



**APPENDIX 13**  
**Landscape Package : Landskap**

A large, decorative white line graphic spans the width of the page. It features a semi-circle on the left side, followed by a horizontal line, and then a series of geometric shapes including a trapezoid, a tall rectangle, and a large 'N' shape.

**SOUTHERN BAROSSA  
WINERY & TOURIST  
ACCOMMODATION  
PROJECT**

LANDSCAPE PACKAGE

Address	Hoffnungsthal Rd, Lyndoch SA 5351
Ref No.	24.059
Client	Strategic Alliance
Architect	Baukultur
Planner	Ekistics
Date	09.09.25
Issue	EIS
Notes	Refer to the Landscape Visual Impact Assessment for further detail surrounding the existing landscape character

**LANDSKÅP**

# LOCATION

North



Unsealed Menzel Road

Existing creek with exotic weed species

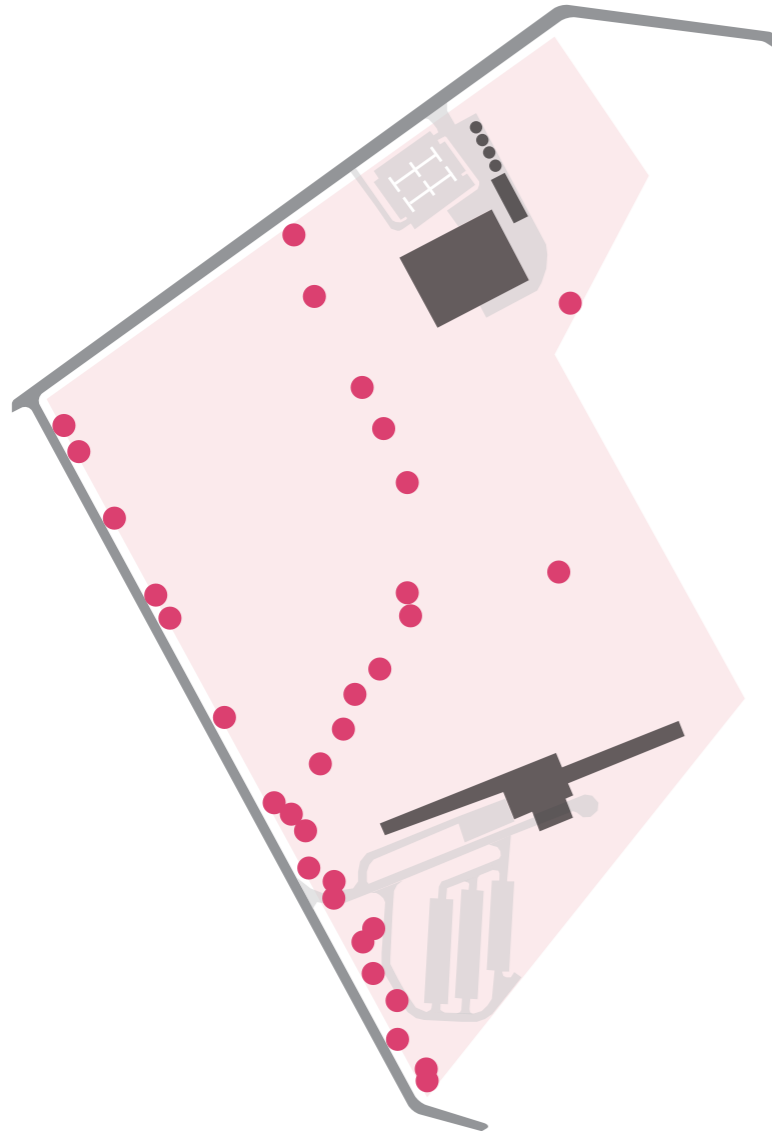
Existing residence

Site rises to the rear

Existing residence

# LANDSCAPE APPROACH

## Remove all Exotics and Weed Species

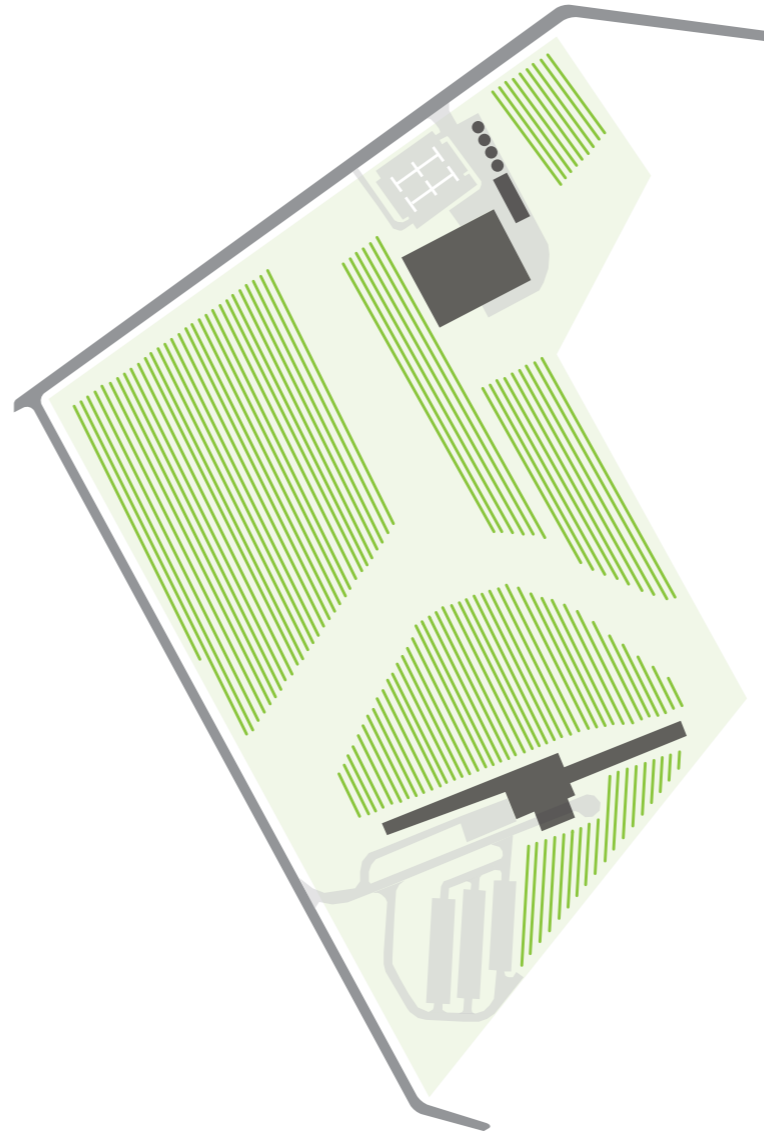


Identify and remove all exotic species (Olives)

Re-vegetate and stabilise creek area

New tree planting

## Immersed in Vines

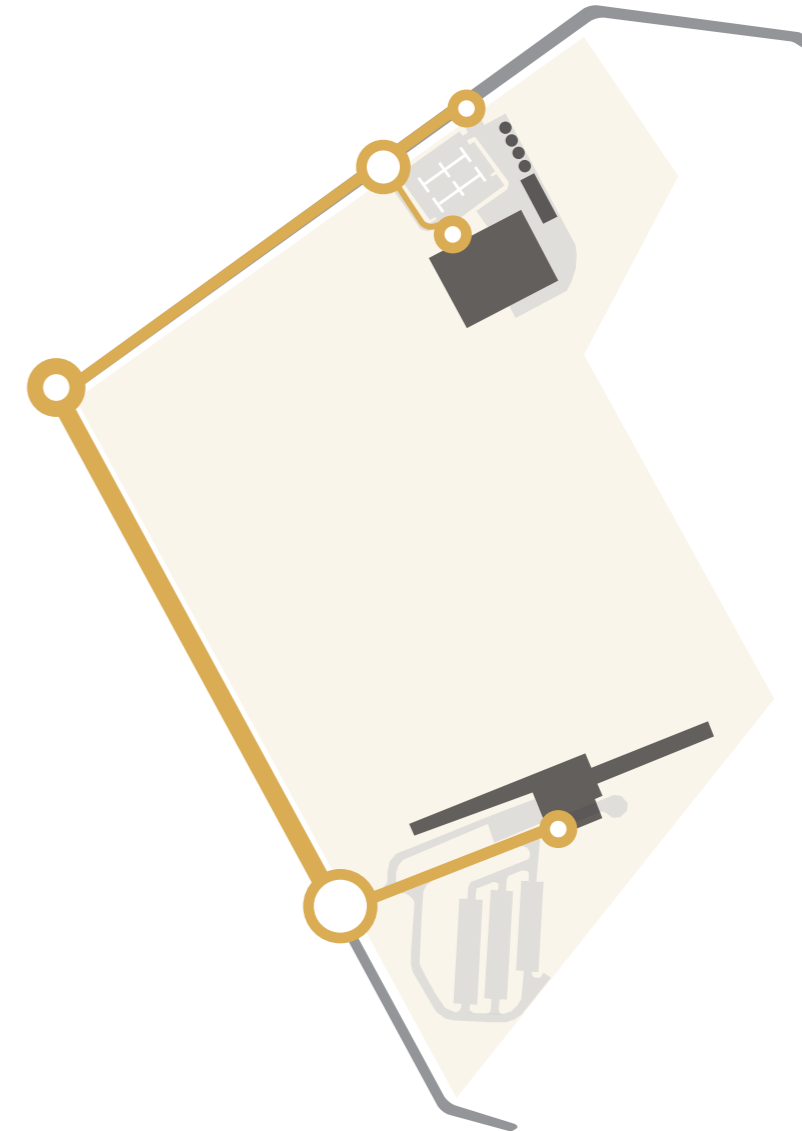


Expand vines to as close as possible to Hotel

Consider bio-security

Enhance the visitor experience

## Sense of Entry & Arrival



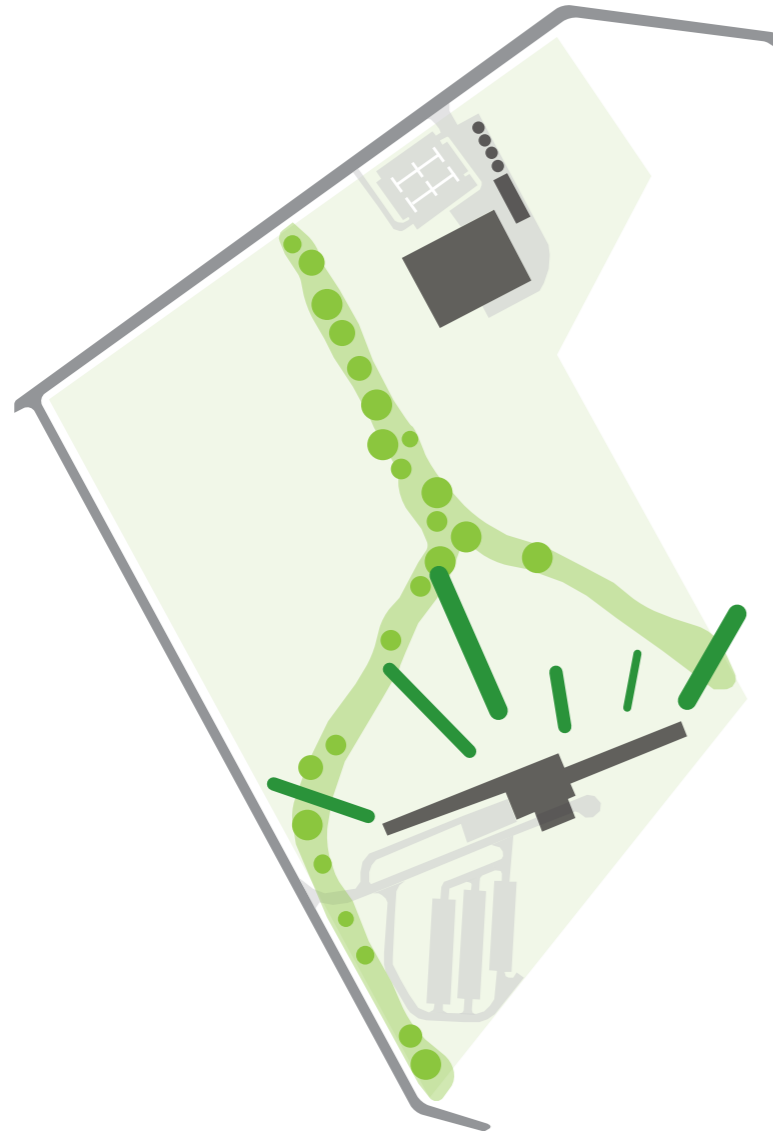
Consider sense of arrival from Hoffnungsthal Road corner

