningful reductions in greenhouse gas emissions, energy and water consumption, and waste generation compared to standard practice.

The hotel design has been developed in close collaboration with IHG Hotels & Resorts, whose technical performance requirements exceed statutory minimums in areas such as fire and life safety, energy efficiency, and building services. These standards have informed the architectural and engineering approach from the earliest stages of the project, ensuring that the built outcome meets international benchmarks for operational excellence and environmental performance.

As part of its long-term operation under the IHG brand, the hotel will be required to meet IHG's sustainability metrics across carbon reduction, waste minimisation, and water conservation. These obligations are embedded into the hotel's operational

framework and will be monitored through regular reporting and performance reviews, ensuring that sustainability outcomes are maintained beyond initial construction.

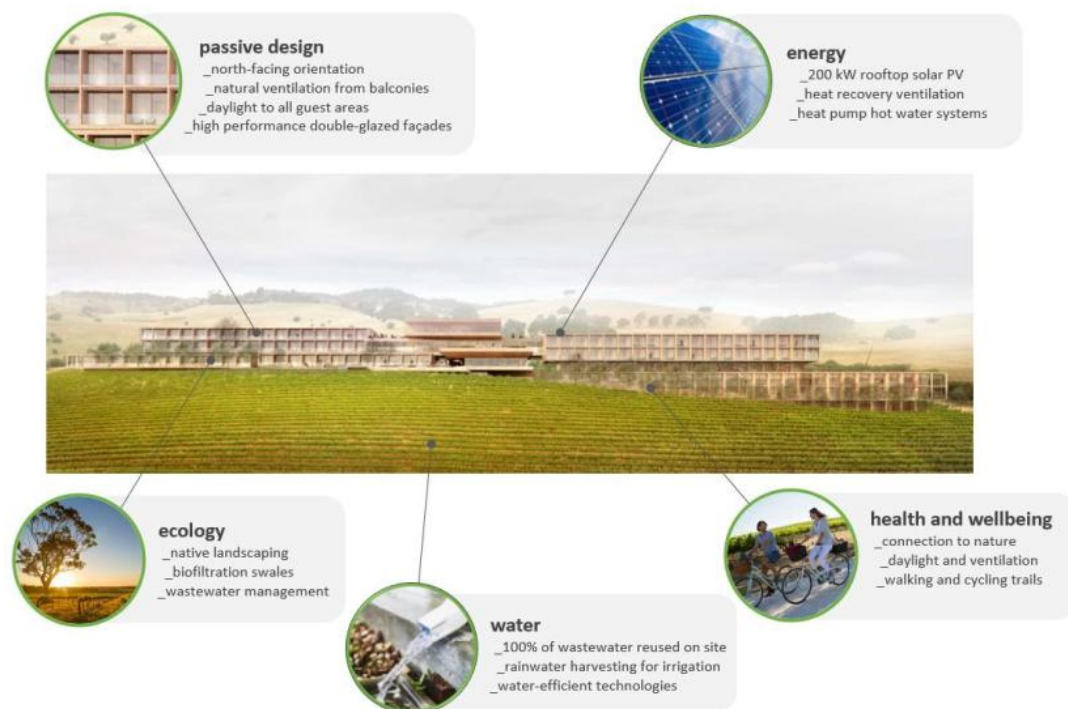


Figure 10-24 : ESD features of the proposal (Source: dsquared)

10.8.4.1. Energy and Emissions Modelling

Energy and greenhouse gas emissions modelling has been undertaken to assess the operational performance of the project. The modelling evaluates both the hotel and winery components independently, comparing each against a reference case, a building of equivalent form and function constructed to the minimum energy efficiency standards outlined in Section J of the NCC 2022.

Energy Performance

For the hotel, energy consumption was modelled across a comprehensive range of end-use categories, including space heating and cooling, ventilation, pool systems, lighting, domestic hot water, hydraulic pumping, lifts, and equipment loads. The proposed design integrates a 200kW solar photovoltaic (PV) system, which significantly offsets grid electricity demand. Compared to the reference case, the hotel achieves a 21% reduction in total annual energy consumption, reflecting the effectiveness of passive design strategies, high-performance systems, and renewable energy technologies.

The energy profile indicates that space heating and cooling, equipment loads, and domestic hot water are the largest contributors to overall demand, followed by lighting and air-conditioning fans. Pool systems and auxiliary services such as lifts, and hydraulic pumping represent a smaller share. These insights have informed targeted efficiency measures, particularly in HVAC and equipment systems, to optimise operational performance.

The winery demonstrates an even greater improvement, with the proposed design achieving a 60.2% reduction in annual energy consumption compared to its reference case. This is primarily due to efficient building systems and the integration of a 175kW solar PV array. While individual category differences are modest, the cumulative impact of these measures results in a significantly lower energy footprint. The winery consistently performs better across all major energy categories, with solar PV

contributing a substantial negative load that drives down net consumption. These results align with the project's broader sustainability objectives and confirm its capacity to operate with reduced environmental impact.

Greenhouse Gas Emissions

Greenhouse gas emissions modelling provides a detailed estimate of both annual and whole-of-life emissions over a 50-year operational period.

For the hotel, emissions sources include energy use, refrigerants, waste, water supply, and wastewater treatment. Energy use is the dominant contributor, accounting for approximately 53% of total emissions. This estimate incorporates a declining grid emissions factor over time, based on Electranet projections. If 100% GreenPower is procured, energy-related emissions could be eliminated entirely.

Refrigerant emissions are modelled based on a 2% annual leakage rate and full system replacement every 15 years, with each cycle assumed to use refrigerants with progressively lower global warming potential (GWP). Waste and wastewater contribute 28% and 14% of total emissions respectively, with water supply accounting for a minor share. The hotel is projected to generate approximately 642 tonnes of CO₂ equivalent in its first year and 10,088 tonnes over its full operational life.

