



APPENDIX 5

Architectural Package : Baukultur & JBG Architects



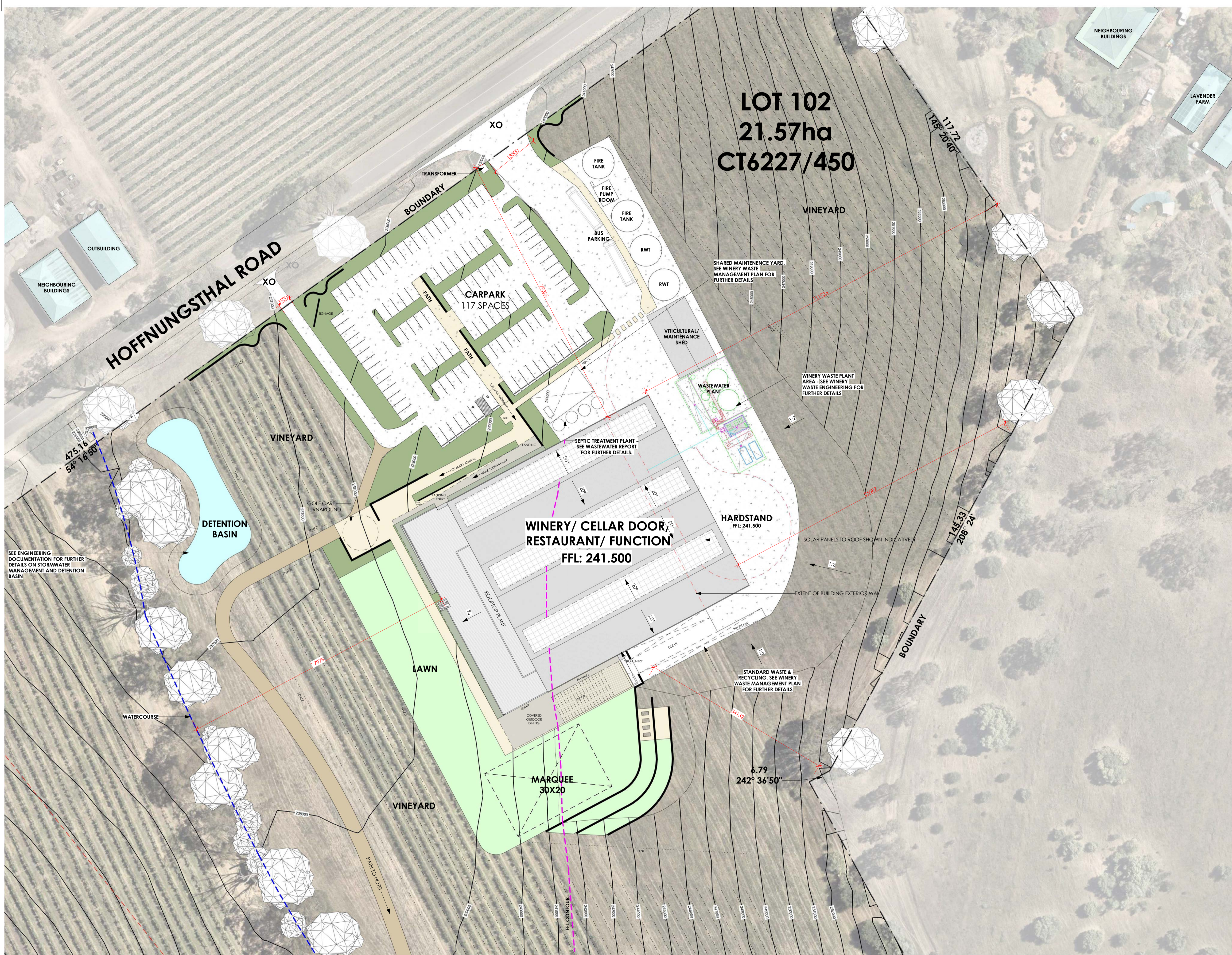
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WARNING
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Issue	Issued For	By	To	Date
P1	CLIENT REVIEW	JG	AM	27.11.24
P2	CLIENT REVIEW	EM	AM	04.12.24
P3	CLIENT REVIEW	HA	SA	24.04.25
P4	CONSULTANT COORDINATION	HA	SA	20.05.25
P5	CONSULTANT COORDINATION	HA	SA	23.05.25
P6	GEOTECH COORDINATION	HA	SA	02.06.25
P7	CONSULTANT COORDINATION	HA	SA	12.06.25
P8	CONSULTANT COORDINATION	HA	SA	02.07.25
P9	EIS	HA	SA	04.07.25
P10	EIS	HA	SA	18.07.25

