STATE PLANNING COMMISSION

Assessment Requirements

ENVIRONMENTAL IMPACT STATEMENT

Southern Barossa Winery and Tourist Accommodation Project
Hoffnungsthal Road, Williamstown

Strategic Alliance and Commercial Pty Ltd

APRIL 2025

Table of Contents

1 Objective of the EIS

To assess the social, economic and environmental impacts for projects declared as impact assessed development (not being restricted development) requires the preparation of an Environmental Impact Statement (EIS).

The EIS process is the highest level of assessment under the *Planning, Development and Infrastructure Act 2016* (PDI Act) and enables the holistic consideration of projects that are considered to be of economic, social or environmental importance to South Australia.

The EIS process provides a comprehensive assessment of a development or project proposal and the expected effects on the receiving environment and within the broader context of its setting, which could relate to a local area, region, state or nation.

2 Description of Development

On 8 August 2024 the Minister declared that the proposed Southern Barossa Winery and Tourist Accommodation Project at Lot 102 Hoffnungsthal Road, Williamstown (**Figure 1**) be assessed as an Impact Assessed development pursuant to section 108(1)(c) of the *Planning, Development and Infrastructure Act 2016* (the PDI Act).

The project scoping application provides the following preliminary description of the proposal.

Establishment of a five-star tourist accommodation facility with conference, function and spa/wellness facilities, a new (relocated and expanded) winery and cellar door, associated vineyards and ancillary works. The site layout is illustrated in **Figure 2** and includes:

- Tourist accommodation
  - Multi-level 5-star hotel building with up to 150 rooms over approximately 14,000 sqm, with a mix of accommodation rooms and suites of varying sizes.
  - Restaurant of about 800sqm accommodating approximately 300 patrons.
  - Function / Conference facilities of over 700 sqm, expected to allow up to 100 attendees.
  - Break out space with options for outdoor special event spaces.
  - Wellness/spa, pool and other recreational facilities over approximately 300 sqm.
  - A carparking area for 200+ vehicles with access from Menzel Road.
- Winery and Cellar Door
  - Relocation and expansion of an existing Barossa based winery, including expanded wine production / operations, cellar door, restaurant, VIP tasting room and function space (approx. 450 pax) internally and externally over approximately 5,000 sqm (excluding carpark, hardstands and ancillary area).
  - Site production estimated at up to (but not exceeding) 500 tonnes annually.
  - Winery to operate separately but in collaboration with the tourist accommodation facility, with the winery operators to manage the associated vineyard.
- Primary vehicle access is via Lyndoch Valley Road (Department for Infrastructure and Transport) and Hoffnungsthal Road and Menzel Road (Council roads).

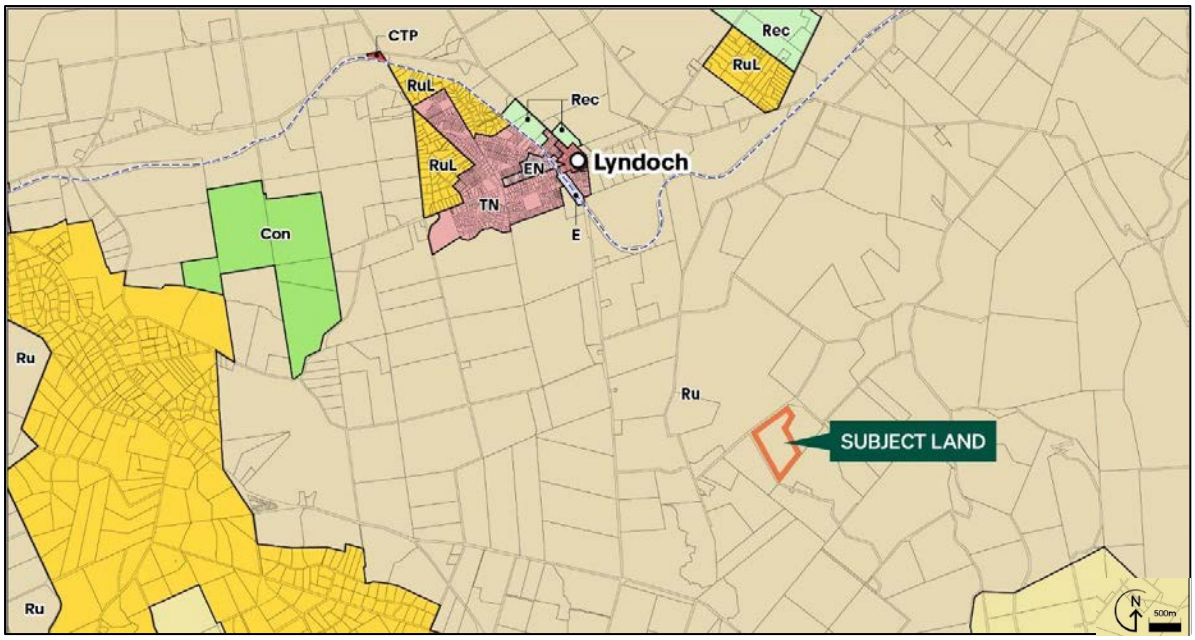

Figure 1: Subject Site

Figure 2: Indicative Site Plan

3 Background to these Assessment Requirements

This document contains the Assessment Requirements to guide the preparation of an EIS by the project proponent.

Every attempt has been made to ensure these Assessment Requirements address all of the major issues associated with the proposed development, however they are not necessarily exhaustive.

The Assessment Requirements should not be interpreted as excluding from consideration matters deemed to be significant but not incorporated in them or matters that emerge as important or significant from environmental studies or otherwise during the course of the preparation of the EIS.

The EIS must therefore address other matters not covered in these Assessment Requirements in the following circumstances:

- Studies reveal a matter that had not been foreseen when the Assessment Requirements were finalised.
- Stakeholder engagement and consultation with the community identifies an issue of widespread concern to the public, which had not previously been considered contentious. This may include a public perception of significant environmental harm that may not be borne out by technical studies, which may also be attracting extensive media coverage.
- New or amended legislation or policies come into effect after the Assessment Requirements have been finalised, which may or may not have been referred to in the Assessment Requirements. Transitional arrangements or exemptions may apply, but it is considered best practice and of net benefit to a project to consider emergent legislation or policies even if not specifically required. This serves to 'future-proof' the EIS.
- The proponent makes amendments to the proposed project that would result in a change in the nature, scale, timing or location of any impacts.

4 The Impact Assessment Process

4.1 EIS process

Once a development has been categorised as impact assessed development (not being restricted development), a Scoping Application is prepared by the proponent which includes a preliminary assessment of the key social, environmental and economic issues and impacts associated with the development. The Commission uses the information provided in the Scoping Application to develop Assessment Requirements to inform preparation of the EIS.

The EIS must be prepared by the proponent in accordance with the Assessment Requirements for each environmental attribute in line with the level of detail specified. The level of detail is determined by the Commission based on the Practice Direction, the views of the relevant government agencies and the local council. The proponent is also given an opportunity to provide feedback on the level of detail required.

Assessment Requirements are intended to be outcome-focused and, supported by relevant guidance documents and legislation, are generally accompanied by a method of investigating the highlighted impacts and measures to assess these impacts. The methods provided are not necessarily exhaustive and a wide range of methods may be available to consider and respond to a particular issue.

If additional matters requiring detailed assessment become apparent after the final Assessment Requirements are issued, the EIS must also address these new matters in a comprehensive manner and identify means by which the effects can be managed.

The matters that must be included in an EIS are set out in Section 113 of the PDI Act and in the sections below. These requirements include detail of expected environmental, social, economic and climate effects of the development, consistency with state and regional planning documents, consideration of the provisions of the *Environment Protection Act 1993* and commitments by the proponent to avoid, mitigate or satisfactorily manage and control any potentially adverse effects of the development on the environment.

The EIS process is illustrated in **Figure 3**.

4.2 Consultation Process

After the completed EIS is reviewed and endorsed for public release, it is referred to council(s) and relevant government agencies for comment. The public is also provided with an opportunity to comment when released for public exhibition.

Public consultation is a valuable resource to the EIS preparation process and a well-considered engagement strategy can play a pivotal role in the assessment of a project.

The PDI Act sets out the principles of the Community Engagement Charter which guide public participation in the planning process and ensure that people and communities have a greater opportunity to engage in the planning process. The Minister will consider the Charter in determining the consultation program for an impact assessed development.

Public exhibition is undertaken for a minimum of 30 business days.

An advertisement will be placed in The Advertiser and local newspapers inviting submissions. The public consultation process will cater for those with special needs or those not able to access documentation electronically.

Figure 3: Steps in impact assessed development process

4.3 Responding to submissions

Copies of submissions from the public, council(s) and other relevant agencies are then provided to the proponent who then prepares a Response Document to address matters raised during the public exhibition period.

Following the receipt of the Response Document, the Commission will prepare an Assessment Report. The Assessment Report must set out:

- The Minister's assessment of the development
- Any comments by the Minister relating to:
  - the EIS
  - submissions received through the public consultation process
  - the proponent's responses to submissions received and matters raised by the Minister
- Comments provided by the Environment Protection Authority, another Minister, a council or other authority or body
- Any other comments or matters as the Minister or the Commission thinks fit.

The Assessment Report and the Response Document will be available for inspection and purchase by members of the public at a place and for a period of time determined by the Commission.

Availability of each of these documents (primarily on the PlanSA Portal website) will be notified by advertisements in The Advertiser and local newspapers and in writing to persons who made a written submission. A copy of the EIS, Response Document and the Assessment Report will be provided to the relevant council(s). Requirements for public availability and notification of an EIS, Response Document and Assessment Report are laid out in Section 113 (10) - (12) of the PDI Act.

The Minister will make a final decision subject to Section 115 of the PDI Act.

In deciding whether the proposal will be approved and any conditions that will apply, the Minister must have regard to:

- The State Planning Policies
- Regional Plans, including the 30-Year Plan for Greater Adelaide (where relevant)
- Provisions of the Planning Rules and the regulations
- If relevant, the Building Code of Australia
- Where development involves or is for the purposes of a prescribed activity of environmental significance, the Environment Protection Act including the objects, General Environmental Duty and relevant environment protection policies
- Where relevant, the view of the Minister who is responsible for the administration of an area of the State subject to a special legislative scheme
- The EIS, Response Document and the Commission's Assessment Report
- Where relevant, any other government policy and/or legislation.

Pursuant to Section 115(2)(a) of the PDI Act the Minister can at any time indicate that the development will not be granted a development authorisation. This may occur if the development is inappropriate or cannot be demonstrated to be properly managed. This is commonly referred to as an “early no.”

