



APPENDIX 22
Social Impact Assessment : Ekistics



**Southern Barossa Winery &
Tourist Accommodation Project
Social Impact Assessment**

September 2025

REF#01504-003



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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1. CONTEXT & SCOPE OF THIS REPORT

1.1. Project Background

The Southern Barossa Winery and Tourist Accommodation Project ('SBWTAP') aims to establish a landmark tourist accommodation and hospitality destination in the Barossa region. The proposal seeks to develop a multi-level 5-star resort hotel providing 150 rooms, as well as a winery precinct featuring on-site production, cellar door, restaurant, function spaces and vineyard infrastructure. The applicant for the proposal is Strategic Alliance and Commercial Pty Ltd, and the development site is located at Lot 110 Hoffnungsthal Road, Williamstown.

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), be assessed as an Impact Assessed development pursuant to section 108(1)(c) of the *Planning, Development and Infrastructure Act 2016* (the PDI Act).

1.2. Environmental Impact Statement

Projects declared as Impact Assessed require the preparation of an Environmental Impact Statement (EIS) to assess the social, economic and environmental impacts of the development. The EIS provides a comprehensive assessment of the project and its anticipated effects or impacts on the receiving environment, guided by the Assessment Requirements issued by the State Planning Commission (SPC). This Social Impact Assessment (SIA) forms part of the broader EIS for the project and addresses the relevant Assessment Requirements.

1.3. Scope of the Social Impact Assessment

This SIA identifies and analyses the potential social impacts associated with the construction and operation of the project, including both potential benefits and adverse effects on local and regional communities. It considers how the project may affect community wellbeing, access to services, housing, local character, and vulnerable groups.

The assessment adopts guidance for social impact evaluation from the *State Planning Commission Practice Direction 17 Impact Assessed Development 2022*, and the *Assessment Requirements Library – Impact Assessed Development*.

The SIA more specifically addresses the Assessment Requirements for the EIS issued by the State Planning Commission. The Assessment Requirements require the social impacts of the development to be identified and assessed, and how these would be avoided, mitigated or managed. These are listed in **Appendix 1** of this report. The Assessment Requirements identify that a 'standard' level of assessment is required.

The Objective of the Community Wellbeing/ Social Impact Assessment component of the Assessment Requirements is:

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.

The SIA establishes a baseline to define the affected community, identifying who they are and how they live, work, travel, socialise, and interact within the area. It identifies and assesses the potential social impacts of the proposed development on this community, including impacts on local services, amenity, community cohesion, health, public safety (including perceptions), and

access to facilities and spaces. Where relevant, the SIA outlines management measures to mitigate negative impacts while enhancing positive outcomes that support the long-term health and well-being of the community.

The SIA has been prepared using the following information sources:

- ABS Census data;
- Spatial mapping data;
- Desktop analysis of other relevant information and statistics (e.g., SA Tourism Commission, Barossa Council, Regional Development Australia, etc.);
- Feedback received through stakeholder consultation and engagement undertaken by Strategic Alliance as part of the EIS preparation and assessment;
- Information provided by the project team from targeted engagement with key stakeholders (eg relevant State Government agencies, Council and service providers to supplement/validate desktop data being analysed; and
- Technical reports and assessments submitted as part of the impact-assessed development application.

1.4. Principles of Social Impact Assessment

The social Impact Assessment (SIA) is a systematic process employed to identify, analyse, evaluate, manage, and monitor the social effects of a project, both positive and negative. Its objective is to integrate social considerations into decision-making processes and promote equitable and inclusive development outcomes. The assessment acknowledges that development initiatives may have both direct and indirect consequences on individuals and communities throughout the entire project life cycle.

The purpose of the SIA is to analyse the existing values and conditions within a specific area, forecast and evaluate the significance of potential impacts, and develop strategies to enhance beneficial impacts while preventing, mitigating, or minimising detrimental effects. The scale and scope of the SIA should be tailored to correspond with the project's size, specific context, and potential impacts.

Social impacts may include changes to one or more of the following:

- **Demographic Changes** - Population growth, decline, or shifts due to migration or employment opportunities.
- **Community Cohesion** - Impacts on relationships, social networks, and the sense of belonging within a community.
- **Access to Services** - Changes in access to healthcare, education, transport, and other essential services.
- **Economic Effects** - Job creation, income changes, or economic inequality within a community.
- **Cultural and Heritage Impacts** - Effects on cultural practices, traditions, and heritage sites.
- **Health and Wellbeing** - Physical and mental health outcomes influenced by environmental, social, or economic factors.
- **Housing and Living Conditions** - Availability, affordability, and quality of housing.
- **Land Use and Property Rights** - Changes in land ownership, access, or use that affect livelihoods or cultural practices.
- **Safety and Security** - Perceived or actual changes in public safety or crime levels.
- **Environmental Connections** - Changes in how people interact with or depend on the natural environment.

1.5. Project Description

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 region. The project comprises the construction of a winery and cellar door, the construction of a 5-star luxury resort hotel with conference and wellness facilities and supporting infrastructure and landscaping. The development site is located between the towns of Lyndoch and Williamstown, nestled in the foothills of Tweedies Gully.

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.

A full description of the development is provided in the EIS, with a summary outlined below.

1.5.1. Tourist Accommodation

The tourist accommodation component comprises a 5-star resort hotel offering up to 150 rooms. Key features include a restaurant designed for up to 300 patrons, a wellness spa and recreational centre, a function and conference facility with both indoor and outdoor breakout spaces, and a range of guest amenities such as a swimming pool and landscaped courtyards.

The architectural design emphasises a low visual profile, blending with the natural surroundings through horizontal massing and the use of locally sourced stone and timber. Sustainability measures are integrated throughout the development, including rooftop solar PV panels, stormwater harvesting and reuse systems, shading devices for passive cooling, and an all-electric, gas-free operational model.

The resort will operate year-round, with offerings accessible to both tourists and local residents for accommodation, dining, wellness, and events. Approximately 200 on-site car parks will support visitor and staff access.

A more detailed description of the tourist accommodation is provided in Section 6.2.1 of the EIS.

1.5.2. Winery

The winery will provide a permanent home for the relocation and expansion of an established Barossa wine label, with on-site wine production anticipated to reach up to 500 tonnes annually. Around 10 to 11 hectares of vineyard will be retained or re-established to support operations.

The main building will accommodate a production facility, cellar door and tasting room, restaurant, and versatile function spaces capable of hosting large indoor and outdoor events. Ancillary areas will include offices, staff and guest amenities, back-of-house facilities, and waste and loading areas. Supporting infrastructure, such as a viticulture maintenance shed, winery waste plant, and water storage, will also be provided.

The architectural design prioritises consistency with the resort hotel, incorporating natural stone and timber materials and a range of sustainability measures such as rooftop solar panels to offset energy demands. The winery will operate independently from the hotel but will contribute to a unified visitor experience through joint marketing, branding, and culinary offerings.

A more detailed description of the winery is provided in Section 6.2.2 of the EIS.

1.5.3. On-Site Works & Infrastructure

The development will be supported by significant site works and infrastructure upgrades. Key elements include new sealed access points, an internal road network separating guest and service vehicle circulation, and a total of 334 car parking spaces. Stormwater will be managed through detention, reuse, and water quality treatment systems, while wastewater will be treated on-site and reused for vineyard irrigation.

Extensive landscaping will enhance the site, with vineyard planting, creek line rehabilitation, and manicured areas around the hotel and winery. Earthworks will respond to the natural topography through cut-and-fill techniques and retaining walls designed to minimise visual and environmental impacts.

Additional infrastructure will include rooftop solar panels, a new transformer, entry features, context-sensitive signage, and low-impact lighting.

A more detailed description of site works and infrastructure is provided in Section 6.2.3 of the EIS.

1.5.4. Off-Site Works & Infrastructure Upgrades

The proposed development will be supported by targeted road and infrastructure upgrades to ensure safe access and adequate servicing. Menzel Road will be sealed between Hoffnungsthal Road and the hotel access point, with verge landscaping enhancing its rural character (subject to separate approval from Council). Hoffnungsthal Road is proposed to have a reduced speed limit (80 km/h) near the site to improve safety, alongside localised intersection upgrades including a new channelised right-turn lane at Lyndoch Valley Road, shoulder widening at Lindner Road, and minor works at the Menzel Road junction.

Infrastructure upgrades include water mains extensions, pad-mounted electrical transformers, and fibre-optic telecommunications to support the hotel and winery operations. On-site wastewater treatment and firefighting infrastructure will be provided, with no gas connection proposed.

A more detailed description of off-site works and infrastructure upgrades is provided in Section 6.2.4 of the EIS.

1.5.5. Construction Hours & Phasing

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

These are expected to be:

- 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.

1.6. Site & Locality Description

The site for the proposal is situated in the southern part of the Barossa, approximately 3km south of Lyndoch, 4.5km northeast of Williamstown and approximately 45km from the Adelaide CBD. The land is approximately 21.5 hectares in area, and is formally

identified as Certificate of Title – Volume 6227 Folio 450. It has a 475m frontage to Hoffnungsthal Road to the north, and 605m frontage to Menzel Road to the west.

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. The site has been used for viticulture since 1949, and continues to support grapevines and grazing. The only built structure currently on site is a large water tank, located near the union of the two creeks.

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.

The subject site is situated near a variety of tourist attractions and local businesses. 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. The closest of these is Grapes of Ross, located roughly 1.2 kilometres to the northwest.

The surrounding landscape is predominantly agricultural in nature, characterised by vineyards, sheep grazing paddocks, and gently rolling terrain interspersed with ephemeral creeks and mature eucalyptus trees.

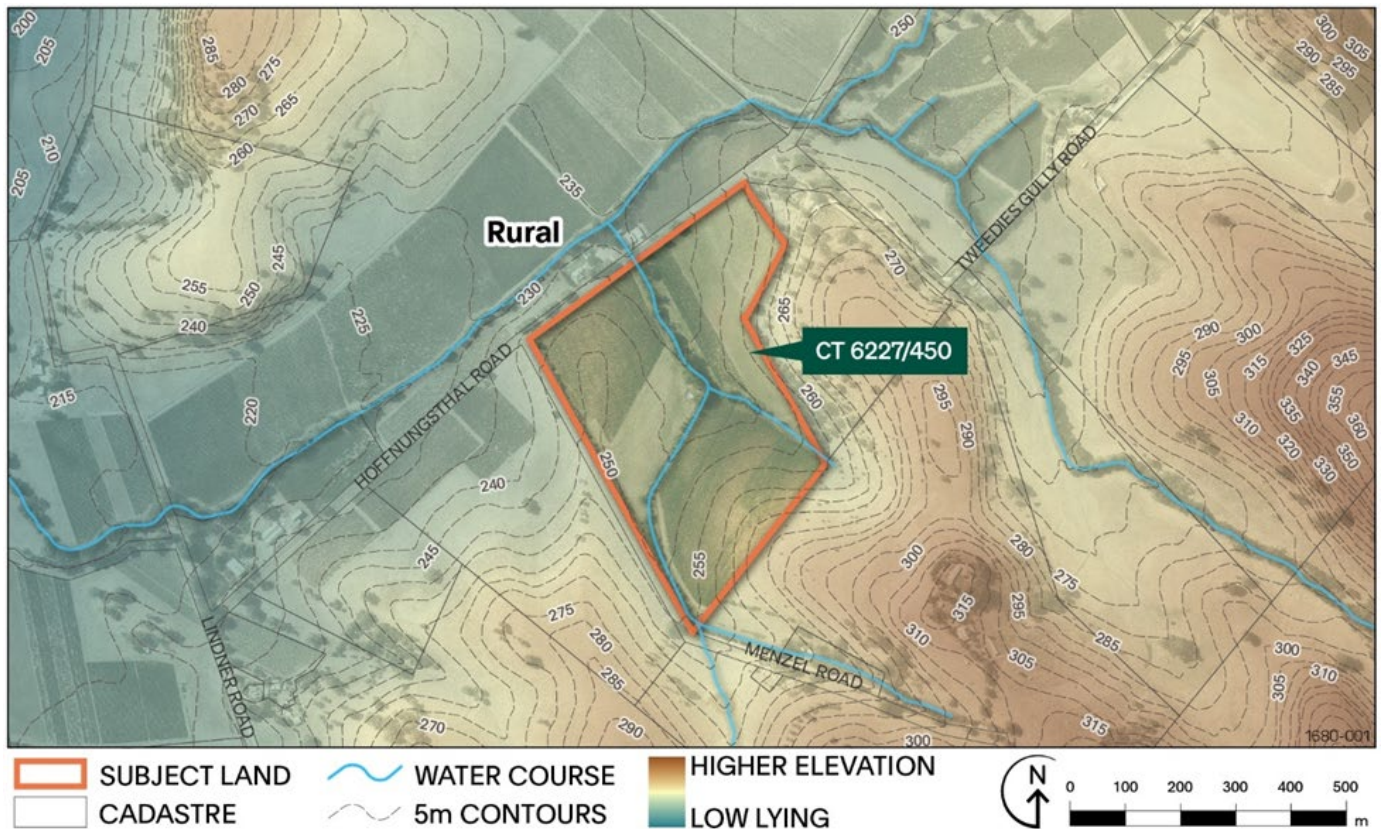


Figure 1-1 : Site Plan

2. DEFINITION OF THE SOCIAL LOCALITY

For the purposes of this assessment, the term Social Locality refers to the geographic area or communities that may experience direct or indirect impacts associated with the proposed development. This encompasses both communities in close proximity to the site and those more distant, where the nature, scale, or intensity of the project may generate measurable social effects.

