

APPENDIX III - APPLICATION FOR PLANNING CONSENT

A408
2010/21

SHIRE OF DENMARK - TOWN PLANNING SCHEME NO 3

Name/s of owner/s
of land on which
development is
proposed:

Surname: SNOWDEN
"T/as SANSERISTIC PTY LTD"
Other

Names: PHILIP ADRIAN + DOROTHY VIVIENNE

Address in full:

90 WALTER ROAD, DENMARK, WA 6333

Submitted by: D.V. SNOWDEN

Address for correspondence: PO BOX 262 DENMARK
WA 6333

Contact Phone Number: 9840 9947 Email: 0417 983 396

Locality of Development:

Description of Land: Street: WALTER ROAD

Lot No: 494 Location No: Street No: 90

Plan or Diagram: NOT APPLICABLE Certificate of Title: NOT APPLICABLE

Volume: NOT APPLICABLE Folio: NOT APPLICABLE

Development Proposed: CONVERSION OF EXISTING BUILDING
TO CELLAR SALES FACILITY WITH ADDITIONAL TOILETS

Approximate Cost of Proposed Development:

Estimated time of Completion: AUGUST 2010

Signature of Applicant: [Signature]

Date: 1 FEBRUARY 2010

Signature of all Owner/s: [Signatures]
(if not the Applicant)

Date: 1 FEBRUARY 2010

This form is to be submitted in duplicate with two copies of the A3 plans (four copies if applying for a building licence).

This is not an application for a building licence. A separate application is required for a building licence.



singlefile estate

Singlefile Estate
PO Box 262
Denmark
WA 6333

| | |
|-----------------------|-------------------------------------|
| Shire of Denmark | |
| 22 JAN 2010 | |
| A408 | |
| DATE | LPH |
| FILE REF | |
| COUNCILLORS | |
| CEO | |
| DIR of FINANCE | |
| DIR of PLANNING | <input checked="" type="checkbox"/> |
| DIR of INFRASTRUCTURE | |
| DIR of COMMUNITY | |
| OTHER | |

Duncan Ross
Senior Planning Officer
Denmark Shire Council
Denmark

14 January 2010

Dear Duncan

Re: Singlefile Estate request for planning approval

Thank you for your time and advice regarding our application for redefinition of our licensed premises at Singlefile Estate.

Single File Estate (business name changed to Singlefile Estate) has a Producer's licence number 6180095133 which allows for the production and sale of wine off the licensed premises. The sale and supply of wine for consumption on the licensed premises is prohibited under the current licence.

We now wish to apply for a licence permitting us to sell and supply liquor for consumption on the premises and to sell and supply packaged liquor to patrons for consumption off the licensed premises.

We will predominantly be selling the wine we produce but part of the business plan is also to offer high quality/high value liquor from other selected high quality producers.

We also wish to offer for sale selected non-perishable local gourmet produce, wine accessories and other marketing items such as T-shirts.

It is proposed that the temporary accommodation adjacent to our residence is converted to a retail sales outlet. There is access from Walter Road over the causeway across our dam wall and then along a gravelled driveway to a tarred parking area in front of the building. The driveway is used for farm and vineyard purposes. There is additional right-of-way access along a well maintained boundary road which is also used by the owner and customers of Tacita Kennels.

RECEIVED
22 JAN 2010

a PO Box 487 West Perth WA Australia 6872
t 1300 885 807 f 1300 884 087
e info@singlefileestate.com

Sanseristic Pty Ltd t/a Singlefile Estate
ABN 13 085 823 838 ACN 085 823 838



singlefile estate

The location of Singlefile Estate, less than 1 km off Scotsdale Road on an attractive north-facing slope with a backdrop of karri trees fringing the dams on the boundary of the property, lends itself well as a tourist destination and would complement the nearby wineries Matildas Estate, The Lake House and Karriview in attracting visitors. A maximum capacity of 50 to 75 is anticipated at peak periods.

Please find enclosed:

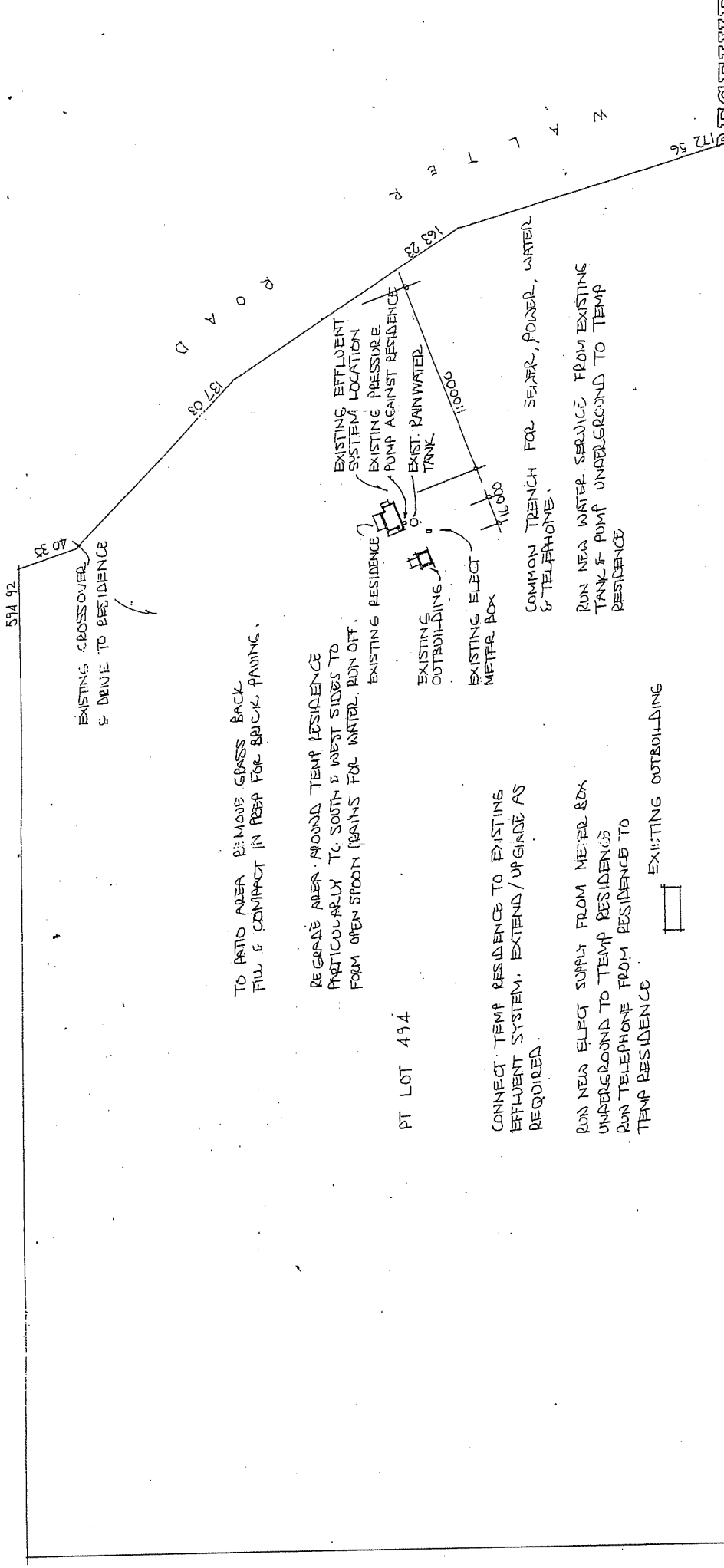
1. Application for a certificate of local health authority – section 39
2. Application for a certificate of local planning authority – section 40
3. Site plan showing location of current premises, parking and outdoor seating areas
4. Plan of existing premises and photos showing the current stage of development

