

ATTACHMENTS

Attachments to the Special Electors' Meeting Minutes

14 July 2014

City of South Perth

Folder No. 90 / 113

16 JUN 2014

BS CE EH CSR CBLG
 PS CC GA CEO MAYOR
 FS EI HR RAN

City of South Perth Corporate Recordkeeping Procedure Manual
Section 1.0 Mail Management
Appendix A



DOCUMENTS / PLANS RECEIVED WITHOUT A COVERING LETTER

Name: PHIL WATSON
(Please print clearly)

Address: 25 NORTON STREET, SOUTH PERTH

Subject: REQUEST FOR SPECIAL ELECTORS MEETING -

Referred To: CAMERON HOWELL (PLANNING)
(Officer and/or Department)

REQUEST A SPECIAL MEETING BEFORE
FRIDAY 27th JUNE 2014 (THE CLOSING
DATE ADVERTISED FOR COMMENT).

13.6.14
Date

per P. O.
Signature

Schedule 1 — Forms
Form 1

[reg. 16]

Local Government Act 1995
Local Government (Administration) Regulations 1996
REQUEST FOR A SPECIAL MEETING OF ELECTORS

TO: The (1) Mayor/President of the South Perth City Council

1. Under section 5.28 of the Local Government Act 1995, the electors of the South Perth & Como community whose names, addresses and signatures are set out in the attached list and who comprise (1) 100 electors/5% of the number of electors request that a special meeting of the electors of the district be held.

2. The details of the matter to be discussed at the special meeting are:


To discuss matters relating to Development Application 252/2014, 243 Canning Highway South Perth for a Dan Murphy's liquor store. The following points are submitted for discussion:

1. The concerns of electors about the proposed large format liquor development at the Como Hotel site, including but not limited to:
 - a. Noise
 - b. Traffic and parking
 - c. Increase in the negative social effects of alcohol in the community
 - d. Impacts on adjoining properties
2. To provide an opportunity for the Mayor to indicate Council's current position on the matter, given its recent refusal of Amendment 40,
3. To consider the following motions:
 - a. That the people of South Perth oppose the development of a large Dan Murphy's liquor outlet on the Como Hotel Site;
 - b. That the people of South Perth request that the Council prepare a submission to the JDAP opposing DA 252/2014 consistent with its reasons for refusal of Amendment 40; and
 - c. That the people of South Perth / Como request that the applicant withdraws their application for the Dan Murphy's to be located at the Como Hotel site & the Development Assessment panel refuse this re-development application.

3. This request is served on behalf of the listed signatories by —

Name: Phil Watson

Signature:



Contact details: philipwatson@tpg.com.au

Date: 30.05.2014

Attachment 1

Local Government (Administration) Regulations 1996

Forms Schedule 1

Form 1 continued: form of each page of listed signatories

We, the undersigned, request that a special meeting of the electors of the district be held.

Full name of elector*	Address which entitles you to vote in the elections of the local government affected by this request	Signature of elector	Date
PHILIP WATSON	25 NORTON ST SOUTH PERTH	<i>P. Watson</i>	5/6/2014
MATTHEW ANDREWS	55B SWANVIEW TCE S. PERTH	<i>M. Andrews</i>	5/6/2014
ANGE BOND	6/51 PARK ST COMO	<i>A. Bond</i>	5/6/2014
Verity Wessels	3/9 Ridge Street South Perth Wessels	<i>Verity Wessels</i>	5/6/2014
Georgia Atterton	68 Preston Street Como	<i>G. Atterton</i>	5/6/14
Caroline Pelec	17. W Jewell St Perth	<i>C. Pelec</i>	5/6/14
Lara Marsden	37 Lockhart St Como	<i>L. Marsden</i>	5/6/14
BIANCA CARBONE	11 PARK ST SOUTH P.	<i>B. Carbone</i>	5/6/14
S NASH	2A ALSTON AVE Como	<i>S. Nash</i>	6-6-14
G NASH	2A ALSTON AVE Como	<i>G. Nash</i>	6-6-14
MARK JENKINS	24 EDNA ST Como	<i>M. Jenkins</i>	6.6.14
EMILY HICKEY	4/72 AXORA Como	<i>E. Hickey</i>	6.6.14
MOIRA HICKEY	4/72 AXORA Como	<i>M. Hickey</i>	6-6-14
JAYAS THANGAL	7173, MARY ST, Como	<i>J. Thangal</i>	6-6-14
A COUGHLIN	81 ROBERT ST	<i>A. Coughlin</i>	6-6-14
MARY COUGHLIN	81 ROBERT ST	<i>M. Coughlin</i>	6-6-14
NIEL CURCER	4/40 HAZEL ST	<i>N. Curcer</i>	6/6/14
Elizabeth Millar	19A EDNAH ST	<i>E. Millar</i>	6/06/2014
Catherine Dawson	98 Lockhart St	<i>C. Dawson</i>	6/6/2014
WYNNE DAW	63 MELVILLE PARK SOUTH	<i>W. Daw</i>	6/6/14
Scott Waterworth	4/66 Gardner St Como	<i>S. Waterworth</i>	7/6/14
A SCHULZE Como	365 CANVING Way	<i>A. Schulze</i>	7/6/14
Scott Mathen	3/7 Gerald St Como	<i>S. Mathen</i>	7/6/14
KEITH DODGIN	7/6 ONSLOW ST	<i>K. Dodgin</i>	7/6/14
Gurpreet Singh	12/85 South Terrace Como	<i>G. Singh</i>	7/6/14
Olivier Carrigan	4/81 Douglas Ave	<i>O. Carrigan</i>	7/6/14
Alan Cassbert	31 EDNAH ST	<i>A. Cassbert</i>	7/6/14
KEVIN VIZZUTTI	85 ARLINGTON AVE	<i>K. Vizzutti</i>	7/6/14