2.1. Locally Impacted Community

The locally impacted community are the individuals, households, groups or businesses living, working or operating in the area surrounding the project site that may experience direct or indirect impacts as a result of the project. These impacts could include changes to traffic conditions, infrastructure demand, health and education services demand, housing availability or changes in amenity (e.g. visual, acoustic, air quality or privacy impacts).

For the purposes of demographic analysis, the community impacted by the proposal is defined as those within the Australian Bureau of Statistics (ABS) SA2: Lyndoch data group, forming the primary social locality. This spatial unit aligns with community identity, service catchments, and the likely area of direct social effect resulting from the proposed development.

The Lyndoch SA2 covers the township of Lyndoch and surrounding rural lands, including Hoffnungsthal Road and the project site. It captures the primary community that will experience the most direct social, economic, and environmental changes arising from the construction and operation of the project. This area also reflects the local service catchment for schools, healthcare, emergency response, and local government services provided by the Barossa Council.

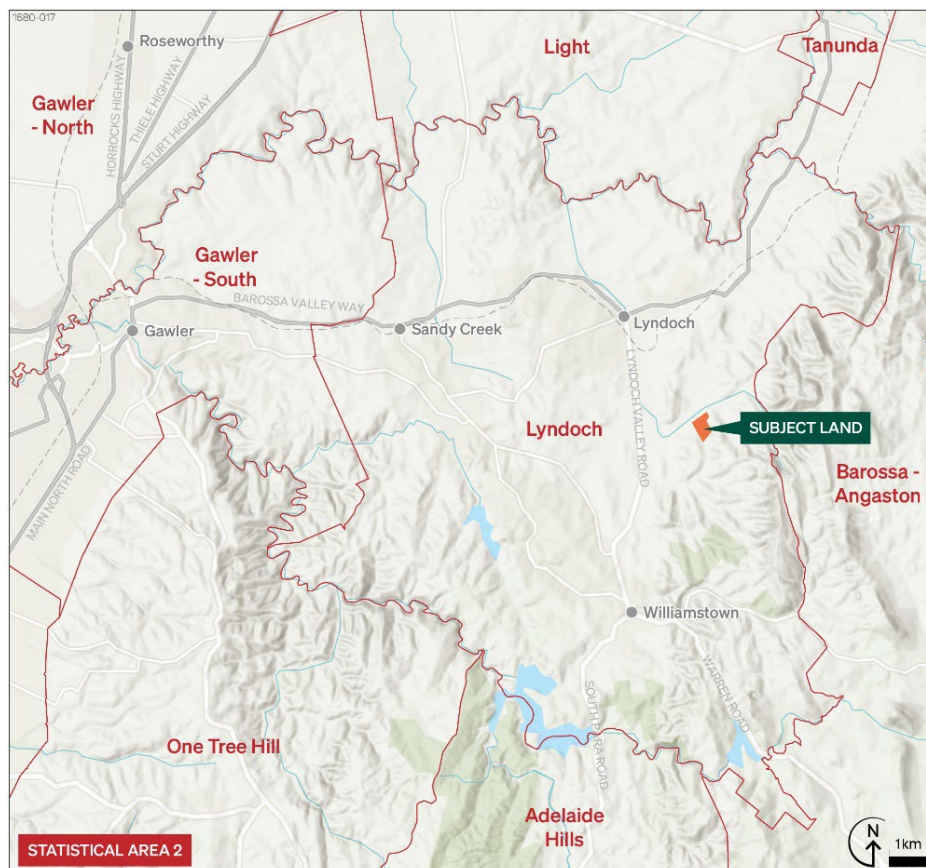


Figure 2-1 : Locally impacted community data group (SA 2)

It is recognised that within the locally impacted data group, there will be people living and working within the immediate locality that experience more direct impacts. These include neighbours directly adjoining or within close proximity of the site, and local businesses, including the Lyndoch Lavender Farm and Barossa Helicopters.

Direct engagement with the landowners within the boundary identified in *Figure 2-2* below has been undertaken by the project team as part of an informal consultation process prior to finalisation of the EIS. This included a direct mailout and a community drop-in session held on 25 June 2025 at the local Lyndoch Institute. Informal feedback provided by the community has been used to inform the social impacts of the project in this report.

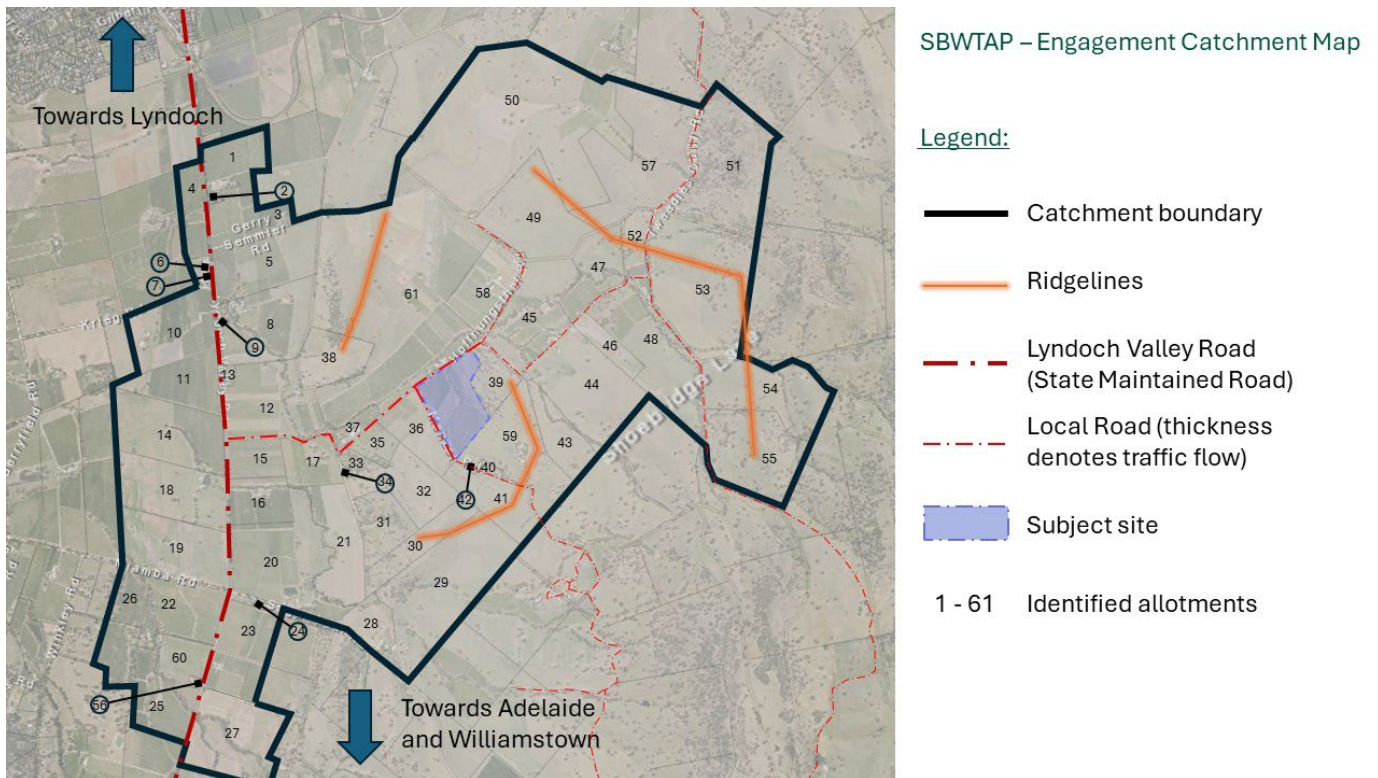


Figure 2-2 : Direct engagement catchment

2.2. Broader Community

The broader community is unlikely to experience direct impacts from the proposal but may experience other real or perceived indirect impacts (e.g., economic impacts from increased visitation to the region).

The Barossa SA3 is identified as the broader community for the purpose of data analysis, as it includes the larger wine-producing and tourism region encompassing Tanunda, Nuriootpa, Angaston, and surrounding rural localities. This wider region provides context for understanding broader economic dependencies, cultural identity, and workforce dynamics.

While direct social impacts are expected to be more concentrated in Lyndoch, the Barossa SA3 may experience secondary impacts, such as economic and employment impacts, cultural change, tourism activation or pressure on housing or local infrastructure.

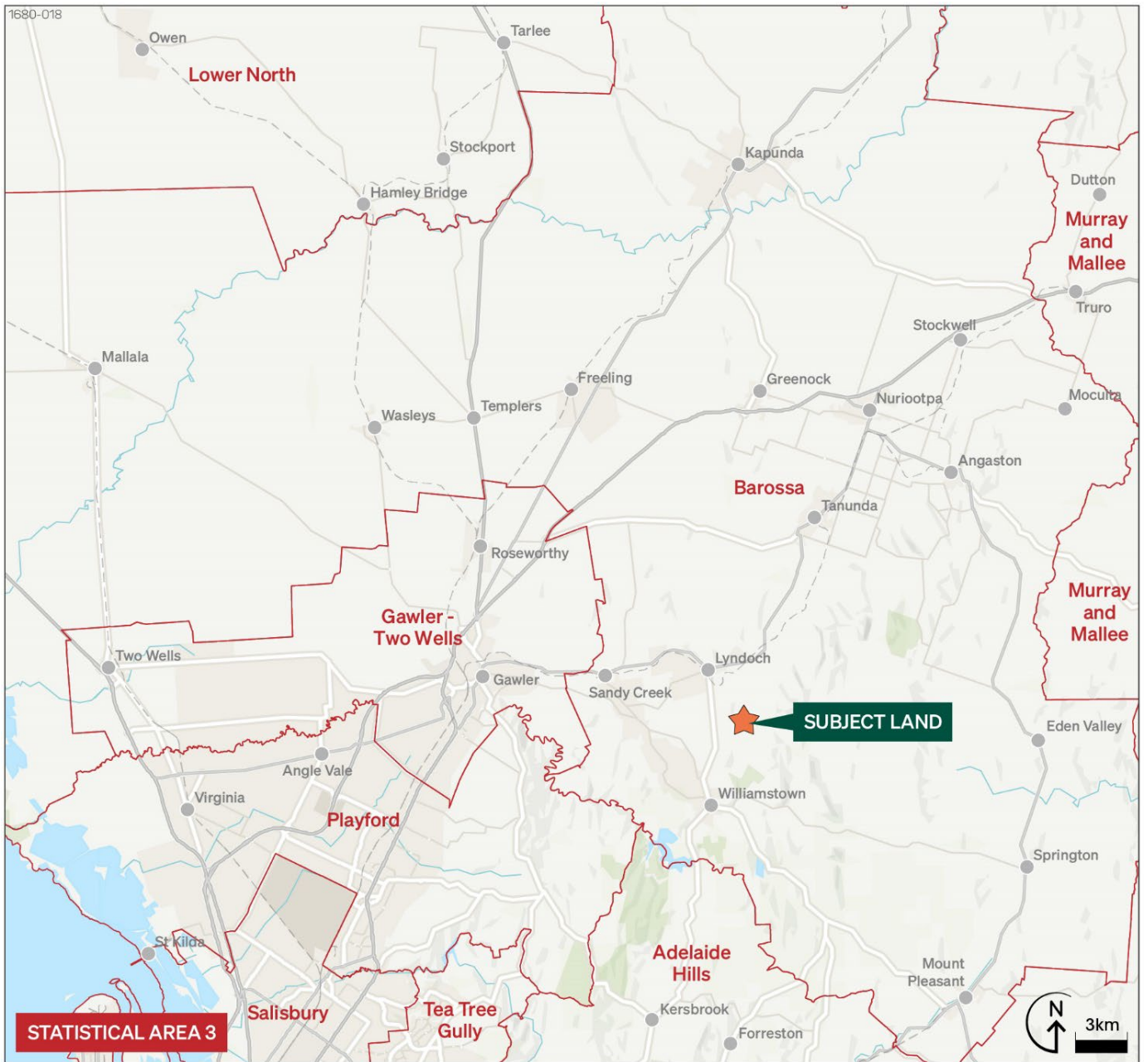


Figure 2-3 : Broader community data group (SA 3)

3. COMMUNITY CONTEXT

This section establishes a baseline of the local and broader community, providing the foundation for understanding how the project may interact with existing community conditions and providing context for the social impacts identified and discussed later in this report. This section aims to provide a clear picture of the people, communities, values, infrastructure and social dynamics present in the social locality, with a short insight into potential social implications and impacts in each section (explored in further detail in *Section 4*).

3.1. History & Culture

The Barossa region is renowned for its strong cultural identity, deeply rooted in its indigenous heritage and the 19th-century German settlers. This blend of Indigenous and European influences is reflected in the region's architecture, culinary traditions, festivals, and artisan industries. The local economy is supported by viticulture, boutique food and beverage production, hospitality, and artisan retail, fostering a tourism experience that is both authentic and innovative.

3.1.1. Aboriginal Heritage

The proposed development site lies near the interface of Kurna and Peramangk Country.