NOTE:
 REFER TO CIVIL ENGINEERING DOCUMENTATION FOR ALL SITE LEVELS AND STORMWATER MANAGEMENT DETAILS.
 REFER TO LANDSCAPING DOCUMENTATION FOR DETAILS.
 REFER TO TRAFFIC REPORT FOR CARPARKING, ACCESS AND CIRCULATION DETAILS.
 REFER TO SERVICES ENGINEERING FOR FIRE SERVICES, WASTEWATER SERVICES AND ELECTRICITY SERVICES DETAILS

SITE AREA COVERAGE		m ²
SITE	21.57	ha
PROPOSED BUILDING	4881	m ²
TOTAL BUILDING AREA	4881	m ²



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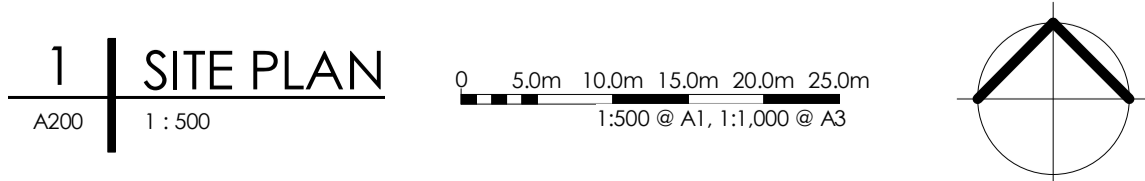
Client
STRATEGIC ALLIANCE