We look forward to receiving planning approval (S39 and S40) and advice on shire requirements prior to progressing our building application and liquor licence submissions.

Kind regards

Viv Snowden

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22 JAN 2010



EXISTING CROSSOVER & DRIVE TO RESIDENCE

TO RATIO AREA BE MOVE GRASS BACK FILL & COMPACT IN PREP FOR BRICK PAVING.

REGRADE AREA AROUND TEMP RESIDENCE PARTICULARLY TO SOUTH & WEST SIDES TO FORM OPEN SPOON BEAMS FOR WATER RUN OFF.

PT LOT 494

CONNECT TEMP RESIDENCE TO EXISTING EFFLUENT SYSTEM. EXTEND / UPGRADE AS REQUIRED.

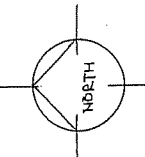
RUN NEW ELECT SUPPLY FROM METRE BOX UNDERGROUND TO TEMP RESIDENCE
RUN TELEPHONE FROM RESIDENCE TO TEMP RESIDENCE

EXISTING OUTBUILDING

COMMON TRENCH FOR SEWER, FOUER, WATER & TELEPHONE.

RUN NEW WATER SERVICE FROM EXISTING TANK & PUMP UNDERGROUND TO TEMP RESIDENCE

SITE PLAN 1:2500



APPROVED 12/05/08 866472
SHIRE OF DENMARK
G. Brown
BUILDING SURVEYOR

