SUMMARY OF SUBMISSIONS

Lot 8, 25 Richardson Street, Serpentine 25 (L8) 34300 - Serpentine Falls Tavern - Liquor Store / Drive Through Bottle Shop

Submitter	No	Submitter Comments	Applicant Comment	Officer Comment
A26200	1	Small town. One bottle shop is enough for our town.	The application was submitted with the prior knowledge that the existing bottle-store located at 21 Wellard Street, Serpentine is not having its existing lease renewed and will be ceasing operations as of October 2024. Furthermore, the landowner of 21 Wellard Street, Serpentine has advised the applicant that the property will not be leased to any other operator for the use of a bottle-store. Proof of this correspondence and notification of the landowners future intention for the existing site is provided within **Appendix A** for reference.	See Amenity Section of Council Report.
A34205	2	We oppose the bottle shop on the following grounds: • There is already one operating next door. • Will increase traffic on the laneways and dust. • Traffic exiting onto the laneway will affect local house traffic and cause disruptions. The laneway will have to be bitumaned to keep dust down and for safety. Plan is incomplete. Doesn't show ingress or egress of traffic.	See comments regarding the closure of the existing bottle-store above. As part of the application, a Transport Impact Statement (TIS) was submitted to demonstrate the impacts to the surrounding traffic network and in particular to assess whether there would be any queuing of cars within the proposed drive-through service lane. The findings of the report found that there would be no adverse impact on surrounding roads including the Shire Lane. Furthermore, as part of the proposed development, the section of the Shire Lane to be used by occupants of the drive-through lane will be sealed and paved to prevent any impacts from dust. The TIS also found that, even at a 'worst case scenario' during peak hours of the proposed development there would be a maximum of three cars within the drive-through lane which can fit safely within the subject site and will not disrupt the Shire Lane in any way. To provide additional assurance that no vehicle will stop within the entrance to the lane or block its use for through-traffic, the applicant would be willing to install additional signage or road markings requiring that the laneway be kept clear at all times. Ingress and egress of traffic is clearly marked on the development plans demonstrating that cars will enter the drive-through lane (which is on tavern property) via the crossover and first 5 m of the Shire laneway and exit via the existing Tavern car park and crossover. Please see plan below.	See Amenity and Traffic Section of Council Report.

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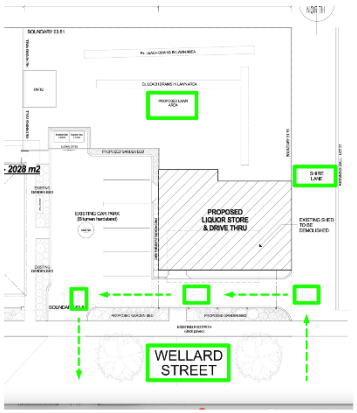
Lot 8, 25 Richardson Street, Serpentine 25 (L8) 34300 - Serpentine Falls Tavern - Liquor Store / Drive Through Bottle Shop

Submitter	No	Submitter Comments	Applicant Comment	Officer Comment
				
A21600	3	I would like to comment on the Development Application for 25 Richardson Street, Serpentine. Proposed Liquor Store and drive through bottleshop. I do not think that a town with a population of less than 3,000 people requires a second drive thru bottle shop. The location is not ideal as two vehicles will be exiting parallel to each other onto the main street. The lane that the proponent wishes to use as his exit is designed for rear access to the existing properties and is not in any condition to accommodate the traffic from a bottle shop. The existing bottle shop has been servicing the community for the best part of 5 years while the hotel has been closed.	See comments regarding the closure of the existing bottle-store above. Only one exit is proposed for the development which is from the existing carpark located more than 40m from the corner of Richardson and Wellard Street (nearest intersection. No exit is proposed from the Shire Lane which will be sealed and paved to accommodate this use. As noted above, the existing store will be closing as of October 2024.	See Traffic Section of Council Report.

