

3rd March 2022

To the Western Australian Planning Commission

Re: Chapel Farm Estate - Application for Development Approval – 229 Toodyay Rd Middle Swan WA 6056 -New toilet block, carpark & workshop

Chapel Farm Estate (formerly Jane Brook Estate Wines) is situated on 17 acres, 10 acres under grape vines. It is an existing winery with full production facilities on site. Chapel Farm & Chapel Farm Estate is run under the same management and an application has been submitted to combine the two liquor licenses. (Refer Sean O,Connor from WAPC)

This development application is for the following and is consistent with the existing premises and requirements under the Swan Valley Planning Act.

- new toilet block with ATU & leach drain designs to increase patrons by 330.
- new carpark, access road & bus park including emergency access.
- new work shop area.

Toilet Block

A new toilet block and associated ATU and leach drain is proposed, with an increase of patrons from 200 to 530.

New car park, access road & bus park including emergency access. - Traffic Management Plan

Chapel Farm (CF) has two entrances and Chapel Farm Estate (CFE) has one entrance.

With the recent upgrade of Toodyay Road, there has been a significant improvement of traffic conditions with the added turning lanes.

We propose the following

- Existing CFE entrance will be the entry point into both venues CF & CFE.
- A roundabout approximately 100m down the road where traffic can go straight ahead to CFE or turn right into CF carpark.
- Exit lane will be via the same roundabout and adjacent to entry. (CF side)
- Closing off the diagonal side entrance of CF adjacent & east of the entry/exit above.
- East driveway of CF exit only.
- Widening the road north of the roundabout to 2 lanes and through the vineyard to new car park.
- Carpark and access roads will be bitumen.
- The carpark will have a natural fall towards Jane Brook creek and will be designed to facilitate natural water flow into the creek.
- 80 new car bays
- 3 new bus bays with turning circle.

- We have designed the above to ease traffic congestion and have provision for the future East Link project.
- There is a bus stop at the front of Chapel Farm Estate that services the local community and to Midland Station.
- With the ride share companies like Uber, Didi & Ola, along with the taxi companies, we find our patrons are utilizing these services more each year.
- We have 25 + 10 staff existing car bays at Chapel Farm Estate including 2 disabled parking and will be increasing that to 105 + 10 staff carpark.
- Chapel Farm have been working with the City of Swan, Police Department and Liquor Licensing in establishing the Swan Valley Liquor Accord for Party Buses and is soon to be implemented. Our carpark, bus bays and access roads are designed to help assist the key goals of this accord.

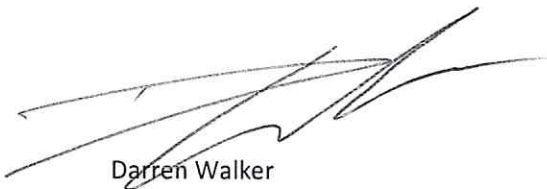
Workshop & Storage

We propose the following

- 2 x 12 metre sea containers with a 8 metre dome roof
- 1 x 6 metre sea container (storage)
- The sides of these containers will be screened with garden beds of botanical plants and herbs for our kitchen & distillery.

Should you require further information, please contact me.

Yours faithfully



Darren Walker
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