



APPENDIX 5

Architectural Package : Baukultur & JBG Architects





Southern Barossa Winery and Tourist Accommodation Project

EIS Architectural Report - Accommodation

Contents

We acknowledge and respect the Ngadjuri, Peramangk and Kurna people and their ancestral connection to their land on which this project is based. We honour Elders past, present and emerging whose knowledge and wisdom has, and will, ensure the continuation of cultures and traditional practices.

Revision	Reviewer	Description	Date
Rev 1	CW	EIS Draft Report	07.07.25
Rev 2	CW	EIS Draft Report	09.07.25
Rev 3	CW	EIS Draft Report	31.07.25
Rev 4	CW	EIS Report	22.08.25

Copyright

© Baukultur - This document and the ideas incorporated within, as an instrument of professional service, is the property of Baukultur. It shall not be used or reproduced in any, in whole or in part, or for any other project without the prior permission of Baukultur.

baukultur

ABN 59 638 145 150

Introduction

01.0	Contextual Studies - The Barossa	P 04
02.0	Contextual Studies - Spatial Interpretation	P 15
03.0	Design Principles	P 21
04.0	Massing + Spatial Planning	P 24
05.0	Architectural Response	P. 34
06.0	ODASA Response	P.41
07.0	Appendix - Architectural Drawings	P.48

Introduction

The following document has been prepared for the Environmental Impact Statement process in South Australia. The document contains a broad overview of the development potential for a 150 room Hotel on the Southern Barossa Winery and Tourism Accommodation Project site. The content contained in this document is responding to the EIS Assessment Criteria.

The document has been prepared by architectural design studio **Baukultur Pty Ltd** with support information (planning reports) prepared by ekistics. This report is to be read in conjunction with the *Accommodation Architectural Statement*.

01

Contextual Studies -
The Barossa



Barossa Valley
Putpayerta

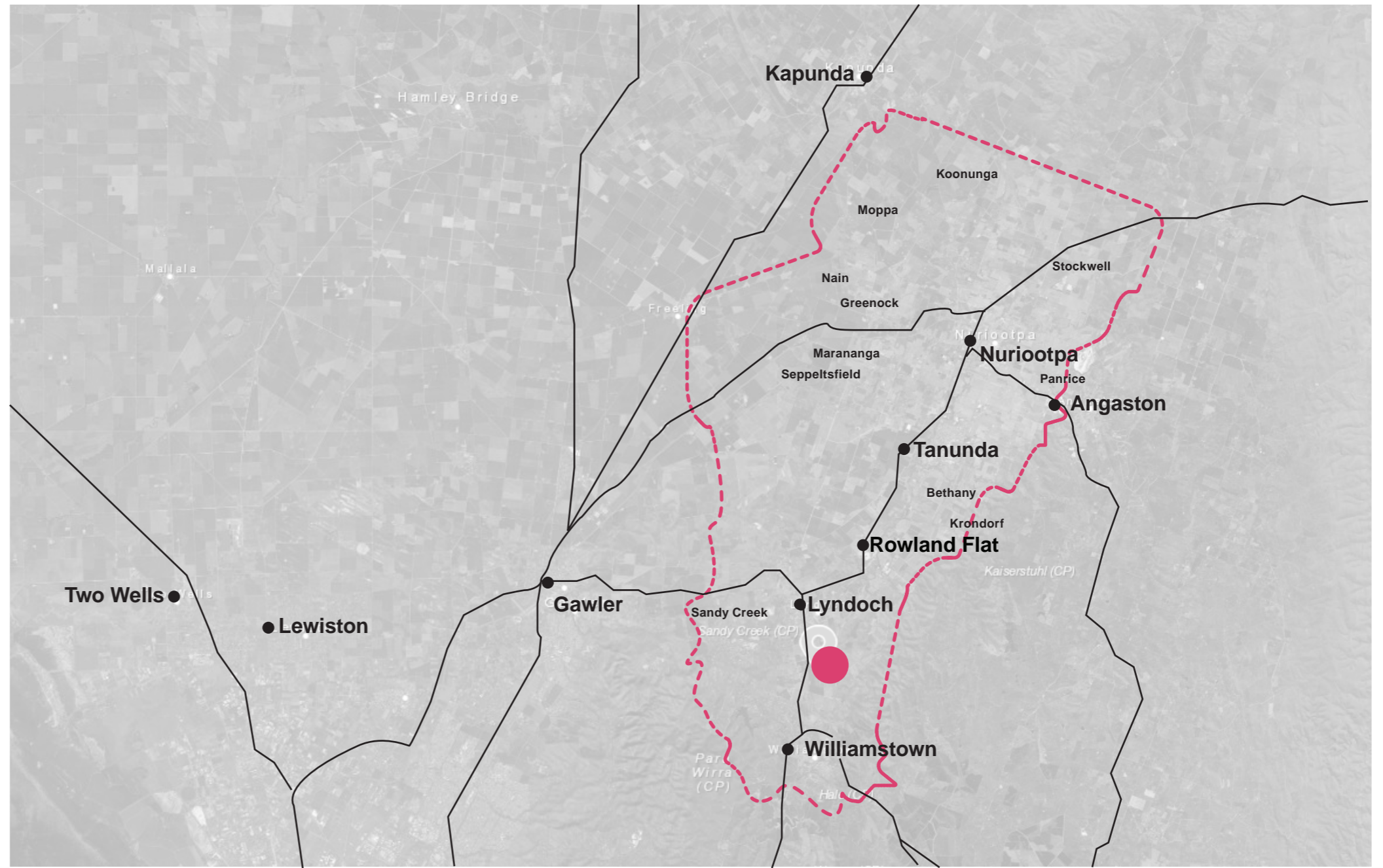
The proposed project site is located on Kaurna Country, situated between Lyndoch and Williamstown. The Kaurna place name for the area is Putpayerta, meaning 'the fertile districts towards the north'¹



In the 1840s, the Barossa Valley was settled by various English, German and Prussian family groups.

The site sits within the *Barossa Valley Character Preservation and Rural Landscape Protection Zone*.

First Nations Countries nearby are the Ngadjuri (Peppermint Gum) to the North and Peramangk (Fire Makers) to the East.

¹ T&S 1840 2:75. KWP's New Spelling 2010 would be Putpayarta

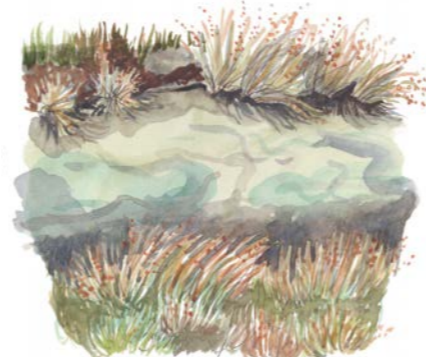


-  Southern Barossa Winery and Tourist Accommodation Project Site
-  Extent of Barossa Valley Region



Observing Country

Waterways connecting people, cleansing, containing and life line
'The Lavender Trail on Ngadjuri Country'
by Madeleine Manning



Fire as heating, connection, cooking and land preservation device



Connection to land, the earth is our mother who feeds and nurtures us, Quenten Agius 'Sharing Culture' (descendent of the Narungga and Ngadjuri people)



Sense of community - connection through song, ceremony and food

Kaurna Country. Photographer: Elena Pochesneva

Lutheran Settlements
1840s

Stone Artisans
Remnants of a early
settlement hearth,
KingsfordCreek



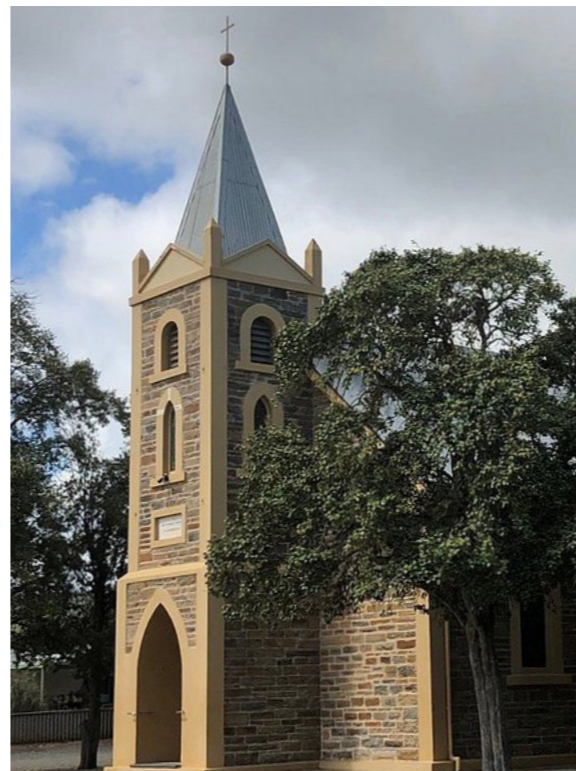
Traditional Farmhouse with central hearth
Bethany, SA

Ironwork Artisans
Angaston Blacksmiths

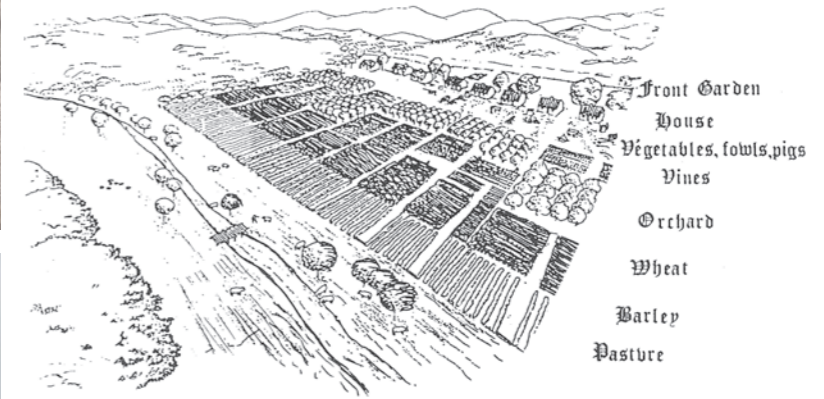


Central hearth
Traditionally used for cooking and
heating

Timber Artisans
Hand split timber slabs with an axe, maul and
wedge - a rare and nearly lost bush craft



Connection to land with evolution of linear plots intersecting the
organic waterways.
Hufendorf settlement or 'farmlet village' the extension of orchard,
vegetable garden, grain crop and commonage in a narrow strip
backing onto the creek, the life line.



Sense of community - Connection through ritual, food, wine and
celebrating the seasons
Above: Chateau Tanunda , State Library of South Australia
Left: Bethany Lutheran Church

**Landscape
Patterning and Rhythm**



Aerial view of the Southern Barossa Winery and Tourist Accommodation Site. Structured formal rhythms woven with an organic tapestry of vines, interweaved within natural free form waterways and hills.

*Summer vines - seasonal shift.
Active and organic vine growth, passive and dormant landscape.*



*Winter vines - seasonal shift.
Passive growth, active landscape
The vines become recessive to the structured / linear nature of the fence posts and tensioned wire.*

01

Contextual Studies The Barossa

Perfectly Imperfect Materiality and Process

Traditional white-work embroidery, commemorative craft work - preservation. Subtle embellishments. Intricate, tactile and unexpected



Metalwork and evolving patinas



Linear journey of the vines, the waterways, the people - the softness - in amongst the bold and clean lines of the architecture



Natural and man made striations reflecting the linear nature of the vines and the horizon. Opportunities to control and manipulate light transmission



*Northern Barossa
Red Brown Earth
"Concentrated, Bold"*



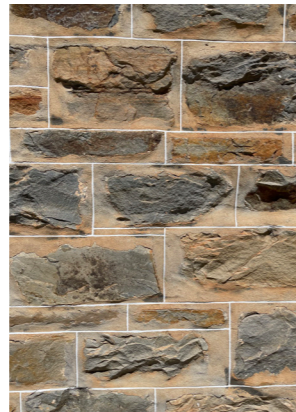
*Central Barossa
Sandy Loam
"Soft, Full-Bodied"*



*Southern Barossa
Alluvial Clay Loam
"Fragrant, Elegant, Smooth"*



Ironstone, earthy tones with a richness and unexpected lustre. Laid with man made precision and regularity, paired with natural imperfection and irregularity



Kurna Seasons

The Barossa Valley experiences a climate defined by cool, wet winters and hot, dry summers. With limited natural water sources, drought continues to be one of the most significant challenges faced by local growers.

** Information on this page is redacted from © Bureau of Meteorology, Indigenous weather knowledge copyright of the Kurna community and the Bureau of Meteorology, Information regarding the Barossa seasons is retained from © 2025 Barossa Australia*

1. [Barossa Valley, Dry Paddocks, Dani Cutts](#)
2. [Autum Fog, Barossa, David Dahlenburg](#)
3. [North Para River, Wikipedia](#)
4. [Near Williamstown, Alfred Sells, Water colour, State Library of South Australia, 1898](#)



1.

January to March

Warltati

Warlta (hot, heat and warm)
Astronomical indicator is the Sun (Tirntu). The sun crosses coordinates on the northwest corner of Victoria Square in early January.

- Piturru (thunder)
- Karntu (lightning)
- Pulturru (dry breeze)

A conference for all the nations to exchange knowledge and trade

*** A Conference between the Kurna, Ngadjuri and Peramangk was known to take place in the Barossa Valley**

Controlled, low burning of fires lit in foothills



2.

April to June

Parnati

Parna (a star on the lower left side of the moon) partintheta (sparkles)
Pukarra (north/west wind)
Cold mornings with kudmu (fog/dew) on the ground
Highest rainfall causing kuntu and yartala (flooding), restricting movement

Waadlawarnka (fallen tree)

Movement is made inland towards foothill shelters built from fallen limbs

Skin rugs and seaweed cloaks are made for Kudlila (winter)



3.

July to September

Kudlila

Kudlinthi (to wash) – winter is when the earth is washed
Wartapukkara (north/west wind, tempestuous weather)

Grubs collected from west sclerophyll scrub covering Mount Lofty Ranges
Gum from Acacia trees are collected for eating



4.

October to December

Wirltuti

The Southern Cross in Kurna culture is referred to as wirltu (eagle's foot or eagle). Wirltuti is indicated by the position of the Southern Cross in October

Mild warm temperatures

Purta (to burn and blaze or rage like a storm) refers to the seasonal winds

Warri (wind), piturru (thunder) and karntu (lightning)

The heart of grass trees are eaten raw

Head back towards the coast

Move over plains to reed beds behind dunes

Cure skins

Agricultural Seasons

January to March

Summer

Sunshine and warm to hot days.
Average temperature range:
daytime 26C-29C (with frequent
hot days of 30C-36C); nights
12C-14C

Mean number of rainy days: 8

Vintage / Harvest

Vines have a dense canopy of dark green protecting bunches of ripening grapes.

The paddocks change from green to golden, as cereal crops mature. Grain harvest generally takes place before Christmas.

Grape harvest begins in February, with grapes being predominately hand-picked, tractors and trucks transporting to wineries and fermentations commencing.



April to June

Autumn

Mild and sunny, with evenings becoming colder.

Average temperature range:
daytime 17C-26C (with heat
spikes); nights 7C-12C

Mean number of rainy days: 14

Fermentation

The grape harvest continues well into April, with grapes intended for fortified wines still on the vine until May.

Fermentation of wines continues.

Field mushrooms popping up in paddocks throughout the region.

With the first cold snap, generally in late April, leaves begin to turn to gold across the Barossa, the long awaited first rains fall and a green tinge appears across the Barossa ranges.



July to September

Winter

Cool days, cold nights with much of the annual rainfall occurring in these months.

Average temperature range:
daytime 12C-16C; nights 3C-6C

Mean number of rainy days: 29

Dormant

Dormant vineyards have lost their leaves for the winter, and are being pruned.

Ripe olives are harvested for oil or pickling.

Paddocks sown, with cereal crops emerging as bright green.



October to December

Spring

Sunny days with mild temperatures.

Average temperature range:
daytime 17C-24C; nights
6C-10C

Mean number of rainy days: 18

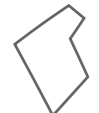
Blossoms

Budburst throughout vineyards moving out of winter dormancy.

In late spring, vines are fast growing, with bright green leaves and tendrils.

* Information on this page is redacted from Barossa Australia Climate & Seasons is retained from © 2025 Barossa Australia

Location Plan

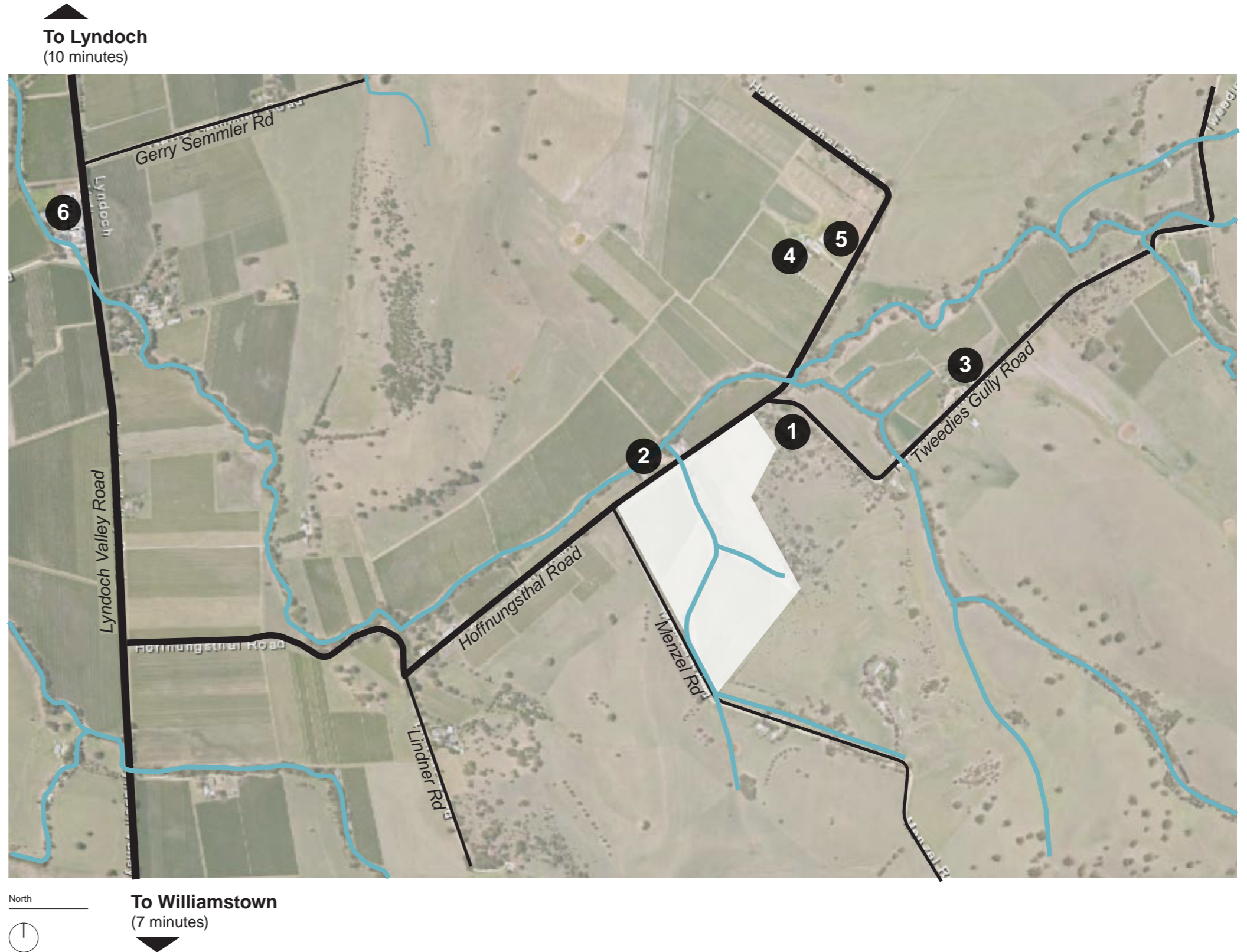
 Southern Barossa Winery and Tourist Accommodation Project Site Boundary

 Roadways




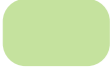



 Existing water courses

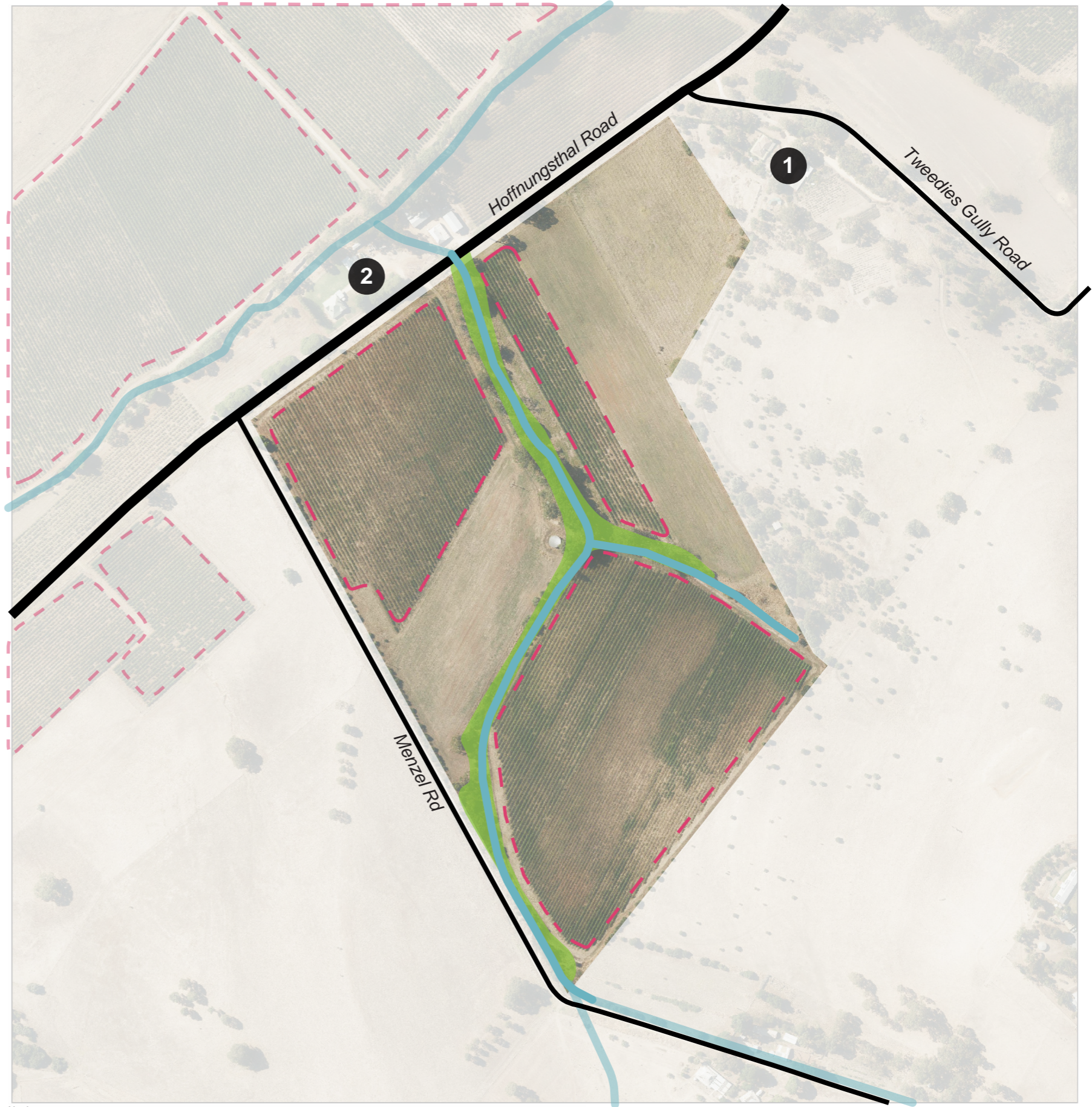
Watercourses on the site flow into Lyndoch Creek, which feeds into the North Para River. The North Para River then joins the South Para River at Gawler, forming the Gawler River. From there, the Gawler River flows westward across the Adelaide Plains, eventually reaching the Gulf of St Vincent. Its mouth lies within Winaityinaityi Pangkara (the Adelaide International Bird Sanctuary), an area known for its tidal flats, mangroves, and rich bird life. The Gawler River holds significant cultural and ecological value for the Kurna People and the broader local community.

-  Lyndoch Lavender Farm & Cafe
-  Norm's Farm Bed & Breakfast
-  Dairyman Barossa
-  Barossa Helicopters
-  Barossa Rodeo
-  St Jakobi Lutheran School

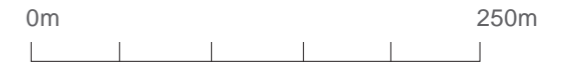


Existing Site Landscape











-  Southern Barossa Winery and Tourist Accommodation Project Site Boundary
-  Roadways
-  Existing water courses
-  Existing Vegetation
-  Existing Vineyards
-  1 Lyndoch Lavender Farm & Cafe
-  2 Norm's Farm Bed & Breakfast



North



Existing Site Access / Movement and Infrastructure.

-  Southern Barossa Winery and Tourist Accommodation Project Site Boundary
-  Sealed Road
-  Unsealed Road
-  Site Access Points
-  Internal unsealed track
-  Residence
-  Business
-  Outbuilding
-  1 Lyndoch Lavender Farm & Cafe
-  2 Norm's Farm Bed & Breakfast



02

Contextual Studies -
Spatial Interpretation



Masterplan Key Moves

Winery Site

- Immersed in the working vineyards
- Keeping with the local winery typology

Hotel Site

- Maximising views of the Barossa Valley
- Maximising the Northern Aspect
- Maximising available land for agriculture operations
- Minimising bushfire risk



North

1:4000 @ A3



0 | 40 | 100 | 200

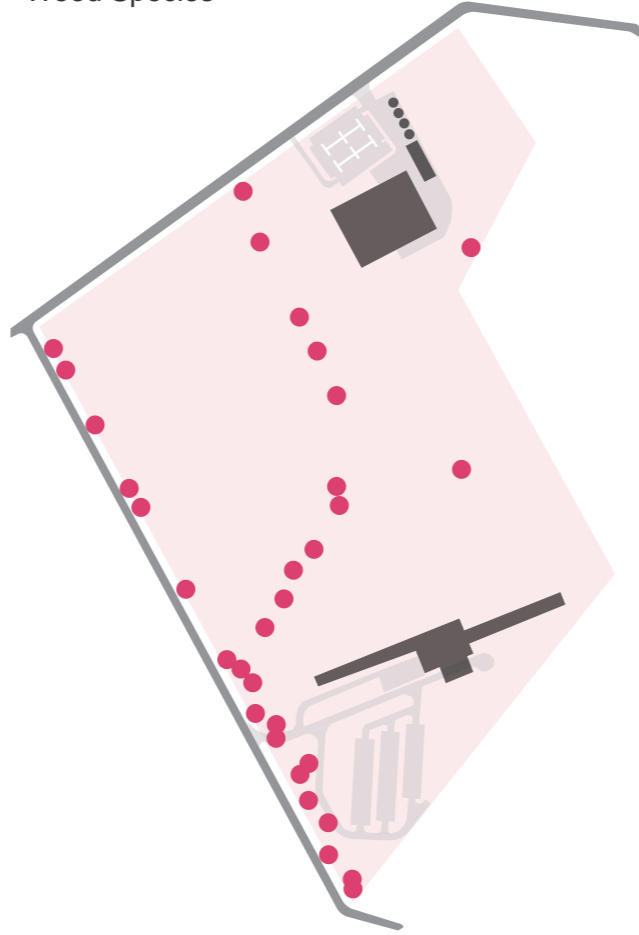
02

Contextual Studies - Spatial Interpretation

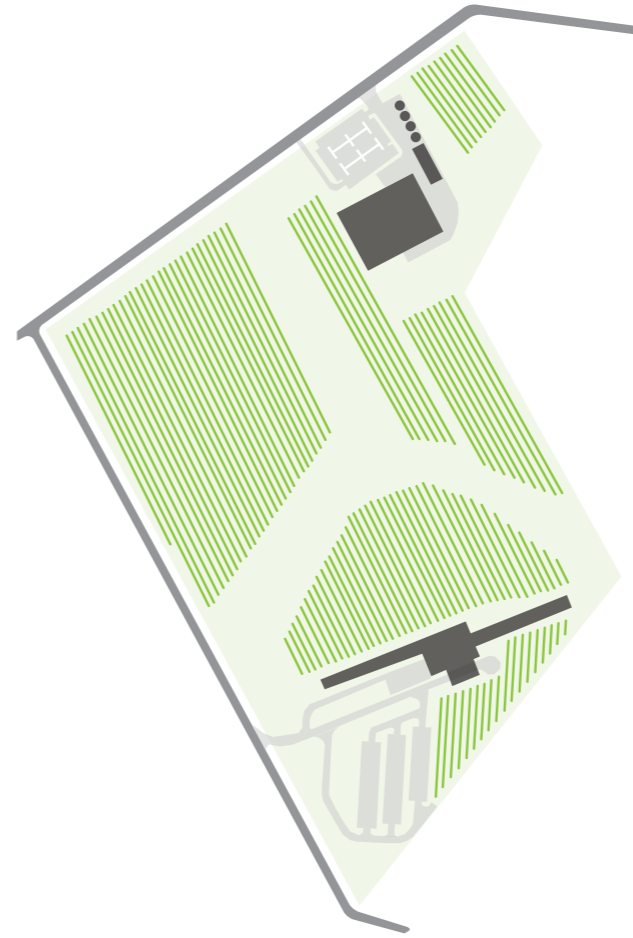
Masterplan Key Moves

*Diagrams by Landskap
Refer to the Landscape Architects Report for further Information on Landscaping proposals.*

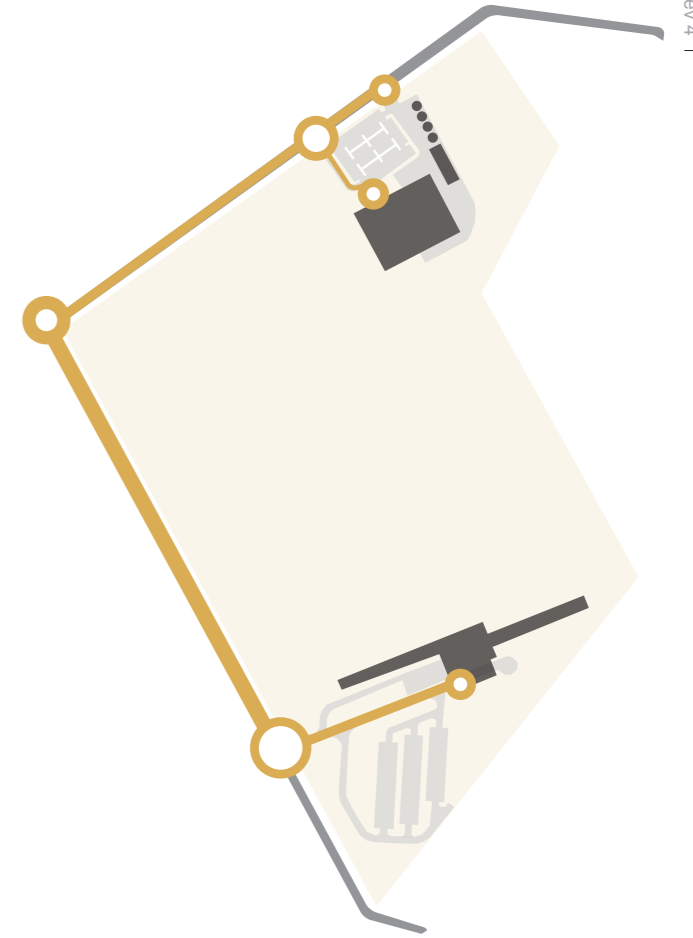
Remove all Exotics and Weed Species



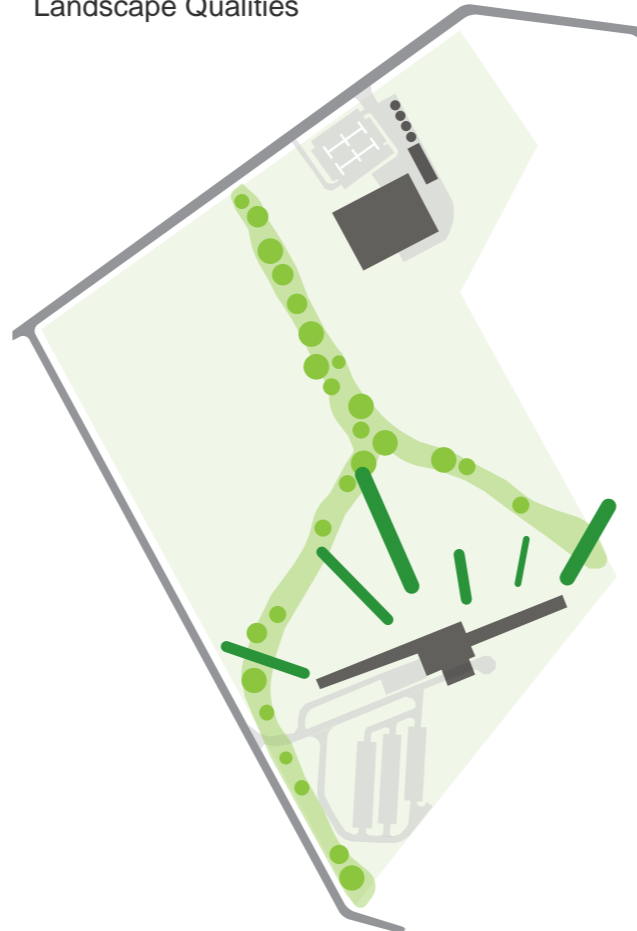
Immersed in Vines



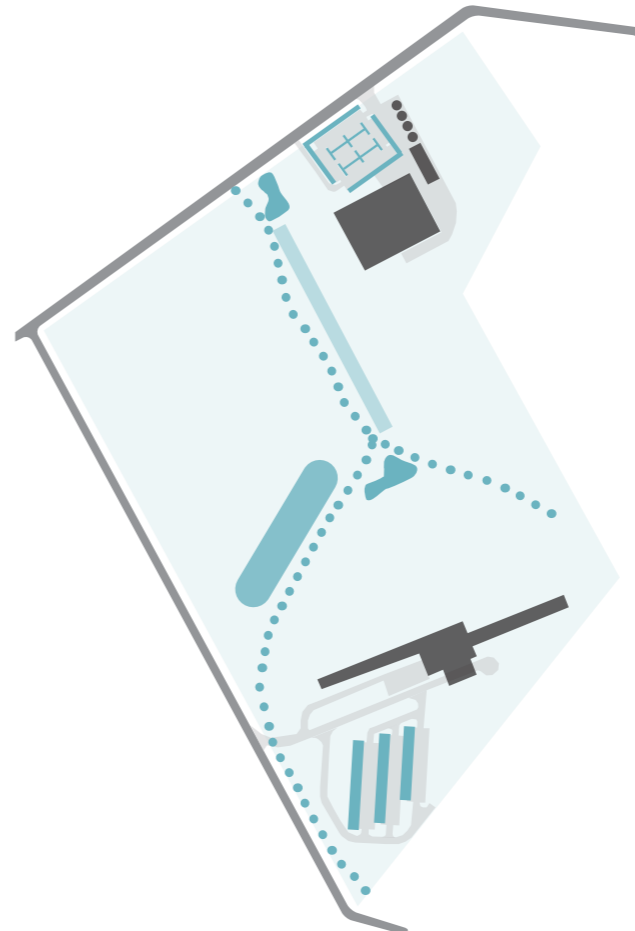
Entry & Arrival



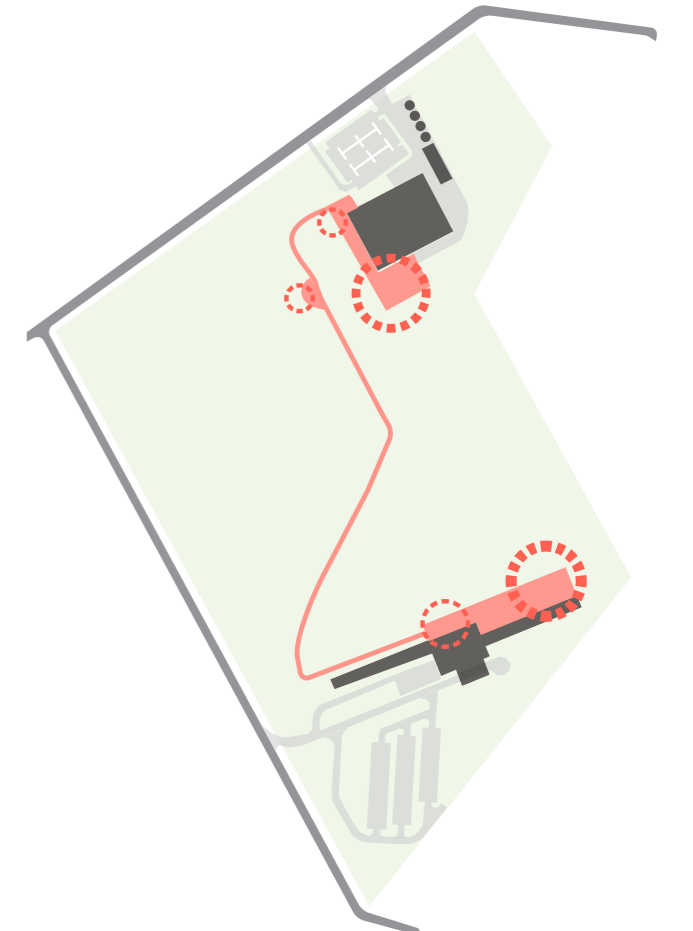
Optimise Existing Landscape Qualities



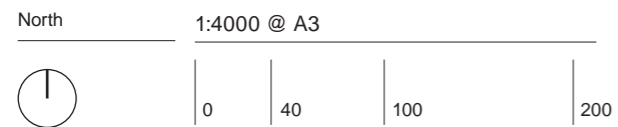
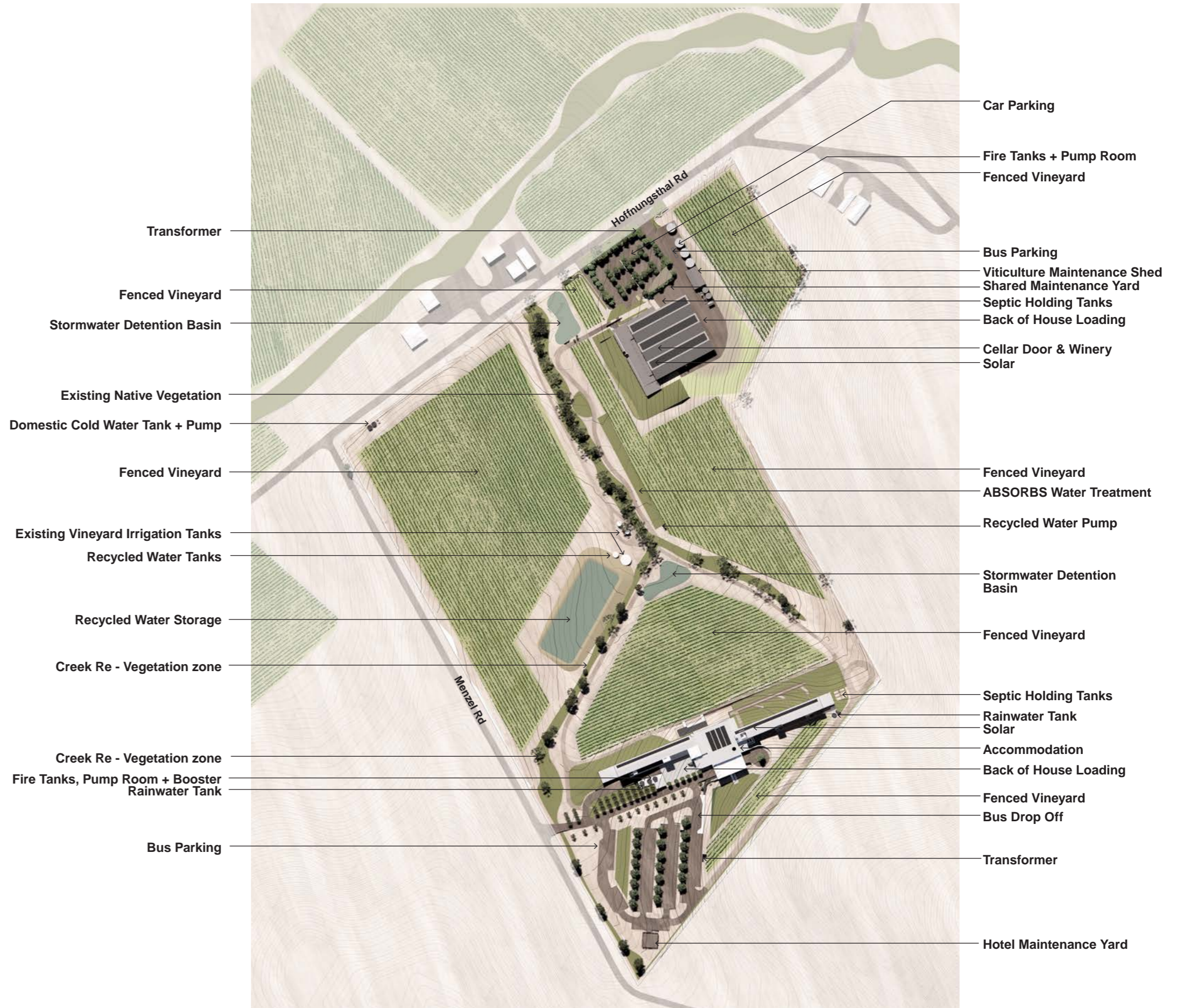
Water Management