For the winery, the emissions profile reflects its operational nature, with waste accounting for 58% of total emissions, followed by wastewater at 20%, energy use at 13%, refrigerants at 5%, and water supply at 4%. Annual emissions are estimated at 98 tonnes of CO₂ equivalent, with a cumulative total of 3,401 tonnes over 50 years. As with the hotel, energy emissions could be eliminated through renewable energy procurement, and refrigerant impacts are expected to decline over time due to industry shifts toward low-GWP alternatives.

Water and wastewater emissions are tied to the energy required for treatment and distribution and are expected to remain relatively stable. Waste emissions assume consistent production rates, though reductions may be achievable through improved operational practices and waste minimisation strategies.

10.8.4.2. Energy Efficiency and Renewable Energy Integration

The energy strategy for the Southern Barossa Winery and Tourist Accommodation Project is grounded in a holistic approach that combines passive design, high-efficiency systems, and renewable energy integration. The development is designed to minimise energy demand through climate-responsive architecture and to meet remaining energy needs with clean, all-electric systems powered in part by on-site solar generation.

Seasonal Energy Strategies

The building design responds to seasonal climatic conditions through distinct summer and winter energy strategies. In summer, the focus is on minimising heat gain and maximising passive cooling. Rooftop solar photovoltaic (PV) system supplies renewable electricity to HVAC systems, lighting, hot water, and equipment. Solar exposure is carefully managed through external shading, while warm internal air, generated by occupants, showers, lighting, and equipment, is expelled via natural ventilation and HVAC economy cycles. Cool, fresh air is introduced through a heat recovery ventilation system, maintaining comfort while reducing energy use. Earth-berm walls further enhance thermal stability by absorbing and dissipating heat into the ground.

In winter, the strategy shifts to capturing and retaining heat. The building is oriented to allow low-angle northern sunlight to penetrate and warm interior spaces, particularly hotel guest rooms. Internal heat gains from occupants and equipment supplement this passive heating. The HVAC system continues to operate with heat recovery, recycling return air and introducing

warm, filtered fresh air. Earth-berm walls also contribute to winter thermal performance by moderating heat loss to the external environment.

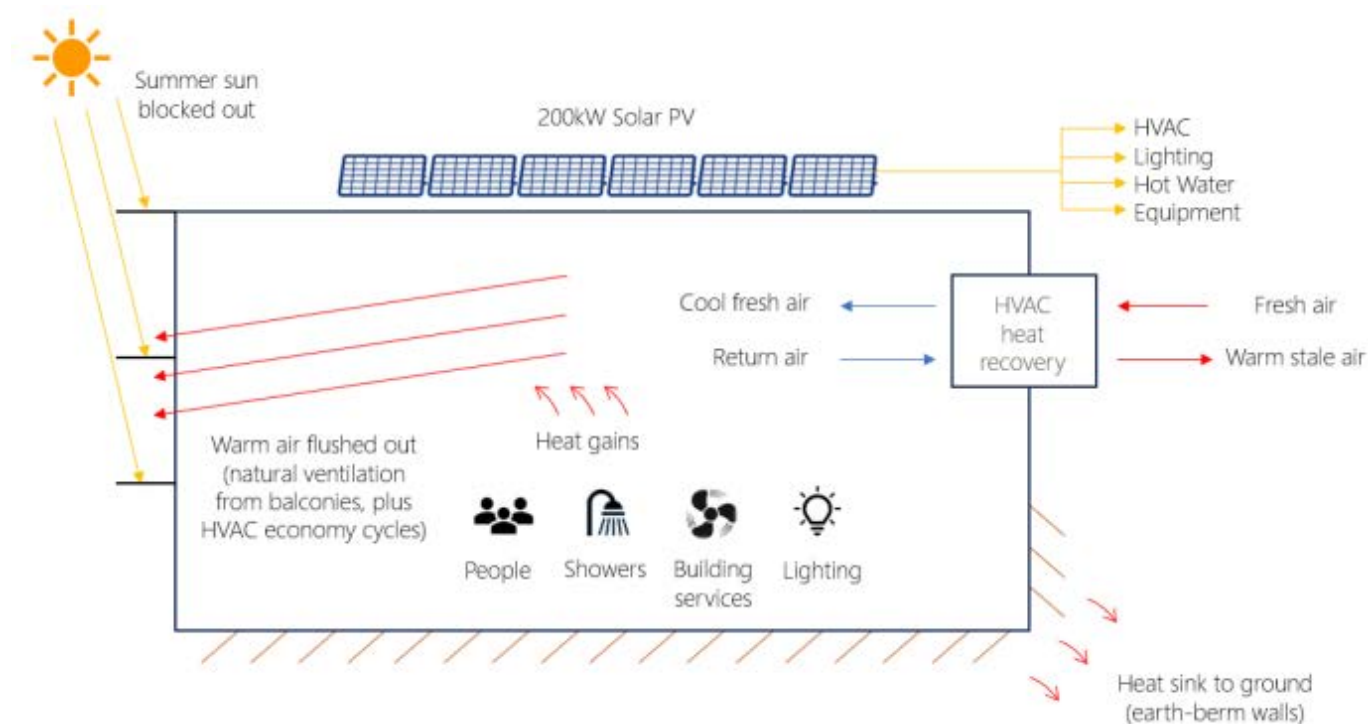


Figure 10-25 : Energy Strategy - Summer (Source: dsquared)