SUMMARY OF SUBMISSIONS

Lot 8, 25 Richardson Street, Serpentine 25 (L8) 34300 - Serpentine Falls Tavern - Liquor Store / Drive Through Bottle Shop

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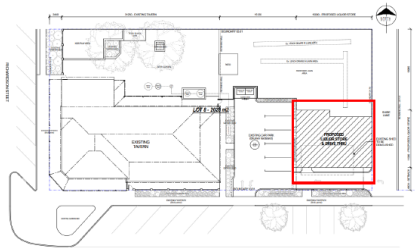
		We do not have a lot of businesses in the town of Serpentine so I think we as a community need to support the ones that we do have.		
A28000	4	We work for Cedar Vines Pty Ltd (Cedar). These submissions constitute our client's objection in respect of the above premises and their application for development approval for a new drive through liquor outlet next door to our client's liquor store. This development approval is required by Winterville Farm Pty Ltd in order to make an application to the Director of Liquor Licensing to alter / redefine their premises to include a drive through liquor store component to the Serpentine Falls Tavern, as shown below:  What follows are the grounds on which Cedar wishes to object, and believe the Shire should take into consideration before further assessing or granting the	The comments regarding the *Liquor Control Act 1988* are not considered to be relevant planning considerations. However, the applicant has provided the following information in relation to these comments: *1. This statement is simply not true.* *The property currently has a full Tavern license, and as such is already able to sell package Liquor from the property. Our proposal is to utilise the packaged product side of our license by building a drive-through liquor store.* *As part of our due diligence, we met with Roger Longhurst from Liquor Licensing on the 5 December 2023 amongst other things to discuss our proposed Liquor Store development. Our discussions suggest that the application can be treated as an alteration/re-definition of our existing license area – to be eligible for an alteration/redefinition we were advised that we should show the continuity of licensed area that links the Tavern/existing beer garden with the new Liquor store. We were advised this could be achieved by grassing the existing leach drain area and opening it to the existing beer garden. We will be applying for an alteration/re-definition of a licensed area under section 77 of the Liquor control act 1988.* *2. There is no information provided as to why it is not consistent with standards of license premises. It is simply a statement which is not true.* *At our meeting on 5 December 2023, Roger Longhurst inspected the proposed plans for the new Liquor store and said that the proposed building would be suitable for a small Liquor store as proposed. He did not advise that any part of the building was inconsistent with the standards of licensed premises. We would suggest that the proposed building is on a higher standard than the current Liquor store, and so are a little confused as to why*	1. Noted. The application is being considered against the *Planning and Development Act 2015* 2.1 Noted. Economic competition is not a valid planning consideration. 2.2 Noted. See amenity section of report. 2.3 Noted. Economic competition is not a valid planning consideration. 3. The applicant has provided a Transport Impact Statement providing the Shire with certainty the proposal will not cause any stacking

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Lot 8, 25 Richardson Street, Serpentine 25 (L8) 34300 - Serpentine Falls Tavern - Liquor Store / Drive Through Bottle Shop

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		application made by Winterville Farm Pty Ltd. **1. The granting of the application is contrary to the Liquor Control Act 1988.** 1.1. The application is not a redefinition as contemplated by section 77(4) of the Liquor Control Act 1988 and is not capable of being approved by the Director of Liquor Licensing. 1.2. The design for the new drive through liquor store is not consistent with the standards of licensed premises as set by the Director. **2. Having two packaged liquor outlets right next door to each other may lead to price discounting and an increase in cheap liquor availability in the locality, ultimately increasing the potential for undue harm or ill-health to the people of Serpentine.** *2.1. Undue Harm and Ill-Health* 2.1.1. Section 74(1)(b) of the Act: 34. Section 74(1)(b) of the Act states that another valid ground of objection is: "that the grant of the application would cause undue harm or ill-health to people, or any group of people, due to the use of liquor;"	*Cedar Vines P/L would suggest it was inconsistent with standards of license premises.* *Cedar Vines P/L has been notified of the lessor intent to not renew their lease post 2024 so any argument of duplication is mute.* *Section 36B (1) of the Liquor control act 1988 contains some definitions, one of which is "prescribed area" to find a definition of prescribed area, we need to look at the Liquor Control Regulations, 1989, r9AAA - Area prescribed (Act s. 36B)* *For the purposes of section 36B, the area of 400 m2 is prescribed.* *As a proposed development is well under 400 m² section 36 of the Liquor control act 1988 does not apply to our development.* *First, we would like to point out is the inaccuracy of the table provided by Cedar Vines P/L. The percentage for Aboriginal Torres Strait Islander People for the whole of W.A. is actually 3.3% rather than 3.1%.* *We agree that there is a slightly higher representation of Aboriginal and Torres Strait Islander people in these statistics for Serpentine, but the statistics do not give us any information of the age group of the small over representation (which is only 0.6 of a percent). The ABS states that there are 111 Aboriginal and Torres Strait Islander people in Serpentine - 0.6% above the average statistically equates to 0.666 extra people above the average. They also note that there is a higher than average representation in the age group of 15 to 19-year-olds again only 0.4% above the WA average. It should be noted that the 15 to 19 age group is 1.2% above the average in Mundijong.* *Again, this commentary of price discounting is mute as Cedar Vines P/L been issued with a non-renewal notice and their lease will terminate at the end of 2024.*	within the lane during peak hours.