4.4 Development of the Assessment Requirements

Assessment Requirements set out the environmental attributes relevant to the development which are to be assessed (e.g. soil, water, heritage, threatened species etc). The key environmental, social and economic impacts to these environmental attributes are to be addressed in the EIS. The level of assessment required is determined by the Commission based on consideration of key factors to determine whether a standard level of assessment will be sufficient or whether more detailed assessment is required.

4.4.1 Key factors to consider in determining level of assessment detail

The PDI Act defines an EIS as “a document that includes a detailed description and analysis of a wide range of issues relevant to the proposed development or project, incorporating significant information to assist in an assessment of environmental, social or economic effects associated with the development or project and the means by which those effects can be managed”.

In setting the Assessment Requirements, the Commission considers the scale, nature and sensitivity of the receiving environment associated with the proposal and refers to relevant legislation, policy, guidance documents, government agencies and subject matter experts to determine whether a standard or a detailed level of assessment is appropriate.

The Commission is required to classify the issues relevant to the proper assessment of the development or project according to categories of importance so as to indicate the levels of attention that should be given to those issues in the preparation of an EIS.

The following key factors have been considered in identifying the issues requiring assessment in the EIS and whether the Assessment Requirements are ‘detailed’ or ‘standard’:

- Scale of the impact taking into account intensity, geographical extent and duration
- Nature of the impact which should consider direct, indirect, cumulative and perceived impacts
- Sensitivity of the receiving environment
- Ability to avoid, minimise and/or offset the impacts of the project, to the extent known at the application stage
- Complexity of technical assessments and investigations required to identify and assess mitigation measures.

Description and examples of the key factors is provided in Table 1.

Table 1: Description and examples of key factors to consider during scoping

Key factor	Components of factor	Description of example
Scale of the Impact	**Severity**	The scale or degree of the impact relative to the current situation or adopted standards or performance measures. The intensity may be measured quantitatively and compared to reference values (e.g. area of vegetation cleared, air and water quality, noise levels, change or disruption to ecological community function) or qualitatively.
	Geographical extent	The geographical reach of the impacts of the development or the range within which the impacts are observable
	Duration	The timeframe over which the impact occurs (e.g. for a short period, during construction only; during operations permanently). It may also refer to the period/s in which the impacts are observable and the regularity of the impacts (e.g. irregular, intermittent, regularly during operations.)
Nature of the Impact	**Direct impacts**	Impacts caused directly by the development. They usually occur at the same time as the development and within the vicinity of the site (e.g. vegetation clearing, air emissions).
	Indirect impacts	Impacts that occur as a consequence of the development or its direct impacts. Impacts may be delayed and happen further away from the site (e.g. project changes water table, changes affect wetland and causes an impact on groundwater dependent ecosystems). Impacts may also occur due to growth or land use changes facilitated by the project (e.g. a new transmission line may open up new areas for renewable energy generation).
	Cumulative impacts	The combined impacts of the project on a matter combined with other relevant existing and future projects (e.g. marine impacts from multiple port developments).
	Perceived impacts	There are a range of perceptions of the same impacts by people or groups
Sensitivity of the Receiving Environment	**Existing regulations and guidance**	The degree of sensitivity expressed in legislation or relative to adopted standards and performance measures (e.g. Guidelines for the use of the *Environment Protection (Noise) Policy 2007*)
	Value to society	Environmental value: e.g. water quality, natural habitat). Social value: e.g. community value, landscape, recreation, lifestyle disturbance, water quality, cultural heritage, amenity. Economic value: e.g. water supply, critical transport routes
	Vulnerability / resilience to change	The degree of vulnerability of the environment to the impacts of the project or resilience to cope with change. Regard should be had to the likely scale and nature of the impacts of the development and the sensitivity and adaptive capacity of the environment.

4.4.2 Assessment Level Characteristics

The characteristics of 'detailed' and 'standard' levels of assessment are provided in Table 2. A detailed level of assessment is required if the impact of the development has one or more the characteristics set out in Table 3.

Table 2: Characteristics of detailed and standard assessment

Level of Assessment	Characteristic of the impact of the development
Standard	The project is unlikely to result in significant impacts on the environmental attribute if managed through conventional management and mitigation measures, including cumulative impacts. While the assessment of the impacts of the development on the environmental attribute will involve technical specialists, these impacts are likely to be: • well understood by regulators and stakeholders • relatively easy to predict using standard methods • capable of being mitigated to comply with relevant standards or performance measures. The assessments will be supported by quantitative assessment methods, although the focus and coverage may be on specific project components or project locations. The assessment is unlikely to involve any significant uncertainties or require any detailed cumulative impact assessment.
Detailed	The development has a high / medium probability of causing significant environmental impact on the environmental attribute, including cumulative impacts. There is a high / medium probability of impacts on the development from external environmental factors such as those associated with climate change (sea-level rise, increased frequency of bushfire, floods etc). It is considered important by the Commission, and/or there is a public perception that an activity has the potential to cause significant impacts on the environmental attribute (even though this may be mistaken), or the activity has been the subject of extensive media coverage. Potential impacts to a Matter of National Environmental Significance (MNES) are likely to require referral and approval under the Environment Protection Biodiversity and Conservation Act 1999). The development raises requirements under other legislation applicable for the development (e.g. prescribed activities of environmental significance under the Environment Protection Act 1993). Assessment of the impacts of the development on the environmental attribute will require detailed studies and investigations to be carried out by technical specialists. During this assessment, these specialists may need to: • work closely with specialists assessing the impacts of the project on other environmental attributes to determine the likely indirect impacts of the project. • undertake a detailed cumulative impact assessment for the project. Assessment is likely to involve several uncertainties in relation to one or more of the following and specific strategies may be required to address these uncertainties (e.g. further monitoring, review, technical investigations and adaptive management). • data collection (e.g. baseline information, availability of data for cumulative impacts assessment). • identifying the specific mitigation measures or suitable offsets for the project. • the methods available for predicting the impacts of the project, including the indirect and cumulative impacts. • criteria for evaluating the acceptability of the impacts of the project. Specific strategies may be required to address these uncertainties (e.g. further monitoring, review, technical investigations and adaptive management).

4.4.3 Environmental Attributes to be considered in the EIS

Issues relevant to the proposal are addressed by each Assessment category within which a range of environmental attributes are identified. Specific Assessment Requirements are then determined for each environmental attribute relevant to the proposal with the level of detail tailored for that element or issue.

Table 3: Assessment categories and environmental attributes

Assessment category	Environmental attribute and typical issues
Amenity and Environmental Quality	**Air quality** •Ground level concentrations (include construction / traffic), odour, stack emissions, receptors (location and sensitivity) **Noise / Vibration** •Noise / vibration type (include traffic noise), underwater noise, noise level, sensitive receptors and location. Sensitive receptors may include terrestrial and marine fauna. **Transport and Traffic** •Traffic disruptions- commuter and local, public transport, pedestrians / cyclists, changes to traffic flow and volumes - temporary / ongoing, road / maritime safety, car parking, presence of heavy vehicles, impacts to road pavement, marine traffic / shipping **Visual amenity** •Interface with adjoining land, landscape changes, built form, light spill
Biological Environment	**Biosecurity** •Weeds, pest species (including marine pests), diseases and pathogens. **Matters of National Environmental Significance** •Nationally threatened species and communities, migratory species, wetlands of national importance (Ramsar), Commonwealth marine areas **Marine Flora and Fauna** •Marine protected areas, threatened species, communities/ ecosystems, seagrass clearance, biodiversity loss **Terrestrial and Aquatic Flora and Fauna** •Protected areas, threatened species and communities, native vegetation clearance, habitat loss through clearing fire or fragmentation, biodiversity loss
Climate Change and Resource Use Efficiency	**Climate Change Adaptation** •Climate change risk assessment **Greenhouse gas emissions** •Greenhouse gas emissions including emissions reduction targets, NGER reporting, cumulative impacts on state and national GHG inventories and targets. **Sustainable use of resources** •Sustainable procurement, products / materials, energy efficiency **Waste Management** •Waste hierarchy; waste recycling / disposal
Economic Environment	**Local, regional and state economies** Economic impact assessment which addresses workforce / employment, existing economic land and marine uses (primary production, tourism, ports, fisheries), infrastructure - utilities (energy, water), telecommunications, ports, rail), displacement, competition, opportunities, temporary and ongoing for existing businesses / industries, property and land values
Hazards and Risks	**Bushfire, Floods, Site Contamination** Hazard risk management, bushfire, flooding, contamination and dangerous goods
Land Tenure, Protected Areas and Land Use	**Land Tenure, Protected Areas and Land Use** Land tenure (freehold, pastoral lease, mining, oil and gas, native title, crown land), generalised land use, population centres, major infrastructure and utilities (including marine infrastructure), P&D Overlays and Zones, reserved areas (including marine parks), changes / displacement of land uses
Physical Environment	**Coastal and Marine** •Coastal land systems (dunes, estuaries, beaches, island), and marine water quality **Soils, Landform and Geology** •Erosion and sedimentation, soil compaction and inversion, contamination (spills), land subsidence and acid sulfate soils. **Surface Water and Groundwater** •Surface water quality (sedimentation, wastewater, spills, use of surface water) and groundwater use and quality.
Design	**Urban Quality** Supporting design excellence to create desirable and socially inclusive places.
Social and Community	**Aboriginal cultural heritage** •Known and unknown Aboriginal sites, objects and remains **Community wellbeing**

Assessment category	Environmental attribute and typical issues
	•Social impact assessment which addresses impacts to specific groups, impacts to services, impacts / displacement of residential areas, public safety (including perceptions), recreation and public space amenity **Heritage Places and Areas** •Listed national, state and local heritage sites

5 Content Requirements for the EIS

Section 113 of the PDI Acts sets out the legislative requirements for the content of an EIS.

