

LOT 43 PTY LTD
as trustee for the Lot 43 Trust
Trading as Lennard Street Traders
ABN 96 526 184 879
PO Box 388
BELMONT WA 6984

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
12-Apr-2022	21-50262-6

12 April 2022

Department of Planning, Lands and Heritage
140 William Street
PERTH WA 6000

Dear Sirs

SVPS1 DA for Extension of Distillery – WAPC ref 21-50262-6
Lot 43 (No 124) Lennard Street, Herne Hill

We refer to the above application and in particular, the two questions set out below and as to those two questions, we respond as follows:

1. How is the proposed development incidental to an existing predominant use of the land (Lot 43)?

The application is for an extension of the existing approved distillery area and is sought to expand the existing approved production area and to provide a larger area to accommodate visitors and tourist groups for tastings and sales. We would refer you to the original application for the distillery and the City of Swan approval.

2. How is the proposed expansion of distillery consistent with the intended purpose of the Swan Valley Rural zone, complements rural land uses, and does not detract from rural character and amenity of the locality?

The distillery is one of many similar gin distillery operations in the rural areas of the Swan Valley and you may be aware that the City of Swan promotes a gin distillery tour identifying six gin distilleries, including Sin Gin, in the Swan Valley rural zone. The extension is not large and is contained within the building and therefore does not detract from the rural character and amenity of the locality, noting that the surrounding building has been in the rural locality for 99years.

Trust the above assists in your assessment process and please contact me if you require any further information.