Re-imagine Menzel Road as part of the Hotel entry

Sensitive signage and walls

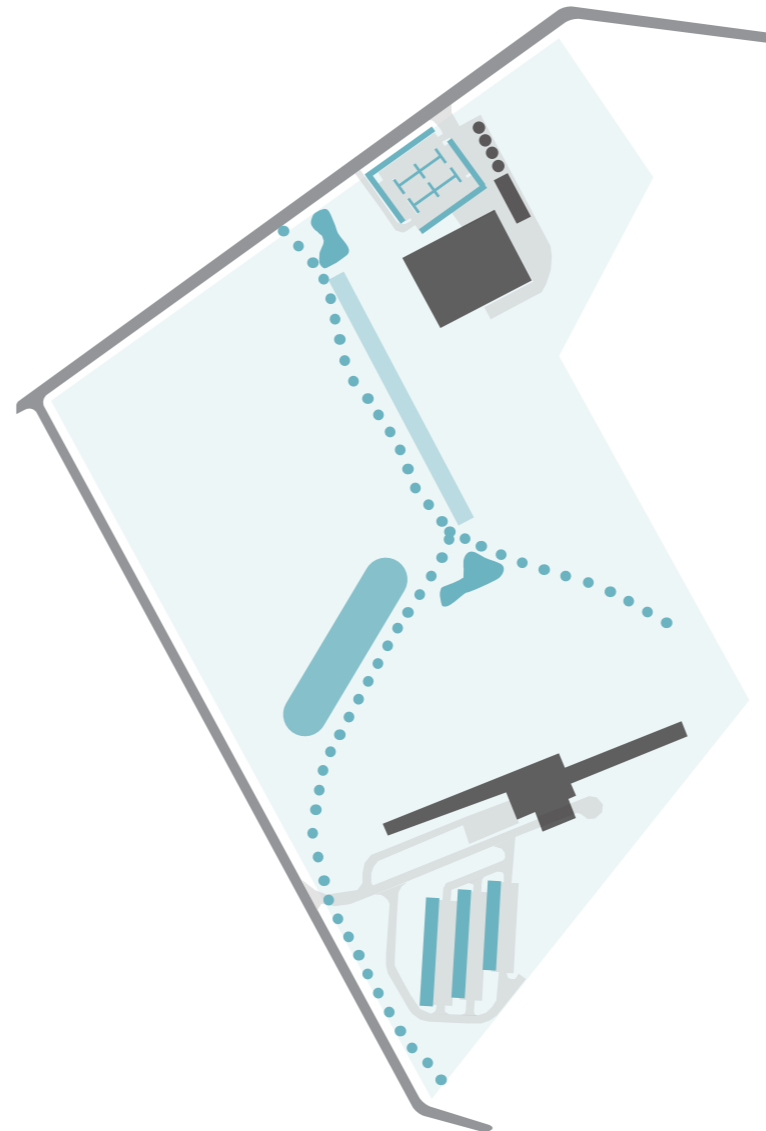
# LANDSCAPE APPROACH

## Optimise Existing Landscape Qualities



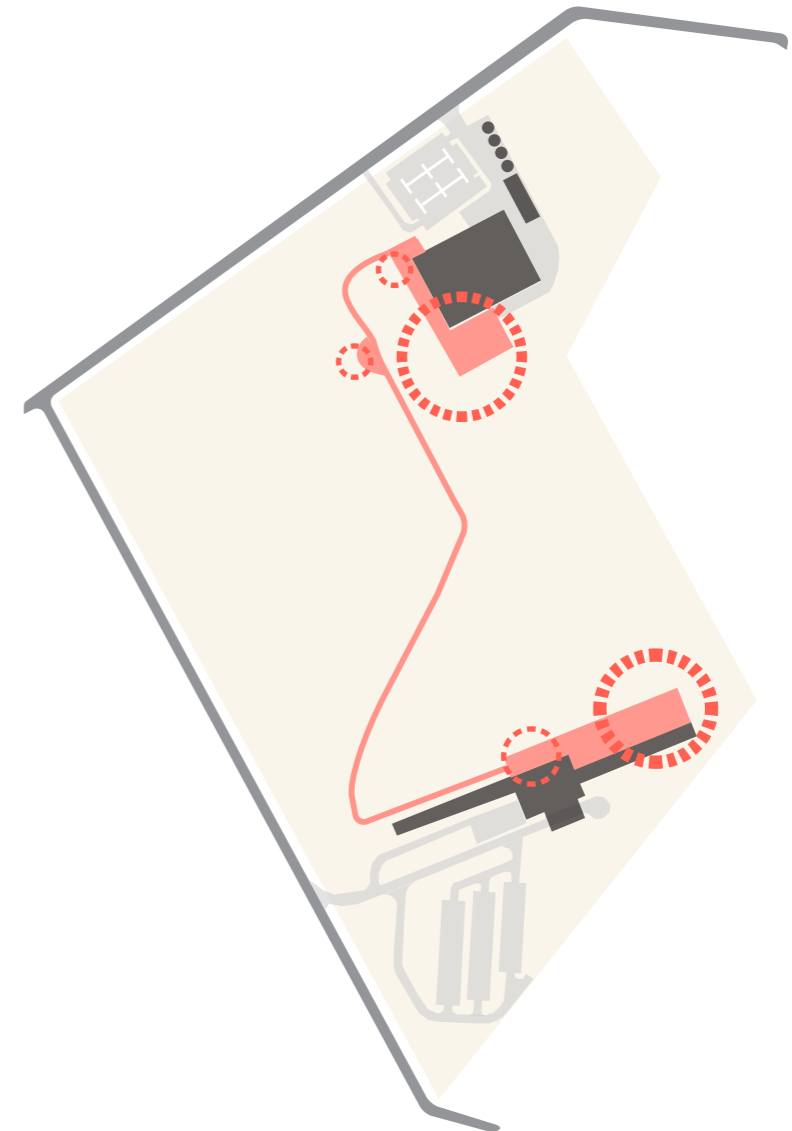
- Optimise existing landscape qualities and views
- Play down and screen back of house, services and residence to the rear
- Sense of Place - of Barossa

## Water Management



- Best practice WSUD in carpark areas
- Consider water recovery and re-use
- Creek management

## Event Spaces & Flexibility

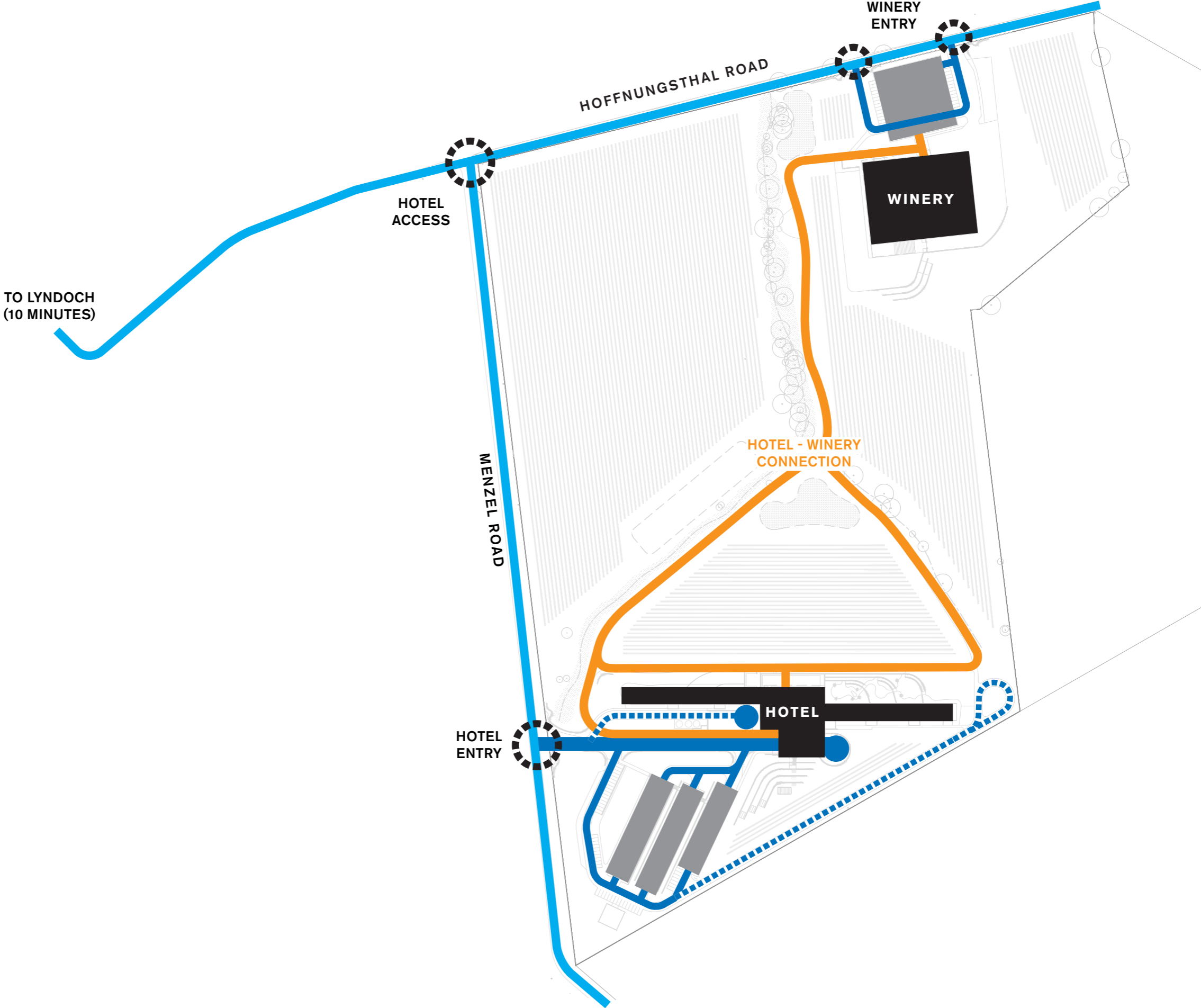


- Consider large flexible spaces for events
- Ensure strong connection between facilities
- Future proof

# SITEWIDE CIRCULATION

- External Council road
- Internal road
- Shared use path

TO LYNDOKH  
(10 MINUTES)



North 1:3000 / A5



# SITE WIDE WAYFINDING & SIGNAGE

ALL SIGNAGE AND WAYFINDING IS SHOWN INDICATIVELY AND SUBJECT TO A SEPARATE APPLICATION AND DISCUSSIONS WITH COUNCIL

- Road Signage
- Major wayfinding and entry signage
- Internal wayfinding
- Minor internal wayfinding
- Menzel Road totems