The Lyndoch area and the broader Barossa region are traditionally associated with the Peramangk people, whose territory extended across the eastern Mount Lofty Ranges and western Murraylands. The Kurna people, whose lands encompassed the Adelaide Plains and extended toward the Barossa foothills, also have cultural connections to the region, particularly along travel and trade routes. In addition, the Ngarrindjeri people, whose traditional lands span the Lower Murray and Coorong region, may hold broader cultural interests in the area, particularly relating to water systems and shared cultural landscapes.

The site of the proposed development is located within the traditional lands of the Kurna People, whose heritage interests are managed by South Australian Native Title Services (SANTS), on behalf of the Kurna Yerta Aboriginal Corporation (KYAC) RNTBC (Registered Native Title Body Corporate).

European settlement in the 1830s and 1840s had a devastating impact on Aboriginal communities. Lyndoch was surveyed in the late 1830s, and Williamstown developed around timber and farming industries. These areas were quickly cleared, fenced and developed. This led to dispossession and displacement, and the breakdown of traditional cultural practices.

Despite this, many Aboriginal people continued to live in the region, often working on farms and maintaining cultural knowledge in the face of significant challenges.

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 Kurna Traditional Owners, confirmed that several landforms possess cultural sensitivity. Undisturbed hill crests, spurs or ephemeral creek beds remaining in the project area are likely to contain evidence of past Aboriginal occupation.

3.1.2. European Heritage

The Barossa was settled by Europeans in the late 1830s and 1840s, shortly after the establishment of the colony of South Australia in 1836. Lyndoch was one of the first settlements in the Barossa region, surveyed in 1839 by Colonel William Light. It was named after Lord Lyndoch, a British military officer. Early settlers were a mix of British, Irish, and most notably German-speaking immigrants, many of whom were Lutheran refugees.

The Barossa is particularly renowned for its strong German cultural heritage and influence, which remains highly visible today. German settlers brought traditions of winegrowing, farming, food preservation, Lutheran worship, and community organisation. Villages were established with stone cottages, churches, and schoolhouses, and introduced dry-stone walling, fruit growing, and traditional agricultural methods.

In Lyndoch and the surrounding areas, Lutheran churches, cemeteries, and heritage buildings reflect this history.

The Barossa's climate and fertile soils proved ideal for grape growing. Early German and British settlers planted vines in the 1840s, laying the foundations for what is now one of Australia's most celebrated wine regions.

Lyndoch is home to some of the oldest vineyards in the world, with continuous cultivation for over 170 years. The wine industry continues to play a central role in shaping the Barossa's economy, landscape, and identity, and underpins local culture.

The social fabric of the Barossa has evolved from this strong foundation of agricultural tradition and religious life. The early European settlers established close-knit villages and a distinct cultural identity, expressed through architecture, festivals, food and wine production. The region has diversified socially and economically, with the wine industry in particular attracting international recognition, new residents, visitors and businesses. The Barossa retains a strong sense of heritage, with multigenerational farming and wine-making families, preservation of historic built form and community pride shaping its identity. This is further explored in *Section 3.3* below.

The proposed development has the potential to reinforce the Barossa's cultural identity by supporting local wine, food, and tourism experiences that celebrate both Aboriginal and European heritage. However, this must be balanced with sensitivity to the cultural landscape and connection to Country for Aboriginal people. Ongoing collaboration with Traditional Owners, appropriate site management, and interpretation of cultural values can help build shared understanding and respect.

3.2. Community Demographic Profile

The community demographic profile establishes who lives in the area and how community characteristics may be affected by the project. As of the 2021 Census (ABS), the Lyndoch SA2 and Barossa SA3 had the following key characteristics:

3.2.1. Population & Age Structure

As of the 2021 Census, the Lyndoch SA2 recorded a total population of 6,544 people, while the broader Barossa SA3 region had 37,975 residents. The median age in Lyndoch is 43 years, slightly younger than the Barossa SA3 (44 years) but older than the South Australian average (41 years), indicating a predominantly middle-aged and mature community.

A breakdown of age groups in Lyndoch SA2 shows:

- 19.1% of the population are children aged 0–14 years
- 57.0% are of working age (15–64 years)
- 23.9% are aged 65 years and over

This proportion of seniors (65+) is significantly higher than the South Australian average of 19.3%, suggesting a relatively ageing population. This demographic profile may influence the community's values and preferences, such as a strong emphasis on preserving rural character, quiet amenity, and access to healthcare or passive recreation.

The Barossa Council has experienced steady growth in recent decades, with migration to lifestyle and regional centres such as Lyndoch contributing to gradual population increases. The area's popularity among retirees and tree-changers is likely a contributing factor to its demographic composition.

The project will be established in a community characterised by a middle to older age profile with a likely preference for a quiet, semi-rural lifestyle. While new tourism and hospitality offerings may bring local economic benefits and employment, they may also be viewed with caution by older residents who value amenity, landscape character, and low-impact land use. An inclusive design approach — with clear communication, landscaping buffers, and respect for local rhythms — will be important to minimise perceived disruption and build social licence.

The development also has the potential to attract and retain younger workers, particularly through new hospitality and tourism employment opportunities. Over time, this may increase the proportion of families and younger people, contributing to a more balanced age profile and increased vibrancy in the local workforce.

3.2.2. Aboriginal & Torres Strait Islander Population

In Lyndoch SA2, Aboriginal and/or Torres Strait Islander people comprised 1.3% of the population, compared to 1.5% in the Barossa SA3 and 2.4% across South Australia. While these percentages are relatively low and suggest there is not a significant Aboriginal community within the locality, it is important to acknowledge and respect the cultural heritage and contributions of Indigenous communities in the region.

While the proportion of Aboriginal and/or Torres Strait Islander people in Lyndoch SA2 is relatively low, it is essential to ensure their cultural heritage and connection to the land are acknowledged and respected in the planning of the development and sites or objects of significance are preserved.

3.2.3. Cultural Diversity & Language

The community in Lyndoch, SA2, is characterised by relatively low cultural and linguistic diversity, consistent with broader patterns across the Barossa, SA3. According to the 2021 Census:

- 80.1% of Lyndoch SA2 residents were born in Australia, compared to 78.8% in Barossa SA3 and 66.6% across South Australia.
- The most common countries of birth outside Australia were England (5.5%), New Zealand (0.9%), and Germany (0.7%), reflecting long-standing migration ties rather than recent waves of migration.
- 91.4% of residents spoke only English at home, which is substantially higher than the South Australian average of 78.2%.

This indicates a predominantly Anglo-European cultural profile, with very limited representation of more recent or culturally diverse migrant communities (such as South-East Asian, African, or Middle Eastern populations). The presence of German heritage in the Barossa region is notable, as it has shaped local identity, architecture, festivals, and winemaking traditions. This heritage is now largely interwoven into the mainstream cultural landscape of the Barossa. This data also suggests that there are unlikely to be vulnerable migrant groups within the community who may be disproportionately susceptible to adverse social impacts from the project, such as social isolation, reduced access to information, or a diminished sense of belonging.

Lyndoch SA 2 has a mostly Anglo-European community, with strong ties to local traditions and a long-established identity. While this can help foster community pride, the low cultural and language diversity means new or different groups may stand out within the community. A large development like a hotel and winery could bring more visitors, workers, and possibly new residents from different backgrounds. It will be important to make sure the project is welcoming, culturally respectful, and promotes inclusion, so that both locals and newcomers feel comfortable and connected.

3.2.4. Household Composition

The 2021 Census shows that Lyndoch SA2 has a family-oriented community structure with larger-than-average household sizes and a strong presence of couple and family households.

The average household size in Lyndoch is 2.7 people, compared to 2.5 in the Barossa SA3 and 2.4 across South Australia.

78.4% of occupied private dwellings in Lyndoch are family households, higher than the South Australian average of 70.6%.

Couple families with children make up 44.7% of all families in Lyndoch, and couple families without children make up 42.7%, while one-parent families comprise 11.9%. Lone-person households account for 18.4% of all households, compared to 27.7% across South Australia, indicating fewer single-person homes than average.

Most dwellings are separate houses (97.2%), with very few flats, units, or semi-detached options, typical of regional and semi-rural settings.

These data point to a predominance of family households in larger homes, consistent with a low density and semi-rural residential pattern. Families are likely to be attracted to the area for its lifestyle qualities, space, and access to natural and recreational amenities.

Lyndoch SA 2 has a strong family focus, with most people living in larger, separate houses. This reflects the area's appeal as a quiet, semi-rural place for families. However, the lack of smaller or more affordable housing options could make it hard for workers, especially younger or lower-income hospitality staff, to live nearby. A large hotel and winery development is likely to need a sizable workforce, and if workers can't find housing locally, they may need to commute from other areas. This could affect staffing, increase traffic, and reduce some of the local economic benefits.

3.2.5. Income & Housing Costs

The median weekly household income in the Lyndoch SA2 is \$1,827, significantly higher than \$1,479 in the Barossa SA3 and the South Australian median of \$1,455. Median monthly mortgage repayments are \$1,517, compared with the state median of \$1,455, and the median weekly rent is \$300, equal to the state median. These figures indicate a relatively comfortable economic status for many households, and the higher-than-average incomes suggest that housing remains affordable for most residents. However, limited housing diversity (predominantly large, separate houses) and increased demand from tourism or worker demand could strain affordability over time.

79.5% of dwellings in Lyndoch are owner-occupied, well above the SA average of 67.4%. Only 18.4% of dwellings are rented, which may reflect limited housing availability for non-owner residents, seasonal workers, or young people.

This high rate of ownership suggests a strong sense of stability and long-term community investment, but also points to potential risks that tourism-related housing demand (e.g. short-term holiday lets or staff accommodation needs) could reduce rental

availability or drive up housing prices. Local concern may arise if tourism developments are seen to undermine housing access or change the rural residential character of the area.

Households in the Lyndoch SA2 tend to have higher incomes and higher rates of home ownership than the Barossa region and the SA average, which points to a stable and relatively financially comfortable community. Most people own their homes and live in larger houses, with relatively few rental properties available. While this works well for current residents, a large tourism development could **increase demand for short-term stays** and staff accommodation. If more homes are turned into holiday rentals or prices rise, it could become harder for young people, renters, or local workers to find housing. This may create pressure on the rental market and cause concern about changes to the area’s character and affordability.

3.2.6. Employment

The following table provides a comparison of employment figures for Lyndoch SA2 and Barossa SA3, and South Australia, based on 2021 Census data:

Region	Employed Persons	Full-Time Employment	Part-Time Employment	Unemployment Rate
Lyndoch SA2	3,154	58%	35%	3.4%
Barossa SA3	12,264	58%	35%	3.4%
South Australia	1,016,000	55%	35%	5.5%

The data suggests that both Lyndoch SA2 and the broader Barossa SA3 exhibit strong employment rates, with a higher proportion of full-time employment compared to the state average.

The unemployment rate in Lyndoch and Barossa is notably lower than the South Australian average, indicating a relatively robust local economy.

The proportion of part-time employment is consistent across all regions, suggesting similar workforce participation patterns.

The table below provides a breakdown of workforce composition by occupation, comparing the Lyndoch SA2 with the Barossa SA3 and South Australia as a whole.

Occupation	Lyndoch SA2	Barossa SA3	South Australia
Managers	16.7%	15.0%	12.6%
Professionals	14.3%	15.2%	23.1%
Technicians and Trades	16.6%	18.5%	13.6%
Community & Personal Service	8.5%	9.1%	11.8%
Clerical and Admin Workers	10.4%	10.3%	12.7%
Sales Workers	9.4%	9.6%	9.4%
Machinery Operators & Drivers	7.0%	7.2%	6.7%
Labourers	10.5%	10.9%	9.7%
Inadequately Described/Not Stated	6.6%	4.3%	4.1%

Analysis of 2021 Census data shows that Lyndoch SA2 and the broader Barossa SA3 have a workforce profile well-aligned with the needs of the project. Both regions have a strong proportion of workers employed in trades, hospitality, and managerial roles. For instance, nearly 17% of the Lyndoch workforce are employed as technicians or trades workers, and 9.4% in sales, figures that closely match the skills typically required in tourism and hospitality settings.

This suggests there is an existing local skills base that can be drawn upon for construction, operations, and service delivery. While some specialised roles may require recruitment from outside the region, many positions could be filled by residents.

The proximity of the site to larger urban areas such as Gawler East, Concordia, and Kudla (where significant residential growth is expected) also increases the potential labour catchment, supporting ongoing employment needs while minimising housing pressure in Lyndoch and the broader Barossa Region.

The strong employment figures suggest a stable and engaged local workforce, with skills that may be beneficial for staffing the proposed tourism accommodation and winery project. Introducing new employment opportunities may further bolster the local economy, particularly if the project offers both full-time and part-time positions to cater to diverse employment needs.

3.3. Community Characteristics & Values

The Barossa region is internationally recognised for its premium wine, food, and agricultural products, and this reputation plays a central role in local identity. It also supports a strong tourism sector and successful agricultural industries. Coupled with its rural landscapes, natural bushland and heritage townships, it offers a diverse and highly valued regional character that blends lifestyle, culture, and economy, making it both a desirable place to live and a destination experience. The Barossa community is renowned for its strong sense of values and regional pride in its heritage. The desire to welcome visitors is balanced against maintaining control over the scale of change and development.