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Lot 8, 25 Richardson Street, Serpentine 25 (L8) 34300 - Serpentine Falls Tavern - Liquor Store / Drive Through Bottle Shop

Submitter	No	Submitter Comments	Applicant Comment	Officer Comment
		2.1.2. The grant of this application would simply duplicate existing licensed packaged liquor services and would not add positively to the amenity of the locality. 2.1.3. Cedar submits that Section 36B of the Liquor Control Act 1988 was intended to avoid that specific outcome. Previous determinations for packaged liquor premises have stated: "Clearly, Parliament's intent through the enacting of s 36B was to stop the proliferation of packaged liquor outlets across the state, including small and medium sized outlets." 2.1.4. Section 36B was inserted into the Act by section 18 of the Liquor Control Amendment Act 2018, and the related 'Explanatory Memorandum' states: *"As a strategy to minimise the adverse impact that packaged liquor outlets can have on the community, the Bill inserts new section 36B to enable 8 the licensing authority to manage the number of packaged outlets where sufficient outlets already exist within a locality."* 2.1.5. The above excerpt from the Explanatory Memorandum clearly demonstrates that the "adverse impact that packaged liquor can have on the community" was a significant and	*Byford has 7 Liquor stores all with in relatively close proximity – in my experience the introduction of new Liquor stores to Byford has not resulted in a price war or any reduction in pricing of Liquor in that area.* *"Whilst the evidence to support the link between the size of a packaged liquor outlet and the harm caused to the community is not comprehensive or definitive the approach proposed is precautionary in nature and designed to minimise potential harm from access to large quantities and ranges of* lower priced packaged liquor." *Source - Amendments to the Liquor Control Regulations 1989 to restrict the grant or removal of licences authorising sale of packaged liquor* *Summary Decision Regulatory Impact Statement* *https://www.dlgsc.wa.gov.au/docs/default-source/racing-gaming-and-liquor/liquor/summary-decision-regulatory-impact-statement.pdf?sfvrsn=fd8f6a20_1* *Our Traffic management report covers this area and it is our belief that the flow of traffic would not block the Shire lane. Should it be considered an issue we would happily have the area marked on the ground as a keep clear area. It should be noted that patrons will not be parking there. Vehicles using the drive-through will be occupied by a driver and should it be necessary to move will do so as per the normal traffic rules relating to emergency vehicle access.*	

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		relevant consideration of the government. 2.1.6. The grant of an additional liquor store licence some 50 meters from an existing liquor store would certainly constitute duplication and/or proliferation, and Cedar submits that the existing packaged liquor premises adequately caters to the requirements of consumers in the locality for packaged liquor. 2.1.7. Cedar therefore asserts that it is open to the Shire to find that granting this application would not accord with proper or orderly planning, and consequently the application should be refused. **2.2. Demographics of the locality** 2.2.1.In Liquor Licence applications where the Director of Liquor Licensing requires applicants to put forward 'Public Interest Submissions' a report on the demographics of the locality in which the applicants premises/liquor store is required. 2.2.2. Cedar has selected relevant Census topics from the Australian Bureau of Statistics (ABS) website (www.abs.gov.au) to provide an indication of the prevalence of each of the priority population groups within the		