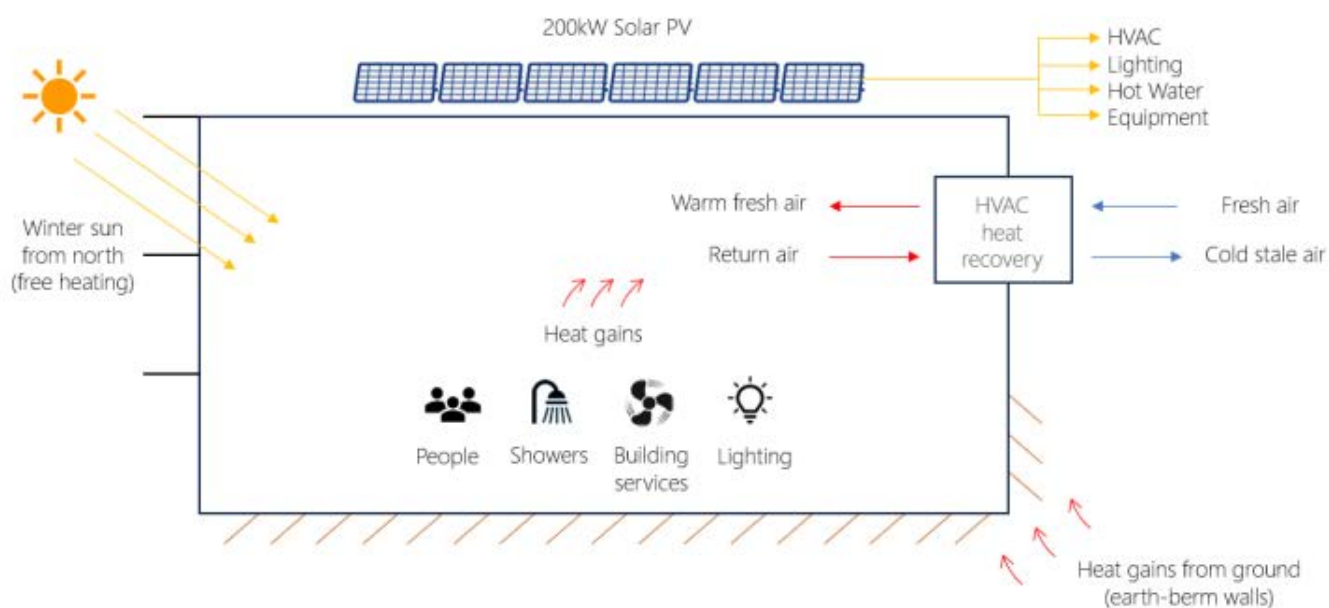


Figure 10-26 : Energy Strategy - Winter (Source: dsquared)

Net Zero Readiness

The development is designed to be fully electric, with no reliance on natural gas, or fossil fuels for HVAC, hot water, or cooking. This enables the entire site to operate on 100% renewable electricity as the South Australian grid continues to decarbonise. Rooftop solar PV systems are proposed for both the hotel (200kW) and winery (175kW), maximising available roof space and reducing reliance on grid electricity.

Passive Design Measures

The architectural design incorporates a suite of passive design features to reduce energy demand and enhance occupant comfort. The hotel is oriented north with minimal east and west-facing glazing, allowing winter sun access while blocking summer heat. All guest rooms benefit from winter solar gain and natural ventilation via balconies. The building is partially embedded into the hillside, leveraging earth-berm construction for thermal stability. High-performance double-glazed façades, solar-reflective roof and wall finishes and extensive native landscaping further contribute to passive cooling and heating performance.

Energy Efficiency Initiatives

A range of active energy efficiency measures are embedded in the building systems. These include energy recovery ventilation in guest rooms, demand-controlled ventilation in public areas, and variable flow kitchen exhaust systems. Function spaces utilise outdoor air economy cycles for free cooling during warmer seasons. Domestic hot water is provided by electric heat pumps with a high coefficient of performance (COP 3.5), and water-efficient fixtures reduce both water and energy demand.

Smart controls enhance operational efficiency. Guestroom power and lighting automatically switch off when unoccupied, and air-conditioning is disabled when balcony doors are open. Back-of-house lighting is occupancy-controlled. A comprehensive metering strategy enables detailed monitoring of HVAC, hot water, pool systems, lighting, and general power, all integrated into a central Energy Management System for ongoing performance optimisation.

The swimming pool also incorporates energy-saving features, including electric heat pumps, ultra-fine filtration to reduce water and heating demand, an insulated retractable pool cover (R-value $\geq 0.15 \text{ m}^2\text{K/W}$), and heat recovery ventilation with at least 75% efficiency. Temperature setbacks are applied during off-peak periods to further reduce energy use.

Health and Wellbeing

The energy strategy is closely aligned with the project's commitment to occupant health and wellbeing. The hotel design prioritises restorative experiences, with strong visual and physical connections to the natural landscape. Guest rooms and public areas are designed for excellent daylight access and views. Continuous background ventilation and access to fresh air via balconies support indoor air quality, while CO₂ monitoring in public areas ensures ventilation rates maintain concentrations below 800 ppm.

Thermal comfort is enhanced through double-glazed façades and passive solar design. Physical wellbeing is supported through walking paths, bicycle hire, a gym, and a swimming pool. Healthy materials with low VOC and formaldehyde content will be used throughout, ensuring a safe and comfortable indoor environment.

10.8.4.3. Water Conservation and Reuse

The water management strategy for the project is designed to maximise resource efficiency and support long-term sustainability, as illustrated in [Figure 10-27](#). The system integrates rainwater harvesting, mains water supply, and on-site treatment and reuse, forming a closed-loop approach that aligns with WSUD principles.

Rainwater is captured across the site and directed into storage tanks for reuse, reducing reliance on mains water and supporting irrigation and operational needs. Within the hotel, water is distributed to taps, toilets, showers, and the swimming pool, with conservation measures embedded throughout. Fixtures and fittings are selected for high water efficiency, and filtration systems are designed to minimise water loss, particularly in the pool area.

Wastewater generated from hotel and winery operations is treated on-site using a nature-based passive system. This low-energy treatment approach reduces environmental impact and operational costs while maintaining high water quality standards. Treated water is repurposed for vineyard and general irrigation, supporting viticultural and landscaping enhancement and reducing the need for external water inputs. The winery is fully integrated into this system, contributing to and benefiting from the shared water infrastructure.