Event Spaces & Flexibility

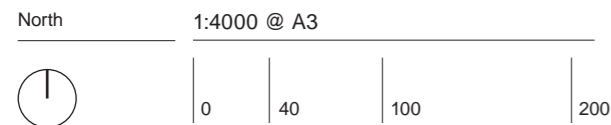
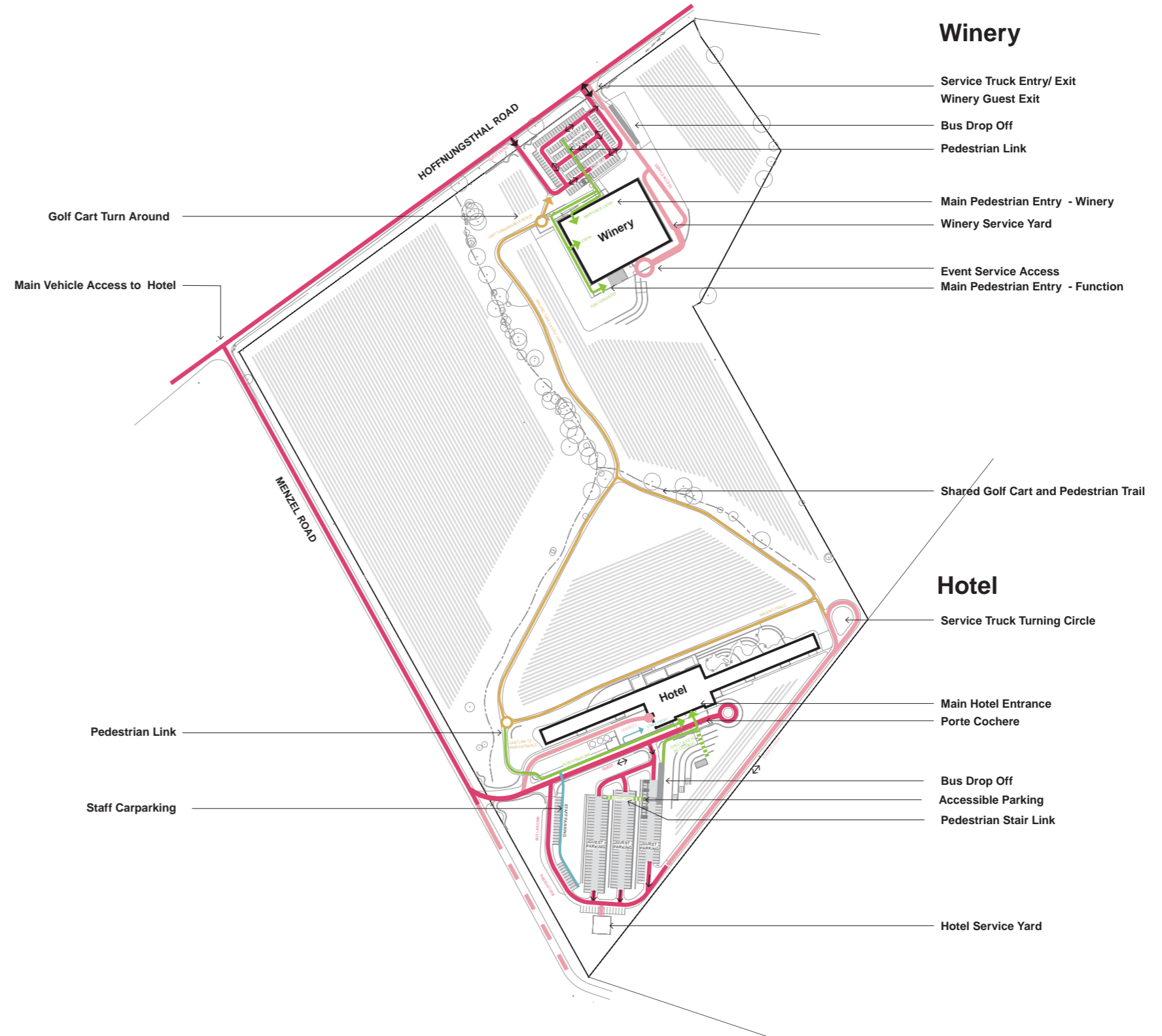


Masterplan



Masterplan Movement

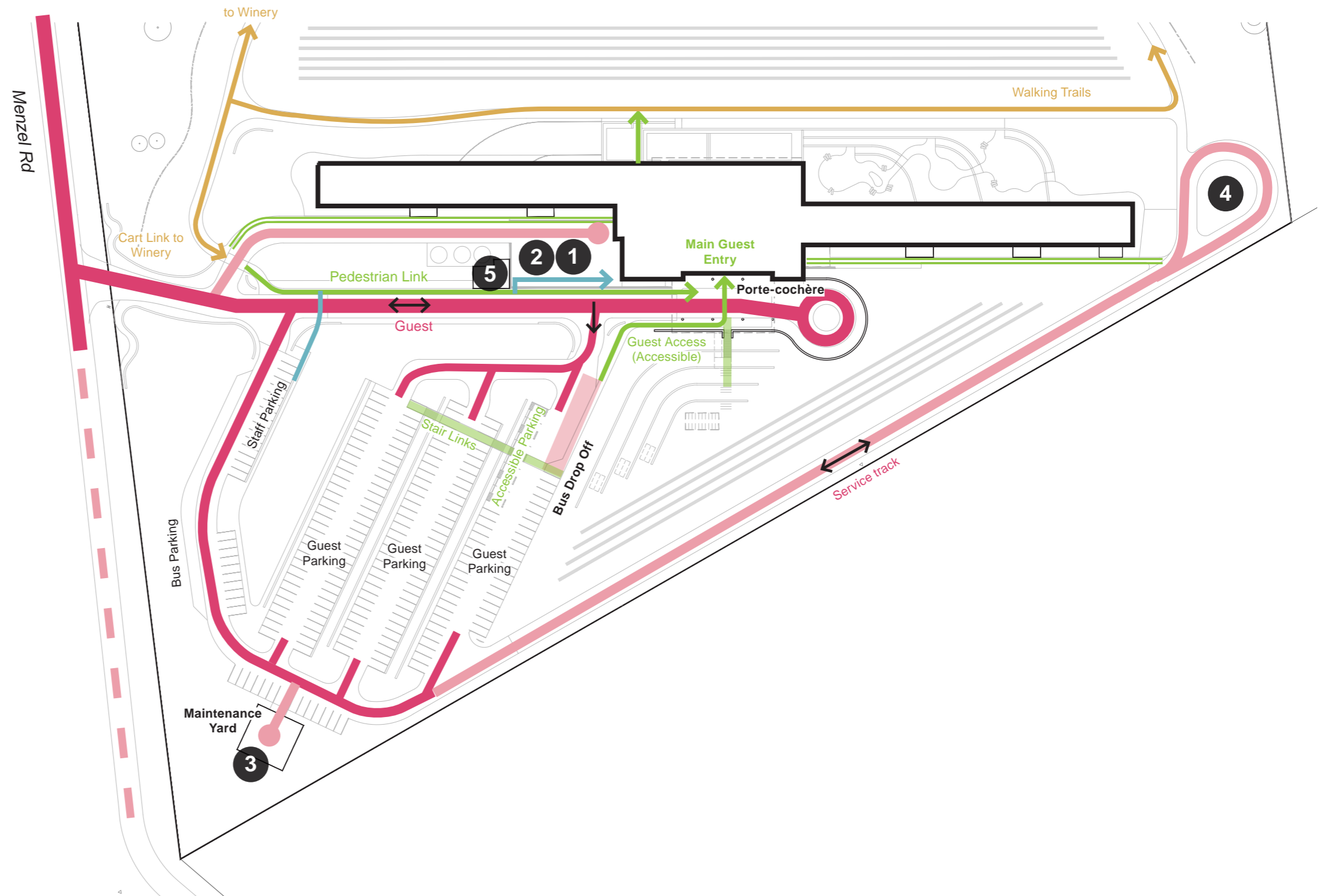
- █ Guest Vehicle Access
- █ Service Vehicle Access
- █ Pedestrian Access
- █ Bike Access
- █ Golf Cart and Pedestrian Trail
- █ Staff Pedestrian Access



Hotel Site Movement

- Guest Vehicle Access
- Service Vehicle Access
- Pedestrian Access
- Bike Access
- Golf Cart and Pedestrian Trail
- Staff Pedestrian Access

- 1** Waste Collection Point
- 2** Service Delivery Point
- 3** Green Waste Collection Point
- 4** Septic Waste Tank (Servicing Point)
- 5** Fire Tanks and Booster



North



03

Architectural
Response - Design
Principles



Architectural Design Principles

- Nestled into the hillside. Not sitting on it but part of it
- Barossa The Show
- Luxury + Laid Back / Local + International / Authentic + Illusory
- Horizontal formal expression counterpointing the rolling hills of the Barossa (macro)
- Horizontal 'slippage' emulating the geological formation of the rock substrate (micro)

Designing with Country

A Walk on Country was undertaken as apart of the Concept Design phase. The Kurna Elders and the Architect who attended, discussed the following aspirations for this project

- Re-vegetation of the creek (increasing the natural habitat for flora and fauna and to encourage Bio-diversity)
- Exterior gathering spaces immersed in Country
- Architectural materials that reflect the landscape

Site Specific Materials

Throughout the early design process, objects were collected from the site to inform the project's design language. The textural qualities of bark, unearthed siltstones, and remnants of vines have been instrumental in developing the material palette.

The palette is reflective of robust materials that will patina and age with the natural landscape of the Barossa.



River Red Gum bark collected from the Creek



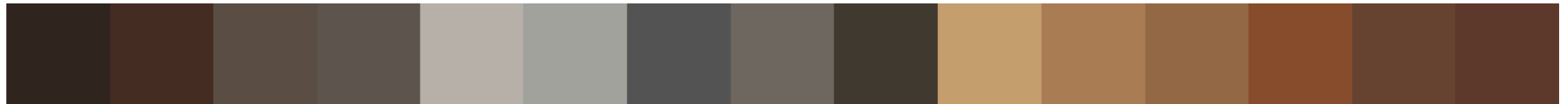
Conglomerate rocks and clay found toward the Creek



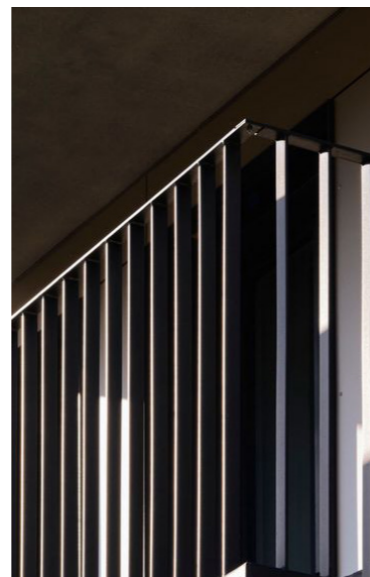
Vines



Siltstone found on the proposed site of the Hotel



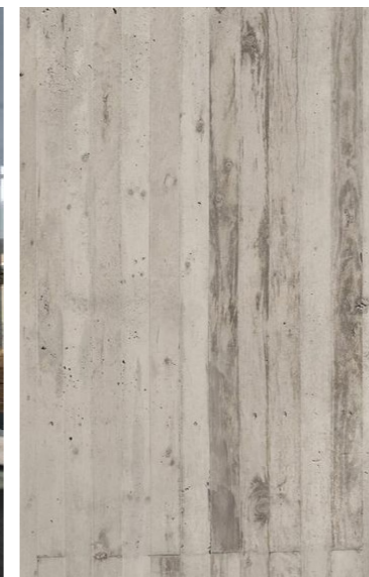
*Stained Timber**



*Custom fabricated mild steel balustrade with powdercoat finish
Finish: Deep Bronze Powdercoat**



*Glazing to comply with Section J
Window Suite Finish: Deep Bronze **



*Rough Sawn Timber In-Situ
Concrete **



*Local Stone**



*Lightweight Corten Cladding**

**All materials and finishes indicative only (To be confirmed)*

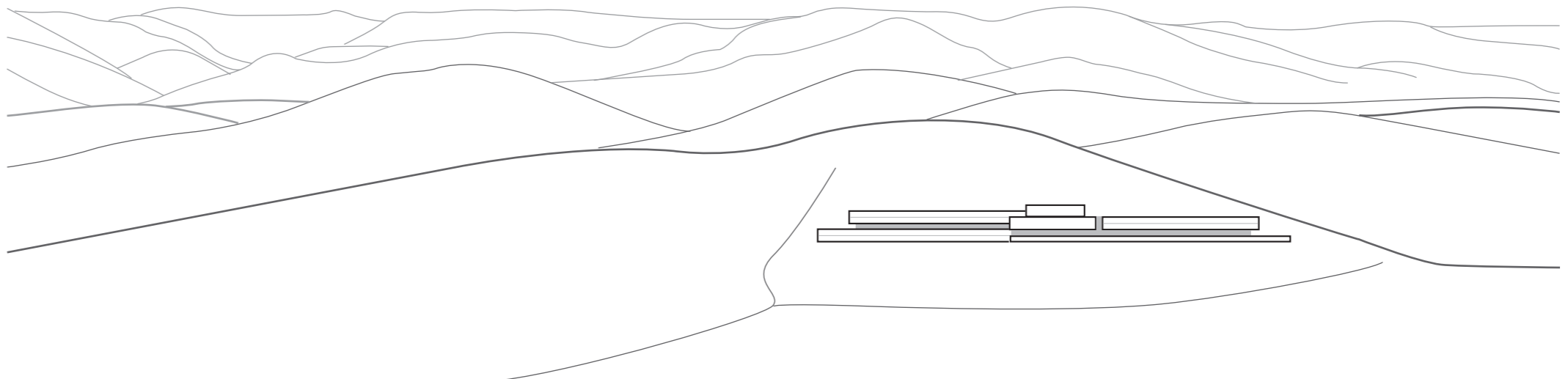
04

Massing + Spatial
Planning



Horizontal Expression

The linearity of the proposed built form is to act as a counterpoint to the rolling hills of the Southern Barossa Valley.



Place Based Response

Barossa The Show

Elevated on the site to maximise the expansive Barossa views



Immersed In The Site

*Achieving bushfire boundary offsets
Reducing visual impact to sensitive receivers
Reducing cut and fill*



Nestled into the hillside

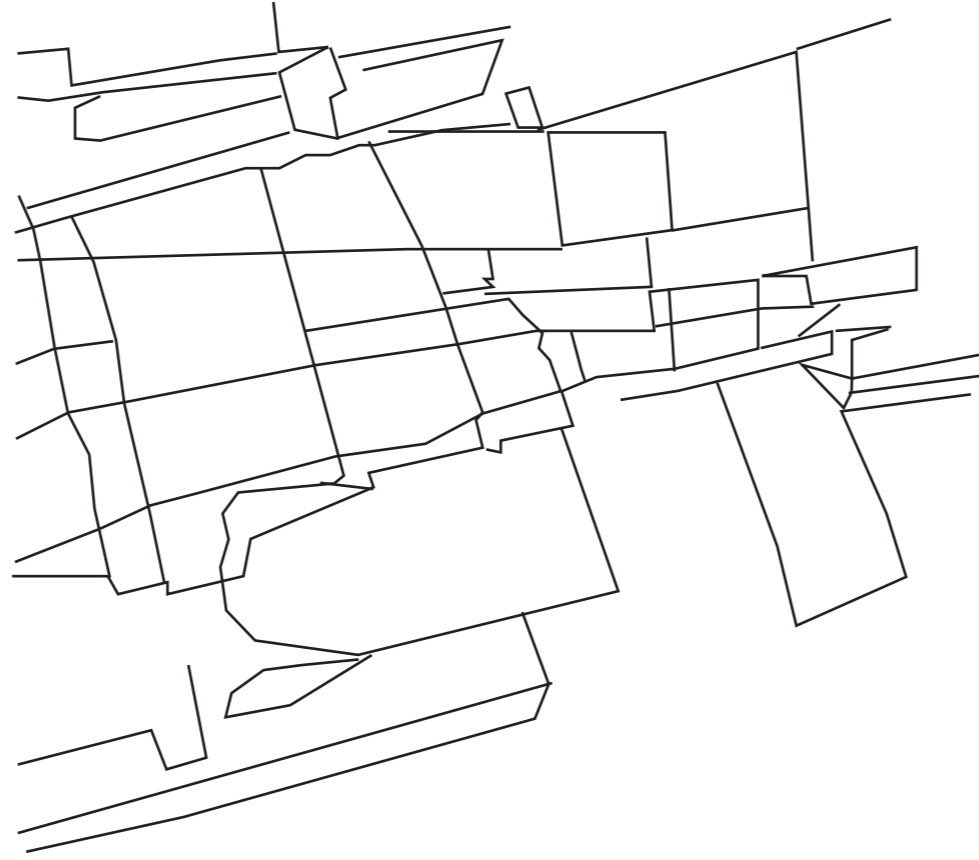
Not sitting on it but part of it



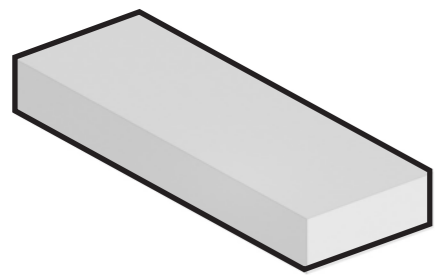
Stacking Expression

The formal composition was influenced by the GeoTechnical investigations on site. An abundance of siltstone was discovered beneath the topsoil.

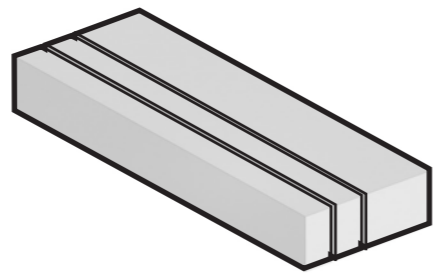
The siltstone form has orthogonal fractures created by the seismic activity from Stockwell faultline. The fractures create uniform blocks, many rectangular in form.



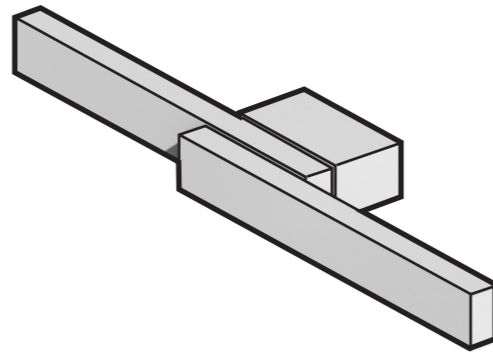
Hotel Massing



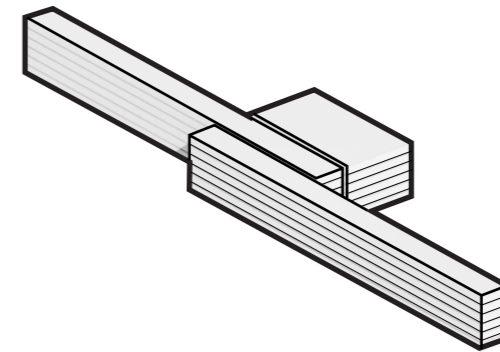
Mass



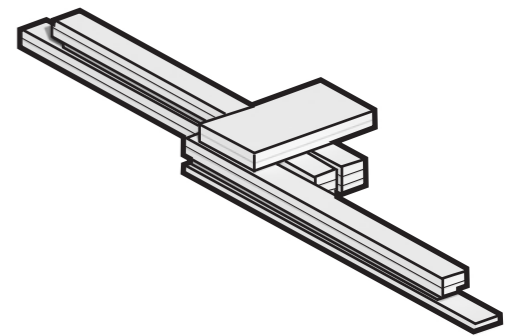
Split



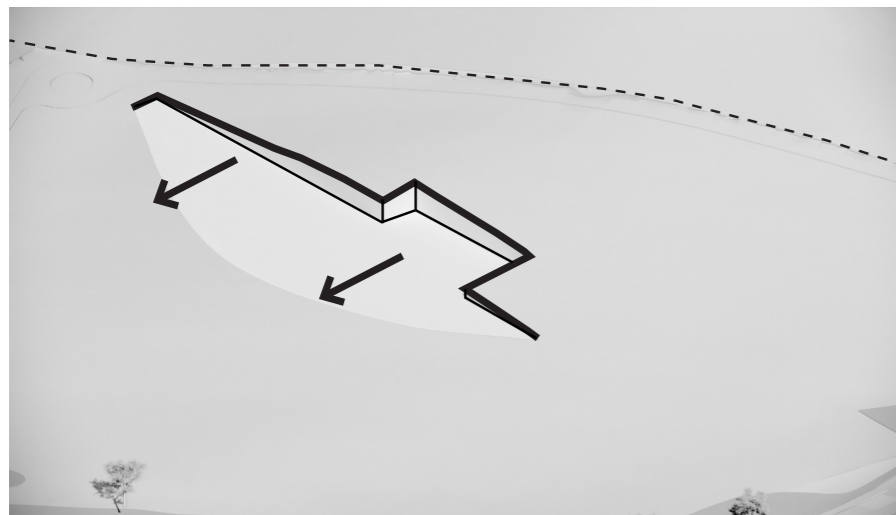
Shift



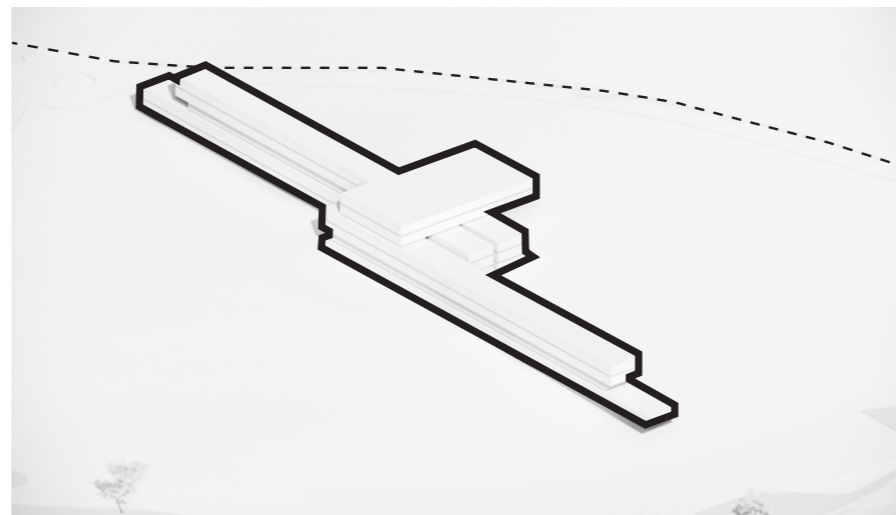
Split



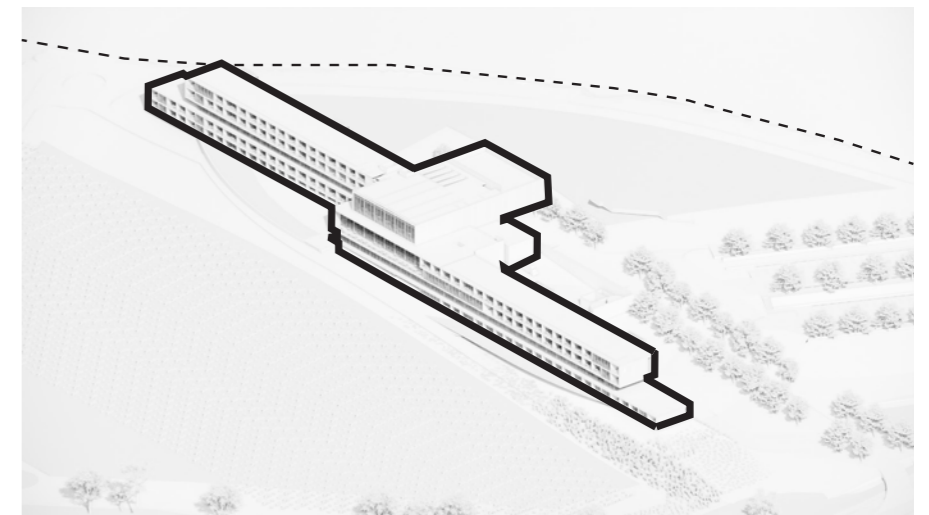
Shift



Cut



Embed

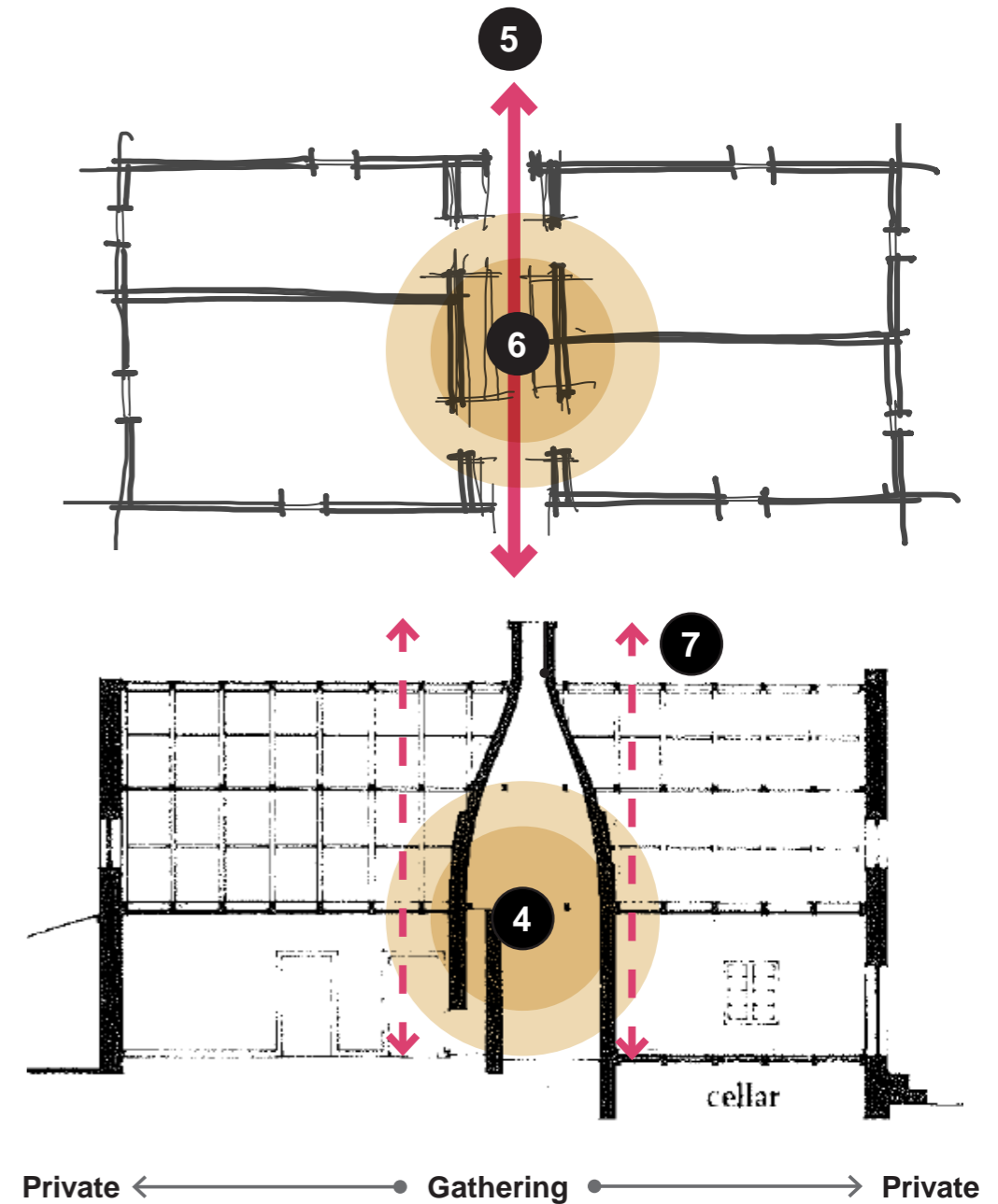
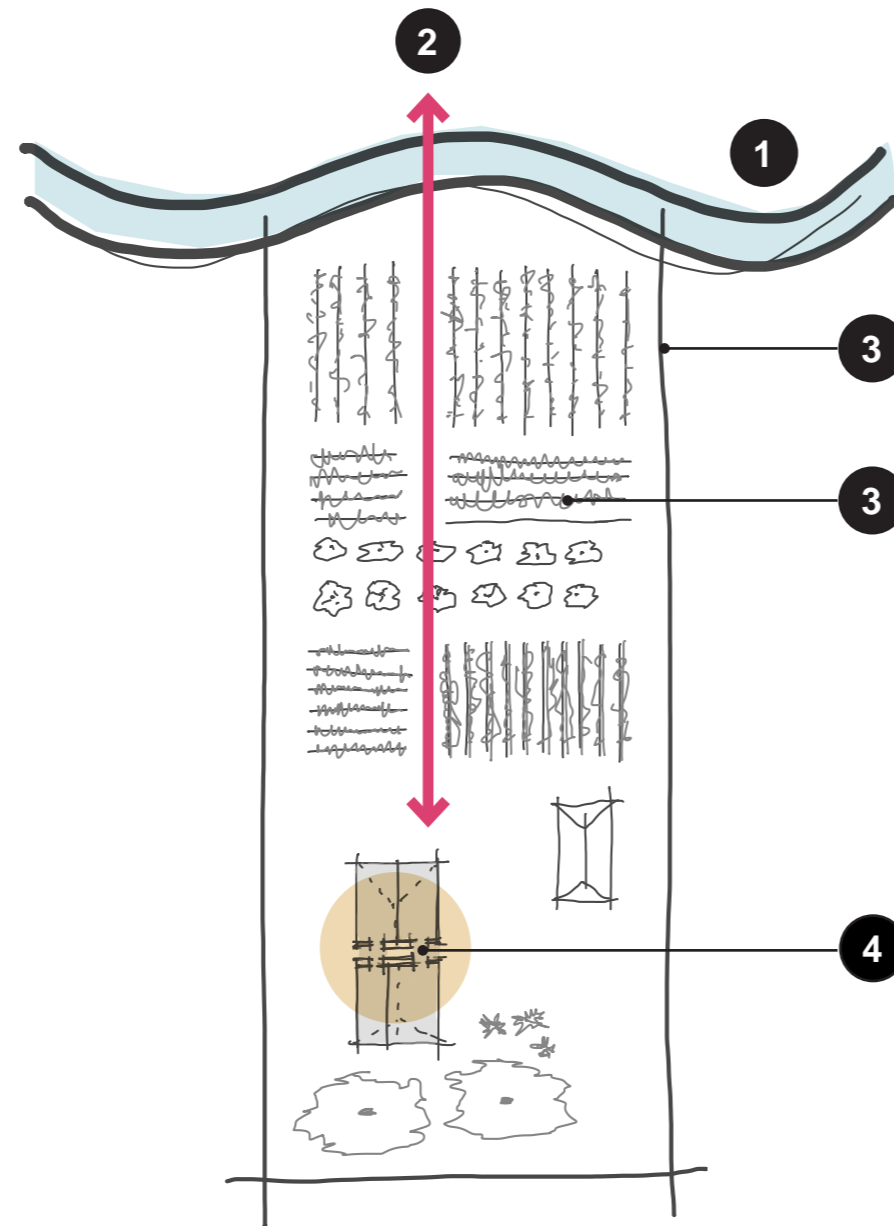


Express

Spatial Planning Strategies

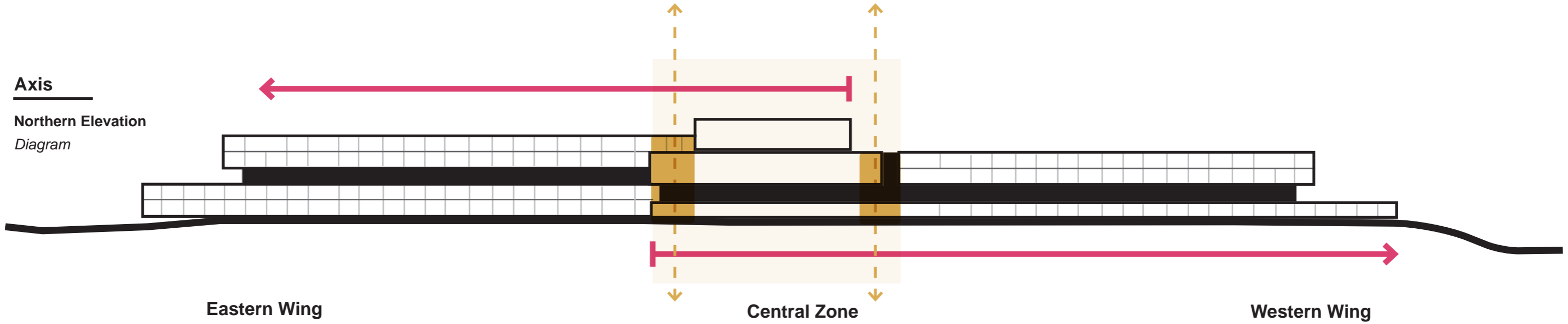
The Post-Settlement Barossa farmhouse has been a thread of inspiration for the internal spatial planning strategies of the hotel.