5.1 Statutory Requirements

The EIS must Include the following (subject to any Practice Direction):

1. A statement of the expected, predicted or potential environmental, social and economic effects of the development, whether positive, neutral or negative. The assessment of effects should include all issues identified in the Assessment Requirements and be cross referenced to supporting technical studies.
2. A statement of the expected impact of the development on the climate and any proposed measures designed to mitigate or address those effects
3. A statement of the extent to which the expected, predicted or potential effects of the development are consistent or at variance with the provisions of—
    a. Any relevant State Planning Policy
    b. Any relevant Regional Plan(s), including the 30-Year Plan for Greater Adelaide (if applicable)
    c. The Planning and Design Code
    d. Any matters prescribed by the Regulations.
4. If the development involves, or is for the purposes of, a prescribed activity of environmental significance as defined by the *Environment Protection Act 1993*, a statement of the extent to which the expected, predicted or potential effects of the development are consistent or at variance with—
    a. The objects of the *Environment Protection Act 1993*
    b. The general environmental duty under that Act
    c. Relevant environment protection policies under that Act.
5. If the development will, or is likely to, significantly impact one or more MNES under the EPBC Act, a statement of:
    a. The expected, predicted or potential effects of the development on each identified MNES
    b. The extent to which the expected, predicted or potential effects of the development are consistent or at variance with the provisions of any relevant Commonwealth of Australia conventions, agreements or obligations under international agreements or treaties as they relate to MNES aspects
    c. The extent to which the expected, predicted or potential effects of the development are consistent or at variance with any relevant Commonwealth plans (such as threat abatement plant and recovery plans), conservation or management principles.
6. If the development is to be undertaken within an area of the State that is specifically subject to a special legislative scheme—a statement of the extent to which the expected, predicted

or potential effects of the development are consistent or at variance with the State Planning Policy that specifically relates to that special legislative scheme.

7. A statement of the proponent's commitments to avoid, mitigate and satisfactorily manage and/or control any potential or likely adverse impacts of the development on the environment (including any proposed offsets to reduce residual significant impacts) or any matter that may be directly relevant to a special legislative scheme.
8. Any other particulars in relation to the development required by the Regulations, relevant Practice Direction or by the Minister.

The proponent's commitment to meet conditions proposed to avoid, mitigate and satisfactorily manage and/or control any potential or likely adverse impacts of the development on the physical, social or economic environment, must be clearly articulated in the EIS.

The design and construction of the proposed development should be flexible enough to incorporate changes to minimise any impacts highlighted by this evaluation.

5.2 Summary of the EIS

The EIS should include a summary of the matters set out in the Practice Direction prepared pursuant to Section 109 of the PDI Act and include mention of all environmental attributes set out in the Assessment Requirements. The reader should be able to obtain a quick but thorough understanding of the proposal and associated environmental impacts. The summary should convey the most important aspects and environmental management commitments relating to the proposed project in accessible, easily understood language.

The summary should aim to construct a narrative around what is being proposed in the EIS, alternatives that were considered, what the broad environmental implications are of the proposal and how they will be managed to provide a net benefit. The summary should be logical and easy to read and need not reflect the precise order of chapters within the EIS itself. Images and graphics are suggested as a means of assisting to succinctly communicate the contents of the summary.

Content should be summarised accurately and objectively. It should report all of the EIS's key conclusions and be consistent with the rest of the EIS. Specific issues and impacts should be addressed at an appropriate level of detail proportionate to their potential for significant impact and depth of study undertaken.

5.3 Introduction to the EIS

The introduction to the EIS should set the context for detailed assessment of the project in subsequent sections of the EIS, and include:

- Background to, and objectives of, the proposed project
- Proponent details, including;
    - Contact information for the proponent or representatives of a proponent organisation for the project, including full name, street and postal address, Australian Business Number, telephone, fax, email and other details as appropriate
    - Identify the legal entities that would develop, manage and operate the project
    - Provide a description of corporate structure including joint ventures, corporate policies and objectives relating to the project, in particular environmental policies
    - Specify mechanisms used to ensure that corporate policies will be implemented and adhered to for the project in addition to requirements for Environmental Management Plans
    - Identify key personnel, contractors, and/or subcontractors responsible for preparing the EIS

- Staging and timing of the proposal, including expected dates for construction and operation
- Relevant legislative requirements and approval processes
- Purpose and description of the EIS process

5.4 Need for the Proposal

The EIS should provide a statement of the objectives and justification for the proposal including:

- the specific objectives that the proposal is intended to meet, including market requirements
- expected local, regional and State benefits and costs, including those that cannot be adequately described in monetary or physical terms (e.g. effects on aesthetic amenity)
- a summary of environmental economic and social arguments to support the proposal including the consequences of not proceeding with the proposal.

5.5 Description of the Proposal

The EIS should provide a comprehensive and consolidated description of the proposal for which the proponent is seeking approval, using suitable maps, plans, figures and tables.

The proposal description sets out what the proponent is presenting for assessment and provides the basis for the Commission's evaluation against the Assessment Requirements. As the proposal may have undergone changes since the initial scoping stage (e.g. in response to stakeholder engagement, risk analysis or planning, technical or compliance grounds), it is important that the EIS provides an up to date and comprehensive description of the proposal.

The description of the proposal should address all aspects of the proposed project that are assessed by the EIS, and address the following information:

- Nature of the proposal and location
- Scale and intensity of the project
- Key elements of the receiving environment
- A project plan to outline objectives, constraints, key activity schedule and quality assurance
- Site layout plans (including indicative land division plan if relevant)
- Description and plans demonstrating approach to integrating all elements of the proposal, including the winery and cellar door / function space; tourist accommodation, restaurant and function centre; vineyard; and access and carparking arrangements.
- Construction and commissioning timeframes (including staging for all elements of the proposal e.g. winery, tourist accommodation etc.)
- Description of working hours
- Description of the existing environment (including the immediate and broader location, identifying sensitive receptors and adjacent land uses which may lead to cumulative impacts)
- Description of the current commercial activities occurring in the area
- Details of all buildings and structures associated with the proposal
- Details of any other infrastructure requirements and availability
- Details on the operation of the proposal, including operating hours

- Relevant Zones and Overlays defined by the Planning and Design Code applicable to the subject site
- Management arrangements for the construction and operational phases (including Environmental Management and Monitoring Plans)
- A contingency plan for delays in construction

5.6 Project Alternatives

Where relevant, feasible alternatives considered for the proposed project should be presented in the EIS described and evaluated the comparative environmental, social, and economic impacts (including the option of not proceeding).

Where necessary for the assessment, each alternative and its potential impacts should be discussed in sufficient detail to enable an understanding of the reasons for preferring certain options and courses of action while rejecting others. This may be used to inform a justification of why the proposed project and preferred options should proceed.

5.7 Summary of Preceding Actions

The EIS should provide a summary of actions and activities that have been undertaken prior to or as part of the preparation of the EIS. These could include prior engagement with the Commission, government agencies, local councils and other stakeholders, engagement with the local community, the process of project development, pre-feasibility studies and any technical reports which may have bearing on the level of detail required by a relevant Assessment Requirement.

5.8 Matters of National Environmental Significance

The EPBC Act ensures that 'nationally significant' animals, plants, habitats and places are identified and any potential significant impacts on them are carefully considered before change sin land use or new developments are approved.

There are nine MNES under the EPBC Act:

- Listed threatened species and communities
- Listed migratory species
- Ramsar wetlands of international importance
- Commonwealth marine environment
- World heritage properties
- National heritage places
- The Great Barrier Marine Park
- Nuclear actions
- A water resource, in relation to coal seam gas development and large coal mining development.

If the Commonwealth determines that your project is a controlled action under the EPBC Act, it is recommended that the assessment provide sufficient information about the existing environment, the action and its relevant impacts, including any avoidance measures, feasible alternatives to the proposed action, mitigation measures, safeguards and offsets.

Whilst there is no current bilateral agreement between the State of South Australia and the Commonwealth of Australia that accredits the impact assessed process under the PDI Act, where potentially significant impacts to MNES are identified, it is recommended that these matters still be addressed in the EIS to provide a comprehensive assessment (and to ensure the provision of similar documentation for each assessment process).

Opportunities to streamline administrative processes between the State and Commonwealth Governments are being actively progressed, which may result in the opportunity to implement project specific assessment arrangements, or provide for more streamlined processes (i.e. similar assessment criteria, notification timing etc).

5.9 Sources of Information

All sources of information (e.g. reference documents, literature services, research projects, authorities consulted) should be fully referenced, and reference should be made to any uncertainties in knowledge. Where judgements are made, or opinions given, these need to be clearly identified as such, and the basis on which these judgements or opinions are made need to be justified. The expertise of those making the judgements including the qualifications of consultants and authorities should also be provided.

Any technical and additional information relevant to the EIS that is not included in the text should be included in appendices.

5.10 Consultation process

The EIS must include an appropriate public consultation program, outlined within a Community Engagement Plan. The Community Engagement Plan must detail:

- All legislated notification requirements to be undertaken by the Minister pursuant to the PDI Act and Practice Direction.
- The Proponent's overall engagement and collaboration strategy including scope and guiding principles.
- Engagement undertaken to date on the proposed project.
- Engagement activities proposed throughout the EIS process including performance outcomes, level of public participation, techniques, indicative timeframes, responsibilities and measures for measuring performance.
- A list of affected stakeholders, interest groups and other relevant parties.

The extent to which a proponent consults with relevant persons and organisations is to be proportional to the public interest and significance of the proposed project's potential environmental, social and economic impacts. Early and sustained consultation with all relevant stakeholders is recommended.

Prior to the public release of the EIS, the Community Engagement Plan will be reviewed by the Minister with regard to the principles of the State Planning Commission's Community Engagement Charter. The Minister may require alterations to the Community Engagement Plan to ensure consistency with the Charter and an appropriate level of public participation in the EIS process.

5.11 Required Plans and Forms

- Current Certificate(s) of Title
- Context and locality plans should illustrate and analyse the existing environment and site conditions and the relationship of the proposal to surrounding land and buildings. Plans should be drawn to a large scale to allow presentation on a single sheet and be readily legible, according to standard mapping conventions. Plans should include:
    - Any neighbouring buildings, infrastructure or facilities, including identification of all nearby sensitive receptors and the likely use of existing or proposed neighbouring buildings (e.g. dwelling, farm outbuildings, shop, office)
    - Locations of any watercourses, surface water bodies (including dams), underground water sources, and any other sensitive environmental receptors/areas in the locality

    - Locations of any State heritage places in relation to the site
    - Existing native vegetation, regulated or significant trees
    - Known sites for State or Nationally listed protected or threatened species (including migratory species) or ecological communities on the site, adjoining land and marine environments
    - Existing roads (public and private)
    - Potential areas of habitat for native fauna, including relevant vegetation communities
    - Any other information that would help to set the context for the locality
- Site plans (drawn at a scale of 1:100 or 1:200) clearly indicating all proposed buildings, structures and works
- Elevations (drawn at a scale of 1:100 or 1:200) showing all sides of buildings, structures and works with levels and height dimensions provided in Australian Height Datum.
- Cross sections of the buildings, structures and works, including stockpile and storage facilities showing ground levels, floor levels, ceiling heights and maximum heights in Australian Height Datum
- Floor plans (drawn at a scale of 1:100 or 1:200) for each building or structure demonstrating what is proposed at each floor, with indicative internal layouts.
- Site survey plan demonstrating the development will be contained within relevant allotment boundaries
- A schedule of construction materials, finishes and colours
- Location and dimensions of any external advertising displays, including information as to whether signs are to be illuminated or contain a moving display.