- * An elector may be one of the following —
- a resident owner or occupier enrolled to vote at State elections;
 - an owner of rateable property (e.g. an absentee land owner or an owner of business premises, vacant land or other non-residential property);
 - an occupier of rateable property (e.g. a tenant of business premises or other non-residential property).

**Local Government (Administration) Regulations 1996
Forms Schedule 1**

Form 1 continued: form of each page of listed signatories

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Full name of elector*	Address which entitles you to vote in the elections of the local government affected by this request	Signature of elector	Date
J.A. (Hussong)	12/166 Millpoint		11/6/14
Jodie Bell	39 Carr St, Sth Per		11/6/14
J. Aleknavicius	7 23A K... St		11/6/14
M. CROWLEY	26 Anstey St Sth Perth		11/6/14
DI Bond	59B Lawley St. Sth P.		11/6/14
L. CURRAN	12 Rosedale St Sth Perth		8/6/14
K. BAYNAM	32 Giddes St, VIC PK		11/6/14
Ronald Preston	2 COURT HOPE ST, KENSINGTON		11/6/14
Stephen Hollow	37 Arlington Ave Sth Perth		11/6/14
A Ogilvie	11/37 Millpoint road		11/6/14
HANS SOMMER	15 Victoria St South Perth		11/6/14
AMBER BEAVIS	23 NORTH OAK ST, Sth Per		11/6/14
Jarah Gaffney-Smith	7 WATTLE ST SOUTH PERTH		11/6/14
Helen Scott	2/74 Labouchere Rd, South Perth		11/6/14
M. SCOTT	89 Angelo St St Per		11/6/14
G. SANDWELL	11/139 Plensman St		11/6/14
Tara Duncan	1870 Riverton Drive, Gaudwell		12.6.14
Abby Blafon	30 TATE ST. S.P.		12/6/14
David Charles Huggins	3 Waverley St, SP		12/6/14
WINN WOOD	108 Coope Street South Perth		12/6/2014
Nadeane Fogg	10/61 ELIZABETH ST SOUTH PERTH		12/6/14
IAN FITZSIMONS	85A Teague St, Vic. Park		12/6/14
DI ALNEAR	48 COLLINS ST KENSINGTON		12/6/14
DEAN BELL	10/1 CENTENARY DR. BENTLEY		12/6/14
Sharon Lynch	39 CARR ST SOUTH PERTH		12/6/14
RICHARD SIMPSON	15 Hampden St Sth Perth		12/6/14
PETER PLOWMAN	13 ARLINGTON Ave South Perth		12/6/14
	59 ANGELO ST SOUTH PERTH		12/6/14