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		locality and compared them with the same information for the State (Western Australia). 2.2.3. For the purposes of this demographic study, the applicant will be considering the 2021 Census data relating to the suburb of Serpentine, in comparison to the State average. 2.2.4. The selected ABS 2021 Census data is shown in the table below. ABS Census 2021 | Serpentine | WA Aboriginal and Torres Strait Islander People | 3.9% | 3.1% Age Persons aged 15 - 19 years | 6.2% | 5.8% Median Weekly incomes Personal | $768 | $848 2.2.5. While the ABS Census Statistics do show a number of categories in which Serpentine can be seen as a responsible, affluent and stable suburb, what cannot be ignored are the statistics above. With a higher indigenous population, and a higher average of young persons – the prevalence of these priority groups cannot be ignored and is significant. 2.2.6. The local community would find it hard to understand why the Shire approved a second liquor store right next door to the existing liquor store when there is an over-representation of		

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Lot 8, 25 Richardson Street, Serpentine 25 (L8) 34300 - Serpentine Falls Tavern - Liquor Store / Drive Through Bottle Shop

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		some of the at-risk population groups in the locality. **2.3. Price Discounting / Increase in Cheap Liquor** 2.3.1. The applicant is also of the belief that should this application be granted, what will naturally ensue will be price discounting. Given the stores close proximity to the Town's existing store, logically the temptation would be for each store to lower prices. 2.3.2. Easy access to inexpensive, high alcohol content drinks contributes to greater harms – see World Health Organization. https://www.who.int/europe/publications/i/item/9789289058094 2.3.3. People who drink inexpensive drinks are more likely to consumer higher amounts of alcohol – see Torney A, Room R, Callinan S. Cask wine: Describing drinking patterns associated with Australia's cheapest alcohol. Drug and Alcohol Review [Internet]. 2023 [12.07.2023]. 2.3.4. There are a number of articles, both past and present, that point to the argument that increased availability of liquor stores, leads to price discounting, which leads to an influx of cheap liquor. This all, in-turn, negatively affects the		

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Lot 8, 25 Richardson Street, Serpentine 25 (L8) 34300 - Serpentine Falls Tavern - Liquor Store / Drive Through Bottle Shop

Submitter	No	Submitter Comments	Applicant Comment	Officer Comment
		amenity of the immediate locality. A number of these articles/studies are linked below; 2.3.4.1. Cross-promotional alcohol discounting in Australia's grocery sector: a barrier to initiatives to curb excessive alcohol consumption? - Australian and New Zealand Journal of Public Health, Volume 39, Issue 2, April 2015, Pages 124-128 2.3.4.2. Associations between proposed local government liquor store size classifications and alcohol consumption in young adults – S. Foster*, P. Hooper , M. Knuiman , L.Lester4 , G. Trapp 2.3.4.3. The effect of P ect of Point of Sale Pr oint of Sale Promotions on the alcohol pur omotions on the alcohol purchasing beha chasing behaviour of young people in metr oung people in metropolitan, r opolitan, regional and rur egional and rural Australia – S.Jones & K. Smith (2011). **3. Car stacking in Shire Lane** 3.1. The drive through lane is quite short, making the potential for car stacking, with		

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		vehicles awaiting in-car service, a real possibility. 3.2. Car stacking could very well result in the Shire Lane, which runs between the existing liquor store and the proposed liquor store, being blocked. 3.3. We understand this Lane is used by emergency services, e.g. fire service, to gain access to the properties at the rear in emergency situations". 3.4. Approving this application carries with it the weight of responsibility which would surface each bush fire season, as the Shire would be waiting for the occasion when a bush fire occurs, and due to the Shire Lane being blocked the fir service are unable to properly fight the fire.		
A13106	5	There is no financial or community benefit from having two drive through bottle shops within Serpentine. If anything the proposal should be increasing the allowable outdoor liquor licensed area to accommodate more patrons and family accessible areas.	See comments regarding the closure of the existing bottle-store above. It is expected that the grassed and landscaped area to the rear of the liquor store will be utilised by the tavern for additional seating area upon re-open.	Noted. See Amenity Section of the report.
A406424	6	Support local businesses and there is already a drive thru there!	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.