5.12 Key Issues and Project Specific Assessment Requirements

The Commission has undertaken a preliminary review of the proposed development, based on the proponent's project scoping application, and identified the following as key issues associated with the development:

- Visual impact including design and appearance of the built form and contribution to the Barossa Valley Character Preservation District.
- Minimisation, treatment and management of waste, including wastewater, generated by the development in a manner that protects environmental values.
- Augmentation of infrastructure, particularly water, to sustain existing service levels as well as requirements of the proposed development.
- Avoidance, minimisation and mitigation of risk of bushfires and flooding adversely impacting people, property and the environment.
- Protection, enhancement and management of water resources, including sustainable water supply, water quality and management of flood waters and stormwater runoff.
- Interface and land use impacts noting proximity to existing food production, viticulture, agriculture and tourism activities, as well as dwellings, settlements and townships (Lyndoch, Williamstown and Cockatoo Valley).
- Traffic and access management, including impacts on the performance and safety of existing transport networks and noise impacts, during both construction and operation.

A scoping analysis of the environmental attributes associated with these key issues has been undertaken in accordance with the methodology detailed in Section 4.4.1.

A summary of the analysis is presented in Table 4. This scoping exercise has informed the level of assessment for each relevant environmental attribute (standard or detailed) and guided the preparation of the project specific Assessment Requirements presented in Section 6.

The Project Specific Assessment Requirements are reflective of the Assessment Requirements Library available online at PlanSA. The Library is a planning practitioner's resource that provides draft standard and detailed Assessment Requirements, from which the initial project specific requirements are based. The Library also provides descriptions of each attribute and reference material to assist proponents in preparing an EIS.

The 'Detailed' Project Specific Assessment Requirements reflect the key issues identified above and should be given the greatest level of attention and detail in the EIS

5.13 Management Plans

In order to manage residual impacts from large and complex developments (where such impacts cannot be completely avoided or mitigated in its design or siting) the preparation of specific management plans are often required. However, because such plans rely on specific, final and/or proprietary information, this may be unavailable at the time of assessment.

To avoid the unnecessary expenditure of time and resources, such requirements are more appropriately addressed through reserved matters or conditions pursuant to section 115(6) and 115(7) of the PDI Act, and not provided as part of the EIS process. Whilst a peer reviewed methodological approach or framework can be developed as part of the EIS documentation, the preparation of more detailed management plans is generally not required at this stage in the assessment process (unless such information was critical to a project's consideration).

Such management plans would typically include (where relevant): a Construction Environmental Management Plan (CEMP), Traffic Management Plan (TMP), Coastal and Marine Management Plan, Hazard and Emergency Management Plan, Flora and Fauna Management Plan(s), Cultural Heritage Management Plan (CHMP), Operational Environmental Management Plan (OEMP), and a Decommissioning and Rehabilitation Plan (DRP).

If approved, these plans would be developed in conjunction with relevant state agencies and the local Council and require final sign-off from the Minister for Planning (and form part of the overall approved documentation for the development and be subject to further review and monitoring under the PDI Act). Separate state agency licensing and permitting processes may also require their preparation and on-going implementation.

6 Summary of Project Specific Assessment Requirements

Table 4: Project Specific Assessment Requirements

Library Ref	Environmental Attribute	Objective	Method of Investigation	Level of Assessment
AA1	N/A	To ensure the selection of the site and concept design considered mitigation of impacts and risks to the surrounding environment.	• Provide a contextual analysis including location and design options considered, reasons for selection and how the proposed location and /or design avoids and / or mitigates potential impacts and risks to the surrounding environment. Outline and justify any trade-offs in the design or operation of the development. • Analysis of all Environmental Attributes should be based on the cumulative impacts of all aspects of the proposed development (including winery and cellar door, tourism accommodation facility and vineyard) operating at full capacity, for both daytime and evening scenarios.	STANDARD
Amenity and Environmental Quality (AEQ)				
AEQ1	Air Quality	To ensure the development does not have unacceptable adverse air quality impacts on the surrounding receiving environment, in particular sensitive receivers in proximity to polluting development.	• Describe the existing air environment at the proposed development site and the surrounding area and airshed, including local meteorology, existing sources of contaminants and background / ambient levels of air contaminants. • Provide an emissions inventory, including odour, and description of the characteristics of contaminants or materials that would be released from point and diffuse sources and fugitive emissions when carrying out the development activity (for the winery and any proposed wastewater management components, where relevant). This should address construction, commissioning, operation, and upset conditions of the proposed development. • Provide an assessment of predicted impacts of emissions on environmental values of the receiving environment in accordance with the EPA's *Ambient Air Quality Assessment (2016)* guideline to demonstrate compliance with the *Environment Protection (Air Quality) Policy 2016* (Air Quality EPP). Assessment should take into account the sensitivity of the receiving environment and the practices and procedures to be used to avoid, mitigate or minimise impacts. • Provide an assessment of the compatibility of the development's air emissions with existing or potential land uses in surrounding areas and the cumulative impact of emissions with other known releases of contaminants, materials or wastes associated with existing development and possible future development (i.e. as described by approved plans and existing project approvals). • Describe the proposed mitigation and management measures to protect the environmental values for air quality, how the relevant standards and indicators may be achieved. If required, revisit project design and construction methodologies to reduce air quality impacts to demonstrate that the Air Quality EPP will be met.	STANDARD
AEQ2	Noise	To ensure the development does not have unacceptable adverse noise impacts on the surrounding environment, in particular sensitive receivers in proximity to noise sources.	• Provide an impact assessment of noise from or on the proposed development, prepared in accordance with the *Guidelines for the use of the Environment Protection (Commercial and Industrial Noise) Policy 2023* (Noise EPP) by a suitably experienced, professional acoustic engineering consultant.	STANDARD

Library Ref	Environmental Attribute	Objective	Method of Investigation	Level of Assessment
			• The assessment should: o Describe and illustrate any noise sensitive receivers both proposed or existing including their location, who they are, and how have they been defined. Also describe any other environmental values that could be impacted by noise emitted from or to the development. o Describe current background noise levels at sensitive receivers. o Describe sources and characteristics of noise that would be emitted during the construction, commissioning, operation, upset conditions, of the development. For the hotel development, this would include both indoor and outdoor dining/functions/event spaces, use of live or recorded music, the operation of external plant, vehicle movements, and other related noise generating activities. For the winery development, this would include both indoor and outdoor functions/event spaces, use of live or recorded music, the operation of internal and external plant, vehicle movements and other related noise generating activities. o Provide an assessment of the compatibility of the development's noise emissions with existing or potential land uses in surrounding areas and the cumulative impact of emissions with other known noise emissions associated with existing development and possible future development (i.e. as described by approved plans and existing project approvals). o Describe what reasonable and practicable measures will be taken to minimise noise impacts on sensitive receivers and the likely effectiveness of these measures, with a view to demonstrating how the Noise EPP and/or 'General Environmental Duty' (as per section 25 *Environment Protection Act 1993*) will be met, monitored, audited and reported, and how corrective actions would be managed.	
AEQ3	Transport and Traffic	To ensure impacts to the safety and efficiency of transport modes and the broader transport and traffic system and infrastructure are avoided or mitigated.	• A Transport and Access Impact Assessment should be prepared by a suitably qualified traffic and access engineer, evaluating current and proposed traffic generation and access arrangements including the effects on the arterial and local road networks and car parking. • The scope of this assessment will be driven by the scale, nature and location of the development and the anticipated transport and traffic impacts. The content of the assessment must be determined in consultation with state and local government. • The initial investigation would inform a more detailed analysis of potential impacts, which would also include existing traffic conditions and potential traffic impacts of the proposal at: • Gilbert Street, Lyndoch Valley Road and Barossa Valley Way intersection in Lyndoch; • Williamstown Road-Miamba Road-Lyndoch Valley Road route from Sandy Creek; and • Victoria Terrace/Mount Crawford Road/Queen Street intersection. • Subject to the above, a more detailed assessment would then review, but not be limited to, the existing traffic conditions and potential traffic impacts of the proposal on: • Lyndoch Valley Road/Hoffnungsthal Road intersection; • Hoffnungsthal Road (full length/midblock sections); • Hoffnungsthal Road/Linder Road intersection; • Hoffnungsthal Road/Menzel Road intersection; • Hoffnungsthal Road/Tweedies Gully Road intersection;	DETAILED

Library Ref	Environmental Attribute	Objective	Method of Investigation	Level of Assessment
			• Menzel Road (full length/midblock sections); • any site access points proposed on Hoffnungsthal Road; • any site access points proposed on Menzel Road; and • Tweedie's Gully Road to Trial Hill Road and Trial Hill Road/Barossa Valley Way intersection. • The assessment must address implications for road safety (particularly with respect to existing road users in the locality), traffic and access impact for the construction and operational phases. • The assessment should determine the transport system asset improvements, management and/or maintenance requirements, as well as operational management requirements to accommodate increases in movements and/or vehicle sizes/mass and/or changes in traffic mix for affected transport assets and services across all modes. • As a minimum, the assessment should provide where relevant: o A summary of the transport task (including workforce and directly related supply chain (input and output – i.e. goods/people coming and going from the development)) during the construction and operational phases of the development, including consideration of cumulative impacts of the proposed capacity of the winery / function centre, restaurant and hotel, and accessibility and maneuverability of larger vehicles on Hoffnungsthal Road. o This should address predicted traffic volumes, proposed vehicle types, number/frequencies, hours of activity and traffic peaks, any requirements that are outside of the current gazetted heavy vehicle networks, and any measures required to ensure compliance with relevant transport regulations. o A description of the existing transport and traffic environment (using traffic data, accident statistics) and include (where relevant) seasonal primary production / tourist traffic, passenger transport networks, car parking, school bus routes, and pedestrian / cycle routes, pathways and/or trails. o Any operational management measures to minimise delays and ensure safety for other transport users (e.g. temporary road closures/detours), including transport of plant and equipment to/from the site. o Requirements for temporary or permanent modifications to roads or rail infrastructure (including rail crossings, bridges), upgrades to road surfaces, access on arterial and / or local roads and car parking (including capacity for temporary or spillover car parking areas) resulting from the development including any increase (temporary or ongoing) in maintenance requirements of transport assets. o Any management measures for transport of hazardous materials. o A description of how identified transport and/or access impacts will be mitigated, including potential works, contributions or other strategies that can be documented in a traffic management plan. Strategies must be prepared in consultation with relevant transport authorities, including local government.	