The distinct rural character, unique culture and agricultural identity of the Barossa Region are protected by the *Character Preservation (Barossa Valley) Act 2012*. The legislation describes the important character values of the Barossa district to be protected, being:

- 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.

These values closely reflect the community's perception and experience of the Barossa as a place of cultural heritage, productive landscapes and scenic beauty. The preservation of these qualities is seen as essential to maintaining the region's identity, lifestyle, and economic sustainability. The community's expectation is that new development demonstrates sensitivity to these character values and contributes positively to the social, environmental, and visual integrity of the district.

The township of Lyndoch is recognised as being one of South Australia's oldest towns, settled in 1837. It is situated at the southern end of the Barossa and is one of the closest Barossa towns to the Adelaide CBD, approximately an hour's drive away. It is a small but significant community that reflects the broader cultural and lifestyle identity of the Barossa region.

The Lyndoch community enjoys a semi-rural lifestyle that blends viticulture, wine production, agricultural heritage and natural, undulating landscapes. The township has a rural village character, offering limited retail, commercial and community services compared to the larger Barossa townships of Nuriootpa and Tanunda. It is not a major service or tourism centre, but provides the

southern entry point to the Barossa region, and is more residential and rural in character. Residential allotments within the township are relatively large, offering semi-rural residential living and lifestyle. The Lyndoch main street (Gilbert Street) has a heritage character, being home to a number of local heritage places and one State Heritage Place, including Lord Lyndoch Inn, Lyndoch Hotel, and the Lyndoch Institute.

The *Barossa Growth and Infrastructure Investment Strategy*, recently released by The Barossa Council, identifies potential for modest residential growth in the south-west corner of Lyndoch, notably within a new residential land division known as 'God's Hill'. However, significant retail or commercial expansion is unlikely, as available land within the township is limited and largely constrained. Further, Lyndoch's township growth is restricted by the Township Boundary established under the Character Preservation (Barossa Valley) Act 2012. As a result, Lyndoch is expected to maintain its role as a small, residential village within the broader Barossa hierarchy, accommodating only incremental growth in line with infrastructure capacity and character values.

The proposed large hotel and winery development in the Barossa has the potential to generate notable social impacts that must be carefully considered in the context of the community's strong identity and values.

On the positive side, the development could enhance local economic sustainability by creating employment opportunities in hospitality, tourism, and viticulture. This may help attract a younger demographic, supporting workforce diversification and contributing to the vibrancy of the region. Increased tourism activity could also bolster demand for local services and small businesses, reinforcing the Barossa's role as a premier wine region and tourist destination.

However, given the Barossa community's strong commitment to preserving its rural character, heritage, and lifestyle, the development must be sensitive to potential pressures on the natural landscape, visual amenity, and historic townships.

There are potential social challenges related to increased traffic, infrastructure demands, and changes to the semi-rural lifestyle that residents of Lyndoch and the surrounding areas currently enjoy. The township's role as a small residential village with a valued heritage streetscape may be affected by intensified visitor activity and possible shifts in housing affordability and community cohesion.

In summary, to align with community expectations and the Barossa's character values, the hotel and winery development should demonstrate a clear commitment to managing growth thoughtfully, preserving the social, environmental, and visual integrity of the district while supporting sustainable economic and social benefits.

3.4. Land Uses and Key Industries

Key industries of the Barossa region centre around the production of agricultural products, primarily wine and food, as well as tourism experiences. While wine making is the region's most well-known and internationally recognised product, other sectors like agriculture (fruit and nut growing), vegetable production, livestock, manufacturing (particularly food processing) and health care also contribute significantly to the local economy and employment.

The Barossa region is home to many historic and internationally recognised wineries. According to Regional Development Australia, the Barossa, on average, accounts for 27% of South Australia's grape and wine sector, contributing \$740 million annually.

Tourism and hospitality primarily centres around the region's wine and food production, offering cellar doors, gourmet food producers and function venues scattered throughout the Barossa. Tourism also relies on scenic views, rural amenity and natural

landscapes, as well as historic townships and character. While there is some smaller-scale tourist accommodation within the region, there is an identified lack of traditional hotel accommodation, with most of the current supply falling in the motel and parks category, or limited small-scale boutique accommodation. Other large-scale tourist accommodation within the region (existing and planned) includes:

- The Novotel Barossa - 140 rooms and conference facilities accommodating up to 250 delegates
- The Oscar at Seppeltsfield – approved but construction not yet commenced, providing 70 six-star hotel rooms, restaurant, day spa and boardroom facilities
- Nexus Barossa – located near Lyndoch, approved and under construction, provides a 124-room resort-style hotel, including restaurant, function centre and day spa
- Sandy Creek Tourism Project - proposed near the Sandy Creek Golf Club as a 100-bed luxury accommodation development. The resort is expected to span nearly 14,000m², reach heights of up to 20m, and extend 100m in length

The Barossa region also supports several large-scale wineries and wine-related tourist attractions, including Chateau Tanunda, Wolf Blass Visitor Centre, Chateau Yaldara, Yalumba, Seppeltsfield Winery and Estate, Pernod Ricard Winemakers and 1837 Barossa.

These significant existing and planned developments demonstrate the Barossa’s capacity to support tourism and wine infrastructure of considerable scale.

In 2023, the region recorded 860,000 overnight visitors, resulting in a total spend on accommodation of approximately \$195 million. Although the proximity to Adelaide allows easy and convenient access to the Barossa, it has also resulted in shorter 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.

ABS Census data for 2021 indicates that the top employment industries for residents in the Barossa SA3 are:

Industry	% of Workforce	Key Roles/Activities
Wine Manufacturing	~10–12%	Grape growing, wine production, and cellar operations
Accommodation & Food Services	~9%	Restaurants, cellar doors, hotels, and event staffing
Retail Trade	~9%	Shops, supermarkets, service stations
Health Care & Social Assistance	~11%	Aged care, nursing, allied health, and community support
Education & Training	~8%	Schools, early childhood, and vocational education
Construction	~7%	Local building, trade services, infrastructure
Agriculture (non-wine)	~5%	Sheep grazing, mixed farming, horticulture
Manufacturing (non-wine)	~4%	Light industry, food processing

The proposed hotel and winery development has the potential to deliver positive social outcomes through job creation, economic diversification, and enhanced tourism offerings, particularly by addressing the region’s current shortfall in traditional accommodation. It will likely support local industries and provide opportunities for younger residents to live and work locally.

However, potential challenges include increased pressure on infrastructure, competition for workers amongst key industries, and impacts on Lyndoch’s rural village character and lifestyle. There may also be short-term housing pressures associated with an influx of employees seeking accommodation in the area, and risks associated with increased reliance on tourism.

3.5. Existing Social Infrastructure

This section identifies baseline social infrastructure and housing to provide context for the potential social impacts identified later in this report. *Figure 3-1* overpage illustrates the distribution and proximity of services described in further detail in the following sections.

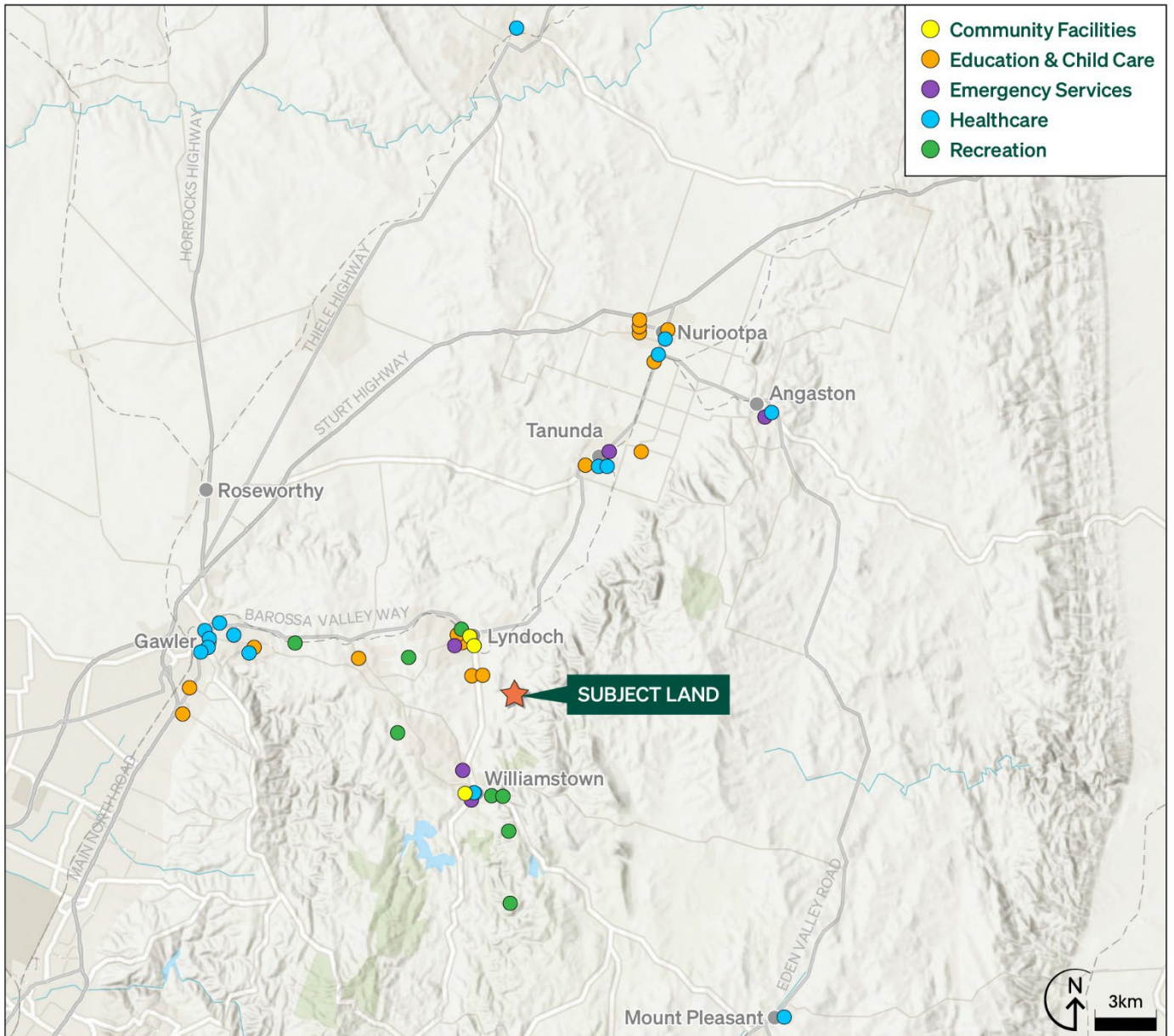


Figure 3-1 : Location of social infrastructure accessible to the site

3.5.1. Healthcare

There are no general practice medical clinics located within the Lyndoch SA2, however, there are several practices in nearby townships. The following lists the key GP clinics within 20km of Lyndoch, accessible from the project site.

Practice Name	Location	Approx. Distance from Site	Number of GPs
Williamstown Medical Clinic	Williamstown	8.7 km	
Springwood Doctors	Gawler East	10.1 km	
Springwood Family Medical Centre	Gawler East	10.7km	
Tanunda Medical Centre	Tanunda	10.2 km	7
Murray Street Medical	Gawler	12.1 km	
Gawler Medical Clinic	Gawler	12.2 km	6
Hyde & Partners Medical Practice	Gawler	12.3 km	15
Adelaide Road Clinic	Gawler South	12.6 km	
Barossa Valley Medical & Specialist Centre	Nuriootpa	16.5 km	
Nuriootpa Medical Centre	Nuriootpa	17.3 km	

Residents of the Lyndoch SA2 have access to several hospitals in the Barossa and wider region:

Name of Facility	Address	Services Provided	Beds ¹
Tanunda War Memorial Hospital	15 Mill Street, Tanunda	Accident and Emergency General medical care – inpatient, outpatient, same-day stays	22
Angaston and District Hospital	29 North Street, Angaston	Accident and Emergency Mental Health Emergency Surgical and specialist services	26
Kapunda Hospital	24-30 Nash Street, Kapunda	Accident and Emergency General medical and surgical care Maternity & Obstetrics Aged care residential respite	23
Mount Pleasant District Hospital	28 Hospital Road, Mount Pleasant	General medical and surgery Co-located with the Torrens Valley aged care facility	23

¹ Data accessed from healthdirect.gov.au and sahealth.sa.gov.au

Name of Facility	Address	Services Provided	Beds ¹
Gawler Health Service	21 Hutchison Road, Gawler	24 Hr Accident and Emergency Mental Health Emergency Surgical services Maternity and obstetrics Chemotherapy Radiology Pathology Private and public services	60

3.5.2. Education & Childcare

The South Australian Education school finder website, in conjunction with a mapping analysis, was used to find schools, early learning centres, kindergartens, and childcare centres in the local area. The following were identified within proximity of the Lyndoch SA2:

Early Childhood Education (0-5yrs)

Name	Age Range	Address	Approx. Distance from Site
Lyndoch Preschool	3 – 5 years	8 William St, Lyndoch	6.3 km
St Jakobi Lutheran ELC & Childcare	0 – Yr 6	208 Lyndoch Valley Rd, Lyndoch	3.8 km
Southern Barossa Community Childcare Centre	0 – 5 years	200 Lyndoch Valley Rd, Lyndoch	3.8 km
Faith Lutheran College ELC	3 – 5 years	130 Magnolia Rd, Tanunda	15.5 km
Edge Early Learning Gawler East	0 – 5 years	2 Para Rd, Gawler East	18.5 km
Goodstart Early Learning Nuriootpa	0 – 5 years	9–11 Vine St, Nuriootpa	21.5 km

Primary schools (Reception – Year 6)

School Name	Year Levels	Address	Approx. Distance from Site
Lyndoch Primary School	Reception – Yr 6	Margaret St, Lyndoch	6.6 km
St Jakobi Lutheran School	Birth – Yr 6	208 Lyndoch Valley Rd, Lyndoch	3.8 km
Sandy Creek Primary School	Reception – Yr 6	Davies Rd, Cockatoo Valley	11.3 km
Redeemer Lutheran School	Reception – Yr 6	17 Vine St, Nuriootpa	21.5 km

Secondary Schools

There are no secondary schools within the Lyndoch SA2, but the site is within the Nuriootpa High School catchment, and is proximate to the following schools.

