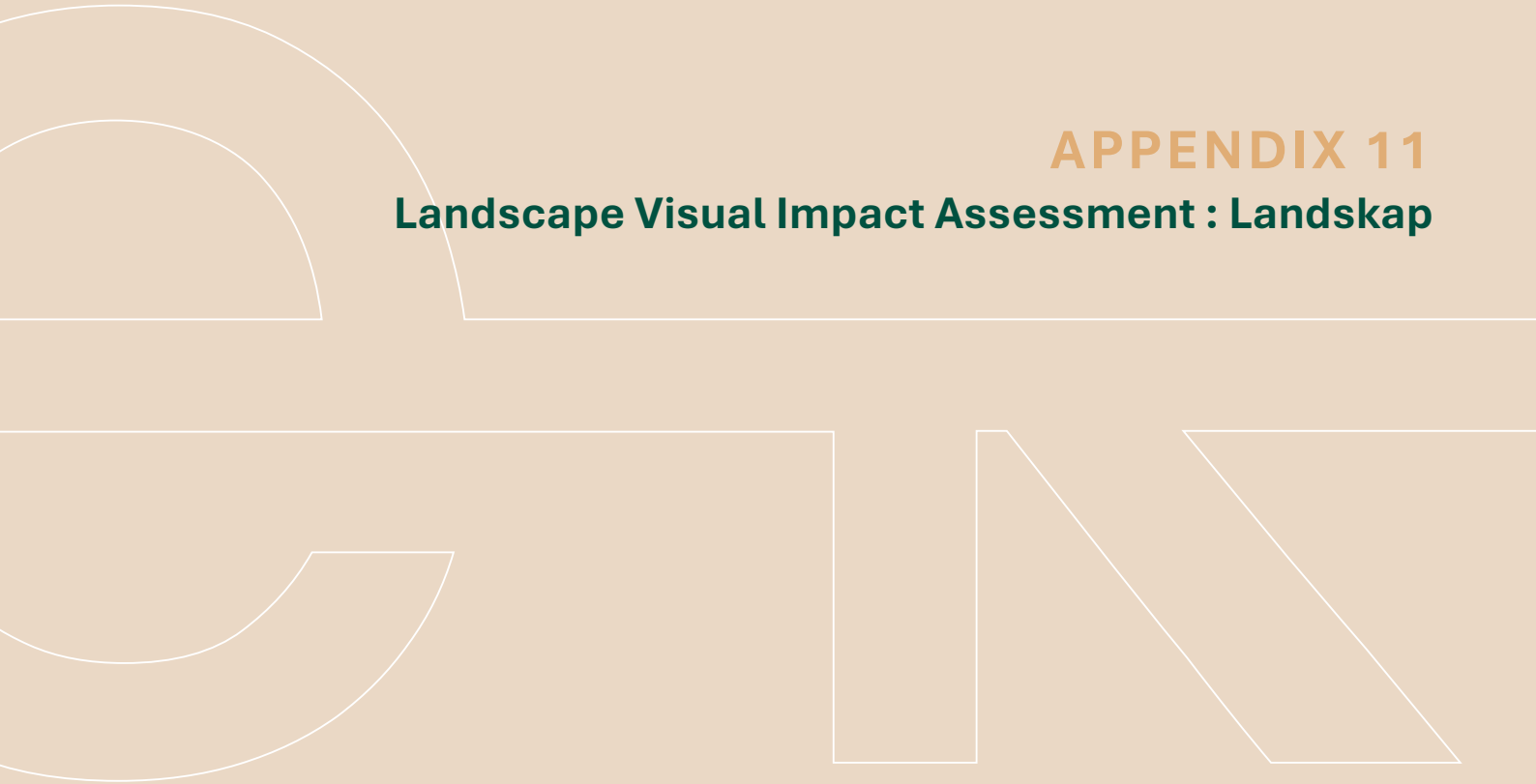




## APPENDIX 11

### Landscape Visual Impact Assessment : Landskap



# SOUTHERN BAROSSA WINERY & TOURIST ACCOMMODATION PROJECT

## LANDSCAPE VISUAL IMPACT ASSESSMENT

Project	Hoffnungsthal Rd, Lyndoch SA 5351
Ref No.	24.059
Client	Strategic Alliance
Architect	Baukultur
Planner	Ekistics
Date	09.09.25
Issue	EIS

### OVERVIEW

This landscape visual impact assessment relates to the proposed Southern Barossa Winery and Tourism Project located at Lot 102 Hoffnungsthal Road, Williamstown.

The purpose of the report is to provide an assessment and opinion of the suitability of the proposed development with consideration of the existing landscape context and relevant provisions of the Planning and Design Code.

### INSPECTION

The subject site and locality were inspected on several occasions in late 2024 and early 2025 to assess the character and amenity of the area and determine the possible visual impact of any proposal on the subject site. Photography was taken on Friday 23 May 2025 and 05 July 2025.

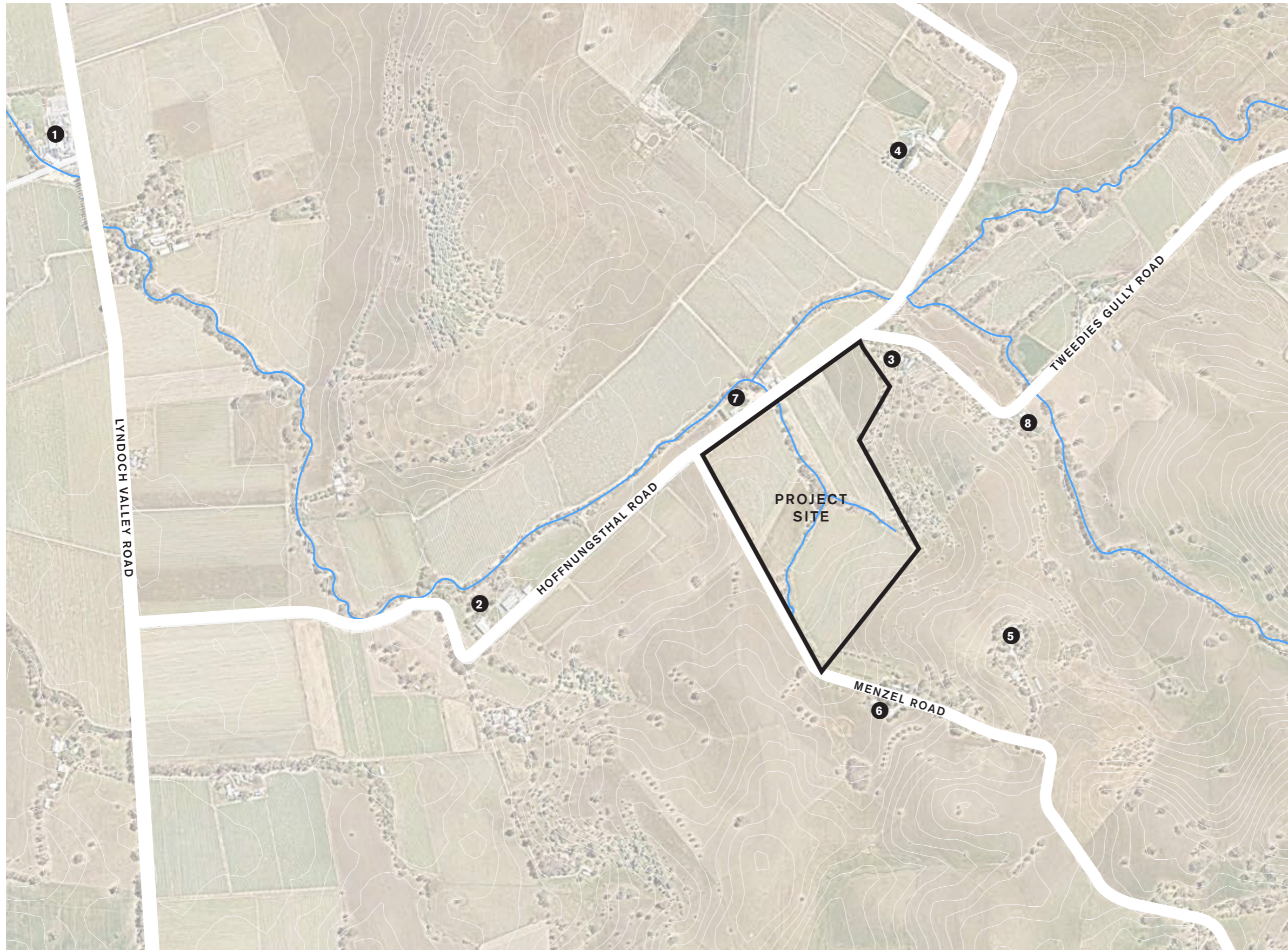
### BACKGROUND DOCUMENTS

The following documents have been considered in this report:

- Hotel Architectural Plans, Baukultur Architects
- Winery Architectural Plans, JBG Architects
- Landscape Report, Landskap
- Civil & Stormwater Management Report, MLEI
- Service Infrastructure Report & Plans, Lucid
- Traffic & Access Impact Assessment, Cirqa
- Preliminary Flora & Fauna Assessment, Succession Ecology,
- Hotel, Winery & Vineyard Operational Waste Management Plans, Colby Phillips Advisory
- Environmental Noise Assessment, Sonus
- Bushfire report, SA Bushfire Solutions
- Aboriginal Cultural Heritage Assessment, ACHM
- Sustainability Strategy Report, DSquared

# LANDSKAP

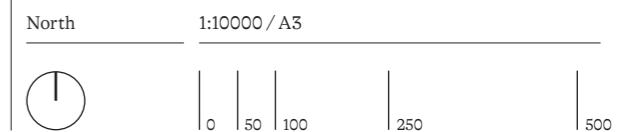
# LOCATION



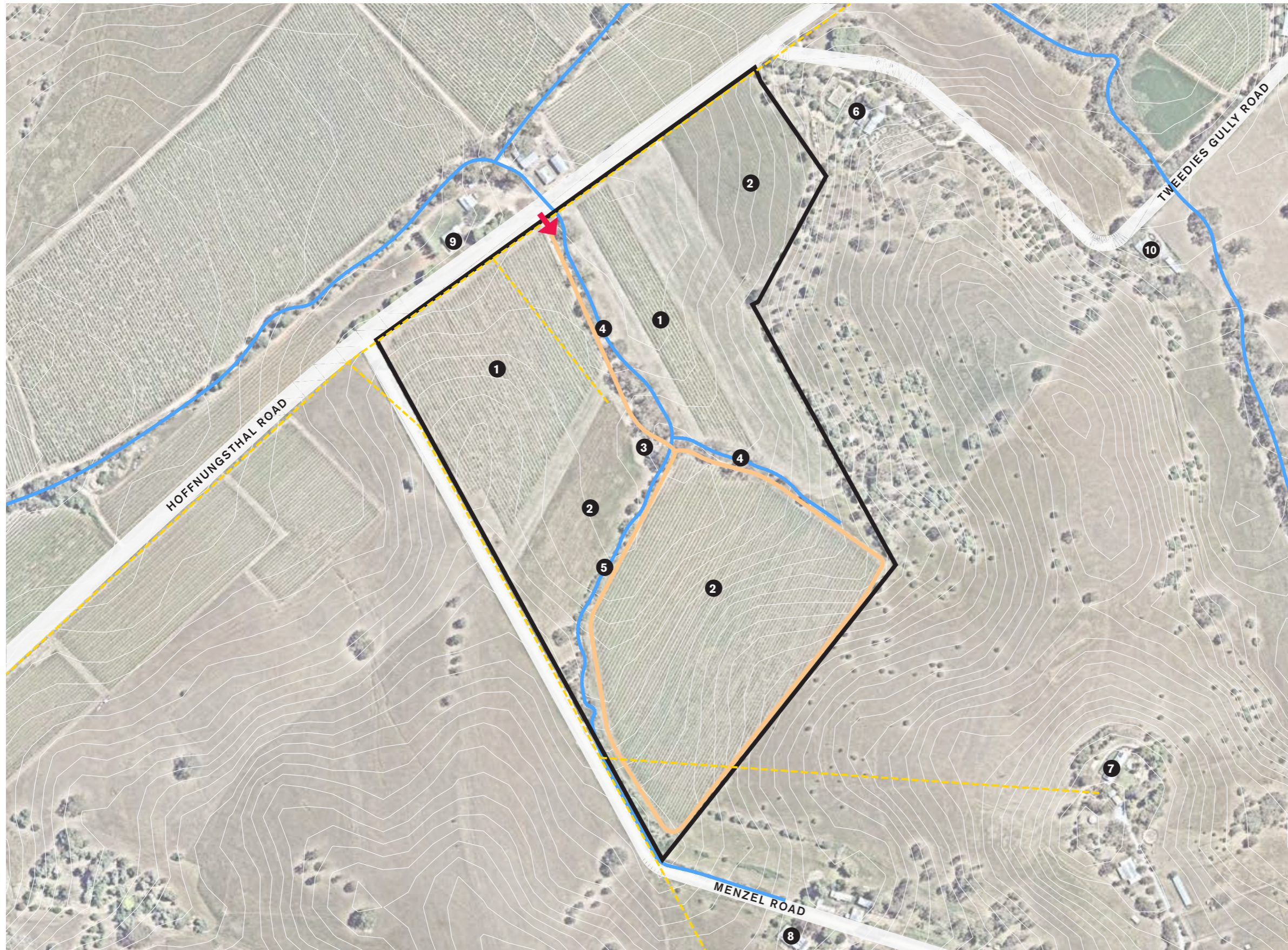
- Project site property boundary
- Seasonal watercourse
- 5m interval contours (source, ELVIS)
- 1** Southern Barossa Community Child Care
- 2** Twin Valley Estate
- 3** Lyndoch Lavender Farm & Cafe
- 4** Barossa Helicopters
- 5** Dwelling located at 117 Menzel Road
- 6** Dwelling located at 80 Menzel Road
- 7** Dwelling located at 183 Hoffnungsthal Road
- 8** Dwelling located at 385 Tweedies Gully Road

## SITE LOCATION

- The site is located approximately 55 km north-east of Adelaide, within the Barossa Council area.
- Lyndoch is approximately 5 km to the north, and Williamstown, approximately 6.5 km to the south.
- The surrounding landscape is characteristic of the southern Barossa Valley, defined by rolling hills with land use primarily focused on vineyards and pastoral uses.
- Scattered trees are located along fence lines and seasonal watercourses, contributing to the area's character. Species include a mix of local natives, and exotic species.
- The site is currently accessible from Hoffnungsthal Road, bordering the site the north. Menzel Road borders the site to the east.
- The Mount Lofty Ranges form a noticeable feature to the east of the site.