LYNDOCH VALLEY ROAD WAYFINDING

All signage is subject to a separate application

ESTATE SIGNAGE

HOFFNUNGSTHAL ROAD

WINERY ENTRY

Detailed signage required within carpark and road network

WINERY

Refer to Architect for Winery signage and wayfinding

MENZEL ROAD

Refer to Architect for Hotel signage and wayfinding

HOTEL ENTRY

HOTEL

Detailed signage required within carpark and road network

North 1:3000 / A3



# VINEYARDS PLAN

## Notes & Parameters

- Vines to have 10m clearance at ends of rows
- Vines to have 5-6m clearance on sides of rows
- No unrestricted public access allowed through vines
- Bio-security protocols maintained at all times
- All vineyards to be fenced



North 1:3000 / A5



# TREE MANAGEMENT PLAN

REFER TO NATIVE VEGETATION ASSESSMENT REPORT FOR FURTHER DETAIL ON EXISTING TREES

- Existing tree to be maintained

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- Proposed tree and shrub removal

  - Predominately exotic weeds
  - Shown indicatively only and based on aerial and site observations
  - No native vegetation is proposed for removal



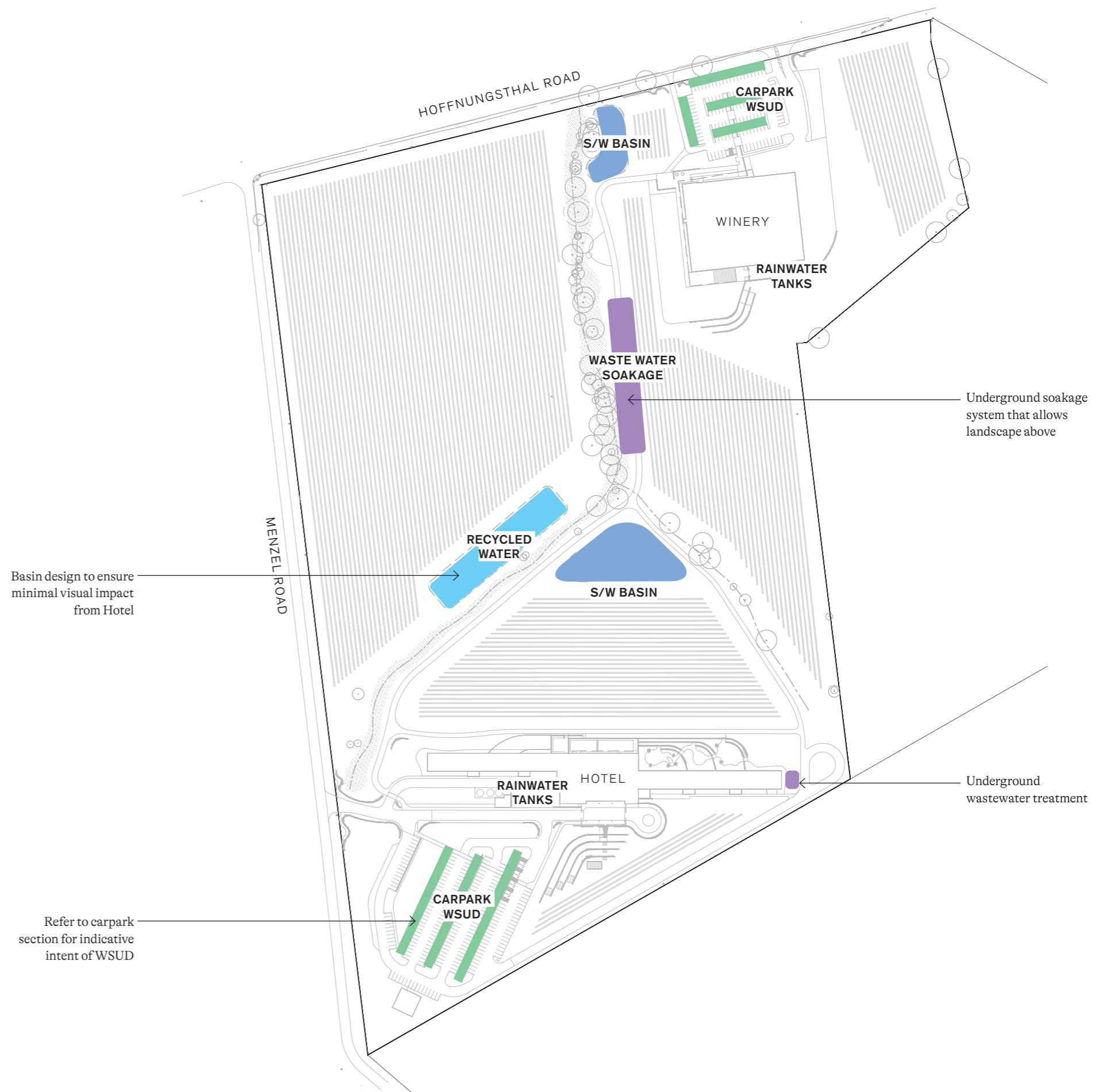
North 1:3000 / A5



# STORMWATER & WASTEWATER

REFER TO STORMWATER MANAGEMENT PLAN AND WASTEWATER MANAGEMENT PLAN FOR FURTHER DETAIL

- Stormwater
- Wastewater soakage & treatment
- Recycled water
- WSUD (Passive stormwater)



North 1:3000 / A5



# CFS VEGETATION OVERLAY

REFER TO SOUTHERN BAROSSA WINERY & TOURIST ACCOMMODATION PROJECT CODE RESPONSE & BUSHFIRE RISK ASSESSMENT DOCUMENT JULY 2025 FOR FURTHER DETAIL

## 1.1.1 Inner Vegetation Management Zone

The inner zone will be the area within 2m of the building edge and requires:

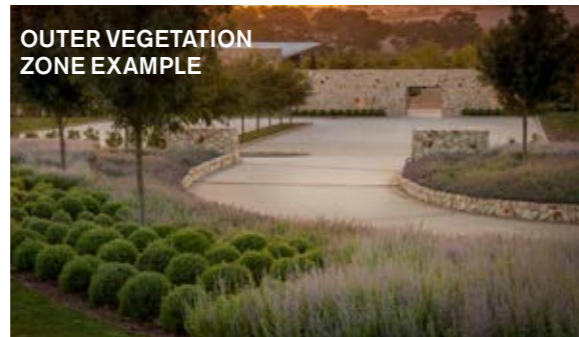
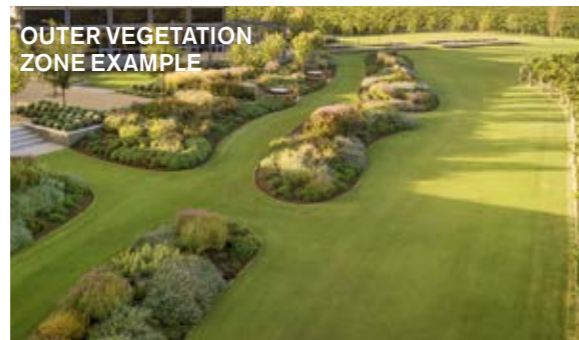
- All vegetation within 2m removed (litter, surface, near surface, elevated and bark hazard).
- Any elevated fuels that may overhang rooflines are to be trimmed or removed.
- No vegetation regeneration, mulching or combustible materials to be incorporated into this zone.
- Irrigated lawn are acceptable.



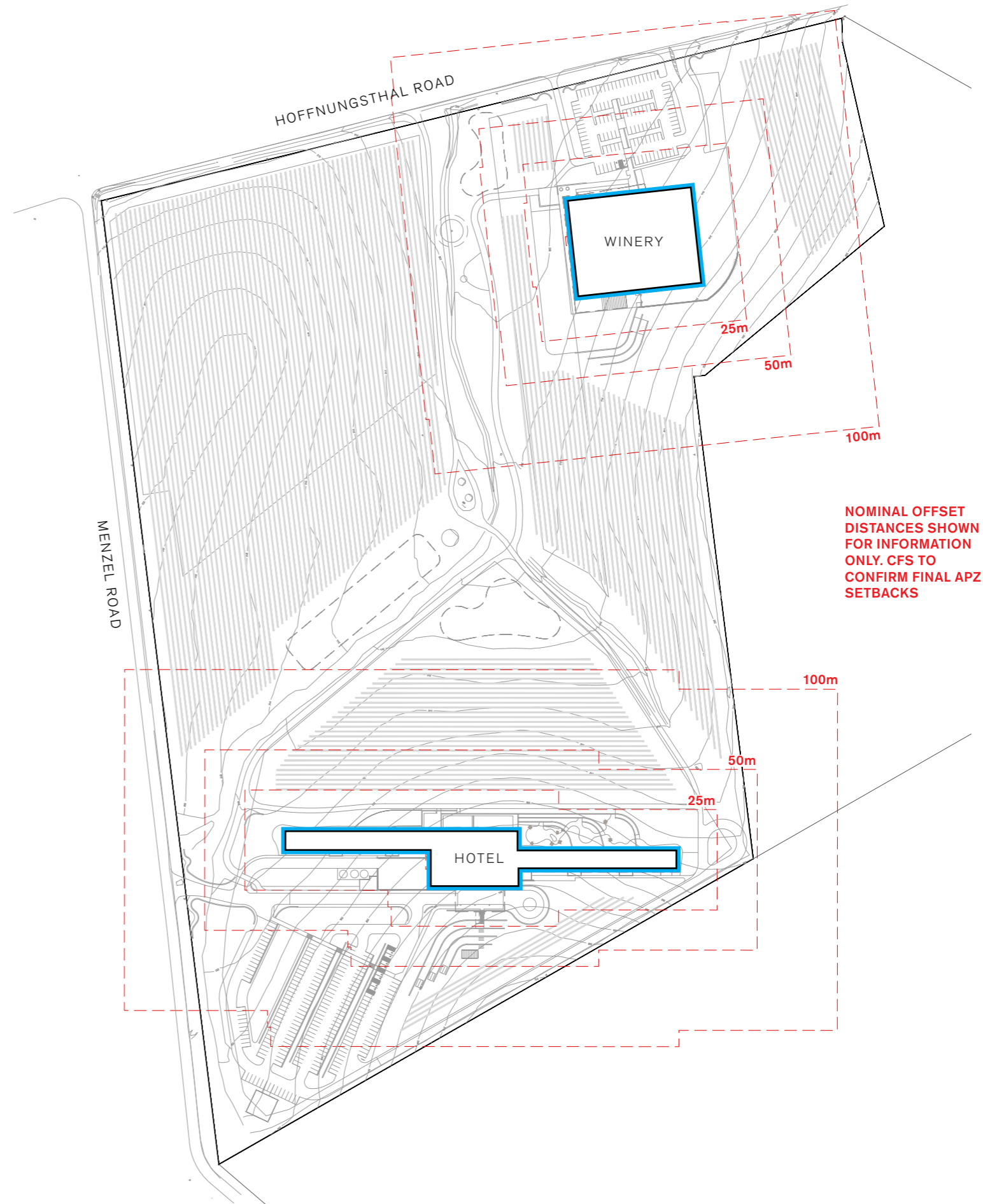
## 1.1.2 Outer Vegetation Management Zone

Refer to bushfire report for nominated setbacks. This proposed vegetation management zone will form the APZ for the building envelope(s). This will require:

- All grassland is always maintained to less than 100mm.
- A maintained reduction of all elevated fuels to ensure maximum coverage is not greater than 30% in this zone (vineyards do not contribute to the 30%).
- Careful selection of clearing to ensure areas of non-continuous vegetation and tree canopy.
- No revegetation is to be undertaken in this zone.
- Maintenance includes the removal of any dry/dead vegetation and continued garden irrigation.
- Any individual or patches of large trees intended to be retained as part of a landscaped garden are to be 'lifted,' where no fuel is present up to 2m from the base. Tree avenues acceptable if clean trunks are maintained and sightlines under the canopy.
- Irrigated and managed lawns, gardens and trees are acceptable.
- Noting that the entire site will be maintained and managed to ensure landscape is kept under control and minimizes increased fire risk.