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Lot 8, 25 Richardson Street, Serpentine 25 (L8) 34300 - Serpentine Falls Tavern - Liquor Store / Drive Through Bottle Shop

Submitter	No	Submitter Comments	Applicant Comment	Officer Comment
A168600	7	*"Business is hard enough in a small town without having several of the same types of business.* *We already have a bottle shop and it isn't fair on them to make their business even harder by approving another one "*	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A13310	8	*"already have a drive thru bottle shop in town. serpentine DOES NOT require another one!* *Money should be put into re-establishing the tavern."*	See comments regarding the closure of the existing bottle-store above. The tavern is currently undergoing refurbishment as suggested.	Noted. See Amenity Section of the report.
A2907	9	Why would our tiny town of Serpentine require a second drive through bottle shop. Our only services a doctors/pharmacy/general store which includes post office & lunch bar & an existing drive through. bottle. No need and it will only serve to hurt the current liquor store!!!	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A6400	10	How can you have two side by side. I 100%support the existing bottle shop.	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A50516	11	I think more information is required before I can put a proper submission in as we have no idea whether the existing bottle shop is moving from right next door or	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.

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Lot 8, 25 Richardson Street, Serpentine 25 (L8) 34300 - Serpentine Falls Tavern - Liquor Store / Drive Through Bottle Shop

Submitter	No	Submitter Comments	Applicant Comment	Officer Comment
		whether this new bottle shop will be competing with the existing bottle shop which is right next door. If this is a second bottle shop right next door to the existing one in our very small town then it is absolutely ridiculous, and I object. If they are moving to this site so that the medical centre or pharmacy can expand then I would support it. I would definitely not support it if we are supposed to have two bottle shops that would be a joke and very unfair on the existing bottle shop business.		
A28800	12	"There are several critical reasons why this cannot be approved, I have summarised below. 1. To use a Shire owned laneway currently operates along the eastern boundary of the site, which is proposed to be utilised for access into the drive-through portion of the proposed development is not safe or appropriate. 2. The lane way backs on to residential properties who will be heavily impacted by main thorough fair traffic, adding this there will encourage people to use the lane way as a main thoroughfare when it is not built or intended for this.	See comments above regarding the assessment of the Shire Lane and surrounding traffic networks contained within the TIS. Very little if any thorough-fare traffic is expected to result from the proposed development as only a minimal increase to traffic during peak times was assessed within the TIS and these would be dispersed from several different directions. As stated above, a very small number of vehicles would be travelling to the proposed development from the northern direction of the site and is unlikely that any time-saving would occur from the use of the laneway over the adjacent Richardson Street.	Noted. See Amenity and Traffic Section of the report. Sealing of the lane way and site will ensure no undue dust emissions will occur from the development.

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		3. The impact of dust and noise from cars driving down the lane to access the new bottle shop as a ""quick way through"". 4. The road is unsealed and un safe for that amount of traffic. 5. Increased road traffic down the back lane which people will undoubtably use based on where you have proposed to locate this will impact on residential back fences as the service lane is not built nor are private fences to accommodate increased traffic down the thorough fare. 6. That service lane is and was completely un maintained until residents complaints enabled it to be correctly surfaced with pea gravel to allow home owners to use lane and to empty out the drains that were clogged for 2 years. 7. Serpentine main strip there where you are proposing to add it is already busy with insufficient car parks and near misses all the time. 8. This suburb needs a lot of things, a better oval, a half decent skate park, street lighting, community spaces and nature play, It DOESNT NEED A SECOND BOTTLE SHOP!!!!!!"	The portion of the Shire Lane to be utilised by the proposed development will be sealed and paved. It is not understood how vehicles utilising the Shire Lane would impact on residential fences as suggested due to the sufficient width of the lane for two-way traffic. The statement regarding near-misses and lack of parking is un-substantiated and is not supported by the findings of the TIS. It should also be noted that the proposed development is a commercial enterprise which is one of the first to be proposed for the main street in many years, and furthermore, would directly support the operation of the existing tavern by diversifying its services.	
A405569	13	Not needed bottle shop already 5m from planned site	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.