851 92

2 2 JAN 2010

31 JAN 2008

RECEIVE

TEMP. RESIDENCE IN EXISTING OUTBUILDING FOR SANSERISTIC PTY LTD 90 WALTER RD DENMARK

MAXWELL DESIGNS

Building Design AEN: 13 846 760 378
PO BOX 31 DENMARK 6533

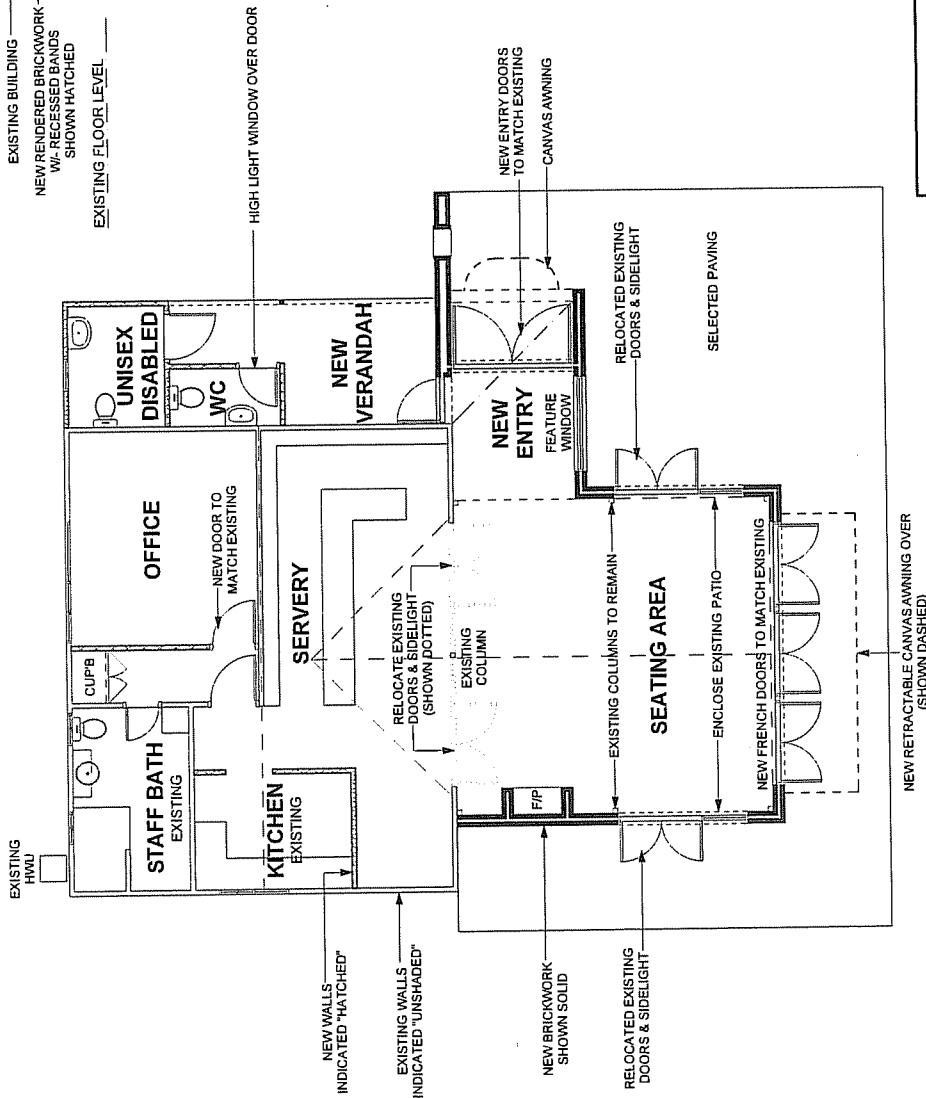
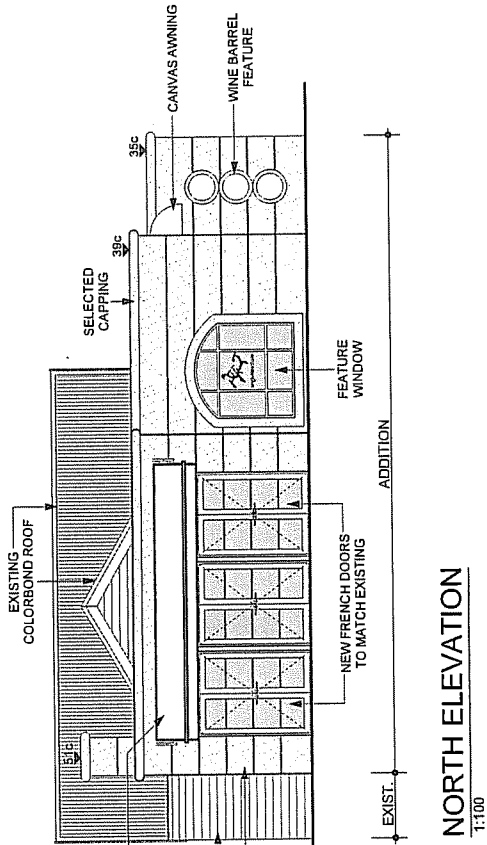
Date:

Ph/Fax: 9848 3123

JAN 08

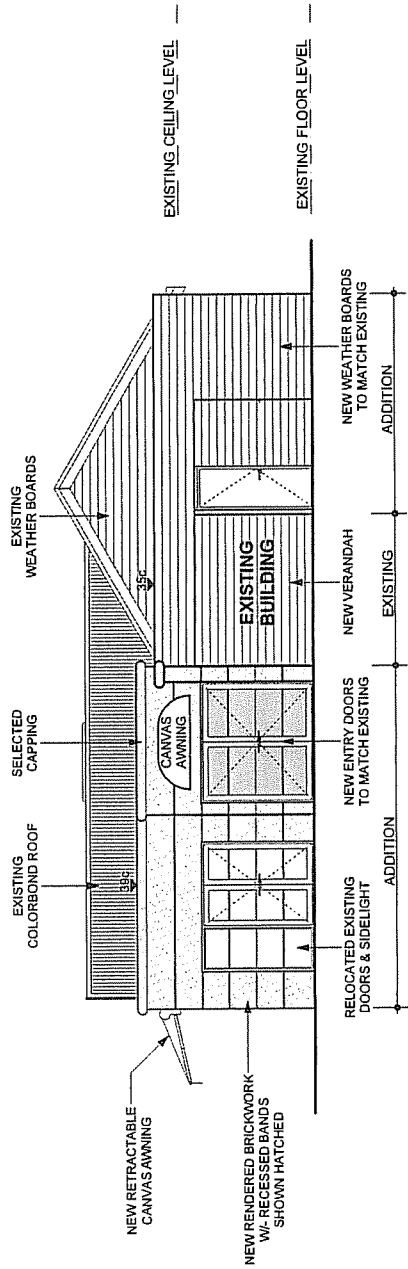
WD 1.

Drwg:

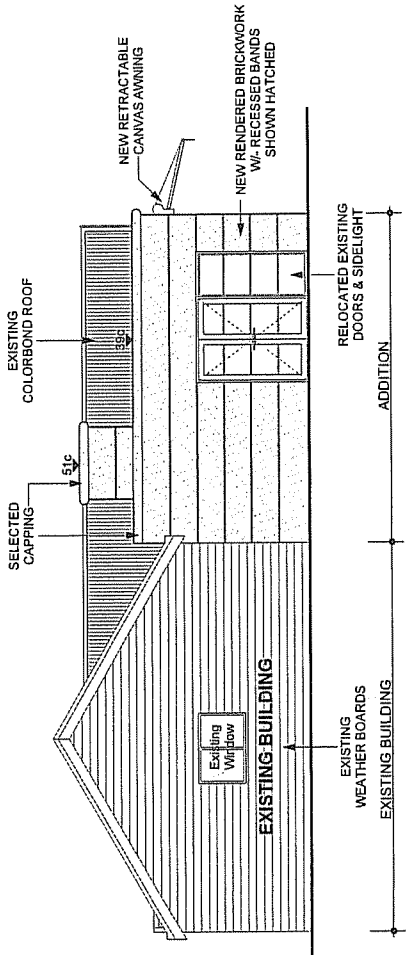


| | | | |
|---|--|---|---|
| <p>peter fryer design O Unit 6, # 27, Hood Street, Subiaco P 9388 9963 F 9388 0227 M 0415 916 580 E peterfryer@inet.net.au P.O. Box 361 Subiaco W.A. 6004</p> | <p>CLIENT: Sanseristic Pty. Ltd.</p> | <p>DRAWN: D.L. DATE: FEB. 2010 SCALE: AS NOTED JOB NO:</p> | <p>REVISION: Any copy or modification of this design in whole or part is an infringement of copyright which will result in legal action being taken.</p> |
| | <p>RESIDENTIAL BUILDING DESIGN / INTERIORS</p> | <p>ADDRESS: Lot 494, (# 90), Walter Road, Denmark.</p> | <p>SHEET: 2 OF 4</p> |