# EXISTING SITE



	Project site property boundary
	Seasonal watercourse
	Existing site access
	Existing internal site track
	Overhead powerlines
	2m interval contours (source, ELVIS)
<b>1</b>	Vineyard
<b>2</b>	Managed grassland
<b>3</b>	Water tanks & pump
<b>4</b>	Mature eucalypts along watercourse
<b>5</b>	Exotic weeds along watercourse
<b>6</b>	Lyndoch Lavender Farm & Cafe
<b>7</b>	Dwelling located at 117 Menzel Road
<b>8</b>	Dwelling located at 80 Menzel Road
<b>9</b>	Dwelling located at 183 Hoffnungsthal Road
<b>10</b>	Dwelling located at 385 Tweedies Gully Road

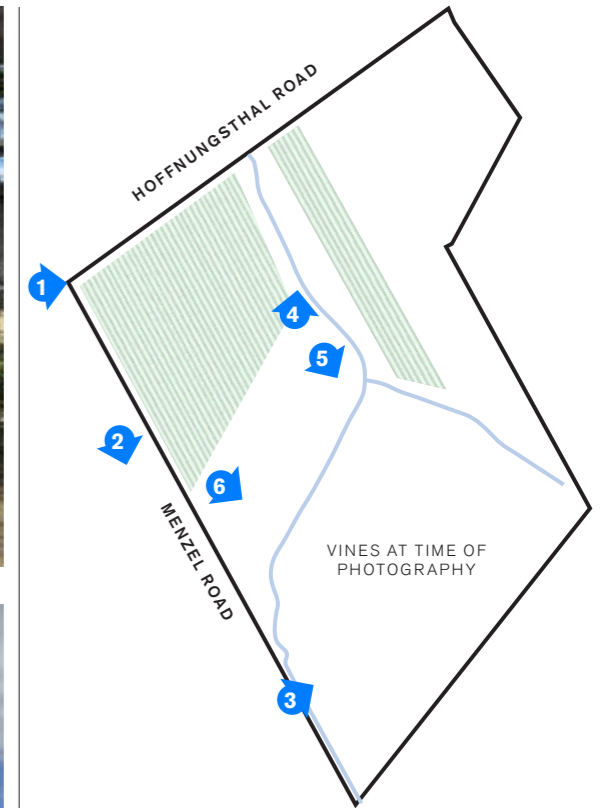
## SITE DESCRIPTION

- The project site is Lot 102 Hoffnungsthal Road, Williamstown. It is an irregular shape and comprises an area of approximately 21.5 hectares. The site is bounded by Hoffnungsthal Road to the north, Menzel Road to the west, and private allotments to the south and east.
- The landform is undulating, with a gradual slope falling toward the north. Two seasonal watercourses run along the eastern and western boundaries, coming together near the centre of the site before flowing north through a culvert under Hoffnungsthal Road.
- Existing vegetation broadly comprises vineyards and areas of open, managed grassland. Large remnant eucalypts are concentrated along the northern and eastern watercourses. Exotic species, including Olive and Ash, occur along the south-western portion of the watercourse and along the western boundary with Menzel Road. This vegetation provides visual screening from the road.
- Infrastructure within the site includes water tanks and pump facilities, located near the centre, and an internal track that provides circulation throughout. Vehicle access is from Hoffnungsthal Road.
- Overhead powerlines run along the southern side of Hoffnungsthal Road and the eastern side of Menzel Road, with additional lines crossing the site at both the south-western and northern ends.

North



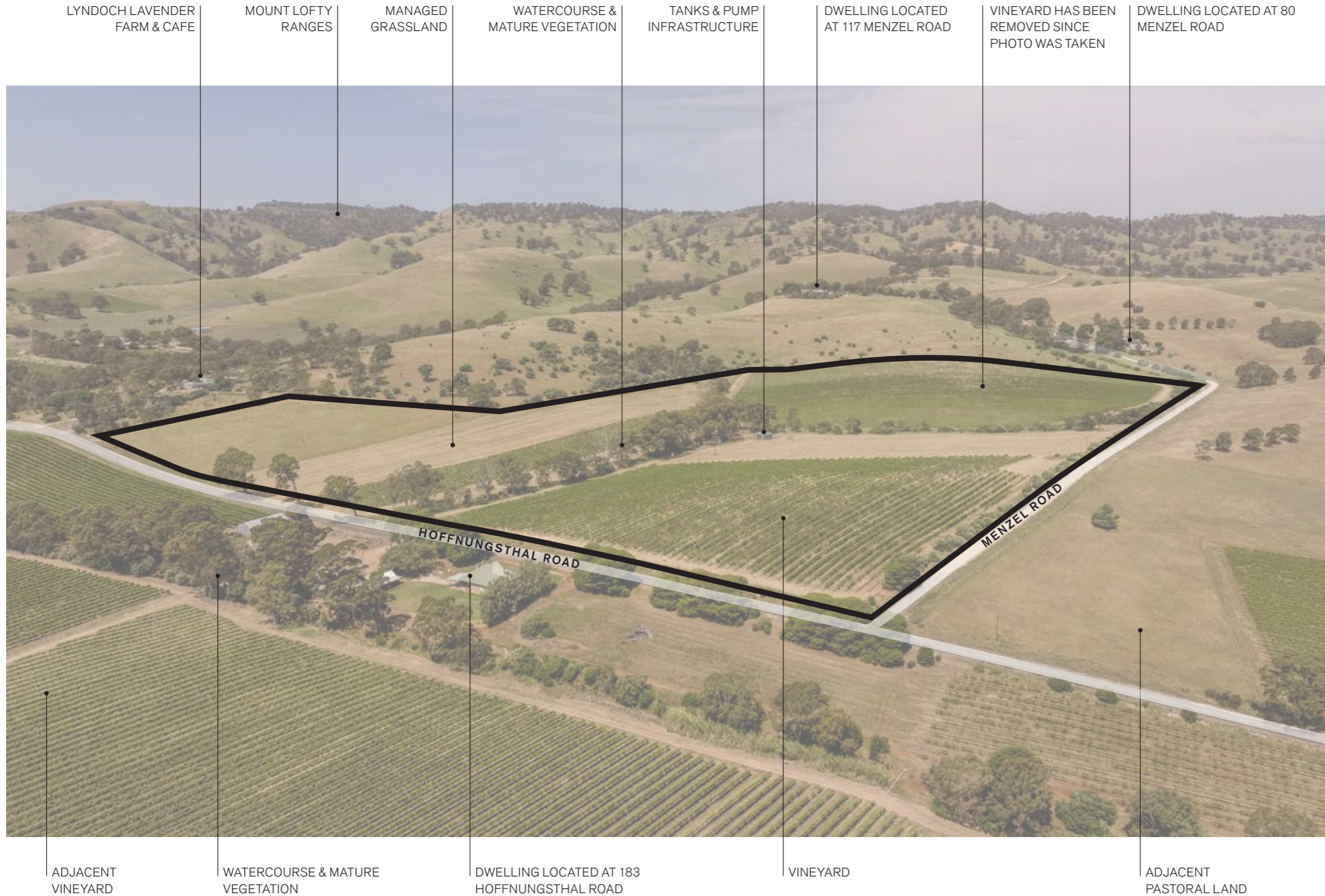
# EXISTING SITE



## NOTES

- Since the photographs were taken, the southern vineyard, located adjacent to Lot 117 Menzel Road has been removed. This vineyard is proposed to be replanted, refer landscape plans.

# EXISTING SITE



LYNDOCH LAVENDER FARM & CAFE

MOUNT LOFTY RANGES

MANAGED GRASSLAND

WATERCOURSE & MATURE VEGETATION

TANKS & PUMP INFRASTRUCTURE

DWELLING LOCATED AT 117 MENZEL ROAD

VINEYARD HAS BEEN REMOVED SINCE PHOTO WAS TAKEN

DWELLING LOCATED AT 80 MENZEL ROAD

ADJACENT VINEYARD

WATERCOURSE & MATURE VEGETATION

DWELLING LOCATED AT 183 HOFFNUNGSTHAL ROAD

VINEYARD

ADJACENT PASTORAL LAND

— Approximate project site property boundary

## NOTES

- Photograph is taken from a drone. The photograph is taken from north of the site, looking south-east towards the Mt Lofty Ranges.
- Since the photographs were taken, the southern vineyard, located adjacent to Lot 117 Menzel Road has been removed. This vineyard is proposed to be replanted, refer landscape plans.

North



# EXISTING CHARACTER

OVERVIEW	
<b>Location</b>	Lot 102 Hoffnungsthal Road, Williamstown
<b>P&amp;D Zone</b>	Rural
<b>P&amp;D Overlay</b>	Character Preservation District (Not In Township) Hazards (Bushfire - High Risk) Hazards (Flooding - Evidence Required) Limited Land Division Native Vegetation Prescribed Water Resources Area Significant Landscape Protection Water Protection Area Water Resources
<b>Council Area</b>	Barossa Council

### LANDSCAPE CHARACTER

The landscape character of the local area is characteristic of the southern Barossa Valley and is defined by the following key features:

- Gently undulating hills comprising vineyards, pastoral land, and scattered vegetation.
- The Mount Lofty Ranges, that form a prominent backdrop to the east of the site.
- Scattered rural dwellings, sheds, and water tanks associated with pastoral and viticultural land uses.
- Vegetation, primarily located along seasonal watercourses, adjacent dwellings and sheds, along roadsides and fence lines. Species generally include a mix of local native species, primarily Eucalyptus, and exotics such as Pinus (pine), Olea (olive), and Fraxinus (ash).
- The landscape character changes noticeably with the seasons. In summer, dense vine foliage provides visual screening and creates a strong contrast with the surrounding pastoral land uses. In winter, following leaf drop, the landscape opens up, and the colours and textures become more muted and uniform.

### TOPOGRAPHY & VIEWS

- The local topography is characterised by gently undulating hills.
- The site is located within a broad valley framed by the Mount Lofty Ranges to the east. They form a visually prominent and elevated backdrop to the site and local area.
- Ridges to the east, south, and west of the site limit long-range views from these directions, effectively screening the majority of the site from long-range viewpoints.
- More open views to and from the site are available from the highest point along the southern boundary.
- Seasonal watercourses run along the eastern and western boundaries, coming together in the centre of the site and flowing north through a culvert under Hoffnungsthal Road.
- Vegetation, located along roadways, fencelines and seasonal watercourse provide visual screening from the immediate area and long-distance viewpoints.
- While the undulating hills of the local area create a sense of openness, the site is largely visually contained, except from elevated viewpoints to the south. This is due to the screening effect of ridgelines, valleys, vines and existing vegetation.

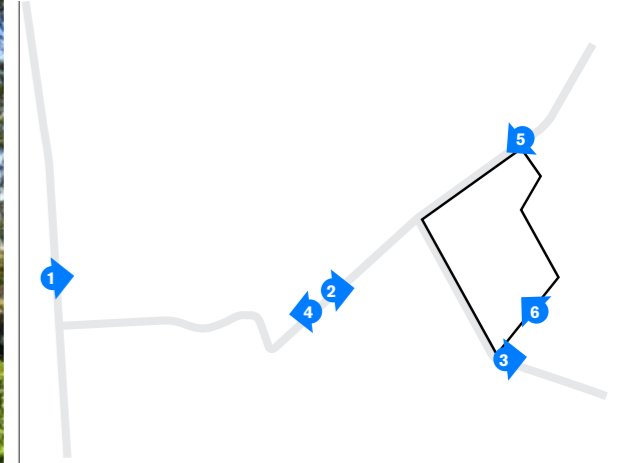
### BUILT FORM

- Within the local area, dwellings are located along Hoffnungsthal Road, Menzel Road and Tweedies Gully Road. The closest dwellings are located at:
  - 183 Hoffnungsthal Rd, located opposite the site to the north. This dwelling functions as a bed and breakfast.
  - 117 Menzel Road, located south of the site.
- Local businesses in the local area include the Lyndoch Lavender Farm, Barossa Helicopters, Barossa Rodeo and the Dairyman Barossa.
- Within the local area, structures include rural dwellings, agricultural sheds, and water tanks.
- Within the local area, building scale and setback vary. Dwellings are more modest in scale and are typically setback from the boundary. Wineries, winemaking facilities and sheds are typically larger in scale and are often located closer to the road.
- Building materials typically include corrugated metal, timber, and masonry, with a neutral or muted colour palette that blends into the surrounding landscape.
- Fencing is common and generally consists of post-and-wire or timber post fencing, located along property boundaries within private allotments between vineyards and grazing areas.

### VISUAL INTERFERENCE & INFRASTRUCTURE

- Existing water tanks and pump infrastructure are located near the centre of the site.
- Overhead powerlines are located along the southern side of Hoffnungsthal Road and the eastern side of Menzel Road, with transmission lines crossing the site at both the south-western and northern ends.
- Powerlines are visually intrusive in certain views, particularly where they intersect open sky or align with view corridors across the site.
- Agricultural equipment, fencing, and small-scale infrastructure such as irrigation systems are present but typically low in scale and visual impact.
- Large agricultural sheds located along Hoffnungsthal Road form a noticeable feature in the landscape.