North 1:3000 / A3



LANDSCAPE CHARACTER



LANDSCAPE CHARACTER



# ACTIVITY & EVENTS CHARACTER



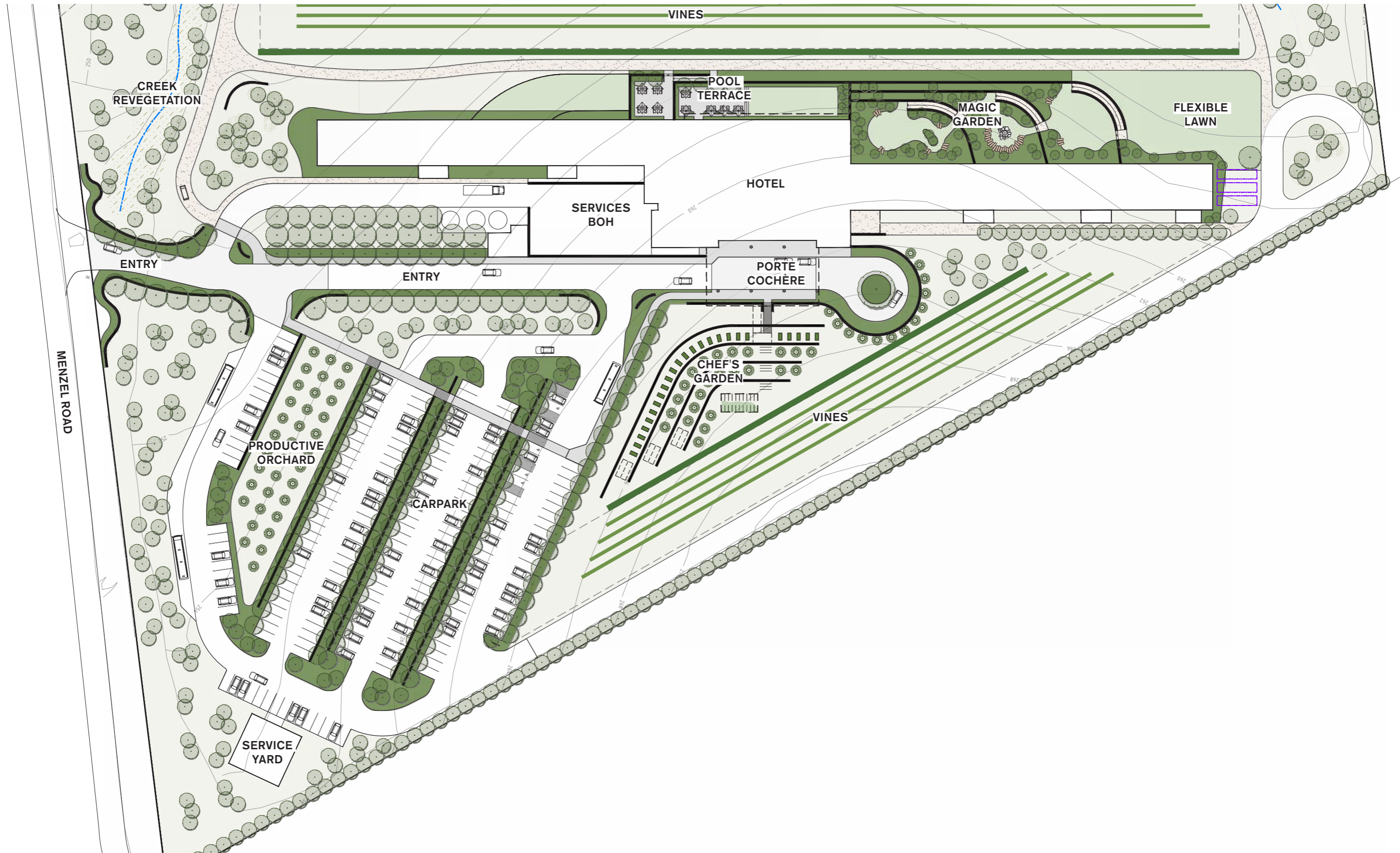
# PRODUCTIVE CHARACTER



# HOTEL LANDSCAPE PLAN

North

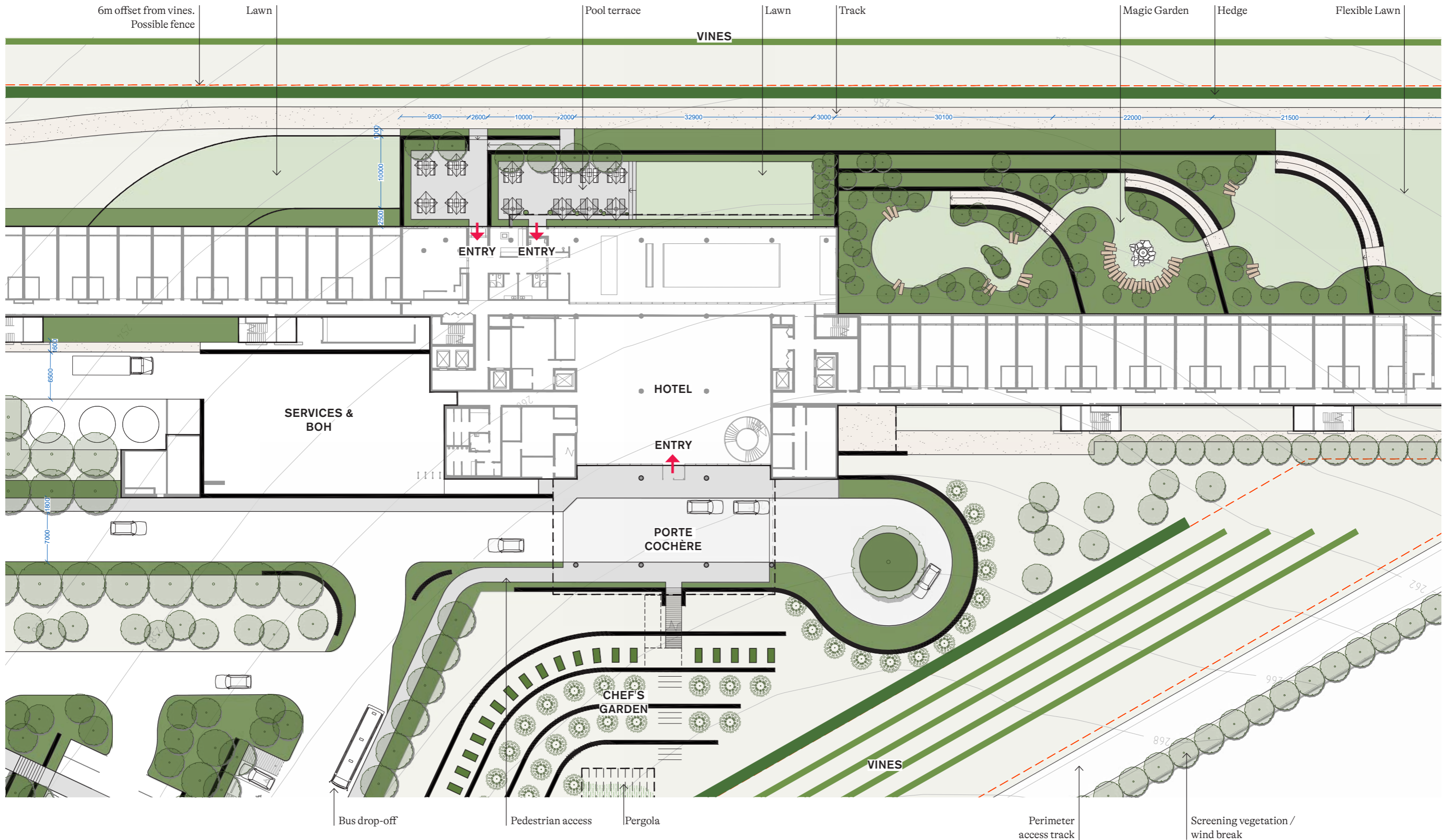
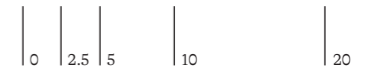
1:1000 / A3



# HOTEL PLAN

North

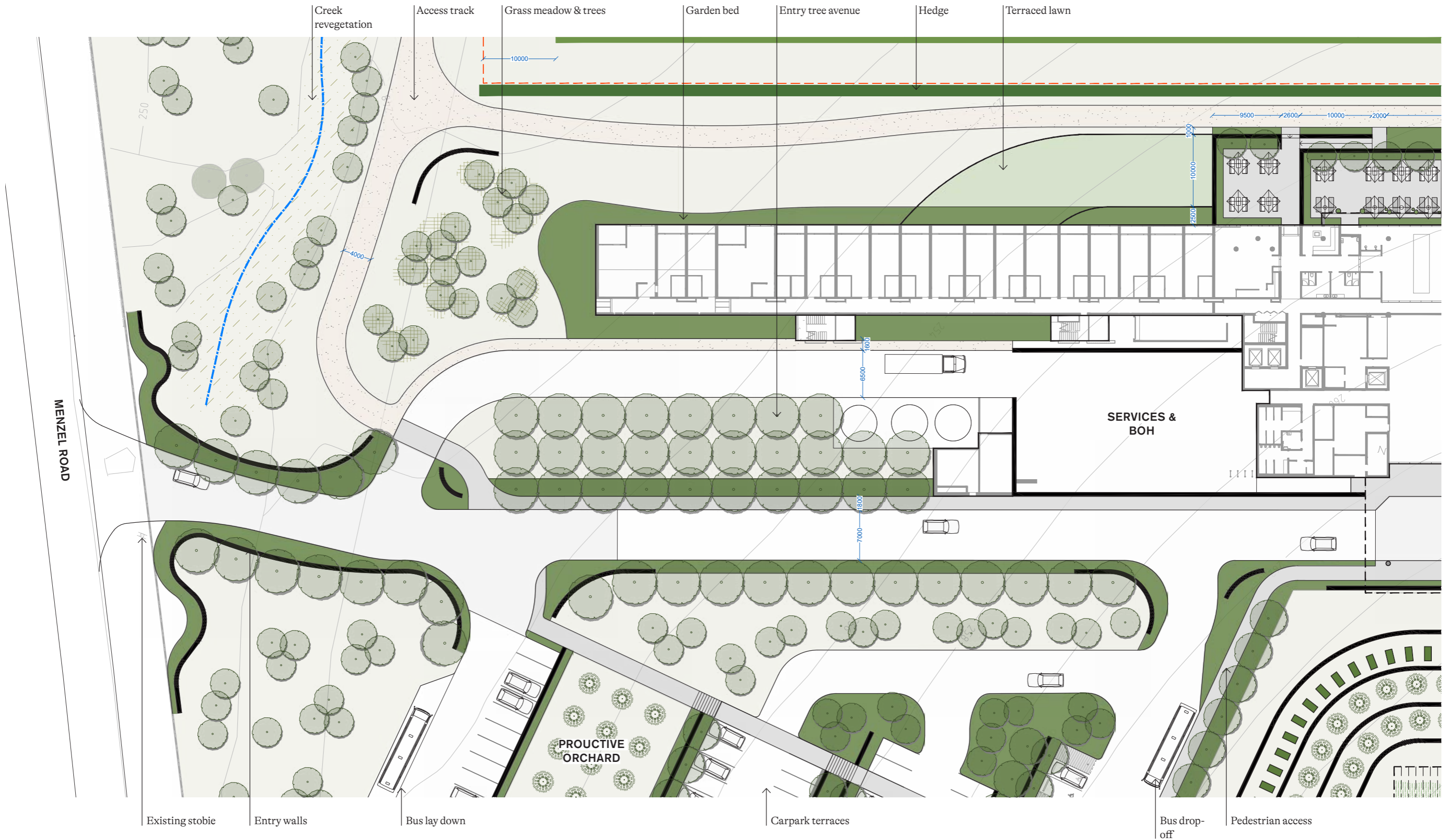
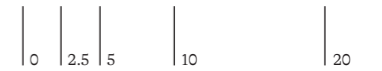
1:500 / A3



