

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
		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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Resident	31	<p>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.</p> <p>I'd rather see a Cafe or something to build the community.</p>	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
A7000	32	<p>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.</p> <p>There are many other commercial outlets the community requires, we already have a bottle shop.</p> <p>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.</p> <p>Existing small businesses will suffer, traffic congestion along an already busy rural road system will cause unnecessary</p>	<p>See comments regarding the closure of the existing bottle-store above.</p> <p>See comments above regarding the lack of adverse traffic impacts reported within the TIS.</p>	Noted. See Amenity Section of the report.

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		<p>congestion and the only positive in this proposal is commercial gain for the applicant prescribing a secondary lease.</p> <p>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.</p>		
A398837	33	<p>The (very) small township of Serpentine is well served by an existing drive-thru bottle shop. What we need is a community gathering premises.</p> <p>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.</p>	<p>See comments regarding the closure of the existing bottle-store above.</p> <p>See comments above regarding the refurbishment and re-opening of the existing tavern.</p>	Noted. See Amenity Section of the report.
A43503	34	<p>We have an existing outlet immediately next door, which can and does provide excellent choice and service to our local population.</p> <p>I see absolutely NO NEED for this to be accepted.</p> <p>(maybe we should have two pubs instead, at least one to operate would be great !!)</p>	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.

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		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.

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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.

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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>"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"</i>	See comments regarding the closure of the existing bottle-store above.	Noted. See Amenity Section of the report.
Resident	46	<i>"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".</i>	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	<i>"There is already a bottle shop in town and they want to build one right beside it. No thanks.</i>	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.

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		<i>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."</i>		
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.

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		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.