Project Name
SBWTAP - Winery

Project Address
 LOT 102 HOFFNUNGSTHAL ROAD
 WILLIAMSTOWN SA 5351
 CT6227/450

Drawing Title
SITE PLAN

Project Number 2445	Drawn by HA
Drawing Number A003	Approved by JG
	Issue P10



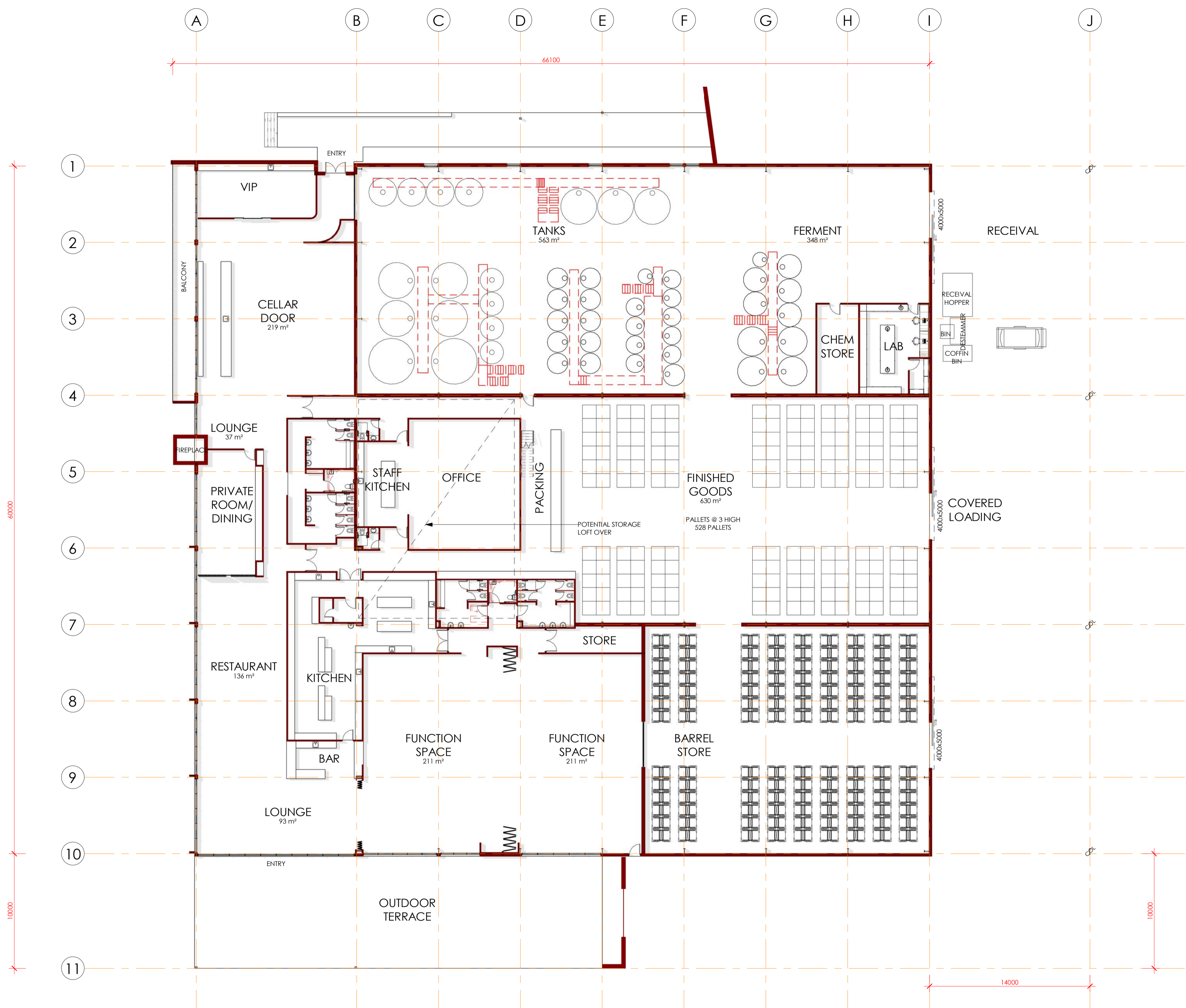
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P1	CLIENT REVIEW	JG	AM	27.11.24
P2	CLIENT REVIEW	EM	AM	04.12.24
P3	INTERIOR COORDINATION	HA	GW	25.03.25
P4	CONSULTANT COORDINATION	HA	SA	11.02.25
P5	CLIENT REVIEW	HA	SA	24.04.25
P6	CONSULTANT COORDINATION	HA	SA	29.05.25
P7	EIS	HA	SA	04.07.25
P8	EIS	HA	SA	18.07.25



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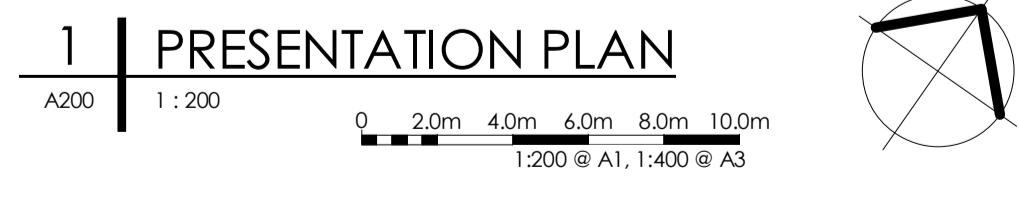
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STRATEGIC ALLIANCE

Project Name
SBWTAP – Winery

Project Address
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 WILLIAMSTOWN SA 5351
 CT6227/450

Drawing Title
PRESENTATION PLAN

Project Number
2445
 Drawn by
 HA
 Approved by
 JG
 Issue
 P8
 Drawing Number
 A100