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SOPHIE BRENNAN	1122 ANGELO ST SOUTH PERTH	<i>[Signature]</i>	12 JUN
M. SCOTTI	49 COODE ST	<i>[Signature]</i>	12/6
J. Scotti	125 Angelo St	<i>[Signature]</i>	
MARK MILLAR	5/148 Coode St Como	<i>[Signature]</i>	12/6
R. M'INTOSH	47 BRUCE ST.	<i>[Signature]</i>	12/6
E M'INTOSH	47 BRUCE ST.	<i>[Signature]</i>	12/6
D. SCOTTI	25 ANGELO ST.	<i>[Signature]</i>	12/6
I. HENDERSON	39 ARLINGTON AV	<i>[Signature]</i>	12/6
H. VU	39 Arlington Av.	<i>[Signature]</i>	12/6
M. Foster	2/17 King Edward	<i>[Signature]</i>	12/6
<i>[Signature]</i>	3/13 Greater St Como	<i>[Signature]</i>	12/6
Jacki Watt	30 Collins St Kensington	<i>[Signature]</i>	12/6
Sella Wong	2 Maxfoman Ct Como	<i>[Signature]</i>	12/6
Robert Wong	2 Maxfoman Ct Como	<i>[Signature]</i>	12/6
Suzie Whitten	17 Westbury Rd S Perth	<i>[Signature]</i>	12/6
Nicola Wredzick	6 David St Kensington	<i>[Signature]</i>	12/6
LINA'S FANDRY	1/104 LABOUCHERE RD Sth P.	<i>[Signature]</i>	12/6
Isela Claire	43 Ryrie Ave Como	<i>[Signature]</i>	12/6/14
Star Roberts	20 Coode St. Sp.	<i>[Signature]</i>	12.6.14
Oh Hansen	58 Edgewood St	<i>[Signature]</i>	12.6.14
<i>[Signature]</i>	4/1270 HURSTMAN AVE S/P	<i>[Signature]</i>	12-6-14
Nola Forknal	3/52 Mary St Como	<i>[Signature]</i>	12/6/14

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Aaron Rumble	421 Canning Hwy Como	<i>[Signature]</i>	8/6/14
Anthony Louise	42 MARY ST Como	<i>[Signature]</i>	9/6/14
Barry FRANCE	20 Birdwood Ave Como	<i>[Signature]</i>	10/6/14
Gregory Benjamin	42 Norfolk St. South Perth	<i>[Signature]</i>	10/6/14
PAULINE THURSTON	19 CARR ST SOUTH PERTH	<i>[Signature]</i>	10/6/14
Tom THURSTON	19, CARR ST, SOUTH PERTH	<i>[Signature]</i>	10.06.14
ROSALIND JENNINGS	19 TODD AVENUE, COMO	<i>[Signature]</i>	10.6.14
MURRAY JENNINGS	" " " "	<i>[Signature]</i>	10/6/14
Sarah Pindal	6/16 Comer St Como	<i>[Signature]</i>	11/6/14
Rachel Mann-Sisk	1133 Milson Street Como	<i>[Signature]</i>	11/6/14
RYAN FISH	12/16 HENSMAN STREET SOUTH PERTH	<i>[Signature]</i>	1/6/14
Erin McGuane	102 B Melville Pale, Como	<i>[Signature]</i>	11/06/14
Railey Watters	7145 Gardner st, Como	<i>[Signature]</i>	11.6.14
Henrika Jenkins	3412 Preston St Como	<i>[Signature]</i>	12.6.14
RT MIGUEL	90 B LABORER R	<i>[Signature]</i>	22-6-14
P. Johnson	3/169 Coode Street.	<i>[Signature]</i>	12/6/14
PHIL SANDERSON	3/1 MARY ST	<i>[Signature]</i>	12/6/14
MARGARET JARVIS	45 ERIC St Como	<i>[Signature]</i>	12/10/14
MARGARET SMITH	2142 Ednah St Como	<i>[Signature]</i>	13/6/14
<i>[Signature]</i>	86 McPherson St "	<i>[Signature]</i>	
Sarah Smith	94A MARY St "	<i>[Signature]</i>	13/6/14

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PEITION

Local Government (Administration) Regulations 1996 **Attachment 1**
Forms Schedule 1

Form 1 continued: form of each page of listed signatories

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Full name of elector*	Address which entitles you to vote in the elections of the local government affected by this request	Signature of elector	Date
LYN GOOD	1/84 MARY ST COMO	[Signature]	11.6.14
ham Tierney	27 McWhae Garden, Baywater	[Signature]	11/6/14
DA DOMENICA DE FELICE	54/A MITCHELL ST MOUNT PLEASANT	[Signature]	11/6/14
SIÂN RANDALL	UNIT 1 / 73 McDONALD ST	[Signature]	11/6/14
TONY D'ALESSIO	UNIT 1 122. COMO	[Signature]	11/6/14
ANDREW HARTILL	3/31 PARK STREET	[Signature]	11-6-2014
JUDY MCGINN	4/43 LEONORA ST	[Signature]	11/6/14
Alan Dawson	348 BRISBANE ST E. VICK	[Signature]	11/6/14
Frank Cooper-Dixon	71 Forrest Fremantle	[Signature]	11/6/14
Mark Downey	32a Connaught Cres Manning	[Signature]	11/6/14
Nadine Ratch	438 Canning Hwy. THORNLEY	[Signature]	11/6/14
WARREN SMITH	THORNLEY	[Signature]	11/6/14
TRISH SLOAN	Como	[Signature]	11/6/14
Nick Drake	Nedlands	[Signature]	11/6/14
Carolee Granger	Claremont	[Signature]	11/06/14
Margaret K. Seibel	CARDNER ST COMO	[Signature]	12/6/14
C. Lockman	HENEY ST	[Signature]	12/6/14
D. G. MURROW	MEULLIE PRD.	[Signature]	12-6-14
Frances A. Bates	39 Hope Ave Salter Point	[Signature]	12.6.14.
KIERAN BARKER	14 TIMARU CL PK.	[Signature]	12.6.14.
Nhony	Como	[Signature]	12/6/14
Matt Franklin	4/51 Lockhart st Como	[Signature]	12/6/14
VH Bartram	10/447 Canning Hwy Como	[Signature]	12/6/14
A. Ridgway	14/lockhart st Como	[Signature]	12/6/14
Lee Ridgway	14a lockhart st Como	[Signature]	