# EXISTING CHARACTER



# GREATER BAROSSA CHARACTER



# PROPOSED DEVELOPMENT

We understand the proposal comprises the following:

- Development of a hotel
- Development of a winery
- Site-wide landscaping

Further detail of the proposal is included in the following:

## **SITE WIDE, BAUKULTUR**

- Sketch Plan - Site, SK\_1100, Rev Q, dated 06.06.2025

## **HOTEL, BAUKULTUR**

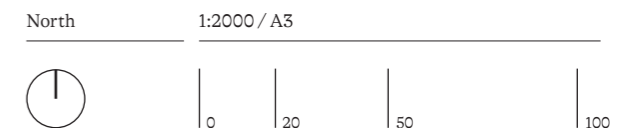
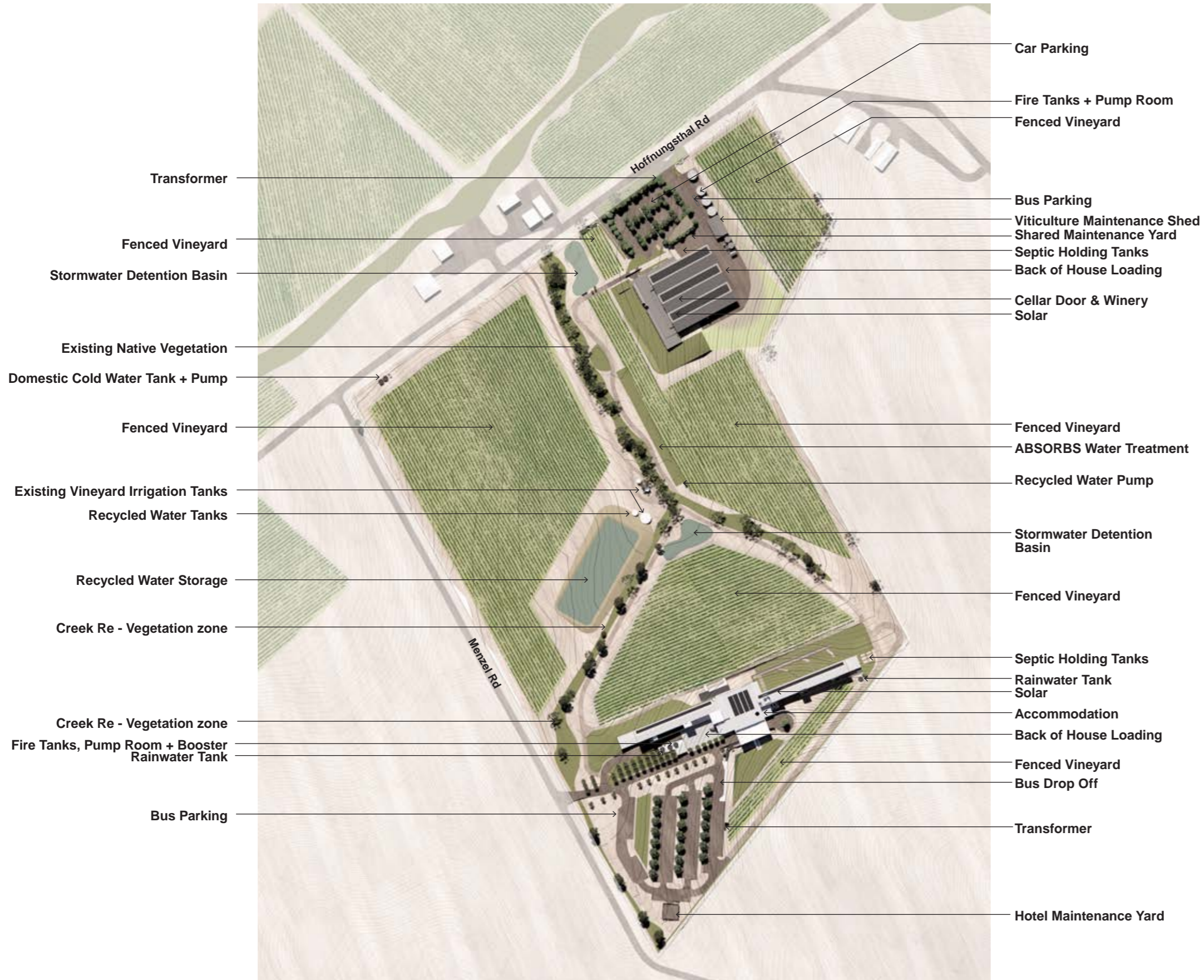
- Sketch Plan - L01, SK\_1101, Rev M, dated 08.08.2025
- Sketch Plan - L02, SK\_1102, Rev N, dated 08.08.2025
- Elevations, SK\_2000, Rev M, dated 08.08.2025
- Long Section
- Materials

## **WINERY, JBG**

- Site Plan, A003, Rev P10, dated 18.07.2025
- Site Elevations, A200, Rev P5, dated 18.07.2025

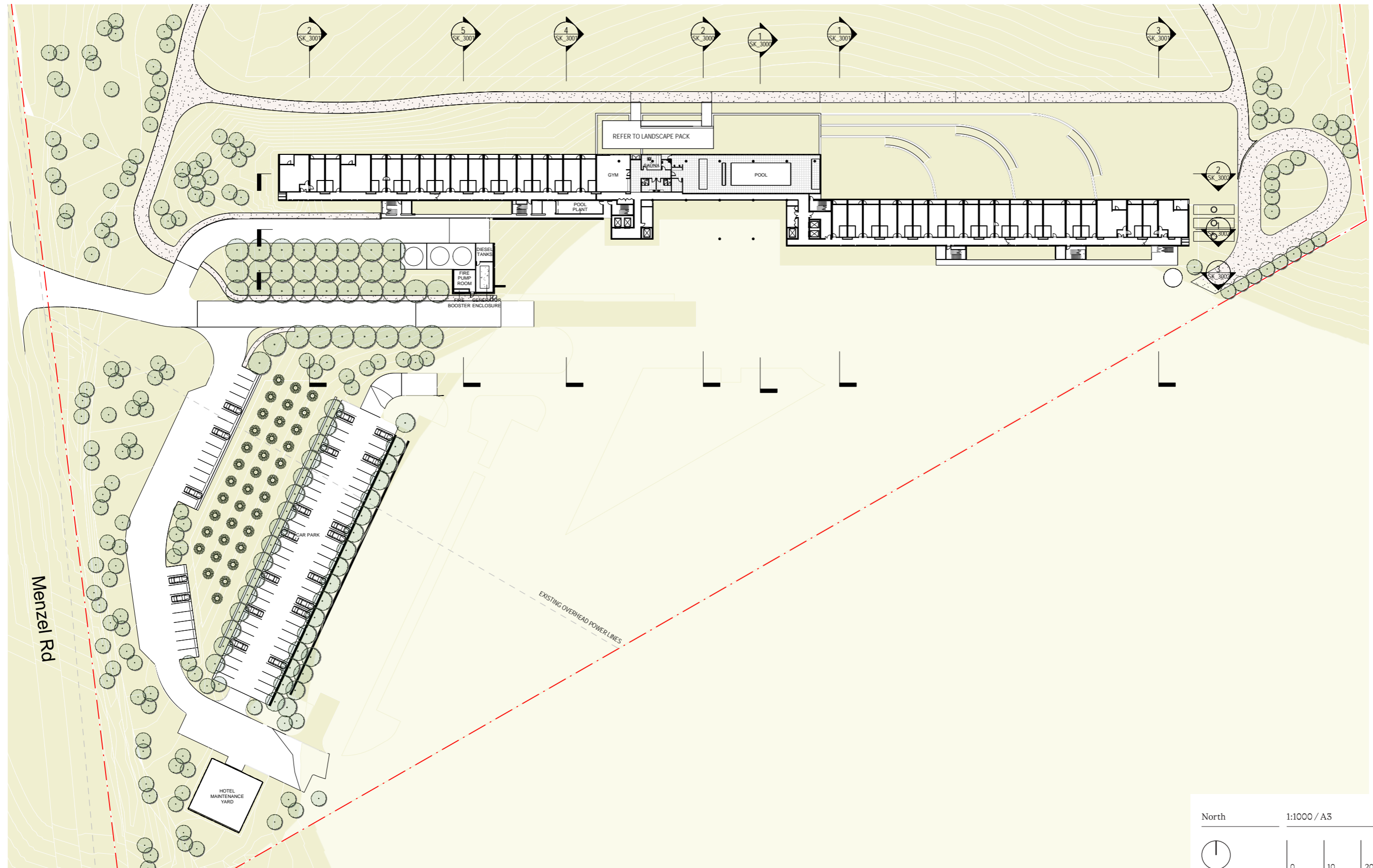
# PROPOSED SITE PLAN

BAUKULTUR, SKETCH PLAN SITE, SK\_1101, REV Q, 08.06.2025



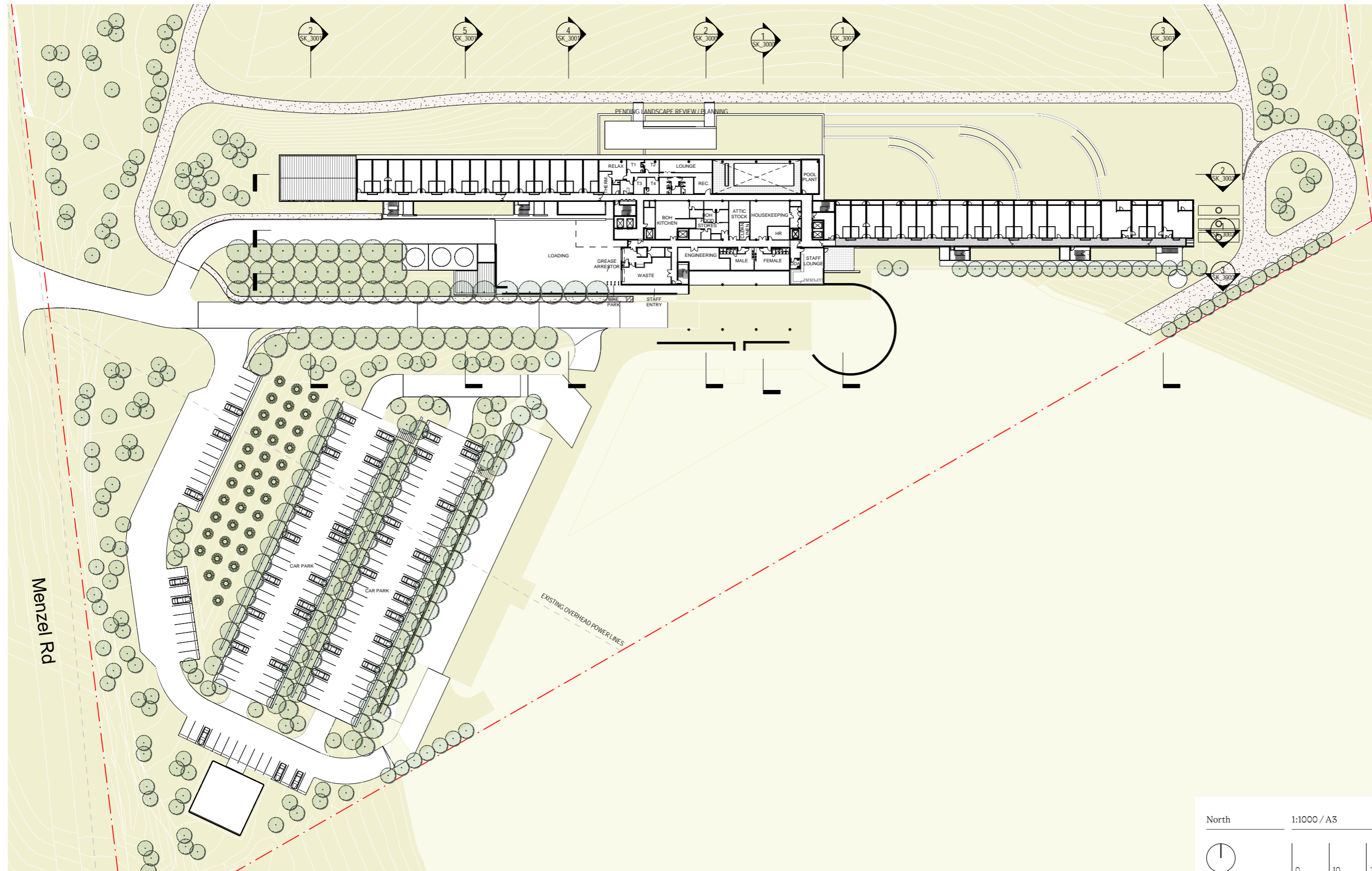
# PROPOSED HOTEL - LEVEL 01

BAUKULTUR, SKETCH PLAN - L01, SK\_1102, REV M, 08.08.2025



# PROPOSED HOTEL - LEVEL 02

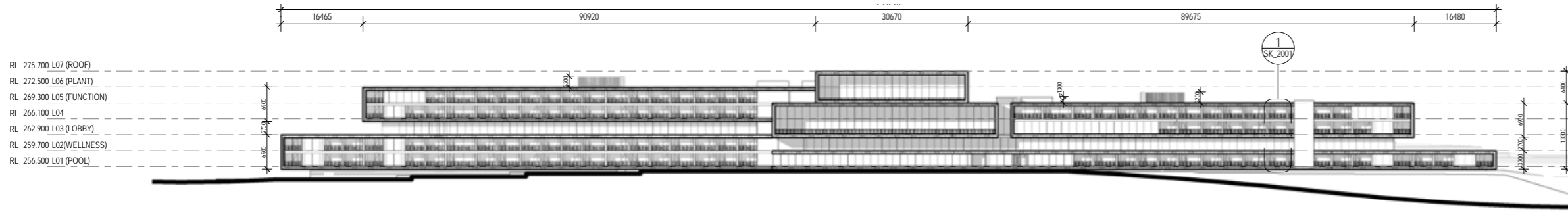
BAUKULTUR, SKETCH PLAN - L02, SK\_1102, REV N, 08.08.2025



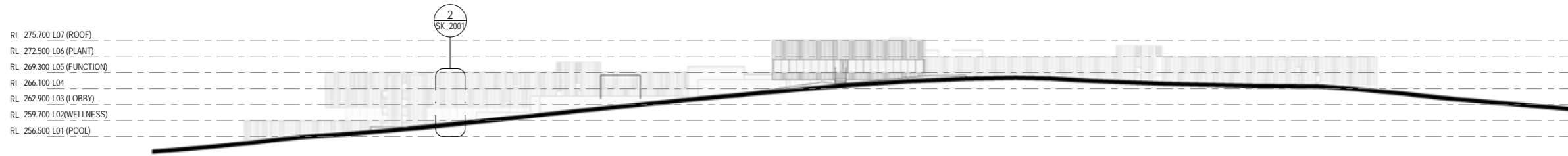
North 1:1000 / A3

# PROPOSED HOTEL - ELEVATIONS

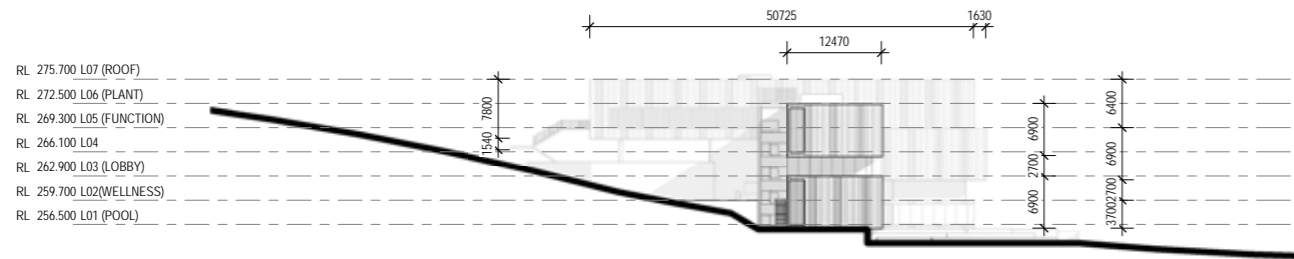
BAUKULTUR, ELEVATIONS, SK\_2000, REV N, 20.08.2025