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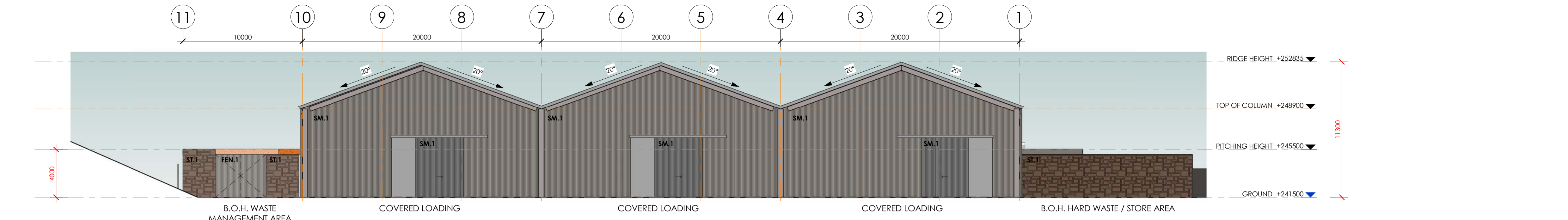
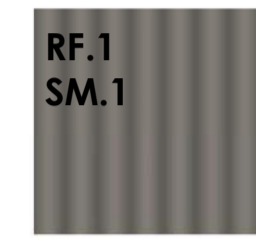
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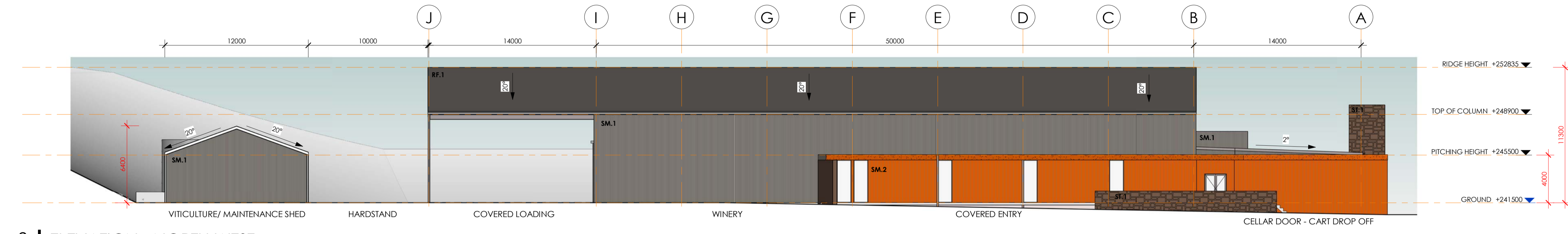
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P3	CLIENT REVIEW	HA	SA	24.04.25
P4	EIS	HA	SA	04.07.25
P5	EIS	HA	SA	18.07.25