# ENTRY PLAN

North

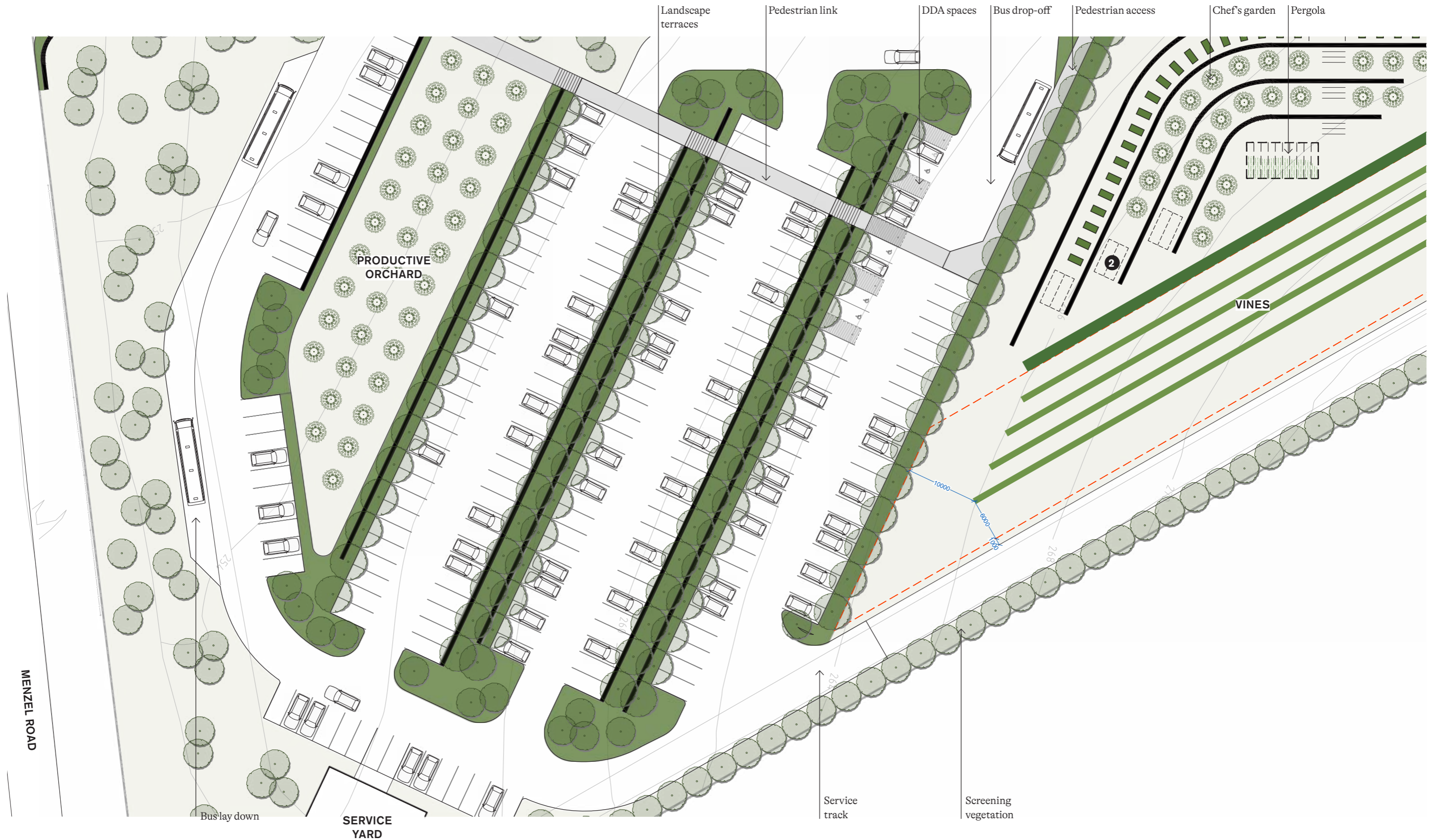
1:500 / A3



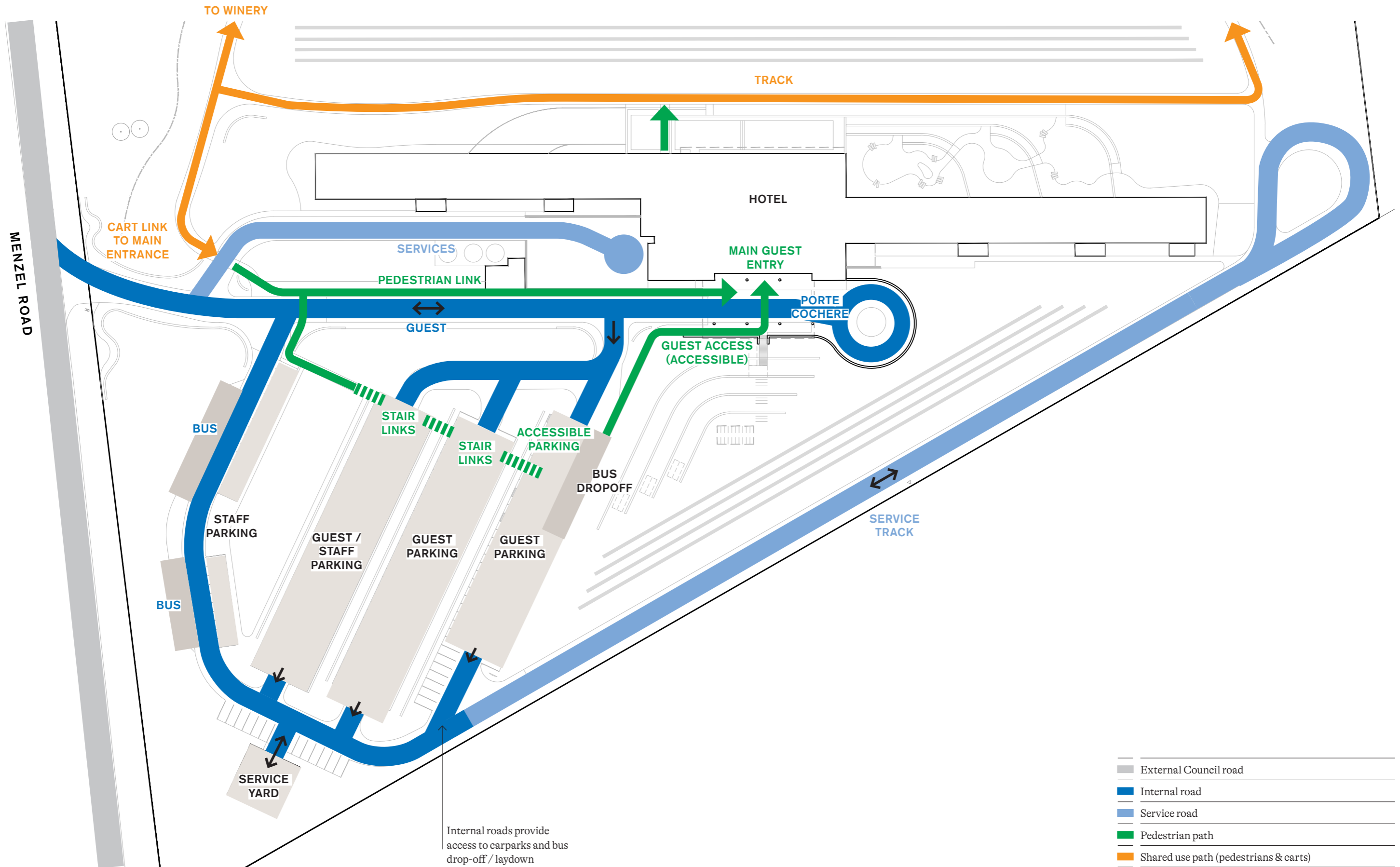
# CARPARK PLAN

North

1:500 / A3



# HOTEL EXTERNAL CIRCULATION

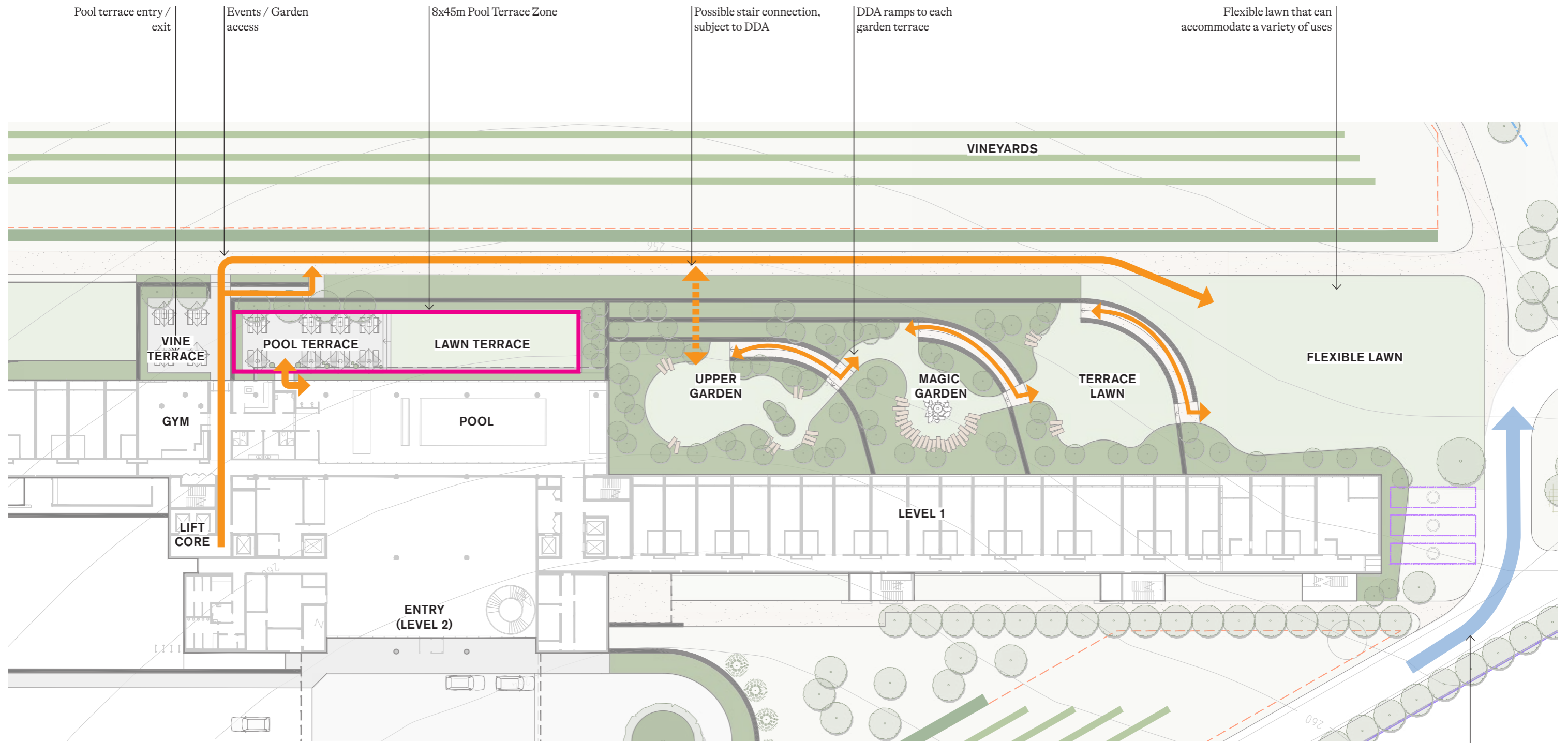
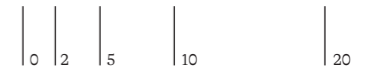