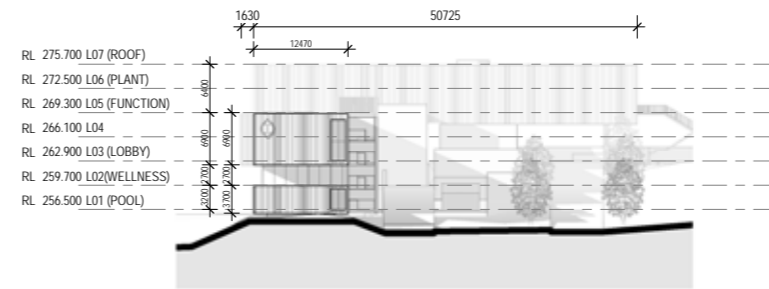
1 NORTH ELEVATION  
1:500



2 SOUTH ELEVATION  
1:500



3 EAST ELEVATION  
1:500



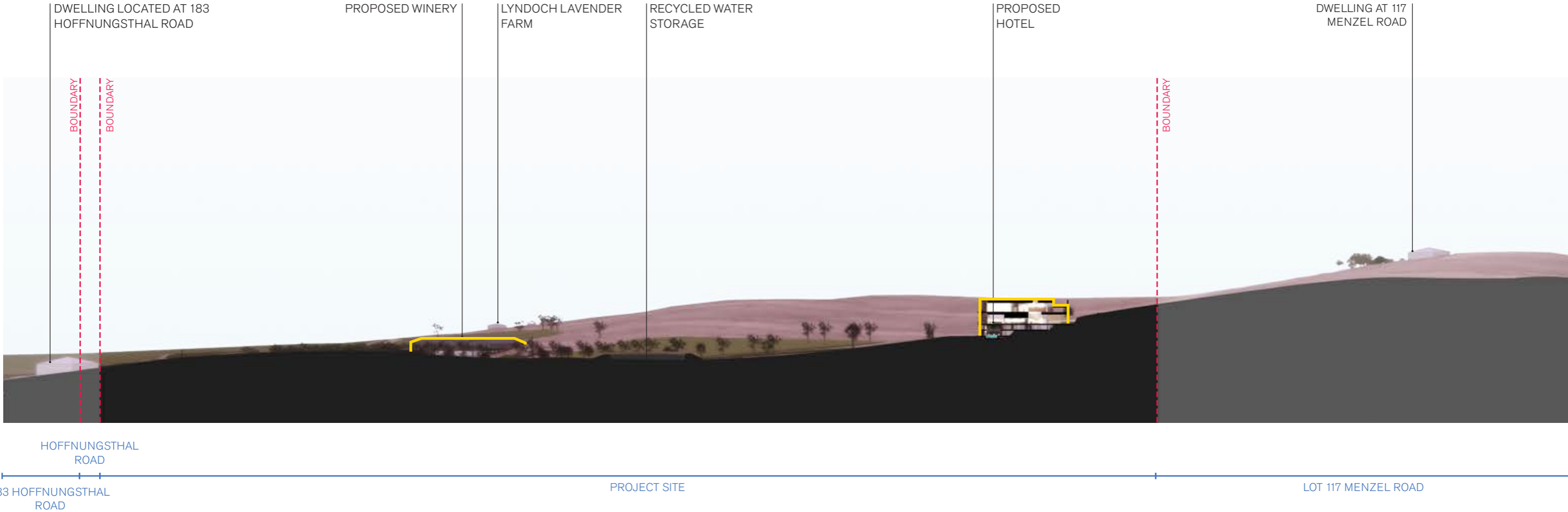
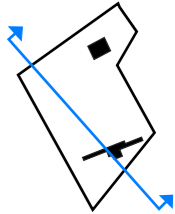
4 WEST ELEVATION  
1:500

1:1000 / A3



# PROPOSED HOTEL - SITE SECTION

BAUKULTUR



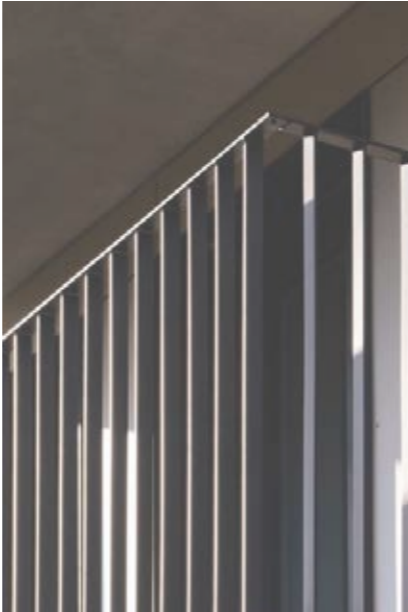
# PROPOSED MATERIALS WINERY & HOTEL



CORTEN CLADDING



NATURAL TIMBER



BRONZE METAL



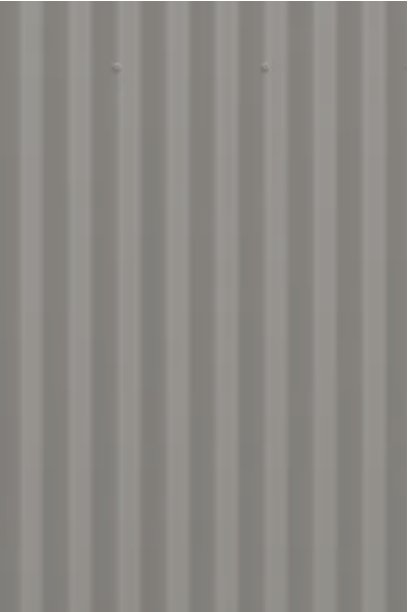
GLAZING



PRECAST CONCRETE



NATURAL STONE

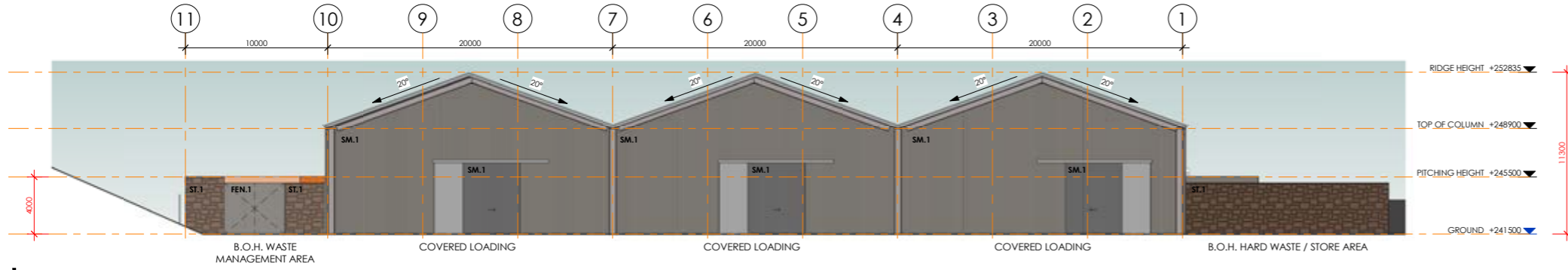


CUSTOM ORB - WALLABY

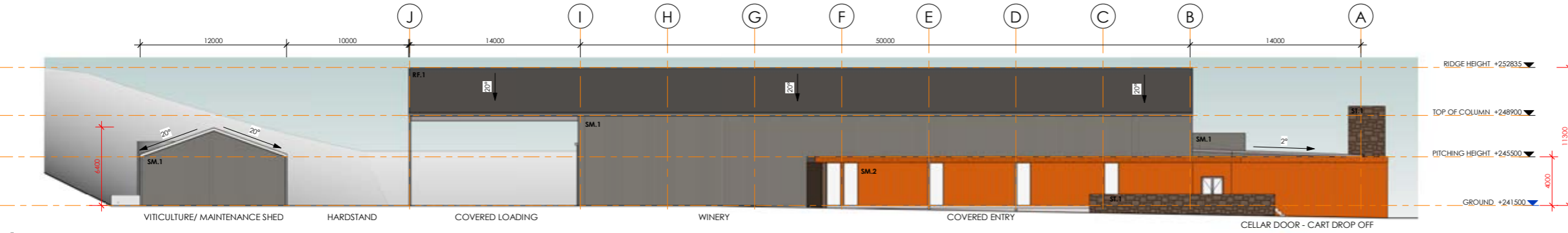


# PROPOSED WINERY - ELEVATIONS

JBG, SITE ELEVATIONS, A200, REV P5, 18.07.2025



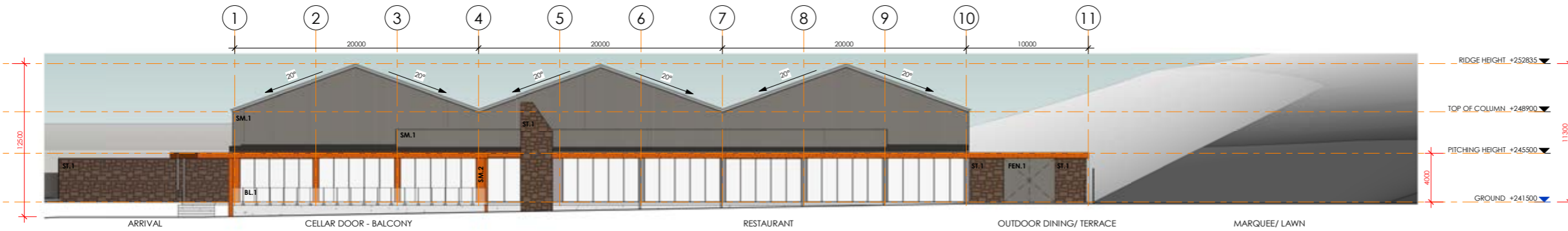
1 | ELEVATION - NORTH EAST  
1:200



2 | ELEVATION - NORTH WEST  
1:200



3 | ELEVATION - SOUTH EAST  
1:200



4 | ELEVATION - SOUTH WEST  
1:200

1:400 / A3



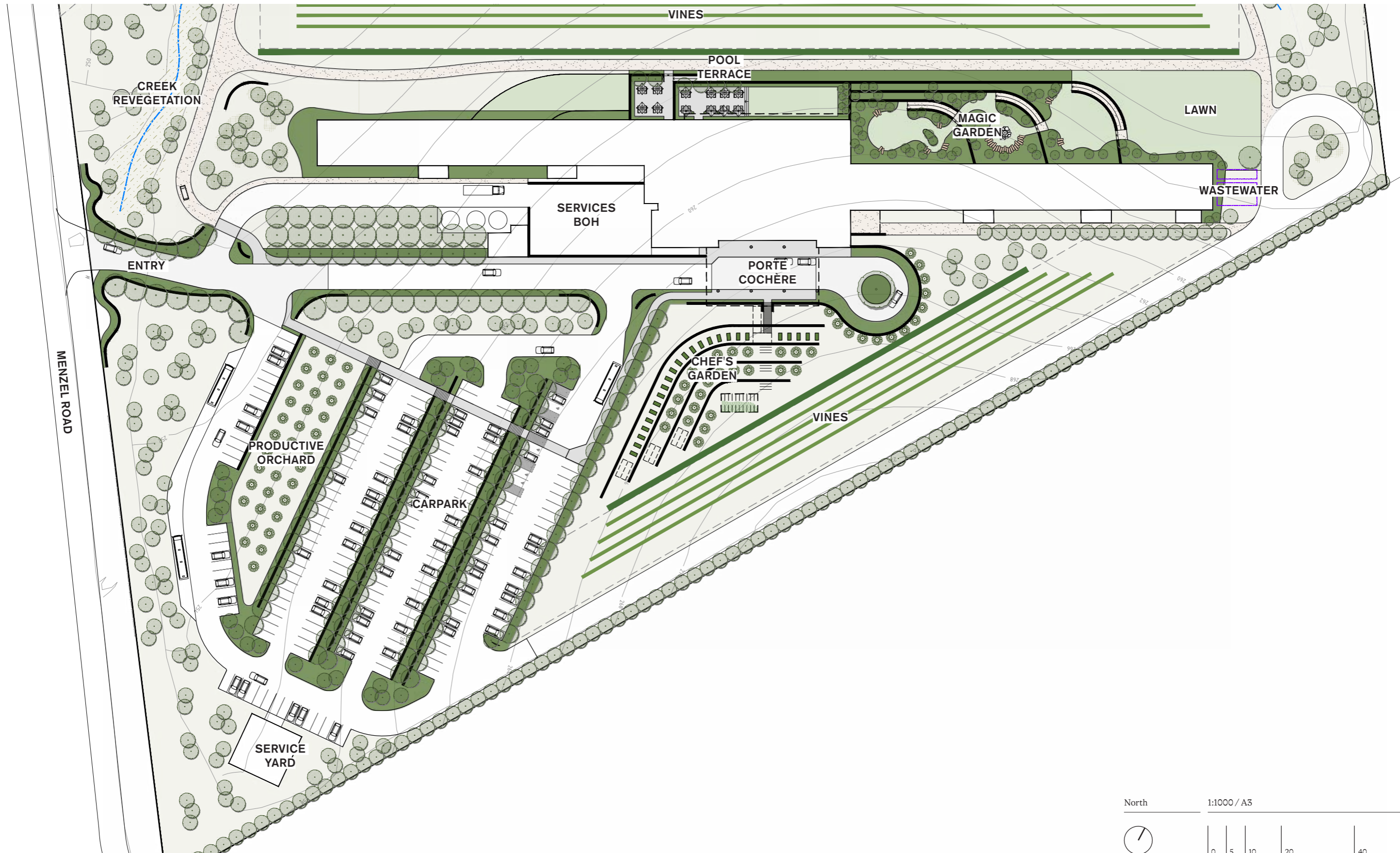
# LANDSCAPE PLAN

## **HOTEL & WINERY, LANDSKAP**

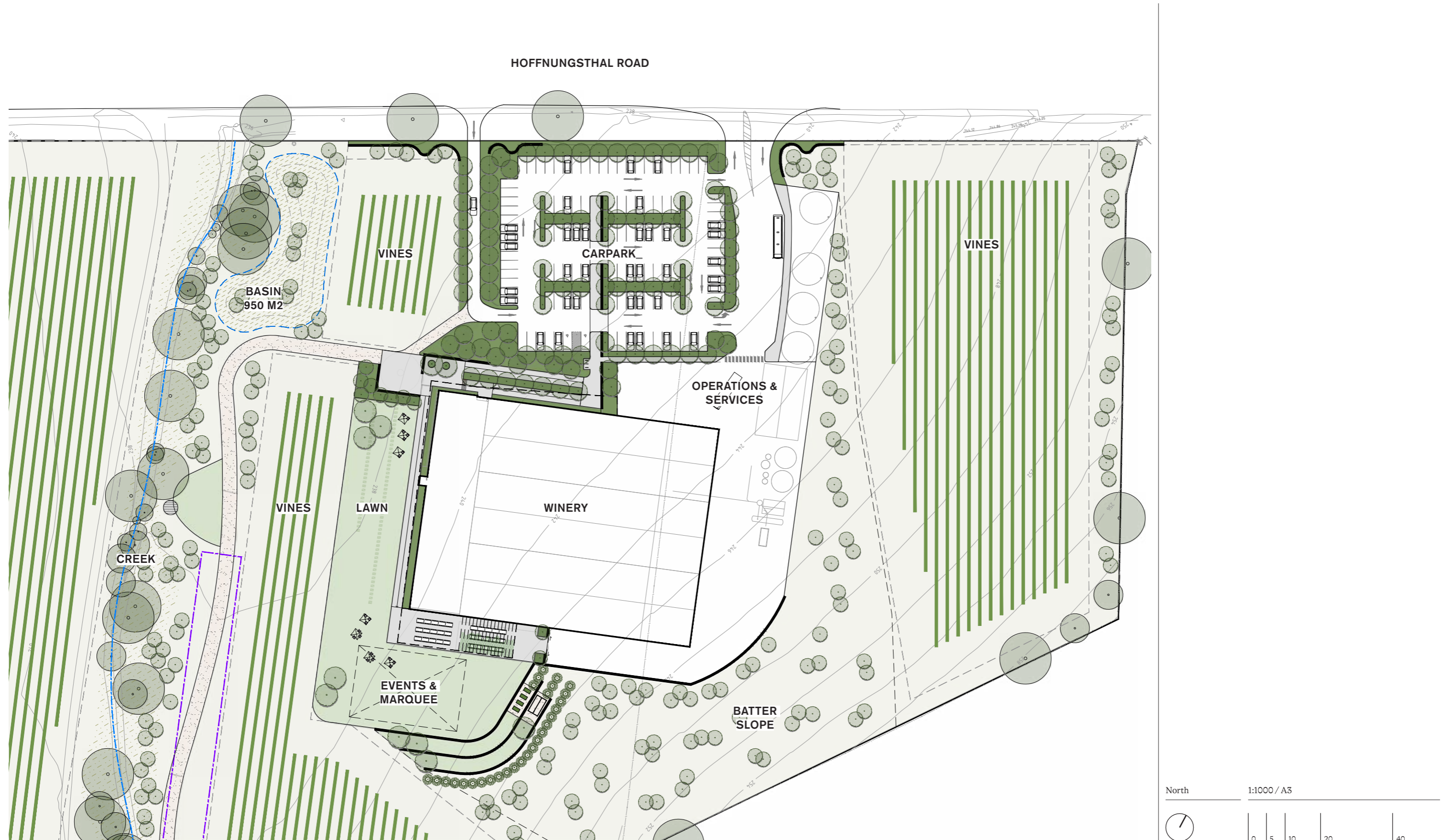
- Hotel Landscape Plan, dated 09.09.2025
- Winery Landscape Plan, dated 09.09.2025