- 1** **The Journey.** *Organic and meandering waterways, emulating the unpredictable and intuitive nature of a journey*
- 2** **Strong Axis.** *Rigid man made forms containing all that a home requires. A clear threshold, a boundary between the organized and unrestrained*
- 3** **Linear Forms.** *The repetitive linear forms of the vines, attempting to curate the variability of nature*
- 4** **Coexistence of Central Facilities.** *The public and the private, the fast and the slow, the bustling and the quiet*
- 5** **Visual and Physical Connection.** *The journey and the destination*
- 6** **Central Connection.** *Traditionally the hearth positioned in the core of the building. Providing warmth and connectivity. An invitation to gather both in ritual and retreat*
- 7** **Vertical Connection.** *Both visual and physical, established by the centrality of the hearth*



Axis

Northern Elevation Diagram



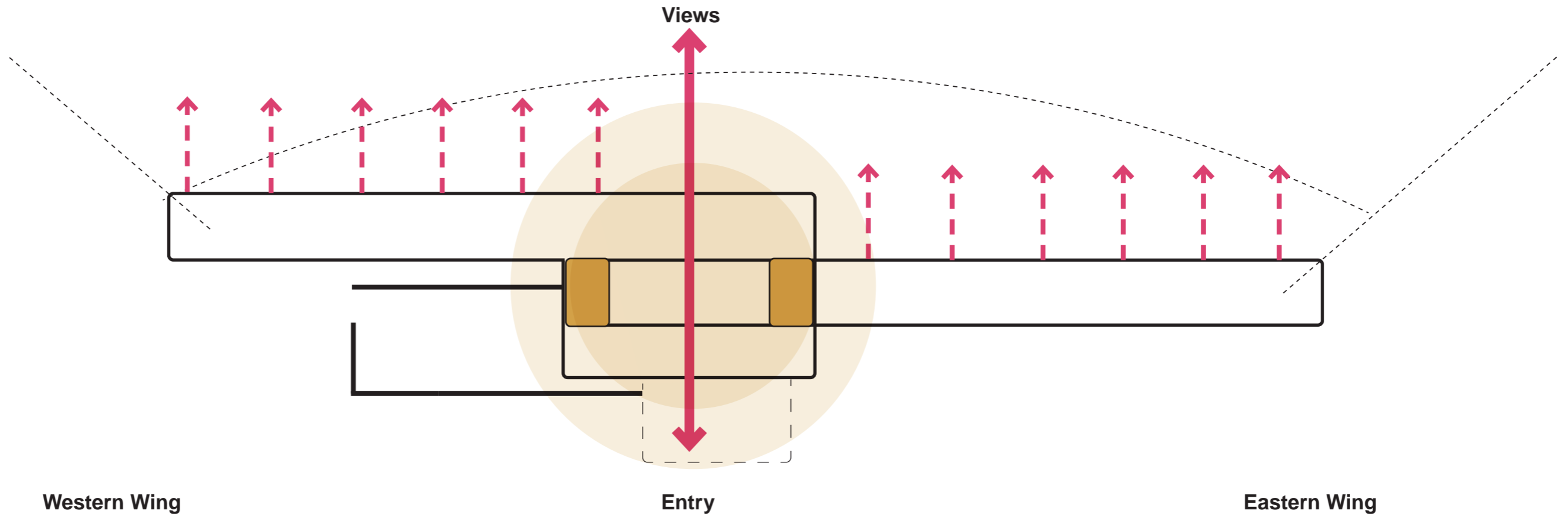
Eastern Wing

Central Zone

Western Wing

Views

Level 03 Plan Main Lobby



Western Wing

Entry

Eastern Wing

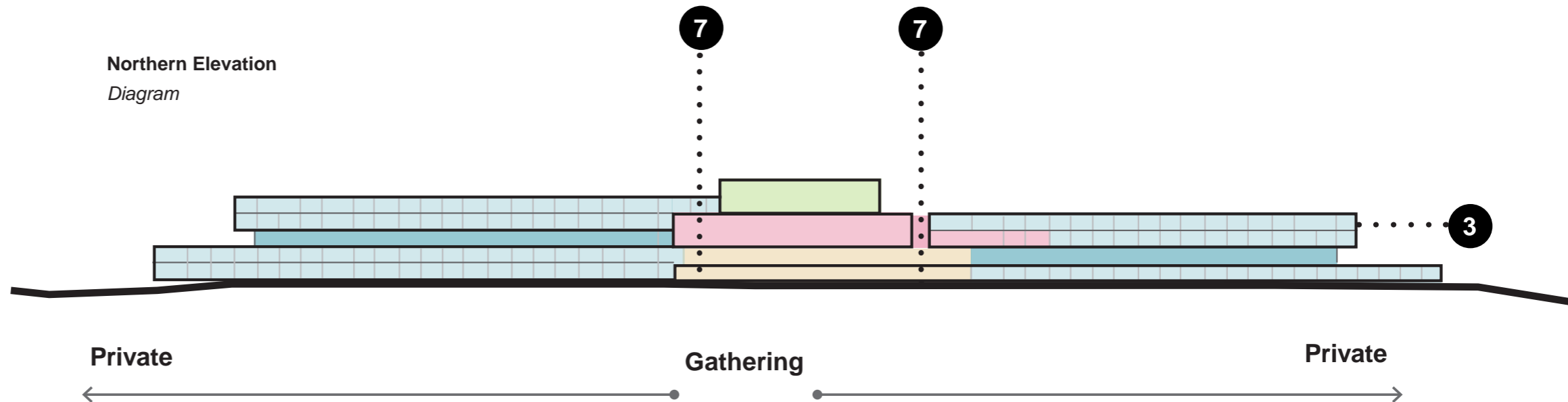
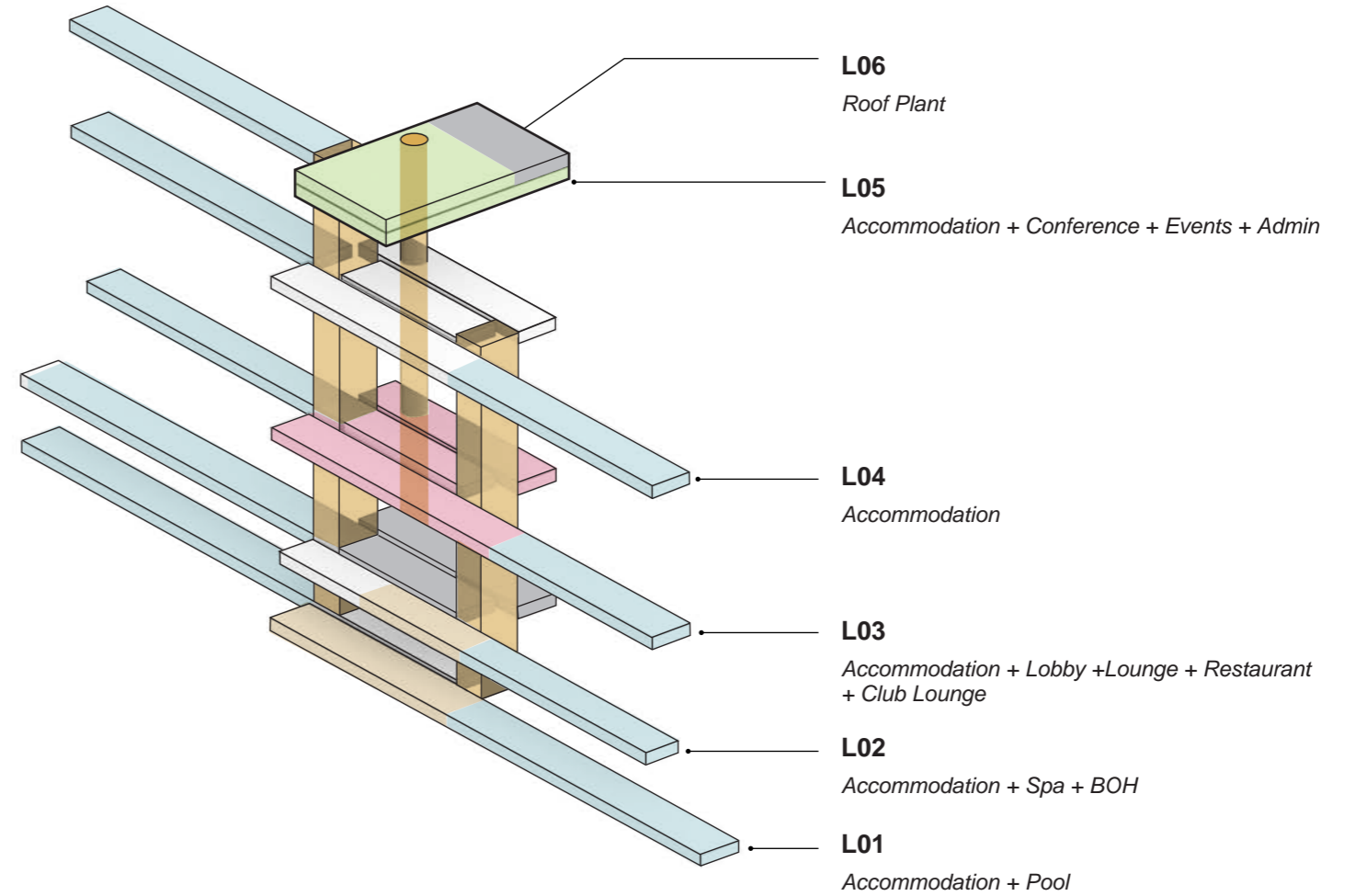
North













Hotel Spatial Arrangement

- 1 The Journey
- 2 Strong Axis
- 3 Linear Forms
- 4 Coexistence of Central Facilities
- 5 Visual and Physical Connection
- 6 Central Connection
- 7 Vertical Connection

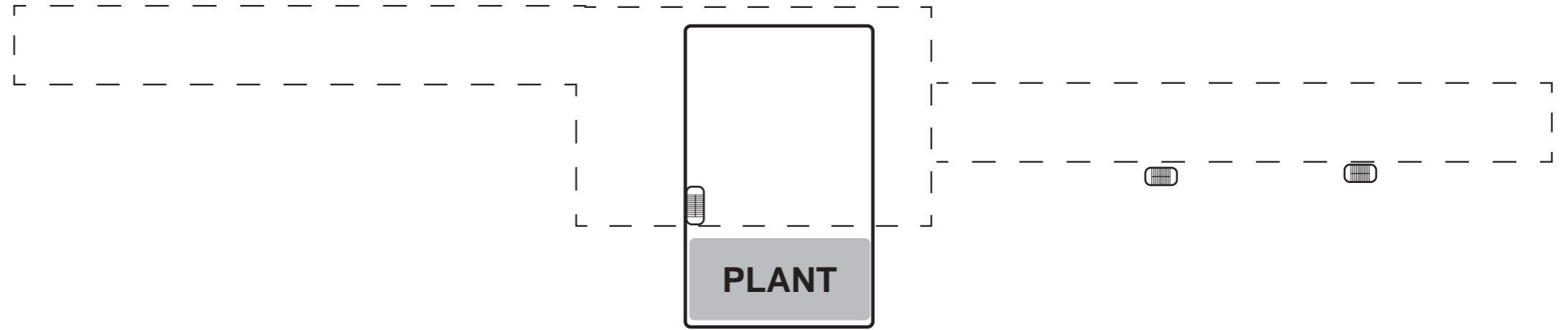
- Lobby / Restaurant
- Spa / Pool
- Guest Rooms / Corridors
- Conference + Events
- BOH



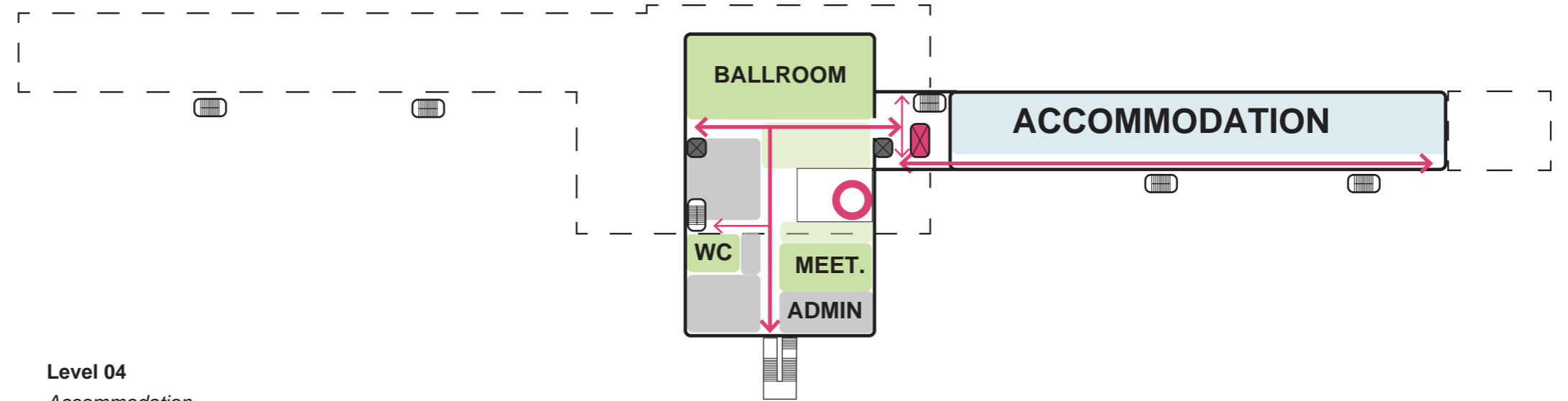
Internal Movement

-  Guest Stair
-  Guest Movement
-  Guest Lifts
-  Staff Movement
-  Staff Lift
-  Lobby / Restaurant
-  Spa / Pool
-  Guest Rooms / Corridors
-  Conference + Events
-  BOH

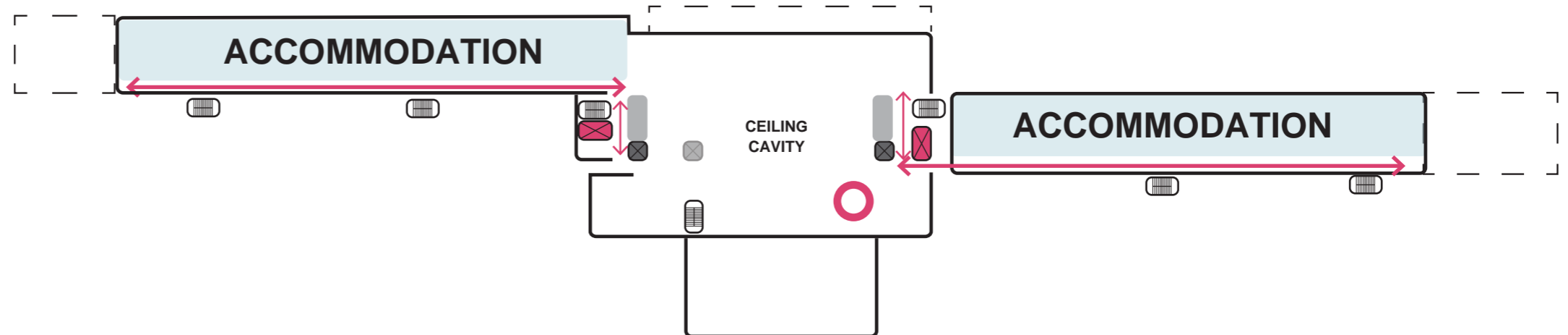
Level 06
Roof Plant



Level 05
Conference + Events













Level 04
Accommodation



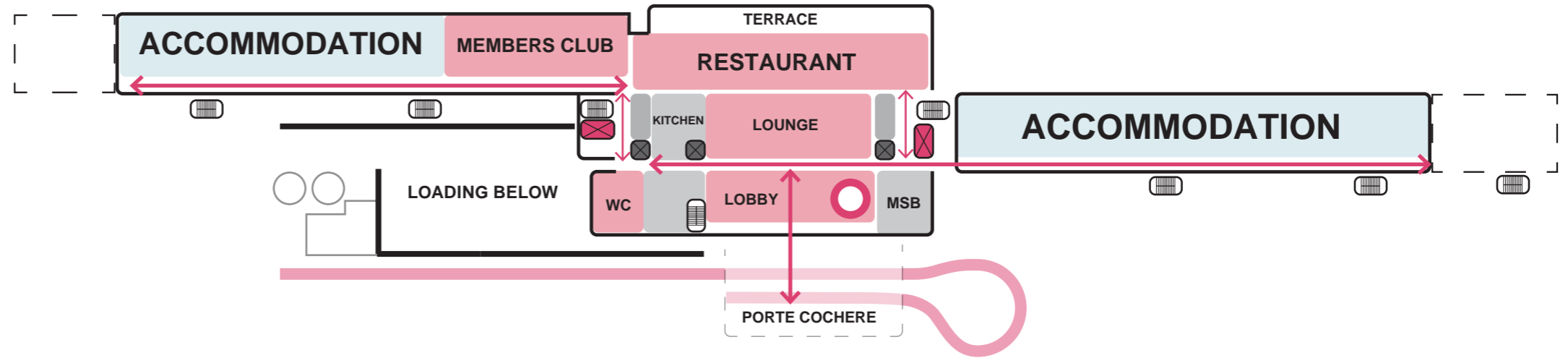
North



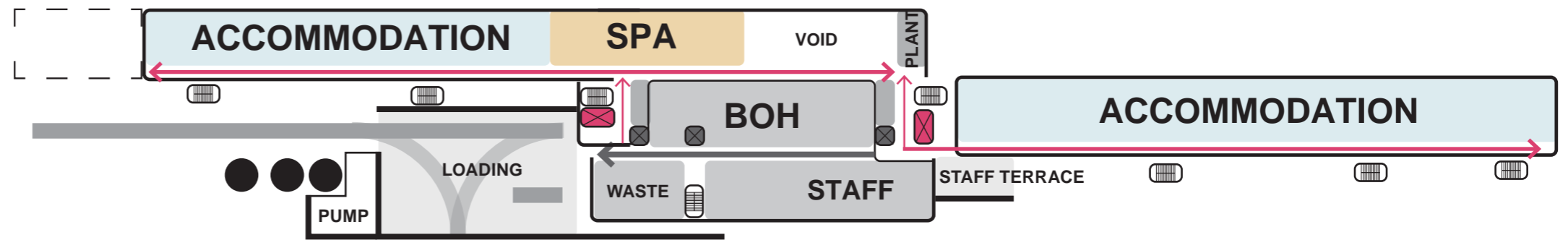
Internal Movement

-  Guest Stair
-  Guest Movement
-  Guest Lifts
-  Staff Movement
-  Staff Lift
-  Lobby / Restaurant
-  Spa / Pool
-  Guest Rooms / Corridors
-  Conference + Events
-  BOH

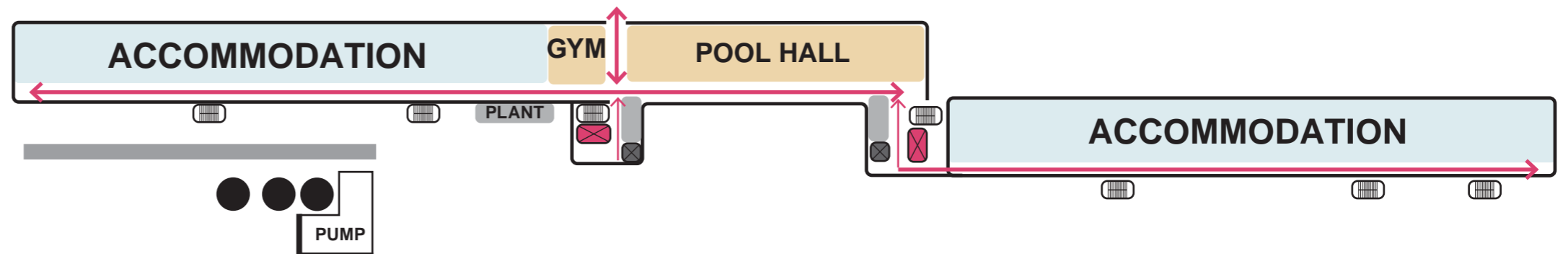
Level 03
Main Lobby



Level 02
Spa & BOH



Level 01
Pool



North



05

Architectural
Response



Aerial Perspective



Artists Impression

Northern Elevation View



North Western View



Western Arrival View



Sectional Perspective



05

Architectural Response

Sectional Perspective Stacking

-  Lobby / Restaurant
-  Spa / Pool
-  Guest Rooms / Corridors
-  Conference + Events
-  BOH



06

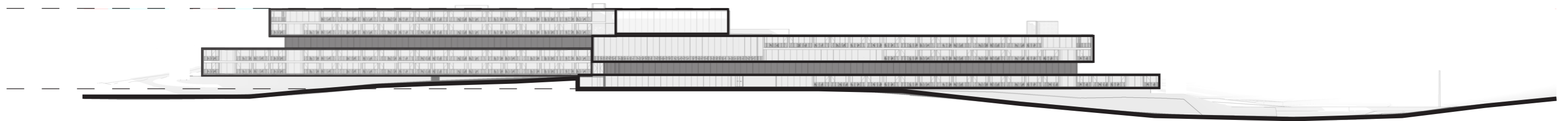
ODASA
Response



Design Response

Key Discussion Points	ODASA Recommendations	Design Response
Building Form	<ul style="list-style-type: none"> Require increased nestling Reduce visual prominence Scale against the landscape Express a terraced built form Due to the length of the corridors provide opportunities for guests to engage with the environment 	<ul style="list-style-type: none"> The design response to this comment was to increase the depth of excavation (cut) enabling the entire eastern accommodation wing to be lowered by one level (3.2m). This has reduced visual prominence and further nestled the building into the hillside. Increased windows on the southern elevation along the corridors to provide guests with more opportunity to connect with the views and landscape. Refer to the letter of support from the hotel operator (IHG).
Services and Guest Movement	<ul style="list-style-type: none"> Reduce overlapping movements between services and guests 	<ul style="list-style-type: none"> Increased built and landscaped screening to the services / loading areas. Minimising the interaction between guest and hotel services is preferred and internal resolution of the layout and functional / BOH areas is continuing in collaboration with the hotel operator. Some refinements have been made since the Design Review and further design development will occur with the hotel operator should planning consent be granted. Refer to the letter of support from the hotel operator (IHG).
Barossa Character	<ul style="list-style-type: none"> How is the built form of the proposed development relevant to the Barossa Character Preservation District? 	<ul style="list-style-type: none"> The following slides explores some of the notable existing built forms and heritage attributes of the Barossa Valley Character Preservation District. There is a common building typology in the region of large industry and hospitality developments. For example historic barrel halls, tourist accommodation, and large wine processing facilities. The EIS assessment addresses this matter in further detail.

Adapting the Building Form



North Elevation (Presented to ODASA)

Project	Sheet	Title	Scale	Rev	Date	Issue
SBWTAP	SK_2000	ELEVATIONS	1 : 500@A1	H	27.06.2025	For Information

EASTERN WING DROPPED 3.2M



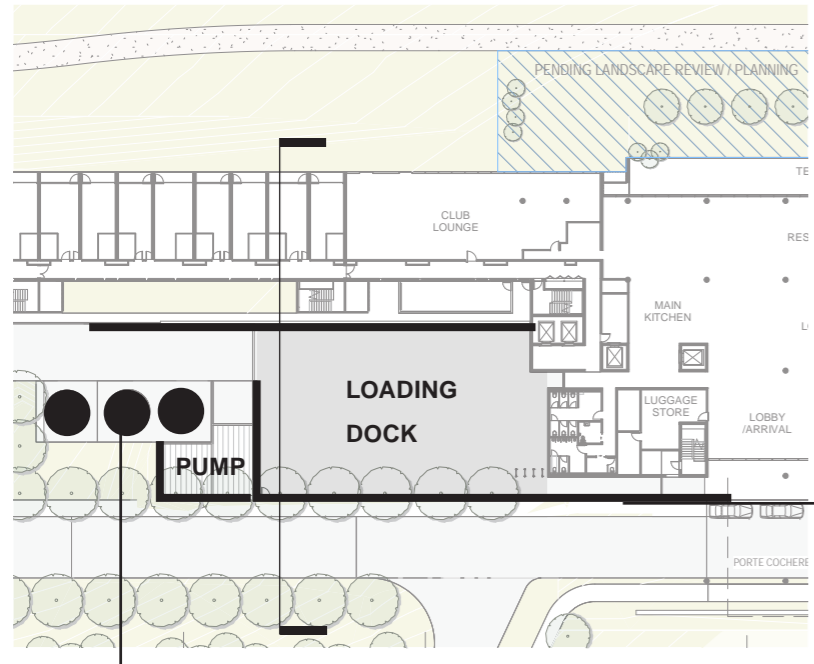
North Elevation (After ODASA Feedback)

Project	Sheet	Title	Scale	Rev	Date	Issue
SBWTAP	SK_2000	ELEVATIONS	1 : 500@A1	K	30.07.2025	For Information

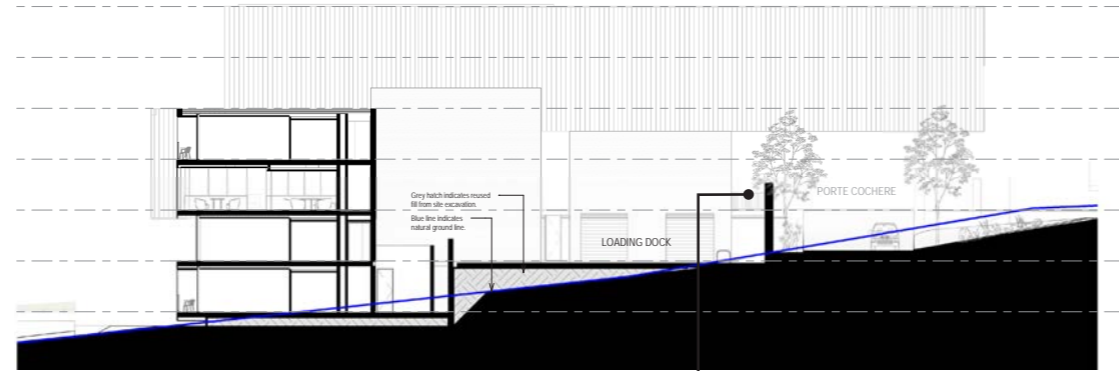
1:1000 @ A3



Screening of Loading Dock

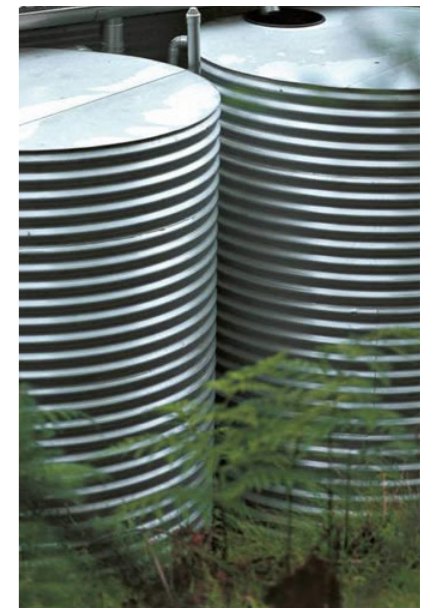


Plan



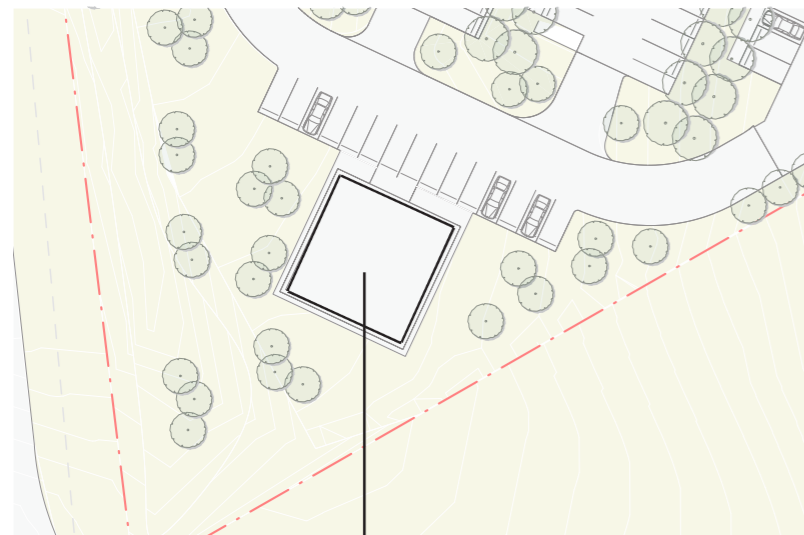
Section

• **Stone Wall**
*Local Stone**

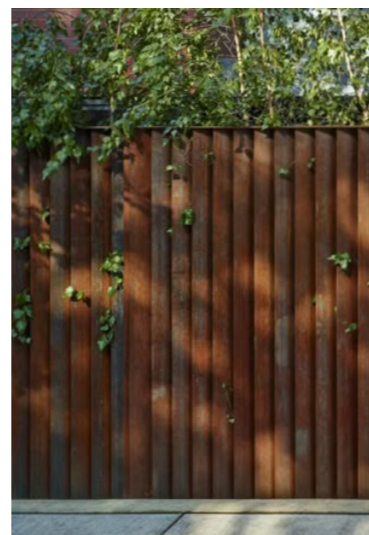


• **Fire Tanks**
*Galvanised Tanks**
Screened with Landscaping

Screening of Hotel Maintenance Yard



Plan



• **Maintenance Yard**
*Oxidised mild steel blade fence**
Screened with Landscaping

**All materials and finishes indicative only (To be confirmed)*

IHG Letter of Recommendation



Level 11
20 Bond Street
Sydney
NSW 2000
Australia

Switchboard: +61 (2) 9935 8300
General Fax: +61 (2) 9926 9762

www.ihg.com
www.ihgplc.com

To whom it may concern,

I lead the regional Technical Services team for IHG Hotels & Resorts, and I write on behalf of IHG to express our strong support for Strategic Alliance's proposed development of an InterContinental-branded hotel in the Barossa Valley.

IHG Hotels and Resorts has an estate of over 6600 hotels globally, and of these, 229 are InterContinental hotels, with a further 104 new InterContinental properties currently in development. The InterContinental Resort & Spa Barossa Valley will become part of the world's largest luxury hotel brand.

The IHG Technical Services team are responsible for providing design, technical, brand, and operational advice to hotel owners of IHG-branded hotels during the design and construction process. We work closely with the design and project delivery teams appointed by hotel owners to ensure that the completed hotels comply with IHG's Brand Standards and are set up for long-term success.

Strategic Alliance have been engaged with the Technical Services team in this capacity and their approach has been characterised by a notably high level of professionalism, collaboration and design integrity. I am pleased to share the following points for your consideration in evaluating the merits of this project:

- IHG has been involved in the design from the very early stages of the project; participating in regular design reviews, workshops, and analyses of the building services and operational requirements of the hotel
IHG is closely involved in developing the hotel's food & beverage concepts, ensuring that these will celebrate the produce and character of the Barossa, and will be distinct from the existing offerings in the area
IHG have found Strategic Alliance to be highly responsive, open, and collaborative in their approach to the Hotel's design



IHG Hotels Management (Australia) Pty Limited Incorporated in Australia. A.B.N 33 008 413 367. A.C.N. 008 413 367



- Strategic Alliance have assembled a suitably-experienced design and delivery team that is operating to a high standard in their organisation and professionalism

As a result, the design is progressing to a high standard, and we are confident that the hotel will be in line with InterContinental's luxury operational and product quality requirements. IHG supports the overall building design to date

In further support of this application, I would like to highlight that IHG has well-defined evidence-based technical requirements that apply to the project. These are in place to ensure a best-in-class built & operational outcome:

- IHG hotel owners are obliged to meet IHG's technical performance requirements. These are rigorous and exceed statutory requirements in areas of fire & life safety, energy efficiency, and building services performance
Throughout its operational life as an InterContinental hotel, the hotel management team will be obliged to meet ongoing sustainability-related metrics in the areas of carbon reduction, waste reduction and water conservation

IHG is also pursuing a 10-year responsible business plan taking positive action in the areas of People, Communities, Carbon and Energy, Waste, and Water. More information on these initiatives, and the benefits they will bring to the Barossa Valley community, can be found at the following link:

Journey to Tomorrow - InterContinental Hotels Group PLC

Based on the integrity of the design process undertaken by Strategic Alliance and their project consultants to date, I have a high degree of confidence that the built outcome will not only be a best-in-class InterContinental hotel, but also has the makings of a landmark project for the Barossa Valley.

Yours respectfully,
Jonathan Conroy
Senior Director, Design & Engineering (AuPAC & SEAK)
IHG Hotels & Resorts

IHG Hotels Management (Australia) Pty Limited Incorporated in Australia. A.B.N 33 008 413 367. A.C.N. 008 413 367

Barossa Character



Château Tanunda, Tanunda, Barossa Valley

Year Built: 1890s
 Winery
 Total Footprint: 5200m²
 2 - 4 Storeys
 Building 1:
 Length = 82m
 Width = 34m
 Building 2:
 Length = 71.2m
 Width = 38m



Novotel, Rowland Flat, Barossa Valley

Year Built: 1999
 Hotel, 140 rooms
 Built Footprint: 7,100 m²
 2 - 3 Storeys
 Northern Accommodation Wing
 Length = 181 m
 Width = 15m
 Central Zone
 Length = 67.4m
 Width = 30m
 Southern Accommodation Wing
 Length = 197.3m
 Width = 14m



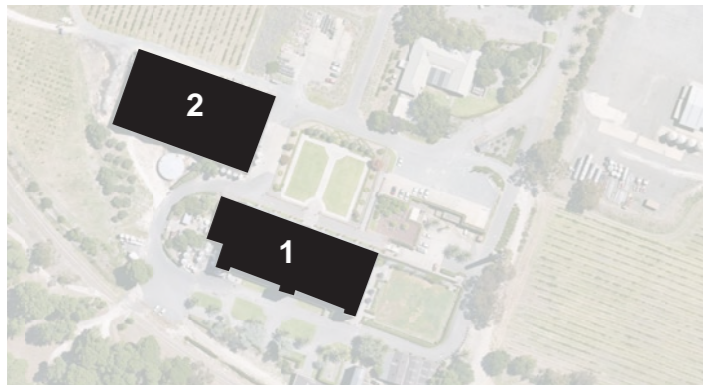
Yalumba, Angaston, Eden Valley

Year Built: 1850s
 Winery
 Built Footprint: 36,210 m²
 2 - 3 Storeys
 Building 1
 Length = 102m
 Width = 41m



Seppeltsfield Winery, Seppeltsfield, Barossa Valley

Year Built: 1851 - present
 Winery / Restaurant
 Built Footprint: 14,185 m²
 1-2 Storeys
 Building 1:
 Length = 80m
 Width = 34m
 Building 2:
 Length = 81 m
 Width = 24 m



Aerial Plan



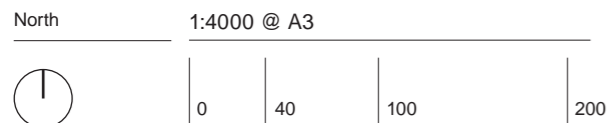
Aerial Plan



Aerial Plan



Aerial Plan

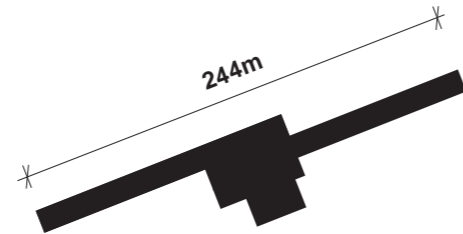
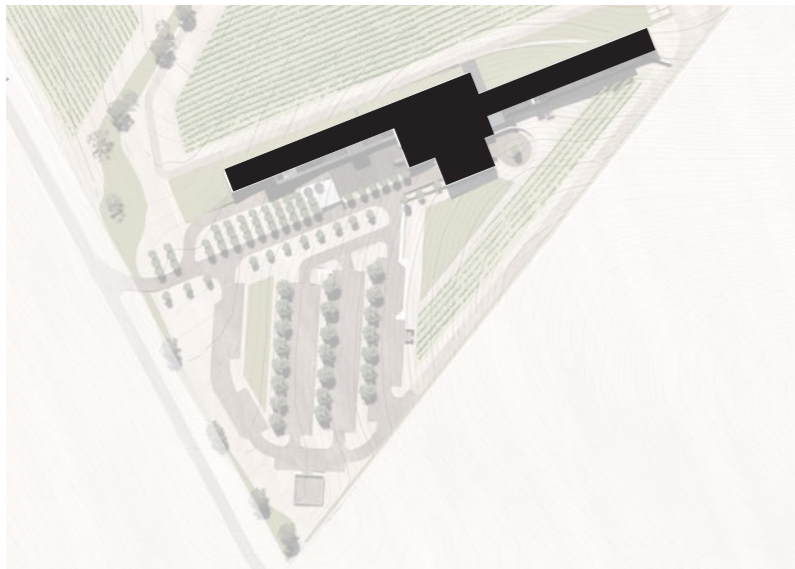


Barossa Character



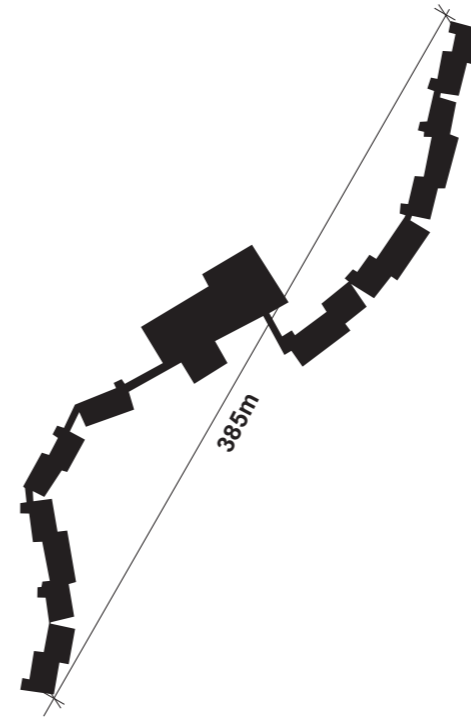
Intercontinental Barossa , Williamstown, Barossa Valley

- Proposed
- Hotel, 150 rooms
- Built Footprint: 4,400 m2
- 1 - 5 Storeys
- Western Accommodation Wing
- Length = 89m
- Width = 12.5m
- Central Zone
- Length = 56m
- Width = 36m - 52m
- Eastern Accommodation Wing
- Length = 99 m
- Width = 12.5m

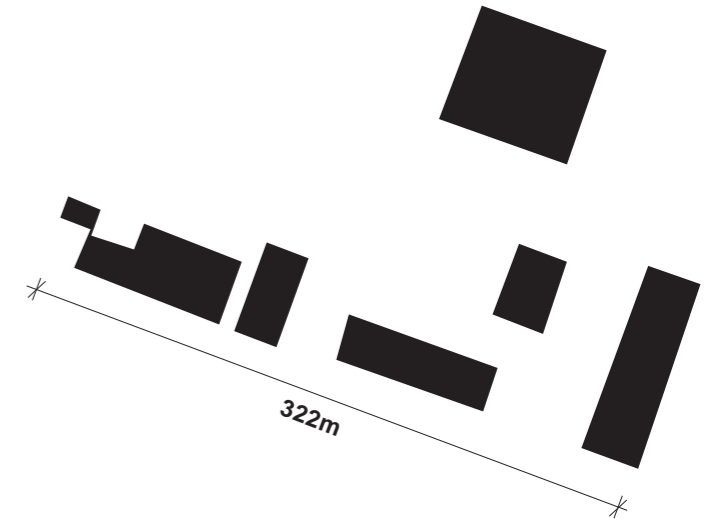


Proposed Intercontinental Barossa

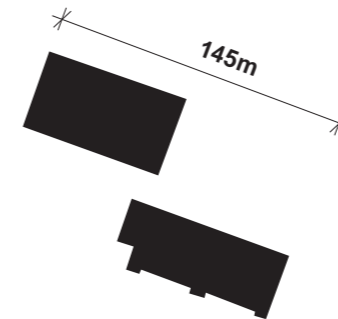
This diagram compares the footprint (scale) of the proposed Intercontinental Hotel to the existing developments that contribute to, and exist within the Barossa Valley Character Preservation District.