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Submitter	No	Submitter Comments	Applicant Comment	Officer Comment
A399580	14	There is no need in the Shire for another bottle shop at this time. How about the owners of the tavern get the pub open first and get a good chef in there to serve some decent meals and make it family friendly.	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A13307	15	We already have a bottle shop and require more important amenities such as a petrol station, functional supermarket that doesn't cost an arm and a leg. Many other things.	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A13233	16	Addiction to alcohol is already a problem in our community with access already being easy. Please don't double the opportunity. Finish the tavern and supply food as well.	See comments regarding the closure of the existing bottle-store above. The tavern is currently undergoing refurbishment.	Noted. See Amenity Section of the report.
A33709	17	"Our small town does not need another bottle shop. We already have one that more than caters to the communities need. It is run by locals and loved by the town. Having a second one will mean one or the other will need to close as Serpentine does not get enough foot traffic to have two successful bottle shops open for any period of time. "	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.

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A9000	18	I don’t think having two bottle shops is really necessary - not only will it hurt the existing business I really think the pub should focus on opening first not building a bottle shop.	See comments regarding the closure of the existing bottle-store above. The tavern is currently undergoing refurbishment and is likely to re-open before the commencement of the drive-through liquor store if approved.	Noted. See Amenity Section of the report.
A399965	19	We have young children. We don't need another liquor store/drive through in town when there is already an existing one. Shire need to reject this proposal as the town don't need it. Why not use the space for the existing pub to make an inviting play area for children or a cafe?	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A21911	20	Bottle shop is not what serpentine needs. How about a decent skate Park for kids, a coffee shop nearby for tourists to enjoy the falls, I've said this before, do someone the kids to take away their boredom . The parents will follow. We have enough people hooning around town as it is. More access to alcohol will only make ut worse. Serpentine used to be a nice quiet area. How about pushing for the pub to reopen where local families can go and enjoy themselves. This Shire has its priorities all wrong.	See comments regarding the closure of the existing bottle-store above. The additional area provided by the connection between tavern and bottle-store could be utilised for greater family space.	Noted. See Amenity Section of the report.
Resident	21	Serpentine does not need another bottleshop. The owners of the Tavern need to get a wriggle on with opening their doors to our community, as it has been far too long. If the proposal was to go ahead,	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.

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Submitter	No	Submitter Comments	Applicant Comment	Officer Comment
		it would obviously have implications on the existing bottleshop. There are so many other facilities that our town could do with.		
Resident	22	I work in Serpentine and the rear of my workplace is directly impacted by this proposal. By way of the laneway the proposal shows to be used. The expected traffic will block the laneway.	As noted above, no blocking of the Shire Lane will occur from use of the proposed drive-through lane.	Noted. See Amenity Section of the report.
Resident	23	Support the local's - the owner is a local. The owner of the other shop is from north of the river.	The comments regarding the owner of the proposed development are untrue; they live locally within Serpentine and furthermore, are investing locally – the proposed development will be the first new commercial building on Serpentine's main street for approximately 40 years. See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A161700	24	No need for a second bottle shop in such a small town. You're going to be putting a small business out of business, why not put something else there like more food, something everyone would love.	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A29400	25	We already have a bottle shop that has served us well over the years. It is a small community, we do not need another one.	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A61407	26	"I won't be negatively impacted. Hopefully competition will reduce current prices and improve customer service from existing bottle shop."	Noted.	Noted. See Amenity Section of the report.

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A401531	27	Whilst I personally won't be impacted, other than more empty bottles thrown on my verge, it seems ridiculous to have two liquor stores side by side. Particularly when Serpentine lacks so many other amenities. It is a poor look for an already sad town.	It should be noted that the proposed development has been designed in accordance with the town's design guidelines to improve the amenity of the town streetscape and is the first proposed development along the main street to occur in many years. See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A28900	28	What I want for the town that I live in is diversity of services, hospitality, entertainment, places to go - establishing another bottle shop next to one that is already existing when we have so few amenities and other opportunities and convenience in our town makes no sense.	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A21600	29	I will not be impacted personally but I feel it is going to impact on the existing drive through bottle shop who have serviced the community for all the years that the Tavern has been closed. We don't have a lot of commercial businesses in Serpentine, I think we need to support the ones that have served the community. I disagree with the use of unsealed lane way. This will affect the residents in the immediate vicinity. "	See comments regarding the closure of the existing bottle-store above. See comments above regarding the sealing and paving of the Shire Lane.	Noted. See Amenity Section of the report.
A399622	30	We already have a drive through bottle shop in town. We don't need another one.	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.