Refer to landscape package for further detailed landscape drawings

# HOTEL LANDSCAPE PLAN



# WINERY LANDSCAPE PLAN



# VISUAL ASSESSMENT

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# METHODOLOGY

## PHOTOGRAPHY

- A desktop review and viewshed mapping were undertaken to identify key locations within the local area where the proposal may be visible.
- Photographs were captured from key viewpoints, acknowledging that not every potential view has been included. Photographs were primarily captured from publicly accessible viewpoints. Given their proximity to the site and potential for visual impact, the design team also sought permission to access private properties, including the Lyndoch Lavender Farm and 117 Menzel Road. Permission was granted at the Lyndoch Lavender Farm, allowing the design team to capture photography (refer View 10). At 117 Menzel Road, the property owners elected to undertake the photography themselves (refer Views 13 and 14).
- A 5m flagpole marker was placed at the proposed hotel and winery locations to provide a reference for location and scale during digital rendering.
- Photography was undertaken at selected viewpoints. Each location was photographed at three focal lengths: 27mm, 50mm, and 80mm.
- A desktop review confirmed that 27mm focal length images provided the most suitable field of view and level of zoom for assessment.
- All photographs were taken at eye level without filters.
- A series of representative locations were selected to illustrate the potential visual impact of the proposal.
- Any photographs that have been altered, are labelled as 'Digital Renders'.

## 3D MODEL & DIGITAL RENDERS

- A 3D building information model of the hotel and winery was developed, based on surveyed topographical data.
- Views were established within the 3D model to align with the photographed locations, and the proposed buildings were rendered from these perspectives.
- The rendered images were superimposed onto site photography, using the flagpole marker, fence lines, power poles, tanks, roads, and surrounding landform as alignment

5M HEIGHT FLAGPOLE MARKER



ORIGINAL PHOTOGRAPH



3D MODEL OF THE PROPOSAL



DIGITAL RENDER OF THE PROPOSAL, INCLUDING LANDSCAPING SUPERIMPOSED OVER THE PHOTOGRAPH

The following rating scale has been used to determine the visual notability of the proposal at each viewpoint:

VISUAL NOTABILITY	DESCRIPTION
Negligible	Subject cannot be seen
Low	Subject can be seen
Moderate	Subject is reasonably visible
High	Subject is highly visible
Very High	Subject is highly visible and prominent

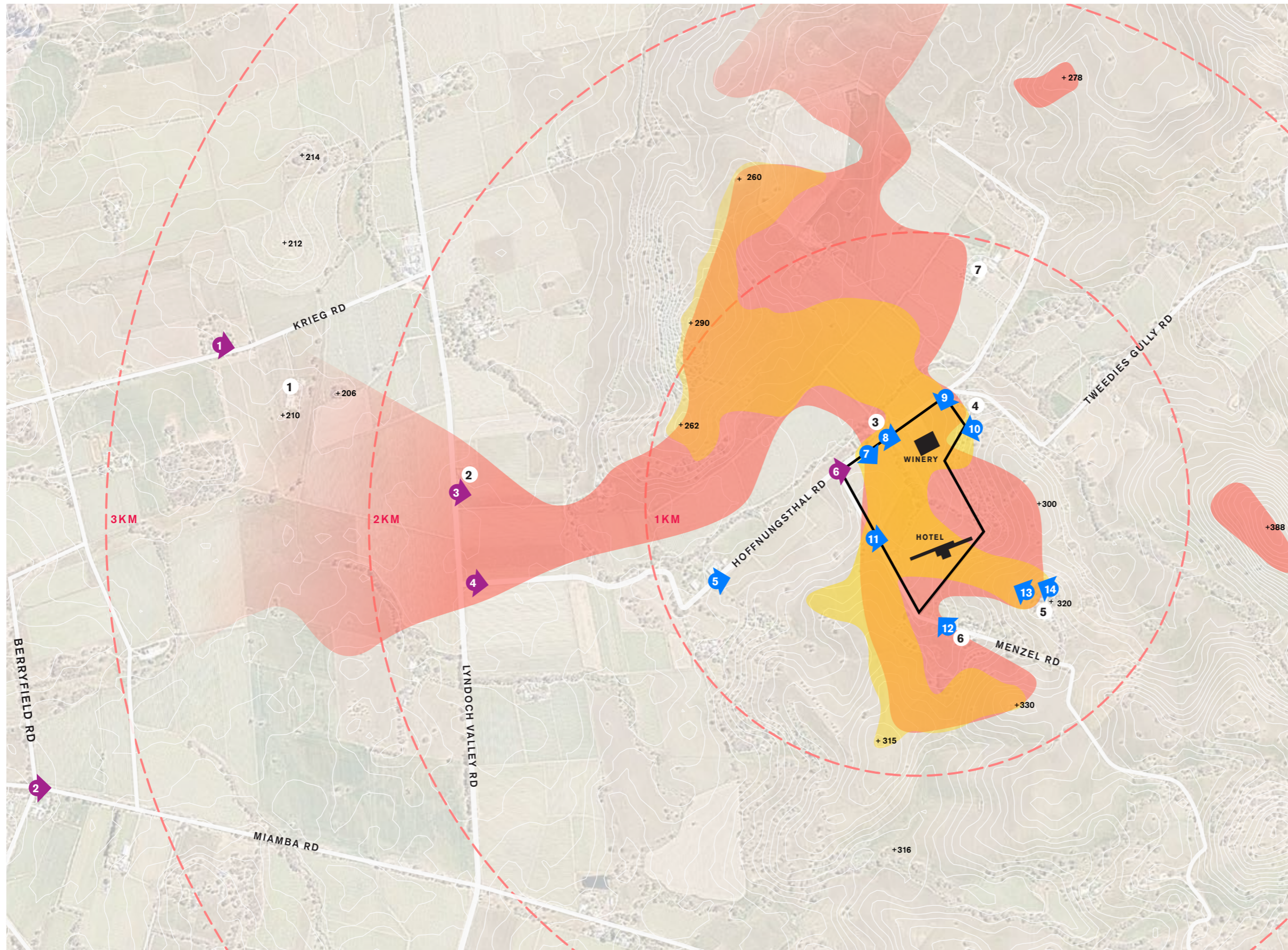
The following rating scale has been used to determine the visual impact of the proposal at each viewpoint. The visual impact takes into account how sensitive to change the existing landscape is.

IMPACT OF PROPOSAL	DESCRIPTION
Negligible	Will <b>not</b> be noticed and has a negligible to no impact on the visual amenity of the area
Low	Will just be noticed and has a low impact on the visual amenity of the area
Moderate	Will be noticed and has a moderate impact on the visual amenity of the area
High	Will be noticed and has a high impact on the visual amenity of the area
Very High	Will be noticed and has a very high impact on the visual amenity of the area

## GLOSSARY OF TERMS

<b>Skylining</b>	An outline or silhouette of a building or structure against the background of the sky
<b>Viewpoint</b>	The specific location of a view, typically used for assessment purposes
<b>Viewshed</b>	The area that the proposal can be seen from
<b>Visibility</b>	The state or fact of being visible or seen
<b>Visual impact</b>	The impacts on the views from residences, workplaces and public places

# VIEWPOINTS & VIEWSHED



- Project site property boundary
- Photographic viewpoint
- Photographic viewpoint with digital render
- 5m interval contours\*
- +XX Australian Height Datum (AHD) level\*
- Approximate extent of hotel viewshed
- Approximate extent of winery viewshed

Dwelling / commercial buildings within the viewshed area:

- 1 59 Krieg Road
- 2 289 Lyndoch Valley Road
- 3 185 Hoffnungsthal Road
- 4 407 Tweedies Gully Road (Lavender Farm)
- 5 117 Menzel Road
- 6 80 Menzel Road
- 7 261 Hoffnungsthal Road (Barossa Helicopters)

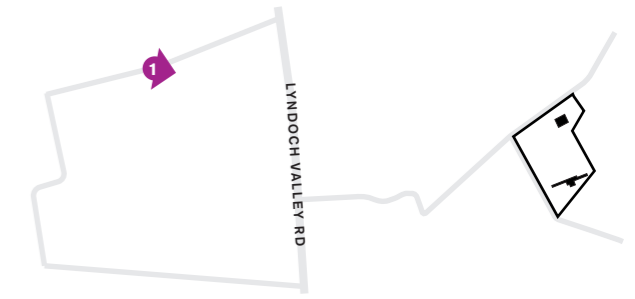
## NOTES

- The approximate viewsheds identified on the plan adjacent were determined through:
  - On-site investigations utilising the 5m height flagpole marker.
  - Viewshed and topographic information sourced from Google Earth.
  - Note, The viewshed is based on topographic information and does not take into account vegetation and other objects that may impact visibility.
- \* Contour information is sourced from Elevation and Depth - Foundation Spatial Data (ELVIS) and cross-referenced with Nature Maps, Data SA

North



# VIEWPOINT 01 ORIGINAL



KRIEG ROAD

LOCATION OF PROPOSED HOTEL AND WINERY  
ARE NOT VISIBLE FROM THIS VIEW

DWELLING LOCATED AT 117  
MENZEL ROAD



## VIEWPOINT 01 - ORIGINAL

<b>Location</b>	Krieg Road
<b>Date &amp; time</b>	05.07.2025 - 11:00am
<b>Image modification</b>	None
<b>Distance from the hotel</b>	2,600m
<b>Distance from the winery</b>	2,550m
<b>Hotel visual notability</b>	Negligible
<b>Hotel visual impact</b>	Negligible
<b>Winery visual notability</b>	Negligible
<b>Winery visual impact</b>	Negligible

## NOTES

- From this viewpoint, the proposed hotel and winery are expected to have a negligible to no impact on the surrounding landscape character or visual amenity. This is primarily due to the combination of viewing distance, intervening topography, and existing vegetation that screens the site.

# VIEWPOINT 02 ORIGINAL

LOCATION OF PROPOSED HOTEL AND WINERY  
ARE NOT VISIBLE FROM THIS VIEW

DWELLING LOCATED AT 117  
MENZEL ROAD

MIAMBA ROAD



## VIEWPOINT 02 - ORIGINAL

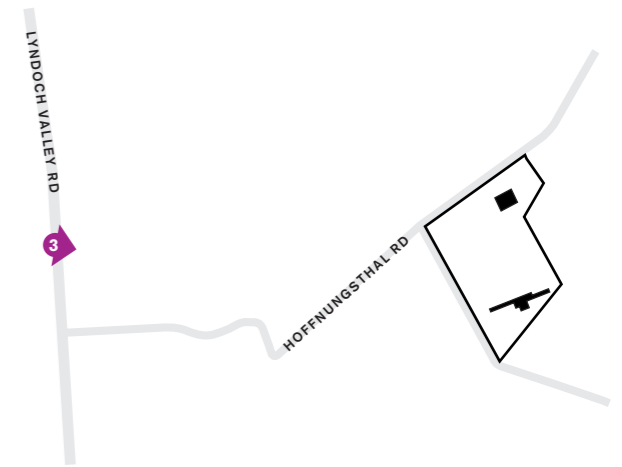
<b>Location</b>	Corner of Miamba & Berryfield Road
<b>Date &amp; time</b>	05.07.2025 - 10:00am
<b>Image modification</b>	None
<b>Distance from the hotel</b>	3,000m
<b>Distance from the winery</b>	3,100m
<b>Hotel visual notability</b>	Negligible
<b>Hotel visual impact</b>	Negligible
<b>Winery visual notability</b>	Negligible
<b>Winery visual impact</b>	Negligible

## NOTES

- From this viewpoint, the proposed hotel and winery are expected to have a negligible to no impact on the surrounding landscape character or visual amenity. This is primarily due to the combination of viewing distance, intervening topography, and existing vegetation that screens the site.

# VIEWPOINT 03 ORIGINAL

LOCATION OF PROPOSED HOTEL AND WINERY ARE NOT VISIBLE FROM THIS VIEW



## VIEWPOINT 03 - ORIGINAL

<b>Location</b>	Lyndoch Valley Road
<b>Date &amp; time</b>	23.05.2025 - 10:00am
<b>Image modification</b>	None
<b>Distance from the hotel</b>	1,700m
<b>Distance from the winery</b>	1,700m
<b>Hotel visual notability</b>	Negligible
<b>Hotel visual impact</b>	Negligible
<b>Winery visual notability</b>	Negligible
<b>Winery visual impact</b>	Negligible

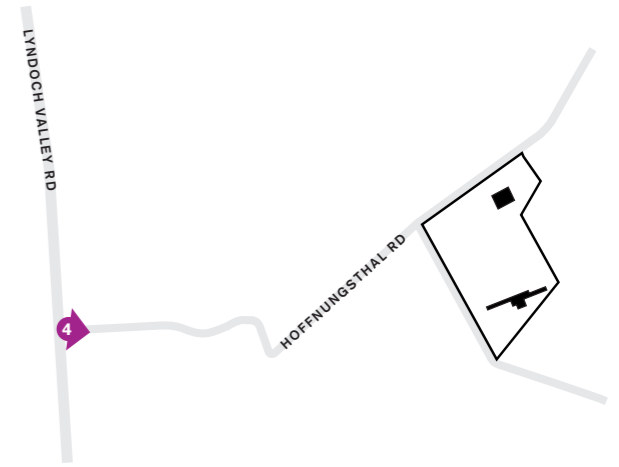
## NOTES

- From this viewpoint, the proposed hotel and winery are expected to have a negligible to no impact on the surrounding landscape character or visual amenity. This is primarily due to the combination of viewing distance, intervening topography, and existing vegetation that screens the site.