Library Ref	Environmental Attribute	Objective	Method of Investigation	Level of Assessment
AEQ4	Visual Amenity	To ensure adverse effects on visual amenity, landscape and open space values are avoided or minimised and opportunities to enhance these values are maximised.	• Provide a visual impact assessment (VIA) undertaken by an appropriately qualified specialist that addresses the visual impacts of the development on sensitive visual receptors. This should include: o A quantitative desktop assessment to determine the likely area of visual impact, to assist in defining the visual impact study area, and a description of the landscape character, features and values of the project area and its environs. o Clarification of the likely visual impacts using spatial data analysis and photomontages. Viewpoints should be selected to provide a variety of views toward the development in a range of landscape contexts (based upon agreed locations). o Consideration of the visibility of the development in both daytime and nighttime conditions. • In response to the VIA, describe location and design options considered, reasons for selection and how the proposed location and /or design avoids and / or mitigates potential visual amenity impacts and risks. Outline and justify any trade-offs in the design. Consideration should be given to: o How the design and construction of all buildings, structures, car parking, plant and other related infrastructure will be controlled to ensure cohesive visual amenity, including details of construction materials, colours and landscaping for all buildings and structures. o The use of screening / amenity / landscape plantings and potential broad scale revegetation, including the opportunities for the use of locally endemic species, where relevant and practicable.	DETAILED
Biological Environment (BE)				
BE1	Biosecurity	To ensure that construction and operation of the development avoids the introduction or spread of biosecurity threats including pest or nuisance animal and plant species (including marine pests), diseases and pathogens.	• Describe the extent and significance of existing exotic, pest or nuisance plant and animal species, diseases and pathogens in the development's terrestrial environs. *Note – the focus of any investigation relates to biosecurity measures to be implemented to minimise risks to the vineyard and surrounding primary production land from the development.* • Describe the existing uses and environmental values of the development's environs and any sensitive places and receivers which may be impacted by introduced biosecurity threats. • Identify the potential for the introduction or dispersal of new, and/or increased distribution and abundance of existing, exotic, pest or nuisance plant and animal species, diseases and pathogens, and the associated implications for native species, habitat, agricultural land and other environmental values. • Propose measures to remove, control and limit the introduction or spread of exotic, pest or nuisance plants and animals, diseases and pathogens on the development site and any areas under the proponent's control (e.g. decontamination of vehicles, mobile plant, equipment and materials), having regard to the effectiveness of such mitigation measures in the past. This includes declared plants and animals under relevant State and Commonwealth legislation.	STANDARD
BE3	Terrestrial Flora and Fauna	To ensure that the nature and scale of the development avoids or minimises adverse effects on biodiversity, threatened and protected terrestrial and aquatic flora and fauna species, their ecological communities and habitat.	<u>Flora and Native Vegetation</u> • Describe the location, extent, condition and significance of native vegetation, including listed threatened flora species and ecological communities in the development's environs, and identify those that may need to be cleared or disturbed during construction and / or maintenance. This analysis would also include consideration of native vegetation within public road reserves that may require pruning and/or removal to facilitate site access or accommodate road upgrades.	STANDARD

Library Ref	Environmental Attribute	Objective	Method of Investigation	Level of Assessment
			• Describe the development activities with the potential to impact on native vegetation and listed threatened flora species and ecological communities (including wetlands or groundwater dependent ecosystems) and provide an assessment of how those impacts will be avoided, mitigated or offset. • Include consideration of potential impacts of fire on native flora and fauna, and the effects of fire risk management processes during construction and operation. • If required, prepare a Native Vegetation Clearance Data Report prepared by an Accredited Consultant approved by the Native Vegetation Council. The assessment should undertake a survey of the vegetation and fauna (including EPBC Act Listed threatened species and communities), detail compliance with the impact mitigation hierarchy and describe how the significant environmental benefit would be achieved. • Outline measures to mitigate effects on native vegetation by addressing the mitigation hierarchy, including any compensatory activities in already degraded areas and use of existing easements. Refer to guidelines produced by the Native Vegetation Council and outline the likely effectiveness of any mitigation measures adopted during both construction and maintenance. <u>Fauna</u> • Describe the location, extent, condition and significance of native fauna populations (including aquatic and subterranean fauna such as stygofauna) and listed threatened and migratory fauna species in the development's environs; describe development activities with the potential to impact on identified populations, species and habitats; and provide an assessment of how those impacts will be avoided or mitigated. • Identify all potential sources of light pollution from the construction and operation of the proposed development. Describe their impacts on native fauna, including nocturnal species, and how these impacts will be managed.	
Climate Change and Resource Efficiency (CCRE)				
CCRE1	Climate Change Adaptation	To ensure that development and design are climate resilient and risks from climate change are reduced.	• Undertake a climate risk assessment of the relevant potential impacts on the development of projected climate change over the lifetime of the development (e.g. increasing temperatures, extreme heat and heat waves, decline in rainfall, increased drought, extreme rainfall events, harsher fire weather), including potential cumulative effects of climate change. Identify strategies to protect against extreme weather events, including proposed adaptive management strategies.	STANDARD
CCRE2	Greenhouse Gas Emissions	To ensure the development minimises greenhouse gas emissions associated with its construction and operation.	• Undertake a greenhouse gas (GHG) assessment that identifies: o all sources GHG emissions that would be generated; o estimated annual GHG emissions from each source; o estimated annual net GHG emissions and emissions intensity, including an uncertainty assessment; and o an inventory of projected annual Scope 1 emissions for each GHG over the life of the development, and opportunities that will be explored to limit Scope 2 emissions. • Describe measures that have been incorporated in the design to actively minimise, reduce and ameliorate greenhouse gas emissions, particularly the use of alternative or renewable energy sources and off-sets, energy efficiency and energy conservation measures, and if it incorporates integrated passive design principles and climate-responsive techniques and features and identify barriers to implementation.	STANDARD

Library Ref	Environmental Attribute	Objective	Method of Investigation	Level of Assessment
CCRE3	Sustainable Use of Resources	To ensure opportunities to procure and use resources efficiently and sustainably are maximised, supporting South Australia's transition to the circular economy	• Describe the sustainability objectives of the development and the approach and methodology used to achieve these objectives. • Describe design guidelines for aspects of the development (including transport options) that would be adopted to ensure sustainability. • Describe how sustainability of the development will be benchmarked against similar projects. • Identify ways in which power use can be minimised or supplemented, especially using alternative energy sources, energy efficient measures and energy conservation. • Describe the proposed approach to matters such as passive design, construction methods, materials and equipment to reduce energy use (including vehicle emissions), disposal of waste, water use efficiency during construction and operation over the life of the project including response to Water Sensitive Urban Design (WSUD) principles.	STANDARD
CCRE4	Waste Management	To ensure that waste generated, transported or received as part of the development is managed in accordance with the waste hierarchy and in a manner that protects all environmental values.	• Identify, quantify and classify all the expected waste streams to be generated from the proposed project activities during the construction and operation (for both the tourist accommodation and winery components) of the development. • Assess and describe the proposed management measures against the waste management hierarchy, namely: avoid and reduce waste generation, recycle, reuse, recover, treatment and disposal. This includes the generation, storage and transport of waste. • Prepare a waste management and minimisation plan (for demolition, construction and operation where relevant), detailing the sources of waste, the location of waste storage (including separation of waste streams, such as recyclables, hard waste, e-waste and winery waste (marc, lees etc)) and disposal facilities on the site or development related sites (e.g. laydowns) and provide details of how these facilities will be serviced. • Describe the quantity, and physical and chemical characteristics of each hazardous waste, any attributes that may affect its dispersal in the environment, and its associated risk of causing environmental harm. • Describe the location (including temporary and final locations), design, construction and operation of proposed waste management storage, stockpiling, treatment (including the separation of waste streams, such as recyclables, hard waste, hazardous waste and winery waste (e.g. marc, lees etc)) and disposal facilities and areas and provide details of how these facilities will be serviced and managed to avoid causing any unacceptable environmental harm. Include reference to which type of wastes will be located in which facilities. Include details of design and management measures that will be used to minimise the risk of leakages/spills and prevent site contamination. • Describe contingency and monitoring measures in the event of incidents or equipment or operational failures (including loss of containment) from proposed waste storage or disposal facilities. • If there is no available licensed waste management pathway, identify contingency measures for dealing with or disposing of all types of hazardous or listed wastes generated in the course of operations (including but not limited to wastes containing asbestos, cyanides, hydrocarbons and organic compounds and per- and poly-fluoroalkyl substances).	DETAILED

Library Ref	Environmental Attribute	Objective	Method of Investigation	Level of Assessment
Land, Regional and State Economies (LRSE)				
LRSE1	Local, regional and state economies	To ensure adverse economic impacts arising from construction and operation of the development are avoided or mitigated, and net economic benefits to the region and state are created	• Provide a Regional Impact Analysis (RIA) of the direct impacts of the proposal on the local, regional and state economies during construction and operation. The economic analysis should give consideration to the following matters for both the construction and operational stages (and in the alternative, describe any economic impacts for South Australia and/or the region if the proposal does not proceed). <u>Workforce</u> • A summary workforce profile, including the indicative number of direct and indirect full-time equivalent; professions and skill levels required; proposed nature of employment (e.g. employees, contractors, labour hire, sub-contractors, full time or casual); whether employment is seasonal or continuous/year-round. • Proposed location and sourcing of the workforce and contractors, including external workers, training and development initiatives, and local employment opportunities (where relevant). • Proposed measures to optimise local and regional employment opportunities, such as prioritising recruitment of workers from local and regional communities and improving local and regional skill capacity. • Impacts on local and regional labour supply and demand, including flow-on impacts for existing industry sectors and businesses (e.g. possible labour shortages, skilled workers changing employment). <u>Existing Industries</u> • The positive and negative impacts on significant existing industry sectors in the local Barossa area, including through changes in cost and/or availability of inputs such as investment capital, labour, land, property, goods and services. <u>Supply Chains relevant to the development:</u> • Outline local procurement planning and/or practices to optimise local and regional supplier participation and/or build local capacity and capability (where relevant). <u>Water, Energy and Telecommunications Infrastructure</u> • Detail the power, water and telecommunications (mobile phone, NBN etc.) infrastructure and service requirements for the development; the capacity of existing infrastructure and services; and proposed approach to addressing any infrastructure or service shortfalls required to meet the needs of the development while sustaining the performance of infrastructure and services for existing users.	STANDARD
Hazards and Risks (HR)				
HR0	Hazards - General	To ensure the risk of, and adverse impacts from natural and human-made hazards from the development are avoided, minimised or mitigated to protect people, property and the environment.	• Undertake an assessment of the risks to public safety associated with the construction and operation of the development, paying particular attention to bushfire risks, emergency egress and evacuation, and the handling and use of any dangerous substances. • Consider potential changes to the frequency and intensity of hazard events on the operation of the development from the impact of climate change over the life of the development • The assessment must address the specific requirements listed in HR1, 2, 3, 4 below.	STANDARD