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Submitter	No	Submitter Comments	Applicant Comment	Officer Comment
Resident	31	We don't need a second bottle shop in a small town. It will create issues and more drinking. There will be more problems with alcohol, bad behaviour, break ins etc. I'd rather see a Cafe or something to build the community.	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A7000	32	A second bottle shop in Serpentine insinuates that the local community requires more takeaway liquor outlets and brings about a threat of increased alcohol related misconduct in a small community where there is nothing else to do but access, consume and potentially abuse alcohol products. There are many other commercial outlets the community requires, we already have a bottle shop. As the townsite of Serpentine is projected to see minimal population growth over the next 30 years according to State Planning sub regional framework (Perth and Peel at 3.5 million) and is designated as a rural townsite of R5 density, it is my belief that a liquor license extension of this magnitude is unwarranted and irresponsible, given the per capita population forecasts. Existing small businesses will suffer, traffic congestion along an already busy rural road system will cause unnecessary	See comments regarding the closure of the existing bottle-store above. See comments above regarding the lack of adverse traffic impacts reported within the TIS.	Noted. See Amenity Section of the report.

SUMMARY OF SUBMISSIONS

Lot 8, 25 Richardson Street, Serpentine 25 (L8) 34300 - Serpentine Falls Tavern - Liquor Store / Drive Through Bottle Shop

Submitter	No	Submitter Comments	Applicant Comment	Officer Comment
		congestion and the only positive in this proposal is commercial gain for the applicant prescribing a secondary lease. Strategic plans prepared by the Shire indicate desire for expansion of the commercial town centre localities, this development will be a detriment to future expansion of community facilities and development of family friendly infrastructure & services.		
A398837	33	The (very) small township of Serpentine is well served by an existing drive-thru bottle shop. What we need is a community gathering premises. I believe that this proposal is put forward by the Serpentine Falls Tavern , and I sincerely wish that they would put their attention and financial resources towards reopening that establishment. I feel that a second bottle shop would only be detrimental to our community.	See comments regarding the closure of the existing bottle-store above. See comments above regarding the refurbishment and re-opening of the existing tavern.	Noted. See Amenity Section of the report.
A43503	34	We have an existing outlet immediately next door, which can and does provide excellent choice and service to our local population. I see absolutely NO NEED for this to be accepted. (maybe we should have two pubs instead, at least one to operate would be great !!)	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.

SUMMARY OF SUBMISSIONS

Lot 8, 25 Richardson Street, Serpentine 25 (L8) 34300 - Serpentine Falls Tavern - Liquor Store / Drive Through Bottle Shop

Submitter	No	Submitter Comments	Applicant Comment	Officer Comment
		Please do not allow our town to replicate Byford with an abundance of alcohol outlets.!		
A7300	35	I believe that the development of a drive through bottle shop will impact on current businesses in the town centre and lead to a decrease in the viability and amenity of the Serpentine town centre. Existing businesses should be supported and developments approved that will support business growth in the area. A failure of businesses to thrive in the area has damaged community cohesiveness which impacts mental health and the feeling of community and belonging for new and existing community members. Development in a town directs behaviour and amenity having two bottle shops next to each other in a town centre that lacks other business types will not support the encourage the type of Community I want to live in. Complimentary development should be encouraged to support continued growth and investment in the town.	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A398880	36	There is no need to have two bottle shops in such a small townsite	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A406027	37	Anything to promote an opportunity in the area and jobs for our children and the members of our community.	Noted.	Noted. See Amenity Section of the report.