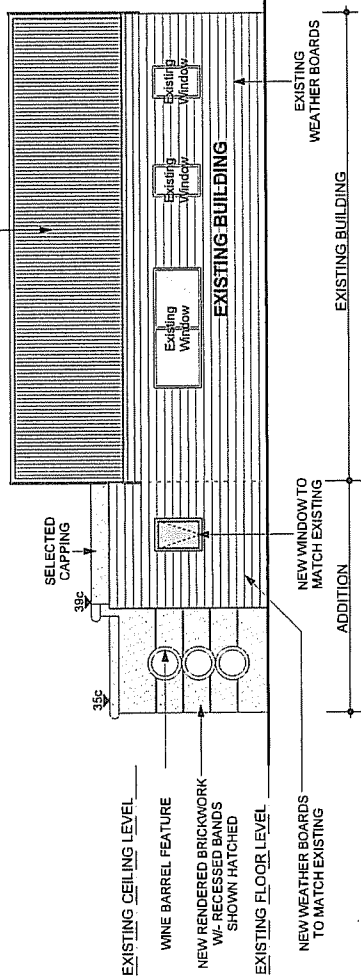
FLOOR PLAN
1:100



WEST ELEVATION
1:100



EAST ELEVATION
1:100



SOUTH ELEVATION
1:100

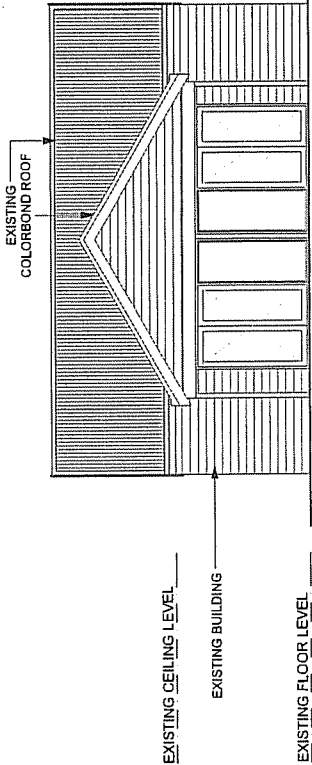
peter fryer design
 O Unit 6, # 27, Hood Street, Subiaco
 P 9388 9963 | F 9388 0227 | M 0415 916 580
 E peterfryer@pfd.net.au | P.O.Box 361 Subiaco W.A. 6004
 RESIDENTIAL BUILDING DESIGN / INTERIORS

CLIENT:
Sanseristic Pty. Ltd.
 ADDRESS:
 Lot 494, (# 90),
 Walter Road,
 Denmark.

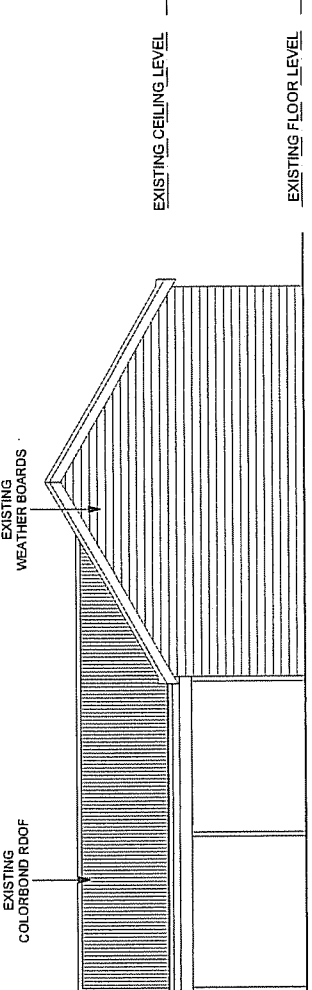
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 DATE: FEB. 2010
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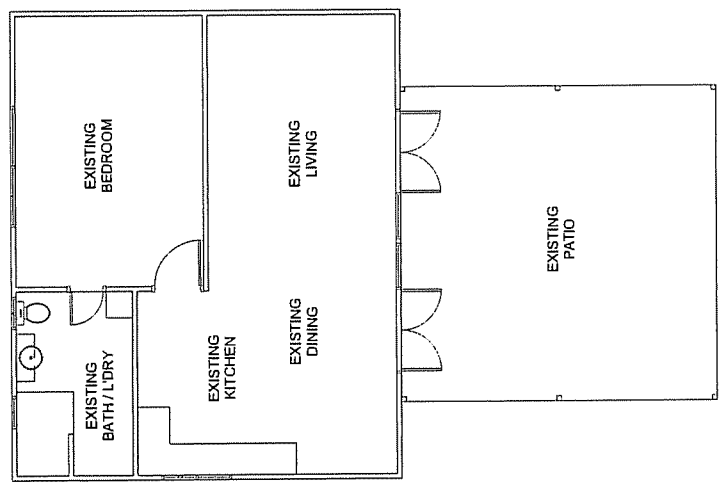
REVISION:
 SHEET: 3 OF 4