Library Ref	Environmental Attribute	Objective	Method of Investigation	Level of Assessment
			• For the design of the development, consider the adequacy and specification of evacuation pathways (i.e. internal roads etc.) for guests and staff in the event of an emergency and/or evacuation. *Note- An Emergency Response Plan may be a requirement of any approval.*	
HR1	Bushfire	As above.	• Evaluate and identify any bushfire risks on the site, in particular how risks from bushfire will be minimised with regards to the potential for uncontrolled bushfire events, high levels of and exposure to ember attack, impact from burning debris, radiant heat, and direct exposure to flames from a fire front. • Evaluate the risk of fire or explosion at the site (including in association with electricity transmission lines, storage and use of dangerous substances) and any potential impact on human health and the environment. • Describe how the design, siting and layout of buildings and structures and the selection of materials reduce the impact of bushfire having regard to CFS requirements including provision of an Asset Protection Zone, firefighting equipment and access, and a dedicated firefighting water supply. • Prepare a Fire Hazard Management Plan that considers requirements both during the construction and operations phases, including measures to minimise fire risk at and to/from the site; capacity and sources of water to fight fires (and how this water will accessed); evacuation plans; resources and training required; options to use and/or coordinate with other operations in the region/area; and cost recovery.	DETAILED
HR2	Flooding	As above.	• Assess the vulnerability of the subject land to flooding. Where relevant, describe the history of flooding onsite and in proximity to the development site and identify the potential impacts on people, property, infrastructure and the environment from potential flood risk. • Describe changes to surface run-off characteristics from the development and whether or not downstream users will be impacted based on ARI event levels. • Where relevant, describe measures that would be taken to minimise the risks of these events during construction and operation of the development.	STANDARD
HR3	Site and Groundwater Contamination	As above.	• Detail any known or potential on and off-site sources of contamination in a Preliminary Site Investigation (PSI) report prepared by suitably qualified and experienced site contamination consultant in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999* and the EPA publication *Guidelines for the assessment and remediation of site contamination (2019).* The PSI must be sufficient to provide an assessment of whether site contamination exists, may exist or is unlikely to exist. • Describe measures that would be taken to avoid or mitigate environmental or nuisance impacts during construction and operation of the development.	STANDARD
HR4	Dangerous Substances	As above.	• Identify all dangerous and hazardous substances and any explosives (if any) to be used, transported, stored, processed or produced and the rate of usage. • Describe the use, handling and disposal of these materials during construction and operation, with reference to storage (including any associated fire protection facilities). • Describe how hazardous contaminants and waste substances produced by the development will be treated or contained until their disposal at an approved facility.	STANDARD

Library Ref	Environmental Attribute	Objective	Method of Investigation	Level of Assessment
			• Outline how dangerous substances and/or chemicals used in the operation of the development will be safely stored so as to limit potential impacts to the general environment. • Evaluate the potential effects of any accidents involving dangerous substances on the environment and public health in the vicinity of the site.	
Land Use and Site Conditions (LUSC)				
LUSC1	Land tenure, protected areas and land use	To ensure that the impacts of development on environmental, social and economic values of adjoining land uses, land tenures and protected areas are avoided or minimised.	• Provide the following information which will form the basis of the 'existing environment' description for other environmental attributes addressed in the EIS: o Details of the existing land uses (including relevant Planning Code Overlays and Zones), land tenures and protected areas at, overlapping or adjoining the development site. o Details of site services and infrastructure including utility services (water, gas, electricity, sewerage disposal, wastewater, drainage, trenches or conduits); location of ground and roof plant and equipment (electricity transformers; air conditioning; solar panels etc.). o Details of the development (activities or structures) with the potential to impact on existing land uses, land tenures and protected areas that overlap, adjoin or are in the region of the development. o Details of existing or potential native title considerations which may be impacted by the development, including land or waters where native title has been determined to exist by the Federal Court, and/or are covered by a native title determination application and/or a registered Indigenous Land Use Agreement. • Provide a summary assessment of the potential impacts of the development on existing land uses, future (envisaged) land uses, land tenures and protected areas (including, where relevant, those listed below) and how these would be avoided, mitigated or managed, with cross reference to the outcomes of the detailed assessment undertaken for the relevant key environmental attributes under other Assessment Requirements: o existing or adjoining land uses (including with respect to property access (fencing, gates), privacy and enjoyment, conduct of regular or seasonal activities (e.g. grape vintage, sowing, harvesting, spraying, lambing)), o areas protected under the *Character Preservation (Barossa Valley) Act 2012*, noting the Act recognises the following character values of the district: (a) the rural and natural landscape and visual amenity of the district; (b) the heritage attributes of the district; (c) the built form of the townships as they relate to the district; (d) the viticultural, agricultural and associated industries of the district; (e) the scenic and tourism attributes of the district; o and any other relevant legislation or Special Legislative Scheme; and o petroleum and mining tenements and Native Vegetation Heritage Agreements, existing or potential native title considerations, or any other relevant land tenures (including leases and licenses).	DETAILED

Library Ref	Environmental Attribute	Objective	Method of Investigation	Level of Assessment
			• In the context of land tenure, protected areas and land uses, describe location and design options considered, reasons for selection and how the proposed location and /or design avoids and / or mitigates potential impacts and risks to the surrounding environment. Outline and justify any trade-offs in the design.	
Physical Environment (PE)				
PE2	Soils, Landform and Geology	To ensure development is undertaken in a manner that protects the productivity and quality land including, soil, subsoil and landform and avoids impact to other environmental values.	• Provide a detailed description of the soils, landform and geology in the area of the development including the potential for water and wind erosion, soil salinity, acid sulfate soils and soil contamination. • The description should identify any areas of ground instability and any ground conditions that may be susceptible to subsidence from development activities (e.g. deep excavation, tunnelling, dewatering) and direct and indirect changes in vegetative cover. Identify properties, structures and infrastructure that may be susceptible to subsidence. • Describe the development activities with potential to impact on soils and ground stability and address the implications of seismicity in the area in relation to both the construction and operation of the development. • Describe the extent of cut and fill required to undertake the development, both in area, height and volume, and how material would be re-used and/or disposed. A bulk earthworks summary and indicative staging plan must be provided, including potential stockpile areas. • Identify the risks of contamination of land from spills of fuel (or other toxic substances). Describe measures for the prevention and containment of spills, describe the contingency plans to be implemented in the event of spills, and comment on their expected effectiveness. • Ensure that appropriate soil contamination investigations have been undertaken and that soil generated from earthworks is managed in accordance with EPA guidelines, including for re-use on site or removal of material off-site for re-use, treatment or disposal.	STANDARD
PE3	Surface Water and Groundwater	To ensure the quality of groundwater and surface water is protected so that environmental values including ecological health, land uses and the welfare and amenity of people are maintained.	<u>General Consideration</u> • In the context of surface water and groundwater, describe location and design options considered, reasons for selection and how the proposed location and /or design avoids and / or mitigates potential impacts and risks to the surrounding environment. This includes potential impacts arising for the storage, treatment and disposal or wastewater on local surface and groundwater resources. • Describe the options for supplying water to the development including potable water (if relevant) and temporary demands during the construction period. Outline and justify any trade-offs in the design. *Note – As confirmed by the proponent, the EIS guidelines have assumed that the total net area of vineyard is not increasing and that no additional water is required for its operation, such that further information on this element is not required. If additional water was needed for the vineyard component, this aspect would need to be reconsidered by the EIS.* o Further clarification must be provided (in relation to surface water entitlement) if the roof area connected to tanks exceeds 2,500m2 or if water flowing over ground is collected and/or used. • If relevant, outline how any unknown wells found during construction will be maintained (e.g. backfilled, capped) in accordance with the obligation to maintain a well in s119 of the *Landscape South Australia Act 2019.* Please contact the State Drilling Inspector on 8463 6841 or 0428 828 569 for advice on any matters relating to wells on the site.	DETAILED

Library Ref	Environmental Attribute	Objective	Method of Investigation	Level of Assessment
			<u>Surface water</u> • Describe existing surface water environmental conditions of the site (including seasonal variations and variations with flow). Water quality, any existing site contamination and potential sources of surface water pollution should be addressed. • Describe the legislative, regulatory and planning contexts for surface water that apply to the development, including relevant Council standards for stormwater management. • Describe the potential for pollution (e.g. sediment plumes, spills to land and water, discharge of stormwater and wastewater, dewatering) of watercourses and drainage channels during construction and operation, including locations where discharge may occur. • Describe potential alteration to surface water flows as a result of the development (including to watercourses) and include details of the nature of the works. If relevant, discuss the implications of these changes for downstream water uses and how these impacts will be minimised. • Describe on-site storage and treatment requirements for wastewater from accommodation and/or offices and workshops. Identify the risks of contamination of land from spills of fuel (or other toxic substances). • Describe measures for the prevention and containment of spills (i.e. bunding for wastewater). • Describe the proposed mitigation measures to protect the environmental values for surface water quality, how the relevant standards and indicators may be achieved, to protect surface water during construction and operation. • Provide details of proposed wastewater and stormwater management, as well as any water sensitive design features as part of the development (in order to meet the Environment Protection (Water Quality) Policy 2015 (Water Quality EPP). • The EIS must also incorporate measures and actions to address (but not be limited to) the following issues, where required: o Site plan identifying all water related features and infrastructure for the storage, treatment and/or reuse of potable water, stormwater, wastewater and irrigation water associated with both the tourist accommodation and winery. o Water balance information, including the total water needs of all components of the development, including taking into account existing water allocation/irrigation needs of the primary production element (winery etc.). o Total wastewater generation from the development (based on projected wastewater volumes per day), for both the hotel and winery elements. o A description of how all wastewater is collected, managed and relayed/discharged (including computations to demonstrate acceptable control discharge to effluent treatment facilities, if applicable, and details of any upgrades to the system that may be required). o A description of how sewage will be captured and treated on site, if no connection to a sewer or CWMS is available, and how the wastewater will be either removed from site or applied to a land application area to a sustainable way, taking into consideration water and nutrient balances. The sources of sewage should include all wastewater produced from the accommodation facility, day spa, restaurant, cellar door, toilets etc.	