EXTERNAL FINISHES SCHEDULE

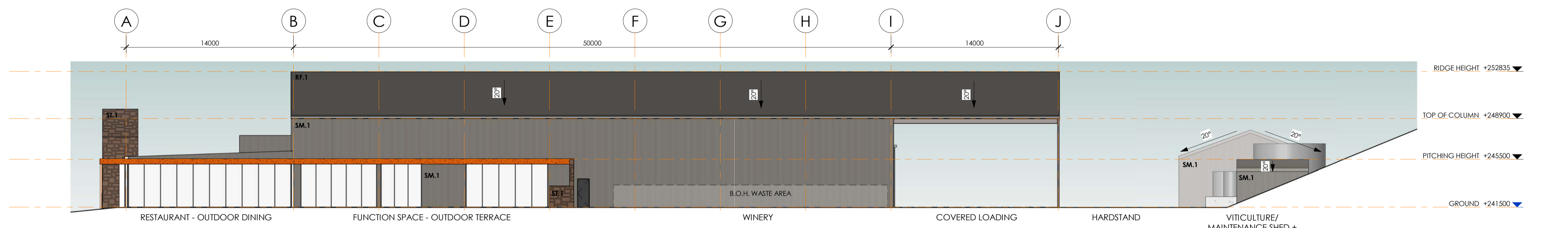
- ROOF + TRIMS:**
SHEET CLADDING:
 RF.1: ROOF CLADDING
 • CUSTOM ORB/ or TRIMDEK SHEET CLADDING WITH MATCHING FLASHINGS.
 • FINISH: COLORBOND WALLABY
 • SELECT APPROPRIATE ROOF SHEET PROFILE TO SUIT ROOF PITCH
- FASCIAS + BARGE BOARDS:**
 • METAL FASCIA TO MATCH WALL MATERIAL
 • FIELDS' REDCOR' WHERE NOMINATED
- CUTTERS:**
 RG: ROOF GUTTER
 • GUTTER FINISH: COLORBOND WALLABY
- DOWNPIPES/RAINHEAD:**
 DP: DOWNPIPE
 DOWNPIPE FINISH: TO MATCH ADJACENT WALL COLOUR
- RH: RAINHEAD**
 FINISH: TO MATCH ADJACENT WALL COLOUR
- WALLS:**
METAL SHEET CLADDING:
 SM.1: SHEET METAL CLADDING
 • CUSTOM ORB SHEET CLADDING - FINISH: COLORBOND WALLABY
 • 100MM COVER FLASHINGS AT ALL CORNERS AND OPENINGS
 • SHEETING IN ORIENTATION AS INDICATED ON DRAWING.
- SM.2: SHEET METAL CLADDING
 • VERTICAL FIELDS' BOULEVARD 285' METAL SHEET CLADDING OR SIMILAR - FINISH: FIELDS' REDCOR
 • 100MM COVER FLASHINGS AT ALL CORNERS AND OPENINGS
 • SHEETING IN ORIENTATION AS INDICATED ON DRAWING.
- STONE WALLS:**
 ST.1: STONE WALLS
 • NATURAL STONE IN FINISH: NATURAL LOCAL STONE TO MATCH SITE
 • CONFIRM STONE PATTERN + MORTAR COLOUR WITH CLIENT PRIOR TO INSTALLATION
- GARAGE DOOR:**
 • FINISH: COLORBOND WALLABY
 • CONFIRM HARDWARE/AUTOMATION/WINDOWS/FINISHES WITH CLIENT
- BALCONIES/BALUSTRADES:**
 BL.1: GLASS BALUSTRADE
 • BALUSTRADE EXTENT AS SCHEDULED ON FLOORPLAN DRAWINGS
- FENCES + SCREENS:**
 FEN.1: SHEET METAL FENCE
 • FINISH: COLORBOND WALLABY
- RAINWATER TANKS:**
 WST: WATER STORAGE TANK (FIRE FIGHTING PURPOSES)
 • FINISH: COLORBOND WALLABY
- RWT: RAIN WATER TANK
 • FINISH: COLORBOND WALLABY
- EXPOSED STEELWORK:**
 • STEELWORK IN PAINTED FINISH: COLORBOND WALLABY
- WINDOWS + DOORS:**
 • ALUMINIUM FRAME IN POWDERCOAT FINISH: COLORBOND WALLABY
- GENERAL NOTES:**
 SELECT APPROPRIATE MATERIALS IN CONJUNCTION WITH THE REQUIREMENTS FOR APPLICABLE BUSHFIRE RISK AREAS + FIRE RESISTANCE NEAR BOUNDARIES.
 THE BUILDER IS TO PROVIDE A SAMPLE OF EXTERNAL MATERIAL COLOURS + FINISHES TO THE CLIENT PRIOR TO ORDERING