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N
EL

Planning Application

Proposed Como Hotel Redevelopment

Lot 253 (No. 243) Canning Highway and Lot 148 (No. 6) South Terrace, South Perth
ID No. 11.2014.252.1




Special Electors' Meeting – Monday 14 July 2014

Car Parking

- 126 existing car bays
- 147 proposed car bays (21 additional bays)
- The proposed development has a 5 car bay shortfall (incorporating reductions for close proximity to a bus stop).

	Como Hotel Ground Floor	Como Hotel Upper Floor	Liquor Store	Total Required
Existing	101	25	0 (plus drive-thru)	126 bays (existing)
Proposal	101 (existing)	0 (closed)	60 (TPS6 Table 6)	161 (-14 bays)
Policy P315	101 (existing)	0 (closed)	x 0.85 = 51	152 (-5 bays)

Vehicle Access

-  Proposed Access
-  Closed Access



Main Roads:
New raised kerb in median to prevent right turns.

Main Roads:
New crossover not supported.

Main Roads:
Existing crossover to be closed.

Main Roads:
Min. 50m from intersection.

	Site Plan COMO HOTEL REDEVELOPMENT	Status: Development Application Path: W:\3255 ALH Como Hotel\05 Output\01 Author: DA	Scale: 1:500 @ A3 © Hames Sharley	North:  Project Number: 42663 Drawing Number: 501300 Revision: P Date: 18.07.2014	
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Social Impacts

- TPS6 cl. 7.5(p) Council shall have due regard to ... any social issues that have an effect on the amenity of the locality.
- 37/94 of the opposing submissions for this proposal have identified potential social impacts as a concern.



Visual Impact

- The proposal has been referred to our Design Advisory Consultants (DAC).
- DAC: The proposed Dan Murphy's building does not demonstrate design compatibility with the Hotel building and the existing streetscape.
- DAC: Recommended external changes to the building to:
 - Improve compatibility.
 - Enhance visual appeal.

For example: external design/finish to link to Hotel building, more windows, provide awnings, greater Norton Street setback.
- DAC: Keeping the trees and providing suitable landscaping will enhance the visual amenity.



Next Steps

- The applicant has the opportunity to respond to City's assessment and public submissions. The applicant may choose to amend their proposal.
- City prepares a report on the proposal: presented to the Development Assessment Panel (DAP): 2x City of South Perth Councillors and x3 Specialist Members.
- City's report published to the DAP website (The City will send a letter to submitters prior to the DAP meeting to provide DAP website information).
- DAP meeting date and location to be advised, currently scheduled for mid-August (to be advised via the City's letter to submitters).
- Public can make a deputation at the DAP meeting.
- DAP determines the application.
- If the development is approved – the new liquor store's liquor licence application (assessed by State Government) incorporates public consultation.

Special Electors' Meeting – Monday 14 July 2014

Planning Application: Proposed Como Hotel Redevelopment - 11.2014.252.1



Questions from the Save Como Action Group

1. What is the City's view regarding the traffic hazards that would be created on South Terrace (and associated streets) as a result of the redevelopment ?
2. How does the City view the loss of amenity of adjoining residents through the noise that the redevelopment would create, and given that there would need to be an acoustic wall of at least 3m to manage that ?
3. Does the City accept that the Dan Murphy's is simply inappropriate as a "big box" in a residential street such as Norton Street ?
4. How will the City manage the overflow of up to 70-odd cars parking in Norton St ? (as the car park will be unable to cope with the traffic counts expected)
5. How will the City manage the rat-running of traffic that is likely to occur in Renwick and/or Hensman Streets if MRWA close the median at Norton St ?