School Name	Type	Address	Approx. Distance from Site
Nuriootpa High School	Government	1 Penrice Rd, Nuriootpa	23 km
Gawler & District College	Government (R–12)	Barnet Rd, Evanston	20 km
Faith Lutheran College	Independent (7–12)	130 Magnolia Rd, Tanunda	15.5 km
Trinity College Gawler	Independent (R–12)	Alexander Ave, Evanston South	20 km

Tertiary Education

Tafe SA – Barossa Campus, located on the corner of Old Kapunda Road and Sturt Highway, Nuriootpa, is the Barossa’s primary vocational education provider, offering several courses developed in collaboration with local industry to meet the training and education needs of the local community and economy. Relevant courses offered include:

- **Hospitality & Cookery:** Courses cover food service, kitchen operations, and barista skills.
- **Viticulture & Wine Operations:** Programs include Certificate II and III in Wine Industry Operations, focusing on viticulture, cellar operations, and bottling/packaging.
- **Wine & Spirits Education:** Courses range from introductory to advanced levels, including the Barossa Wine School and WSET certifications.

The campus collaborates closely with local wineries and tourism operators to provide practical, hands-on training.

The Barossa Regional University Campus, located at Beckwith Park (30-8 Barossa Valley Way, Nuriootpa), is a free study hub available to any students from any university or education provider. It provides high-quality student facilities, including study desks, computers, fast Wi-Fi, meeting rooms, a podcast studio, private and communal study spaces, a kitchen and printing facilities. The hub is managed and operated by Regional Development Australia – Barossa Light Adelaide Plains, and partners with all major universities and higher education providers in Australia.

3.5.3. Emergency Response Services

Major emergency services providers such as police, ambulance, fire and SES are important for the ongoing safety of the community. Emergency services in South Australia are provided via the emergency services levy. Police and CFS fire services are located within the Lyndoch SA2, while the site would be serviced by ambulance and SES services located within the broader Barossa region.

The State Emergency Service (SES) is an emergency and rescue unit predominantly provided by volunteers. The closest SES unit to the site is the Salisbury SES (54 km away).

The closest emergency service providers are listed below.

Name of Facility	Address	Service Provided
St John's Ambulance	27 Schilling Street, Angaston	Ambulance
Williamstown Police Station	23 Queen St, Williamstown	Police (not 24/7)
Lyndoch Country Fire Service	Gilbert St, Lyndoch	Fire
Williamstown Country Fire Service	Williamstown Rd, Williamstown	Fire
Tanunda Metropolitan Fire Service	154-156 Murray Street, Tanunda	Fire

3.5.4. Community and Retail Services

The Lyndoch SA2 contains a range of local community facilities that support residents' everyday needs and provide opportunities for social connection. The Lyndoch Library, co-located with a Barossa Council branch office, provides access to public internet, computers, and a variety of community programs. The Lyndoch Institute serves as a central community hall, hosting meetings, events, and social functions, with a capacity for up to 285 people and supporting amenities including a kitchen and stage.

In Williamstown, the Williamstown Town Hall, located at 22 Queen Street, provides a multipurpose venue for various events such as meetings, performances, and community gatherings.

Retail and other services within Lyndoch are focused on servicing local needs, and include a post office, small, combined IGA, petrol station and hardware store, a butcher, café/bakery, hair salon and two pubs (The Lord Lyndoch and The Lyndoch Hotel). Retail services in Williamstown are also limited, including a general store, post office, pharmacy, cafes and pubs (The Old Bakehouse Tavern and Williamstown Hotel). Residents of Lyndoch and surrounds are likely to do their weekly grocery shopping at the larger supermarkets in either Gawler (Drakes Gawler East is 12.4km or approx. 15 minutes' drive) or in Tanunda (Foodland Tanunda is 13.5km or 16 minutes' drive). The locally owned Barossa Fresh supermarket in Nuriootpa is a locally co-op-owned and popular food shopping destination in the Barossa (20.3km or 25 25-minute drive from Lyndoch). While the local townships provide limited local services and retail offerings, residents seeking access to a broader range of retail options are well served by the larger centres of Gawler, Tanunda and Nuriootpa.

3.5.5. Recreational Facilities

A recent \$40 million redevelopment of the Lyndoch Recreation Park and Lyndoch Village Green enabled the Barossa to host two AFL premiership games in April 2025. The upgraded facility includes two sports ovals, a new multi-purpose building comprising a 300-seat event space, commercial kitchen, clubroom and gym, along with new tennis and netball courts and a playground and family garden. The facility has become a hub in the Barossa region for major sports, arts, festivals and community events.

Smaller recreational facilities within the Lyndoch SA2 include:

- Williamstown Queen Victoria Jubilee Park – tennis courts, walking trails, nature play and BMX track
- Williamstown Swimming Pool – outdoor seasonal public pool
- Hale Conservation Park, Williamstown
- Warren Conservation Park, Williamstown
- Barossa Reservoir Reserve – famous for the Whispering Wall
- Sandy Creek Conservation Park (east of Lyndoch)
- Barossa Trail – a popular walking and cycle path that connects Angaston, Nuriootpa, Tanunda and Lyndoch, providing scenic views and winery visits.

The broader Barossa region provides a diverse range of recreational facilities that service both residents and visitors, reflecting its active, family-friendly and community-focused lifestyle.

3.5.6. Utilities and Services

The EIS considers available potable water, sewer and wastewater, electricity, and telecommunications available to the site, recognising that the development site faces significant infrastructure constraints. As a result, substantial upgrades to existing infrastructure services will be undertaken as part of the development to meet commercial operational standards and maintain service performance for the site and the surrounding community.

The proposed hotel and winery development is expected to generate increased demand for local social infrastructure, including healthcare, education, retail, community facilities, and recreation spaces. This may bring positive flow-on effects by improving the viability of local services, supporting small businesses, and strengthening the case for future infrastructure investment or upgrades, particularly in smaller townships such as Lyndoch.

However, increased visitation and workforce activity may also place pressure on services with limited existing capacity. Healthcare services may experience higher demand, particularly general practice and allied health. If new residents relocate for work, local schools and early learning centres may face enrolment pressures. Community and recreational facilities may see increased use, which, while positive, could lead to overcrowding, increased maintenance needs, and reduced access for existing residents.

There is also a risk that some local services and spaces may become more visitor-focused, potentially diminishing access or affordability for local users. Traffic and parking congestion around community precincts and retail areas may further impact day-to-day accessibility. Careful planning and coordination with service providers will be essential to ensure that infrastructure can adapt to change while continuing to meet the needs of the local community.

While the site currently lacks sufficient infrastructure for water, wastewater, electricity, and telecommunications to service the project, the development is expected to incorporate service upgrades to meet its needs. This approach reduces the risk of placing pressure on existing local services.

Nonetheless, the scale of infrastructure works may raise community concerns around environmental impacts, visual amenity, and construction-related disruption. Clear communication and coordination with service providers and the community will be important to support transparency and manage expectations.

3.6. Housing & Accommodation

3.6.1. Housing supply

Australia is facing a well-documented housing shortage at both the national and state levels, with demand consistently outpacing supply due to population growth, migration, and construction sector constraints. South Australia is no exception, with regional centres experiencing increasing pressure on housing availability and affordability.

The Barossa region is experiencing ongoing pressure in the housing market, driven by increasing demand and constrained supply. As of early 2025, house values in the Barossa Council area have increased by 12.5% year-on-year, with unit values rising even more sharply at 15.7% (*National Australia Bank Property Market Update – Regional South Australia Q1 2025*). These trends reflect a competitive housing environment, underpinned by regional population growth, lifestyle migration, and limited new

dwelling supply. While dwelling commencements have grown by 15.3% in the past year, completions have slightly declined (-1.0%), highlighting a lag between demand and the delivery of new housing stock.

Tenure and Affordability

Home ownership remains the dominant tenure type in the Barossa, with 76% of households owner-occupied as of the 2021 Census. However, approximately 17% of households rent privately, and these renters are increasingly vulnerable to housing stress. A significant proportion of lower-income renters are spending more than 30% of their income on housing, a commonly used threshold for rental stress. Social housing is extremely limited in the region, with only around 2% of households in public or community housing. This places additional pressure on the private rental market, particularly for vulnerable groups such as older people, single-parent families, and low-income earners.

Future Growth

To respond to these pressures, the Barossa Council has developed the *Barossa Growth and Infrastructure Investment Strategy*, which forecasts the need for more than 10,000 new homes across the region over the next 30 years under a high-growth scenario. The Strategy identifies opportunities for residential infill in townships, focusing primarily on Nuriootpa, Angaston, and Tanunda, with limited opportunities elsewhere, and supports infrastructure upgrades to unlock new land for development. Large-scale projects like the proposed Concordia development (12,000 homes) are likely to influence housing dynamics across the broader region. The new Concordia development is a 15-20 minute drive from the development site, while the Springwood greenfield development at Gawler East (approximately 1,400 new homes, under development) is approximately 15 minutes away by road. Recent changes to the Environment and Food Production Area have opened up land in Roseworthy for additional greenfield residential development.

Lyndoch SA2

Within the Lyndoch SA2 and its surrounds, housing supply is similarly constrained. While some small-scale residential developments have occurred, limited zoned land, infrastructure capacity, and the absence of social or affordable housing options continue to shape the local housing landscape. Given the region's reliance on home ownership and the rising cost of entry into the housing market, future development proposals, particularly those that support housing diversity, affordability, and access to services, will play an important role in addressing social equity and long-term community wellbeing.

3.6.2. Short-term accommodation

Despite the Barossa's tourism focus and easy accessibility for both domestic and international visitors, tourist accommodation in the region is very limited in scale and diversity. The current supply is dominated by 3–4-star motels and holiday parks, with the Novotel Barossa Valley Resort (140 rooms) being the only existing large-scale hotel. Smaller luxury providers exist but collectively account for just 31 rooms. The limited supply, coupled with strong visitor demand, has resulted in above-average room rates and restricted options for group events, conferences, and longer stays.

In 2023, the Barossa recorded 860,000 overnight visitors, generating approximately \$195 million in accommodation expenditure. However, stays are relatively short, with interstate visitors averaging 2.6 nights compared to 6.2 nights in other regional Australian destinations. This is partly due to the region's proximity to Adelaide, but also reflects gaps in accommodation offerings, a lack of large conference facilities, and the absence of internationally recognisable hotel brands.

95% of overnight stays are domestic, with only 5% international visitors (below the SA regional average of 9%). Annual occupancy rates average 60%, with a yield of \$105, both well above the regional South Australian average.

The *SA Regional Visitor Strategy (2025)* identifies the need for large-scale luxury accommodation to attract major events and conferences.

The demand for a quality hotel of scale has been recognised for more than a decade. The *Barossa Product Gap Audit (2011)* recommended luxury tourist accommodation of up to 200 rooms. Although several proposals have been announced since, none have progressed to construction. Even if some were delivered, strong visitor demand is expected to sustain healthy occupancy rates.

The proposed hotel would address this long-standing gap, offering a high-quality, large-scale accommodation option that would lengthen visitor stays, enhance the region's appeal to international and conference markets, and inject greater economic benefits into the local community.

The introduction of a high-quality hotel could meet part of the overnight visitor demand currently served by private short-term rentals such as Airbnb. This may reduce pressure on local housing stock being used for tourism purposes and, in turn, create opportunities for some dwellings to return to the long-term rental market.

3.7. Other Projects & Cumulative Impacts

The Barossa region is undergoing a period of significant growth, with multiple large-scale developments either approved or proposed across tourism, housing, and community infrastructure. While these projects present opportunities for economic development, employment, and regional vitality, they also have the potential to create cumulative social impacts when considered alongside new proposals such as the planned tourist accommodation and winery.

These impacts may arise from increased pressure on local infrastructure and services, housing affordability, workforce and accommodation challenges, shifts in community identity, and greater demand for transport, health, and recreational facilities. It is therefore important to consider how this proposal interacts with other developments in the region to ensure that the benefits of growth are maximised while potential cumulative social risks are identified and mitigated.

As described in *Section 3.4*, there are several large-scale tourist accommodation projects either approved or planned in the Barossa region, but other than the Nexus Hotel Barossa (just outside of Lyndoch), to date, none have progressed to construction. There is a well-documented shortfall of short-term tourist accommodation and a lack of competition within the Barossa region, suggesting that there is more than sufficient demand for hotel accommodation, even if multiple projects come to fruition.