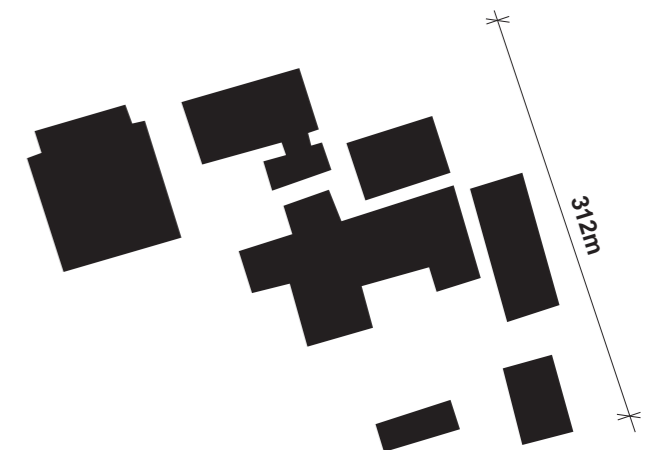
Novotel, Rowland Flat, Barossa Valley



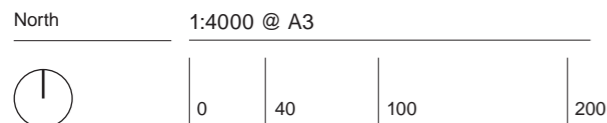
Seppeltsfield Winery, Seppeltsfield, Barossa Valley



Château Tanunda, Tanunda, Barossa Valley



Yalumba, Angaston, Eden Valley



baukultur

www.baukultur.com.au

ABN 59 638 145 150

07

Appendix

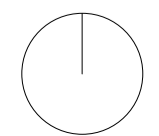
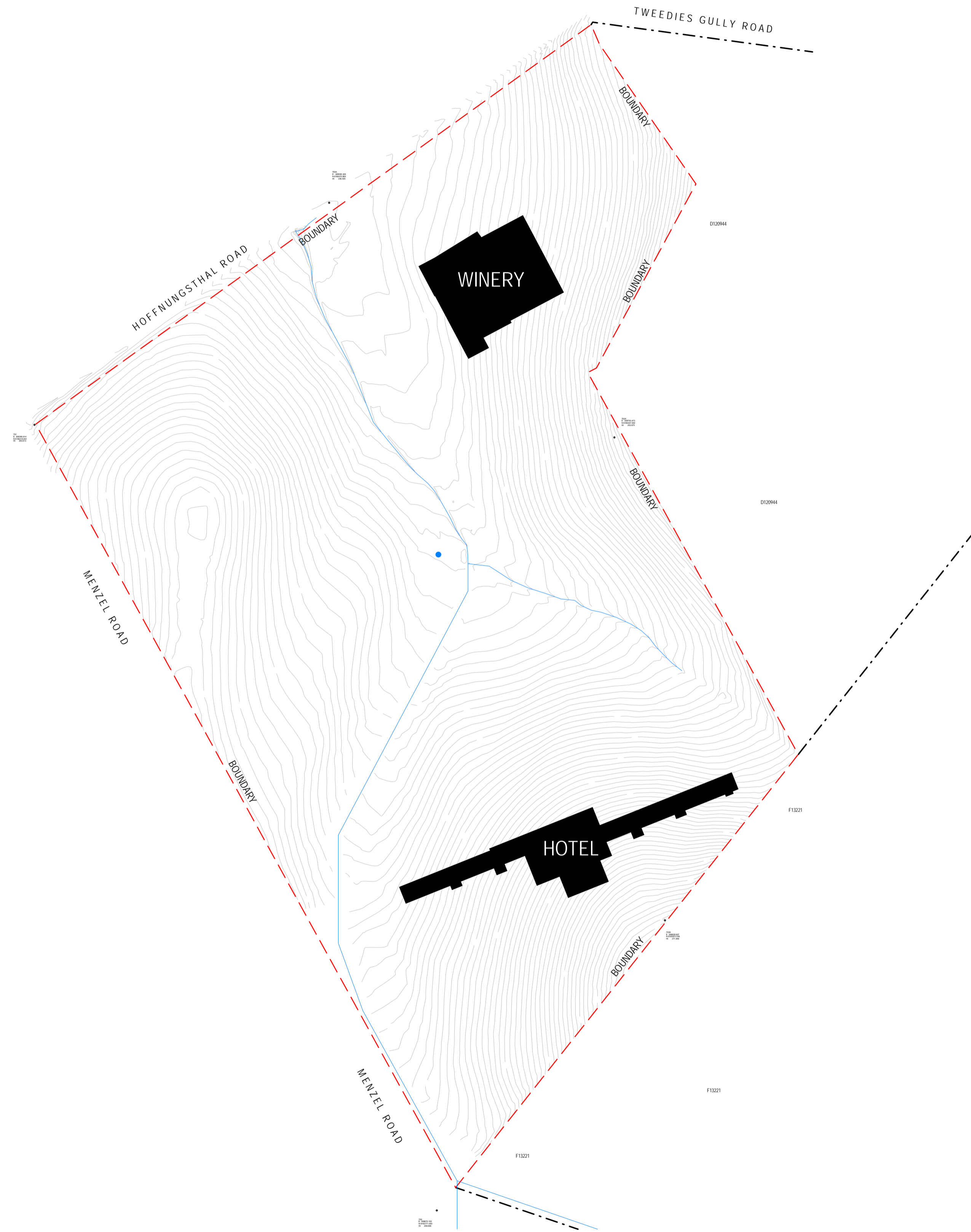


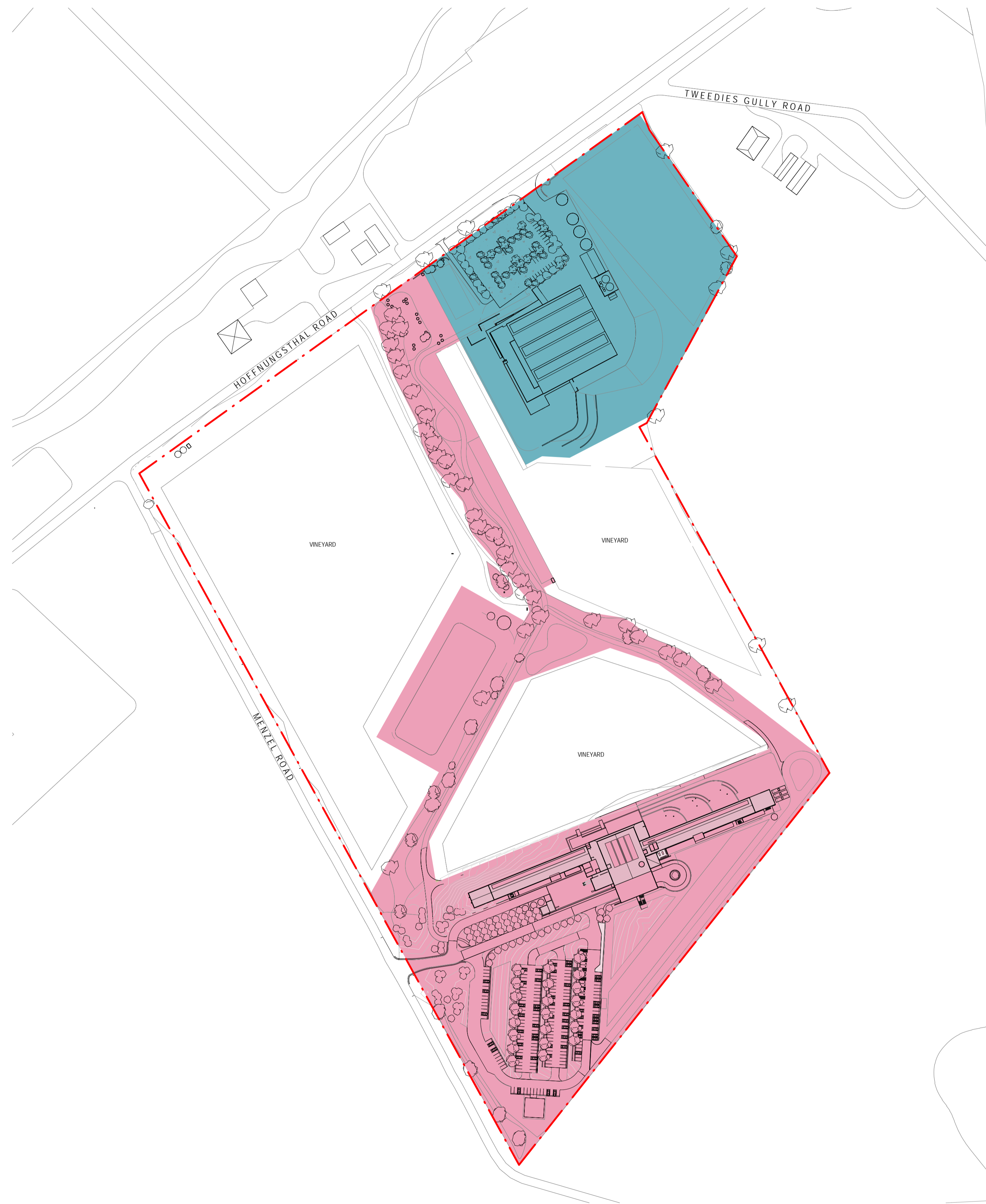
SOUTHERN BAROSSA WINERY & TOURIST ACCOMMODATION PROJECT



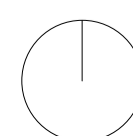
DRAWING LIST

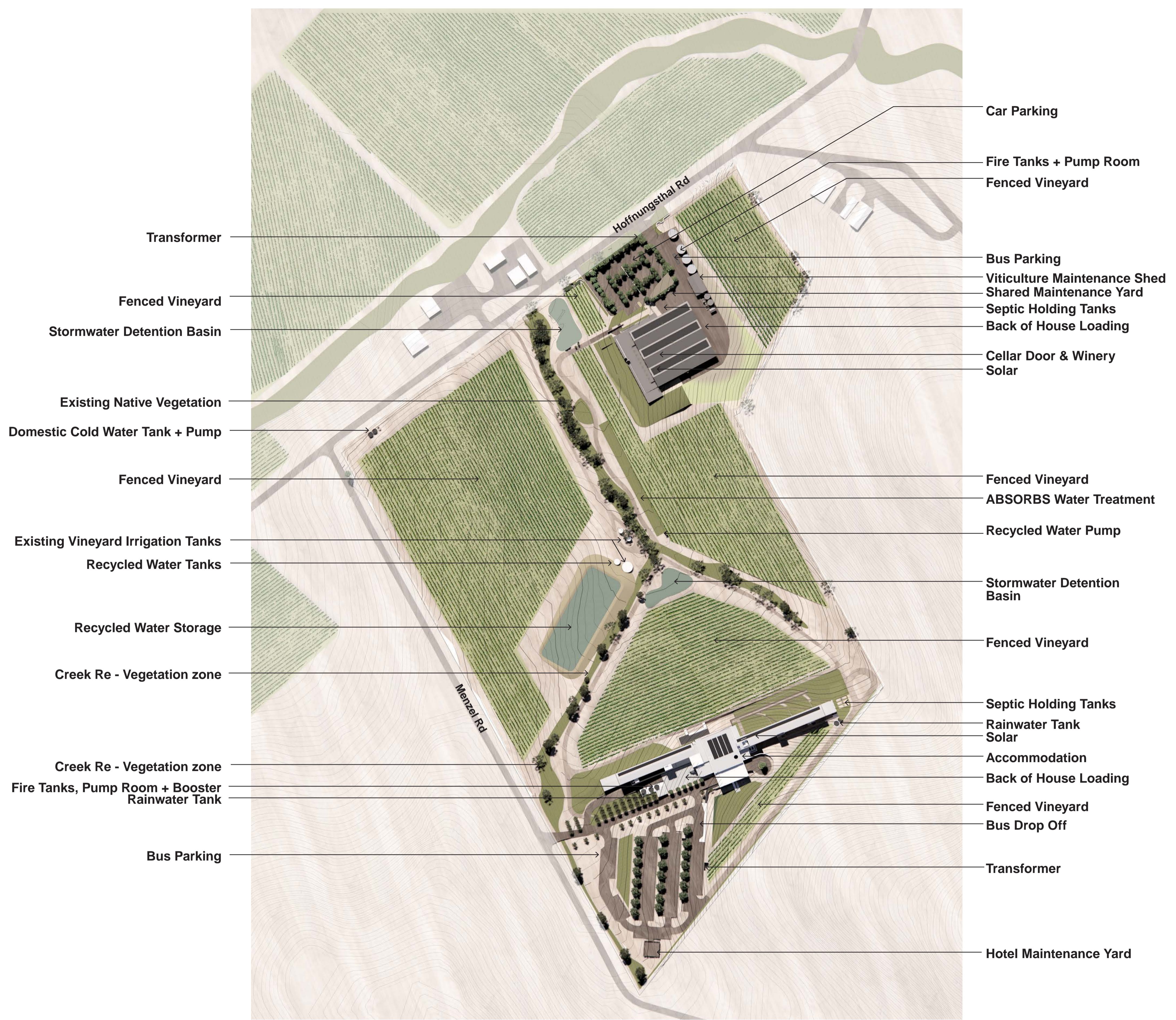
Sheet Number	Sheet Name
SK_0000	COVER SHEET
SK_0100	CONTEXT PLAN
SK_0102	STAGING PLAN
SK_0103	HOTEL SETOUT PLAN
SK_1100	SKETCH PLAN - SITE
SK_1101	SKETCH PLAN - L01
SK_1102	SKETCH PLAN - L02
SK_1103	SKETCH PLAN - L03
SK_1104	SKETCH PLAN - L04
SK_1105	SKETCH PLAN - L05
SK_1106	SKETCH PLAN - L06
SK_1107	SKETCH PLAN - L07 - ROOF
SK_1121	GA PLAN L1 WEST
SK_1122	GA PLAN L1 EAST
SK_1123	GA PLAN L2 WEST
SK_1124	GA PLAN L2 EAST
SK_1125	GA PLAN L3 WEST
SK_1126	GA PLAN L3 EAST
SK_1127	GA PLAN L4 WEST
SK_1128	GA PLAN L4 EAST
SK_1129	GA PLAN L5 WEST
SK_1130	GA PLAN L5 EAST
SK_1132	GA PLAN L6 EAST
SK_1133	GA PLAN L7 EAST
SK_2000	ELEVATIONS
SK_2001	ELEVATIONS
SK_3000	SECTIONS
SK_3001	SECTIONS
SK_8000	CLIMATIC STUDIES





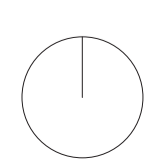
Stage 1
 Stage 2

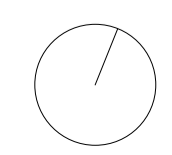
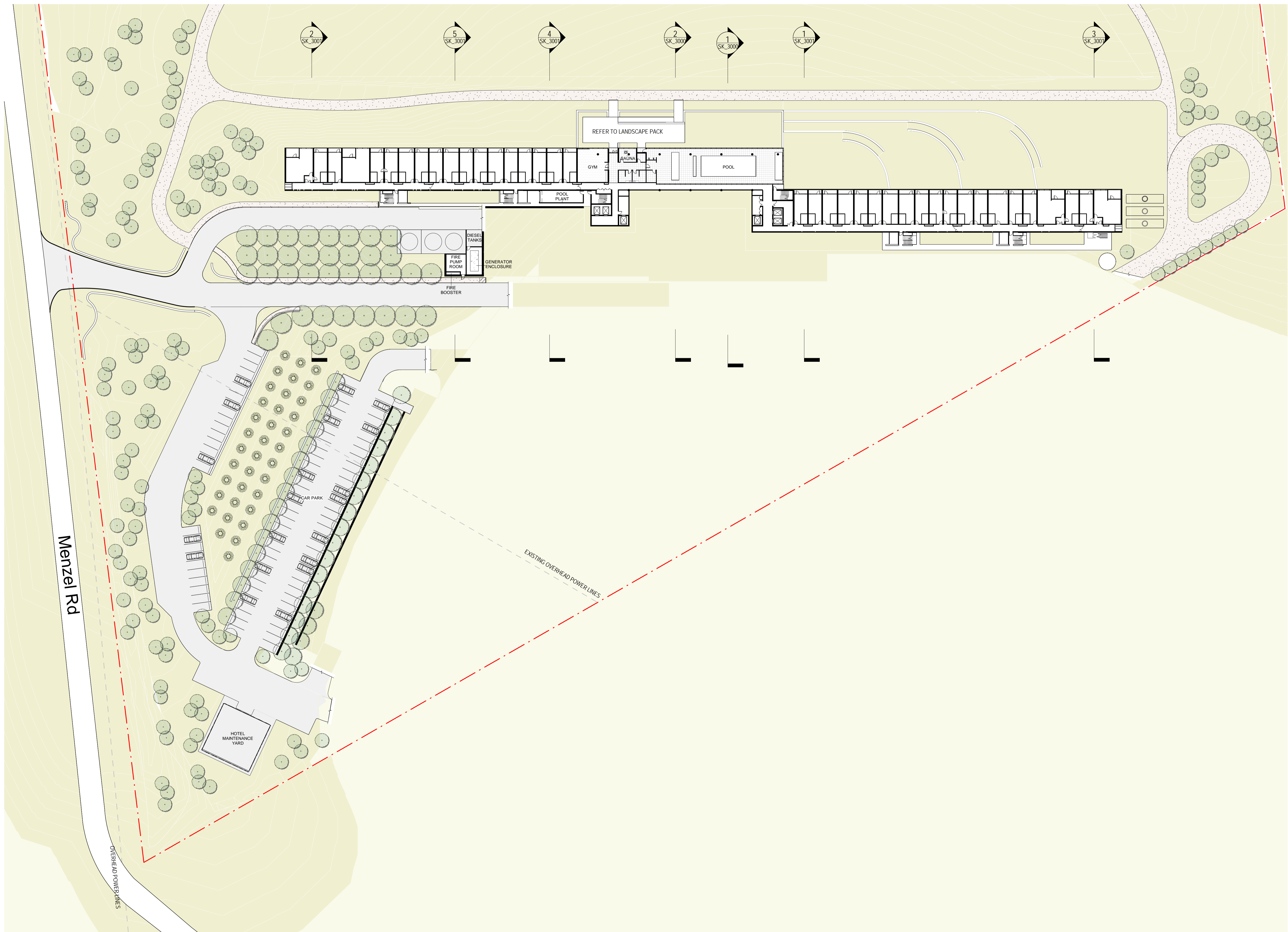


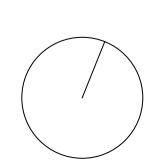
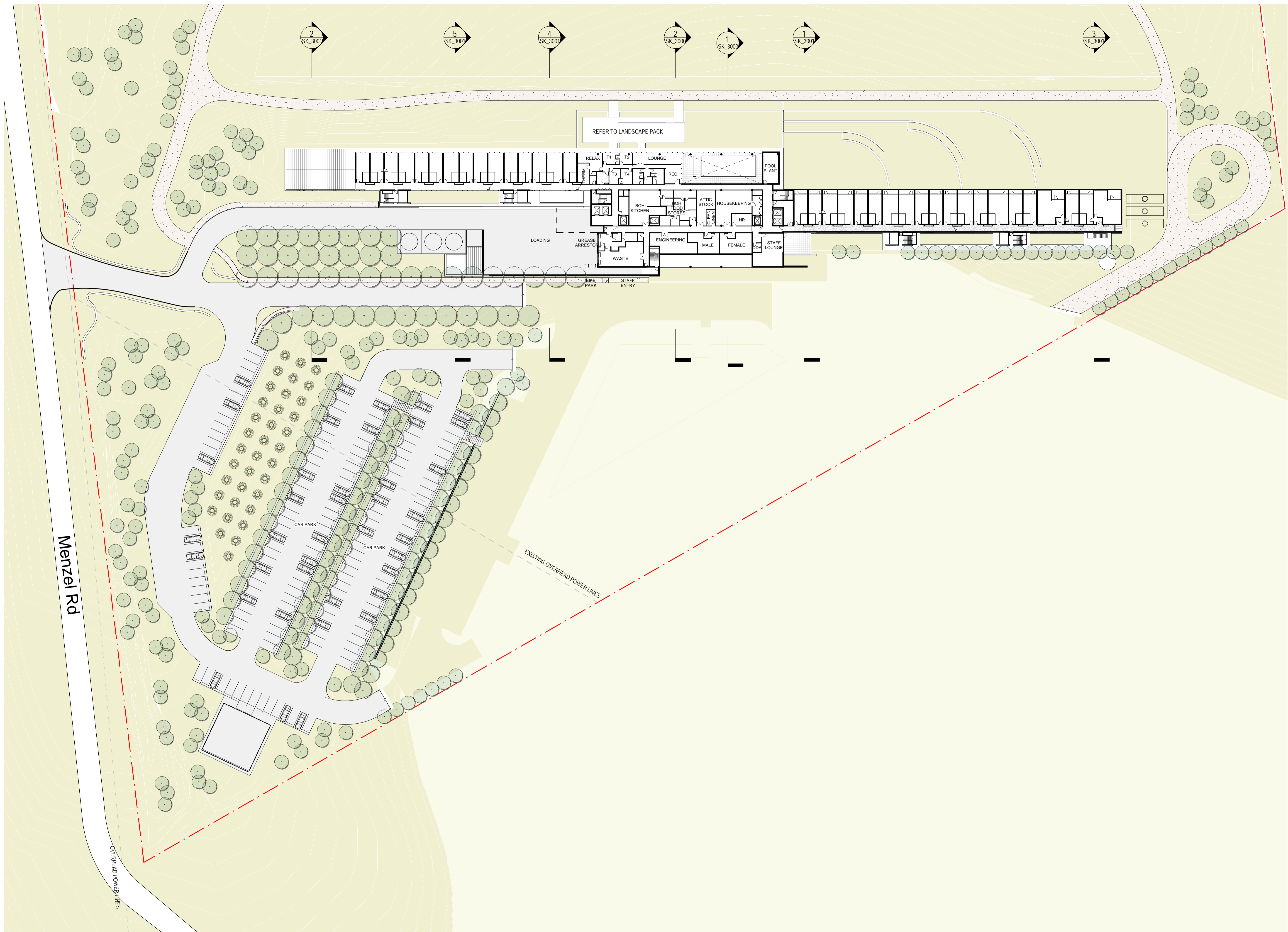


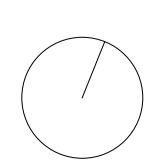
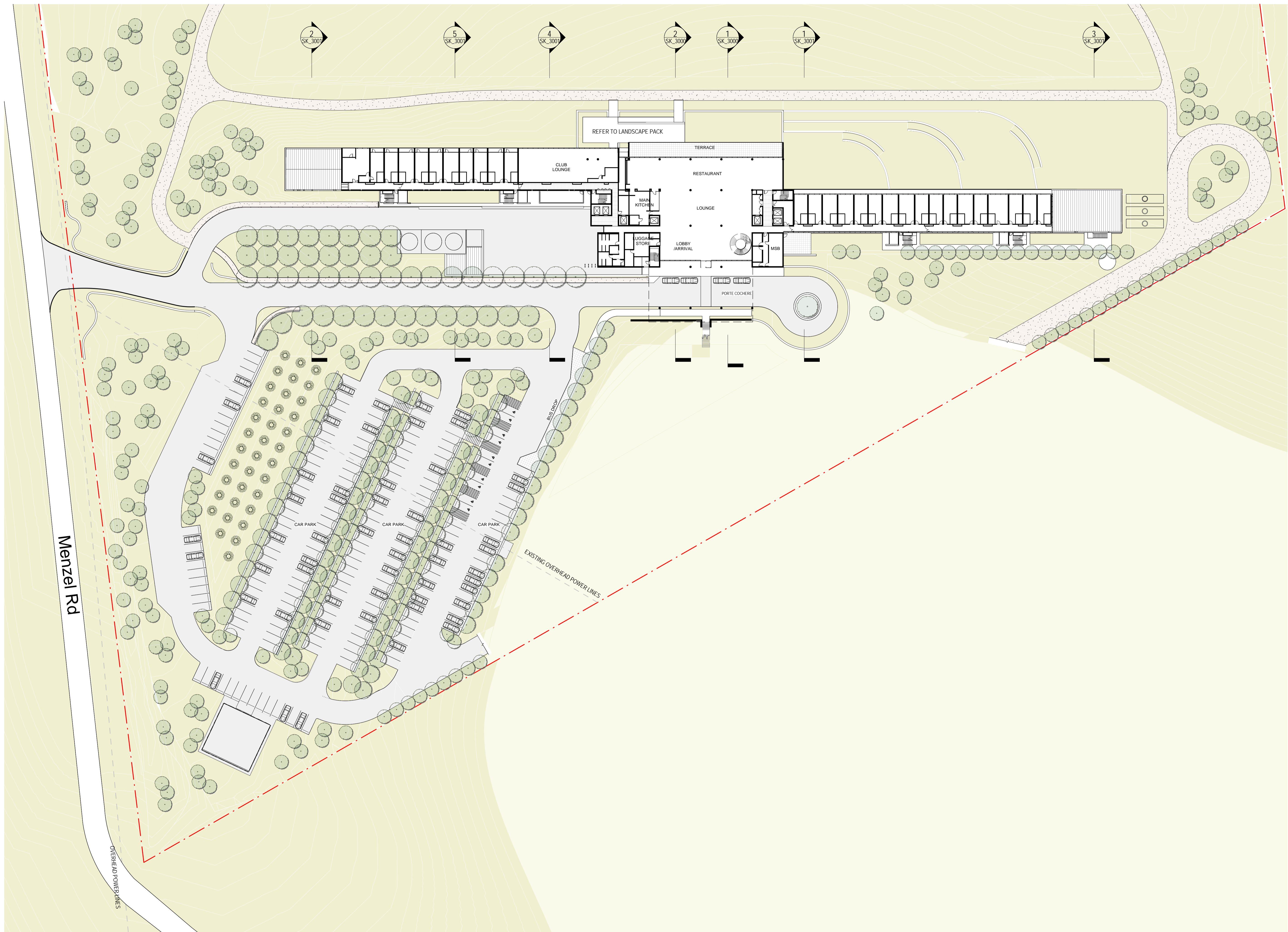
- Transformer
- Fenced Vineyard
- Stormwater Detention Basin
- Existing Native Vegetation
- Domestic Cold Water Tank + Pump
- Fenced Vineyard
- Existing Vineyard Irrigation Tanks
- Recycled Water Tanks
- Recycled Water Storage
- Creek Re - Vegetation zone
- Creek Re - Vegetation zone
- Fire Tanks, Pump Room + Booster Rainwater Tank
- Bus Parking

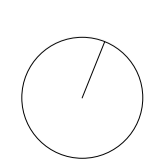
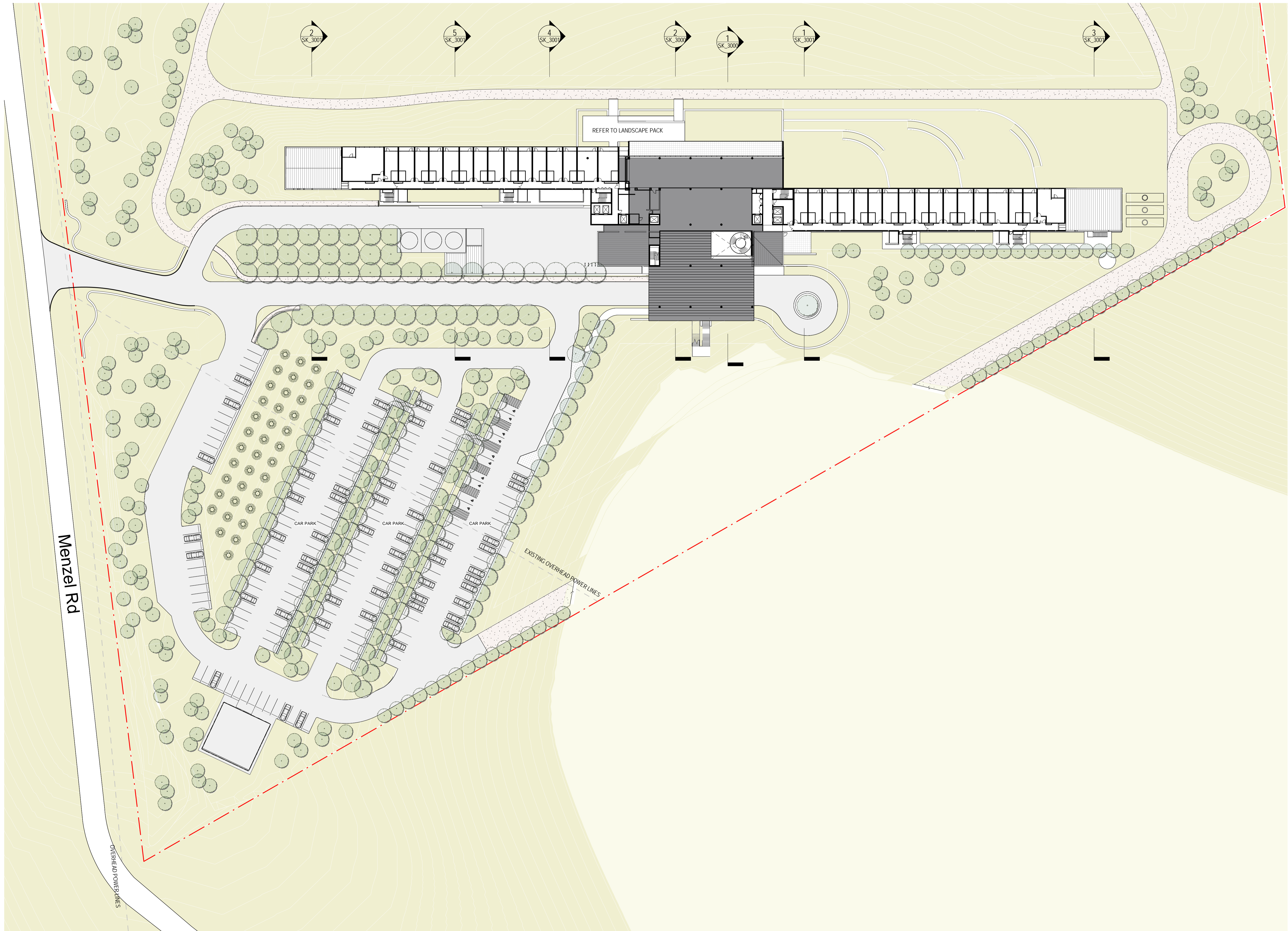
- Car Parking
- Fire Tanks + Pump Room
- Fenced Vineyard
- Bus Parking
- Viticulture Maintenance Shed
- Shared Maintenance Yard
- Septic Holding Tanks
- Back of House Loading
- Cellar Door & Winery
- Solar
- Fenced Vineyard
- ABSORBS Water Treatment
- Recycled Water Pump
- Stormwater Detention Basin
- Fenced Vineyard
- Septic Holding Tanks
- Rainwater Tank
- Solar
- Accommodation
- Back of House Loading
- Fenced Vineyard
- Bus Drop Off
- Transformer
- Hotel Maintenance Yard

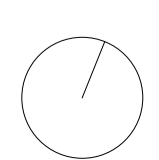
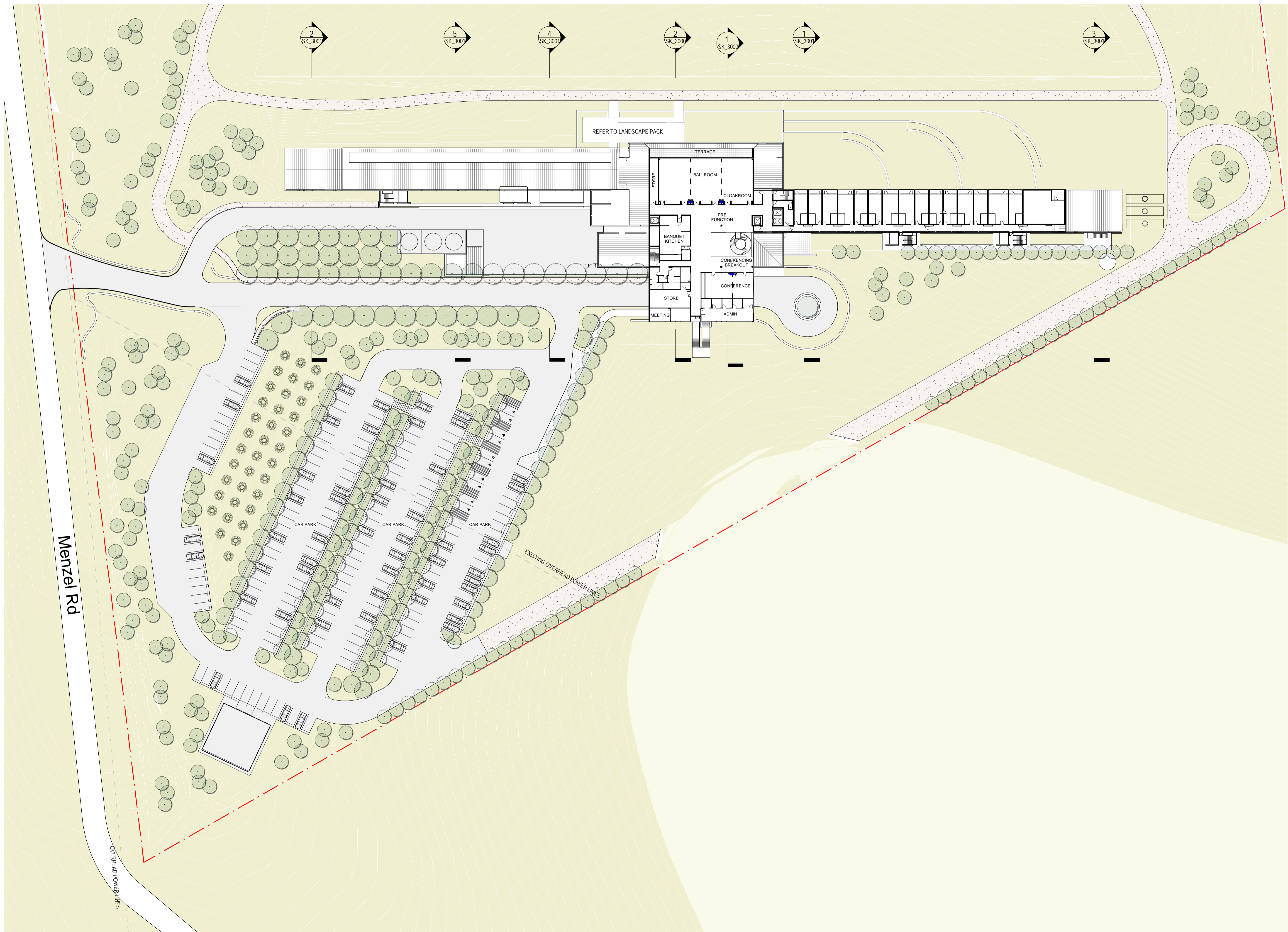


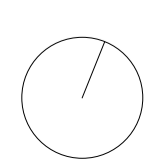
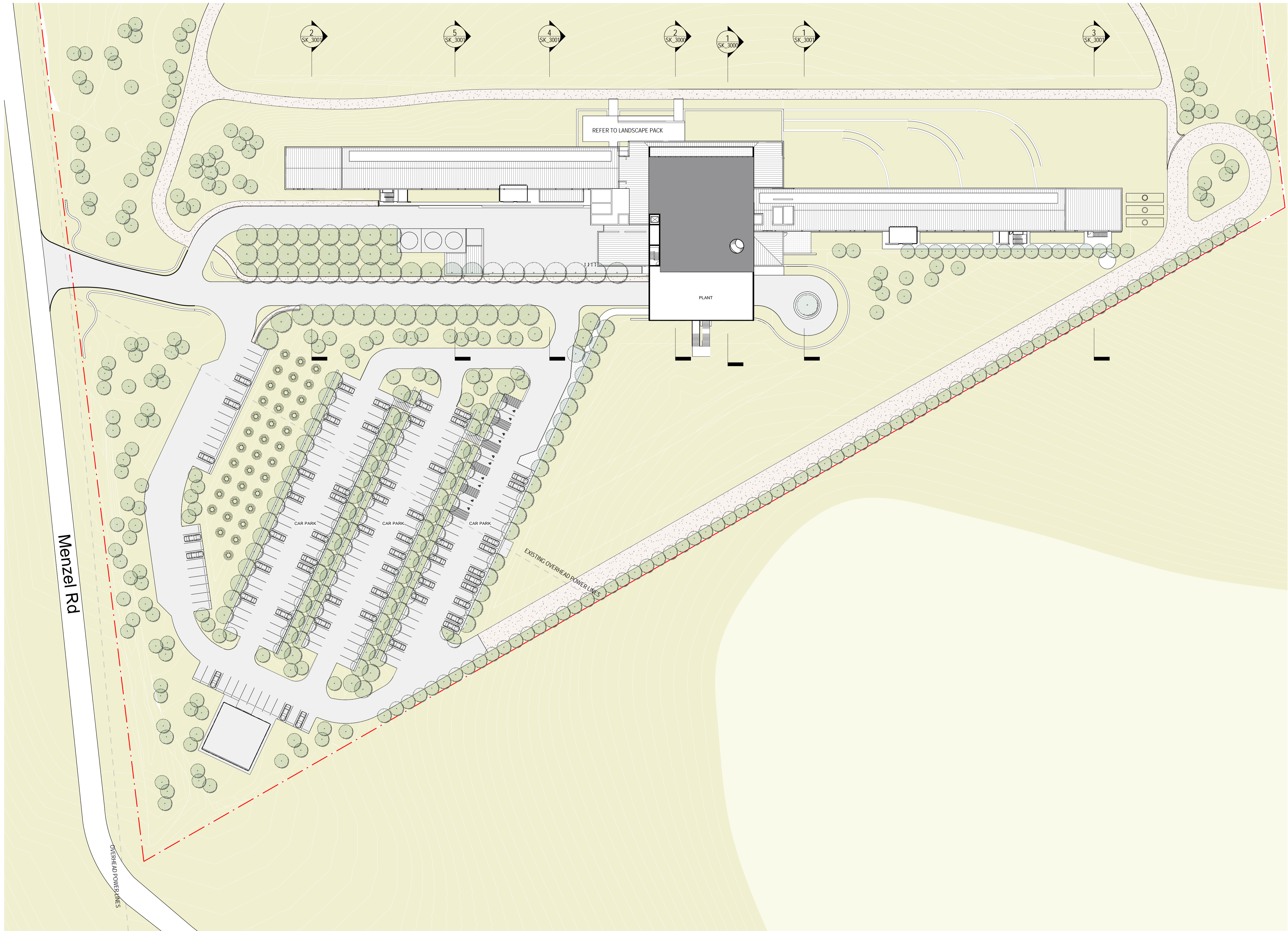