Water-efficient fixtures and fittings will be installed throughout the hotel, meeting or exceeding the following minimum WELS ratings:

- Taps (6 star),
- Toilets (4 star),
- Urinals (6 star),
- Showers (3 star, <7.5L/min), and
- Dishwashers (5 star).

Hotel laundry will be conducted off-site to further reduce water demand. Filtered drinking water stations will be provided for guests to minimise reliance on single-use plastic bottles.

A comprehensive water metering system will be installed and connected to a central monitoring platform, enabling detailed analysis of water usage trends. Distinct water end-uses, including guest rooms, kitchen, swimming pool, and winery operations, will be separately metered to support efficient management and continuous improvement.

This integrated water strategy reflects the project's commitment to circular resource use and climate resilience. By capturing, treating, and reusing water on-site, the development reduces its environmental footprint and enhances its capacity to operate sustainably under future climate conditions.

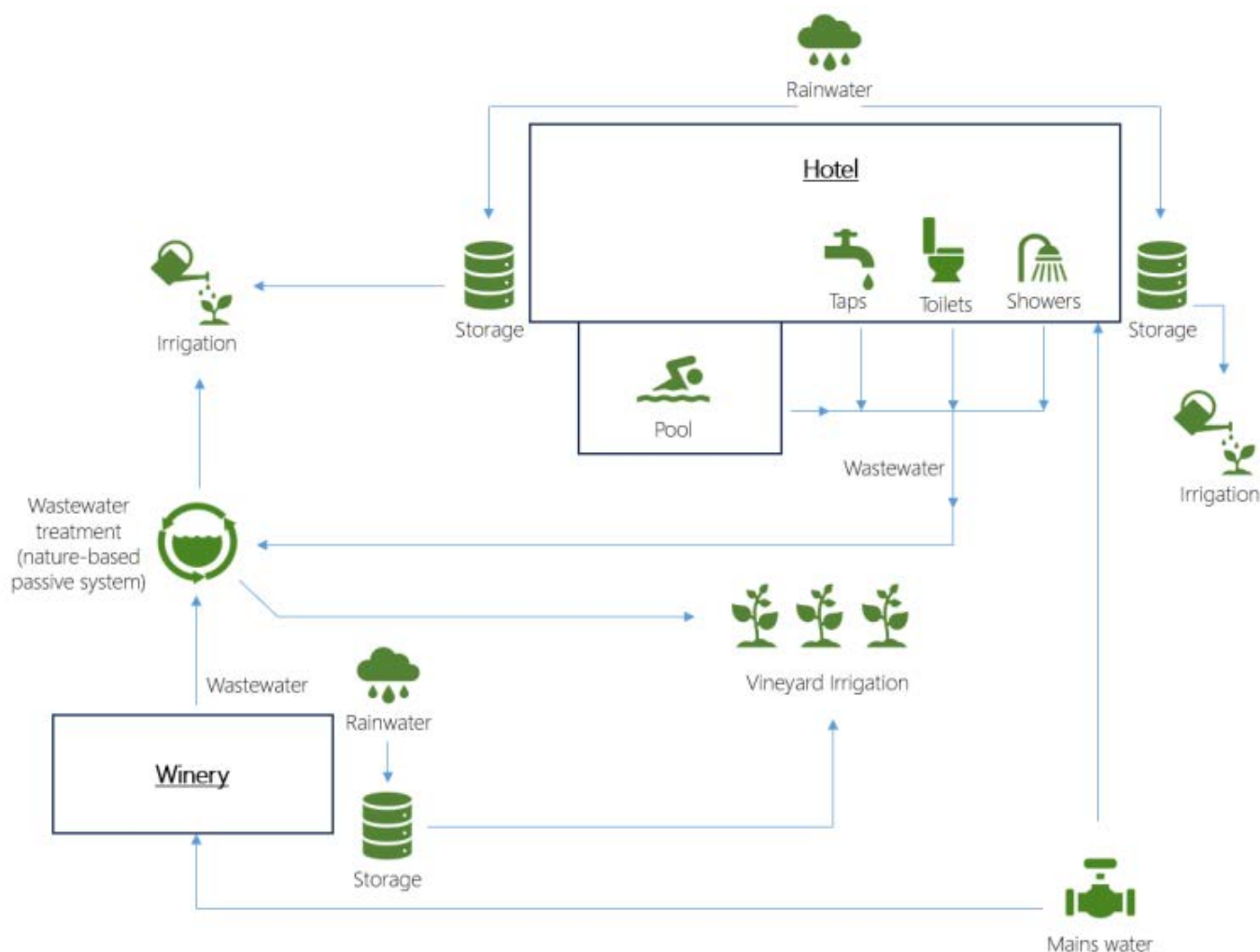


Figure 10-27: Water Strategy (Source: dsquared)

10.8.4.4. Waste Management and Circular Economy Principles

A comprehensive waste management strategy was developed, grounded in circular economy principles. The approach prioritises resource recovery, minimisation of landfill waste, and the reuse of materials across both construction and operational phases.

A detailed Operational Waste Management Plan has been developed to guide waste separation and recycling on site. Guests and staff will use a multi-bin system designed to maximise diversion from landfill. Dedicated bins will be provided for:

- Commingled recycling;
- Cardboard and paper;
- 10c deposit containers;
- Soft plastics, organics (including food waste, paper towels, and landscaping off-cuts);
- Batteries;
- E-waste;
- Hard waste;
- Cooking oil; and
- Winery process waste.

This system ensures that recyclable and recoverable materials are appropriately managed and supports behavioural change through clear signage and operational guidance.

The project also adopts a circular water management approach, whereby all wastewater from the hotel and winery is captured, treated on-site using a passive nature-based system, and reused for vineyard and landscape irrigation. This closed-loop system reduces reliance on external water sources and supports long-term water sustainability.