Questions from the Save Como Action Group

6. Is the City aware that according to Dan Murphy's own numbers, when stores are re-badged (be a former B.W.S or independently branded store for example) customer numbers increase by up to 400%. Will the City consider this major statistic in its recommendation to the JDAP that the site is not suitable to hold the increased traffic / parking needed ?
7. If Norton Street was recently modified to control traffic issues, doesn't this bring back to the table the "real" future risks again to local streets with more traffic wanting to race down or "rat run" to avoid lengthy delays at lights & turning intersections ?
8. Is the City willing to push for a genuine attempt to maintain and improve the heritage values of the Como Hotel?
9. If car parking at the Como Hotel is currently at capacity during peak times, then doesn't this reflect that the T.P.S parking shortfall of 62% needs re-considering now by the City ? Will the City oppose the car parking plan submitted by A.L.H on the grounds that it will exponentially bring more traffic to the site ?

Proposed Dan Murphy's at Como Hotel

Traffic, Parking and Access Issues

Uloth & Associates, 14 July 2014

Proposed Dan Murphy's at Como Hotel

Existing Situation

- Como Hotel (with BWS) currently generates 230 vehicle trips per hour, and 1,520 vehicle trips per day.
- Norton Street carries 850vpd west of Hotel, and 1,000vpd west of Canning Highway.
- Canning Highway/South Terrace intersection currently operates with 55.9 seconds average delay per vehicle (LOS E).
- Queues in South Terrace extend 155 metres in 2 lanes.

Proposed Dan Murphy's at Como Hotel

Overall Parking Requirements

- Existing Peak Parking Demand at Como Hotel was 109 vehicles at 6pm Friday.
- Corresponding parking demand at Dan Murphy's Hyde Park was 48 vehicles.
- These figures will increase by approximately 30 percent during November (and even higher in December).
- Overall parking required for Como Hotel with proposed Dan Murphy's will be 219 spaces.

....cont'd

Proposed Dan Murphy's at Como Hotel

Overall Parking Requirements (Cont'd)

- Current proposal (with 148 spaces) will therefore result in a parking shortfall of 71 spaces.
- This shortfall could increase to as many as 77 spaces if access arrangements are modified as proposed by Main Roads WA.

Proposed Dan Murphy's at Como Hotel

Dan Murphy's Traffic Flows

- Proposed Dan Murphy's will generate 696 vehicle trips per hour and 4,610 vehicles per day.
- Overall site will therefore increase from 230 vehs/hr to 772 vehs/hr, and from 1,520 vpd to 5,110 vpd (an increase of 3,590 vpd).

Proposed Dan Murphy's at Como Hotel

Overall Traffic Impacts

- Traffic flows on Norton Street will increase from 1,000 vpd to 1,210 vpd under current proposal and to 2,590 vpd if the Main Roads WA conditions are imposed.
- Congestion at Canning Highway/South Terrace intersection will increase by at least 30%, with overall traffic delays increasing from 55.9 seconds to 72.9 seconds.
- Queuing in South Terrace will increase by over 40%, from 155 metres to 220 metres.
- The suggested MRWA modifications will worsen this even further.

....cont'd

Proposed Dan Murphy's at Como Hotel

Overall Traffic Impacts (Cont'd)

- Vehicles turning right into Hotel site off South Terrace will block South Terrace, resulting in further congestion and increased accident risk.
- Increased traffic in Norton Street will increase queuing and delays in Canning Highway.
- To avoid this congestion, Dan Murphy's traffic from Canning Highway north may use Renwick Street or Hensman Street to access the site via Norton Street west.

Proposed Dan Murphy's at Como Hotel

Precedent in State Administrative Tribunal

- There has been a very similar precedent in SAT for a Development Application for Dan Murphy's at Orrong Rd - Archer St, in the Town of Victoria Park.
- With very similar traffic conditions to this current proposal, the Town opposed the development, and the refusal was upheld by SAT.
- “Although the additional traffic generated by the proposed development was relatively small, the level of congestion and level of risk would increase and would worsen a situation that was already operating beyond capacity with significant congestion and safety issues..... It is therefore contrary to orderly and proper planning and the preservation of the amenities of the locality.”

Proposed Dan Murphy's at Como Hotel

Conclusions

- The existing Como Hotel site and the adjacent roads and intersections are already operating at or beyond capacity.
- The proposed Dan Murphy's development will result in significant traffic increases and a substantial shortfall of parking.
- Approval would result in significant impacts on traffic congestion, safety and amenity immediately adjacent to the site and within the surrounding area.
- City of South Perth should oppose the proposed development, with confidence that a strong precedent has already been established in SAT.