# VIEWPOINT 04 ORIGINAL

LOCATION OF PROPOSED HOTEL AND WINERY  
ARE NOT VISIBLE FROM THIS VIEW

HOFFNUNGSTHAL ROAD



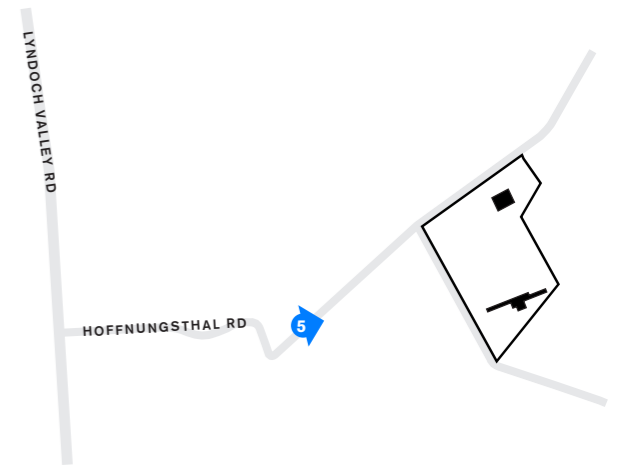
## VIEWPOINT 04 - ORIGINAL

<b>Location</b>	Corner of Lyndoch Valley Road & Hoffnungsthal Road
<b>Date &amp; time</b>	23.05.2025 - 10:00am
<b>Image modifications</b>	None
<b>Distance from the hotel</b>	1,600m
<b>Distance from the winery</b>	1,700m
<b>Hotel visual notability</b>	Negligible
<b>Hotel visual impact</b>	Negligible
<b>Winery visual notability</b>	Negligible
<b>Winery visual impact</b>	Negligible

## NOTES

- From this viewpoint, the proposed hotel and winery are expected to have a negligible to no impact on the surrounding landscape character or visual amenity. This is primarily due to the combination of viewing distance, intervening topography, and existing vegetation that screens the site.

# VIEWPOINT 05 ORIGINAL



LOCATION OF PROPOSED WINERY

HOFFNUNGSTHAL ROAD

LOCATION OF PROPOSED HOTEL

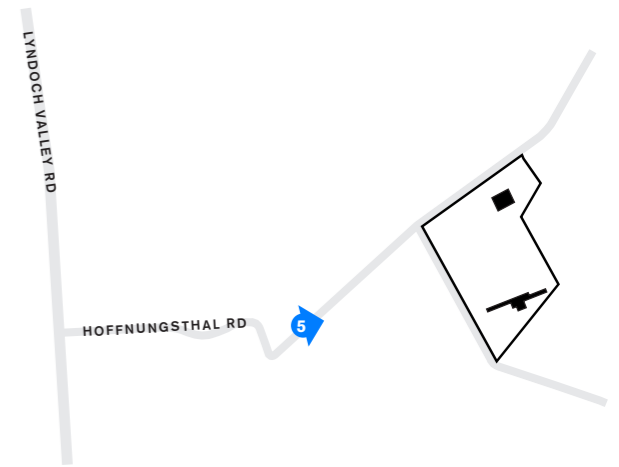
DWELLING LOCATED AT 117 MENZEL ROAD



## VIEWPOINT 05 - ORIGINAL

Location	Hoffnungsthal Road
Date & time	23.05.2025 - 10:00am
Image modifications	None
Distance from the hotel	650m
Distance from the winery	800m

# VIEWPOINT 05 DIGITAL RENDER



LOCATION OF PROPOSED WINERY NOT VISIBLE FROM THIS VIEW

HOFFNUNGSTHAL ROAD

PROPOSED HOTEL

DWELLING LOCATED AT 117 MENZEL ROAD



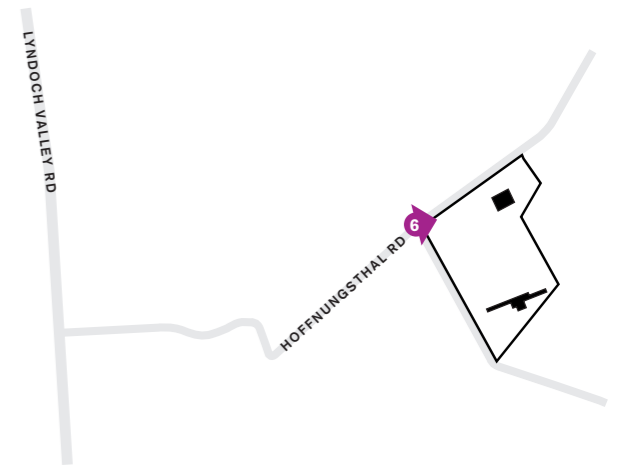
## VIEWPOINT 05 - DIGITAL RENDER

<b>Location</b>	Hoffnungsthal Road
<b>Date &amp; time</b>	23.05.2025 - 10:00am
<b>Image modifications</b>	Digital render prepared by Baukultur and Landskap
<b>Distance from the hotel</b>	650m
<b>Distance from the winery</b>	800m
<b>Hotel visual notability</b>	Low
<b>Hotel visual impact</b>	Low
<b>Winery visual notability</b>	Negligible
<b>Winery visual impact</b>	Negligible

## NOTES

- This image has been digitally modified to show the proposed hotel building superimposed onto an existing photograph.
- The proposed winery is not anticipated to be visible from this viewpoint due to intervening topography and existing vegetation.
- A portion of the proposed hotel will be visible, however, its visual prominence and overall impact are considered low for the following reasons:
  - The distance between the viewpoint and the proposal.
  - The use of muted, natural materials and colour tones, allowing the hotel to blend with the surrounding landscape.
  - The siting of the hotel, which is partly screened by local landforms and avoids creating a skylining effect.

# VIEWPOINT 06 ORIGINAL



WINERY CARPARK MAY BE PARTIALLY VISIBLE FROM THIS VIEW

HOFFNUNGSTHAL ROAD

APPROXIMATE PROJECT SITE BOUNDARY

MENZEL ROAD



## VIEWPOINT 06

<b>Location</b>	Hoffnungsthal Road
<b>Date &amp; time</b>	23.05.2025 - 10:00am
<b>Image modifications</b>	2 images combined to create a wider angle view
<b>Distance from the hotel</b>	400m
<b>Distance from the winery</b>	300m
<b>Hotel visual notability</b>	Negligible
<b>Hotel visual impact</b>	Negligible
<b>Winery visual notability</b>	Negligible
<b>Winery visual impact</b>	Negligible

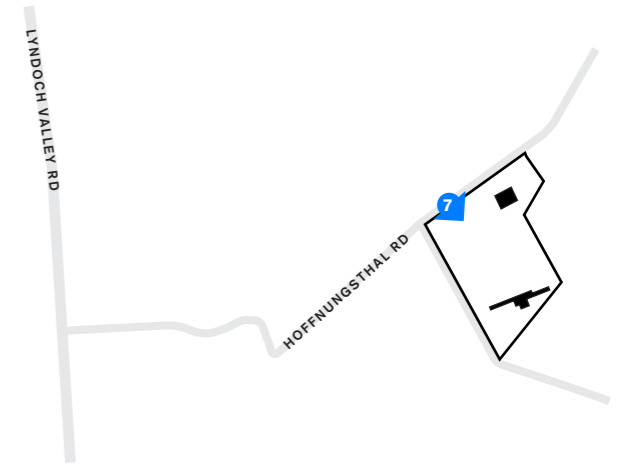
## NOTES

- The hotel is not anticipated to be visible from this viewpoint due to site topography and existing vegetation.
- The winery car park may be partially visible, however, its visual prominence and impact are considered negligible due to the limited extent of visibility.

# VIEWPOINT 07 ORIGINAL

APPROXIMATE PROJECT  
SITE BOUNDARY

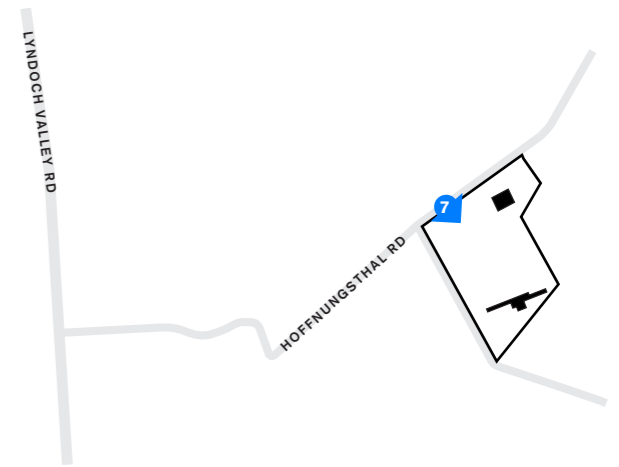
HOFFNUNGSTHAL  
ROAD



## VIEWPOINT 07A - ORIGINAL

<b>Location</b>	Hoffnungsthal Road
<b>Date &amp; time</b>	23.05.2025 - 10:00am
<b>Image modifications</b>	Original photograph
<b>Distance from the hotel</b>	450m
<b>Distance from the winery</b>	150m

# VIEWPOINT 07 DIGITAL RENDER



APPROXIMATE PROJECT  
SITE BOUNDARY

HOFFNUNGSTHAL ROAD

PROPOSED HOTEL



## VIEWPOINT 07A - DIGITAL RENDER

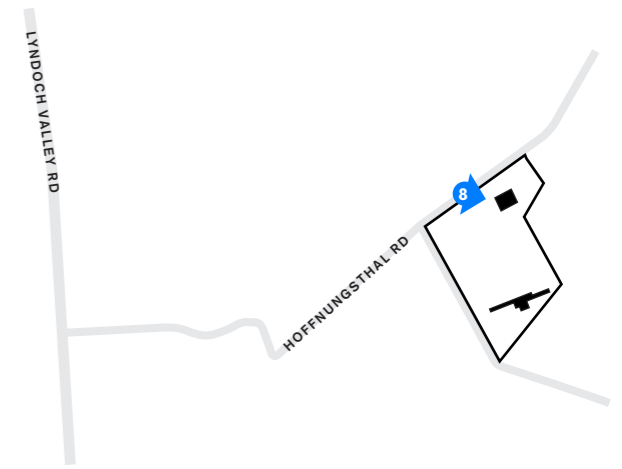
<b>Location</b>	Hoffnungsthal Road
<b>Date &amp; time</b>	23.05.2025 - 10:00am
<b>Image modifications</b>	Digital render prepared by Baukultur and Landskap
<b>Distance from the hotel</b>	450m
<b>Distance from the winery</b>	150m
<b>Hotel visual notability</b>	Low
<b>Hotel visual impact</b>	Low

## NOTES

- This image has been digitally modified, with the proposed hotel building superimposed onto an existing photograph.
- The hotel will be visible from this location, however, its visual prominence and overall impact are considered low due to the following factors:
  - The view is only available for a short duration at a crest along Hoffnungsthal Road.
  - The 100 km/h speed limit along Hoffnungsthal Road means drivers will only see the view briefly as they pass.
  - The use of muted, natural materials and colour tones assists the hotel in blending into the surrounding landscape.
  - The proposal does not appear as a prominent feature in the landscape due to existing vegetation. The photograph was taken in autumn, when the vines were beginning to lose their leaves. During spring and summer, it is anticipated that the vines will provide additional visual screening.

# VIEWPOINT 08 ORIGINAL

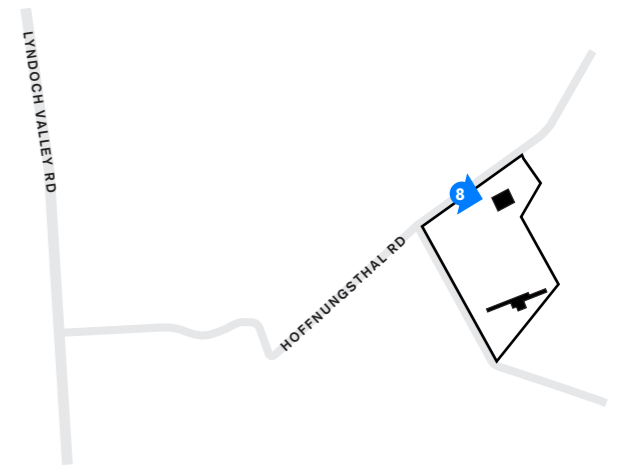
APPROXIMATE PROJECT  
SITE BOUNDARY



## VIEWPOINT 08 - ORIGINAL

<b>Location</b>	Hoffnungsthal Road
<b>Date &amp; time</b>	23.05.2025 - 10:00am
<b>Image modifications</b>	2 images combined to create a wider angle view
<b>Distance from the hotel</b>	80m
<b>Distance from the winery</b>	450m

# VIEWPOINT 08 DIGITAL RENDER



APPROXIMATE PROJECT  
SITE BOUNDARY

PROPOSED WINERY

PROPOSED  
STORMWATER BASIN

PROPOSED  
HOTEL



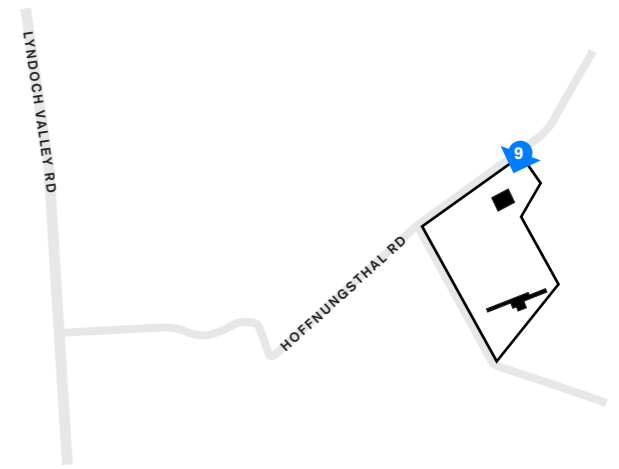
## VIEWPOINT 08 - DIGITAL RENDER

<b>Location</b>	Hoffnungsthal Road
<b>Date &amp; time</b>	23.05.2025 - 10:00am
<b>Image modifications</b>	Digital render prepared by Baukultur and Landskap
<b>Distance from the hotel</b>	80m
<b>Distance from the winery</b>	450m
<b>Hotel visual notability</b>	Low
<b>Hotel visual impact</b>	Low
<b>Winery visual notability</b>	High
<b>Winery visual impact</b>	Moderate