Other projects of significance in the Barossa or surrounding regions previously mentioned include the recently completed redevelopment of Lyndoch Oval - elevating the oval to AFL competition standard (used recently in the AFL Gather Round matches) and the Concordia master planned community north of Gawler (~30,000 new residents over the next 30 years).

Potential social impacts resulting from the cumulative effects of multiple large-scale projects in the region could include increased pressure on infrastructure and services through additional resident population and demand, placing increased pressure on water supply, roads, emergency response and health services.

A significant increase in tourism-related employment opportunities could also reduce the availability of housing for local workers and place increased pressure on the existing housing supply.

Larger tourist accommodation projects will require a significant influx of workers both during the construction and operational phases, providing local jobs and partnership opportunities with local training establishments (e.g. Barossa TAFE). This may

increase demand for limited workers could result in local workforce shortages. Population influx through employment opportunities and increased tourist visitation to the region may support growth in community infrastructure and social interaction, but may also risk altering the small town and rural character.

While the Concordia development will represent a substantial increase in resident population and infrastructure demand, it is unlikely to affect social service capacity in Lyndoch and surrounding areas, as it will include social infrastructure and retail development in planned new centres.

4. SOCIAL IMPACT ASSESSMENT

4.1. Methodology

The following section identifies the key components and activities of the proposed development that are expected to generate social impacts, drawing on information about the project provided by the proponent, feedback received from the community and stakeholders during the consultation phase (including the Community Open Day held by the proponent on 28 June 2025), and specialist consultant reports that inform the preparation of the EIS. The likely social impacts are analysed within the context of the social baseline information in *Section 3*.

The identification and assessment of social impacts is presented in a matrix format to systematically identify, evaluate, and provide mitigation and management information relating to the potential social impacts of the project. This provides a clear and concise overview of key social considerations, helping stakeholders and decision makers understand the information and make informed decisions.

It outlines the likely nature of these impacts, both positive and negative, on stakeholders and the broader community.

Impacts are divided into:

- **Direct impacts** – those that occur as an immediate, physical, or measurable result of the project's activities or presence; and
- **Indirect impacts** – those that happen as secondary effects, often through social, economic, or perceptual changes stemming from the project or initial direct impacts.

The information and detail provided reflect the 'standard' level of assessment required by the Assessment Requirements.

Where relevant, the social impact assessment matrix also highlights any strategies, mitigation and management measures and/or monitoring of impacts that are either proposed as part of the project, or are recommended for adoption. Finally, an assessment of the residual impacts is provided, taking into account the anticipated effectiveness of these mitigation measures.

4.2. Social Impact Matrix

Activity likely to cause impact	Description & analysis of likely or perceived impacts	Stakeholders affected	Mitigation Strategies, Monitoring & Management	Assessment of residual impact
Direct Impacts				
<p>Visual Impact: Visual impacts result directly from changes to the physical landscape or built environment caused by the project. They affect how people perceive their surroundings immediately.</p>	<p>The development comprises large structures, including a hotel and winery, along with ancillary buildings, structures, water tanks and access roads. The site is currently undeveloped rural and viticulture land, and the proposal represents a significant change to the local landscape, resulting in changes in views, rural landscape character and visual amenity.</p> <p>The introduction of a large-scale built form into a previously open and rural landscape will alter the visual character of the site, particularly if structures are visible from key public vantage points, such as nearby roads. Visual impacts will occur to varying degrees during both construction and operation, and will ultimately be permanent, but will change over time as landscaping matures.</p> <p>Positive and negative visual impacts of the project could include:</p> <ul style="list-style-type: none"> • High-quality architectural design and landscaping that reflects Barossa's character and heritage can improve the aesthetic value of the site, transforming currently vacant land into a visually engaging and curated environment. • The inclusion of extensive planting, vineyard rows, and sensitively designed buildings may strengthen the visual identity of the area and provide a sense of place for visitors. • Well-integrated signage, lighting, and pathways can enhance the rural tourism experience while maintaining the scenic values of the broader landscape. • Existing views across paddocks or vineyards may be partially or fully obstructed by the development, particularly from neighbouring properties. • Contemporary architectural forms, materials or lighting associated with the new buildings may contrast with the predominantly agricultural built form of the surrounding area. • Exterior lighting for outdoor areas, paths, signage and parking may create light pollution, affecting the rural night time environment and views of the night sky. • Large outdoor events or functions may result in temporary structures (e.g. marquees) that add further visual clutter during peak periods. • Roof-mounted infrastructure such as HVAC units or solar panels may generate additional visual clutter or reflective glare, especially if not shielded or integrated into the roof design. • Glint or glare from metallic or glass surfaces may impact visual amenity for neighbouring residents or passers-by during certain times of day. 	<ul style="list-style-type: none"> • Immediate neighbours on Hoffnungsthal Road, Lyndoch Valley Road and Menzel Road • Users of local roads in the immediate locality • Wider community 	<p>The proponent participated in two Design Review sessions with the Office of Design and Architecture SA (ODASA), with feedback informing the final architectural design package.</p> <p>As a result of feedback received, the hotel was repositioned to improve its response to the site context and reduce its visibility and required earthworks. The project was also further refined to better anchor the hotel within the landscape and reduce its visual dominance through revised form and building articulation. ESD principles, use of local materials, and passive design were noted strengths.</p> <p>A Visual Impact Assessment (VIA) by Landskap Landscape Architects evaluated how the development will be perceived from surrounding areas:</p> <ul style="list-style-type: none"> • The development is not visible from Lyndoch Valley Road or properties further west due to distance, topography, and vegetation. • Partial visibility of the hotel emerges halfway along Hoffnungsthal Road (eastbound), though the impact is low. • Neither the hotel nor the winery is visible from the Hoffnungsthal and Menzel Road intersection. • Visibility increases east along Hoffnungsthal Road, with high visibility from 183 Hoffnungsthal Road (adjacent to the site). • The winery is visible from the neighbouring Lavender Farm's western boundary, but will be predominantly screened by proposed vines. • The hotel becomes more prominent when heading south on Menzel Road, but is hidden again beyond the southern ridgeline. • The most prominent view is available from 117 Menzel Road, which overlooks the site; screening is provided by existing and proposed vegetation. <p>The proposed development seeks to respond sensitively to the rural landscape context by adopting a landscape-led design approach that respects the prevailing patterns of land use, vegetation, and topography. The majority of existing vegetation is retained and the creekline rehabilitated, and new vineyards are planted, replacing vineyards to be removed. The overall site will be extensively landscaped and will be irrigated and maintained for the life of the development. Carparking areas will be</p>	<p>Moderate residual impact</p>

Activity likely to cause impact	Description & analysis of likely or perceived impacts	Stakeholders affected	Mitigation Strategies, Monitoring & Management	Assessment of residual impact
	<p>At the Community Open Day held by the proponent, visual impacts were raised by the community as a significant area of concern, particularly in relation to impacts on the natural and rural character of the region, external lighting at night, and direct impacts on neighbouring properties.</p>		<p>planted to provide shading and screening and reduce the visual impact of carpark and roadway surfaces.</p> <p>Potential impacts of glare or reflection from roof structures will be mitigated through non-reflective materials, careful siting and screening, and architectural treatments that minimise bulk and visual intrusion.</p> <p>Lighting design adopts best-practice fauna-sensitive approaches, including low height, warm-spectrum lights, shielding to avoid upward or outward glare, and use of motion-activated lighting where feasible.</p> <p>An Operational Environmental Management Plan (OEMP) will be prepared for the development, providing an ongoing plan for the operational environmental performance of the project. The OEMP includes various sub-components of relevance to the visual impacts of the project, including an Operational Lighting Plan (to ensure lighting design minimises light spill, protects night-time amenity, and avoids impacts on fauna) and Weed Management and Rehabilitation Plan (measures for ongoing weed control and the rehabilitation of areas disturbed by construction, including the use of indigenous species where appropriate).</p> <p>In addition, a Native Vegetation Management Plan will be prepared to guide the protection, restoration, or offsetting of native vegetation in accordance with the <i>Native Vegetation Act 1991</i>, including weed control, revegetation of disturbed areas, and long-term ecological monitoring.</p>	
<p>Noise Impacts: Noise generated by construction or operation directly affects people living or working nearby.</p>	<p>The proposal includes function areas (indoor and outdoor) and will significantly increase activity on and around the site, generating potential noise impacts on nearby sensitive receivers.</p> <p>Construction noise may also impact sensitive receivers. Noise associated with the proposed development has the potential to result in a range of social impacts, including reduced residential amenity, reduced enjoyment of private spaces, sleep disturbance and stress, particularly for nearby residents. If not appropriately managed, these effects may contribute to a perceived loss of peace, interfere with daily activities, and lead to complaints or dissatisfaction.</p> <p>The EIS details potential noise impacts from the development, including:</p> <p>Operational Noise</p> <ul style="list-style-type: none"> • Noise will be generated by hotel and winery operations, including music, patrons, vehicles, and mechanical plant. • Music noise must not exceed 8 dB above background levels (L_A90,15min) at the nearest sensitive receiver, in any octave band. • The hotel component will generate noise from the following sources: 	<p>Immediate neighbours</p>	<p>The noise impact assessment for the SBWTAP has comprehensively addressed all relevant requirements outlined in the assessment criteria. 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.</p> <p>Operational noise will be managed through a combination of scheduling, acoustic treatments, and equipment specifications.</p> <ul style="list-style-type: none"> • To prevent local nuisance, waste collection will be restricted to the following hours: <ul style="list-style-type: none"> – 9:00 am to 7:00 pm on Sundays and public holidays – 7:00 am to 7:00 pm on all other days • To ensure compliance with day-period noise limits, fire pumps associated with the winery will be acoustically treated with 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 	<p>Moderate to low residual impact</p>

Activity likely to cause impact	Description & analysis of likely or perceived impacts	Stakeholders affected	Mitigation Strategies, Monitoring & Management	Assessment of residual impact
	<ul style="list-style-type: none"> – patrons on the terrace adjacent to the ballroom and on the events lawn. – vehicles accessing via Menzel Road. – general car parking activity. – buses idling in the designated area. – delivery trucks idling and unloading at the loading dock. – mechanical plant operation. <ul style="list-style-type: none"> • The winery component of the development will generate noise from the following sources: <ul style="list-style-type: none"> – operation of the destemmer and forklift in the receival area. – trucks accessing and idling at the receival/loading area. – patrons in outdoor function spaces. – vehicles accessing via Hoffnungsthal Road. – general car parking activity. – buses idling in the designated area. – delivery trucks idling and unloading at the loading dock. – mechanical plant operation <p>Noise may also be generated during non-routine or emergency conditions, including:</p> <ul style="list-style-type: none"> • Activation of emergency generators; • Equipment faults or breakdowns; • Maintenance activities, including testing of emergency systems. <p>Construction Noise</p> <p>Construction-related activities may generate intermittent noise from a range of sources, including:</p> <ul style="list-style-type: none"> • 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; • General site activity, including worker movements and material handling. <p>Construction noise impacts will be temporary, while operational noise impacts will be permanent.</p>		<p>receivers, resulting in a predicted noise level of no more than 57 dB(A) at the nearest residence.</p> <ul style="list-style-type: none"> • Achieving the relevant music noise criteria will require control of sound levels during events, and construction techniques applied to parts of the hotel where music will be played (i.e. the hotel ballroom and function space of the winery). • 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. • Additional acoustic controls will be applied to the mechanical plant. The hotel generator, located in the level 8 open-air plant room, will be enclosed in a proprietary acoustic housing to limit its sound power level to 97 dB(A). Forklifts used on-site, particularly at the winery, will be fitted with broadband reversing alarms to minimise tonal noise. • 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. • 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 <i>Environment Protection Act 1993</i>. <p>Construction noise and vibration will be managed in accordance with the EPA requirements, and all reasonable and practicable measures will be taken to minimise noise impacts.</p> <p>A Construction Management Plan (CMP) will be prepared by the building contractor that will outline the coordination and logistics of construction activities, including site setup, staging, access management, construction hours, noise control, and communication with neighbours. It aims to ensure safe, efficient work while minimising disruption to the local community and road users.</p>	

Activity likely to cause impact	Description & analysis of likely or perceived impacts	Stakeholders affected	Mitigation Strategies, Monitoring & Management	Assessment of residual impact
			<p>The CMP will complement a Construction Environmental Management Plan (CEMP), which will 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.</p> <p>Construction activities will generally comply with standard construction hours as recommended by the EPA, unless otherwise negotiated through the development approval process.</p> <p>These are expected to include:</p> <ul style="list-style-type: none"> Monday to Saturday: 7:00 am to 7:00 pm No construction on Sundays or public holidays <p>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. Construction noise impacts will be temporary.</p>	
<p>Air Quality Impacts: Emissions or dust from the site directly affect ambient air quality and nearby residents' health.</p>	<p>Air emissions from winery and hotel operations may impact the surrounding receiving environment and nearby sensitive receivers.</p> <p>The existing 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 are likely. The proposal may result in air emissions in the following ways:</p> <p>Commissioning phase: emissions may arise from the initial activation and testing of equipment, particularly the wastewater treatment plant (WWTP) and grape processing systems. These emissions are expected to be temporary and intermittent, occurring as biological systems stabilise and equipment is calibrated.</p> <p>Operational phase: the primary sources of potential 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.</p> <p>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.</p>	<p>Immediate residential neighbours</p>	<p>The WWTP facility is designed with sealed tanks, bunding, and enclosed systems to minimise emissions, and post-mitigation risk levels are considered low.</p> <p>To manage risks of air quality impacts during upset conditions, the development incorporates emergency containment strategies, including bunded zones and pump-back systems, supported by high-level alarms and contingency protocols.</p> <p>Dust and air emissions during construction will be managed via the CEMP.</p> <p>Mitigation measures are incorporated to prevent odour impacts on nearby sensitive uses, and the project 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 are located within the EPA's recommended 300-metre buffer zone for winery operations. Lyndoch Lavender Farm and Norm's Farm Bed & Breakfast warrant careful management.</p> <p>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.</p>	<p>Low residual impact</p>