PRESENTATION TO CITY OF SOUTH PERTH

Monday 14th July 2014

Subject: The ALH application for approval for a Dan Murphy's liquor outlet on the Como Hotel site.

My name is Murray Jennings. My wife and I have lived at 19 Todd Avenue, Como since 1976. Prior to that, we lived in Allen Street, South Perth for four years. As children, we were both raised in South Perth.

After living in Sydney, we returned to W.A. and settled in South Perth.

All three of our own children attended schools in the district. We are members of the South Perth Historical Society and my wife is a Docent at the Perth Zoo. Also, my wife and her family were long-time stalwarts of the South Perth Dramatic Club and the Old Mill Theatre.

Naturally, we have witnessed many changes throughout the City of South Perth, not least of which has been the considerable increase in population. However, by and large, we believe the Council has handled the infrastructure changes very well, managing to preserve the overall character of what is a model of green suburbia at its best.

Despite considerable infill of quarter-acre blocks in recent years, the City of South Perth remains a comparatively safe environment for the many resident families, a number of whom have small children.

And this is despite the heavy increase of through traffic to and from the Kwinana Freeway, associated with Curtin University and other establishments in the region of Hayman Road, Kent Street and Manning Road. The busy Canning Highway / South Terrace intersection has become a major concern in recent years.

Page 2

Consequently, when we first encountered the proposal for a large Dan Murphy's liquor barn on the Norton Street border of the Como Hotel site, we were horrified, believing that such a development is totally unnecessary and would be completely out of character with the suburb.

We are angry at the persistent efforts by Australian Leisure and Hospitality to gain planning approval for a Dan Murphy's, despite the City of South Perth's overwhelming opposition to the application last year.

And we are dismayed that the Minister for Planning has overruled the Council's decision and approved the application being submitted to the state government's Development Assessment Panel.

As already, there is a BWS drive-in liquor outlet on the Como Hotel site, there can be no reason for ALH to seek to replace it with a Dan Murphy's bulk outlet, other than sheer *greed*; a desire to attract customers from much further afield. ALH's argument that it hopes to satisfy a '*community need*' would be laughable if its implications weren't so serious. My wife and I are both moderate drinkers and we agree that there are quite enough independent liquor outlets in South Perth and Como, each providing selected discounts on various lines and labels.

In considering the ALH application, the DAP *must* examine carefully, all the vital issues outside what is essentially the *narrow focus* of a commercial 'octopus' such as Woolworths and its subsidiaries.

For example, we would hope that the DAP would pay particular attention to the existence of

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a **hospital** and **six schools** within a small radius of the Como Hotel site. The obvious increase in traffic – together with the open example of bulk alcohol purchases - resulting from the establishment of a Dan Murphy’s outlet, is bound to seriously affect those institutions in adverse ways.

Also, the City of South Perth has plans for upgrading and improving the recreational facilities on the Ernest Johnson reserve, which is at the lower end of Norton Street, at the T-junction with Sandgate Street. It goes without saying that traffic in Norton Street and Sandgate Street would increase markedly if a Dan Murphy’s were to be granted approval.

Finally, I must state that my wife and I have been members of the **Save Como Action Group** since its inception last year.

Thank you for your attention.

(Murray Jennings)

Graham Kew

Local resident's perspective

- Local background
- Concerns over Dan Murphy's at the Como Hotel
- Observations of car parking & customer traffic at Dan Murphy's, Hyde Park
- Impact of Bulk purchases
- Incidents at Dan Murphy's, Hyde Park

Health and Social consequences of booze barns.

Why they are not welcome in our community

Development Application 252/2014, 243 Canning Highway, South Perth “*Demolition and Redevelopment of Bottle Shop and Alterations/Additions to Como Hotel*” .

➤ Alcohol – a major problem:

- 200+ health problems (eg. cardiovascular disease, cancers, diabetes, cirrhosis, obesity, Fetal Alcohol Spectrum Disorders (FASD); injury)
- costs = \$14 billion (health system, law enforcement, lost productivity, pain, suffering and harm to drinkers and others)
- 25% of police resources used responding to alcohol-related incidents
- 33% of road deaths
- 50% of murders are alcohol related



- Excessive alcohol consumption related to number of bottle shops especially ‘**booze-barns**’ (*large warehouse style discount liquor stores ; or liquor superstores such as Dan Murphys*) .
- Woolworths (Dan Murphys) & Coles (1st Choice Liquor Superstores)
- big players in the booze barn industry
 - plan to dominate packaged liquor retailing

- Residents welcome changes that improve local social amenity.
(e.g new restaurants, small bars and other venues for socialising)
- Most people drink alcohol with minimal problems.
- However, **normalisation** of alcohol is a major contributor to harmful drinking *by youth and other vulnerable groups*.
- **Booze barns** further **normalizes excessive alcohol use**
- **Potential benefits** need to be carefully weighed up with **potential harms**.
- Criticism of Govts = paradox



Why are **booze barns** (Dan Murphys) of particular concern?