Organic waste from winery operations, including grape marc and mulched stalks, will be collected and processed by a local business. The remaining alcohol will be extracted for spirit production, and the residual material converted into mulch or compost, supporting local industry and reducing waste.

Design for disassembly principles have been embedded throughout the hotel, enabling partitions, joinery, flooring, wall coverings, services, and equipment to be dismantled and reused or relocated during future refurbishments. This reduces demolition waste and extends the lifecycle of materials. Durable products and finishes have been selected to minimise the need for replacement, and an in-house repair program will maintain furniture and fixtures, further reducing waste.

Preference will be given to products manufactured using recycled materials and those that are recyclable at end-of-life. Composite materials that cannot be recycled will be avoided wherever feasible. Filtered drinking water will be available to all guests and staff, reducing reliance on single-use plastic bottles.

During construction, waste will be carefully managed with a requirement that the contractor diverts a minimum of 90% of waste from landfill. This commitment ensures that the project's sustainability goals are upheld throughout its lifecycle, from initial build to long-term operation.

10.8.4.5. Conclusion

The proposal demonstrates a strong commitment to environmentally sustainable design, integrating energy efficiency, renewable energy, water conservation, waste minimisation, and occupant wellbeing into every aspect of its planning. Through passive design, high-performance systems, and on-site solar generation, the development significantly reduces operational energy use and is fully electric.

Water and waste strategies reflect circular economy principles, with rainwater harvesting, on-site wastewater treatment and reuse, and extensive recycling infrastructure. Organic waste from winery operations will be repurposed locally, and construction waste will be carefully managed to ensure high diversion rates from landfill. Health and wellbeing are supported through access to daylight, fresh air, nature, and healthy materials, creating a restorative environment for guests and staff.

While the modelling provides a robust framework for estimating operational impacts, it is subject to limitations typical of design-stage assessments. Emissions from electricity use depend on future grid intensity, and operational performance may vary with user behaviour. Conservative assumptions have been applied, and mitigation strategies, such as a comprehensive waste management plan and low-maintenance wastewater systems, have been incorporated to address these uncertainties.

The project aligns with IHG's responsible business plan, which outlines a 10-year strategy for positive action in the areas of People, Communities, Carbon and Energy, Waste, and Water. These initiatives support the hotel's role as a socially and environmentally responsible contributor to the Barossa region and reinforces its commitment to long-term sustainability and community benefit.

Overall, the project sets a benchmark for sustainable regional development, combining environmental performance with long-term resilience and guest experience.

10.8.5. Safety and CPTED Considerations

Planning Assessment Criteria:

Objective :

To ensure development promotes the value and quality of good design across South Australia's built environments, and that contributes to healthy neighbourhoods, supports innovation and the integration of smart and sustainable technologies.

Methods of Investigation :

- Describe how the proposal considers Crime Prevention Through Environmental Design (CPTED) principles.

10.8.5.1. Passive Surveillance

The layout and integration of diverse activities, including hotel accommodation, bars, restaurants, wellness facilities, and retail spaces optimises natural surveillance. Clear sightlines are maintained across movement corridors, public spaces, and building frontages, allowing for passive monitoring and enhancing perceived safety. The hotel's Porte cochère, internal laneways, and landscaped courtyards are designed to encourage foot traffic and visibility, contributing to a vibrant and secure environment.

Transparent façades and active frontages promote permeability and visual connection between indoor and outdoor spaces, including loading areas which are reserved for staff members. These design elements ensure that 'public' areas are overlooked by adjacent uses, increasing passive surveillance and reducing opportunities for concealment or antisocial behaviour. The hotel lobby and valet area will be staffed 24/7, providing continuous surveillance and support for guests and visitors. This presence reinforces safety across the Porte cochère and adjacent pedestrian zones, complementing passive surveillance strategies. Lighting design has been carefully considered to ensure visibility and comfort, with downward-facing, low-glare fixtures that comply with Australian Standards while preserving the night sky character of the Barossa region. Landscape design supports CPTED principles by maintaining clear sightlines, avoiding dense or concealing vegetation near pathways, and incorporating lighting that promote comfort and visibility. Planting palettes are selected to balance ecological enhancement with safety considerations, and public realm fixtures are designed to be durable, accessible, and context-sensitive.



FEATURE & AMENITY



SOFT GARDEN



PEDESTRIAN PATH & HOTEL / WINERY PATH





Figure 10-28 : Indicative External Lighting (Totems subject to Council approval) – Source: Landskap Landscape Pack

10.8.5.2. Movement Networks

Pedestrian and golf buggy paths are designed to be legible, well-lit, and clearly marked, supporting safe and intuitive navigation throughout the site. Wayfinding signage will be installed at key decision points, and movement corridors will be scaled to human proportions to promote comfort and accessibility.

Access to staff and guest-only areas, including hotel rooms, some wellness facilities, and back-of-house zones, will be controlled via swipe card or keypad systems. These measures prevent unauthorised entry and support privacy and security for guests and staff.

10.8.5.3. Security Infrastructure and Monitoring

In addition to passive surveillance strategies, the development will incorporate active security measures, including Closed-Circuit Television (CCTV) systems and periodic security patrols. CCTV coverage will focus on high-traffic areas, entry points, and public spaces.

Emergency response protocols and infrastructure, including fire detection systems, emergency lighting, and evacuation signage, will be implemented in accordance with relevant building codes and safety standards. These measures support rapid response and safe egress in the event of an incident.

10.8.6. Services Infrastructure

Planning Assessment Criteria:

Objective :

To ensure development promotes the value and quality of good design across South Australia's built environments, and that contributes to healthy neighbourhoods, supports innovation and the integration of smart and sustainable technologies.

Methods of Investigation :

- Review the location of any required services infrastructure and the proposed material/screening treatment of any visible services.

Services Infrastructure is comprehensively covered in Section 10.6.2.