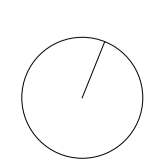
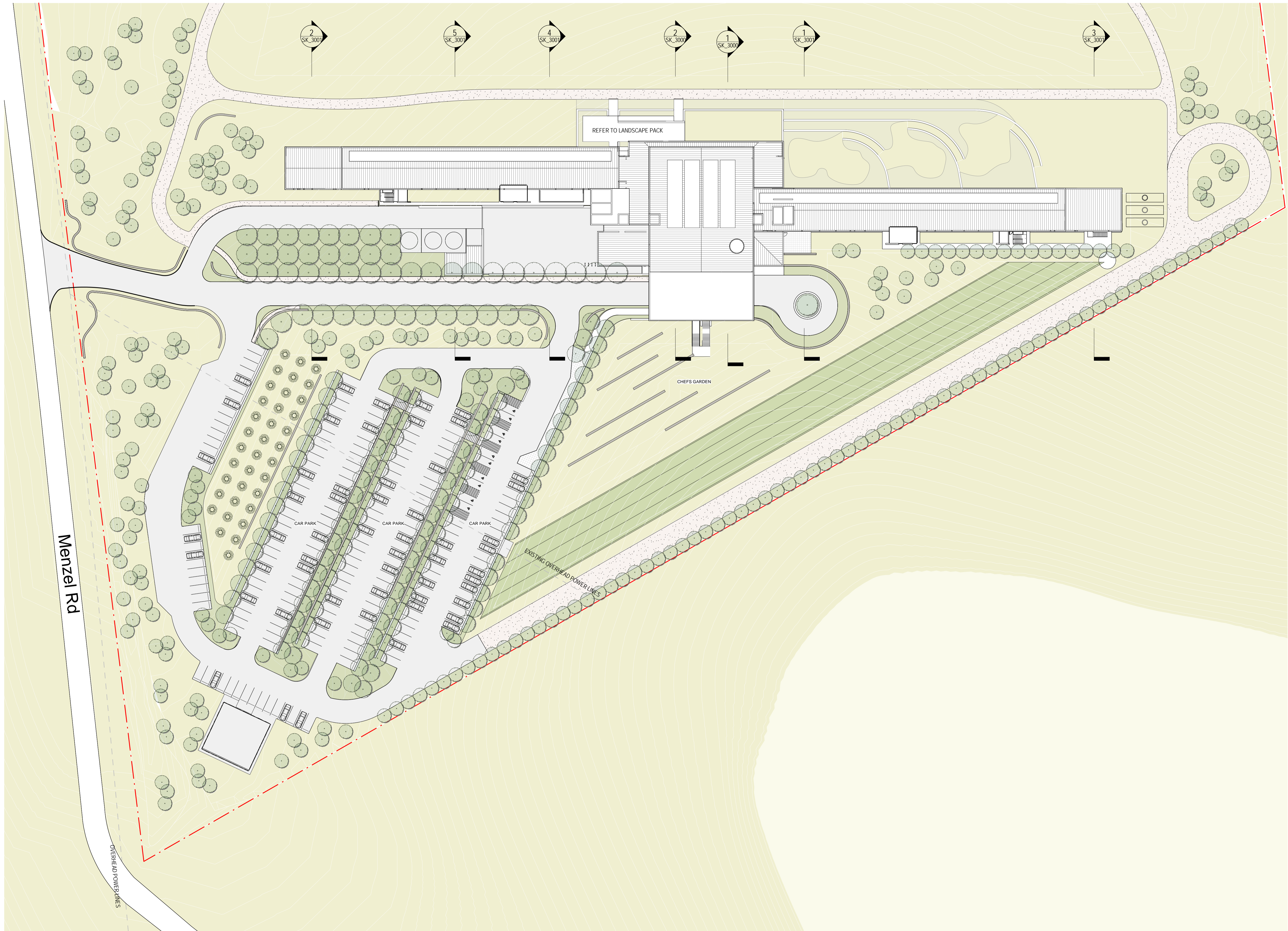




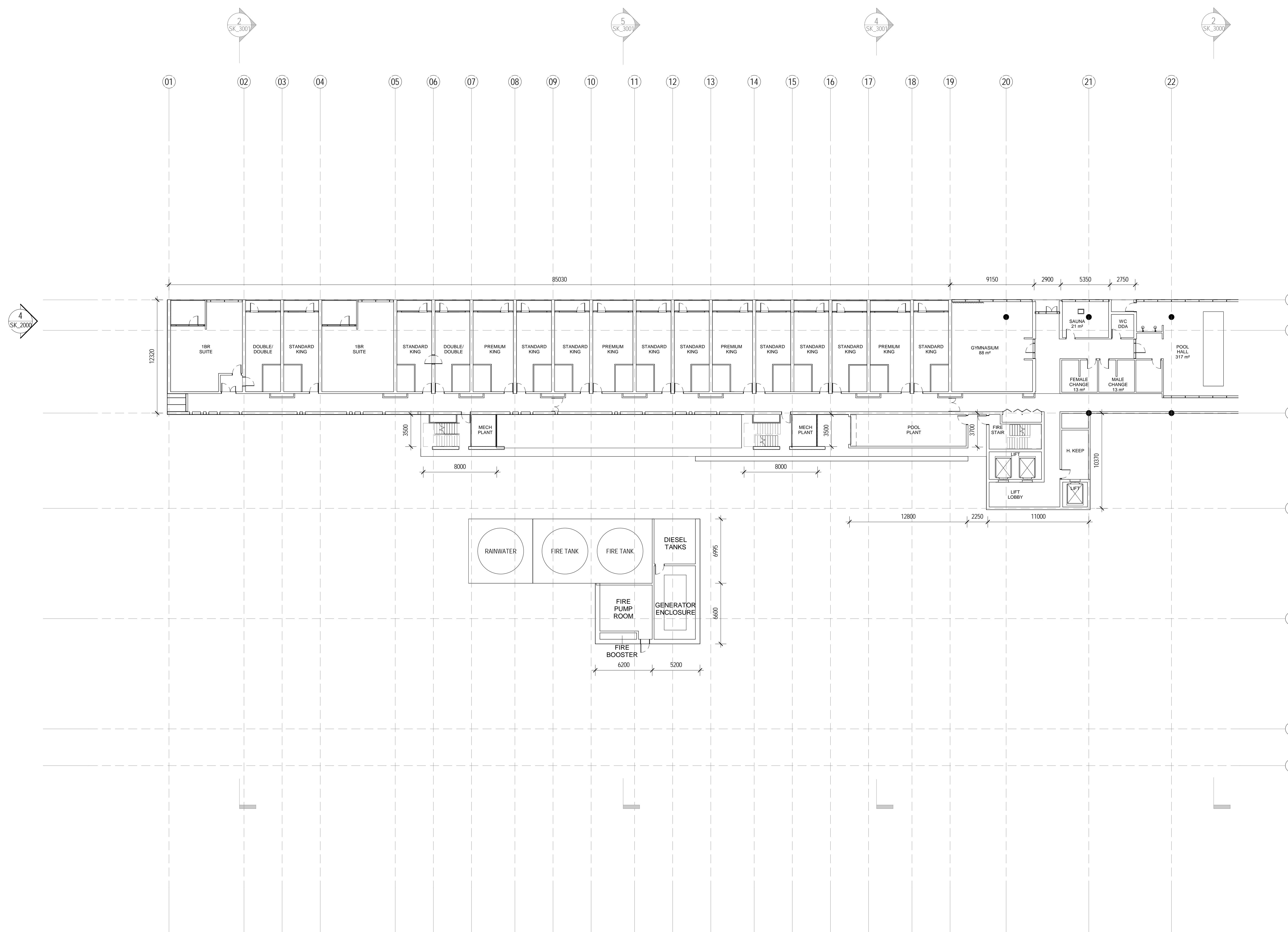
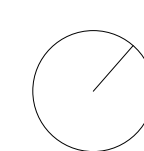








Project	Sheet	Title	Scale	Rev	Date	Issue
SBWTAP	SK_1107	SKETCH PLAN - L07 - ROOF	1 : 500@A1	M	08.08.2025	For Information



1:10

Notes

- DO NOT SCALE FROM DRAWINGS, WRITTEN DIMENSIONS GOVERN.
 - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. BAKULTUR SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
 - THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
- © COPYRIGHT OF THIS DRAWING IS VESTED IN BAKULTUR PTY LTD
21/08/2025 3:09:59 PM
THIS DRAWING IS AN UNCONTROLLED COPY UNLESS NOTED OTHERWISE.

Rev	Description	Date
A	For Information	12.03.2025
B	For Information	17.04.2025
C	For Information	23.05.2025
D	For Information	06.06.2025
E	For Information	27.06.2025
F	For Information	11.07.2025
G	For Information	01.08.2025
H	For Information	08.08.2025

Consultant
baukultur

Darling Building
 Ground Floor 28 Franklin St
 Adelaide SA 5000
 www.baukultur.com.au
 ABN 59 638 145 150

Client
Strategic Alliance



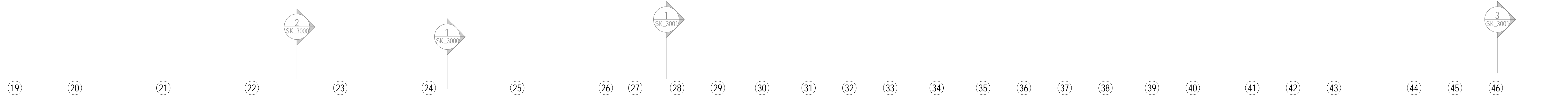
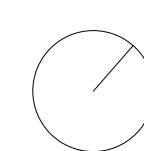
Project
SBWTAP

Enter Address

Title
GA PLAN L1 WEST

Scale @ B1
1 : 200
 Project Number
23_036

Status
FOR INFORMATION
 Drawing Number
A_SK_1121
 Rev
H



1:10

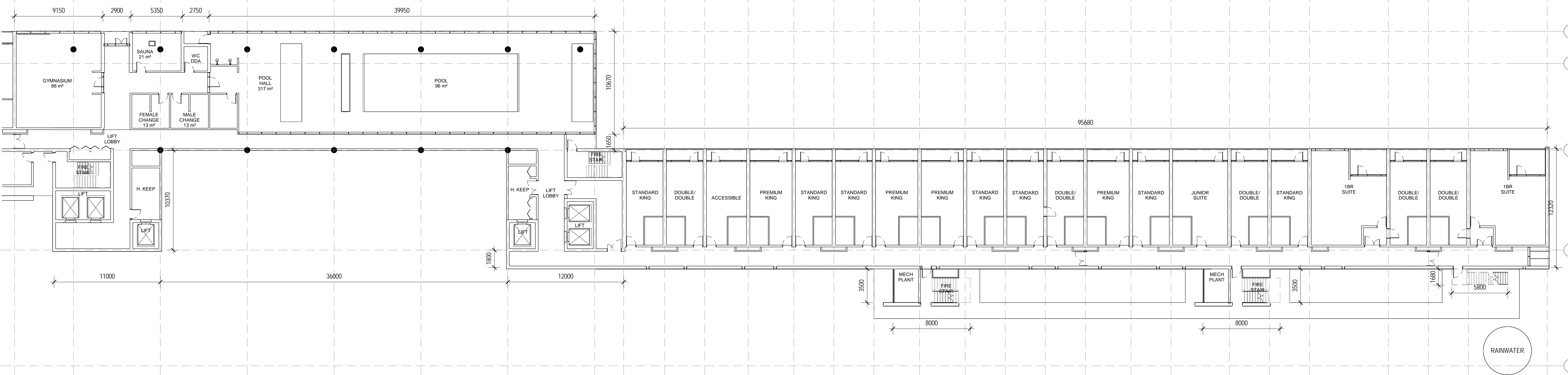
Notes

- 1. DO NOT SCALE FROM DRAWINGS, WRITTEN DIMENSIONS GOVERN.
- 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. BAKUKULTUR SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
- 4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN BAKUKULTUR PTY LTD 21/08/2025 3:14:16 PM

THIS DRAWING IS AN UNCONTROLLED COPY UNLESS NOTED OTHERWISE.

Rev	Description	Date
A	For Information	06.06.2025
B	For Information	27.06.2025
C	For Information	11.07.2025
D	For Information	01.08.2025
E	For Information	08.08.2025



Consultant
baukultur |

Darling Building
 Ground Floor 28 Franklin St
 Adelaide SA 5000
 www.baukultur.com.au
 ABN 59 638 145 150

Client
Strategic Alliance

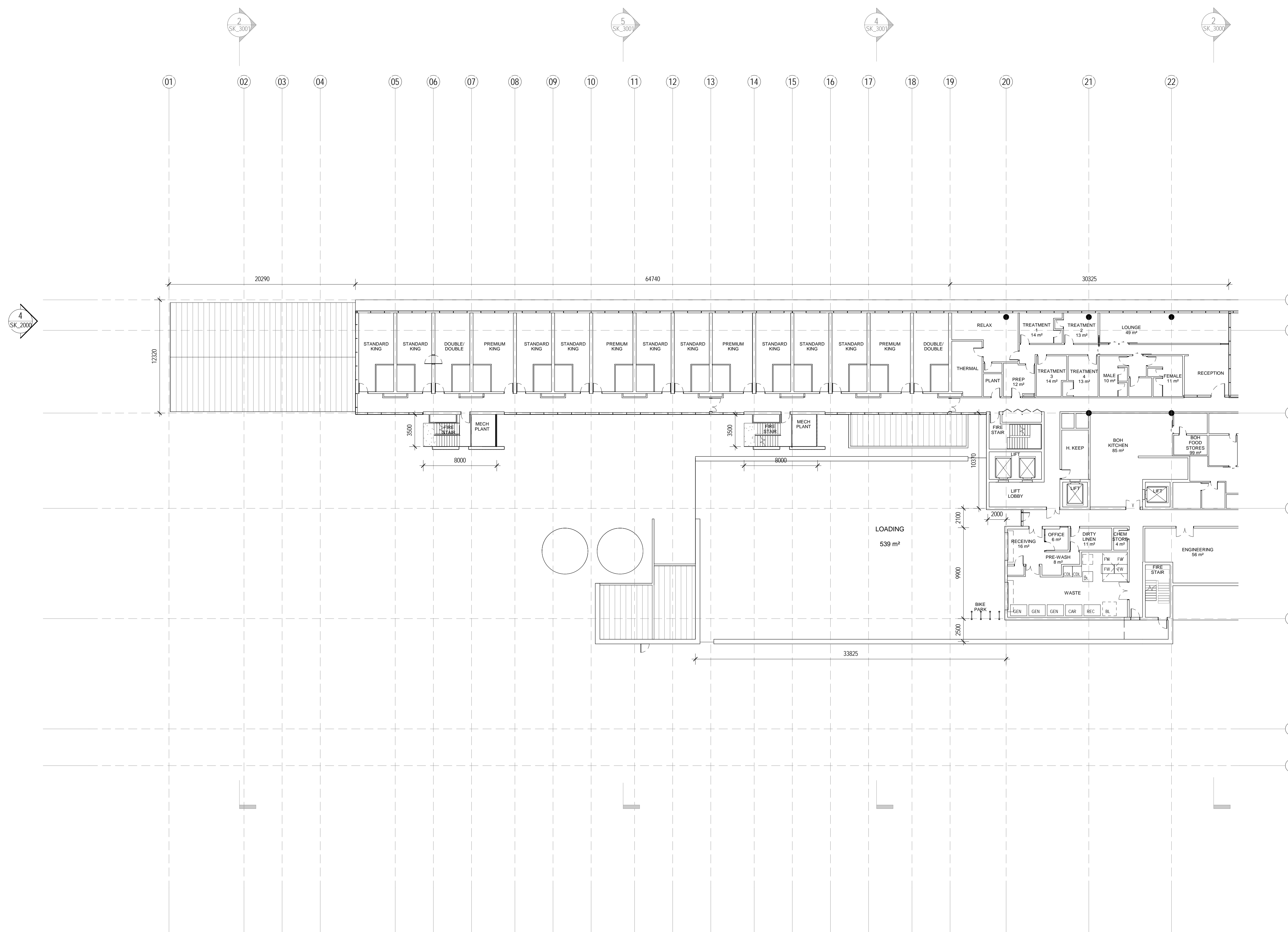
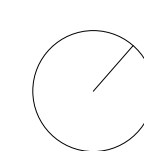
Project
SBWTAP

Enter Address

Title
GA PLAN L1 EAST

Scale @ B1
1 : 200
 Project Number
23_036

Status
FOR INFORMATION
 Drawing Number
A_SK_1122
 Rev
E



Notes

1. DO NOT SCALE FROM DRAWINGS, WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. BAUKULTUR SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN BAUKULTUR PTY LTD 21/08/2025 3:14:24 PM

THIS DRAWING IS AN UNCONTROLLED COPY UNLESS NOTED OTHERWISE.

Rev	Description	Date
A	For Information	12.03.2025
B	For Information	17.04.2025
C	For Information	23.05.2025
D	For Information	06.06.2025
E	For Information	27.06.2025
F	For Information	08.07.2025
G	For Information	11.07.2025
H	For Information	01.08.2025
I	For Information	08.08.2025

Consultant
baukultur

Darling Building
Ground Floor 28 Franklin St
Adelaide SA 5000
www.baukultur.com.au
ABN 59 638 145 150

Client
Strategic Alliance

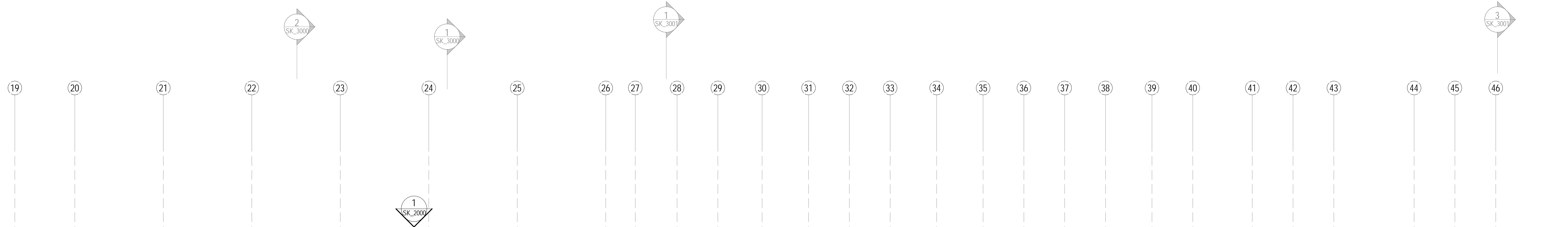
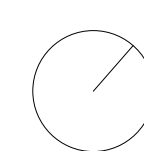
Project
SBWTAP

Enter Address

Title
GA PLAN L2 WEST

Scale @ B1
1 : 200
Project Number
23_036

Status
FOR INFORMATION
Drawing Number
A_SK_1123
Rev
I



1:10

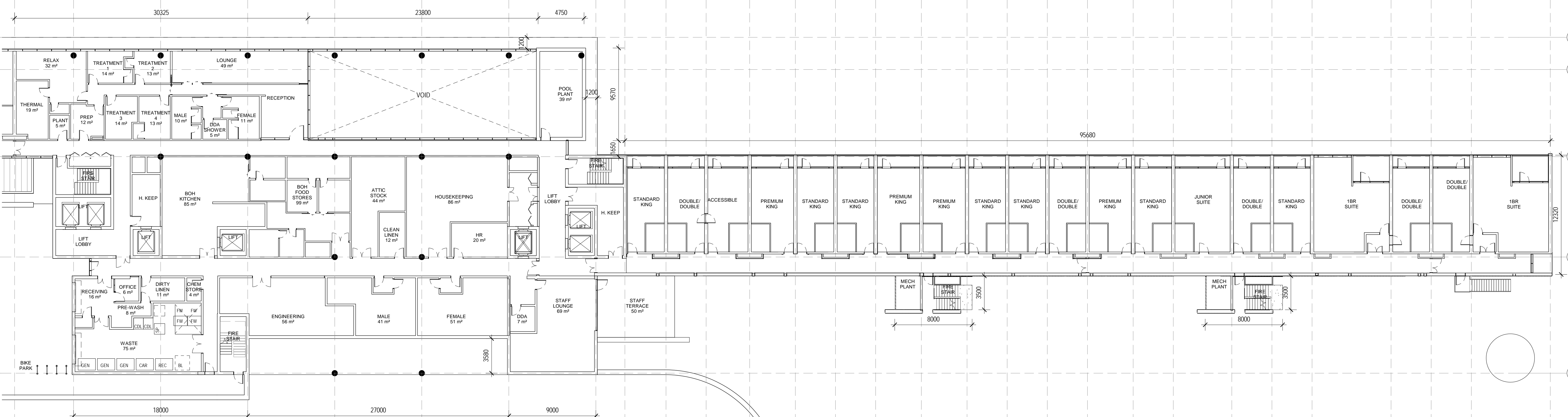
Notes

- 1. DO NOT SCALE FROM DRAWINGS, WRITTEN DIMENSIONS GOVERN.
- 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. BAKULTUR SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
- 4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN BAKULTUR PTY LTD 21/08/2025 3:14:38 PM

THIS DRAWING IS AN UNCONTROLLED COPY UNLESS NOTED OTHERWISE.

Rev	Description	Date
A	For Information	23.05.2025
B	For Information	06.06.2025
C	For Information	27.06.2025
D	For Information	08.07.2025
E	For Information	11.07.2025
F	For Information	01.08.2025
G	For Information	08.08.2025



Consultant

baukultur

Darling Building
Ground Floor 28 Franklin St
Adelaide SA 5000
www.baukultur.com.au
ABN 59 638 145 150

Client
Strategic Alliance

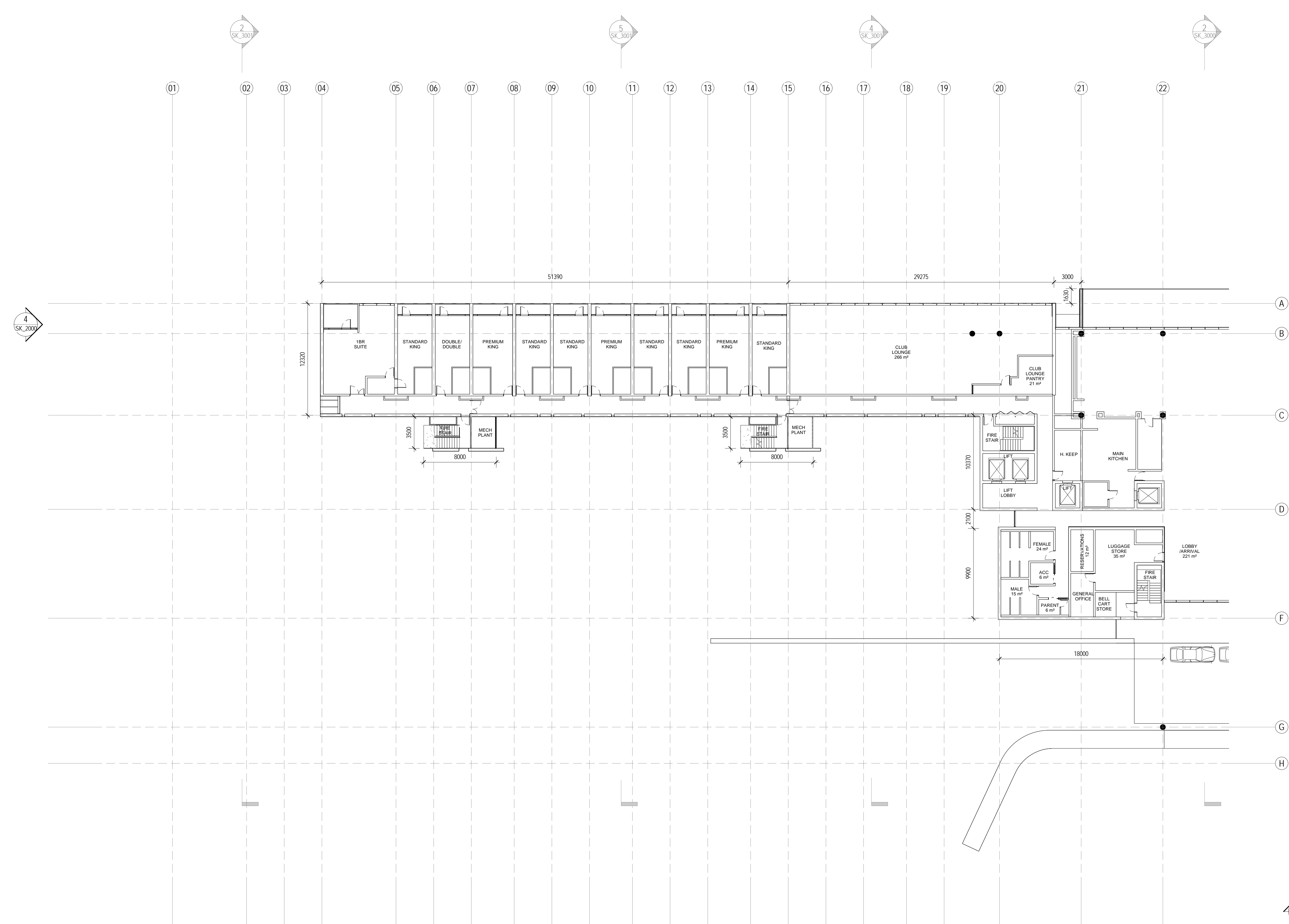
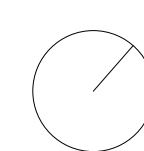
Project
SBWTAP

Enter Address

Title
GA PLAN L2 EAST

Scale @ B1
1 : 200
Project Number
23_036

Status
FOR INFORMATION
Drawing Number
A_SK_1124
Rev
G



1:10

Notes

- DO NOT SCALE FROM DRAWINGS, WRITTEN DIMENSIONS GOVERN.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. BAKULTUR SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
- THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN BAKULTUR PTY LTD
21/08/2025 3:14:50 PM

THIS DRAWING IS AN UNCONTROLLED COPY UNLESS NOTED OTHERWISE.

Rev	Description	Date
A	For Information	17.04.2025
B	For Information	23.05.2025
C	For Information	06.06.2025
D	For Information	27.06.2025
E	For Information	11.07.2025
F	For Information	01.08.2025
G	For Information	08.08.2025

Consultant
baukultur

Darling Building
Ground Floor 28 Franklin St
Adelaide SA 5000
www.baukultur.com.au
ABN 59 638 145 150

Client
Strategic Alliance



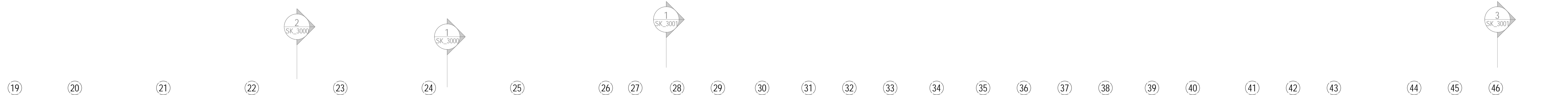
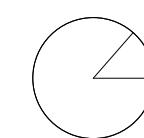
Project
SBWTAP

Enter Address

Title
GA PLAN L3 WEST

Scale @ B1
1 : 200
Project Number
23_036

Status
FOR INFORMATION
Drawing Number
A_SK_1125
Rev
G



1:10

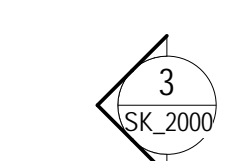
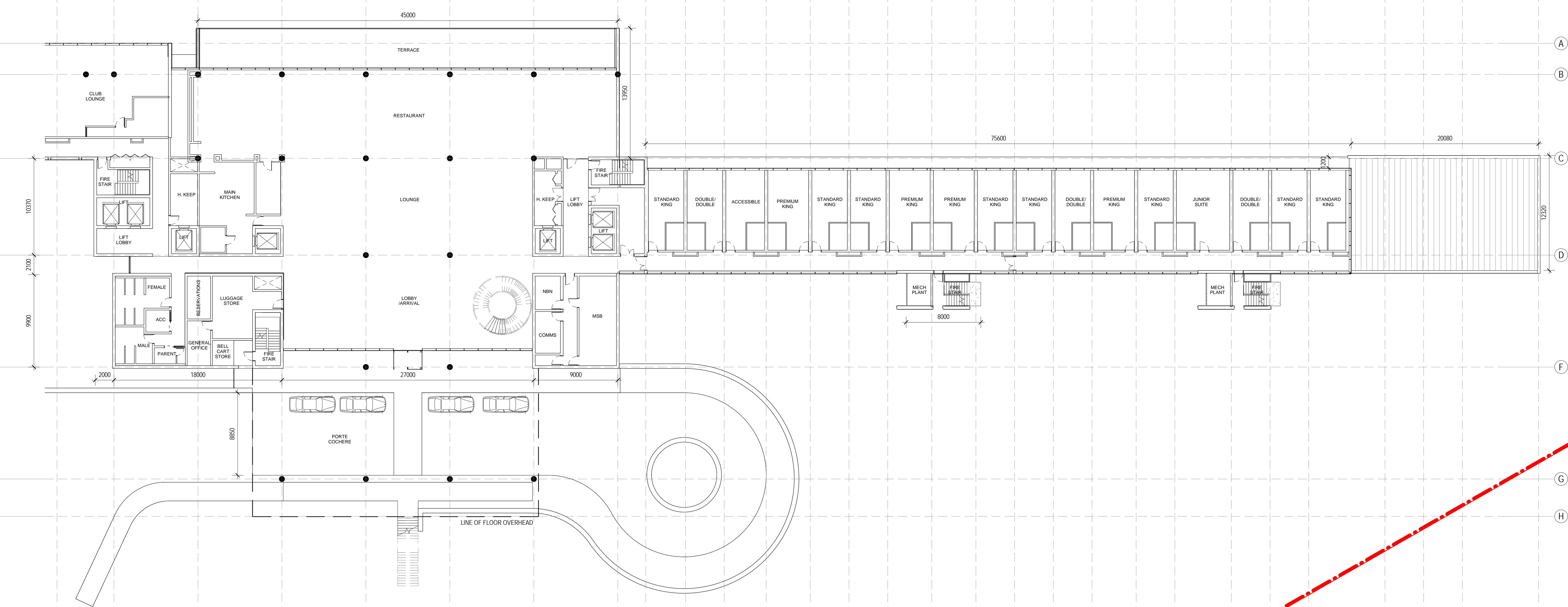
Notes

- 1. DO NOT SCALE FROM DRAWINGS, WRITTEN DIMENSIONS GOVERN.
- 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. BAKUKULTUR SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
- 4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN BAKUKULTUR PTY LTD 21/08/2025 3:15:02 PM

THIS DRAWING IS AN UNCONTROLLED COPY UNLESS NOTED OTHERWISE.

Rev	Description	Date
A	For Information	17.04.2025
B	For Information	23.05.2025
C	For Information	06.06.2025
D	For Information	27.06.2025
E	For Information	11.07.2025
F	For Information	01.08.2025
G	For Information	08.08.2025



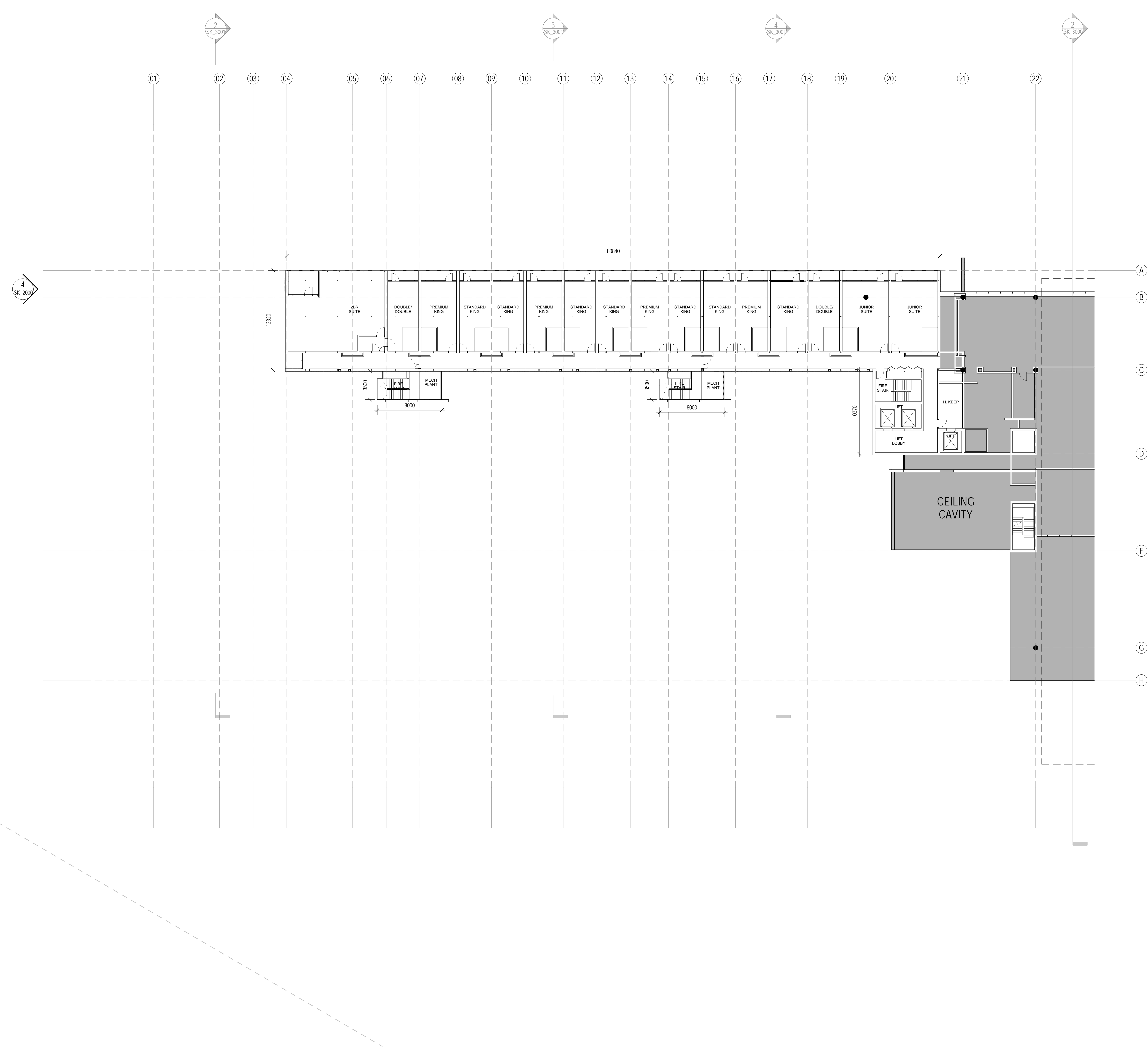
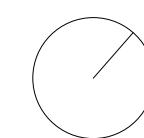
Consultant
baukultur |
 Darling Building
 Ground Floor 28 Franklin St
 Adelaide SA 5000
 www.baukultur.com.au
 ABN 59 638 145 150

Client
Strategic Alliance

Project
SBWTAP

Enter Address

Title
GA PLAN L3 EAST



1:10

Notes

1. DO NOT SCALE FROM DRAWINGS, WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. BAKULTUR SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN BAKULTUR PTY LTD 21/08/2025 3:15:13 PM

THIS DRAWING IS AN UNCONTROLLED COPY UNLESS NOTED OTHERWISE.