## NOTES

- This image has been digitally modified, with the proposed hotel, winery buildings, and associated landscaping superimposed onto an existing photograph.
- Vegetation shown in the image represents anticipated growth at approximately 10 years. This is indicative only and based on previous experience and the planting requirements provided.
- The winery is expected to have a moderate visual impact from this viewpoint, primarily due to the close proximity of the viewer to the proposal, the scale of the development, and the current lack of roadside or on-site vegetation. It is considered only moderate as the proposed is in keeping with the character of the greater Barossa and it would be considered not uncommon to see wineries adjacent roads.
- The visual impact is reduced by the following:
  - The use of muted, natural materials and colour tones.
  - The capacity of the local landscape to absorb change, noting several existing sheds with minimal setback along Hoffnungsthal Road.
  - The proposed landscaping, including extensive new tree planting along the entry road, carpark, stormwater basin, and winery surrounds.
  - The limited extent of visibility, with views confined to an approximate 400 m section of Hoffnungsthal Road, experienced at driving speeds of 80 km/h.
- The hotel is anticipated to have a low to moderate visual impact from this viewpoint, influenced by the distance to the proposal and the presence of existing on-site vegetation

# VIEWPOINT 09 ORIGINAL



PROPOSED HOTEL  
LOCATION

PROPOSED WINERY  
LOCATION

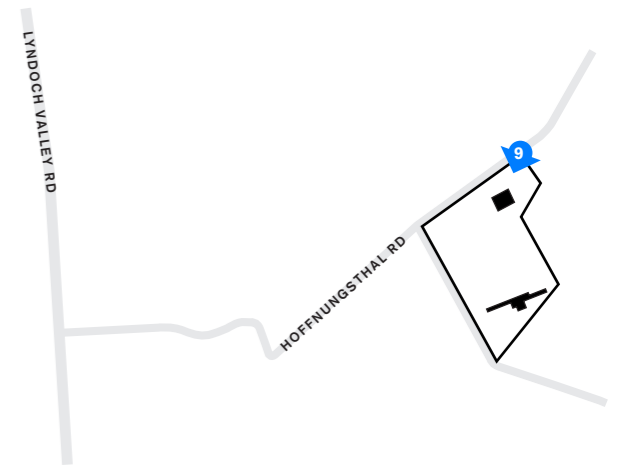
APPROXIMATE PROJECT  
SITE BOUNDARY



## VIEWPOINT 09 - ORIGINAL

<b>Location</b>	Hoffnungsthal Road
<b>Date &amp; time</b>	23.05.2025 - 10:00am
<b>Image modifications</b>	None
<b>Distance from the hotel</b>	140m
<b>Distance from the winery</b>	550m
<b>Hotel visual notability</b>	/

# VIEWPOINT 09 DIGITAL RENDER



## VIEWPOINT 09 - DIGITAL RENDER

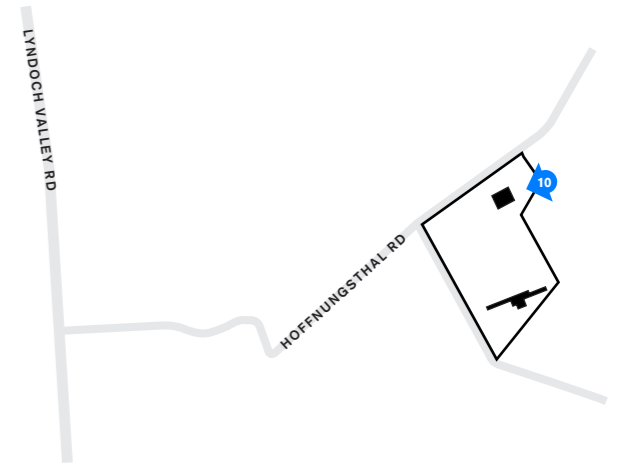
<b>Location</b>	Hoffnungsthal Road
<b>Date &amp; time</b>	23.05.2025 - 10:00am
<b>Image modifications</b>	Digital render prepared by Baukultur and Landskap
<b>Distance from the hotel</b>	140m
<b>Distance from the winery</b>	550m
<b>Hotel visual notability</b>	Moderate
<b>Hotel visual impact</b>	Low
<b>Winery visual notability</b>	High
<b>Winery visual impact</b>	Moderate

## NOTES

- This image has been digitally modified, with the proposed hotel, winery buildings, and associated landscaping superimposed onto an existing photograph.
- Vegetation shown in the image represents anticipated growth at 10 years. This is indicative only and based on previous experience and the planting requirements provided.
- The winery is expected to have a moderate visual impact from this viewpoint, primarily due to the close proximity of the viewer to the proposal and the current lack of roadside or on-site vegetation.
- The visual impact is reduced by the following:
  - The use of muted, natural materials and colour tones.
  - The capacity of the local landscape to absorb change, noting several existing sheds with minimal setback along Hoffnungsthal Road.
  - The proposed landscaping, including extensive new tree planting along the entry road, carpark, stormwater basin, and winery surrounds.
  - The limited extent of visibility, with views confined to an approximate 400 m section of Hoffnungsthal Road, experienced at driving speeds of 100 km/h.
- The hotel is anticipated to have a moderate visual impact from this viewpoint, influenced by the siting of the proposal, distance to the proposal and the presence of existing and proposed on-site vegetation.

# VIEWPOINT 10 ORIGINAL

APPROXIMATE PROJECT  
SITE BOUNDARY



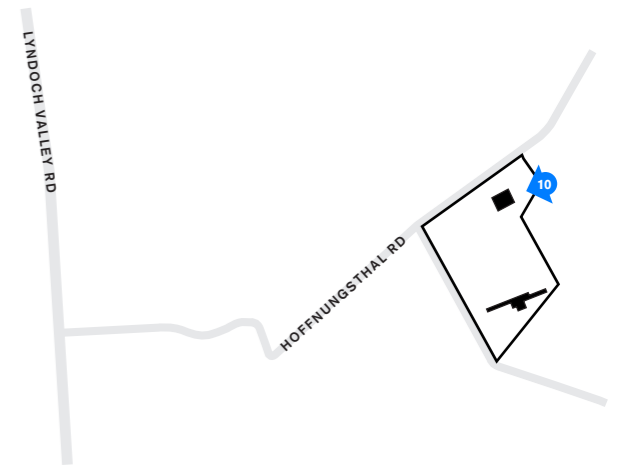
## VIEWPOINT 10 - ORIGINAL

<b>Location</b>	Lyndoch Lavender Farm & Cafe (Gazebo)
<b>Date &amp; time</b>	23.05.2025 - 10:00am
<b>Image modifications</b>	None
<b>Distance from the hotel</b>	150m
<b>Distance from the winery</b>	480m

### NOTES

- The view is from an existing Gazebo located within the adjacent Lyndoch Lavender Farm.
- This viewpoint is situated on private property but is accessible to visitors of the Lavender Farm.

# VIEWPOINT 10 DIGITAL RENDER



PROPOSED WINERY

APPROXIMATE PROJECT  
SITE BOUNDARY



## VIEWPOINT 10 - DIGITAL RENDER

<b>Location</b>	Lyndoch Lavender Farm & Cafe (Gazebo)
<b>Date &amp; time</b>	23.05.2025 - 10:00am
<b>Image modifications</b>	Digital render prepared by Baukultur and Landskap
<b>Distance from the hotel</b>	150m
<b>Distance from the winery</b>	480m
<b>Hotel visual notability</b>	Negligible
<b>Hotel visual impact</b>	Negligible
<b>Winery visual notability</b>	High
<b>Winery visual impact</b>	High

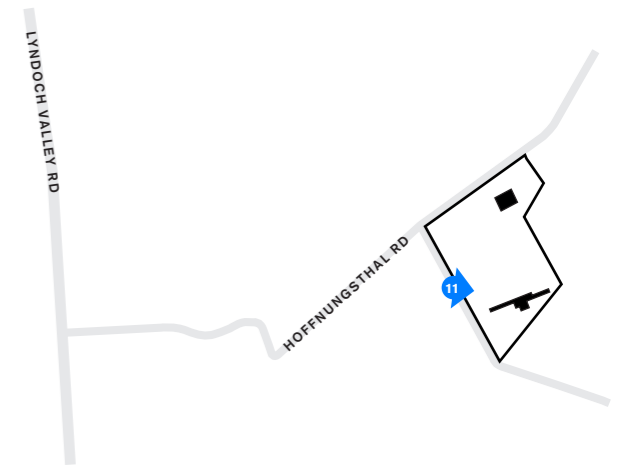
## NOTES

- The view is taken from the existing gazebo within the adjacent Lyndoch Lavender Farm.
- This image has been digitally modified, with the proposed winery and associated landscaping superimposed onto an existing photograph.
- Vegetation shown represents anticipated growth at 10 years. This is indicative only and based on previous experience and the specified planting requirements.
- From this viewpoint, the winery is expected to have a high visual impact, primarily due to the close proximity of the viewer to the proposal. The visual impact is moderated by:
  - The use of muted, natural materials and colour tones.
  - Proposed landscaping, including new vineyards and screening trees along the boundary and adjacent to the winery.
  - The distance between the viewer and proposal.
- The proposed hotel is not anticipated to be visible from this location.
- This viewpoint is situated on private property but is accessible to visitors of the Lavender Farm. It represents the closest publicly accessible viewing point to the proposal. The majority of the site being substantially screened by existing vegetation.

# VIEWPOINT 11 ORIGINAL

APPROXIMATE PROJECT SITE  
BOUNDARY

LOCATION OF  
PROPOSED HOTEL



## VIEWPOINT 11 - ORIGINAL

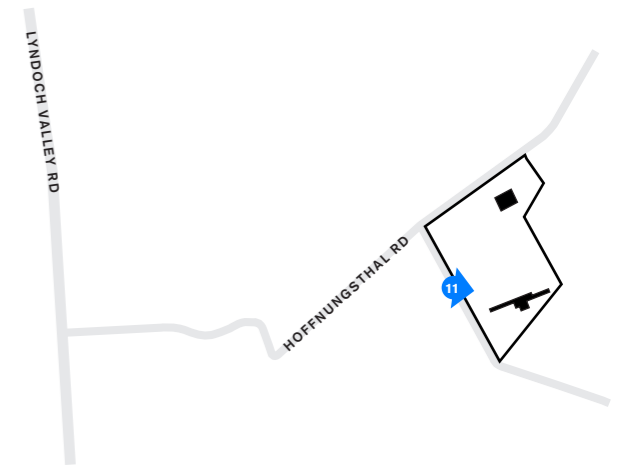
<b>Location</b>	Menzel Road
<b>Date &amp; time</b>	23.05.2025 - 10:00am
<b>Image modifications</b>	Digital render prepared by Baukultur and Landskap
<b>Distance from the hotel</b>	200m
<b>Distance from the winery</b>	320m

# VIEWPOINT 11 DIGITAL RENDER

APPROXIMATE PROJECT  
SITE BOUNDARY

DWELLING LOCATED AT 117  
MENZEL ROAD. THE DWELLING  
IS NOT VISIBLE DUE TO EXISTING  
SCREENING VEGETATION

PROPOSED HOTEL



## VIEWPOINT 11 - DIGITAL RENDER

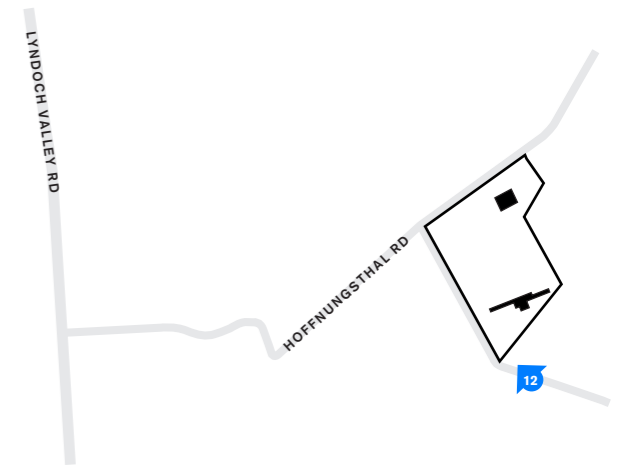
<b>Location</b>	Menzel Road
<b>Date &amp; time</b>	23.05.2025 - 10:00am
<b>Image modifications</b>	Digital render prepared by Baukultur and Landskap
<b>Distance from the hotel</b>	200m
<b>Distance from the winery</b>	320m
<b>Hotel visual notability</b>	High
<b>Hotel visual impact</b>	Moderate - High
<b>Winery visual notability</b>	Negligible
<b>Winery visual impact</b>	Negligible

## NOTES

- This image has been digitally modified, with the proposed hotel superimposed onto an existing photograph. Note, the proposed landscaping has not been illustrated.
- The hotel is expected to have a moderate to high visual impact from this viewpoint, primarily due to the close proximity of the viewer to the proposal and open nature of the view.
- The visual impact is reduced by the following:
  - The use of muted, natural materials and colour tones.
  - The siting of the proposed hotel, which avoids creating a skylining effect.
- Views are only available for short period through breaks in the existing roadside vegetation along Menzel Road.
- It is noted that Menzel Road is unsealed and traffic volumes are very low (below 100 vehicles per day), refer Cirqa Traffic and Access Impact Assessment.
- The winery is not anticipated to be visible from this location.

# VIEWPOINT 12 ORIGINAL

APPROXIMATE PROJECT  
SITE BOUNDARY



## VIEWPOINT 12 - DIGITAL RENDER

Location	Menzel Road
Date & time	23.05.2025 - 10:00am
Image modifications	Original
Distance from the hotel	250m
Distance from the winery	650m

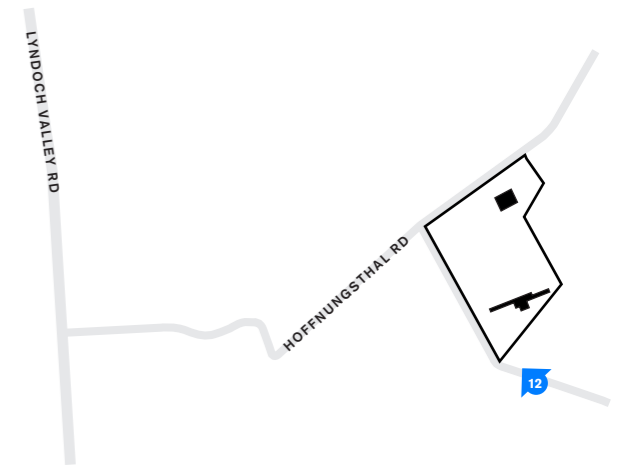
# VIEWPOINT 12 DIGITAL RENDER

PROPOSED TREE  
WINDBREAK / SCREENING

NOTE, PROPOSED CARPARK WILL  
NOT BE VIISBLE DUE TO PROPOSED  
SCREENING VEGETATION

APPROXIMATE PROJECT  
SITE BOUNDARY

APPROXIMATE OUTLINE OF PROPOSED HOTEL.  
IT IS NOT VISIBLE FROM THIS VIEW DUE TO  
THE PROPOSED SCREENING VEGETATION



## VIEWPOINT 12 - DIGITAL RENDER

<b>Location</b>	Menzel Road
<b>Date &amp; time</b>	23.05.2025 - 10:00am
<b>Image modifications</b>	Digital render prepared by Baukultur and Landskap
<b>Distance from the hotel</b>	250m
<b>Distance from the winery</b>	650m
<b>Hotel visual notability</b>	Low
<b>Hotel visual impact</b>	Low
<b>Winery visual notability</b>	Negligible
<b>Winery visual impact</b>	Negligible

## NOTES

- This image has been digitally modified, with the proposed hotel and landscape superimposed onto an existing photograph.
- Vegetation shown in the image represents anticipated growth at 10 years. This is indicative only and based on previous experience and the planting requirements provided.
- The hotel is expected to have a low visual impact from this viewpoint due to the following:
  - Existing vegetation and topography, that effectively screen significant portions of the proposed hotel.
  - Proposed screening vegetation along the southern boundary.
  - The siting of the proposed hotel, that avoids creating a skylining effect.
- It is noted that Menzel Road is unsealed and traffic volumes are very low (below 100 vehicles per day), refer Cirqa Traffic and Access Impact Assessment.
- The hotel carpark is not anticipated to be visible due to the proposed screening vegetation.
- The winery will not be visible from this location.