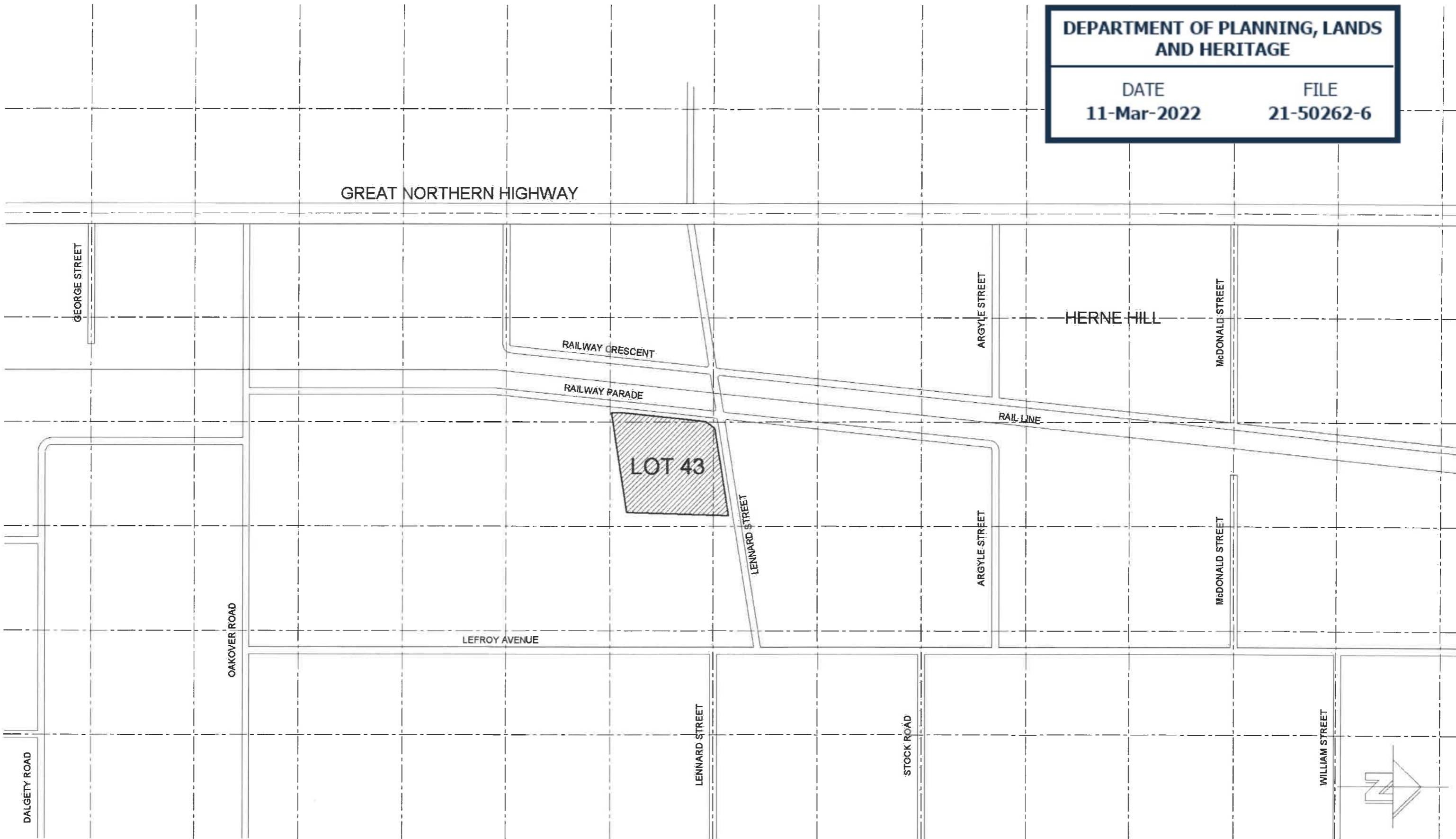
Yours faithfully



Kevin Dundo
Director

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E: kevin.dundo@kdlegal.com.au

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE 11-Mar-2022	FILE 21-50262-6



LOCATION PLAN
1:5000 @ A3

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Est. 1985