The approach to screening of 'back of house', infrastructure and maintenance areas is documented in Section 6 of Baukultur's Architectural Report and includes the use of local stone walling, steel blade fencing and planted vegetation. Of importance is the full screening of the loading area are, ensuring that all deliveries, collection and associated activities are not visible to guests or neighbours.

Screening of Loading Dock

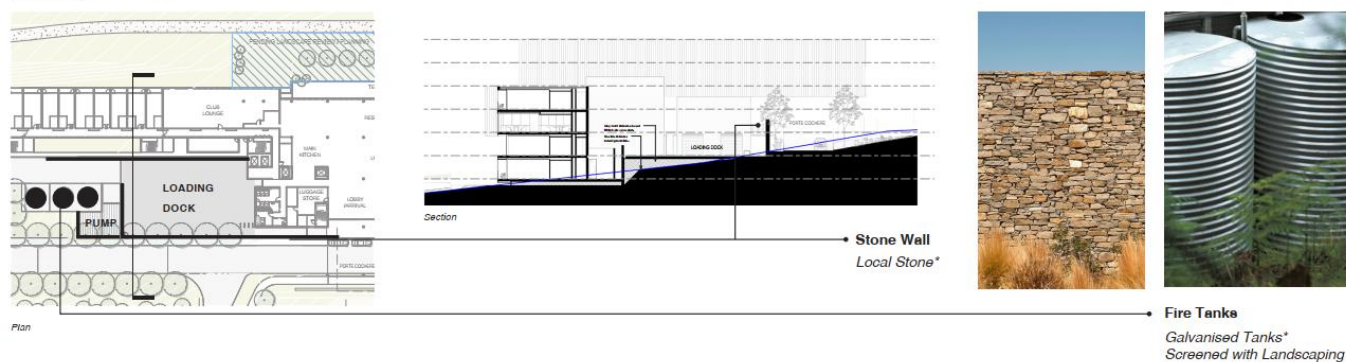


Figure 10-29 : Screening Strategy (Source: Baukultur Architectural Report)

10.8.7. Impact on Adjacent Land Uses

Planning Assessment Criteria:

Objective :

To ensure development promotes the value and quality of good design across South Australia's built environments, and that contributes to healthy neighbourhoods, supports innovation and the integration of smart and sustainable technologies.

Methods of Investigation :

- Demonstrate the impact of the proposal on adjacent land uses and the public realm, for example building bulk and scale, overshadowing, overlooking and view retention.

The proposed development carefully considers its relationship with adjoining land uses, including rural residential properties located at least 150 metres from the site boundary. This significant setback, combined with site design measures, mitigates potential impacts related to bulk, scale, overshadowing, and overlooking.

Key built form elements, such as the six-storey hotel, are set well within the site and below the ridgeline, minimising visual prominence. Architectural articulation and regional materials break down the building's scale. Overshadowing is negligible due to orientation and separation distances, while overlooking is minimised by strategic placement of uses, vegetated buffers, and landform screening. Noise and activity impacts are managed to ensure they do not adversely affect nearby rural residential properties.

View retention is maintained by concentrating development in naturally contained areas and preserving open space and vineyard frontage. Landscaping and low-scale elements along Hoffnungsthal Road protect the rural character and visual

amenity. Overall, the proposal respects adjacent rural residential land uses and the broader landscape, ensuring no adverse visual, functional, or cumulative impacts.

10.9.Social and Community

10.9.1. Community Wellbeing / Social Impact Assessment

Planning Assessment Criteria:

Objective :

To ensure adverse effects on the community near the development are avoided or minimised including with regard to community cohesion, access to services and facilities and health impacts and capitalise on opportunities to enhance benefits for communities.

Methods of Investigation :

- Provide a social impact assessment (SIA) of the development which addresses:
 - » Identification of the social study area based on the anticipated geographic distribution of social impacts (which may include communities distant from the location of the project)
 - » the existing social environment of communities potentially impacted by the project
 - » the potential social impacts (positive and negative) of the project during construction and operation, including temporal, spatial and demographic distribution of impacts
 - » proposed measures to avoid or mitigate adverse impacts and capture social benefit opportunities during construction and operation
 - » proposed approaches to monitoring and responding to changing social impacts over the life of the project, including potential public reporting on progress or achievements.
- The SIA should include, but not be limited to, the following baseline information:
 - » a socio-demographic profile of potentially affected communities including an analysis of community characteristics (e.g. history, culture, land / property ownership)
 - » an overview of land uses and key industries in the region, and relevant local and state government plans and/or strategic priorities
 - » the capacity, demand on and accessibility of social infrastructure, facilities and services, including education, health, recreation, justice and emergency services
 - » a profile of the local and regional labour market, including likely availability of personnel with skills relevant to the project
 - » details of other resource, infrastructure and major projects in the area (planned and currently operating) that may contribute to cumulative impacts.

More detailed information shall be provided on the Liveability, Health, Community and Well-being incorporating (where relevant):

- an analysis of the availability, accessibility and capacity of, and an assessment of potential project impacts on, existing social services, facilities and infrastructure such as healthcare and emergency response, transport and utilities, education and childcare, and community support services, health and community wellbeing management measures, which may include:

- » measures to ensure that the level of service provided to the local community by existing social services, facilities and infrastructure is not reduced
- » measures to mitigate potential health and well-being impacts on local communities, and enhance potential benefits
- » emergency response arrangements and management measures agreed with emergency service providers, for incidents both on and off the project site
- » details of any community development programs to be implemented, and the outcomes to be achieved.

The following provisions of the Code are considered most relevant to the Community Wellbeing & Social Impact Assessment:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
No relevant provisions.	No relevant provisions.	No relevant provisions.

A Social Impact Assessment (SIA) has been conducted to evaluate potential social and community effects related to this development. The report examines both potential positive and negative social effects of the SBWTAP and outlines possible measures to mitigate identified impacts. Specific areas of focus include:

- a socio-demographic profile of communities that may be affected;
- the capacity, demand for, and accessibility of social infrastructure, facilities, and services;
- an overview of the local and regional labour market; and
- consideration of the impacts from other major projects in the area, including tourism developments and large-scale residential releases that could increase the local population.