Library Ref	Environmental Attribute	Objective	Method of Investigation	Level of Assessment
			o A description of how all winery wastewater will be managed on site (including storage and treatment), and how this treated wastewater will be re-used on site (e.g. to irrigate the vineyards or other vegetation) and that it will be fit for purpose. Demonstrate how the irrigation is sustainable (i.e., hydraulic and nutrient loads are appropriately managed). o Predicted stormwater generation volumes and details of stormwater quality improvements, including the location and sizing of bio-retention swales and basins, anticipated quality improvements and details of any other proposed stormwater quality treatment features, and details of where and how treated stormwater will be discharged into the environment. o Details of any works proposed in or adjacent the banks of the watercourses traversing the site, such as any driveway crossings, pedestrian bridges or rehabilitation works, and how impacts to the watercourses from these works will be prevented or minimised. o Contingencies to address any detrimental effects, especially on local hydrology. Groundwater • Describe the legislative, regulatory and planning contexts for groundwater that apply to the development. • In general terms, describe the known groundwater related environmental conditions, including the quality and significance of groundwater in the area of the development and any surrounding area potentially affected by the proposed development's activities (tourist accommodation and winery). Include the following (where relevant): o describe the nature, type, geology / stratigraphy and depth to and thickness of the aquifers, hydraulic properties and value as water supply sources, o any existing site contamination, and any identified potential sources of groundwater pollution, o characterise the quality and volume of the groundwater including seasonal variations of groundwater levels, and o describe existing groundwater supply infrastructure (e.g. bores, wells, or excavations). o describe measures to ensure that fuel and/or chemicals stored on site during either construction and/or operation of the development do not impact on local groundwater resources. **If no impacts on groundwater are identified, either from additional extraction of groundwater or from changes in hydrology or water quality resulting from the development, the following investigations are not required to be undertaken under PE3.** o Describe present and potential users and uses of groundwater water in areas potentially affected by the development, including groundwater dependent ecosystems (GDE). o Describe the potential changes to hydrology (including water quality), as a result of the proposal, and the implications of these changes. o Where groundwater would be taken by the development, quantify the volume of water that would be taken, the timeframe over which the take would occur and the potential impact on groundwater users.	

Library Ref	Environmental Attribute	Objective	Method of Investigation	Level of Assessment
			• For any additional extraction (over and above the existing water licence) during the construction or operational phases, provide an assessment and groundwater model that demonstrates the impact on the Barossa Prescribed Water Resources Area. The groundwater model should incorporate current information from government agencies, the relevant Water Allocation Plan and strategic or regional plan. The model should identify (where relevant): o the impact of the proposed extraction of the additional water on the groundwater resource including: o a description in the context of the existing monitoring information, presented as groundwater contour maps, hydrographs, concentration plots and in tabulated form. o impact of the extraction on each aquifer described in terms of water pressure and water quality at the local and regional level. o groundwater contour maps of source aquifers should be provided overlain with GDEs (including EPBC-listed springs) and bores. o the impact of the proposed extraction of the additional water on the other aquifers, described in terms of water pressure and water quality at the local and regional level.	
Design (DQ)				
DQ1	Urban Design and Place-Making	To ensure development promotes the value and quality of good design across South Australia's built environments, and that contributes to healthy neighbourhoods, supports innovation and the integration of smart and sustainable technologies.	• Undertake PLUS State Assessment and ODASA's pre-lodgement and State Design Review process (overseen by the Government Architect) incorporate recommendations and provide reasons where such advice cannot be fully implemented. • Provide diagrams, perspectives and/or montages of the proposal that demonstrate the site context, key physical features and neighbouring land. • Provide a contextual analysis and identify site-specific issues including o existing site conditions, o existing built form, heritage and cultural context, setbacks and land uses within the locality, o existing transportation networks and movement patterns (public transport, bicycle paths, pedestrian paths), o existing landscape (mature trees, road reserve etc), and o environmental conditions (orientation, outlook and views, noise sources). • Describe the design principles, including the approach to Designing with Country, that are informing the design outcome and public realm contribution. • Demonstrate the proposal's precinct/site-wide movement strategy with consideration given to the following: o arrival experience, o access and parking for vehicles, buses, emergency vehicles, waste collection, service delivery vehicles and bicycles, o functional relationships diagrams to demonstrate the hotel operator services and circulation requirements, and o pedestrian movement including for People with Restricted Mobility.	DETAILED

Library Ref	Environmental Attribute	Objective	Method of Investigation	Level of Assessment
			• Demonstrate the proposal's site configuration and built form massing strategy informed by the contextual analysis, design principles, movement strategy, bushfire requirements, planning policy parameters and 3D massing studies. • Describe the concept for the built form composition and architectural expression (including materiality) informed by the design principles and contextual analysis. • Describe the proposal's landscape design response with consideration given to Water Sensitive Urban Design (WSUD) principles, management of site levels, planting palette, wayfinding and signage, lighting and any fixtures. • Review the location of any required services infrastructure and the proposed material/screening treatment of any visible services. • Describe the proposal's Environmentally Sustainable Design (ESD) strategy and targets. • Describe how the proposal considers Crime Prevention Through Environmental Design (CPTED) principles. • Provide a detailed schedule of external materials, finishes and colours, supported by a physical materials sample board. • Provide visualisations (including long view perspectives) to demonstrate the proposal in context. • Demonstrate the impact of the proposal on adjacent land uses and the public realm, for example building bulk and scale, overshadowing, overlooking and view retention. • Provide a full set of documentation including site plan, plans, elevations, sections/site sections and shadow diagrams.	
Social and Community (SC)				
SC1	Aboriginal Cultural Heritage	Avoid adverse effects on Aboriginal cultural heritage values and maximise opportunities to appropriately complement and preserve these values.	• Describe any consultation with the Kaurna as the relevant Recognised Aboriginal Representative Body (RARB) for the project area. Details of Aboriginal heritage provided by Traditional Owners during consultation or discussed in the EIS must remain confidential and are not to be disclosed or published by the proponent. • Prepare an Aboriginal Engagement Plan that includes steps that will be taken to facilitate meaningful and effective consultation with identified Aboriginal stakeholders throughout the project design, delivery and operations. • Describe the outcomes of AAR's central archives search for the project area and any Aboriginal heritage surveys or assessments relevant to the project area, including historic reports where relevant and accessible. These may include desktop-based heritage assessments, heritage survey/inspection reports, Work Area Clearance reports or other risk assessments. Where an Aboriginal heritage assessment is undertaken, it must be done by an appropriately qualified heritage expert. • Outline measures to avoid or minimise impacts to recorded and unrecorded Aboriginal sites, objects and remains in the project area during construction and operations phases, including preparation of an Aboriginal heritage discovery plan or Cultural Heritage Management Plan (if required). Where impacts to Aboriginal heritage are proposed, the proponent must hold valid authorisations under the *Aboriginal Heritage Act 1988 (SA).*	STANDARD

Library Ref	Environmental Attribute	Objective	Method of Investigation	Level of Assessment
SC2	Community Wellbeing / Social Impact Assessment	To ensure adverse effects on the community near the development are avoided or minimised including with regard to community cohesion, access to services and facilities and health impacts and capitalise on opportunities to enhance benefits for communities.	• Provide a social impact assessment (SIA) of the development which addresses: o Identification of the social study area based on the anticipated geographic distribution of social impacts (which may include communities distant from the location of the project) o the existing social environment of communities potentially impacted by the project o the potential social impacts (positive and negative) of the project during construction and operation, including temporal, spatial and demographic distribution of impacts o proposed measures to avoid or mitigate adverse impacts and capture social benefit opportunities during construction and operation o proposed approaches to monitoring and responding to changing social impacts over the life of the project, including potential public reporting on progress or achievements. • The SIA should include, but not be limited to, the following baseline information: o a socio-demographic profile of potentially affected communities including an analysis of community characteristics (e.g. history, culture, land / property ownership) o an overview of land uses and key industries in the region, and relevant local and state government plans and/or strategic priorities o the capacity, demand on and accessibility of social infrastructure, facilities and services, including education, health, recreation, justice and emergency services o a profile of the local and regional labour market, including likely availability of personnel with skills relevant to the project o details of other resource, infrastructure and major projects in the area (planned and currently operating) that may contribute to cumulative impacts. • More detailed information shall be provided on the Liveability, Health, Community and Well-being incorporating (where relevant): • an analysis of the availability, accessibility and capacity of, and an assessment of potential project impacts on, existing social services, facilities and infrastructure such as healthcare and emergency response, transport and utilities, education and childcare, and community support services, health and community wellbeing management measures, which may include: o measures to ensure that the level of service provided to the local community by existing social services, facilities and infrastructure is not reduced o measures to mitigate potential health and well-being impacts on local communities, and enhance potential benefits o emergency response arrangements and management measures agreed with emergency service providers, for incidents both on and off the project site o details of any community development programs to be implemented, and the outcomes to be achieved.	STANDARD
SC3	Heritage Places and Areas	To ensure that the nature and scale of the development does not compromise the recognised heritage significance of a heritage place or heritage area.	• Provide details of the location, nature and known potential heritage values of all historic heritage potentially affected by the development particularly State and Commonwealth-listed places and areas. If applicable, assess potential impacts from the development on identified heritage places and areas and measures to mitigate impacts on heritage value and enhance any positive impacts.	STANDARD

Table 5: Scoping Analysis for Level of Assessment

Library Ref	Environmental Attribute	Description	Scale of Impact	Nature of Impact	Sensitivity of Receiving Environment	Level of Assessment
Amenity and Environmental Quality (AEQ)						
AEQ1	Air Quality	• Emissions during construction: dust, vehicles, machinery • Emissions from ongoing operations, including wastewater lagoons, VOCs and odour: wine production	• Different sources / impacts during construction and operation • Significant wastewater management facilities required	• Direct	• Adjacent Rural Residential and tourism-related land uses, with several dwellings within 500m of the site • Identified sensitive receivers and their evaluation distances from wastewater lagoons, in accordance with the EPA evaluation distances for effective air and noise management (2023) publication	STANDARD
AEQ2	Noise / Vibration	• Noise during construction • Noise from operation of facilities, processing equipment, events and functions and traffic movements during night and day	• Noise during construction, including traffic noise • Impacts on sensitive receptors (dwellings) both nearby and further afield due to potential for noise to travel across the valley / landscape • Day and night operations, including potential outdoor functions	• Direct	• Adjacent Rural Residential and tourism-related land uses, with several dwellings within 500m of the site • Natural, open setting in valley where noise can travel	STANDARD
AEQ3	Transport and Traffic	• Increased traffic volumes and change to traffic mix, during both during construction and operations • Adequacy of existing road infrastructure and proposed on-site parking and circulation • Interfaces between seasonal primary production / tourism traffic	• Different traffic mix / volumes during construction and operation • Significant increase in traffic volume and mix from visitors, employees and service / commercial vehicles • Features 150 room facility, 200-person restaurant, function/conference facilities, expanded winery and cellar door. • Safety of mix of vehicles, access arrangements, seasonal variations	• Direct • Cumulative: consideration of existing traffic volumes, mix and seasonal variations. • Road upgrades	• Adjacent land uses include: o Rural Residential, with several dwellings within 500m of the site o Tourist facilities e.g. Lavender Farm & Café, Barossa Rodeo, Barossa Helicopters o Primary production, including horticulture, dairy, winery, cropping, grazing • Road network designed for low traffic volumes, seasonal primary production	DETAILED