- External Council road
- Internal road
- Service road
- Pedestrian path
- Shared use path (pedestrians & carts)

# POOL TERRACE CIRCULATION

North

1:500 / A3



# HOTEL LANDSCAPE LIGHTING STRATEGY

North

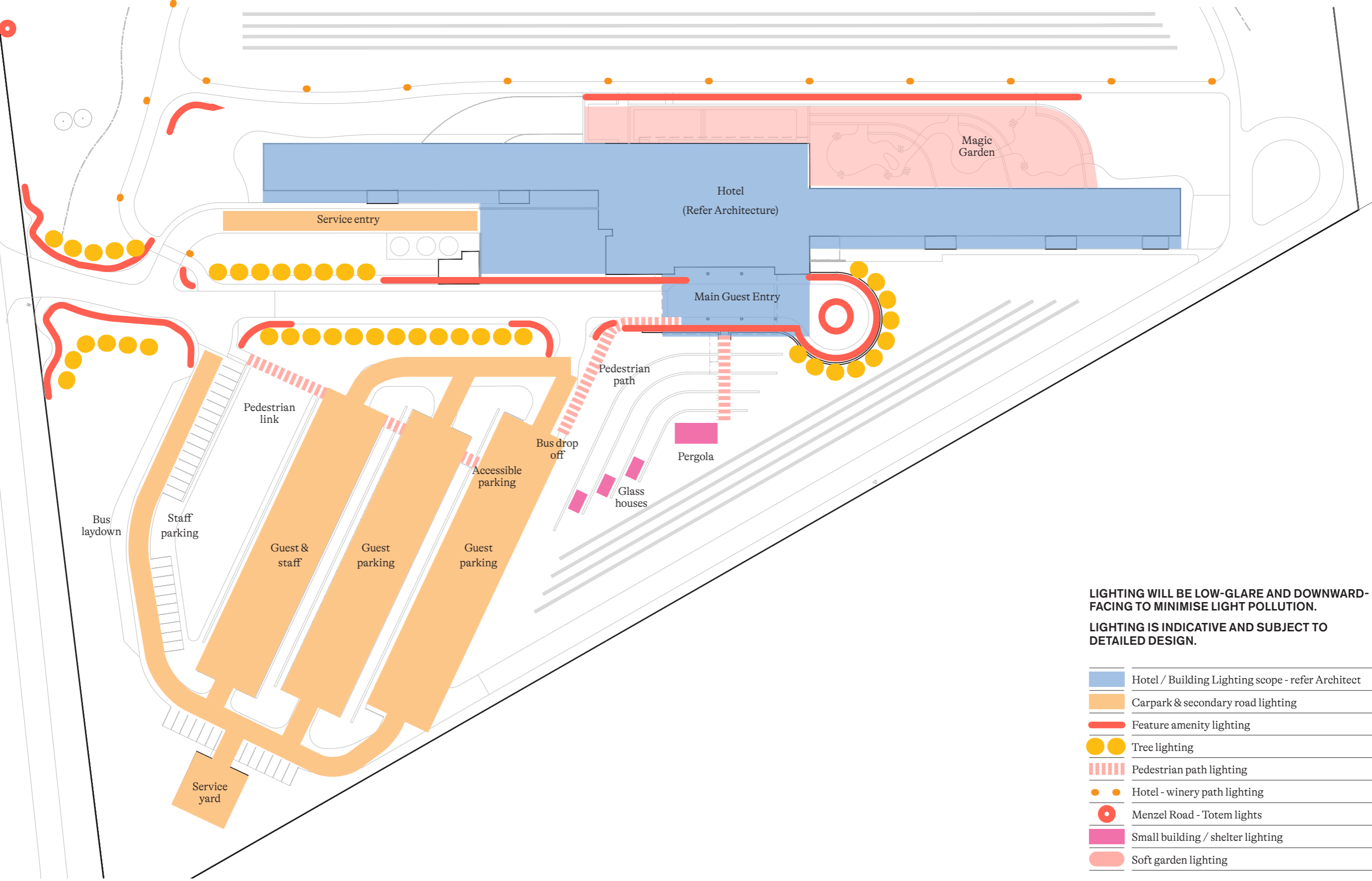
1:1000 / A3



4 x Totem lights along Menzel Road

Low bollard lights continue to winery

MENZEL ROAD

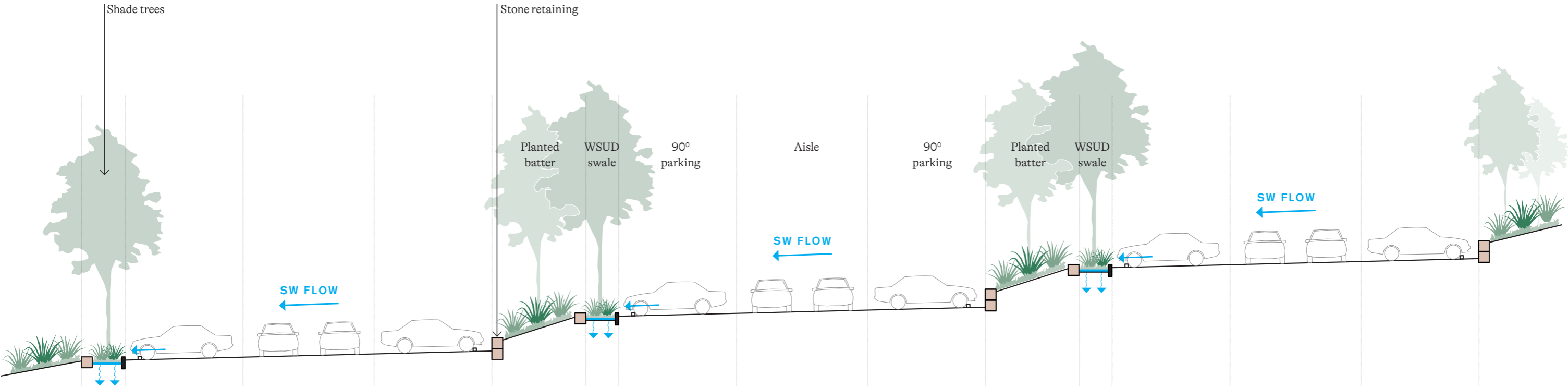
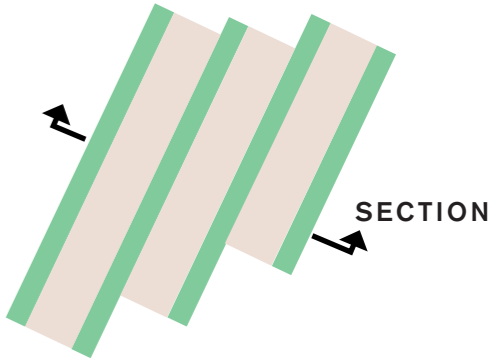


**LIGHTING WILL BE LOW-GLARE AND DOWNWARD-FACING TO MINIMISE LIGHT POLLUTION.**

**LIGHTING IS INDICATIVE AND SUBJECT TO DETAILED DESIGN.**

- Hotel / Building Lighting scope - refer Architect
- Carpark & secondary road lighting
- Feature amenity lighting
- Tree lighting
- Pedestrian path lighting
- Hotel - winery path lighting
- Menzel Road - Totem lights
- Small building / shelter lighting
- Soft garden lighting

# TYPICAL CARPARK SECTION



# CREEK & HOTEL - WINERY CONNECTION

REFER TO THE ABORIGINAL CULTURAL HERITAGE ASSESSMENT FOR FURTHER DETAIL REGARDING CULTURAL HERITAGE ASSOCIATED WITH THE CREEK

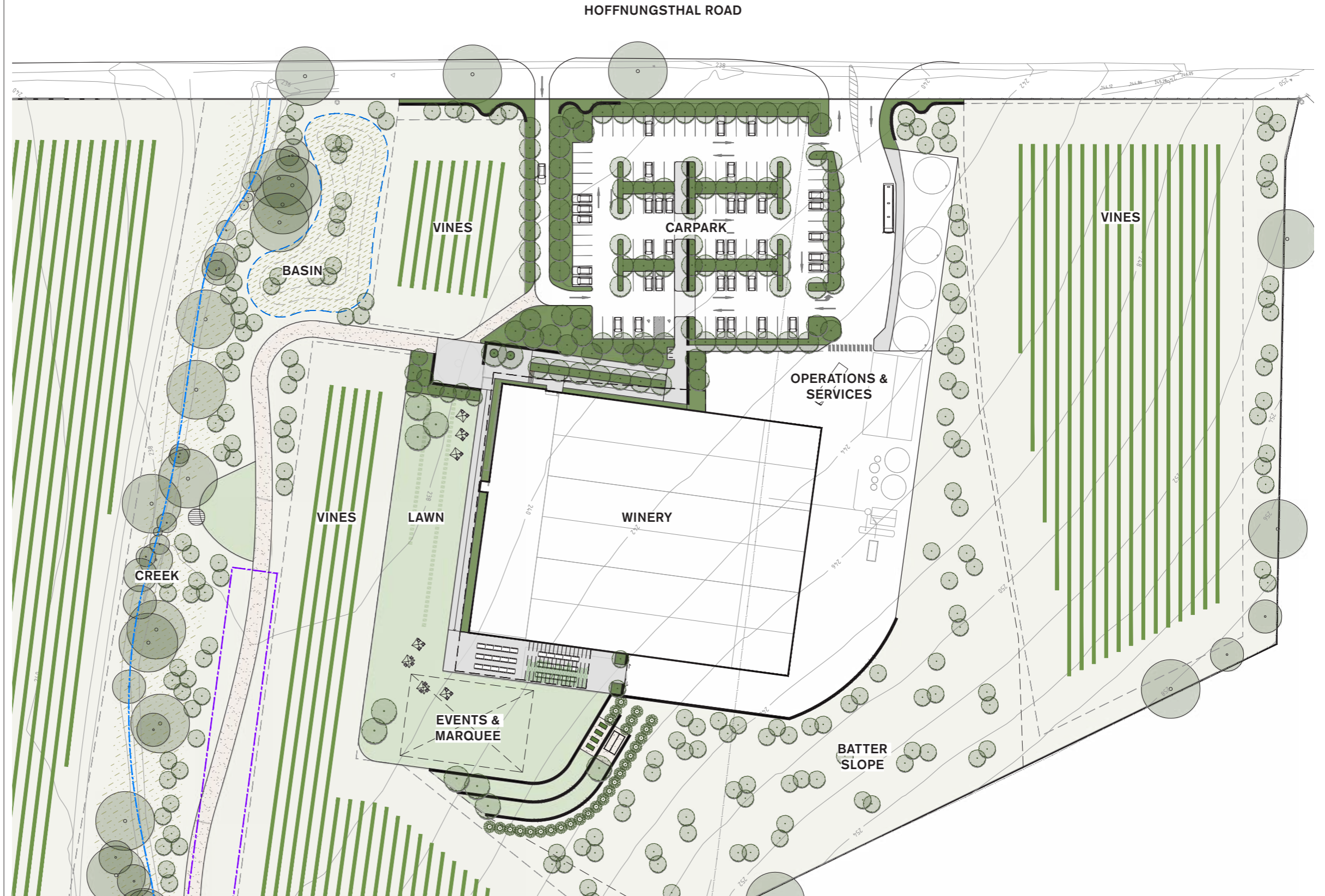
- Indicative creek alignment
- Shared use path, 3-4m wide
- Rest stop
- Passenger cart parking and pickup zone
- Indicative revegetation zone