The SIA report is available separately in **Appendix 22**.

10.9.2. Aboriginal Cultural Heritage

Planning Assessment Criteria:

Objective :

Avoid adverse effects on Aboriginal cultural heritage values and maximise opportunities to appropriately complement and preserve these values.

Methods of Investigation :

- Describe any consultation with the Kaurna as the relevant Recognised Aboriginal Representative Body (RARB) for the project area. Details of Aboriginal heritage provided by Traditional Owners during consultation or discussed in the EIS must remain confidential and are not to be disclosed or published by the proponent.
- Prepare an Aboriginal Engagement Plan that includes steps that will be taken to facilitate meaningful and effective consultation with identified Aboriginal stakeholders throughout the project design, delivery and operations.

- Describe the outcomes of AAR's central archives search for the project area and any Aboriginal heritage surveys or assessments relevant to the project area, including historic reports where relevant and accessible. These may include desktop-based heritage assessments, heritage survey/inspection reports, Work Area Clearance reports or other risk assessments. Where an Aboriginal heritage assessment is undertaken, it must be done by an appropriately qualified heritage expert.
- Outline measures to avoid or minimise impacts to recorded and unrecorded Aboriginal sites, objects and remains in the project area during construction and operations phases, including preparation of an Aboriginal heritage discovery plan or Cultural Heritage Management Plan (if required). Where impacts to Aboriginal heritage are proposed, the proponent must hold valid authorisations under the Aboriginal Heritage Act 1988 (SA).

The following provisions of the Code are considered most relevant to the assessment of the impacts of the proposal on the Aboriginal Cultural Heritage:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
No relevant provisions.	No relevant provisions.	No relevant provisions.

Detailed report provided in **Appendix 23**. The project seeks to avoid adverse effects on Aboriginal cultural heritage values and maximise opportunities to appropriately complement and preserve these values. In accordance with state legislation and policy frameworks, the project adopts a precautionary and consultative approach to identifying and managing cultural heritage.

10.9.2.1. Consultation with Recognised Aboriginal Representative Body

The Kaurna Yerta Aboriginal Corporation (KYAC) has been identified as the relevant Recognised Aboriginal Representative Body (RARB) for the Southern Barossa Winery and Tourist Accommodation Project (SBWTAP) area, as confirmed through a search of the Register of Aboriginal Sites and Objects.

Initial engagement with Kaurna representatives was facilitated by Australian Cultural Heritage Management (ACHM) and supported by the project team, including Strategic Alliance and Baukultur. This included an on-site meeting in early 2025 attended by four (4) Kaurna Traditional Owners alongside the project design team. The KYAC representatives expressed appreciation for the project's commitment to respectful engagement and the opportunity to inform the cultural outcomes of the development.

Further details of Traditional Owner perspectives, particularly any culturally sensitive information, remain confidential in accordance with standard protocols and are not disclosed here.

10.9.2.2. Aboriginal Engagement

The proponent has demonstrated meaningful engagement with Kaurna representatives. This includes early engagement to confirm the appropriate Traditional Owners and facilitation of on-site walk over with the design team.

These actions form the basis of an engagement framework which aligns with the intent of the Planning Criteria.

10.9.2.3. AAR Central Archive and Desktop Assessment

A search of the Aboriginal Affairs and Reconciliation (AAR) Central Archive and the South Australian Museum database found no previously recorded Aboriginal sites, objects or remains within the project site or a 1 km buffer zone.

However, the ACHM assessment highlights that this absence is not indicative of a lack of cultural heritage but rather a lack of previous targeted archaeological investigation. The broader regional context, including proximity to the Gawler River catchment and known Kaurna occupation areas, suggests a moderate to high likelihood that unrecorded sites or remains may be present, particularly along:

- Hill crests and spurs
- Ephemeral creek banks
- Areas of remnant native vegetation

A detailed Aboriginal Cultural Heritage Assessment was completed by ACHM.

10.9.2.4. Archaeological Field Survey and Recommendations

An archaeological pedestrian field survey was conducted on 4 February 2025, with participation from Kaurna Traditional Owners and a qualified archaeologist. Site inspections focused on landforms considered to have moderate to high archaeological sensitivity, including:

- Ephemeral creek lines
- Hill crests and elevated ridgelines
- Vegetated areas with minimal disturbance from historical viticulture

The survey confirmed that, while no previously recorded Aboriginal sites or objects were identified during the fieldwork, several landscape features were assessed as being archaeologically and culturally sensitive.

Discussions were held with Kaurna representatives at each culturally sensitive area and at the newly identified site. A final consultation was undertaken to review the survey findings, confirm the accuracy of recorded cultural information, and discuss the Kaurna community's expectations regarding future engagement.

In recognition of the area's cultural values and the previous discovery of ancestral remains within the SBWTAP project area, ongoing cultural monitoring by Kaurna Yerta Aboriginal Corporation (KYAC) representatives has been identified as a necessary next step. Where intact soil profiles or cultural deposits are present, KYAC has requested that additional targeted test excavations be undertaken with their involvement.

Should any Aboriginal heritage be encountered during construction or operation, the proponent must comply with the Aboriginal Heritage Act 1988 (SA), including seeking appropriate authorisations under Section 23 where required.

10.9.2.5. Policy and Regulatory Compliance

While no known Aboriginal sites or objects have been recorded within the SBWTAP project area to date, the assessment undertaken by ACHM confirms the presence of landscape features with moderate to high cultural and archaeological sensitivity. This includes areas of remnant vegetation, creek lines, and elevated topography commonly associated with Kaurna occupation in the Northern Adelaide Plains.