Library Ref	Environmental Attribute	Description	Scale of Impact	Nature of Impact	Sensitivity of Receiving Environment	Level of Assessment
AEQ3	Visual Amenity	• Accommodation / function centre etc. – 5 story, large footprint commercial building • Winery/ cellar door – industrial / commercial building over 3 levels • Associated horticulture / winery infrastructure and structures	• Extent of earthworks and visual intrusion during construction • Significant increase in scale of built form compared to existing pattern of development • Geographical reach unknown (requires analysis of elevated viewpoints, major roads) –scoping document indicates accommodation unlikely to be visible from Lyndoch Valley Road • Retention and expansion of existing viticulture • Light spill associated with 24/7 operations • Proposed retention and enhancement of mature trees and watercourses	• Direct	• Location is within the Barossa Valley Character Preservation District and Significant Landscape Protection Area – significant scenic value, rural character and historic identity • Surrounding built form is small scale residential, tourism and agricultural structures set in an open, undulating rural setting • Site can be viewed from a broad area, with long views across the valleys from high land points and tourist routes	DETAILED
Biological Environment (BE)						
BE1	Biosecurity	• Potential introduction of weeds / pathogens from vehicles to surrounding horticultural / agricultural areas	• Ongoing, more likely during construction phase with movement of soil etc. • Low severity given sealed transport routes and nature of development	• Direct: movement of pathogens by vehicles to/from site • Indirect: spread of pest species elsewhere	• Proximity to primary production uses (horticulture, dairy, winery, cropping, grazing)	STANDARD
BE2	Marine Flora and Fauna	N/A	N/A	N/A	N/A	N/A
BE3	Terrestrial Flora and Fauna	• Clearance of native vegetation • Clearance of significant and/or regulated trees • Displacement of fauna	• Proposed retention and enhancement of mature trees and vegetation along watercourses • Impacts on MNES unknown	• Direct	• History of horticulture / pasture and land modification – weeds prevalent • Likely numerous regulated / significant trees • Potential re-emergent native vegetation	STANDARD

Library Ref	Environmental Attribute	Description	Scale of Impact	Nature of Impact	Sensitivity of Receiving Environment	Level of Assessment
Climate Change and Resource Efficiency (CCRE)						
CCRE1	Climate Change Adaptation	• Potential impacts of climate change on subject site, including bushfires, extreme weather events, rainfall variation	• Site is located in a high bushfire risk area • Vineyard reliance on groundwater • Siting of structures avoid low lying areas / watercourses	• Indirect	• High bushfire risk area • Watercourses traverse the site and flood mitigation measures should consider climate change projections for extreme rain events	STANDARD
CCRE2	Greenhouse Gas Emissions	• Emissions from the development are unknown	• Greenhouse gas emissions associated with operations	• Direct	• South Australia's net zero emission target by 2050 and 100% renewable energy target by 2030	STANDARD
CCRE3	Sustainable Use of Resources	• Construction methodology and materials are unknown • Energy, water, wastewater and waste management requirements and approach to sustainability unknown • Infrastructure and services upgrades may be required	• Construction and operation of large scale commercial and industrial (winery) facilities	• Direct	• Prescribed Water Resources Area and Water Protection Area • Site is serviced by mains water and electricity • No sewer connection • Onsite waste management	STANDARD
CCRE4	Waste Management	• Production of liquid and solid waste in association with winery and hotel. • Potential need for odour and contamination management associated with winery activities	• Scale and nature of development likely to generate a significant waste stream • Different wastes during construction and operation • Ongoing operational impact	• Direct • Cumulative: consideration of existing local waste generation / management capacity	• Local off-site waste management capacity likely to be limited • On-site wastewater management required for al waste streams • Proximity to food production, viticulture, agricultural uses • Proximity to dwellings and tourist-related uses	DETAILED
Land, Regional and State Economies (LRSE)						
LRSE1	Local, regional and state economies	• Job creation during construction and operation • Workforce availability • May require upgrades to local water infrastructure and services	• Increased tourist visitation and overnight stays • Direct and multiplier impacts on regional businesses • Construction employment 250 jobs; ongoing employment approximately 150 FTE	• Direct: job creation, water infrastructure • Indirect: job creation in supplier industries, local tourism sector, transport	• Within Barossa, Gawler, Light, Adelaide Plains Regional Development Area • Key employment sectors include manufacturing (predominantly wine), food production and processing, and tourism	STANDARD

Library Ref	Environmental Attribute	Description	Scale of Impact	Nature of Impact	Sensitivity of Receiving Environment	Level of Assessment
			• Availability of skilled workforce, housing, training • Impacts on infrastructure and services capacity		• Growing population (1.3% p.a. 2016-2021) and low unemployment (3.4% 2021)	
Hazards and Risks (HR)						
HR1	Bushfire	• High risk of bushfire • Potential risk from operations causing fire	• Significant increase in number of people working in and visiting the area • New, large scale structures requiring fire protection	• Direct: risk to life, property during bushfire	• High risk bushfire area • Adelaide Mount Lofty Ranges Bushfire Management Area • Site bounded by two public roads providing option of multiple evacuation points • Nearby CFS stations: Williamstown, Lyndoch • Mains water supply (unknown capacity)	DETAILED
HR2	Flooding	• Potential inundation of site without appropriate stormwater management. • Infrastructure agreements requirement for necessary works.	• Increased hard areas impacting run-off, natural water flow • Onsite and offsite impacts • Potential flood risk of low lying built form, access roads	• Direct	• Permeable natural landscape traversed by watercourses • No history of flooding or high-water flows • Undulating site	STANDARD
HR3	Site and Groundwater Contamination	• Previous and existing use: primary protection (horticulture)	• Low likelihood of existing site or groundwater contamination – previous uses to be verified • Potential disturbance during excavation / construction	• Direct	• Low likelihood of site or groundwater contamination based on known previous uses	STANDARD
HR4	Dangerous Substances	• Limited use, handling and disposal of dangerous substances	• Use, handling and disposal of dangerous substances during construction and ongoing operations	• Direct	• Prescribed Water Resources Area and Water Protection Area • Adjacent Rural Residential and tourism-related land uses, with several dwellings within 500m of the site	STANDARD

Library Ref	Environmental Attribute	Description	Scale of Impact	Nature of Impact	Sensitivity of Receiving Environment	Level of Assessment
Land Use and Site Conditions (LUSC)						
LUSC1	Land tenure, protected areas and land use	• Potential localised interface impacts • Loss of agricultural / viticultural land for tourism development at a scale not envisaged in the Barossa Valley character area • Potential gap in market for 150+ room, 5 star accommodation in Barossa	• Potential noise, light spill and traffic impacts locally and across the valley • Bulk and scale of development in character area, including from distant viewsheds • Safety of mix of vehicles, access arrangements, seasonal variations • Public perception / media interest in potential impacts to Barossa Valley character	• Direct • Cumulative: other tourist accommodation proposals in region	• Character Preservation (Barossa Valley) Act 2012 • Limited large scale hotel accommodation / conference facilities in Barossa Valley and Gawler region • Adjacent land uses - rural residential, agriculture (viticulture, livestock) • Native title does not exist (Kaurna Peoples Native Title Claim SCD2018)	DETAILED
Physical Environment (PE)						
PE1	Coastal and Marine	N/A	N/A	N/A	N/A	N/A
PE2	Soils, Landform and Geology	• Sedimentation of watercourses • Cut and surface levelling required	• Modification of landform will occur during construction • Limited to subject site	• Direct	• Permeable natural landscape traversed by watercourses • Soil characteristics unknown • Undulating site with variance of up to 30m	STANDARD
PE3	Surface Water and Groundwater	• Sedimentation, run-off / stormwater • Onsite management of wastewater • Chemical spills • Proposed use of groundwater for vineyard	• Potential to extend beyond site	• Direct • Indirect: offsite water flows	• Barossa Prescribed Water Resources Area / Barossa Water Allocation Plan • Northern and Yorke Landscape Region • Several watercourses traverse the site	DETAILED
Design (DQ)						
DQ1	Urban Design and Place-Making	• Bulk, scale, design and siting of winery/cellar door and accommodation structures including movement and servicing strategy. • Responsive to the scenic value, rural character and historic identity of the area	• Viewshed /zone of influence unknown • Impacts beyond the stie – see visual impact	• Direct	• Character Preservation District and Significant Landscape Protection area • Scenic rural landscape – scattered agricultural structures and dwellings, low scale of development, valued natural features including mature trees, ridgelines, watercourses	DETAILED

Library Ref	Environmental Attribute	Description	Scale of Impact	Nature of Impact	Sensitivity of Receiving Environment	Level of Assessment
Social and Community (SC)						
SC1	Aboriginal Cultural Heritage	• Possible unknown finds during construction	• Risk of impact increases during earthworks / construction	• Direct	• No registered Aboriginal heritage sites within 250m of the subject land. • Native title does not exist (Kaurna Peoples Native Title Claim SCD2018)	STANDARD
SC2	Community Wellbeing / Social Impact Assessment	• Community concern regarding large scale tourist development in landscape and character protection area • Positive impact e.g. employment opportunities, supports complementary tourism businesses • Impact on smaller tourist accommodation operators, competition for available workforce	• Wider-community concerns regarding contribution to landscape character and existing small businesses • Unknown supply and affordability of workforce accommodation / housing • Unknown local supplier capability and capacity to support construction and operations • Emergency response requirements	• Direct • Cumulative: other proposed tourist developments in region	• Community and media interest in landscape and character value of the Barossa Valley • Significant contributor to South Australian tourist economy	STANDARD
SC3	Heritage Places and Areas	• Possible unknown finds during construction.	• Risk of impact increases during earthworks / construction	• Direct	• No registered non-Aboriginal heritage places on site. • Closest heritage place is 1.7km from the subject land.	STANDARD