1. their size,
2. budget pricing and
3. aggressive marketing.



Strong relationship between *price of alcohol* and *hazardous alcohol consumption*.

Alcohol at lower costs (**typical of booze barns**) *increases purchase and consumption* especially those:

- on limited incomes, and
- 18–29 year olds

Research evidence indicates few benefits from *booze barns* but many negative effects:

1. Traffic congestion
2. Unfair commercial competition
3. Increased risky drinking by youth and socially disadvantaged people (increased availability and lower prices)
4. Drinking in local parks and streets/laneways in proximity to the liquor outlets, especially by at risk and socially disadvantaged people;
5. Increased crime, and violence in local area;



Well-researched evidence - strong connection between:
number of packaged liquor outlets, the size of the outlets, the availability and affordability of alcohol, and increased consumption resulting in serious problems:

- assaults,
- domestic violence,
- child maltreatment,
- malicious damage to property
- vehicle crashes, pedestrian injuries,
- injuries to young adults, and
- hospitalisation for anxiety, stress, depression and other adverse health outcomes.

Especially in socially disadvantaged and young people.



Dan Murphys Outlets in WA (Woolworths)

In proximity to South Perth: (u10km)

Bicton ? Bull Creek Canning Vale Cannington Hyde Park

Morley Maylands? Carlile ?

Others:

Albany Balga Currambine Bunbury Kelmscott Kwinana
Mandurah Midland Southern River

First Choice Outlets in WA (Coles)

In proximity to South Perth:

Bentley Bicton Riverton

Others:

Baldivis, Bunbury Duncraig Falcon Jandakot Midland

"Approval of a large format liquor store would only add to the contradiction we are seeing in our society, where the Federal and State Governments are working to implement effective anti-alcohol campaigns to combat Australia's binge drinking culture, while at the same time yet another unnecessary outlet for consumption could potentially be developed."

Steve Irons MP, media release 4- 7-14

Conclusions

1. Responsibility to ensure harm related to alcohol use is minimised for at-risk people (**socially disadvantaged and our youth**).
2. Based on the research evidence, a Dan Murphy's liquor superstore at the Como Hotel site is **likely to have major adverse effects** on the S Perth community.
3. Contrary to the applicant's exaggerated claims, there would be **no clear benefits to residents**.

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Thank you

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Presentation to Special Electors' Meeting

by Greg Benjamin, resident South Perth

	Slide
▶ A couple more points:-	
The need to respect our Heritage	2
Concerns for protection of the large gum trees on the corner of Norton Street and Canning Highway	3 to 4
▶ Summary	5 to 6

► The need to respect our Heritage

► Como Hotel

- 1939 construction
- 1994 identified in the inventory of significant buildings of the 1930s in Western Australia
- 2001 classified by the National Trust
- 2002 included in the City of South Perth's Municipal Heritage Inventory



“The standard commercial branding of Dan Murphy’s would be in direct contrast to the Art Deco character of the heritage listed Como Hotel.”

Steve Irons
Federal Member for Swan

► Personally I don't think the painted tilt up concrete structure of a reproduced large Dan Murphy's store is compatible with the heritage of the Como Hotel that has a unique place in the history of South Perth. The proposed Dan Murphy's building, which is of a construction style typical of light industrial settings, is of a scale and form that are not in accordance with the general amenity of City of South Perth and clash with the residential context. The visual impact of the proposed Dan Murphy's building, size, scale and bland appearance, will adversely impact the amenity of neighbouring properties.

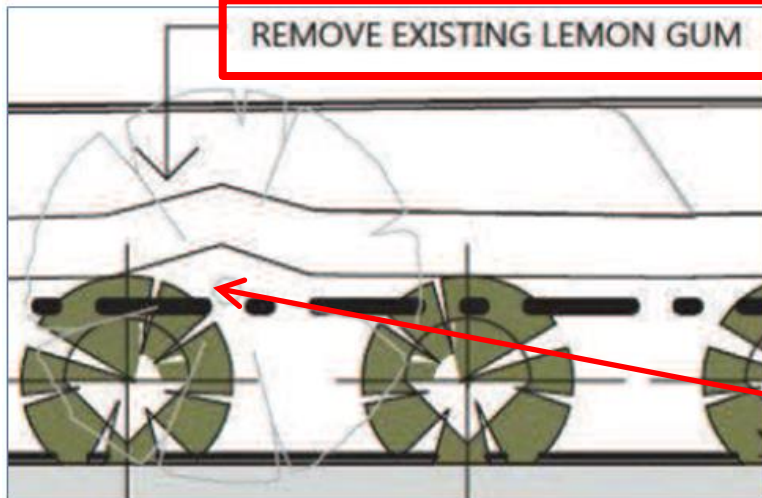
► The Art Deco Society of WA does not recommend 'decommissioning' of the first floor, as they believe this would lead to neglect and deterioration.