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			<p>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.</p> <p>The development proposes a comprehensive suite of mitigation and management strategies to minimise odour emissions and ensure compliance with environmental standards. These include 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 effluent will be reused for irrigation, further reducing environmental impact.</p> <p>The OEMP will include an Odour Management Plan, including operational strategies to mitigate potential odour emissions from winery processes and waste storage areas. An Operational Waste Management Plan will also be prepared for the proper handling, segregation, and disposal of solid and liquid wastes associated with winery and accommodation uses.</p>	
<p>Traffic Impacts: Higher volumes of visitor and delivery traffic may increase congestion on the adjoining road network, impacting road users and local residents.</p>	<p>Traffic impacts relate to how increased vehicle movements may affect community amenity, perceptions of safety, access to local roads and services, and overall quality of life for nearby residents. Changes in local vehicle movement patterns may lead to increased congestion, delays, road safety risks, or reduced residential amenity for nearby communities. Members of the community raised traffic concerns at the Community Open Day, including exacerbation of already dangerous intersections, and seeking upgrades to roads (e.g., sealing dirt roads to reduce dust).</p> <p>CIRQA has undertaken traffic modelling as part of the EIS to determine potential traffic impacts.</p> <p>Operational Traffic</p> <p>During the operational phase of the development, traffic generation is expected to remain modest and well within the capacity of the surrounding road network.</p> <p>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.</p>	<ul style="list-style-type: none"> Local residents and businesses The Barossa Council Department for Infrastructure and Transport 	<p>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:</p> <p>Hoffnungsthal Road</p> <p>Reduce speed to 80 km/h near Menzel and Tweedies Gully Roads.</p> <p>Menzel Road</p> <p>Implement a spray seal upgrade to the access point.</p> <p>Hoffnungsthal Rd & Menzel Rd Intersection</p> <p>Functional importance will increase; sight distance achievable, but verge vegetation must be maintained, corner radii improvements and speed limit changes to be finalised in the detailed design phase.</p>	<p>Moderate residual impact</p>

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	<ul style="list-style-type: none"> 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 tourist accommodation is expected to generate 60 peak-hour vehicle movements on the weekend (mid-Saturdays) and up to 20 peak-hour vehicle movements on weekdays. <p>These traffic generation rates have been developed using conservative assumptions 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 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.</p> <p>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.</p> <p>Commercial vehicles (e.g. service and delivery trucks) may occasionally access the site 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.</p> <p>Construction Traffic</p> <p>Construction-related traffic includes:</p> <ul style="list-style-type: none"> 60 to 100 light vehicle movements daily, generated by workers and tradespeople; 30 to 55 heavy vehicle movements daily, related to deliveries and equipment. <p>Positive Impacts</p> <p>Upgrades to nearby roads and intersections will improve safety and convenience for all road users.</p>		<p>Lyndoch Valley Rd & Hoffnungsthal Rd Intersection</p> <p>CHR (Channelised Right Turn) for eastbound vehicles, AUL (Auxiliary Left Turn) for southbound vehicles.</p> <p>Hoffnungsthal Rd & Lindner Rd Intersection</p> <p>Sealed shoulder widening (not full widening) on the southern/western side to protect native vegetation, to enable vehicles to pass.</p> <p>Hoffnungsthal Rd & Tweedies Gully Rd Intersection</p> <p>No upgrade needed if CEMP and wayfinding divert traffic, monitoring, and signage to be finalised pre-construction with relevant authorities.</p> <p>Gilbert St, Miamba Rd, Victoria Tce Intersections</p> <p>Minor increase in traffic forecast, no upgrades required, adequate capacity and sight distance.</p> <p>Construction traffic logistics will be addressed through a Construction Environmental Management Plan (CEMP), which will be developed in conjunction with the building contractor once selected. 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.</p> <p>A Traffic Management Plan (TMP) will be prepared 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.</p>	
<p>Cultural Heritage Impacts: Disturbance of known or unknown Aboriginal heritage sites or artefacts could undermine local communities and cause distress.</p>	<p>There is potential for construction work and earthworks associated with the project to uncover, damage or disturb Aboriginal artefacts or remains. This may result in distress for Aboriginal people, and there may be distrust that any discoveries will be handled appropriately. Significant change to the existing landscape could impact on Country that plays an important storytelling role.</p> <p>In recognition of the potential cultural heritage impacts of the project, an archaeological pedestrian field survey was conducted on site with Kaurna Traditional Owners and a qualified archaeologist. Site inspections focused on landforms considered to have moderate to high archaeological sensitivity, including:</p> <ul style="list-style-type: none"> Ephemeral creek lines Hill crests and elevated ridgelines 	<p>Local and broader Aboriginal communities, KYAC</p>	<p>The project adopts a precautionary and consultative approach to identifying and managing cultural heritage.</p> <p>The proponent has demonstrated a staged and committed approach to meaningful engagement with Kaurna representatives. This included:</p> <ul style="list-style-type: none"> Early engagement to confirm the appropriate Traditional Owners Facilitation of on-site meetings with the design team Ongoing cultural advisory input by ACHM throughout the project lifecycle 	<p>Low residual impact</p>

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	<ul style="list-style-type: none"> Vegetated areas with minimal disturbance from historical viticulture <p>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.</p> <p>In relation to European heritage, 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.</p>		<p>It is also recognised that there are other Aboriginal groups with a significant connection to the Barossa region that may have an interest in the project (Peramangk and Ngarrindjeri).</p> <p>Should any Aboriginal heritage be encountered during construction or operation, the proponent must comply with the <i>Aboriginal Heritage Act 1988</i> (SA), including seeking appropriate authorisations under Section 23 where required.</p>	
<p>Housing & Accommodation Impacts: Through increased employment in both the operational and construction phases, the project may increase demand for local housing</p>	<p>An influx of workers and contractors associated with the hotel and winery development may place additional strain on local housing availability, potentially affecting affordability and availability of housing for existing residents. With a high rate of owner-occupation in the region (80%) and limited rental stock (18%), there is minimal flexibility in the housing market to absorb a sudden increase in demand. This could be particularly challenging if a significant proportion of staff or contractors seek to live locally, either on a permanent or temporary basis.</p> <p>Short-term rental demand may also rise, both from staff requiring accommodation during peak construction or operational periods and from increased tourism spillover. This heightened competition for housing could impact affordability and further reduce availability for existing residents, especially renters.</p> <p>Additionally, some community members may be concerned about the potential introduction of more temporary or transient populations, whether visitors or short-term staff, and the perceived disruption to the stability, familiarity, and character of established neighbourhoods.</p> <p>The proximity of the development site to Metropolitan Adelaide and, particularly, residential growth areas north of Adelaide (e.g. Gawler East, Concordia, Roseworthy, Cudla) provides opportunities for workers to live outside of the Barossa Region but within commuting distance.</p> <p>The introduction of a high-quality hotel could meet part of the overnight visitor demand currently served by private short-term rentals such as Airbnb. This may reduce pressure on local housing stock being used for tourism purposes and, in turn, create opportunities for some dwellings to return to the long-term rental market. The extent of this benefit will depend on the degree of market overlap, the continued growth of tourism in the Barossa, and broader housing market dynamics.</p>	<p>Local and wider Barossa community</p>	<p>Some potential mitigation strategies to address housing and community impacts could include:</p> <ul style="list-style-type: none"> Partnerships with local housing providers or developers – Working with councils, housing associations, or private developers to secure medium to long-term accommodation options for employees. Transport and commuting incentives – Supporting staff who live outside the Barossa to commute, such as through shuttle services or travel subsidies, to broaden the labour pool without adding local housing demand. Staggered recruitment and training programs – Aligning staff onboarding with the availability of housing and with the graduation of local training cohorts (e.g., Barossa TAFE), to avoid sudden spikes in accommodation needs. Encouraging long-term settlement – Offering pathways for casual or seasonal staff to transition into permanent roles and local residency, helping stabilise the workforce and integrate new residents into the community. Community engagement – Keeping residents informed about workforce plans, accommodation strategies, and measures to minimise disruption, to maintain trust and reduce potential tensions. 	<p>Low residual impact</p>
<p>Local Service Provision Impacts: Increased population can result in increased demand for services and utilities</p>	<p>As the project provides short-term accommodation rather than permanent housing, it is unlikely to result in a significant population increase or direct demand for core local services such as education, support services, or general community services. However, the scale of the development and its employment potential may generate some additional demand for services, particularly if a portion of the workforce chooses to relocate to the area.</p>	<p>Local and wider Barossa community</p>	<p>The early identification of workforce needs and coordination with local councils and service providers will be essential to ensure appropriate service provision and to avoid strain on local infrastructure.</p> <ul style="list-style-type: none"> Coordinate with local emergency services to assess capacity; Develop emergency response plans; 	<p>Low residual impact</p>

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(water, waste, emergency services, health facilities)	<p>Given the site's proximity to Greater Adelaide, including residential growth areas such as Gawler East, Concordia, and Kudla, a significant portion of staff could commute from outside the immediate Lyndoch locality. Nonetheless, service providers in the Barossa region may still experience increased demand, particularly in areas such as health services, emergency response, especially during peak tourism periods or events.</p> <p>The site is not considered remote and is well serviced by existing emergency services, including the local Country Fire Service (CFS), South Australia Police, and nearby hospital emergency services in Gawler and Tanunda. These services are expected to be sufficient to support the development, particularly with the implementation of appropriate bushfire and risk management plans.</p> <p>The scale and profile of the development may also encourage improved service provision in the broader Lyndoch area. Increased visitation and a larger local workforce could support the case for enhanced privately operated services such as child care and health care. This may provide lasting benefits not only for the development itself but for the wider community, helping to strengthen service sustainability and improve quality of life for existing residents.</p> <p>The EIS (informed by project service engineers) states that service infrastructure needs (electricity, potable water, wastewater, irrigation, and telecommunications) will be met by the project, without impacting on infrastructure availability for local residents. Services will be augmented and upgraded as required to meet demand and service standards.</p>		<p>Conduct regular drills and training sessions.</p> <p>The following plans will be prepared:</p> <ul style="list-style-type: none"> • Bushfire Emergency Management Plan (BEMP): To address emergency procedures 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. • Emergency Response Plan (ERP): as part of the OEMP, outlining site-wide emergency procedures for fire, medical events, and other incidents. 	
Indirect Impacts				
<p>Economic Impacts: Economic impacts result from the flow-on effects of the project, such as job creation or business growth, which in turn may affect community wellbeing, cohesion, and quality of life.</p>	<p>The proposal has the potential to generate significant investment and economic activity in the local and wider region during the construction and operational phases. Economic impacts can be both direct (job creation, increased local spending, employment of local businesses, suppliers or contractors) and indirect (tourism spending in nearby towns, economic resilience of the region, increased demand for local produce and tourism experiences and potential rise in property values caused by increased regional desirability or pressure on existing housing).</p> <p>The Regional Economic Impact Analysis by Ekistics in collaboration with the local RDA provides insight into the current economic conditions and evaluates likely benefits and adverse effects of the development, summarised below:</p> <p>Construction Phase</p> <p>The project construction phase 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:</p>	<ul style="list-style-type: none"> • Local, wider Barossa and Greater Adelaide population • Local businesses and suppliers 	<p>The hotel (under the IGH brand) will present as an attractive employment option within the region and is expected to fill 83.3% of its roles via the local workforce. However, in order to address workforce needs, the following strategies can be adopted to address any shortfalls (if required):</p> <ul style="list-style-type: none"> – 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; – IGH may engage its 'IGH 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, 	Moderate to high residual impact

Activity likely to cause impact	Description & analysis of likely or perceived impacts	Stakeholders affected	Mitigation Strategies, Monitoring & Management	Assessment of residual impact
	<ul style="list-style-type: none"> The SBWTAP will inject a direct investment of \$110 million into the regional economy; An estimated 461 FTE positions are supported each year across direct construction roles and associated industries. An estimated \$123.15 million contribution to GDP, highlighting the scale and reach of the project's economic stimulus; Typical supply chain impacts for projects of this scale and nature include: <ul style="list-style-type: none"> Building materials: Procurement of concrete, steel, timber, glass, and insulation from regional and state suppliers; Specialised equipment: Sourcing of HVAC systems, wellness and spa infrastructure, and commercial kitchen fit-outs; Professional services: Engagement of architects, engineers, surveyors, and environmental consultants; Transport and logistics: Increased demand for freight, warehousing, and delivery services; Local subcontracting: Opportunities for small and medium enterprises (SMEs) in plumbing, electrical, tiling, and landscaping. <p>Operational Phase</p> <p>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:</p> <ul style="list-style-type: none"> 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, and the balance indirectly through supply chains and supporting industries (including local businesses); The project is forecast to deliver an annual total output of approximately \$61.62 million, and equates to an annual impact on GDP 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 on the night time economy, when compared with the average economic input that would normally result from 'day trippers'; Local job opportunities will make the region more attractive as a place to live, particularly for younger families, especially where employment can support household incomes without long commutes. This creates additional local economic stimulation, supporting existing local 		<p>youth, mature-age job seekers, and those historically underrepresented in hospitality roles.</p>	