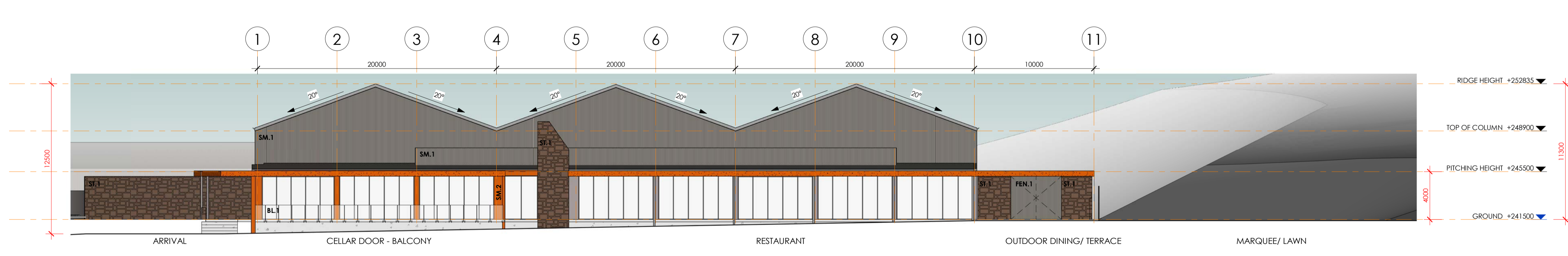
1 | ELEVATION - NORTH EAST
 1:200



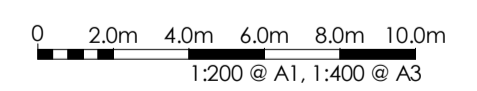
2 | ELEVATION - NORTH WEST
 1:200



3 | ELEVATION - SOUTH EAST
 1:200



4 | ELEVATION - SOUTH WEST
 1:200



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Client
STRATEGIC ALLIANCE

Project Name
SBWTAP - Winery

Project Address
 LOT 102 HOFFNUNGSTHAL ROAD
 WILLIAMSTOWN SA 5351
 CT6227/450

Drawing Title
SITE ELEVATIONS

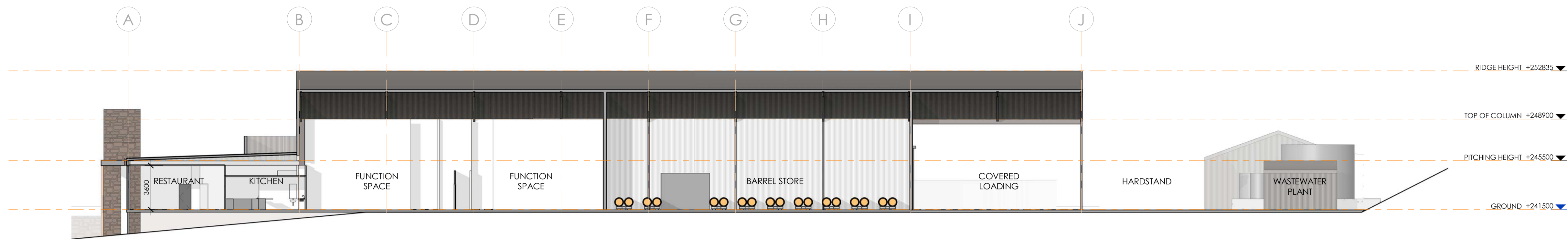
Project Number 2445	Drawn by HA
Approved by JG	Issue P5
Drawing Number A200	



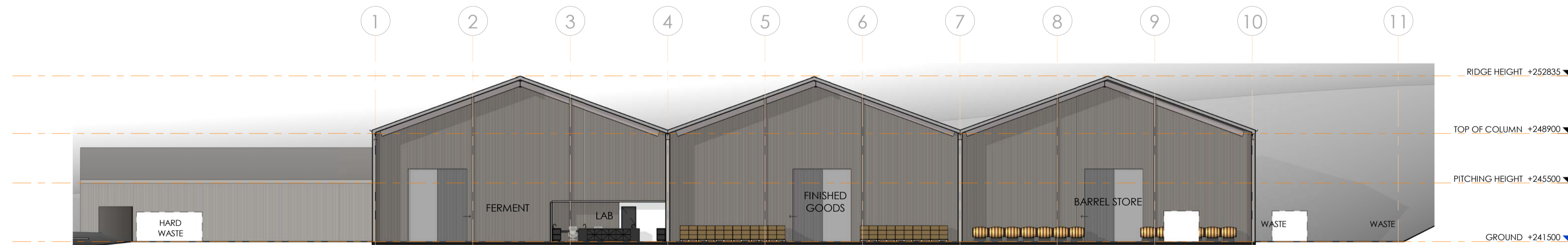
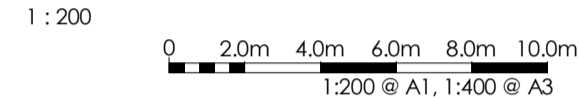
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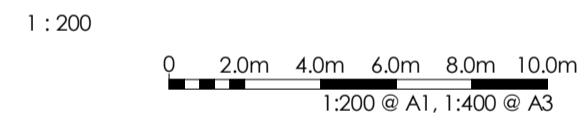
Issue	Issued For	By	To	Date
P1	CLIENT REVIEW	JG	AM	27.11.24
P2	CLIENT REVIEW	EM	AM	04.12.24
P3	CLIENT REVIEW	HA	SA	24.04.25
P4	EIS	HA	SA	04.07.25
P5	EIS	HA	SA	18.07.25