# VIEWS FROM 117 MENZEL ROAD

VIEWPOINT LOCATIONS ARE SHOWN APPROXIMATELY. PHOTOGRAPHS 13 AND 14 WERE PROVIDED BY THE LANDOWNER, AND THEIR EXACT LOCATIONS HAVE NOT BEEN VERIFIED



	Project site property boundary
<b>1</b>	Proposed hotel
<b>2</b>	Proposed hotel carpark
<b>3</b>	Proposed hotel service area
<b>4</b>	Proposed vineyard
<b>5</b>	Proposed screening trees
<b>6</b>	Existing screening vegetation
<b>7</b>	Existing dwelling located at 117 Menzel Road
<b>8</b>	Existing dwelling located at 80 Menzel Road
<b>9</b>	Existing sheds located at Lot 17 Menzel Road
	Photographic viewpoint
	2m interval contours*
<b>+xx</b>	Australian Height Datum (AHD) level*

## NOTES

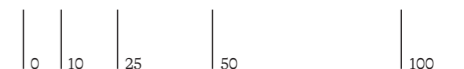
- Given their proximity to the site and potential for visual impact, the design team sought permission to access 117 Menzel Road to take photographs. The property owners elected to undertake the photography themselves.
- Photographs were taken at two locations, in an open paddock to the north of the dwelling (View 13) and in the front garden adjacent to the dwelling (View 14)
- It is noted that there is significant existing screening vegetation around the dwelling, refer image below.

DWELLING IS LOCATED BEHIND EXISTING SCREENING VEGETATION AND IS NOT VISIBLE FROM MENZEL ROAD



North

1:2000 / A3

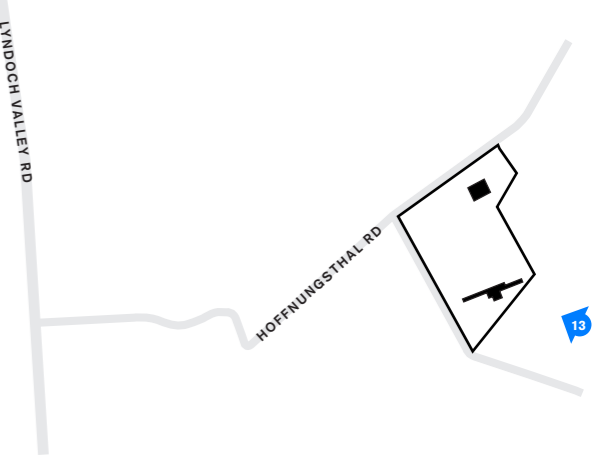


# VIEWPOINT 13 ORIGINAL

APPROXIMATE PROPERTY BOUNDARY

LOCATION OF PROPOSED HOTEL

LOCATION OF PROPOSED WINERY



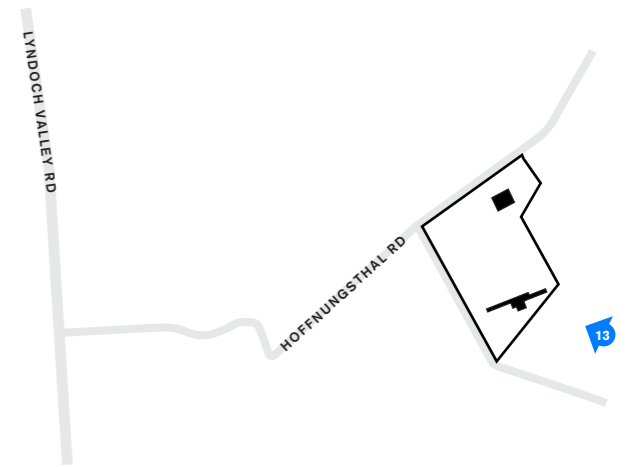
**VIEWPOINT 13 - ORIGINAL**

<b>Location</b>	117 Menzel Road
<b>Date &amp; time</b>	07.07.2025 - time unknown
<b>Image modifications</b>	None
<b>Distance from the hotel</b>	300m
<b>Distance from the winery</b>	650m

**NOTES**

- This photograph was taken by the owner of 117 Menzel Road.
- The photograph is taken from an open paddock located between the dwelling and proposed hotel.
- It is noted that the photograph is taken in-front of existing vegetation that visually screens the proposed hotel when viewed from the dwelling.

# VIEWPOINT 13 DIGITAL RENDER



EXISTING STOBIE      APPROXIMATE LOCATION OF NEW STOBIE      APPROXIMATE PROPERTY BOUNDARY      PROPOSED HOTEL      PROPOSED WINERY



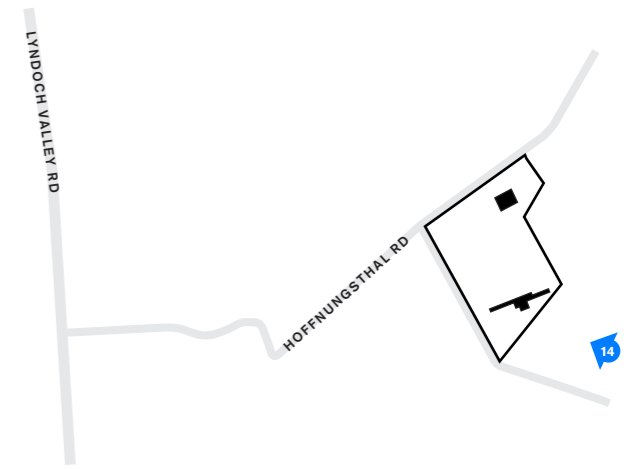
## VIEWPOINT 13 - DIGITAL RENDER

<b>Location</b>	117 Menzel Road
<b>Date &amp; time</b>	07.07.2025 - time unknown
<b>Image modifications</b>	Digital render prepared by Baukultur and Landskap
<b>Distance from the hotel</b>	300m
<b>Distance from the winery</b>	650m
<b>Hotel visual notability</b>	High
<b>Hotel visual impact</b>	High
<b>Winery visual notability</b>	Moderate - High
<b>Winery visual impact</b>	Moderate

## NOTES

- This image has been digitally modified, with the proposed winery and associated landscaping superimposed onto an existing photograph.
- Vegetation shown in the image represents anticipated growth at 10 years. This is indicative only and based on previous experience and the planting requirements provided.
- The hotel is expected to have a high visual impact from this viewpoint, primarily due to the close proximity, the elevated position of the viewer, and the lack of intervening vegetation
- The visual impact of the hotel is reduced by the following:
  - The use of muted, natural materials and colour tones.
  - The siting of the hotel, that avoids creating a skylining effect.
  - Proposed landscaping, including screening trees along the boundary.
- It is noted that an additional stobie pole is proposed along the southern boundary. Due to the presence of the existing stobie within the subject site and 117 Menzel Road, it is not anticipated to have a significant visual impact.
- The winery is anticipated to have a moderate to high visual impact from this location. Its impact is considered lower than the hotel due to the greater viewing distance and the inclusion of proposed landscaping, such as new vineyards and vegetation surrounding the building.
- It is noted that this view is taken from an open paddock within private property and is not accessible to the public.

# VIEWPOINT 14 ORIGINAL



## VIEWPOINT 14 - ORIGINAL

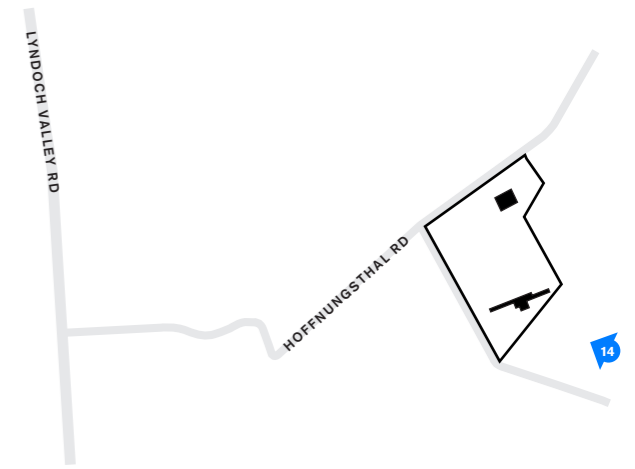
Location	Menzel Road
Date & time	07.07.2025 - time unknown
Image modifications	None
Distance from the hotel	350m
Distance from the winery	650m

## NOTES

- This photograph was taken by the owner of 117 Menzel Road.
- The photograph is taken from the garden in-front of the dwelling. It is intended to replicate the view from the dwelling.

# VIEWPOINT 14 DIGITAL RENDER

PROPOSED HOTEL SHOWN  
DASHED FOR CLARITY



## VIEWPOINT 14 - DIGITAL RENDER

<b>Location</b>	Menzel Road
<b>Date &amp; time</b>	07.07.2025 - time unknown
<b>Image modifications</b>	Digital render prepared by Baukultur and Landskap
<b>Distance from the hotel</b>	350m
<b>Distance from the winery</b>	650m
<b>Hotel visual notability</b>	Low
<b>Hotel visual impact</b>	Low
<b>Winery visual notability</b>	Negligible
<b>Winery visual impact</b>	Negligible

### NOTES

- This image has been digitally modified to show the proposed winery, however, associated landscaping has not been superimposed.
- From this viewpoint, the hotel and winery are expected to have a low visual impact, as existing vegetation around the dwelling effectively screens both elements from view.
- The photograph is taken from the garden in-front of the dwelling. It is intended to replicate the view from the dwelling.
- It is noted that this viewpoint is located on private property and is not accessible to the public.

# SUMMARY

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# SUMMARY

## PROPOSED WINERY

The existing landscape character of the local area is defined by gently undulating hills with vineyards, pastoral land, and scattered vegetation. Wineries and winemaking infrastructure are a common feature and contribute significantly to the rural character of the Barossa.

The area is recognised for its high scenic quality, as reflected in its designation as a Character Preservation District within the Planning and Design Code.

Following assessment, it is our opinion that the proposed winery will have a low visual impact on the local area, due to the following:

- Wineries and associated infrastructure are considered in keeping with the rural character of the Barossa. The zoning is intended to support the 'economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce'. Wineries and storage facilities are a common feature of the local area and are often located adjacent to roads.
- Public views are limited to short sections of Hoffnungsthal Road, which carries low traffic volumes (approximately 200 vehicles/day).
- Private views are restricted to a small number of adjoining properties, including the Lyndoch Lavender Farm, 183 Hoffnungsthal Road, and 117 Menzel Road.
- Broader long-range views are highly constrained, occurring only where breaks in landform or vegetation allow.
- The winery is sited below the ridgeline, with a balanced cut-and-fill design that avoids skylining and reduces visibility.
- Building materials will comprise muted, low-reflective finishes that complement the surrounding landscape.
- The development is setback from property boundaries and supported by extensive landscaping, which will screen views from the road and adjoining properties, while also enhancing amenity and biodiversity.
- More industrial components of the winery are located to the side and rear of the site, reducing visibility from the road.

While extensive earthworks are required, these areas will be landscaped to integrate the development into the surrounding landform.

It is acknowledged that the winery will have a high degree of visual notability from some areas within the adjacent Lyndoch Lavender Farm - this impact is moderated by siting, materials, and landscaping.

## PROPOSED HOTEL

While there are few large-scale hotels within the Barossa Valley, large estates and winemaking facilities are common features of the landscape and contribute to its distinctive character.

Following assessment, it is our opinion that the proposed hotel will have a low visual impact on the local area, for the following reasons:

- The hotel is considered in keeping with the tourism character of the Barossa. The zoning is intended to support the 'economic prosperity of South Australia'.
- Limited public views occur only along short sections of Hoffnungsthal Road (approximately 200 vehicles/day) and Menzel Road (approximately 100 vehicles/day).
- Long-range views are extremely limited due to existing vegetation and ridges to the east, south, and west of the site.
- The hotel is set below the ridgeline with a balanced cut-and-fill approach, reducing visibility and avoiding skylining.
- Materials comprise muted colours and low-reflective finishes complement the natural tones of the surrounding landscape. Glazing is concentrated on the northern façade, with minimal glazing to the south where it may impact the dwelling at 117 Menzel Road.
- Extensive new planting is proposed, including screening vegetation along the western creekline, Menzel Road frontage, and the southern boundary adjacent to 117 Menzel Road.
- While extensive earthworks are proposed, these areas will be landscaped to integrate the development into the existing landform.

It is acknowledged that the hotel will have high visual notability from several adjacent paddocks, including 117 Menzel Road (south), 15A Lindner Road (west), 183 Hoffnungsthal Road (north), and 407 Tweedies Gully Road (east). This is due to their elevated position and limited existing vegetation. Due to the nature of their use the visual impact, while noticeable, is not considered unacceptable.

As demonstrated in Viewpoint 14, the proposal will be substantially screened by existing vegetation when viewed from the actual dwelling at 117 Menzel Road.

In our professional opinion, the proposed hotel will not result in unacceptable visual impact or compromise the scenic quality and rural character of the local area.

## CONCLUSION

The proposed hotel and winery have been carefully sited and designed to respect the rural character and scenic quality of the Barossa Valley. Public views of the development are limited to short sections of local roads with low traffic volumes, and long-range views are screened by topography and existing vegetation.

Both buildings adopt muted, natural materials and are supported by extensive new landscaping, which will further reduce visibility and help integrate the development into the surrounding landscape over time. While the hotel will be more visually prominent from certain nearby paddocks, these areas are infrequently used and do not contain dwellings.

In our professional opinion, the proposed hotel and winery will not result in unacceptable visual impact or diminish the scenic quality and rural character of the local area.

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