Activity likely to cause impact	Description & analysis of likely or perceived impacts	Stakeholders affected	Mitigation Strategies, Monitoring & Management	Assessment of residual impact
	<p>services and facilities, and providing new opportunities for businesses to establish in the region.</p> <p>Negative Impacts</p> <p>Potential negative impacts include labour market pressures, inflationary pressure, an overdependence on tourism for economic regional growth, and infrastructure 'growing pains'.</p> <p>There are potential negative impacts if the project does not proceed, equating 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.</p> <p>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's status as a premier destination and support broader regional development goals.</p> <p>The proposed hotel and winery development has the potential to exacerbate existing labour shortages in the Barossa region, particularly in hospitality and tourism roles that may already face recruitment challenges. By increasing demand for skilled and unskilled workers, the project may intensify competition with other local businesses and industries for a limited pool of employees, potentially driving up wages and impacting staff retention. However, local training opportunities, such as hospitality and tourism courses offered through Barossa TAFE (and the hotel brand's own training program), could help build a pipeline of skilled workers to meet the increased demand generated by the development, providing clear career pathways and reducing the need for people to relocate elsewhere for employment. By creating more local job opportunities and upskilling residents, the development could contribute to the long-term sustainability of the local workforce.</p>			

Activity likely to cause impact	Description & analysis of likely or perceived impacts	Stakeholders affected	Mitigation Strategies, Monitoring & Management	Assessment of residual impact
<p>Social Cohesion & Community Values: Changes to local character and increased tourism may affect community identity and sense of belonging.</p>	<p>The proposed hotel and winery development has the potential to influence social cohesion and community identity in both positive and negative ways.</p> <ul style="list-style-type: none"> • Strengthening regional identity – The development will enhance the Barossa’s profile as a premium wine and tourism destination, fostering local pride and reinforcing the region’s global reputation. The project has been carefully designed to celebrate local Barossa character in its land uses, architecture and landscaping, and detailed design will continue to evolve to ensure it reflects the Barossa’s heritage and visual identity. • Cultural exchange and vibrancy – Increased visitation may bring opportunities for residents to engage with diverse cultures, ideas, and experiences, enriching local social life. • Community partnerships – The project could foster collaboration between the developer, local businesses, and community groups, supporting events, festivals, and shared spaces that strengthen connections. • Economic security – By creating local jobs and business opportunities, the project may help reduce out-migration of younger residents, sustaining family and community networks. • Perceived loss of character – Large-scale tourism infrastructure may be viewed by some as detracting from the Barossa’s rural charm and close-knit community feel. It could change the town’s quiet lifestyle or lead to a perceived “loss of identity,” especially if the built form is not sympathetic to the region’s character. • Social division – Differing views on the development’s scale or impacts could create tension between supporters and opponents, potentially fracturing community unity. • Transient population effects – A higher presence of short-term visitors or temporary staff may reduce the sense of familiarity and stability that contributes to a strong sense of belonging. • Pressure on shared spaces – Increased tourism and workforce numbers could make public spaces, community facilities, and local events feel more crowded or commercialised, impacting residents’ enjoyment. 		<p>To address potential impacts on social cohesion, community identity, and sense of belonging, the following measures and strategies could be implemented:</p> <ul style="list-style-type: none"> • Detailed design – The design of the project will continue to evolve to incorporate Barossa-inspired and sourced detailing in its colour palette, materiality, landscaping, etc. • Event hosting – The development will provide a venue for hosting social gatherings and cultural events of varying scale, incorporating local talent and producers, that will assist in enhancing community cohesion and wellbeing. • Community engagement and participation – Establish ongoing communication channels (e.g., newsletters, drop-in sessions, advisory groups) to keep residents informed and involved in decision-making, particularly around workforce integration, events, and operational changes. • Local employment and procurement policies – Prioritise hiring local residents and sourcing goods and services from local suppliers to ensure economic benefits are widely shared within the community. • Partnerships with community organisations – Collaborate with local groups to support festivals, markets, cultural programs, and heritage initiatives that reflect and celebrate the Barossa’s identity. • Orientation and integration programs for new staff – Provide cultural awareness training, community induction activities, and opportunities for temporary staff to participate in local events to strengthen connections between newcomers and residents. • Visitor management strategies – Implement measures to manage visitor flows, reduce overcrowding, and maintain residents’ access to public spaces, such as coordinated event scheduling and transport planning. • Monitoring and feedback mechanisms – Establish a process for tracking social impacts over time (e.g., community satisfaction surveys, feedback forums) and adapt operations as needed to address emerging issues. 	<p>Moderate residual impact</p>

5. SUMMARY & CONCLUSION

This Social Impact Assessment (SIA) has examined the social characteristics and contextual factors relevant to the proposed hotel and winery project. By analysing these elements and information about the project prepared by the proponent and specialist consultants, as well as information provided by stakeholders during the early consultation phase, the assessment matrix has identified a range of potential social impacts (both positive and negative) that may arise within the local and broader community as a result of the development, and considers mitigation and management measures that will remove or reduce the likely impacts.

Given the scale, complexity, and significance of the project, it is expected that it will generate a diverse range of multifaceted impacts. Many of these impacts have already been considered in the design and development of the project, with measures established to mitigate, manage, minimise, or eliminate potential adverse effects. However, despite these management strategies, some activities are likely to result in residual impacts. It is important to recognise that many of these residual effects may be perceptual in nature, leading to ongoing community concerns even where mitigation efforts have been implemented.

The table below provides a consolidated overview of the likely social impacts of the project, reflecting on their significance and likely residual impacts, and offers concluding remarks on the overall implications for social cohesion and community wellbeing.

Impacts	Residual Impact Level
Direct Impacts	
<ul style="list-style-type: none"> • Visual Amenity – Changes to the physical landscape and its rural character through the introduction of new buildings, structures and parking areas • Noise – Noise generated during construction of the development and ongoing operational noise from functions, traffic, and general activity • Air Quality – Air emissions generated by construction activities and ongoing operations of the winery and hotel • Traffic & Congestion – Increased heavy and light vehicle activity generated by workers and contractors during construction, and ongoing traffic generated by the workers, deliveries and visitors to the hotel and winery, changes in roads and access • Cultural Heritage - Potential disturbance or alteration of known and unknown Aboriginal and non-Aboriginal heritage sites and places of cultural significance within the project area. • Housing & Accommodation - Increased demand for local housing and short-term accommodation due to workforce and visitor influx, potentially impacting availability and affordability for existing residents. • Local Service Provision - Greater demand on community services and infrastructure, including health, education, and emergency services, arising from population growth and increased visitor numbers associated with the project. 	Low

Impacts	Residual Impact Level
Indirect Impacts	
<ul style="list-style-type: none"> • Economic – Generation of employment opportunities, business growth, and increased economic activity within the local and regional economy resulting from the development. • Social Cohesion & Community Values - Changes to community identity, sense of belonging, and social networks as a result of population growth, shifting demographics, and evolving local perceptions related to the project. 	Moderate

In order to manage impacts, including the social impacts summarised above and described in the Social Impact Assessment Matrix, the development will be supported by a comprehensive suite of management plans to guide both construction and long-term operational phases. The plans listed below will be developed in consultation with relevant State agencies, with final content and scope subject to agency and authorities' feedback. These will be prepared, finalised and approved prior to commencement of construction or use of the site:

- **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, noise control, 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 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:

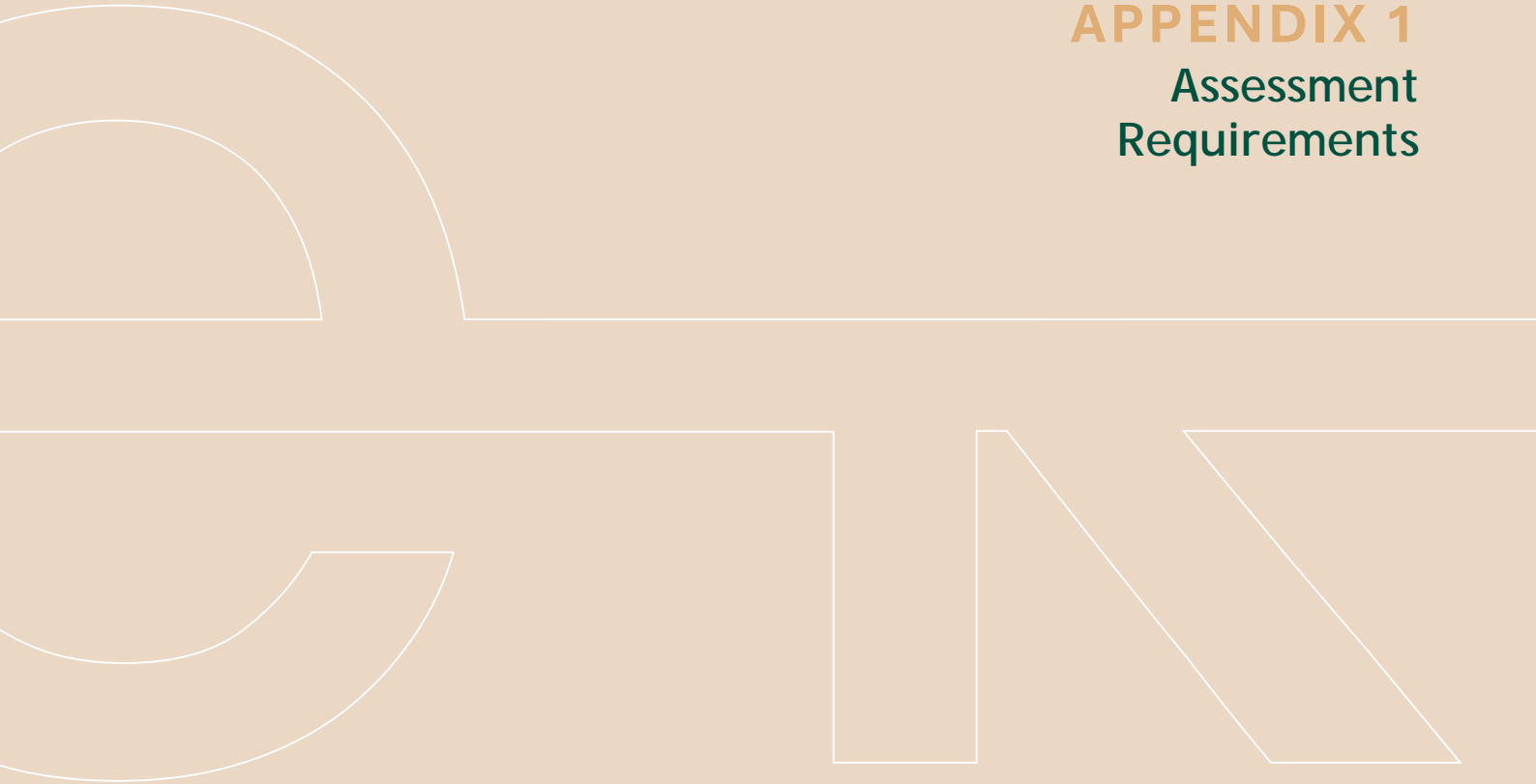
- **Operational Waste Management Plan:** for the proper handling, segregation, and disposal of solid and liquid wastes associated with winery and accommodation uses.
- **Odour Management Plan:** to mitigate potential odour emissions from winery processes and waste storage areas.
- **Emergency Response 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.

On balance, and with the adoption of the management and mitigation strategies outlined in this report, the project is expected to deliver a net positive social impact on both the local and wider community. While some residual impacts on nearby residents are anticipated, these are outweighed by the broader social, economic, and cultural benefits the development will bring. With appropriate management and ongoing engagement, the project offers significant opportunities to enhance community wellbeing and contribute positively to the prosperity of the Barossa Region.



APPENDIX 1

Assessment Requirements





STATE
PLANNING
COMMISSION

Assessment Requirements

ENVIRONMENTAL IMPACT STATEMENT

Southern Barossa Winery and Tourist Accommodation Project
Hoffnungsthal Road, Williamstown

Strategic Alliance and Commercial Pty Ltd

APRIL 2025



Library Ref	Environmental Attribute	Objective	Method of Investigation	Level of Assessment
SC2	Community Wellbeing / Social Impact Assessment	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.	<ul style="list-style-type: none"> • Provide a social impact assessment (SIA) of the development which addresses: <ul style="list-style-type: none"> ○ 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: <ul style="list-style-type: none"> ○ 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): <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ 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. 	STANDARD
SC3	Heritage Places and Areas	To ensure that the nature and scale of the development does not compromise the recognised heritage significance of a heritage place or heritage area.	<ul style="list-style-type: none"> • 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. 	STANDARD