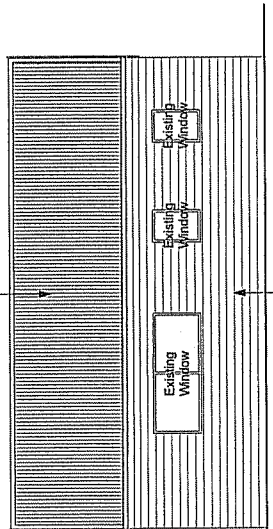
EXISTING NORTH ELEVATION
1:100



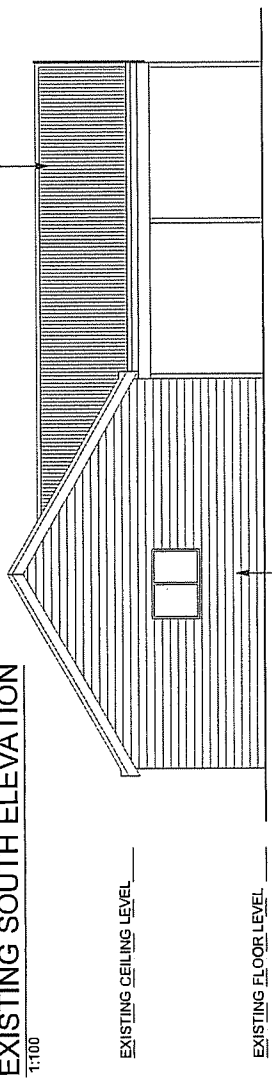
EXISTING WEST ELEVATION
1:100



EXISTING FLOOR PLAN
1:100



EXISTING SOUTH ELEVATION
1:100



EXISTING EAST ELEVATION
1:100

peter fryer design
 O Unit 6, # 27, Hood Street, Subiaco
 P 9388 9963 | F 9388 0227 | M 0415 916 580
 E peterfrye@inet.net.au | p.o. Box 361 Subiaca W.A. 6104

CLIENT: **Sanseristic Pty. Ltd.**
 ADDRESS: **Lot 494, (# 90), Walter Road, Denmark.**

DRAWN: **D.L.**
 DATE: **FEB. 2010**
 SCALE: **AS NOTED**
 JOB NO:

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REVISION:
 SHEET: **4** OF **4**

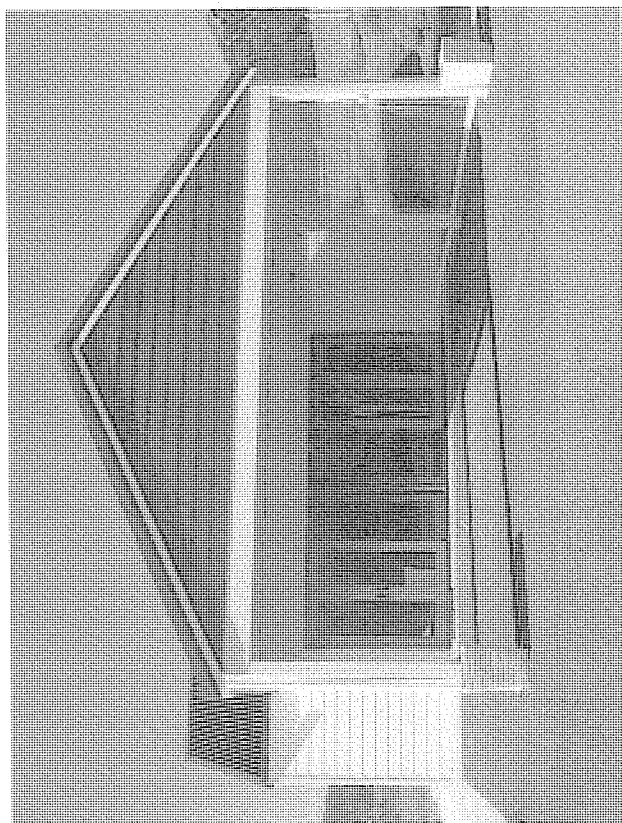
RESIDENTIAL BUILDING DESIGN / INTERIORS

View of proposed Cellar
Sales looking south
from driveway



RECEIVED
22 JAN 2010

Paved entrance with clear
vinyl zip-up blinds for
weather protection

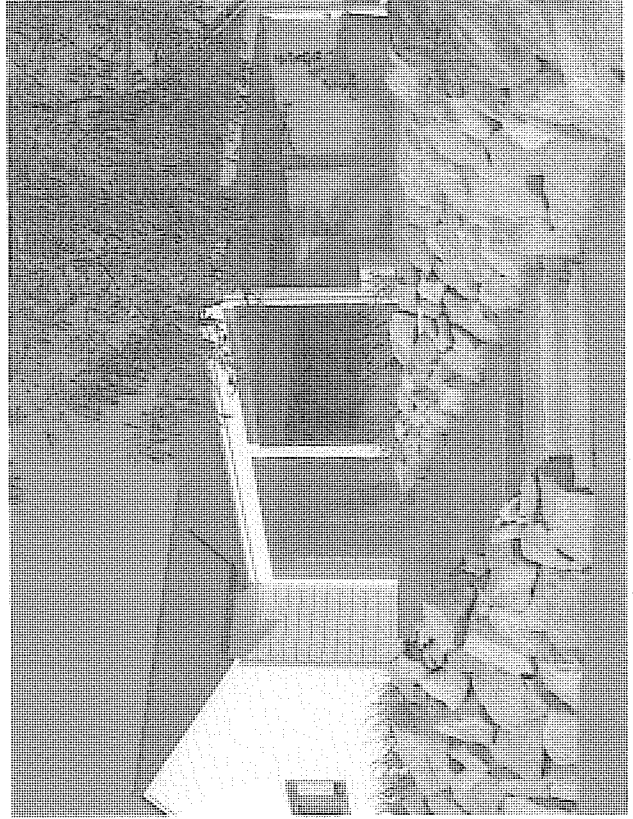
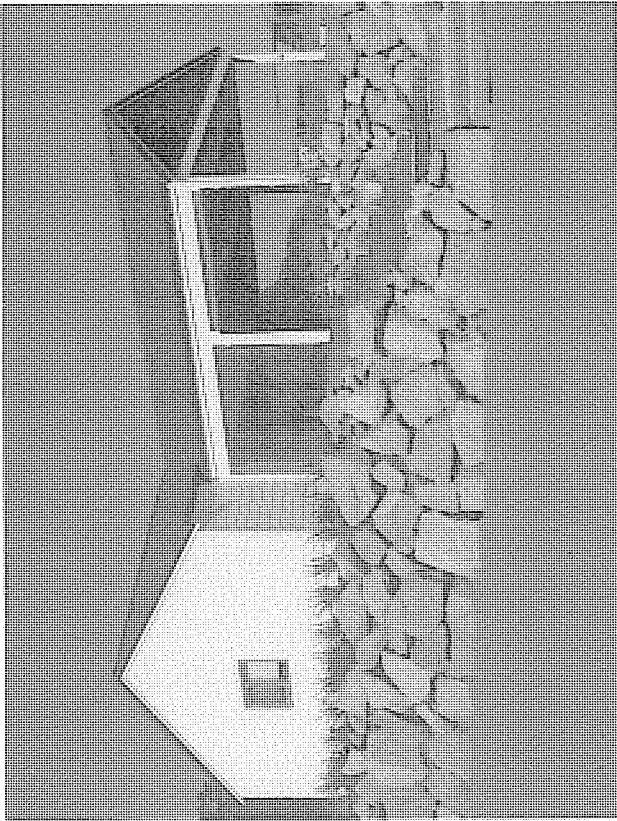