SUMMARY OF SUBMISSIONS

Lot 8, 25 Richardson Street, Serpentine 25 (L8) 34300 - Serpentine Falls Tavern - Liquor Store / Drive Through Bottle Shop

Submitter	No	Submitter Comments	Applicant Comment	Officer Comment
A398836	38	One bottle store is more than enough for such a small town. It would be more useful opening something not already available.	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A47800	39	We have an existing bottle shop and the area would better suit a family friendly area for the tavern as opposed to another bottle shop in a small town.	See comments regarding the closure of the existing bottle-store above. See comments above regarding the potential for a family space within the extended portions of the tavern.	Noted. See Amenity Section of the report.
A29300	40	Think it is very dirty and opportunistic business to seem to undermine the income of a neighbouring (adjacent) small business within a small, tight knit community as Serpentine. The owners of the SF Tavern should be focusing their sights on their core business, and establishing mutually beneficial business relationships with their community neighbours. I find this disgraceful and unethical behaviour, and while I believe a local tavern an important social resource within a small community, it is now personally marred for me by this low brow behaviour.	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
Resident	41	We don't need two drive through bottle shops.	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A400196	42	It's just not needed already have a bottle shop in the same area.	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.

SUMMARY OF SUBMISSIONS

Lot 8, 25 Richardson Street, Serpentine 25 (L8) 34300 - Serpentine Falls Tavern - Liquor Store / Drive Through Bottle Shop

Submitter	No	Submitter Comments	Applicant Comment	Officer Comment
A28000	43	It's too small suburb and already have one bottle shop.	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
Resident	44	I am the owner of Bottelmart Serpentine. I do not support opening of new drive through bottelshop. This will impact economic decline, potentially causing a job loss and may lead to closure of existing business.	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
Resident	45	*"I am the owner of the SERPENTINE BOTTLE MART* *I do not support of the another bottle shop as it will effect on both business neither they or we will service in very small communities* *As they have Tavern and the business not operating and interested open the bottle shop"*	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
Resident	46	*"I am the owner of the Serpentine Bottlemart, I do not support the open of the new liquid store in the town which will impact on our business and jobs".*	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A40300	47	Do not need another one.	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A400196	48	*"There is already a bottle shop in town and they want to build one right beside it. No thanks.*	See comments regarding the closure of the existing bottle-store above. See comments above regarding the refurbishment and re-opening of the existing tavern.	Noted. See Amenity Section of the report.

SUMMARY OF SUBMISSIONS

Lot 8, 25 Richardson Street, Serpentine 25 (L8) 34300 - Serpentine Falls Tavern - Liquor Store / Drive Through Bottle Shop

Submitter	No	Submitter Comments	Applicant Comment	Officer Comment
		Pub owners need to focus on finishing the actual pub before anything else, 2018 was when it closed that means it's been shut for seven years. Ruined a lot of tourism potential for our little town."		
A6500	49	No need for another bottle shop as we already have one right next door to the proposed one. We would like the pub open but definitely no need for bottle shop.	See comments regarding the closure of the existing bottle-store above. See comments above regarding the refurbishment and re-opening of the existing tavern.	Noted. See Amenity Section of the report.
A6500	50	Open the pub . We do not need another bottle shop. We have a perfectly good one right next door.	See comments regarding the closure of the existing bottle-store above. See comments above regarding the refurbishment and re-opening of the existing tavern.	Noted. See Amenity Section of the report.
A117502	51	The laneway is right behind my house I don't want potential drunks driving up and down all day everyday, and not to mention this town is full of alcoholics already. Two alcohol selling businesses are already next to each other and I say we leave it at that, wait for the pub to open and leave it as is.	See comments above regarding the lack of adverse traffic impacts reported within the TIS. See comments regarding the closure of the existing bottle-store above. See comments above regarding the refurbishment and re-opening of the existing tavern.	Noted. See Amenity and Traffic Section of the report.
A396530	52	We don't need two drive in bottle shops right next to each other.	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A400191	53	I don't understand why we need a second bottleshop right next to existing one, should be supporting or existing	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.

SUMMARY OF SUBMISSIONS

Lot 8, 25 Richardson Street, Serpentine 25 (L8) 34300 - Serpentine Falls Tavern - Liquor Store / Drive Through Bottle Shop

Submitter	No	Submitter Comments	Applicant Comment	Officer Comment
		businesses not creating competition so one will have to get them shut down		
A400209	54	I don't think the population of Serpentine warrants two drive through bottle shops side by side.	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A59015	55	I don't believe the town needs another bottle shop. It needs investment in good family oriented businesses.	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A17500	56	Serpentine Town could use more constructive businesses for the community, rather than another bottle shop. We already have one.	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A407682	57	No need for two takaway alcohol shops in town. Let alone next door to each other	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.