The proponent has proactively engaged with the relevant Aboriginal group (Kaurna) and committed to further involvement through design development. This approach, paired with the commissioning of a professional archaeological assessment and the implementation of a field survey with Traditional Owner involvement, reflects strong alignment with the Planning Criteria.

The project has demonstrated due diligence and cultural respect in its approach to Aboriginal heritage. Provided that the recommended cultural heritage protocols and engagement commitments are implemented throughout design and construction,

the project is assessed as having taken appropriate and culturally respectful steps to avoid adverse effects on Aboriginal cultural heritage values. This reflects a precautionary and respectful approach to heritage protection in line with the Planning Objective.

10.9.3. Heritage Places and Areas

Planning Assessment Criteria:

Objective :

To ensure that the nature and scale of the development does not compromise the recognised heritage significance of a heritage place or heritage area.

Methods of Investigation :

- Provide details of the location, nature and known potential heritage values of all historic heritage potentially affected by the development particularly State and Commonwealth-listed places and areas. If applicable, assess potential impacts from the development on identified heritage places and areas and measures to mitigate impacts on heritage value and enhance any positive impacts.

The following provisions of the Code are considered most relevant to the assessment of the impacts of the proposal on the Heritage Places:

Relevant Code Assessment Provisions		
Zones	Overlays	General Development Policies
No relevant provisions.	No relevant provisions.	No relevant provisions.

This assessment considered relevant statutory heritage registers, including Local and State Heritage lists, and reviewed the contextual heritage landscape of the subject site and surrounding locality. It also considered the emerging proposal for World Heritage listing of the Mount Lofty Ranges.

10.9.3.1. Existing Heritage Context

The subject site is not located within, nor does it directly adjoin, any listed Local or State Heritage Places. A review of the locality confirms the following:

- No Local or State Heritage Places are present on the site or in its immediate surroundings.
- The closest Local Heritage Place is the St Jakobi Lutheran Church and School located at 208 Lyndoch Valley Road, Lyndoch, approximately 1.7 km to the north-west.
- Other Local Heritage Places in the wider area (each more than 2 km from the subject site) include:
 - Lyndale Winery, 143 Lyndoch Valley Road, Lyndoch
 - Berryfield, 136 Berryfield Road, Lyndoch
 - St Jakobi Cemetery, 167 Gods Hill Road, Lyndoch
- The closest State Heritage Place is the Enterprise Copper Mine and Manager's Residence located at 79 Fromm Square, Williamstown, approximately 2.5 km to the south-west.
- Additional Local Heritage Places, each located over 3.5 km from the site, include:

- Ironstone Dwelling, 50 Gilbert Street, Lyndoch
- Hillside House and Wine Cellars, 50 Daly Road, Lyndoch

Given the substantial distance between the development site and the nearest listed heritage places, no direct or indirect physical impacts are anticipated to occur as a result of the proposed development.

10.9.3.2. Consideration of Potential World Heritage Listing

The broader Mount Lofty Ranges region is currently under nomination for UNESCO World Heritage listing. As of January 2025, the listing remains unresolved and carries no formal statutory standing. The original bid has since been revised to target smaller zones that already possess heritage or character overlays.

While the World Heritage nomination is not an active constraint, the project team has acknowledged the values underlying the bid, namely the recognition of traditional settlement patterns, working agricultural landscapes, and cultural continuity across the Ranges.

In this regard, the proposed development is considered compatible with the intent of the nomination. The project will:

- Enhance appreciation for the Barossa's viticultural and cultural heritage through cultural tourism experiences;
- Retain and integrate existing site topography and vineyard elements; and
- Employ architectural and landscape design that is responsive to local environmental and cultural values.

10.9.3.3. Policy and Regulatory Compliance

The proposal does not affect any identified or listed heritage places, either directly or through associated view lines, setting, or landscape character. No heritage places are located on-site, and the nearest listed place is well removed from the development footprint.

Furthermore, while the Mount Lofty Ranges World Heritage nomination has yet to be formally determined, the SBWTAP has been designed in a way that complements the cultural and environmental context of the region. Accordingly, the development is not considered to compromise the recognised heritage significance of any place or area and meets the intent of the Planning and Design Code's heritage provisions.

11. Conclusion

The Southern Barossa Winery and Tourist Accommodation Project (SBWTAP) consists of an integrated 5-star winery and tourist accommodation development. Situated within the Rural Zone, which permits tourism accommodation—albeit not typically at this scale—the project has undergone comprehensive landscape character assessment, particularly in light of the Barossa Character Preservation designation. The planning process has taken into account unique topographical features, existing structures and land uses, as well as natural attributes intrinsic to the area.

While the region's undulating hills create a sense of openness, the site remains largely visually contained except for limited views from select neighbouring properties, due primarily to the screening provided by ridgelines, valleys, vineyards, and established vegetation.

Deliberate separation of the hotel and winery components has been implemented to allow each facility to operate independently, preserving distinct identities and operational frameworks. Nonetheless, efficient integration has been incorporated to ensure both elements complement each other through shared operational aspects such as wastewater collection, treatment, and reuse, interconnected pedestrian networks, and unified design principles, including complementary external materials and finishes that promote visual harmony across the site.

From inception, the project has aimed to balance several competing priorities: notably, the growing demand for high-quality, multi-facility international accommodation in the Barossa region, alongside commitments to productive primary production and the preservation values associated with the Barossa Character Preservation Area. This approach has guided architectural decisions, resulting in buildings that are long and linear, set into the landscape to optimise functionality while minimising visibility.

Although moderate changes to local visual character, traffic volumes, noise, and activity levels are anticipated, the overall benefits substantially outweigh these impacts. In addition to creating significant employment opportunities, the project will enhance tourism infrastructure, attract new visitor segments, diversify the regional economy, and extend overnight stays in the Barossa. The consequences of the project not proceeding would represent not only a short-term economic setback but also a long-term missed opportunity to reinforce the Barossa's reputation as a premier destination and support broader regional development objectives.