North 1:1500 / A3



# WINERY SITE PLAN



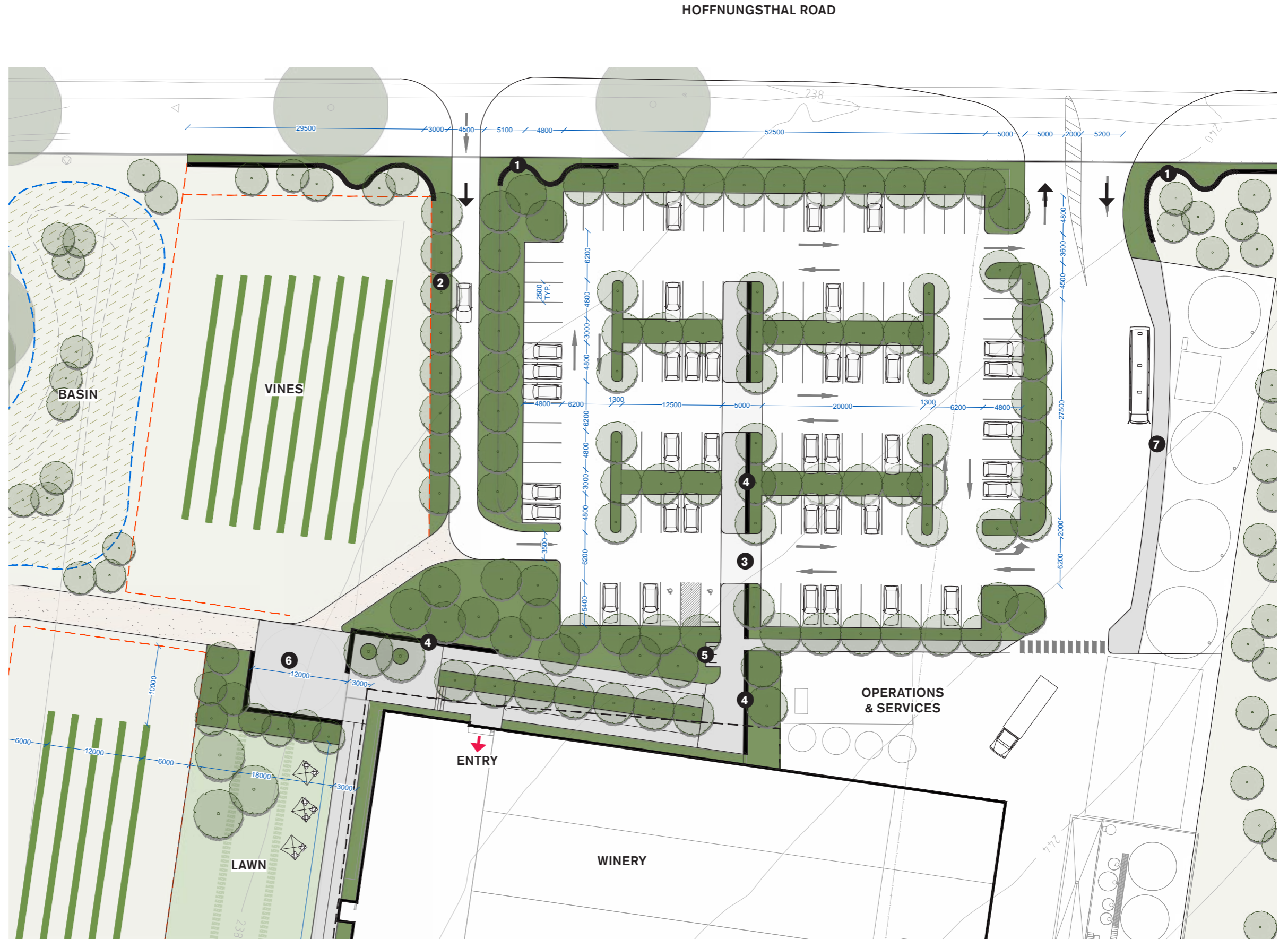
North

1:1000 / A3








# WINERY CARPARK PLAN

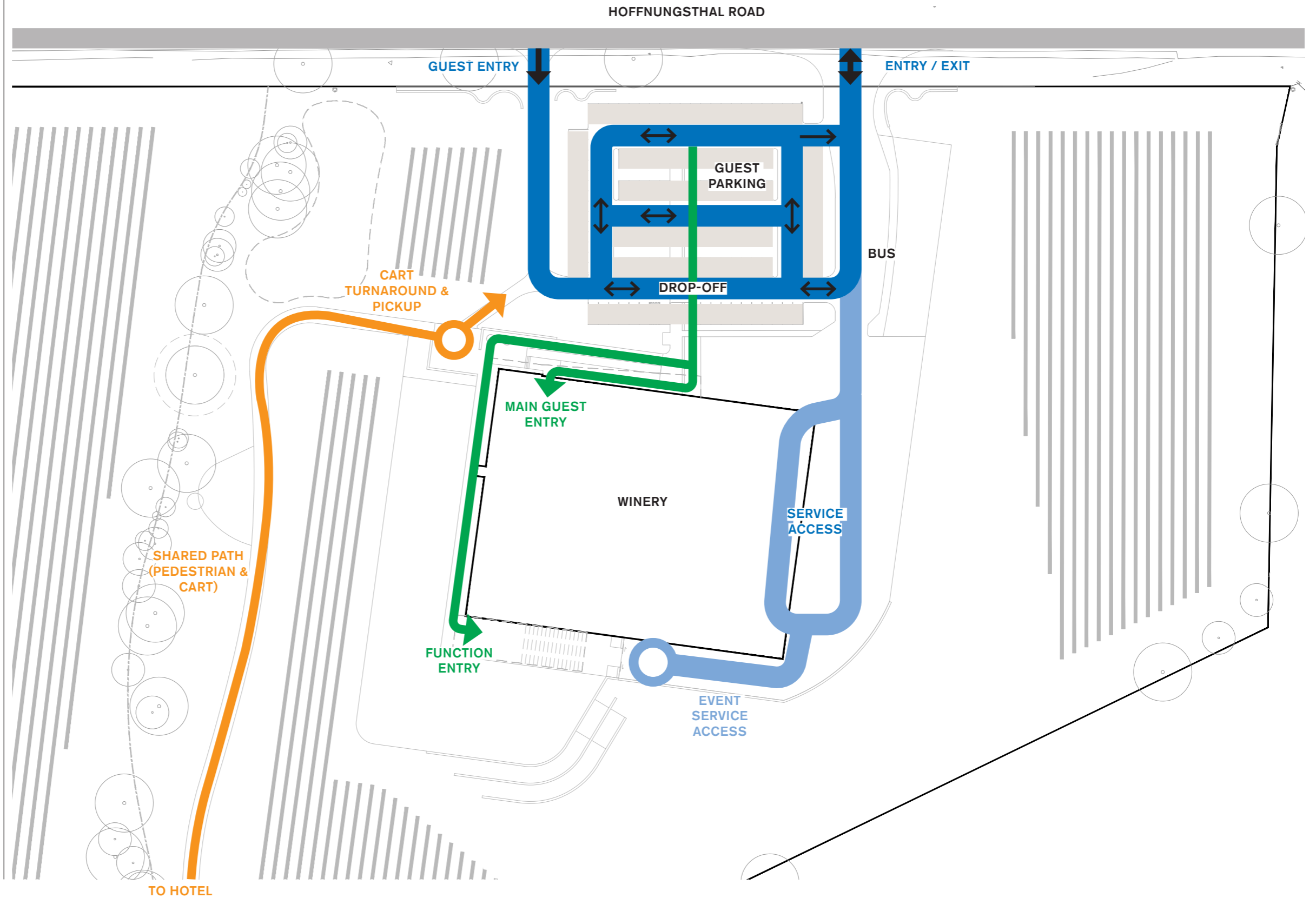
- 1 Entry walls
- 2 Tree avenue
- 3 Drop-off
- 4 Seating wall
- 5 Bike parking
- 6 Hotel cart drop-off & turn-around (no other vehicles)
- 7 Bus laydown





# WINERY CIRCULATION PLAN

-  External Council road
-  Internal road
-  Service road
-  Pedestrian path
-  Shared use path (pedestrians & carts)



North 1:1000 / A3

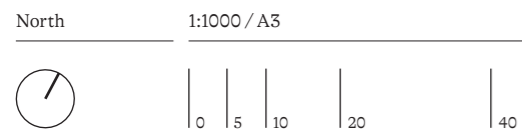
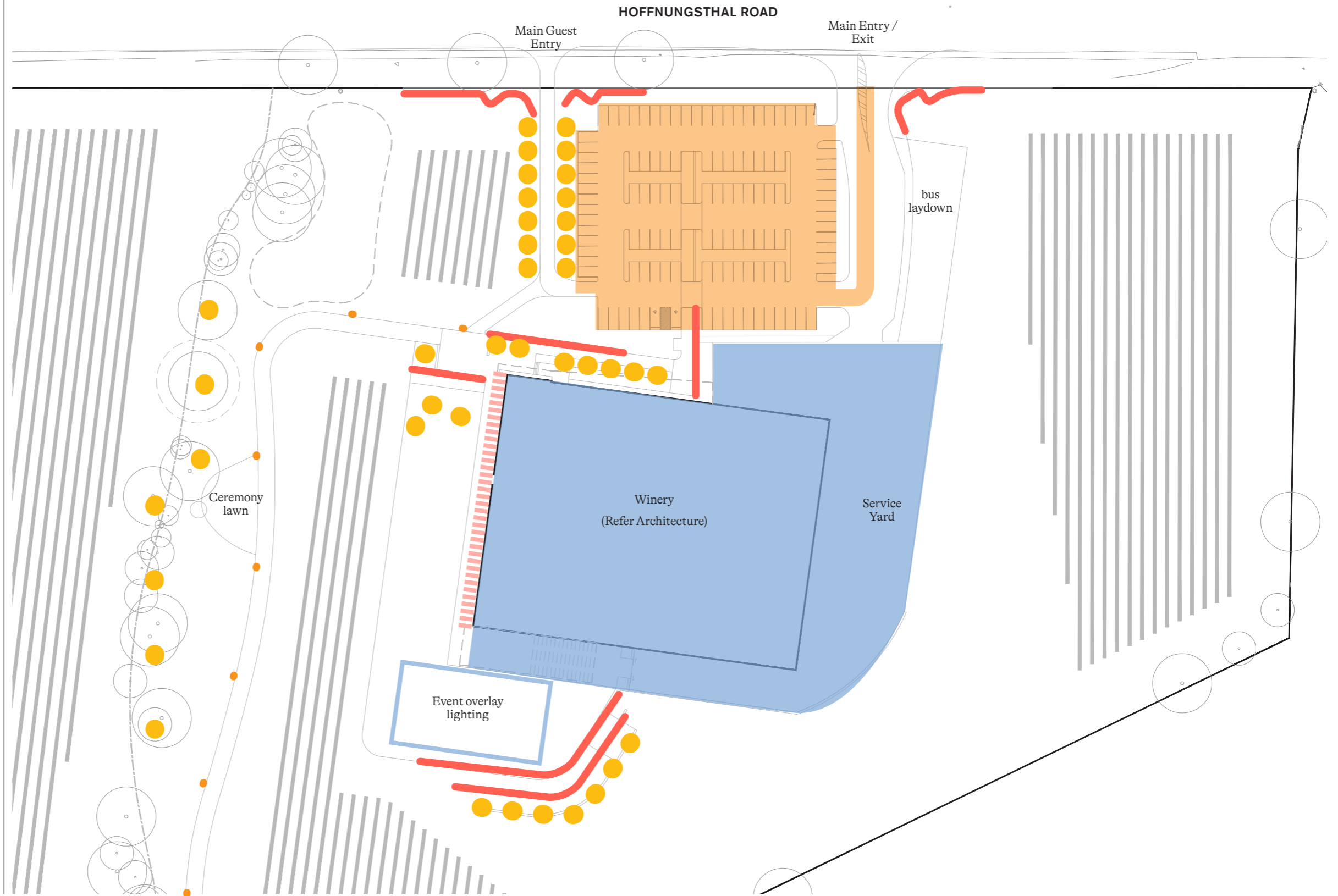