1 SECTION A-A



2 SECTION B-B



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Client
STRATEGIC ALLIANCE

Project Name
SBWTAP – Winery

Project Address
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Drawing Title
SECTIONS

Project Number 2445	Drawn by HA
Approved by JG	Issue P5
Drawing Number A301	

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■ Architectural design statement

project: SBWTAP – WINERY

job no: 2445

date issued: 04.07.25

residential commercial winery planning architectural interior landscape

1. Project Overview

The Southern Barossa Winery is a 500-tonne operational winery incorporating a restaurant, cellar door, and function space. The design delivers an immersive visitor experience centred on the Barossa's wine, food, and landscape. The architecture reflects a close connection to working vineyards, seasonal production, and regional character, offering a premium and authentic destination.

2. Arrival Experience

Guests arrive via a tree-lined driveway, where natural tones and tactile, robust materials immediately ground the building in its rural setting. The forecourt features sustainable urban design elements and accommodates car and bicycle parking, minibus drop-off, and accessible entry paths. Larger coaches enter via a separate service route, accessing the rear hardstand with clear zoning between public and service areas.

Landscaped pedestrian paths lead to the main entrance, marked by an aged metal awning and framed views into the working winery. A secondary arrival sequence links the hotel to the winery via a walking trail along the natural watercourse, enhancing the connection between experiences. The consistent use of linear forms, warm materials, and hillside siting creates visual continuity with the hotel while reinforcing the winery's unique identity. A central lawn terrace offers a pause point with panoramic views over the vineyards.

3. Services & Access

All services are consolidated at the eastern, back-of-house zone, screened from public areas through strategic siting, topography and landscape elements. Winery operations, seasonal workflows and equipment access were key drivers in the layout.

- **Service Access:** Located off the secondary entry and designed to accommodate delivery, maintenance, viticulture, and waste collection vehicles. See traffic report for further details.
- **Winery Waste Management:** A single, integrated winery waste plant caters winery needs and is directly accessible for trucks and staff. See winery wastewater report for further details.
- **Waste Management:** A single, integrated waste zone that is effective for both winery and hospitality uses. Accessible by staff and vehicles pertaining to each function. See Waste Management Plan for details.
- **Wastewater and Fire Services:** The underground wastewater treatment plant is discreetly located within the storage area, minimising visual impact and efficiently utilising limited space. Fire services are located in direct sight from the entry for easy fire service vehicle access and distribution. See services documentation for more details.
- **Traffic Management:** The rear hardstand provides multi-use space for buses, loading, and event logistics, including access to the marquee lawn. See traffic management documentation for more details.

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4. Built Form Composition

The built form is composed of three gabled volumes, clad in warm grey corrugated iron referencing regional agricultural structures. A lean-to form defines the public-facing entry, distinguished by aged metal cladding to create contrast and identity. The building orientation ensures views focus outward across the vineyards, while the built form remains visually recessive using natural materials, screening, and topographic integration.

Key architectural features include:

- **Strong Horizontal Lines:** Referencing vineyard rows and echoing the linear forms of the adjacent hotel.
- **Passive Design:** Deep awnings, protected entries, and hillside sheltering respond to sun, wind, and seasonal variation.
- **Indoor-Outdoor Experience:** A cellar door balcony, restaurant terrace, and marquee lawn create a seamless connection between built form and landscape.
- **Earthworks Strategy:** The building is carefully embedded in the hillside with minimal visual intrusion. Cut and fill volumes have been managed to reuse on-site material and reduce overall impact. Grading and site paving are to meet requirements for accessibility around the winery building.

Refer to landscape and engineering documentation for full integration of open space design, site levels, and materials reuse + cut/fill.

5. Conclusion

This proposal represents a carefully integrated architectural response, shaped by the functional needs of a working winery, the expectations of a premium visitor experience, and the site's environmental and planning context.

The design:

- Balances guest arrival and back-of-house operations through clear spatial hierarchy
- Enhances the site's natural character through landscape-led planning
- Reflects regional materiality and rural typologies in a contemporary, durable form
- Embeds sustainability through passive design, on-site water reuse, and material efficiency

The winery adds value to the Barossa's tourism offering while respecting its landscape, heritage, and operations. It is a distinctive but site-sensitive development grounded in place, purpose, and experience.