Rev	Description	Date
A	For Information	17.04.2025
B	For Information	23.05.2025
C	For Information	06.06.2025
D	For Information	27.06.2025
E	For Information	11.07.2025
F	For Information	01.08.2025
G	For Information	08.08.2025

Consultant
baukultur

Darling Building
 Ground Floor 28 Franklin St
 Adelaide SA 5000
 www.baukultur.com.au
 ABN 59 638 145 150

Client
Strategic Alliance

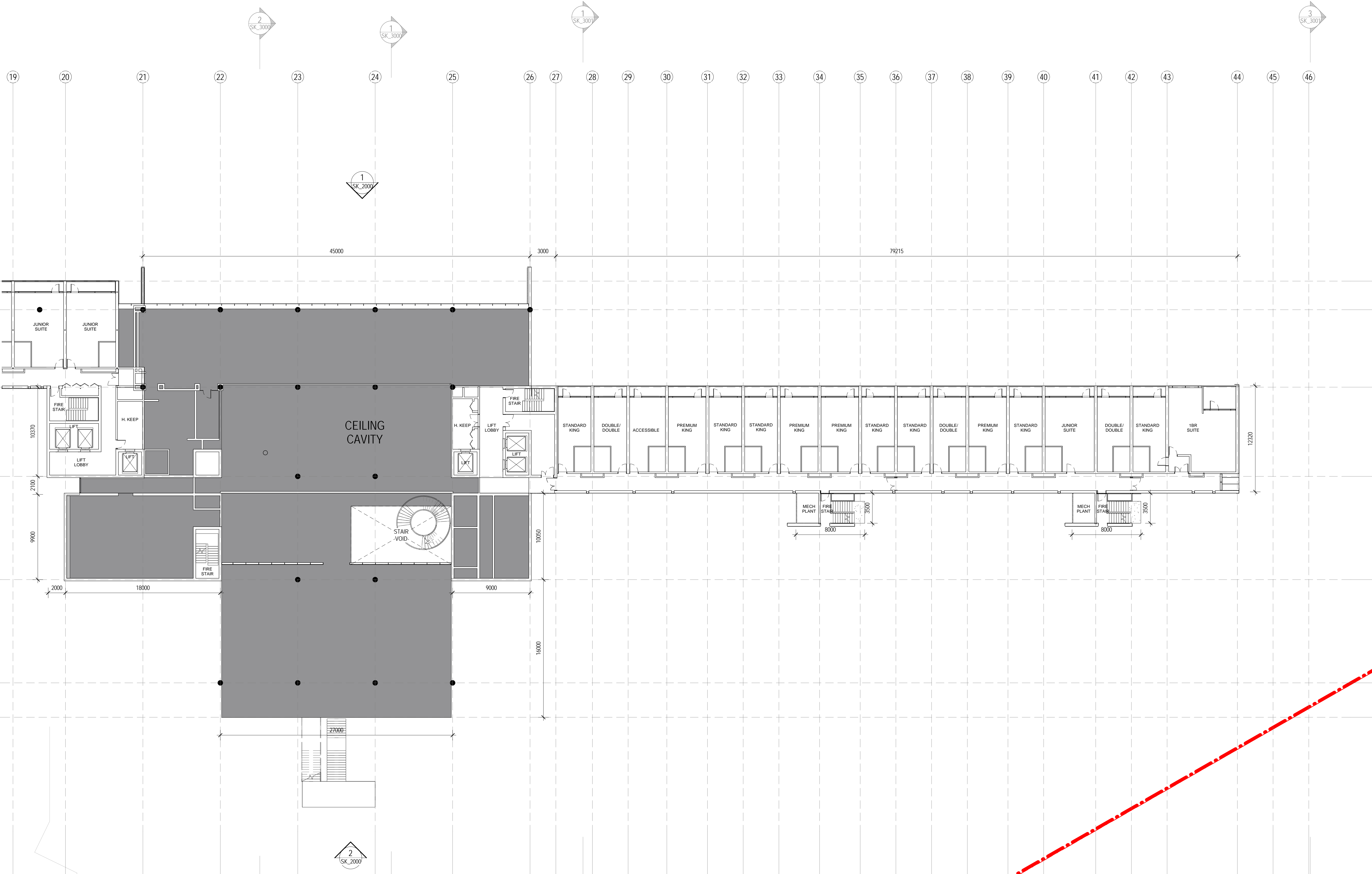
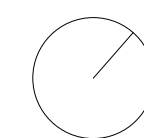
Project
SBWTAP

Enter Address

Title
GA PLAN L4 WEST

Scale @ B1
1 : 200
 Project Number
23_036

Status
FOR INFORMATION
 Drawing Number
A_SK_1127
 Rev
G



1:10

Notes

- DO NOT SCALE FROM DRAWINGS, WRITTEN DIMENSIONS GOVERN.
 - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. BALKULTUR SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
 - THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
- © COPYRIGHT OF THIS DRAWING IS VESTED IN BALKULTUR PTY LTD
21/08/2025 3:15:24 PM
THIS DRAWING IS AN UNCONTROLLED COPY UNLESS NOTED OTHERWISE.

Rev	Description	Date
A	For Information	17.04.2025
B	For Information	23.05.2025
C	For Information	06.06.2025
D	For Information	27.06.2025
E	For Information	11.07.2025
F	For Information	01.08.2025
G	For Information	08.08.2025

Consultant
baukultur

Darling Building
Ground Floor 28 Franklin St
Adelaide SA 5000
www.baukultur.com.au
ABN 59 638 145 150

Client
Strategic Alliance

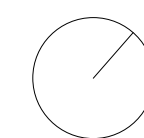
Project
SBWTAP

Enter Address

Title
GA PLAN L4 EAST

Scale @ B1
1 : 200
Project Number
23_036

Status
FOR INFORMATION
Drawing Number
A_SK_1128
Rev
G



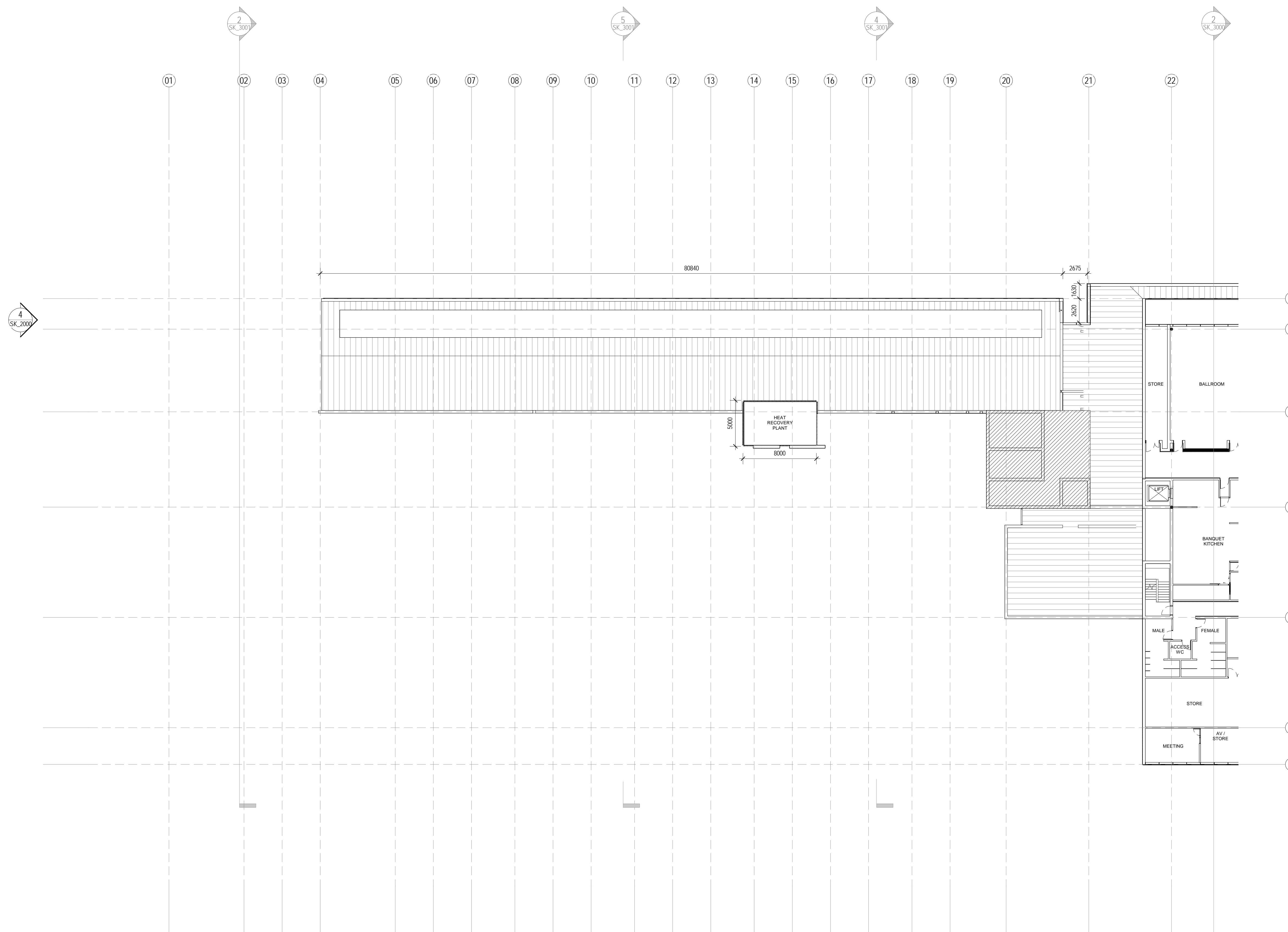
1:10

Notes

1. DO NOT SCALE FROM DRAWINGS, WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. BAKULTUR SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN BAKULTUR PTY LTD
 21/08/2025 3:15:35 PM
 SK_2000
 THIS DRAWING IS AN UNCONTROLLED COPY UNLESS NOTED OTHERWISE.

Rev	Description	Date
A	For Information	17.04.2025
B	For Information	23.05.2025
C	For Information	06.06.2025
D	For Information	27.06.2025
E	For Information	11.07.2025
F	For Information	01.08.2025
G	For Information	08.08.2025



Consultant

baukultur

Darling Building
 Ground Floor 28 Franklin St
 Adelaide SA 5000
 www.baukultur.com.au
 ABN 59 638 145 150

Client

Strategic Alliance



Project

SBWTAP

Enter Address

Title

GA PLAN L5 WEST

Scale @ B1

1 : 200

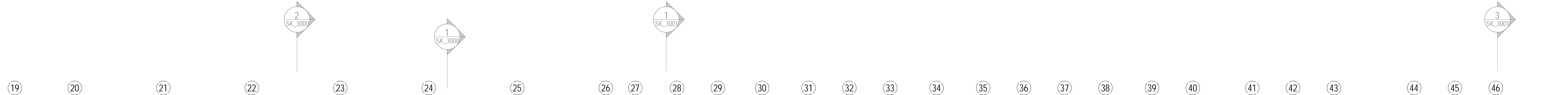
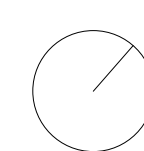
Project Number
23_036

Status

FOR INFORMATION

Drawing Number
A_SK_1129

Rev
G



1:10

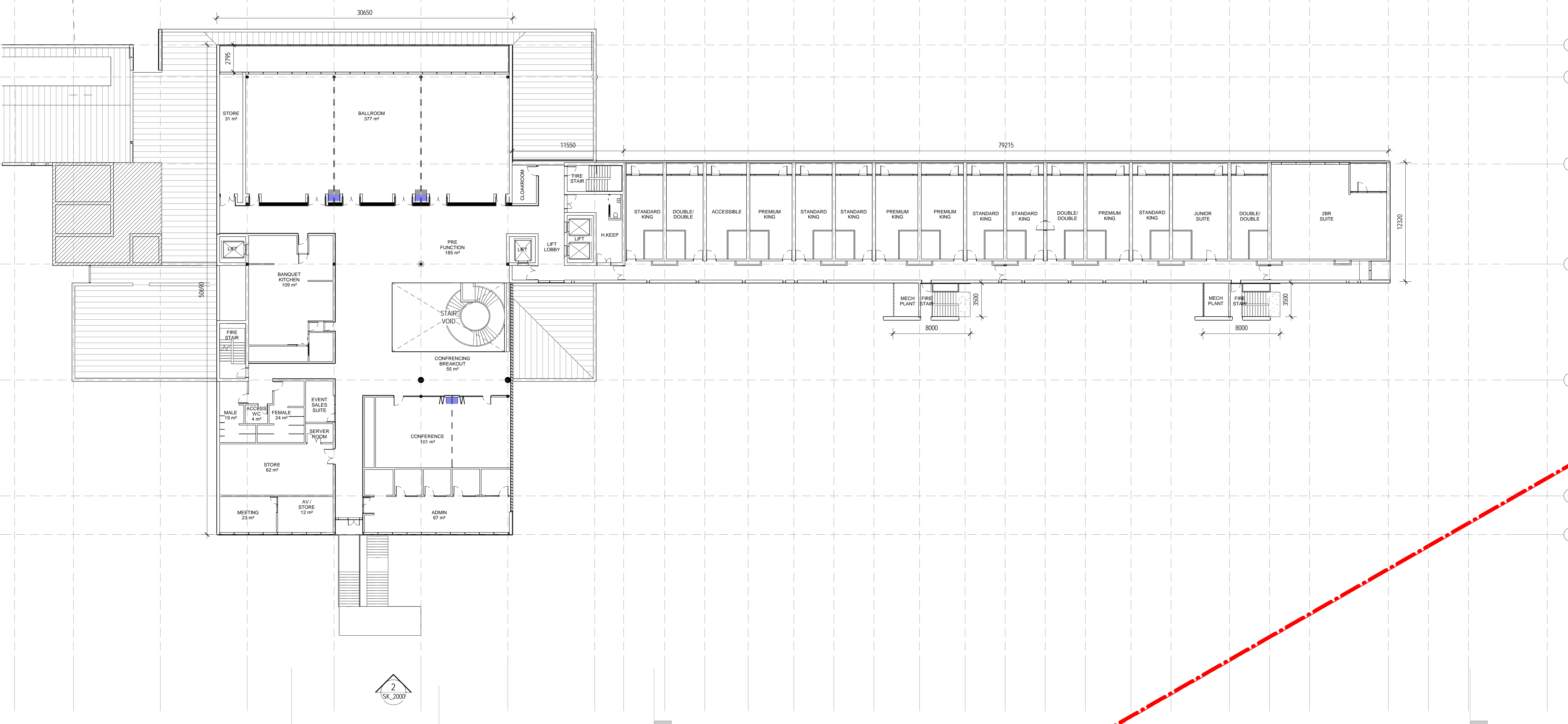
Notes

- 1. DO NOT SCALE FROM DRAWINGS, WRITTEN DIMENSIONS GOVERN.
- 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. BAKULTUR SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
- 4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN BAKULTUR PTY LTD 21/08/2025 3:15:50 PM

THIS DRAWING IS AN UNCONTROLLED COPY UNLESS NOTED OTHERWISE.

Rev	Description	Date
A	For Information	17.04.2025
B	For Information	23.05.2025
C	For Information	06.06.2025
D	For Information	27.06.2025
E	For Information	11.07.2025
F	For Information	01.08.2025
G	For Information	08.08.2025



Consultant
baukultur

Darling Building
Ground Floor 28 Franklin St
Adelaide SA 5000
www.baukultur.com.au
ABN 59 638 145 150

Client
Strategic Alliance

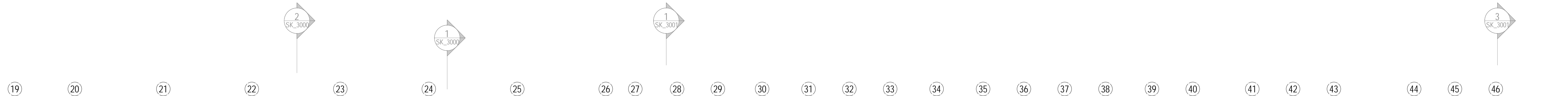
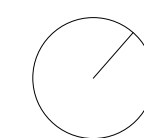
Project
SBWTAP

Enter Address

Title
GA PLAN L5 EAST

Scale @ B1
1 : 200
Project Number
23_036

Status
FOR INFORMATION
Drawing Number
A_SK_1130
Rev
G



1:10

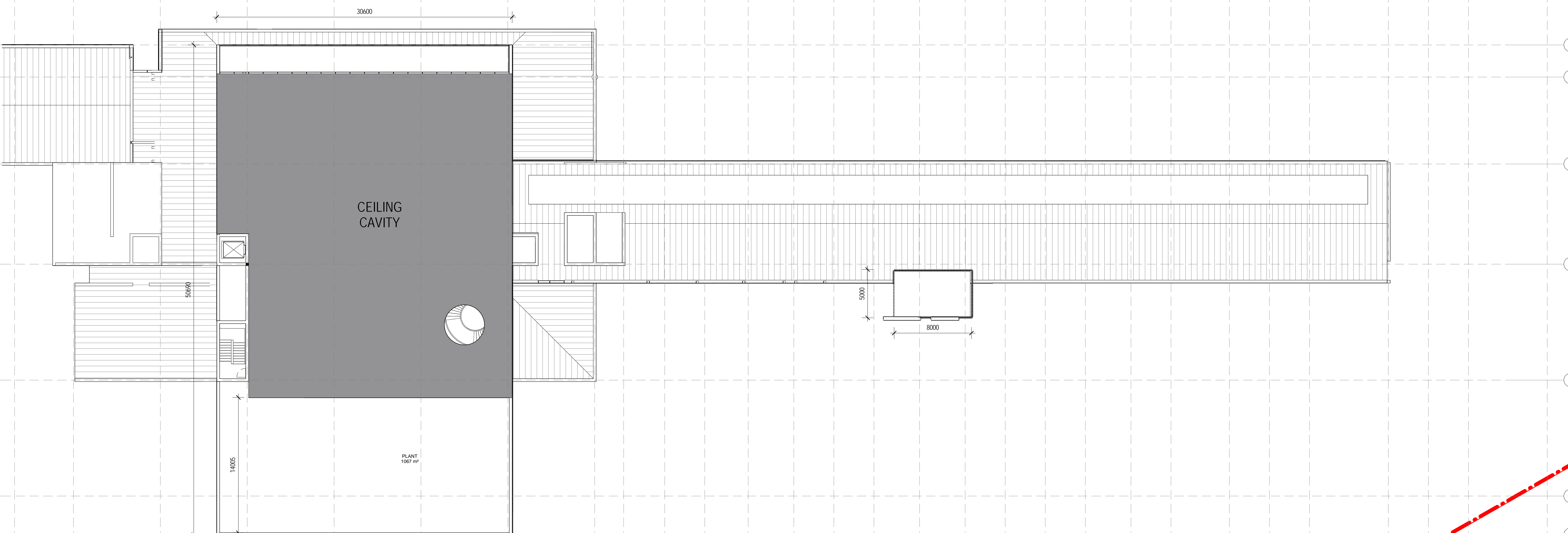
Notes

- 1. DO NOT SCALE FROM DRAWINGS, WRITTEN DIMENSIONS GOVERN.
- 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. BALKULTUR SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
- 4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN BALKULTUR PTY LTD 21/08/2025 3:16:05 PM

THIS DRAWING IS AN UNCONTROLLED COPY UNLESS NOTED OTHERWISE.

Rev	Description	Date
A	For Information	17.04.2025
B	For Information	23.05.2025
C	For Information	06.06.2025
D	For Information	27.06.2025
E	For Information	11.07.2025
F	For Information	01.08.2025
G	For Information	08.08.2025



A

B

C

D

F

G

H

Consultant

baukultur

Darling Building
 Ground Floor 28 Franklin St
 Adelaide SA 5000
 www.baukultur.com.au
 ABN 59 638 145 150

Client

Strategic Alliance

Project

SBWTAP

Enter Address

Title

GA PLAN L6 EAST

Scale @ B1

1 : 200

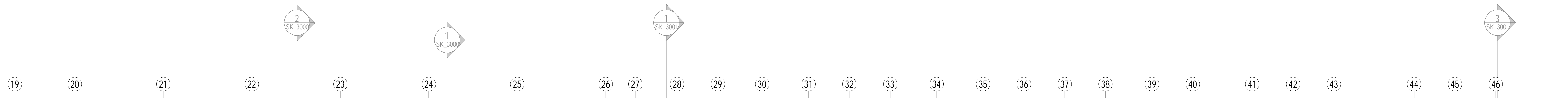
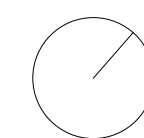
Project Number
23_036

Status

FOR INFORMATION

Drawing Number
A_SK_1132

Rev
G



1:10

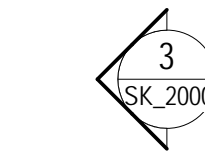
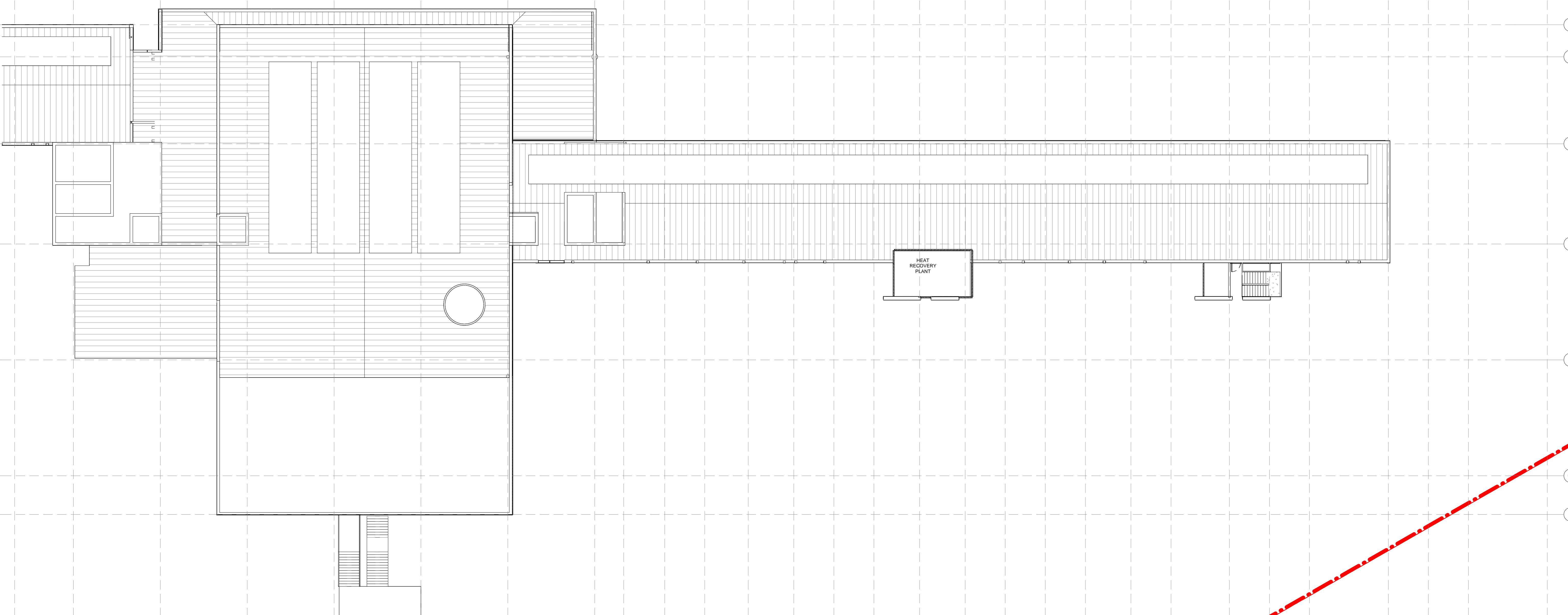
Notes

- 1. DO NOT SCALE FROM DRAWINGS, WRITTEN DIMENSIONS GOVERN.
- 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. BALKULTUR SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
- 4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN BALKULTUR PTY LTD 21/08/2025 3:16:22 PM

THIS DRAWING IS AN UNCONTROLLED COPY UNLESS NOTED OTHERWISE.

Rev	Description	Date
A	For Information	17.04.2025
B	For Information	23.05.2025
C	For Information	06.06.2025
D	For Information	27.06.2025
E	For Information	11.07.2025
F	For Information	01.08.2025
G	For Information	08.08.2025



Consultant

baukultur

Darling Building
 Ground Floor 28 Franklin St
 Adelaide SA 5000
 www.baukultur.com.au
 ABN 59 638 145 150

Client

Strategic Alliance

Project

SBWTAP

Enter Address

Title

GA PLAN L7 EAST

Scale @ B1

1 : 200

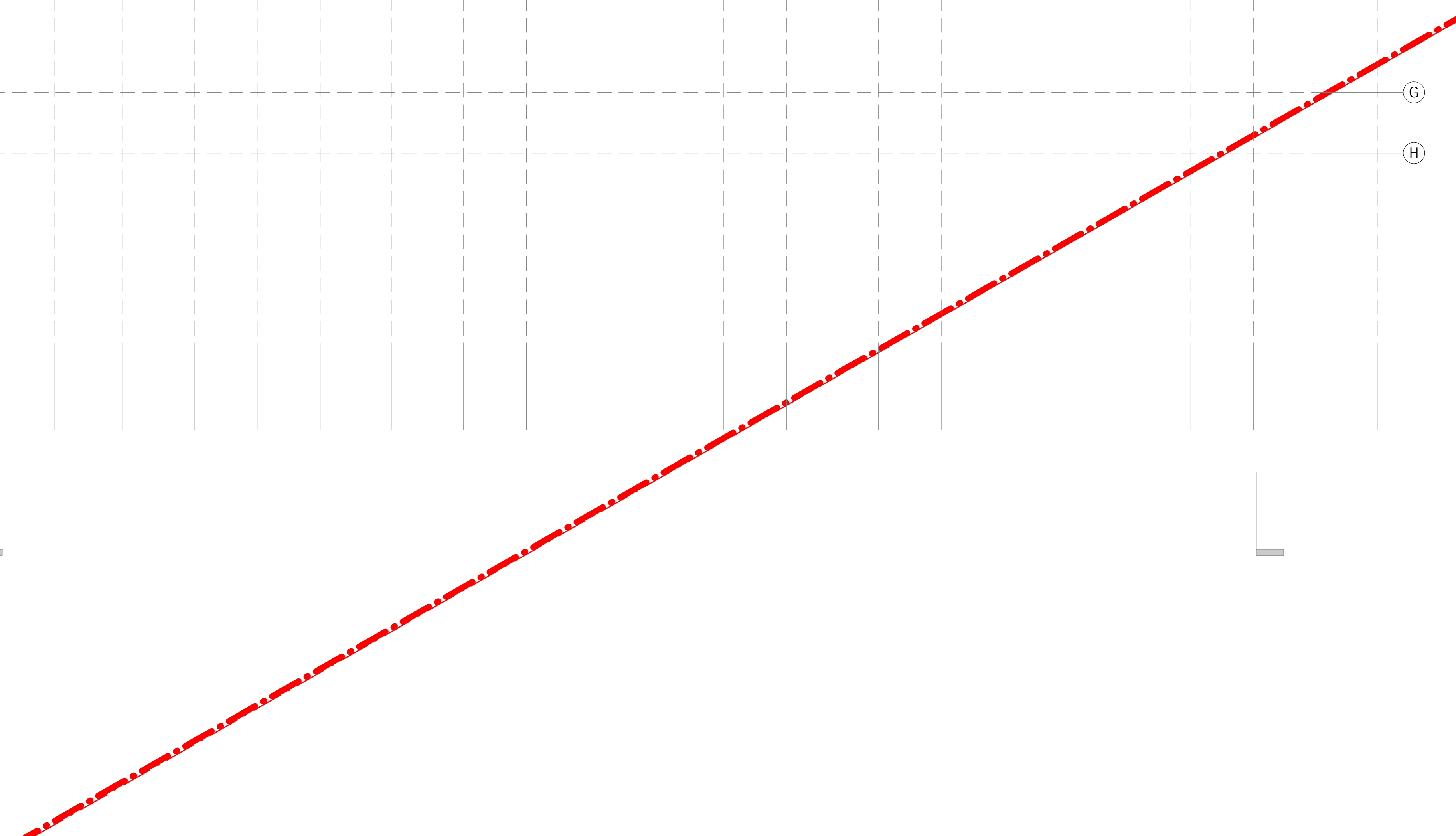
Project Number
23_036

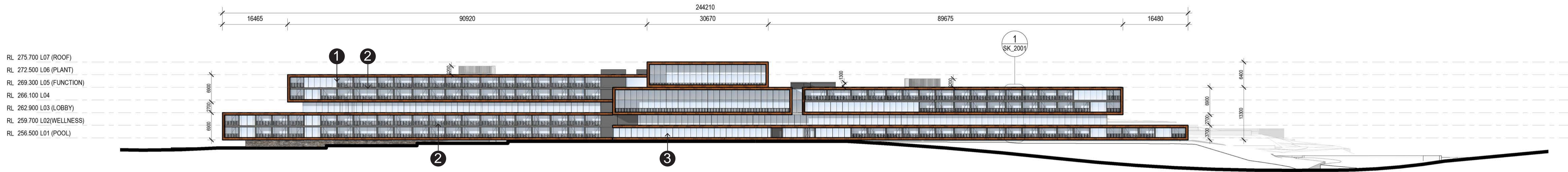
Status

FOR INFORMATION

Drawing Number
A_SK_1133

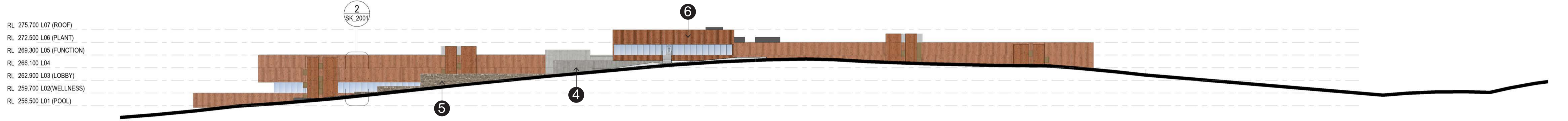
Rev
G





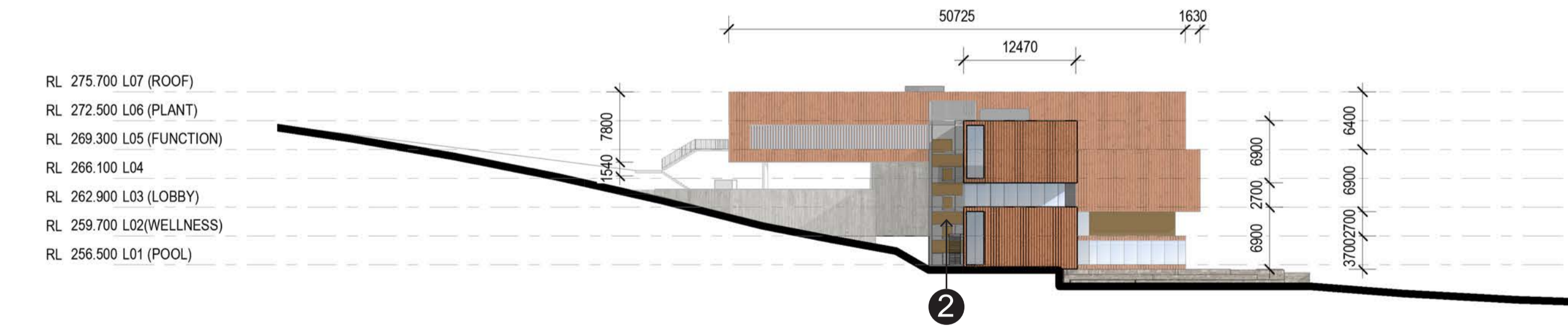
RL 275.700 L07 (ROOF)
 RL 272.500 L06 (PLANT)
 RL 269.300 L05 (FUNCTION)
 RL 266.100 L04
 RL 262.900 L03 (LOBBY)
 RL 259.700 L02(WELLNESS)
 RL 256.500 L01 (POOL)

1 NORTH ELEVATION
 1:500



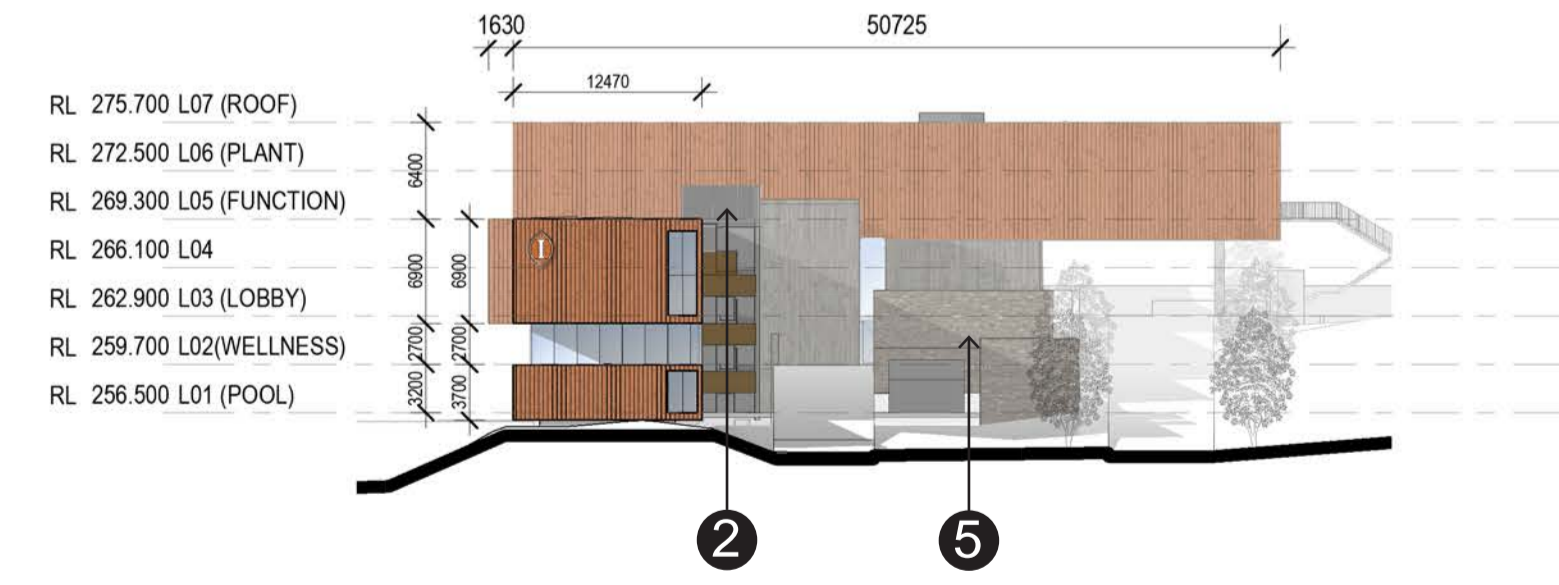
RL 275.700 L07 (ROOF)
 RL 272.500 L06 (PLANT)
 RL 269.300 L05 (FUNCTION)
 RL 266.100 L04
 RL 262.900 L03 (LOBBY)
 RL 259.700 L02(WELLNESS)
 RL 256.500 L01 (POOL)

2 SOUTH ELEVATION
 1:500



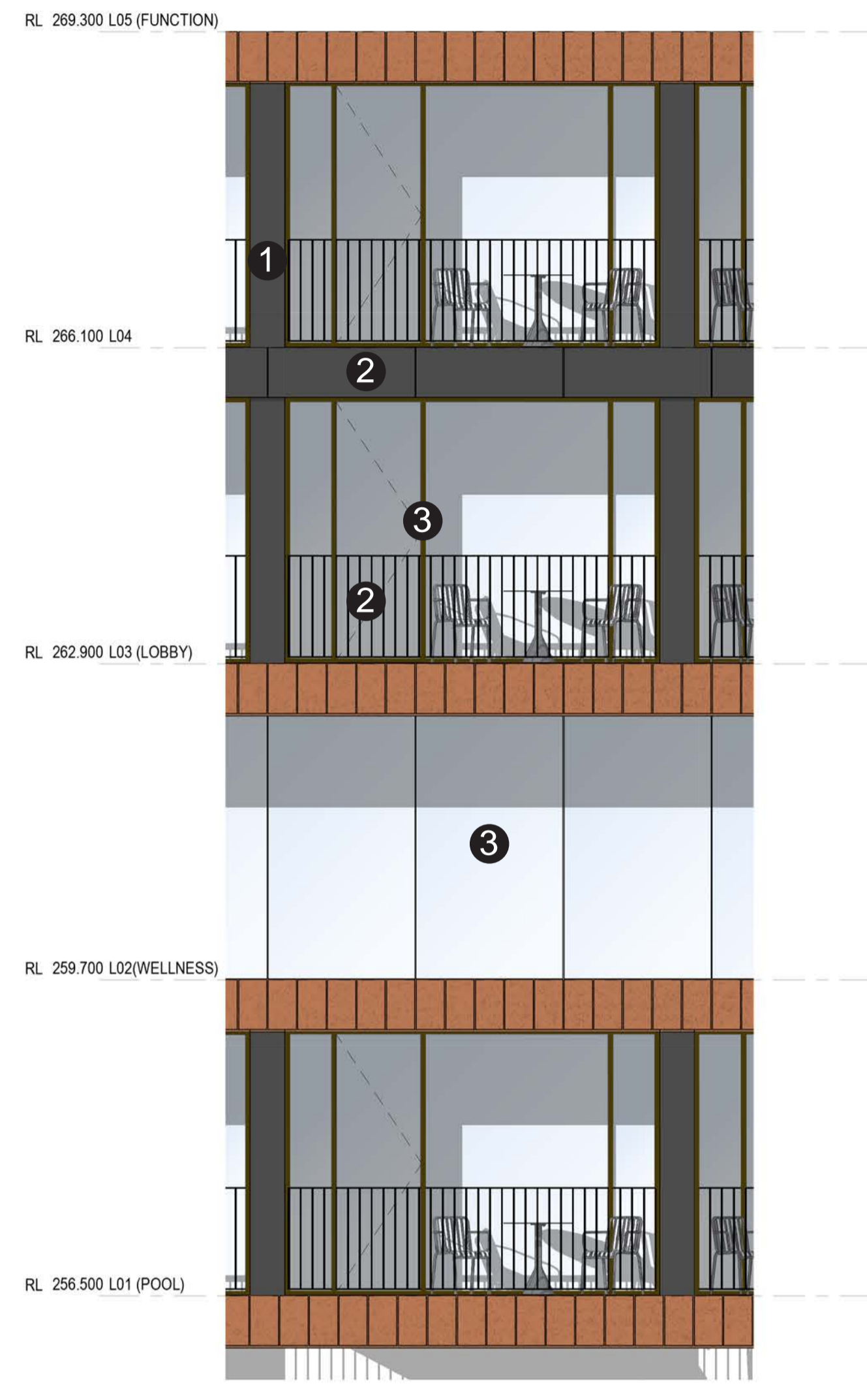
RL 275.700 L07 (ROOF)
 RL 272.500 L06 (PLANT)
 RL 269.300 L05 (FUNCTION)
 RL 266.100 L04
 RL 262.900 L03 (LOBBY)
 RL 259.700 L02(WELLNESS)
 RL 256.500 L01 (POOL)