View looking east
towards adjoining
residence



RECEIVED
22 JAN 2010

View looking west
from residence



RECEIVED
22 JAN 2010

Duncan Ross

From: Patrick Corbett [pcorbett@singlefileestate.com]
Sent: Monday, 29 March 2010 3:57 PM
To: Duncan Ross
Cc: 'Phil and Viv Snowden'
Subject: Update

Hi Duncan,

I trust all is in order with regard to our building application and the issuance of the s39/s40.

Can you advise if the council meeting date has been finalised and if you need anything further from us.

As discussed last time we spoke, we will be applying for the liquor license under the following entity:
SINGLEFILE ESTATE WINES PTY LTD
ACN: 142 798 365

Kind regards,



Patrick Corbett CEO

m 0410 321 321 t 1300 865 807 f 1300 864 067

a PO Box 467 West Perth WA 6872

e pcorbett@singlefileestate.com w www.singlefileestate.com



Singlefile Estate
 PO Box 262 1 5 FEB 2010
 Denmark A 408
 WA 6333

| DATE | LPH |
|-----------------------|-----|
| FILE REF | |
| COUNCILLORS | |
| CEO | |
| DIR of FINANCE | |
| DIR of PLANNING | ✓ |
| DIR of INFRASTRUCTURE | |
| DIR of COMMUNITY | |
| OTHER | |

Duncan Ross
 Senior Planning Officer
 Denmark Shire Council
 Denmark

12 February 2010

Re: Singlefile Estate Cellar Sales proposed operating details

Dear Duncan

Singlefile Estate is planning to open a Cellar Door Sales facility on its vineyard property at 90 Walter Road, Denmark in early October 2010. During the course of the last 24 months, Singlefile Estate has established itself as a supplier of premium quality wines marketed principally through top restaurants in Perth, Denmark and, to a lesser extent, Melbourne, as well as through independent liquor outlets. Our level of success has encouraged us to establish an estate Cellar Sales. To this end, and after careful consideration, we wish to establish a facility that will provide the Denmark wine region with a destination attractive to both the local community and tourists alike. Our principal target audience, we expect, will be knowledgeable about fine wines and we want to ensure those that visit us recognise our appreciation for fine wine. With these points in mind, our operational strategy would be as follows:

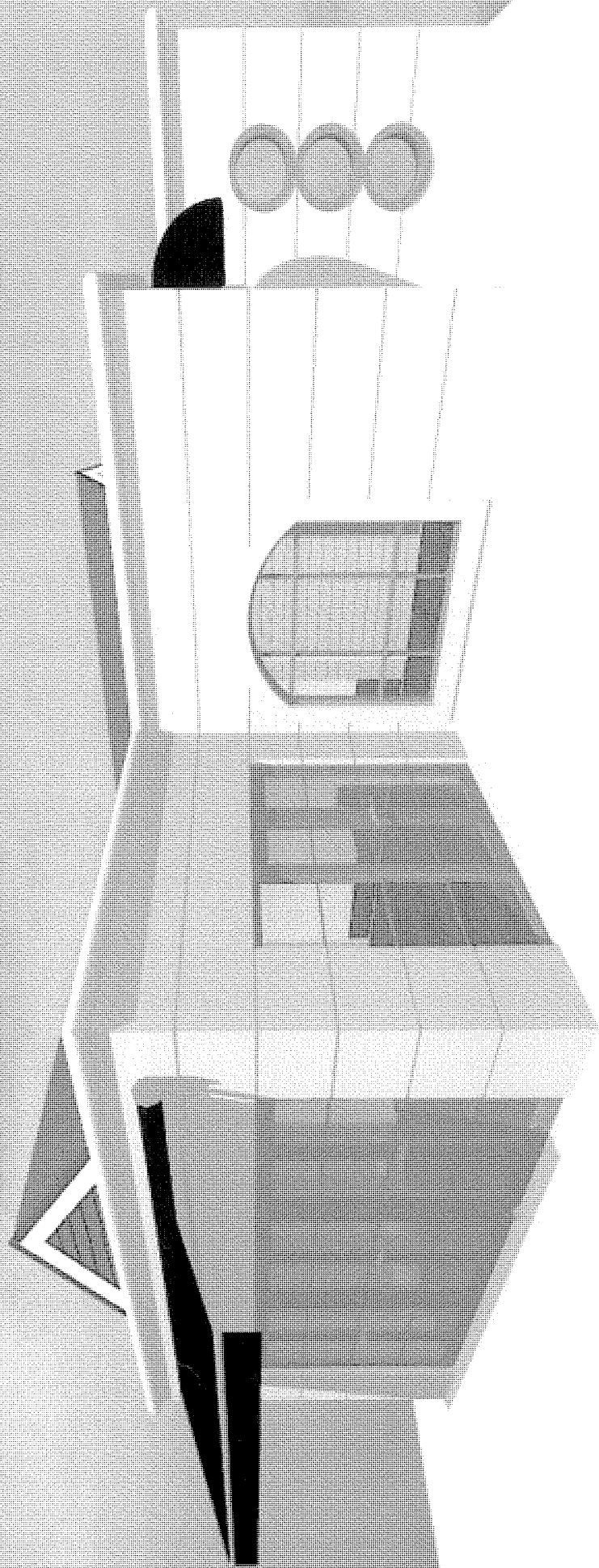
- 1 Liquor products
 - i. Singlefile Estate produced wines – these will be available for tasting, pouring and for sale to take off-site. We expect these products will represent at least 70% by volume of all liquor sold.
 - ii. Premium wines – these will complement and enhance our image and will be available for tasting, pouring and for sale to take off-site. It is anticipated these will be wines produced overseas but may include highly regarded wines from Australia. Premium boutique beers – these will be available for tasting and pouring only and are intended as an option for visitors who do not drink wine.
- 2 Non perishable packaged local gourmet produce – selected products sourced from the Denmark area where possible, to enhance the tourist experience.
- 3 Wine and food accessories – selected interesting products including coffee table wine books, accessories for the wine connoisseur and other goods such as aprons, t-shirts etc.
- 4 Freshly prepared (cold) platters – served with or without liquor.
- 5 Non alcoholic drinks – small range of gourmet cold drinks.
- 6 Opening hours (at owners discretion)
 - i. 10 am to 5 pm
 - ii. 7 days a week in season
 - iii. 5 days a week out of season
- 7 Outdoor seating in several settings accommodating a maximum of 75 people located within an arc of radius approximately 50 m from the Cellar Sales to permit vineyard and landscape views. Special functions may be planned to be held on/near a purpose built deck at the edge of the dam. Seating may also be built in the vicinity of the deck and picnic areas will be located under shade trees.
- 8 Safety
 - i. Road access, signage and speed limits as dictated by shire council
 - ii. Traffic calming in the vicinity of seating areas
 - iii. All matters of safety relating to pathways, steps, retaining walls and any other identified potential hazards will be addressed

- 9 Employment and training – Singlefile Estate expects to employ local personnel and will ensure the appropriate training is undertaken.
- 10 Parking – a customised parking area will be built adjacent to the Cellar Sales venue.
- 11 Events – occasional events may be planned in future
 - i. Entertainment to be located at the edge of the dam
 - ii. Picnic style seating on slope facing dam
 - iii. Application for appropriate liquor licence on case by case basis