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'SIN GIN' EXTENSION
SWAN SETTLERS' MARKET
LOT 43 LENNARD ST
HERNE HILL

DRAWING TITLE
LOCATION PLAN

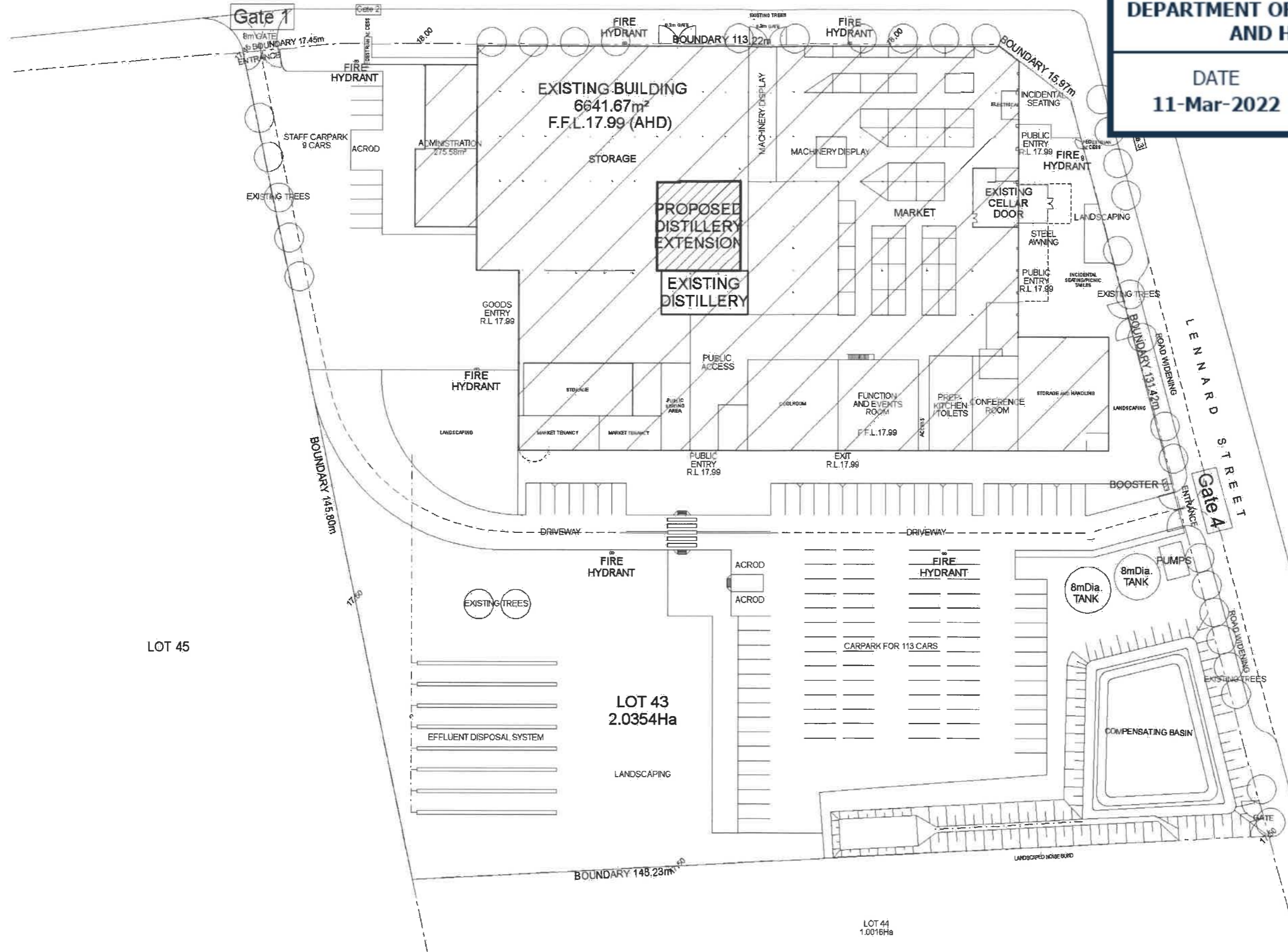
DATE/REV.	REVISION
DATE 19 JAN 2022	DRAWN C. DeV
SCALE 1:5000 @ A3	REVISION LLA
DRAWING FILE SSM location LLA.CAD	SHEET A.01

RAILWAY

PARADE

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE: 11-Mar-2022 FILE: 21-50262-6



LOT 45

LOT 43
2.0354Ha

LOT 44
1.0016Ha

SITE PLAN
1:750 @ A3

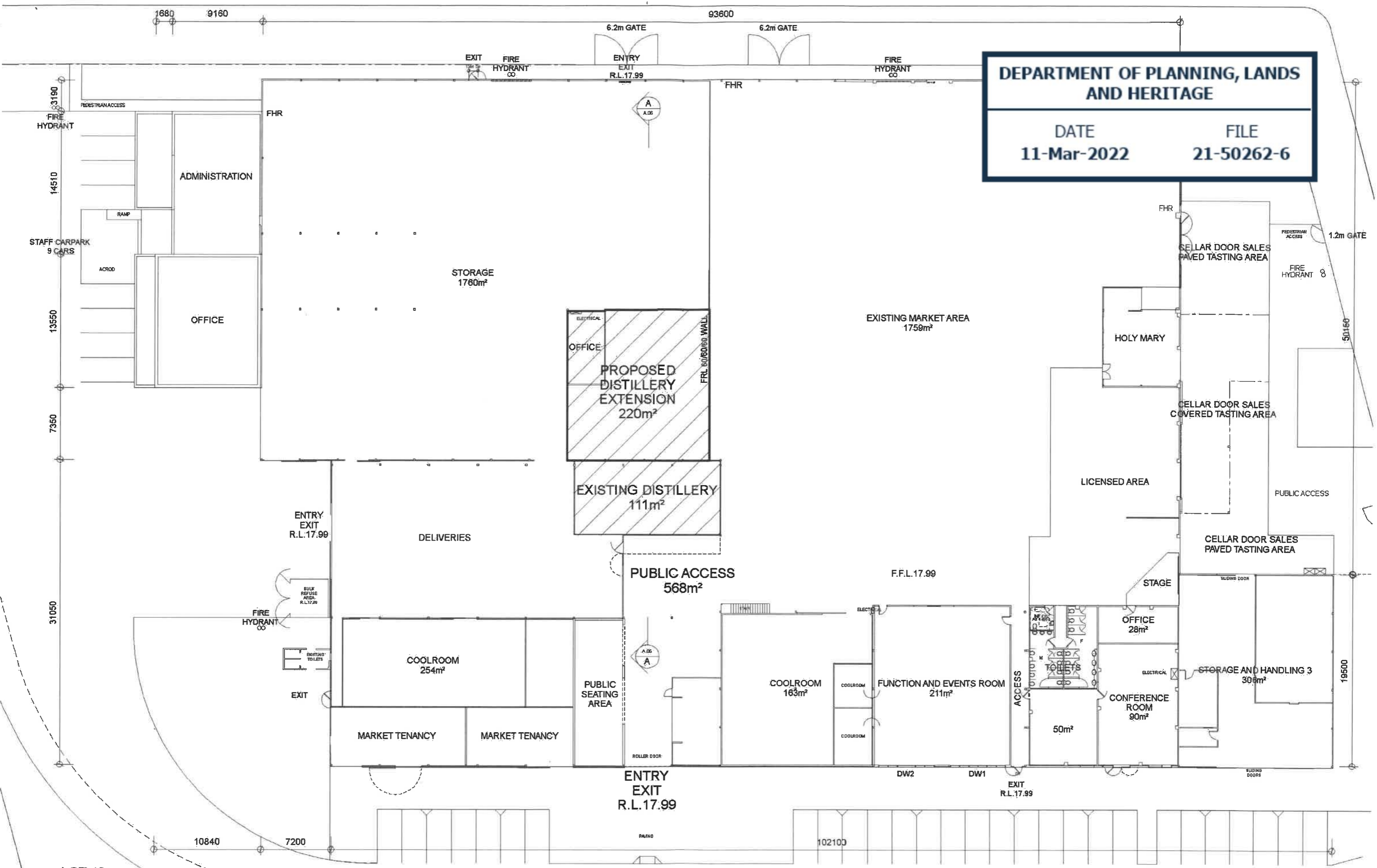
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'SIN GIN' EXTENSION
SWAN SETTLERS' MARKET
LOT 43 LENNARD ST
HERNE HILL

DRAWING TITLE
SITE PLAN

DATE/REV.	REVISION	DRAWN	REVISION
DATE 24 JAN 2022		C. DeV	
SCALE 1:750 @ A3		REVISION	LLA
DRAFIX FILE SSM site.plan LLA.CAD		SHEET	A.02



DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE **11-Mar-2022** FILE **21-50262-6**

LOT 43
2.0354Ha

FLOOR PLAN
NOT TO SCALE

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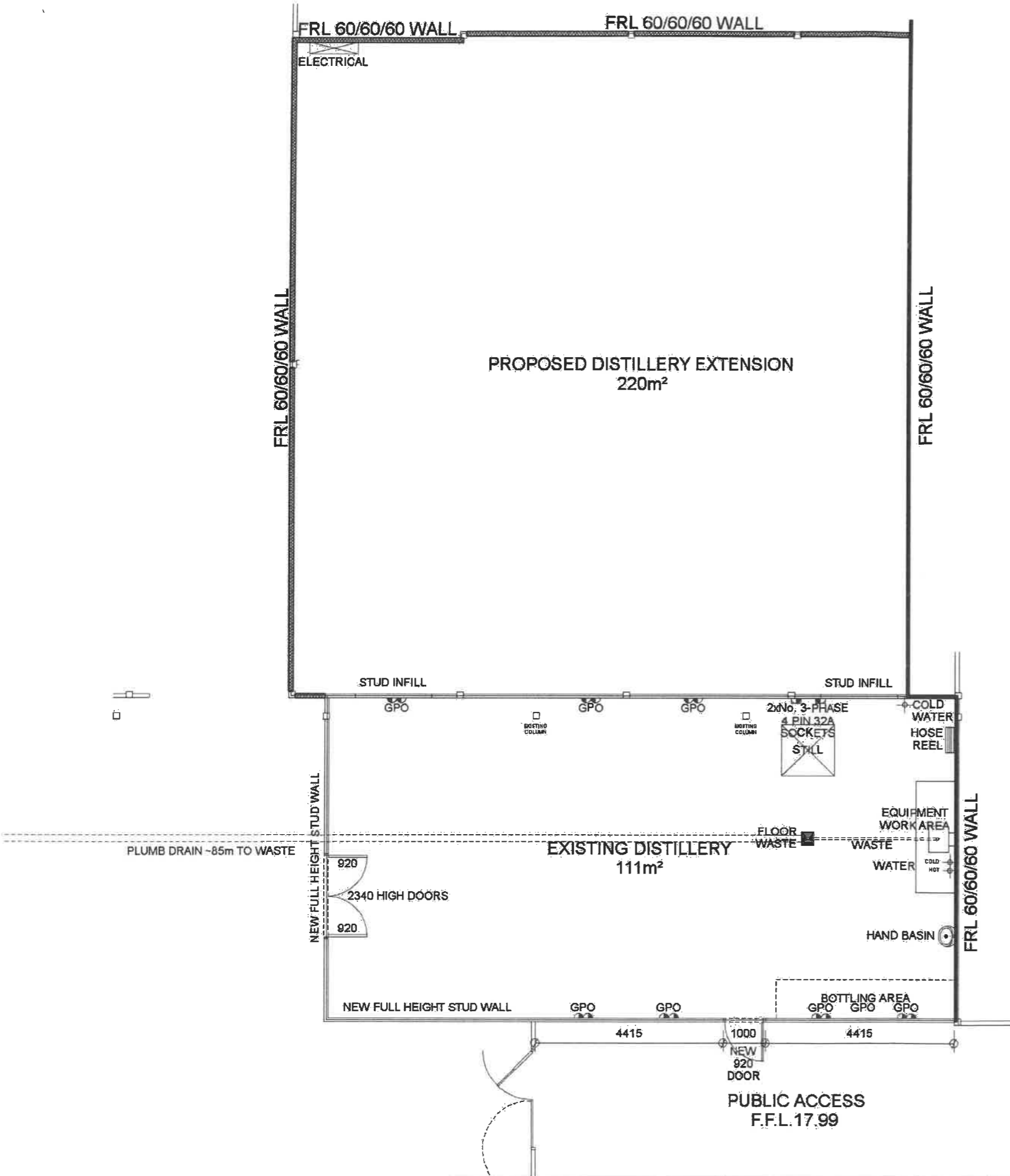
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'SIN GIN' EXTENSION
SWAN SETTLERS' MARKET
LOT 43 LENNARD ST
HERNE HILL

DRAWING TITLE
FLOOR PLAN

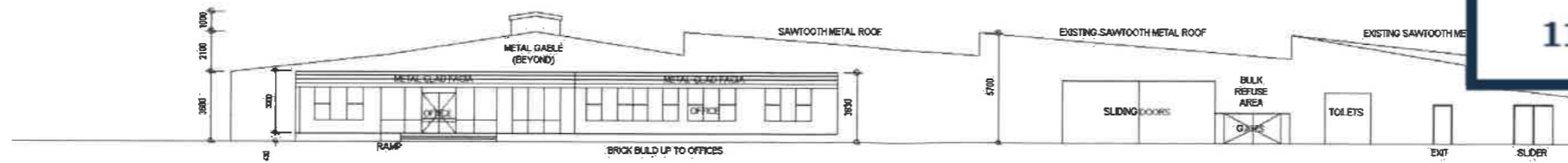
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24 JAN 2022		C. DeV	
SCALE	NOT TO SCALE	REVISION	LLA
DRAWING FILE	SSM plan LLA.CAD	SHEET	A.03

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE 11-Mar-2022	FILE 21-50262-6

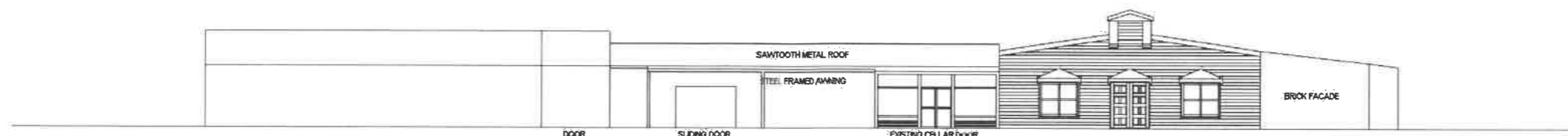


GENERAL ARRANGEMENT PLAN
1:100 @ A3

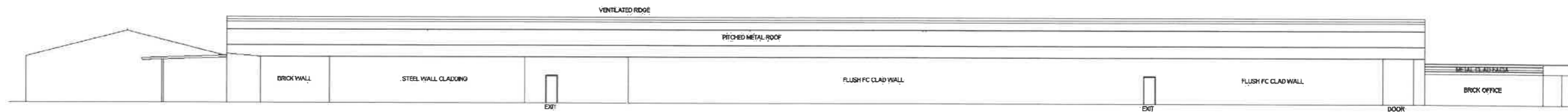
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				DATE	19 JAN 2022	DRAWN	C. DeV
				SCALE	1:100 @ A3	REVISION	LLA
				DRAFIX FILE	SSM gen arrange LLA.CAD		
				SHEET	A.04		



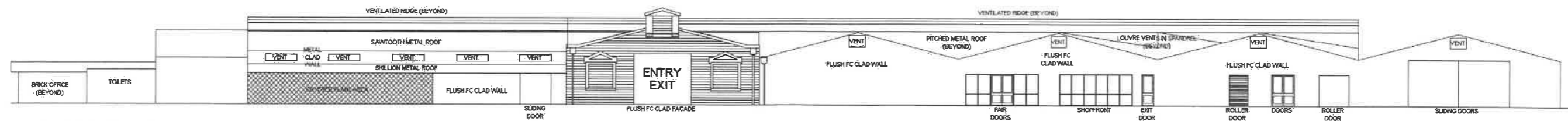
SOUTH ELEVATION



NORTH ELEVATION



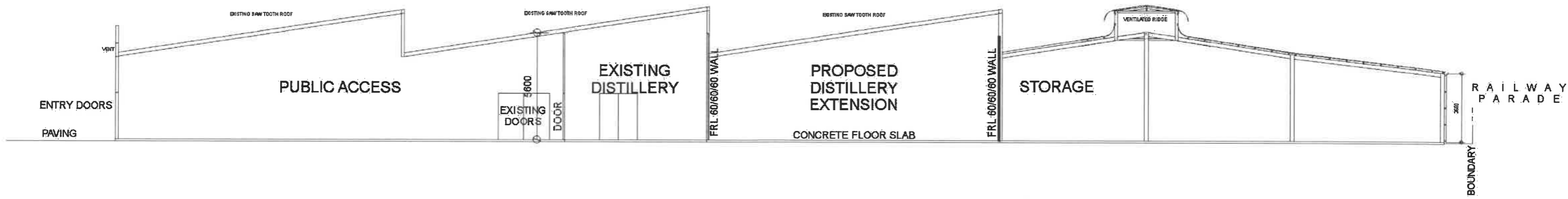
WEST ELEVATION



EAST ELEVATION

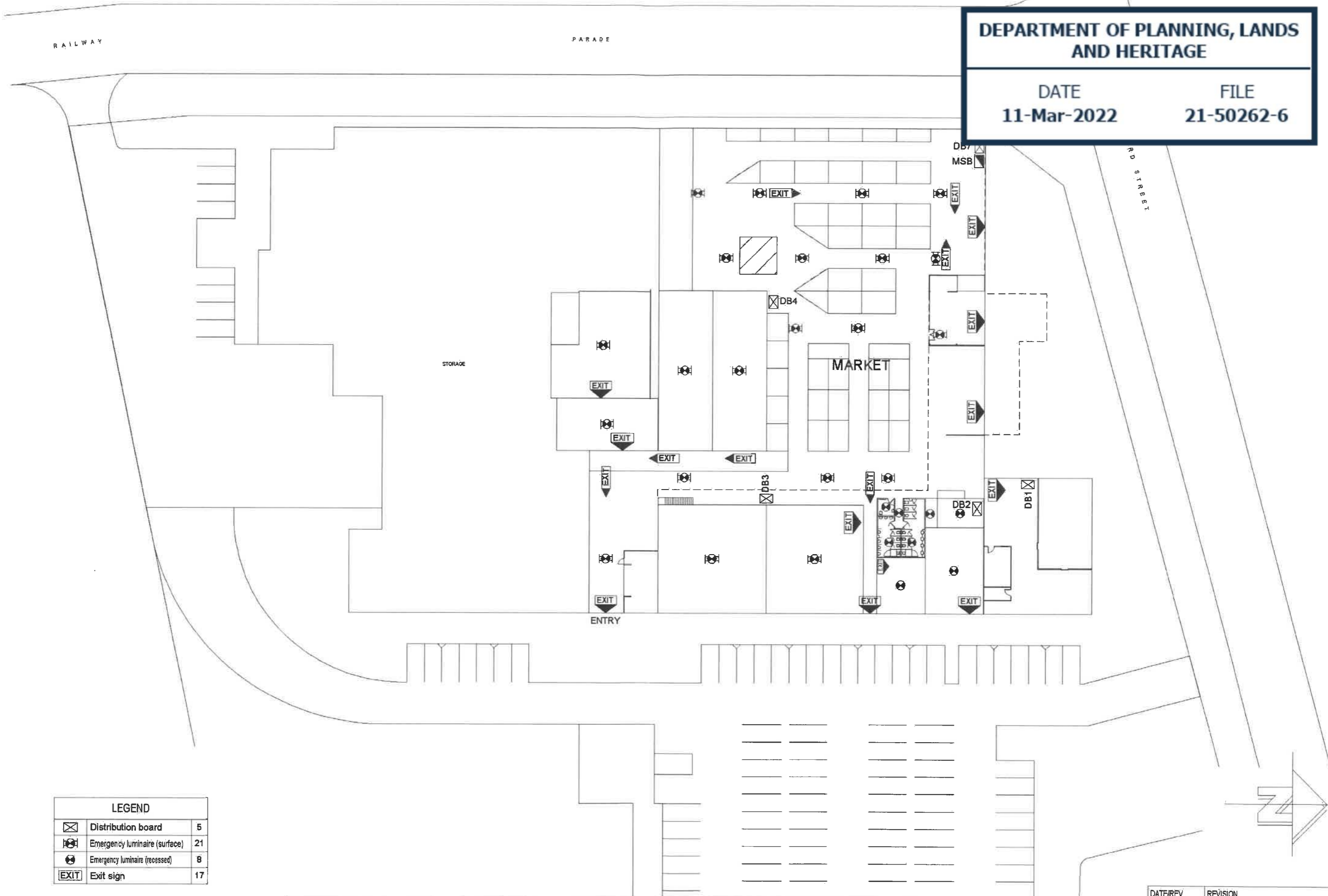
**ELEVATIONS
NOT TO SCALE**

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				DATE 19 JAN 2022	DRAWN C. DeV
				SCALE NOT TO SCALE	REVISION LLA
				DRAFIX FILE SGD elevations LLA.CAD	SHEET A.05



SECTION **A-A**
A.03
1:200 @ A3

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				DATE 19 JAN 2022	DRAWN c. DeV
				SCALE 1:200 @ A3	REVISION LLA
				DRAFIX FILE SSM section LLA.CAD	SHEET A.06



LEGEND		
	Distribution board	5
	Emergency luminaire (surface)	21
	Emergency luminaire (recessed)	8
	Exit sign	17

**MARKET AREA PLAN
EMERGENCY ELECTRICAL
1:500 @ A3**

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**'SIN GIN' EXTENSION
SWAN SETTLERS' MARKET
LOT 43 LENNARD ST
HERNE HILL**

DRAWING TITLE
**EMERGENCY
ELECTRICAL**

DATE/REV.	REVISION	DRAWN	REVISION	SHEET
19 JAN 2022		C. DeV	LLA	A.07
SCALE 1:500 @ A3				
DRAFIX FILE SSM 7 emergelec LLA.CAD				