3 EAST ELEVATION
 1:500

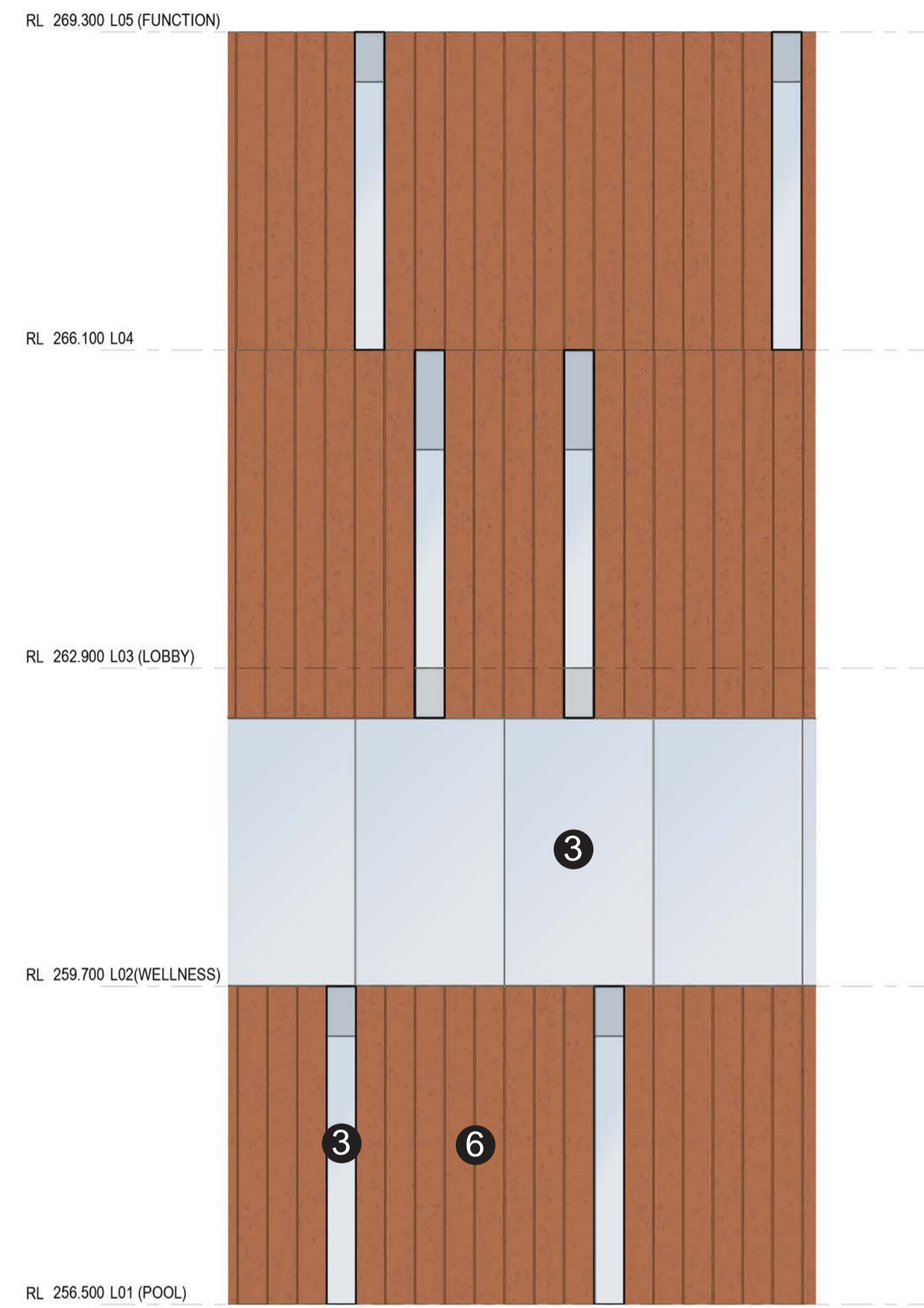


RL 275.700 L07 (ROOF)
 RL 272.500 L06 (PLANT)
 RL 269.300 L05 (FUNCTION)
 RL 266.100 L04
 RL 262.900 L03 (LOBBY)
 RL 259.700 L02(WELLNESS)
 RL 256.500 L01 (POOL)

4 WEST ELEVATION
 1:500



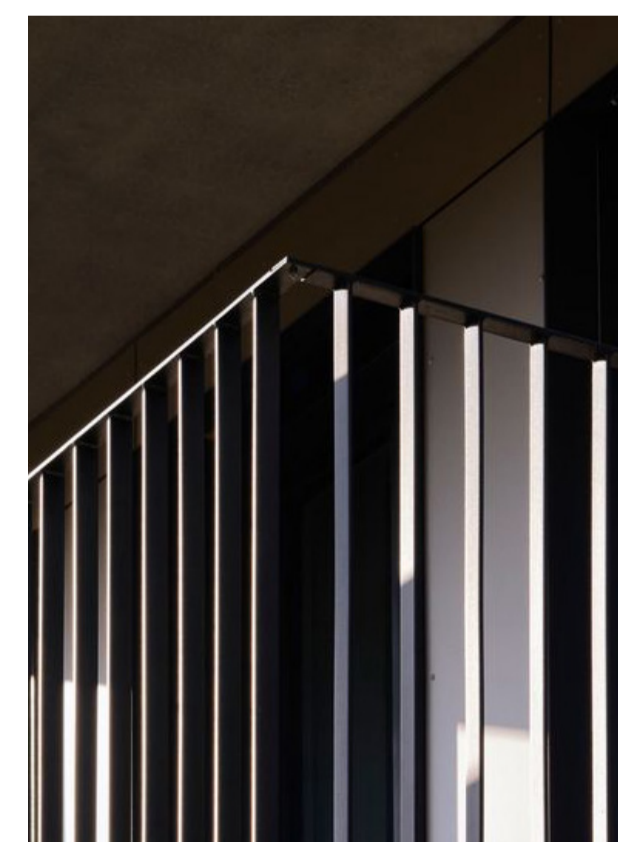
1 TYPICAL FACADE (North)
1:50



2 TYPICAL FACADE (South)
1:50



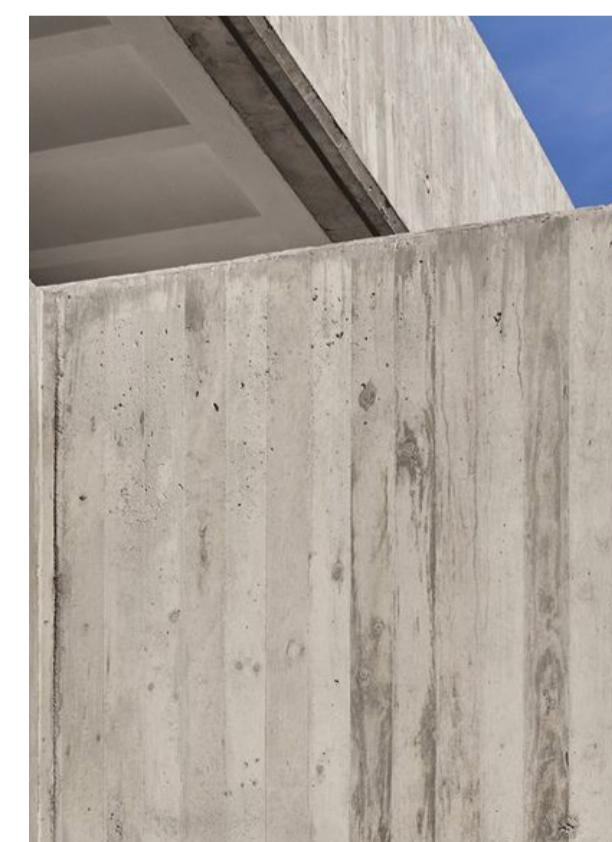
1 Stained Timber



2 Powdercoated Steel / Aluminium



3 Window Suite Finish: Deep Bronze



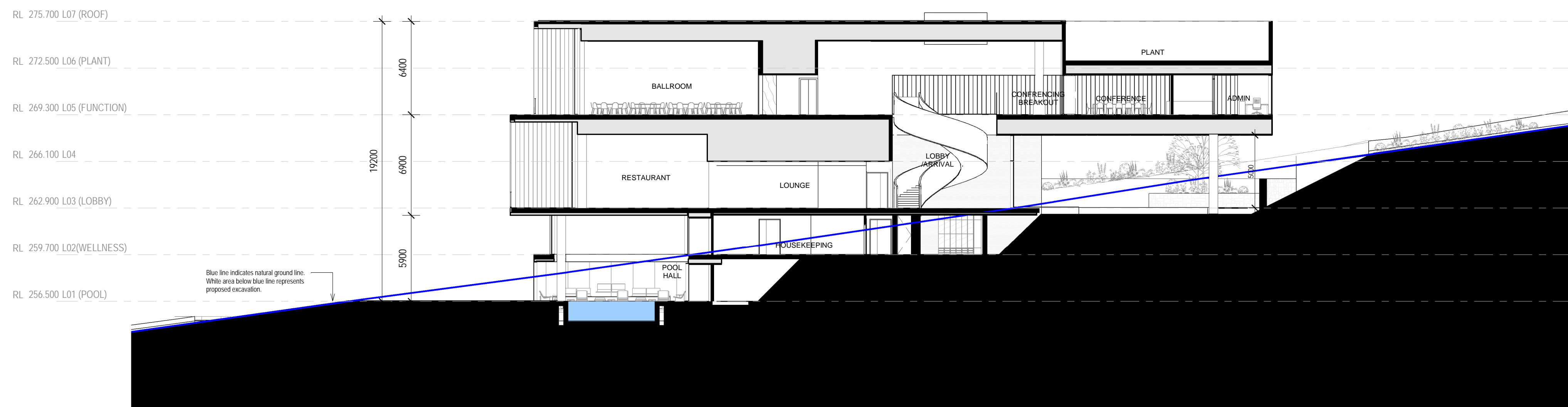
4 Timber Formed Concrete



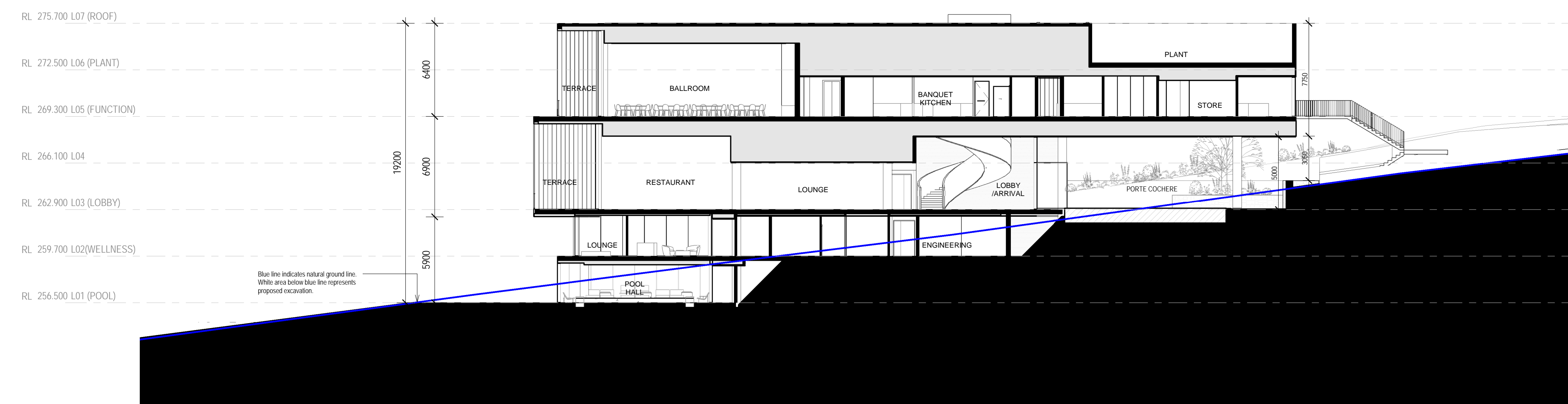
5 Local Stone - Siltstone



6 Lightweight Corten Cladding



1 CROSS SECTION CENTRAL ZONE
1:200



2 CROSS SECTION CENTRAL ZONE
1:200



1:10

Notes

1. DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. BAUKULTUR SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING IS VESTED IN BAUKULTUR PTY LTD
18/08/2025 4:13:16 PM

THIS DRAWING IS AN UNCONTROLLED COPY UNLESS NOTED OTHERWISE.

Rev	Description	Date
A	For Information	11.04.2025
B	For Information	17.04.2025
C	For Information	23.05.2025
D	For Information	13.06.2025
E	For Council Briefing	16.06.2025
F	For Open Day	27.06.2025
G	For Information	27.06.2025
H	For Information	11.07.2025
I	For Information	01.08.2025
J	For Information	08.08.2025
K	For Information	22.08.2025

Consultant

baukultur

Darling Building
Ground Floor 28 Franklin St
Adelaide SA 5000

www.baukultur.com.au

ABN 59 638 145 150

Client

Strategic Alliance

Project

SBWTAP

Enter Address

Title

SECTIONS

Scale @ B1

1:200

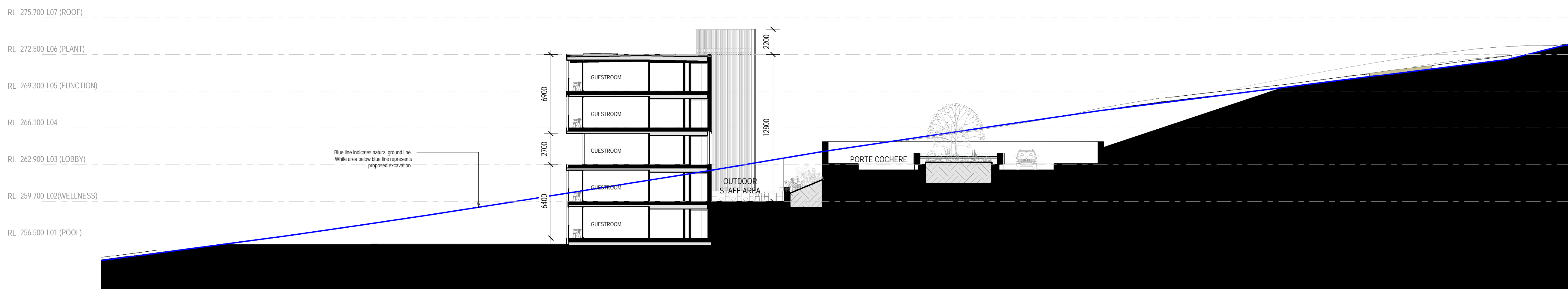
Project Number
23_036

Status

FOR INFORMATION

Drawing Number
A_SK_3000

Rev
K



1 CROSS SECTION - EAST WING
1:200



1:10

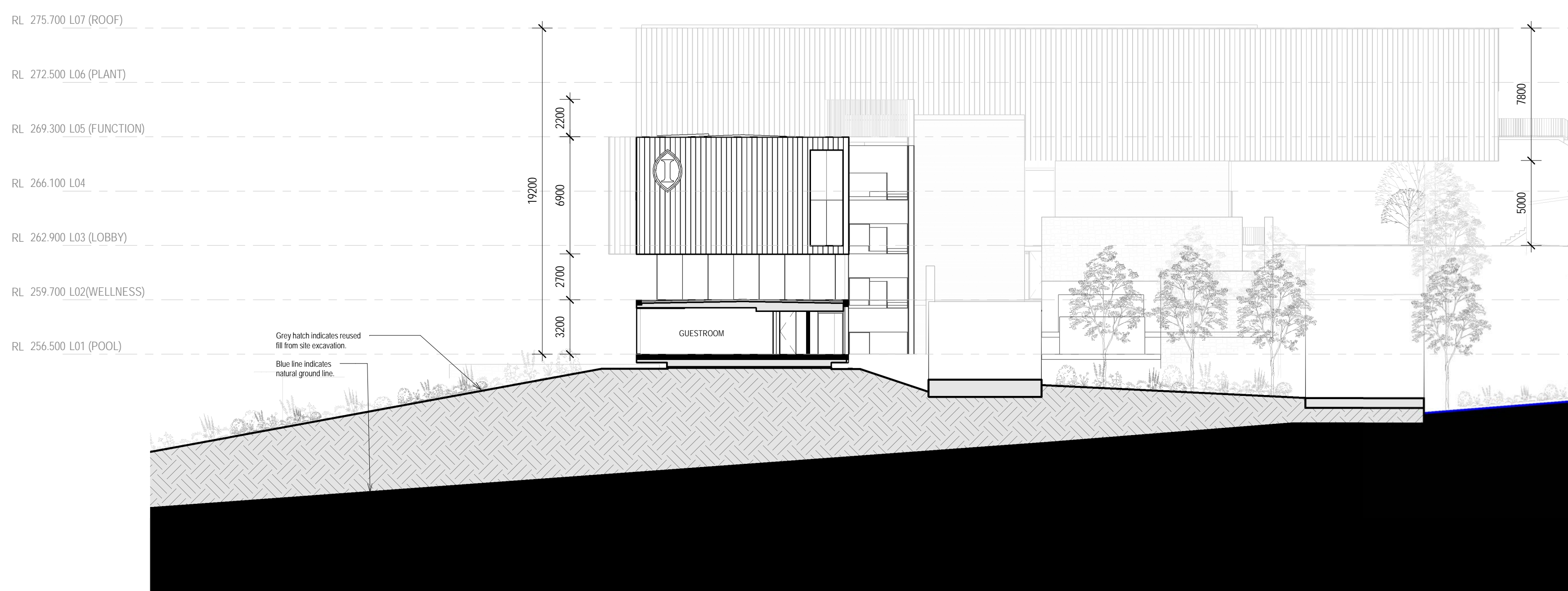
Notes

- DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK. BAKUKULTUR SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
- THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

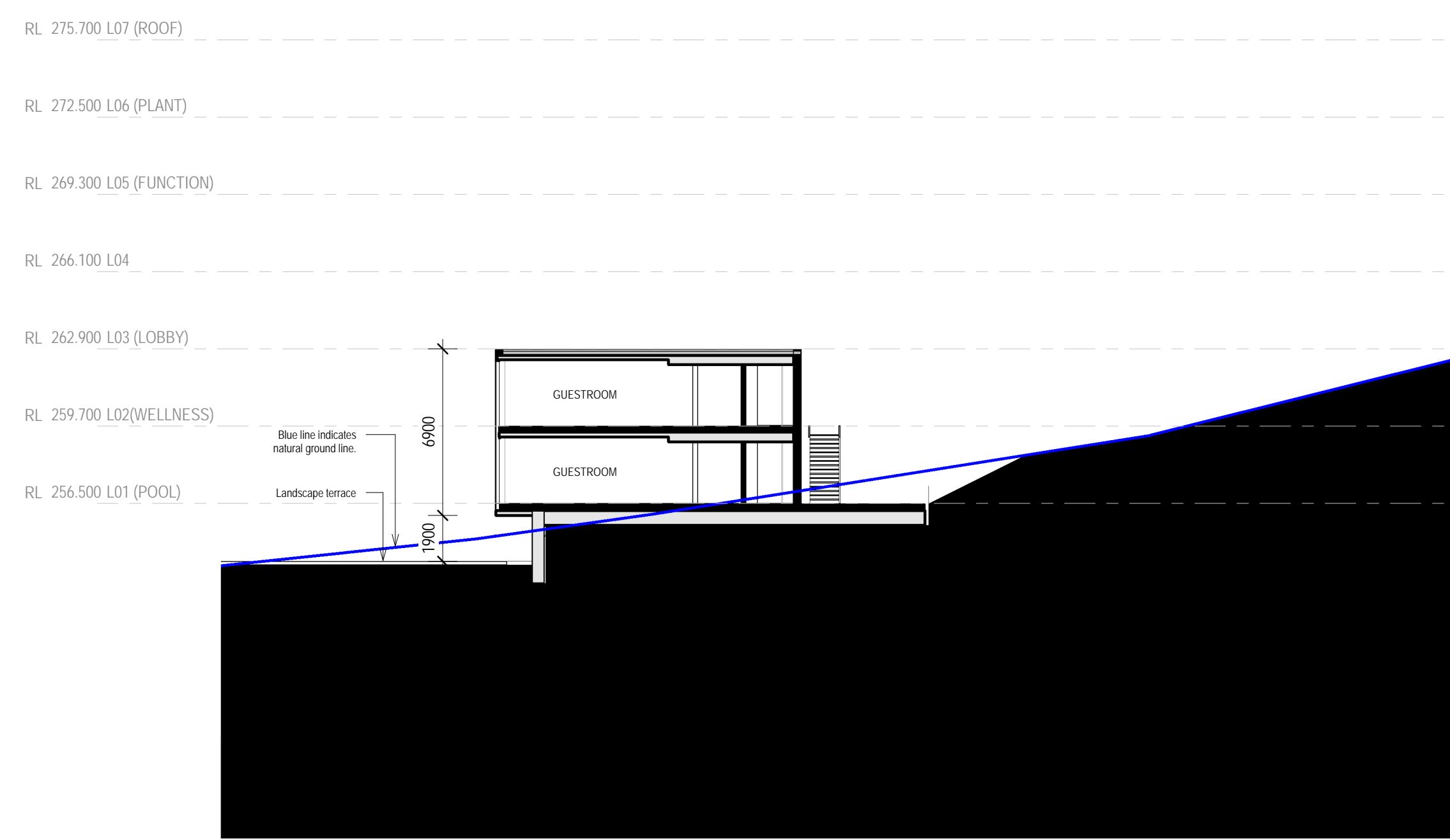
© COPYRIGHT OF THIS DRAWING IS VESTED IN BAKUKULTUR PTY LTD 18/08/2025 4:15:20 PM

THIS DRAWING IS AN UNCONTROLLED COPY UNLESS NOTED OTHERWISE.

Rev	Description	Date
A	For Information	17.04.2025
B	For Information	23.05.2025
C	For Information	12.06.2025
D	For Council Briefing	16.06.2025
E	For Open Day	27.06.2025
F	For Information	27.06.2025
G	For Information	11.07.2025
H	For Information	30.07.2025
I	For Information	01.08.2025
J	For Information	08.08.2025
K	For Information	22.08.2025



2 CROSS SECTION - WEST WING
1:200

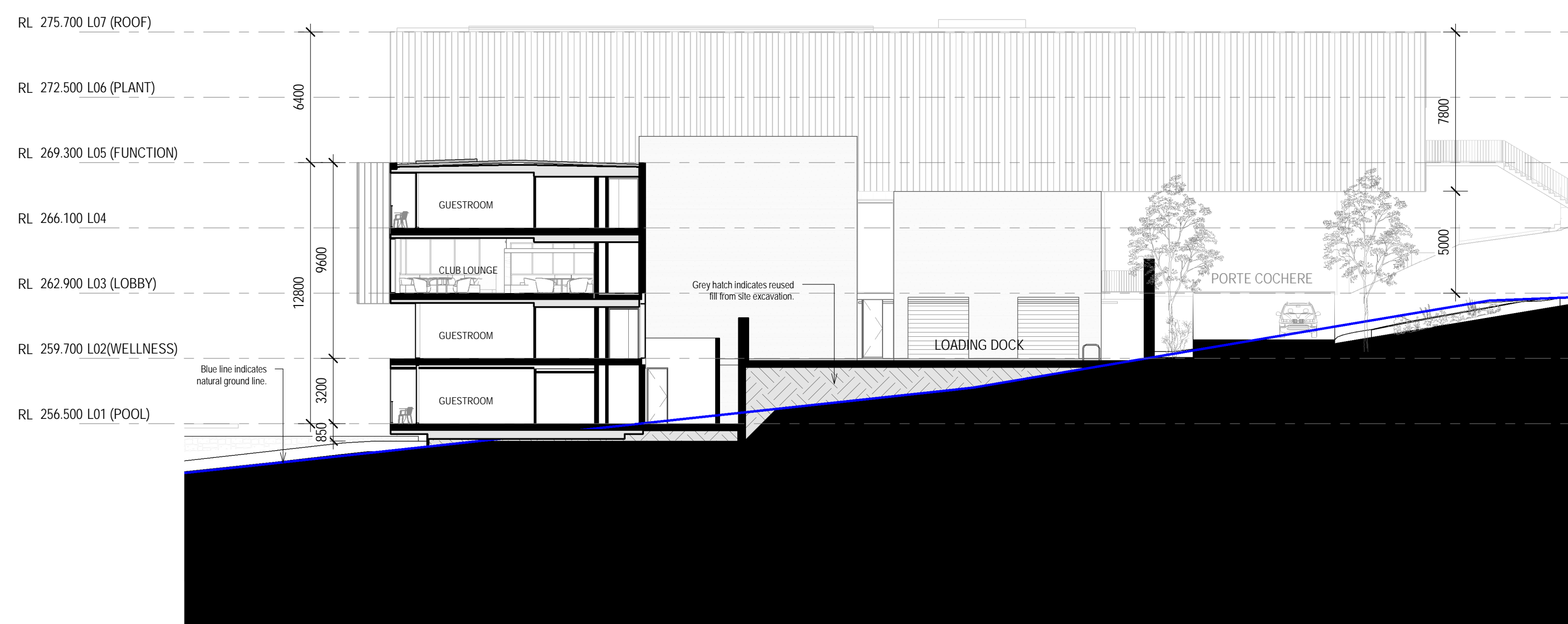


3 CROSS SECTION - EAST WING
1:200

Consultant

baukultur

Darling Building
Ground Floor 28 Franklin St
Adelaide SA 5000
www.baukultur.com.au
ABN 59 638 145 150



4 CROSS SECTION - WEST WING
1:200



5 CROSS SECTION - WEST WING
1:200

Client

Strategic Alliance

Project

SBWTAP

Enter Address

Title

SECTIONS

Scale @ B1

1:200

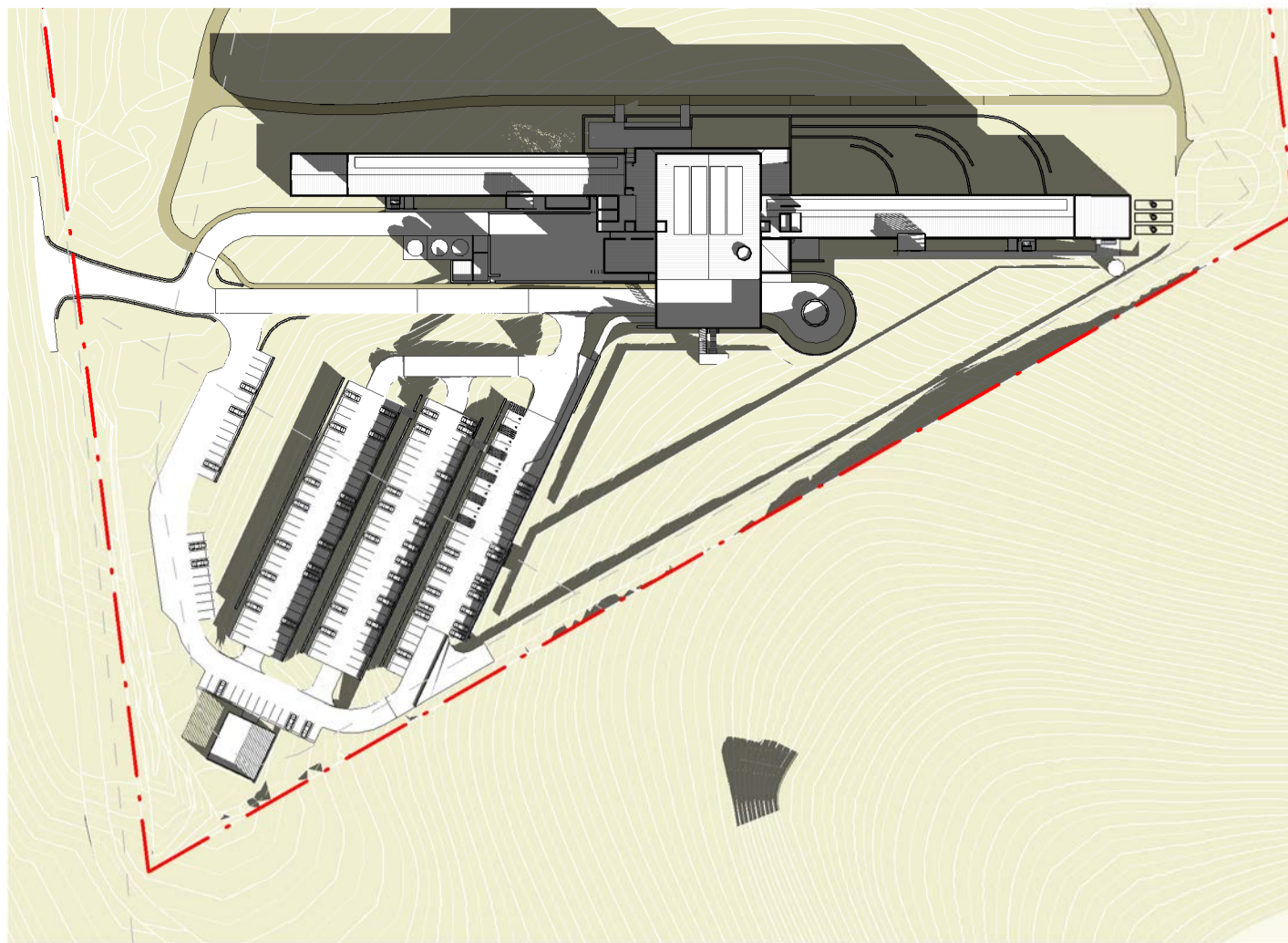
Project Number
23_036

Status

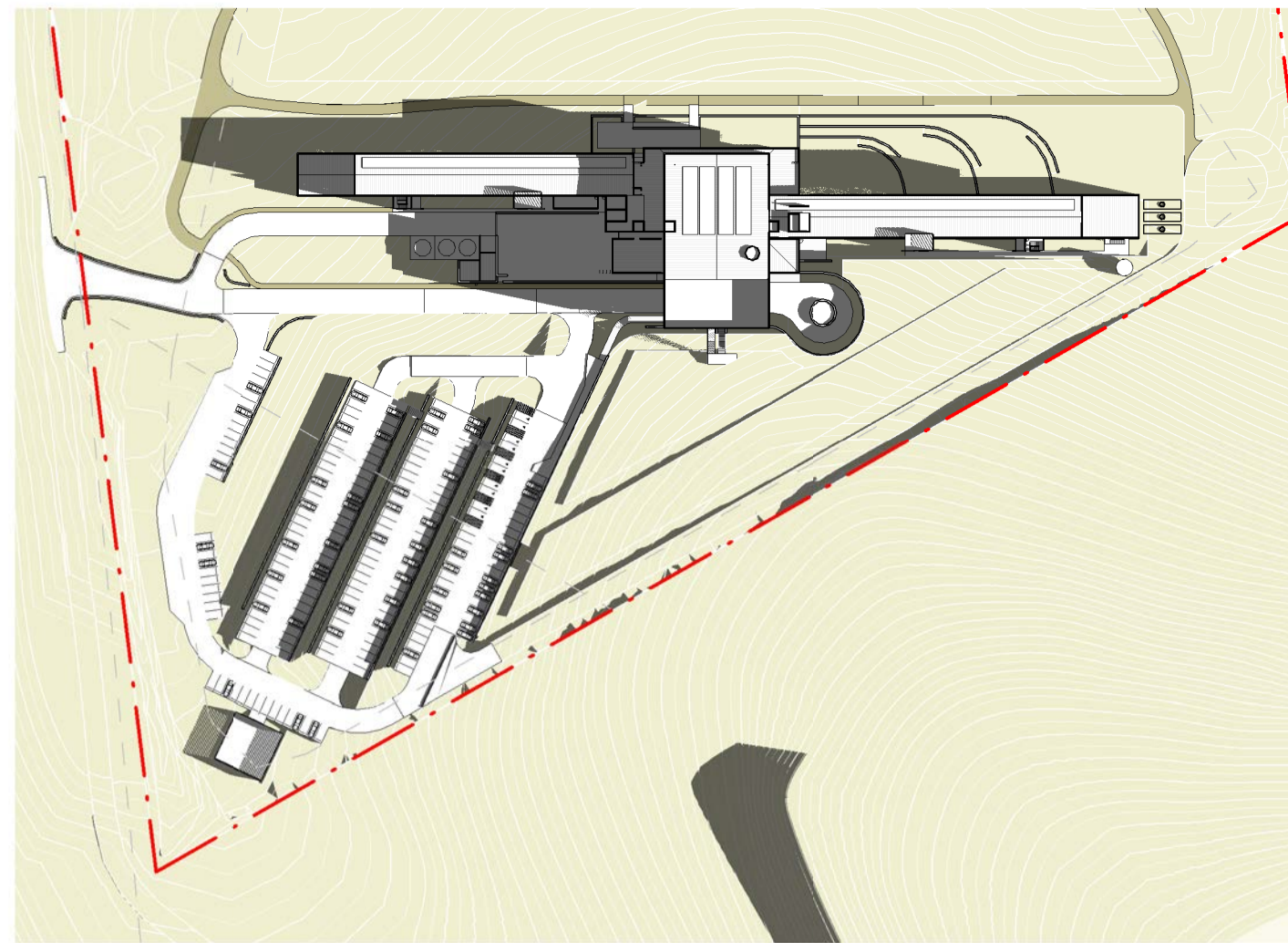
FOR INFORMATION

Drawing Number
A_SK_3001

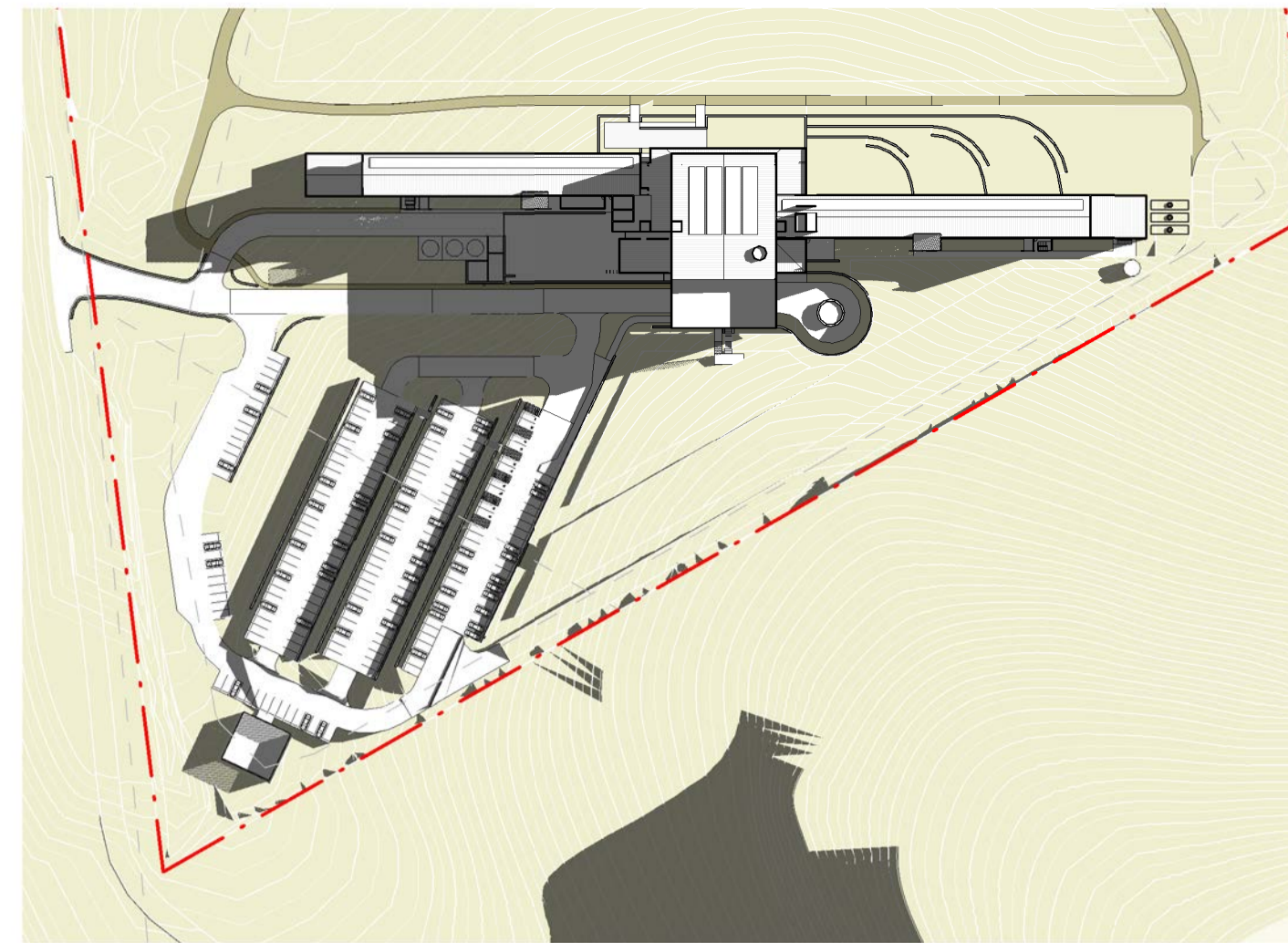
Rev
K



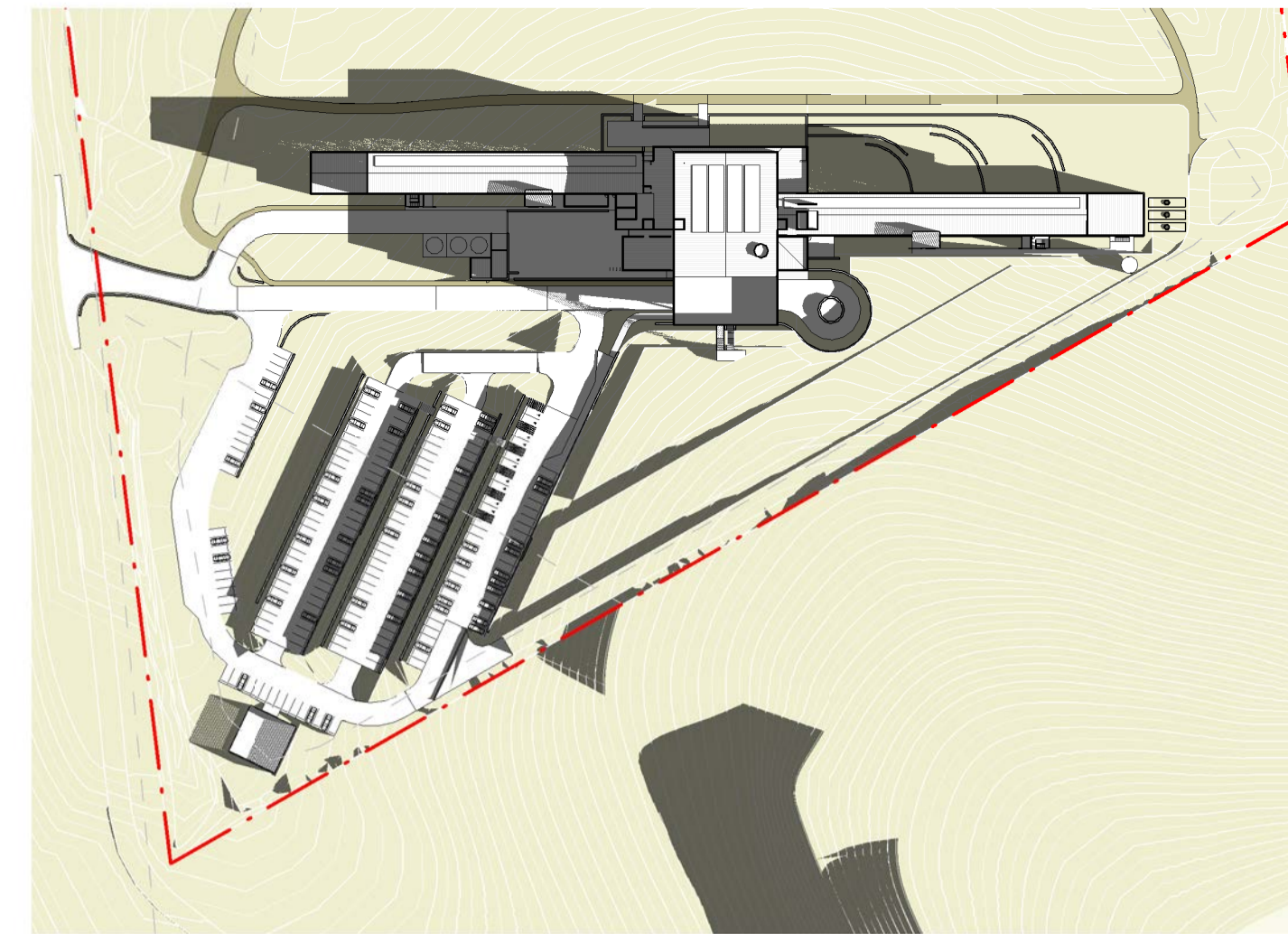
1 SUMMER SOLSTICE (SUNRISE)
1:2000



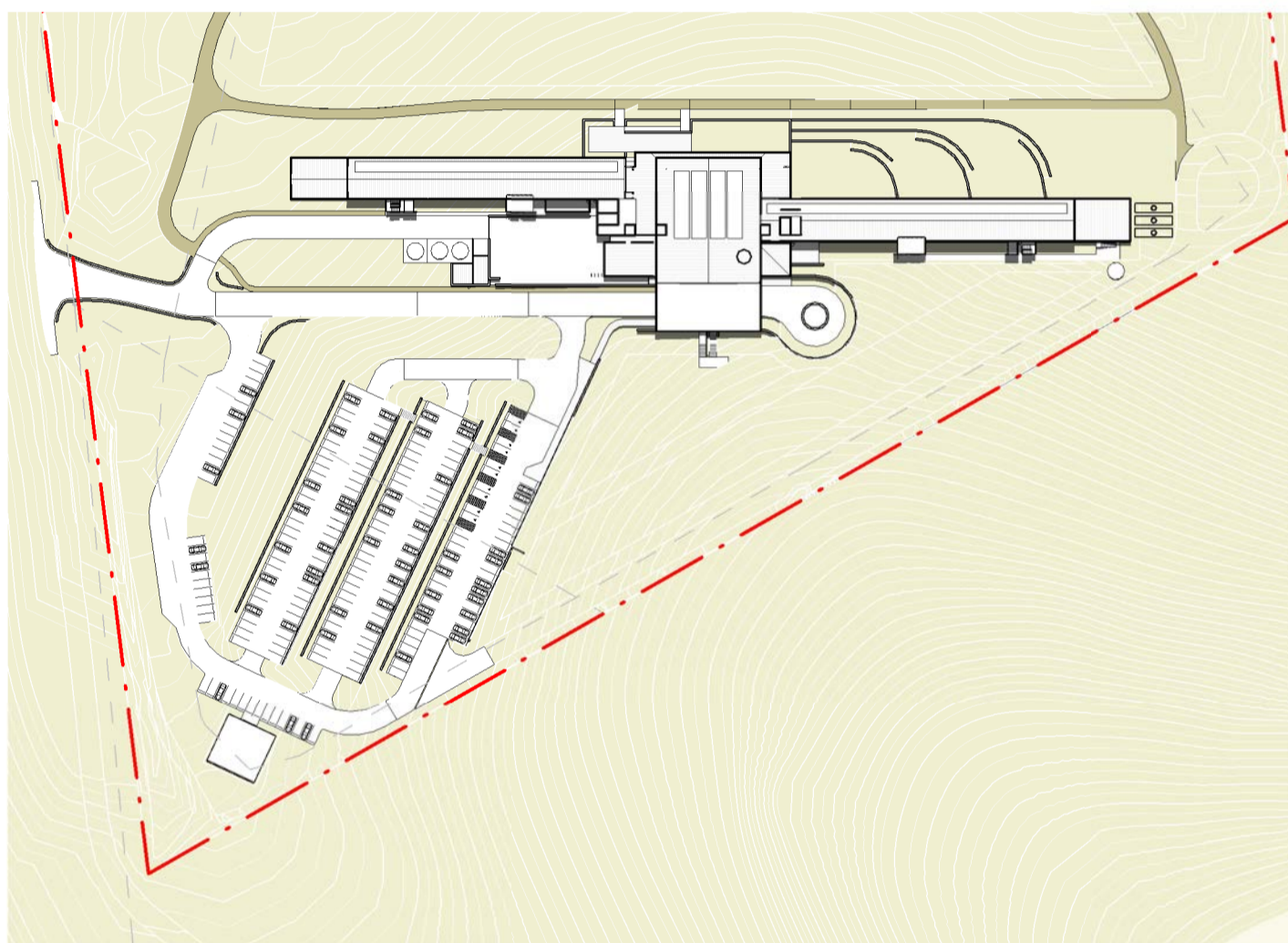
4 AUTUMN EQUINOX (SUNRISE)
1:2000



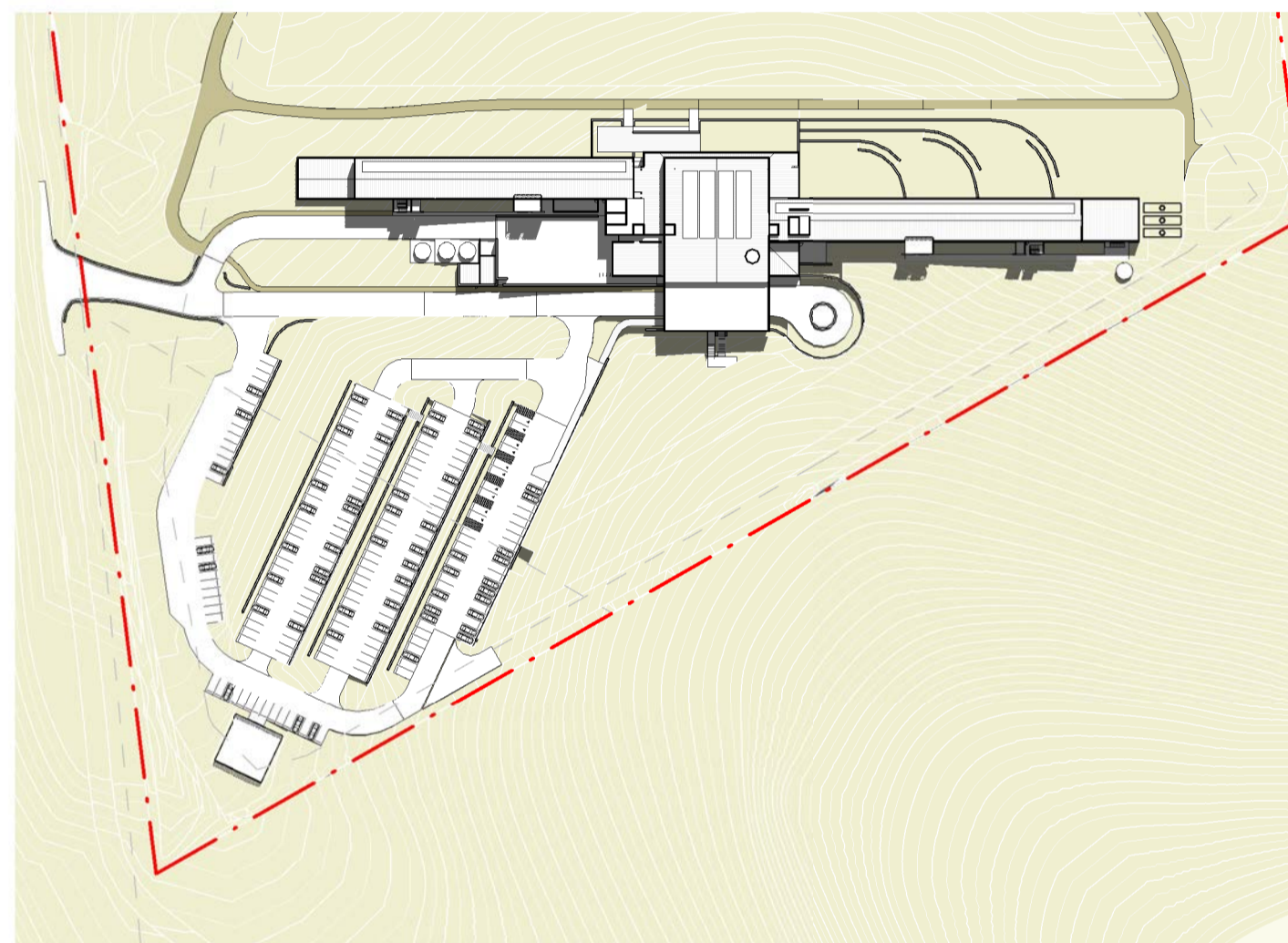
7 WINTER SOLSTICE (SUNRISE)
1:2000



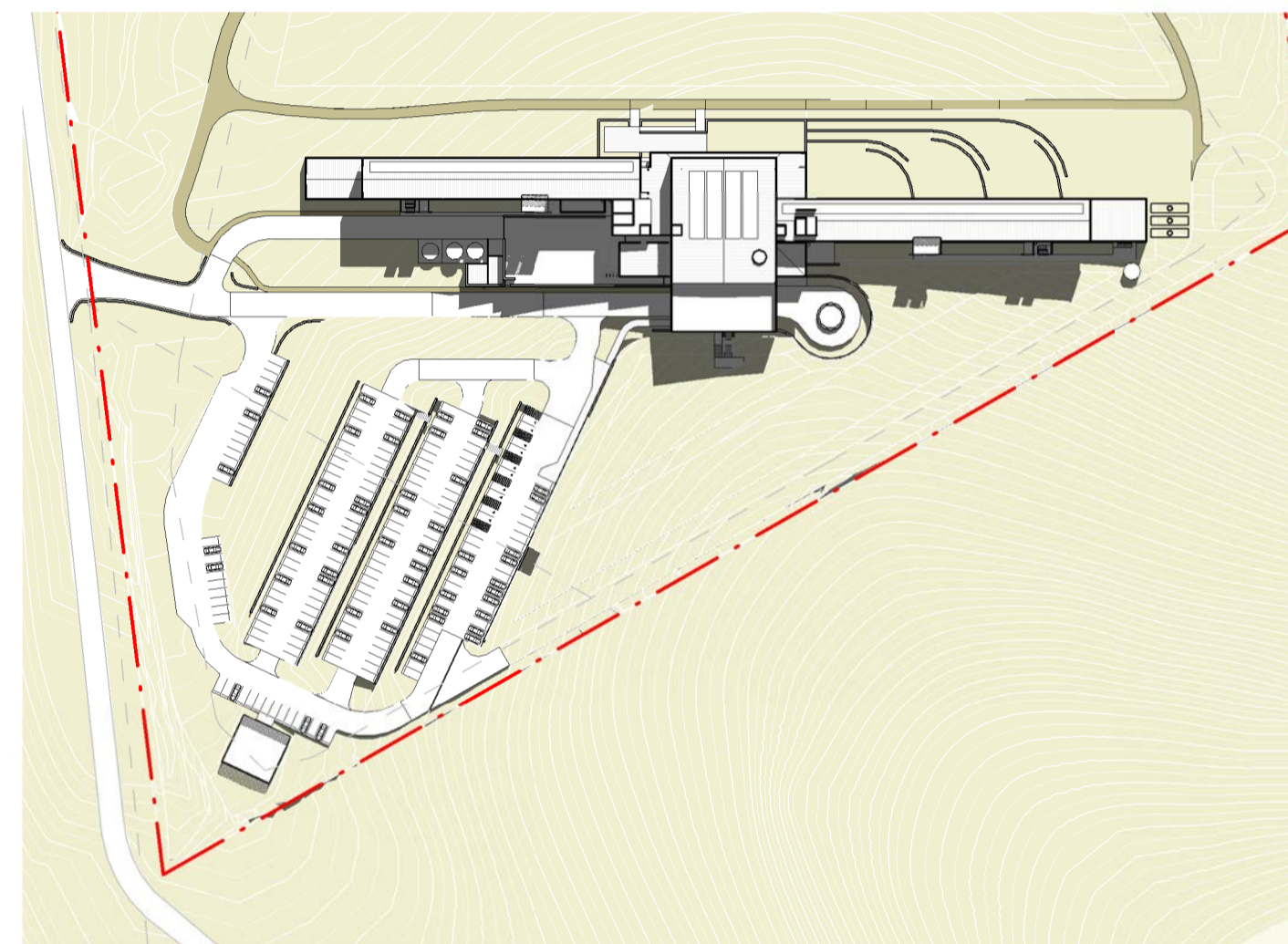
10 SPRING EQUINOX (SUNRISE)
1:2000



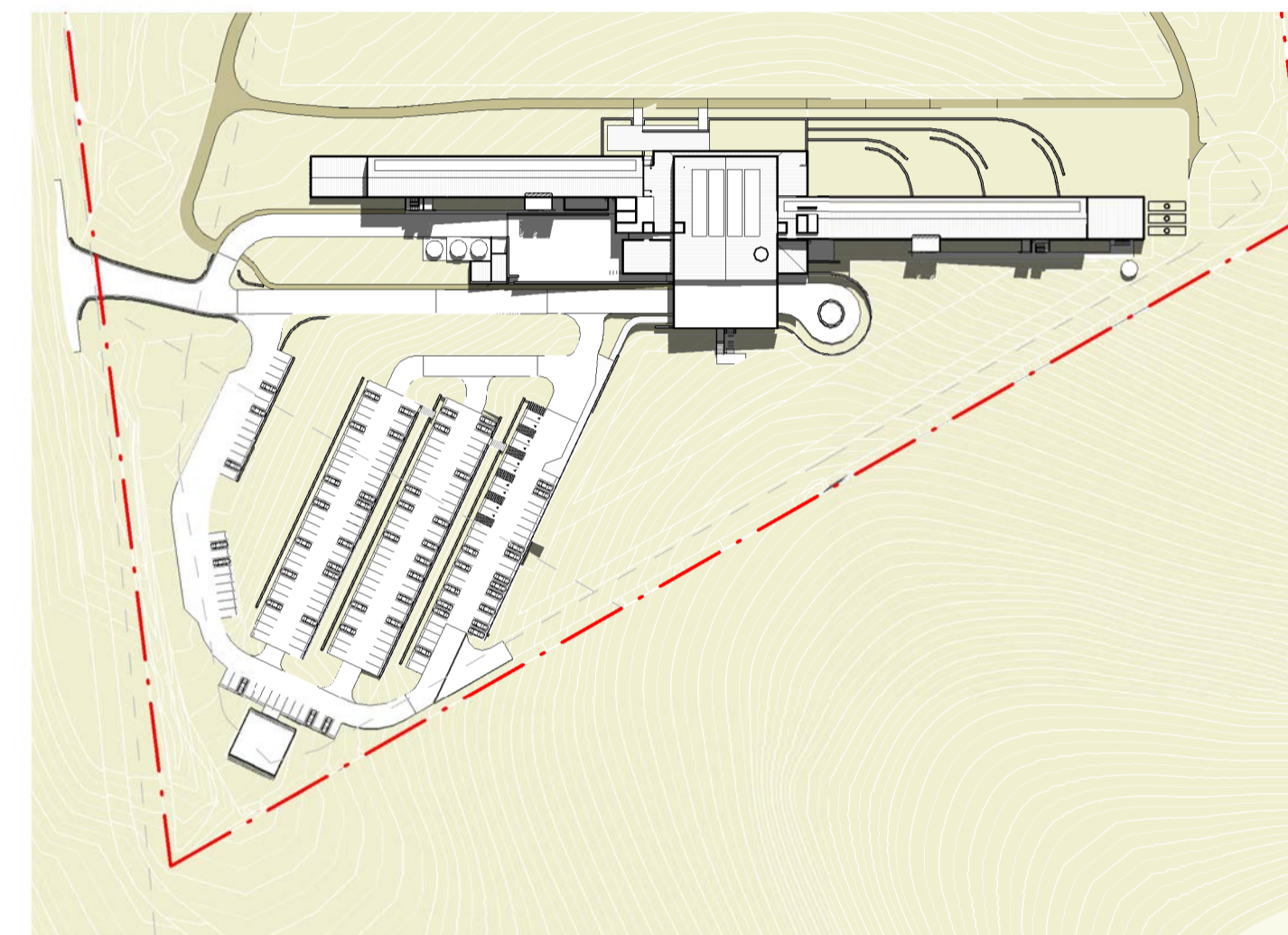
2 SUMMER SOLSTICE (MIDDAY)
1:2000



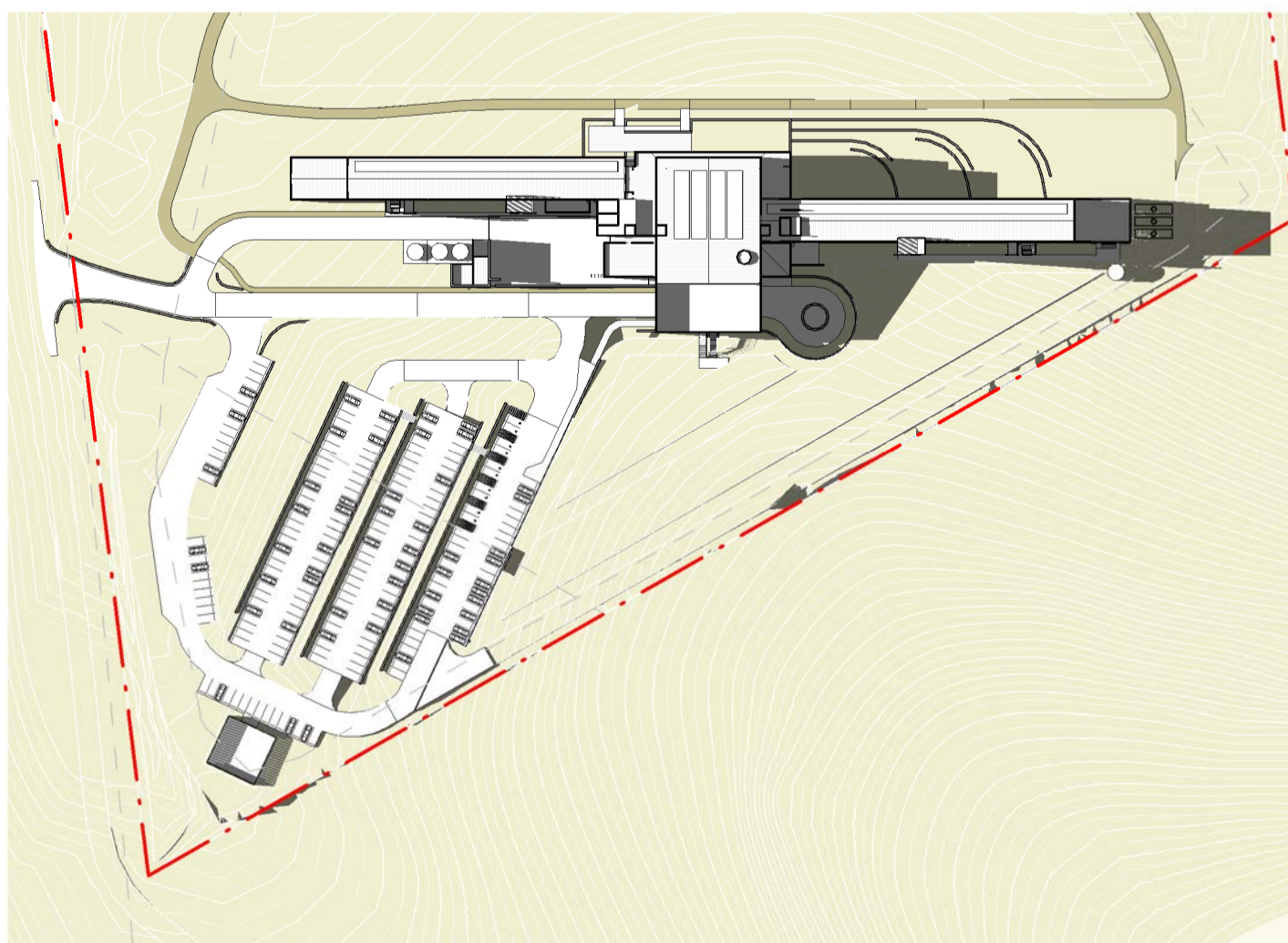
5 AUTUMN EQUINOX (MIDDAY)
1:2000



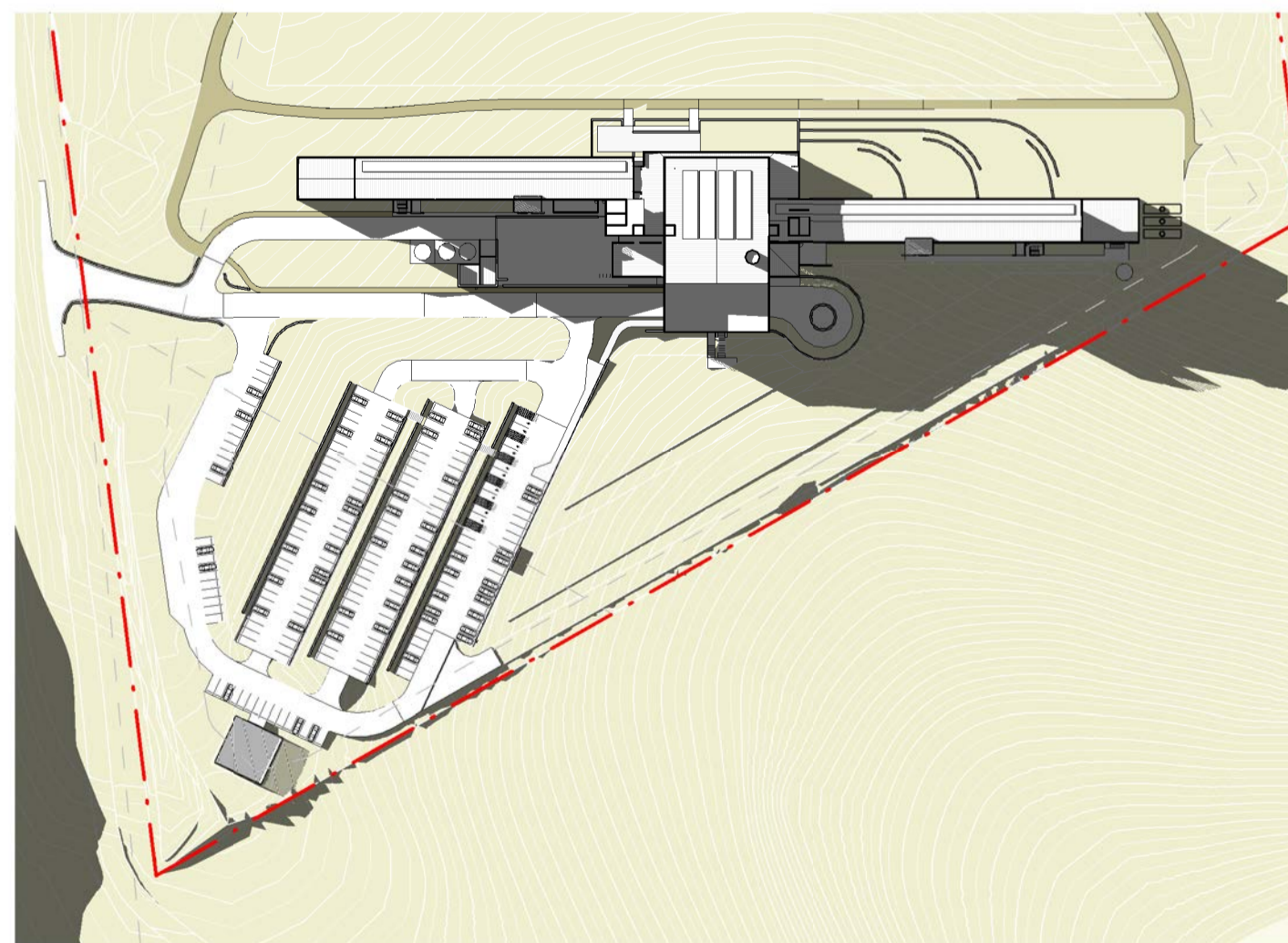
8 WINTER SOLSTICE (MIDDAY)
1:2000



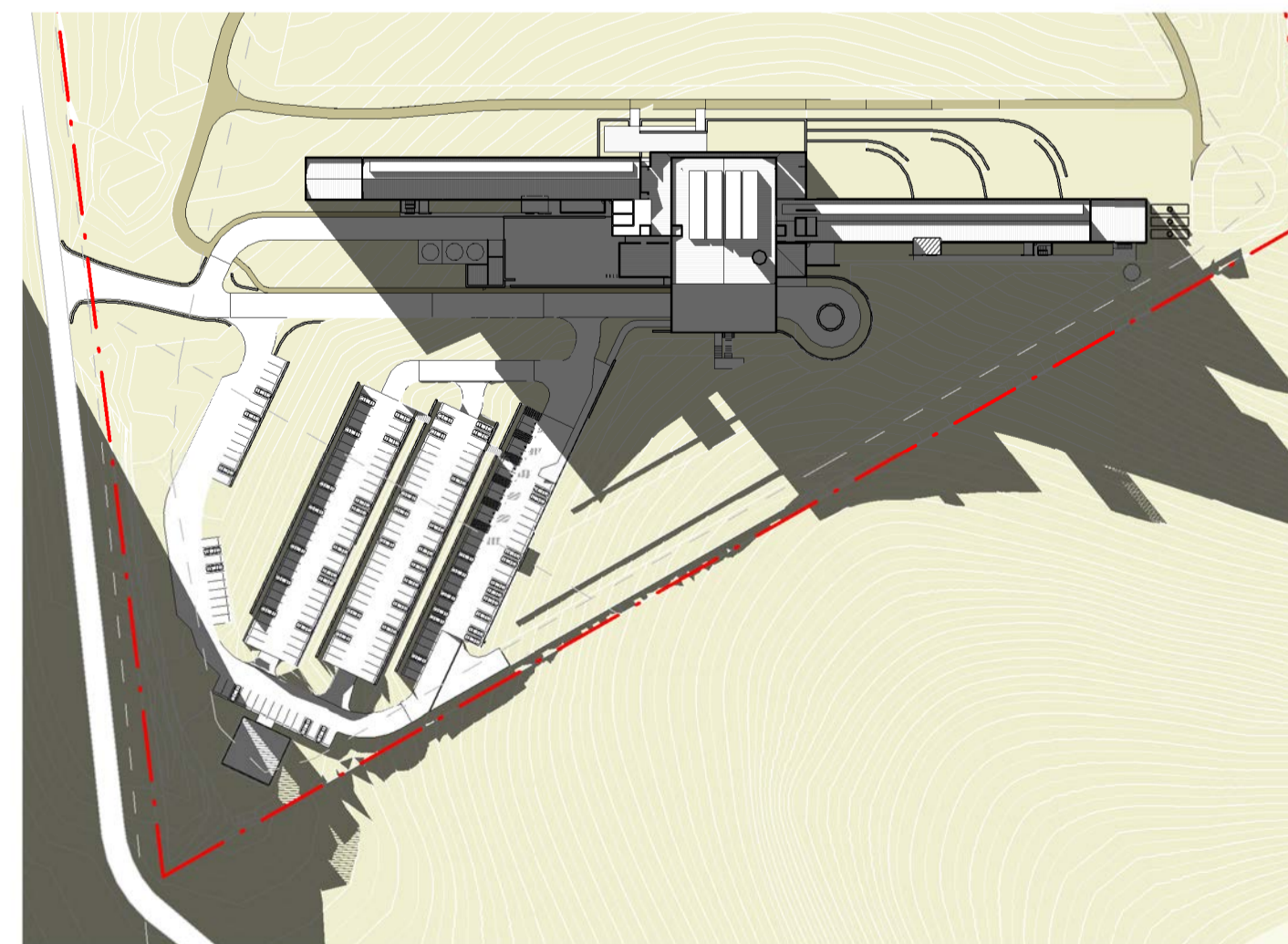
11 SPRING EQUINOX (MIDDAY)
1:2000



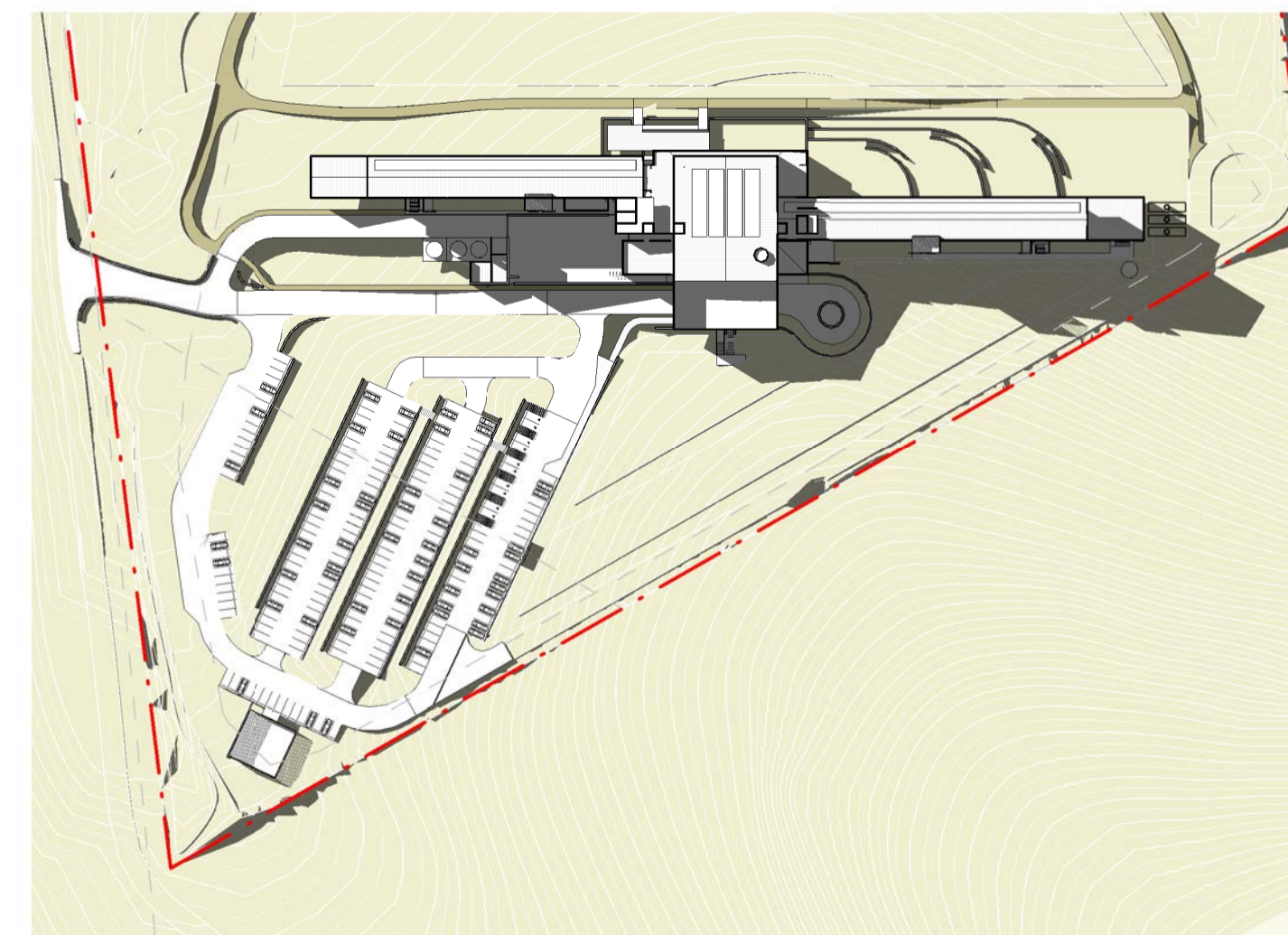
3 SUMMER SOLSTICE (SUNSET)
1:2000



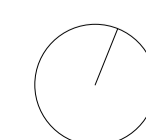
6 AUTUMN EQUINOX (SUNSET)
1:2000



9 WINTER SOLSTICE (SUNSET)
1:2000



12 SPRING EQUINOX (SUNSET)
1:2000



baukultur

www.baukultur.com.au
ABN 59 638 145 150

Architectural Design Statement

Project	Southern Barossa Winery and Tourist Accommodation
Project number	23_036
Date	20 August 2025
	EIS Submission

Vision

The Southern Barossa Accommodation Project comprises a 150-room hotel and conference facility, designed to provide an immersive guest experience within the setting of a working vineyard. The design integrates luxury accommodation with the distinctive qualities of the region, celebrating its landscape, local produce, and cultural identity. Conceived as a resort-style destination, the hotel will welcome couples, families, groups of friends, and international travellers, while also offering facilities for corporate events, conferences, banquets, and wellness and day spa experiences.

The site is located on Kurna Country and is characterised by established vineyards set within rolling topography and a natural creek system. The position affords expansive views across the Barossa landscape, framed by the Adelaide Hills to the south. The region holds a layered cultural narrative, encompassing both Kurna heritage and European settlement history. Of particular relevance is Hoffnungsthal (Valley of Hope), that was settled by German pioneers in 1847, situated adjacent to the project site. The design acknowledges and responds to these cultural and environmental contexts as integral to the development of a place-specific architectural outcome.

Rather than mimicking historical styles, the design endeavours to achieve a respectful and innovative dialogue between the past and the present. It strives to complement and enhance the character of the surrounding heritage areas through contrast, clarity, and craftsmanship. This approach allows for an organic evolution while still preserving historical authenticity. The projects' sensitive design principles within the heritage guidelines will achieve a contemporary architecture that meets current hotel expectations, promotes sustainability, and reflects cultural continuity without diminishing the value of the historic environment.

Formal Composition

The architectural language comprises a series of low, horizontal, rectangular forms nestled into the ridge of a typical Barossa 'rolling hill'. The long, linear proportions provide a complimentary counterpoint to the curvilinear proportions of the hillside backdrop echoing the structured formal rhythms of the vineyards interweaved within the natural free form hills and waterways of the Barossa.

Two wings – sunrise to the east, and sunset to the west - flank a central zone and accommodate all the hotel guest rooms which face north, overlooking the vineyard, hills and valleys beyond. The central zone accommodates the guest amenities including restaurant, club lounge, bar lounge, spa treatment rooms, business centre and function space.

The stacking, slippage and fracturing of the rectilinear building form reflect the sub-surface geotechnical formation of the silstone on which the building is founded.

The building is contemporary interpretation of some of the notable existing built forms and heritage attributes of the Barossa Valley Character Preservation District, particularly the building typology in the region of large developments. For example, historic barrel halls, tourist accommodation, and large wine processing facilities.

baukultur

Movement

The guest arrival experience is a slow reveal beginning from a long, tree-lined avenue from the Menzel Road entrance. Guests arrive from the rear (south) of the building, under the structure of the function centre level. On entry, guests are greeted by the hotel staff and expansive, elevated views of the Barossa. Following check-in, guests move to their rooms via two lift banks servicing the east (sunrise) or west (sunset) accommodation wings via corridors on the south.

Guests are free to roam around the site via dedicated pedestrian pathways connecting the hotel and winery facilities. The paths follow the natural watercourse on the site and include places for rest and reflection. To prevent risk of contamination of the vines, no public access between the vines will be allowed.

To avoid interrupting the northern aspect from the building, the hotel will be serviced from the south via a discreet road to the services area which connects directly to the facility back-of-house areas for deliveries and pickups. The services area is bordered by a high siltstone wall screening views into the area from any guest areas and attenuating noise emanating from delivery vehicles.

Materials

Throughout the early design process, objects were collected from the site to inform the project's material language. The textural qualities of bark, unearthed siltstones, and remnants of vines have been instrumental in developing the material, colour and texture palette.

Weathered man-made materials such as iron, prevalent throughout the historic townships of the Barossa in abandoned farm equipment, gates, and miscellaneous ironwork has been referenced in the Corten cladding of the building.

The rich, earthy tones and unexpected lustre of Ironstone, discovered on the site during test excavations, is referenced in the colour selection of the metalwork handrails, window frames and subtle glass tint.

Stone gathered from site (if suitable structurally) will be used for various walls throughout the project. These walls will emulate the walls also prevalent in the historic townships of the Barossa - constructed with man-made precision and regularity paired with the natural imperfection and irregularity of locally sourced materials.

To achieve a seamless transition from the exterior of the building to the interior, similar materials, textures and hues are used throughout.

The overarching aim with the project material selection is to achieve a contemporary acknowledgement, interpretation and familiarity of the hues, textures, materials, and construction methods prevalent in the Barossa, and by doing so, achieve a consistency with the surrounding Barossa built form context

Observations of Country

A Walk on Country was undertaken with Kaurna elders as part of the design phase.

Many topics were discussed including several aspirations for this project:

- Re-vegetation of the creek (increasing the natural habitat for flora and fauna, and to encourage Biodiversity)
- Explore opportunities for external gathering spaces immersed in Country.
- Material palette reflecting the landscape.
- Develop a sense of community through song, ceremony and food.
- Fire for cooking