# WINERY LANDSCAPE LIGHTING STRATEGY

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- Hotel / Building Lighting scope - refer Arch
- Carpark & secondary road lighting
- Feature amenity lighting
- Tree lighting
- Pedestrian path lighting
- Hotel - winery path lighting



Low bollard lights  
continue to winery

# TREE SPECIES

ALL PLANTING PENDING CFS REVIEW AND FINAL APZ (ASSET PROTECTION ZONE) / OFFSET REQUIREMENTS

	Native mix
	Wind break / Screening
	Carpark
	Shade trees
	Productive
	Formal entry
	Small ornamental

Refer following pages for species selections



# SITE WIDE TREE SPECIES

ALL PLANTING PENDING CFS REVIEW AND FINAL APZ (ASSET PROTECTION ZONE) / OFFSET REQUIREMENTS.

TREE SPECIES ARE INDICATIVE AND ARE TO BE REFINED IN DETAILED DESIGN.

## FORMAL ENTRY



### QUERCUS COCCINEA

Scarlet Oak

H 12m W 8m



### PLATANUS × ACERIFOLIA

Plane Tree

H 14m W 10m



### QUERCUS PHELLOS

Willow Oak

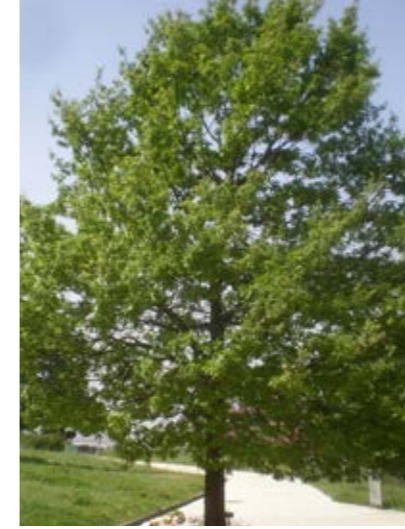
H 20m W 15m



### LIQUIDAMBAR STYRACIFLUA

Sweet Gum

H 15m W 10m



### QUERCUS CERRIS

Turkey Oak

H 20m W 15m



### QUERCUS SPECIES

Mediterranean Oak



### FICUS RUBIGINOSA

Port Jackson Fig

H 10m W 10m

## SHADE TREES

## SMALL ORNAMENTAL



### LAGERSTROEMIA 'NATCHEZ'

Crepe Myrtle 'Natchez'



### EUCALYPTUS PULVERULENTA

Baby Blue

H 6m W 3m



### PYRUS NIVALIS 'SNOW PEAR'

Snow Pear

H 8m W 5m



### CERCIS CANADENSIS

Eastern Redbud

H 5m W 4m



### COTINUS COGGYGRIA

Smoke Bush

H 4m W 3m



### VIMINARIA JUNCEA

Golden Spray

H 4m W 2.5m

# SITE WIDE TREE SPECIES

ALL PLANTING PENDING CFS REVIEW AND FINAL APZ (ASSET PROTECTION ZONE) / OFFSET REQUIREMENTS.

TREE SPECIES ARE INDICATIVE AND ARE TO BE REFINED IN DETAILED DESIGN.

## NATIVE MIX



**EUCALYPTUS CAMALDULENSIS**

River Red Gum

H 30m W 15m



**EUCALYPTUS ODORATA**

Peppermint Box

H 15m W 8m



**EUCALYPTUS LEUCOXYLON**

SA Blue Gum

H 25m W 20m



**EUCALYPTUS FASCICULOSA**

Pink Gum

H 15m W 10m



**CASUARINA CUNNINGHAMIANA**

River Sheoak

H 10m W 7m



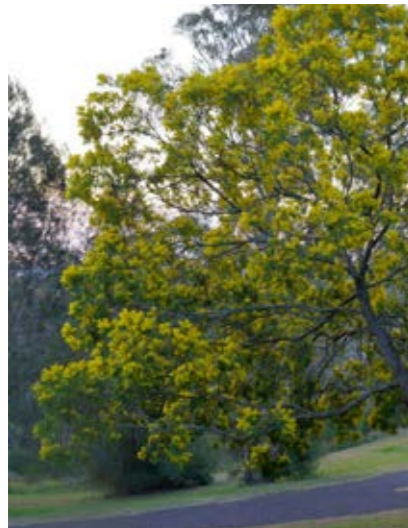
**CASUARINA CUNNINGHAMIANA**

River Sheoak

H 10m W 7m

## WIND BREAK

## NATIVE MIX



**ACACIA PYCNANTHA**

Golden Wattle

H 5m W 4m



**ALLOCASUARINA VERTICILLATA**

Drooping Sheoak

H 9m W 5m



**MELALEUCA STYPHELIODES**

Prickly Paperbark

H 15m W 5m



**EUCALYPTUS POROSA**

Mallee Box

H 8m W 6m

# SITE WIDE TREE SPECIES

ALL PLANTING PENDING CFS REVIEW AND FINAL APZ (ASSET PROTECTION ZONE) / OFFSET REQUIREMENTS.

TREE SPECIES ARE INDICATIVE AND ARE TO BE REFINED IN DETAILED DESIGN.

## PRODUCTIVE



### ASSORTED CITRUS

Lemon, Lime, Blood Orange



### ASSORTED FRUIT

Pear, Apple, Stone Fruit



### ASSORTED STONE FRUIT

Pecan, Walnut, Macadamia, Almond



### PRUNIS DULCIS

Almond Tree



### LAURUS NOBILISE 'MILES CHOICE'

Bay Tree 'Miles Choice'



### OLEA 'SWAN HILL'

Swan Hill (Fruitless Olive)  
Ornamental use only



### SEASONAL PRODUCE

Varies

## CARPARK



### PISTACIA CHINENSIS

Chinese Pistachio  
H 8m W 6m



### MELIA AZEDARACH 'ELITE'

White Cedar 'Fruitless'  
H 10m W 8m



### FRAXINUS PENNSYLVANICA

Urbanite Ash  
H 8m W 5m

# LANDSCAPE LIGHTING

LIGHTING WILL BE LOW-GLARE AND DOWNWARD-FACING TO MINIMISE LIGHT POLLUTION.

LIGHTING IS INDICATIVE AND SUBJECT TO DETAILED DESIGN.



## FEATURE & AMENITY

Description: Discreet in-ground or recessed light

Objectives: Lighting to highlight walls, entries and create a sense of arrival at night.



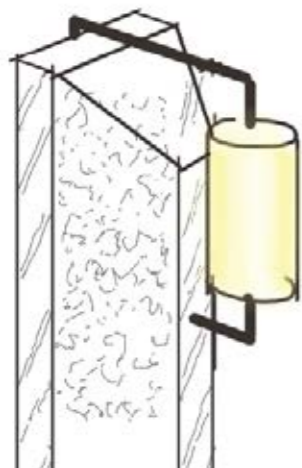
## SOFT GARDEN

Description: low garden lights



## PEDESTRIAN PATH & HOTEL / WINERY PATH

Description: Low bollard or pole top lighting



## MENZEL ROAD TOTEMS

Description: Feature stone totems



## SMALL BUILDING & SHELTER

Description: Moody lighting for events



## TREES

Description: Formal tree lighting

# SITEWIDE MATERIALS

MATERIALS ARE INDICATIVE AND SUBJECT TO DETAILED DESIGN.



STONE PAVING - LARGE FORMAT



STONE PAVING - SMALL FORMAT



INSITU CONCRETE



PERMEABLE PAVING



STONE EDGE



ASPHALT PAVING



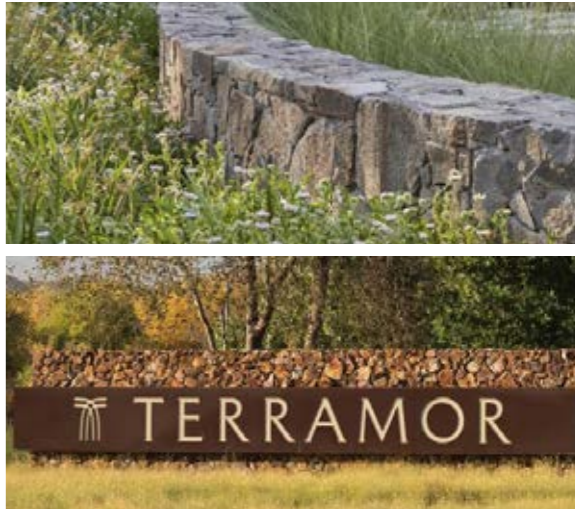
COMPACTED RUBBLE



SPRAY SEAL



STONE LOGS FOR SEATING & TERRACES



FEATURE WALLS & SIGNAGE

# MAINTENANCE & IRRIGATION



## GENERAL PLANTING

1. The proposed planting mix has been designed to provide appropriate scale, greening and visual amenity for the project.
2. Trees have been selected based on specific sun, soil and water requirements.
3. Detailed tree and planting plans to be developed during design development phase.

## MAINTENANCE - INDICATIVE ONLY

1. The Winery and Hotel landscape is to be maintained and managed to a high standard at all times.
2. The division of maintenance responsibilities is TBC between tenants and owners.
3. A detailed maintenance schedule and specification must be developed for the entire estate.

## PLANT SELECTIONS & SIZES

1. Specific plant locations to be developed in detail design phase.
2. Size at time of planting:
  - Minimum pot size for plants: 150mm
  - Minimum density: 3 plants per m<sup>2</sup> for amenity gardens
  - Minimum density: 1 plants per m<sup>2</sup> for reveg areas
  - Minimum pot size for exotic trees: 90ltr
  - Minimum pot size for native trees: 300mm

## IRRIGATION

1. Recycled water will supply the majority of irrigation requirements.
2. All lawns, gardens, vineyards and new tree planting is to be irrigated during the warmer months on an as needed basis.
3. The creek and revegetation areas are to be irrigated for establishment only.
4. The irrigation is to be:
  - Central controller/s within secure area / cabinet
  - Mains powered
  - Wi-fi connected
  - Dripline at max 300mm ctrs to all garden beds and trees
  - Gear drive or MP rotors to ensure complete coverage to all lawns
  - Detailed shop drawings to be provided for review and approval

Urban Design, Landscape  
Architecture & Gardens

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