



## What We Heard

# Southern Barossa Winery and Tourist Accommodation Project – Environmental Impact Statement

## About the Southern Barossa Winery and Tourist Accommodation Project

A development application for a five-star tourist accommodation and winery development in the Barossa Valley between Lyndoch and Williamstown has been submitted by the proponent, Strategic Alliance and Commercial Pty Ltd (Strategic Alliance).

The development includes an internationally branded 5-star resort featuring up to 150 rooms, restaurant, spa and conference facilities, alongside a new (relocated and expanded) winery with annual production up to 500 tonnes, cellar door, restaurant and function venue.

On 8 August 2024, the Minister for Planning declared that the proposed project be assessed as an 'impact assessed' development under the *Planning, Development and Infrastructure Act 2016*.

This is the most rigorous level of development assessment in South Australia and is reserved for projects of economic, social or environmental importance to the state.

An Environmental Impact Statement (EIS) was then prepared by Strategic Alliance.

The EIS responded to [Assessment Requirements](#) determined by the State Planning Commission on 30 April 2025 and addressed the potential social, economic and environmental impacts of the construction and operation of the proposal.

From 5 November to 17 December 2025, the Minister for Planning invited the South Australian community and stakeholders to have their say and provide feedback on the EIS.

## Next Steps in the EIS process

Feedback received during the consultation has been collated by the Department for Housing and Urban Development and provided to Strategic Alliance for their consideration and review.

In accordance with the Impact Assessed process, Strategic Alliance is now completing a formal Response Document, which outlines the feedback received, addresses issues raised during consultation (including mitigation and management measures) and any changes to the project.

The Department for Housing and Development will then consider the whole proposal (including the EIS and Response Document prepared by the proponent, council and state agency comments, and public feedback) and prepare an Assessment Report.

The Chief Executive of the Department will provide the Assessment Report with recommendations to the Minister for Planning for consideration in deciding on the proposal.

The Response Document, public submissions and Assessment Report will be published on the [YourSAy](#) and [PlanSA](#) websites.

## What we heard

A total of 237 submissions were received from a range of stakeholders, including local community, business and property owners, special interest groups and broader South Australian community members.

Submissions provided feedback and comments on a wide range of topics.

Issues raised against the proposal included:

- **impacts on character:** inconsistency of the proposed development with the character of the Barossa Valley as envisaged under the *Character Preservation (Barossa Valley) Act 2012*, including the scale and design of the hotel
- **location:** within a township or outside the Barossa Valley to mitigate bushfire risk, impacts on rural areas and the character of the Barossa Valley, greenhouse gas emissions and to better benefit local businesses
- **negative economic impacts:** questions were raised regarding the economic case for a large hotel development, including whether the impacts of already approved hotels have been considered, the economic benefits of a 'resort' style development with in-house restaurants and other facilities, local job creation and concerns regarding the impacts on housing supply/affordability and labour costs
- **traffic and transport:** issues regarding road safety due to wildlife and road quality, wear and tear of heavy vehicles during construction, and limited passenger transport options such as taxis or Ubers were raised

- **design, scale and visual impacts:** the need to consider the development's design and scale, including concerns regarding the proposed scale and façade design, and visual impacts from public roads and neighbouring properties
- **impacts on primary production and biosecurity:** including the desire to protect the viticulture industry for which the Barossa Valley is internationally renowned, including concerns regarding biosecurity, water security, and conflicts with agricultural operations e.g. dust, noise and spraying
- **bushfire risk:** accommodating a large number of people in a high bushfire-risk area with limited options for evacuation and capacity of volunteer emergency services
- **wastewater and stormwater management:** concerns that ground and surface water contamination and/or increased stormwater flows may affect downstream properties, including vineyards, broadacre farmland and dwellings; questions were raised about the adequacy of the proposed wastewater and stormwater management systems
- **water security:** concerns about water supply and impacts on availability of natural water resources that neighbouring primary industries rely on
- **noise and light pollution:** concerns regarding the lighting and noise assessments, as well as light and noise impacts on wildlife, the rural landscape and neighbouring residences and businesses; concern was also raised that the impacts of noise on the development from the neighbouring helicopter tourism business were not fully considered
- **environmental impacts:** concerns for wildlife due to vegetation clearance; accuracy of the environmental surveys was questioned due to being undertaken out-of-season for some plant species
- **infrastructure capacity:** the availability of electricity and water supply, as well as health and community services, to support the proposed development without compromising the level of service to other users
- **consultation:** concerns regarding lack of consultation, including with the Peramangk people.

Support for the proposal included:

- **environmental opportunities:** opportunities for the proposal to rejuvenate natural habitats through weed management and revegetation
- **support for location:** supported the proposed rural location
- **positive economic impacts:** opportunities for local tourism businesses to grow and additional employment opportunities, particularly for young people

Of the 237 submissions received, the sentiment was categorised as:

- 172 unsupportive
- 46 supportive
- 18 supportive with concerns
- 1 neutral.

All feedback and topics raised will be considered by the applicant in preparing the Response Document, as well as by the Department for Housing and Urban Development in preparing the Assessment Report.

## Engagement activities

The following engagement activities provided information about the project and gathered feedback from stakeholders and the community:

- YourSAy consultation website and online survey – 94 submissions
- PlanSA website online submission form – 16 submissions
- SPC reps email address – 136 submissions
- submissions received via post – 1 submission
- in-person community information sessions hosted by Department for Housing and Urban Development and Strategic Alliance at Barossa Park, Lyndoch on 27 November 2025
- public online information sessions held via Zoom, hosted by Department for Housing and Urban Development and Strategic Alliance on 3 December 2025
- hard copy EIS displayed at The Barossa Council and Department for Housing and Urban Development offices.

Note: some people made their submission using more than one method.

The consultation was promoted through local and state-wide media, social media, and Planning Ahead and YourSAy e-newsletters.

Direct letters were also sent to let adjacent landowners and key stakeholders know about the proposal and opportunity to share their feedback.

## More information

Visit YourSAy: [yoursay.sa.gov.au/barossa-eis](https://yoursay.sa.gov.au/barossa-eis)

Visit PlanSA: [Southern Barossa Winery and Tourist Accommodation Project](#)

Email: [DHUD.CrownImpactAssessment@sa.gov.au](mailto:DHUD.CrownImpactAssessment@sa.gov.au)