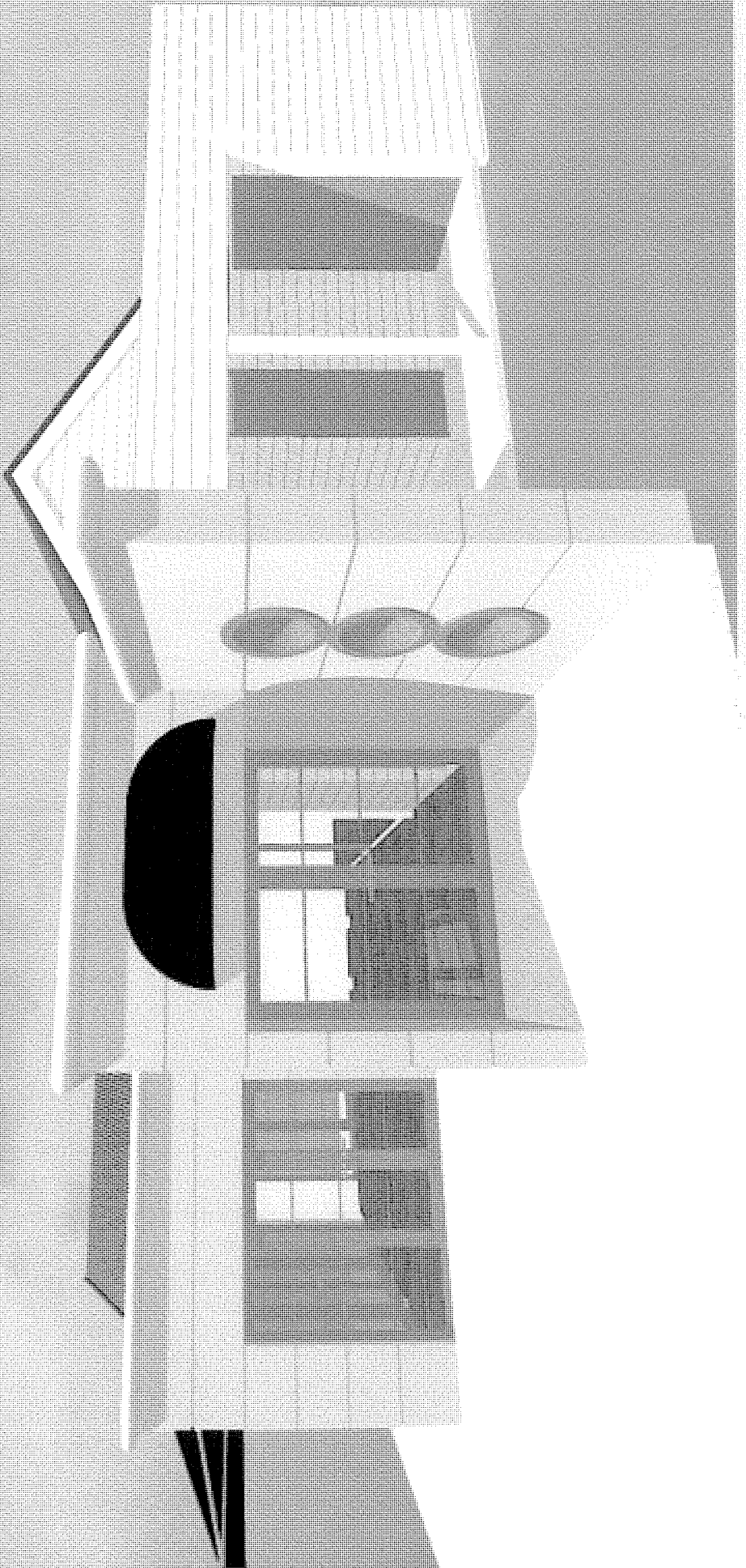
Kind regards

A handwritten signature in black ink, appearing to read 'D V and PA Snowden', written in a cursive style.

D V and PA Snowden









Shire of Denmark

Where the Forest meets the Sea – South Coast - Western Australia

TOWN PLANNING SCHEME NO. 3 APPENDIX IV – NOTICE OF APPLICATION FOR PLANNING CONSENT

It is hereby notified for public information that the Council has received an application for planning consent for the purposes described hereunder:

Land Description: DENMARK
Lot No: 494 House No: 90
Street Name: WALTER ROAD
Proposed Development: **CELLAR SALES & ANCILLARY PRODUCT SALES
FROM UPGRADED OUTBUILDING**

The application is for the purpose of Cellar Sales and Ancillary Product Sales from Upgraded Outbuilding at No. 90, Walter Road, Denmark in accordance with Town Planning Scheme No. 3.

Plans and documents of the application are available for viewing at the Shire Offices, South Coast Highway, Denmark, during normal office hours.

Submissions (supporting or opposing) shall be in writing and lodged with Council by the close of business on Thursday 11th March 2010.

Please note that any comments received may be included in a publicly available report to Council on this matter.

This document is available for inspection in order to provide an opportunity for public comment and it should not be construed that final approval will be granted.

For further information please contact Planning Department on telephone 9848 0300 or email enquiries@denmark.wa.gov.au.

Dale Stewart
Chief Executive Officer
PO Box 183, Denmark WA 6333
Telephone: (08) 9848 0300
Web: www.denmark.wa.gov.au Email: enquiries@denmark.wa.gov.au





SHIRE OF DENMARK

South Coast Highway, Denmark
 POSTAL: PO Box 183, Denmark WA 6333
 Telephone: (08) 9848 0300 Fax: (08) 9848 1985
 Email: admin@denmark.wa.gov.au
 ABN: 24 355 062 623
 Office Hours: 9am-4pm Mon-Fri (excl. Public Holidays)

PURCHASE ORDER

25008

STANDING ORDER Yes No
 ALREADY ORDERED Yes No
 SEND PRINTED ORDER Yes No

Supplier: ALBANY ADVERTISER

Creditor Code: ABN: Ph #:

Postal Address:

Date Ordered: 10 / 2 / 20 10 Date Required: 18 / 2 / 20 10 Payment Due: 30 / 06 / 20 10

Authorised for Chief Executive Officer Total Order Value: \$

Name: SAM WILLIAMS

Position: DIRECTOR PLAN + SUST.

Signed:

Cost to be incurred in Budget Year ending 30 June 20 10 Signed:

Please forward via:

To:

.....All delivery enquiries to Ph #:

| PLEASE SUPPLY | QTY | SHIRE STAFF: COMPLETE ON CARBON COPIES ONLY | | | |
|----------------------------------|-----|---|-----------|---------|------------|
| | | GL/Job # | Cost Code | Element | \$(ex GST) |
| please place in b edition of | 1 | | | | 350 - |
| Albany Advertiser. | | | | | |
| on 18 / 2 / 10. | | | | | |
| Sanseristic / L. | | | | | |
| collar sales + ancillary product | | | | | |
| sales from upgraded outbuilding | | | | | |
| (Please invoice for advert: | | | | | |
| Sanseristic Pty Ltd | | | | | |
| PA + DV Snowden | | | | | |
| Po BOX 262 | | | | | |
| DENMARK WA 6333) | | | | | |

IMPORTANT NOTE TO SUPPLIER: PLEASE QUOTE OUR ORDER # ON YOUR TAX INVOICE AND ENSURE THAT THE GST COMPONENT IS SHOWN SEPARATELY. YOUR ABN MUST ALSO BE SHOWN, OTHERWISE A 'STATEMENT BY SUPPLIER FOR NOT SHOWING AN ABN' MUST BE SENT WITH THE TAX INVOICE.

TOTAL \$ 350 -

Kevina Richardson

From: Kevina Richardson
Sent: Tuesday, 16 February 2010 3:33 PM
To: ads@albanyadvertiser.com.au
Subject: Shire of Denmark - 18/02/09 ed Advert
Attachments: Advert_CellarSales_PtLot494WalterRoad_SansericPL_A408_Feb10.doc

Hello

Please find attached the following advert to be placed in the 18/02/10 edition of the Albany Advertiser –

- Cellar Sales & Ancillary Product Sales (Sanseristic P/L).

The purchase order no. is 25008.

If you have any further queries, please contact the Shire on 98 48 0300 or via email enquiries@denmark.wa.gov.au.

Regards

Kevina Richardson

Customer Service Officer

Shire of Denmark

PO Box 183

Denmark WA 6333

Phone: (08) 9848 0300

Fax: (08) 9848 1985

Email: planner7@denmark.wa.gov.au

website: www.denmark.wa.gov.au

Please consider the environment before printing this email.

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FILE NUMBER:

RELATED CORRESPONDENCE:

