

City of Albany

Application for Development Approval

47898 (Lot 6) South Coast Hwy, Marbelup, Albany

The owner/s of 47898 South Coast Hwy is EastCorner Pty Ltd, the Managing Director being Mr Anthony Buxton of Yilgarnia Wines, Redmond.

This property is zoned for general agricultural use, and is currently being used to graze livestock. Historically, it is understood that this farm worked as a fully operational dairy. There is a small 3x1 house on the property, along with an old iron stone dairy, machinery shed, shearing shed and stockyards.

Yilgarnia Wines currently operate a cellar door and restaurant, together with a vineyard and livestock business, on their property located on Redmond West Road, Redmond. With the wine and wine-tourism industry being strongly competitive, Yilgarnia has purchased this high-profile property on South Coast Hwy with the ambition of re-locating its cellar door and restaurant.

Yilgarnia holds a Producers Liquor Licence, number 6180077966. Provision is made under Section 61A of the Liquor Control Act 1988, for the licensee to be permitted the issue of an extended trading permit to establish a cellar door operation away from their respective licensed premises.

It is intended that a new cellar door with wine tasting bar and restaurant, be built on this South Coast Hwy property. The cellar door will provide a relaxed, family friendly facility in a rural/farm setting appealing to all ages. Large grassed areas landscaped with native plants will have a rural vista overlooking the farm, flowing stream and farm animals. With this property being located close to Albany and providing a relaxed rural setting like no other in the Albany region, Yilgarnia envisage the demand for such a facility from locals and tourists will be strong.

Considering the proximity of the new Ring Road, the owners of EastCorner Pty Ltd have been in regular liaison with the Main Roads Project Manager, Lindsay McCartin. Main Roads are aware of this development proposal and access requirements.

The Department of Water and Environment Regulation advise that 47898 South Coast Hwy is located within the 5 Mile Creek catchment, however the lot is not within the proclaimed groundwater or surface water area.

The style of this project will be in-keeping with its' farm setting. The building materials will predominately be Colourbond (Trim-deck, Monument), James Hardie Axon cement sheeting (painted timber look), Aluminium framed glass doors and windows and polished concrete slab. Iron stone from the property will be used for any retaining & landscaping.

It is anticipated at this point in time that the cellar door and restaurant be open Thursday through to Sunday, from 11am to 5pm. With the restaurant serving lunches and coffee, along with wine and tastings, it is estimated that between 5 to 8 staff will be employed.

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Application for Development Approval - Update

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Please note the following amendments to the above application:

To be in-keeping with the rural setting and cellar door operations, it is intended that a 1.5hectare vineyard for viticultural purposes be planted. Please refer to the amended site plan for the indicative location of the vines.

With reference to feedback from the City of Albany, the toilet design has been amended to comply with AS1428.1-2009, improving access and mobility.

On the amended site plan, please also note the indicative location of driveway access from South Coast Hwy. The location will be confirmed by Main Roads WA once the design & plans for the new Ring Road have been finalised. Also note the area that has been acquired by Main Roads for the Ring Road. This has slightly changed the South Coast Hwy and Link Road boundaries.

STAGE TWO – INDICATIVE FUTURE DEVELOPMENT PROPOSAL

The building of the cellar door, restaurant, planting of vines and landscaping are the first stage of this proposed development.

Once the cellar door and restaurant are up and running, the longer-term component of the development is to possibly plant a hop yard and build a microbrewery. This stage will depend on a number of factors including financial viability, availability of skilled personnel and customer demand.

The indicative location of the hop yard and microbrewery is shown on the site plan. If stage two proceeds, it is intended that the microbrewery be built in an existing, but re-purposed, machinery & storage shed. Craft beer will be produced for sale in the restaurant and tasting bar, in a 1000L brew system; anticipated beer production will be under 30,000L per year.

Preliminary feedback from the Department of Water & Environmental Regulation state that setbacks from the wetland hydric soil (soil saturated with water) are 100m, and a license is required if volume of production is over 350kL per annum.