► Protection of large gum trees on Norton Street Corner

NORTON STREET



REMOVE EXISTING LEMON GUM



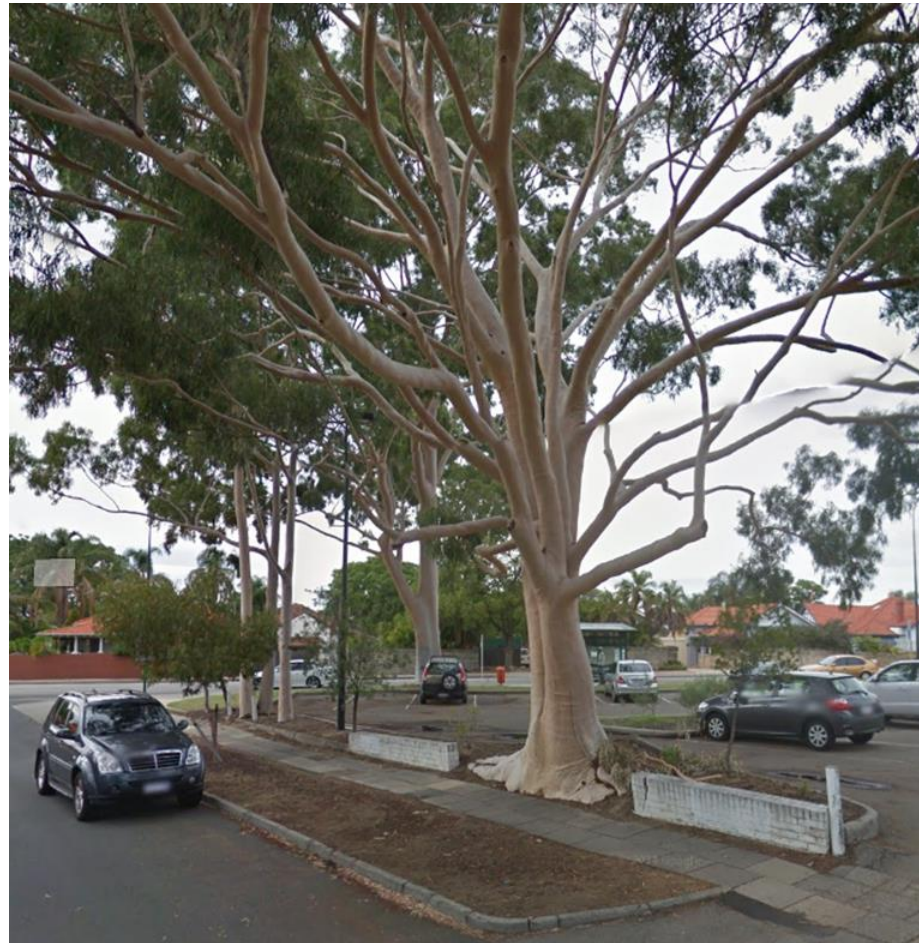
► Protection of large gum trees on Norton Street Corner

Response 26/06/14 from Mark Taylor:-

“The City has identified these trees as being very important to the streetscape of Norton Street and indeed the immediate area of Canning Highway and therefore they should not be removed as long as they are healthy and safe. In regard to protection during any development works, the City will ensure appropriate safeguards are taken to protect the trees, including root systems.”

Comment:-

I hope we can rely on the City of South Perth to look after these valued trees, and not let them become victim to construction of a Dan Murphy store.



SUMMARY

Customer numbers are expected to **increase up to 400%!**

Reasons to oppose the proposed development of a Dan Murphy's discount liquor outlet at the Como Hotel:-

#1. Increased traffic congestion and safety risks at the already busy corner intersection

#2. Increased noise and loss of amenity for local residents

#3. Discounted liquor does not promote responsible use of alcohol, especially in the 18 to 29 year age group

#4. The Director of Public Health has said there is sufficient evidence to make a link between the price and availability of alcohol with consumption, which could lead to violence, drink driving and property damage

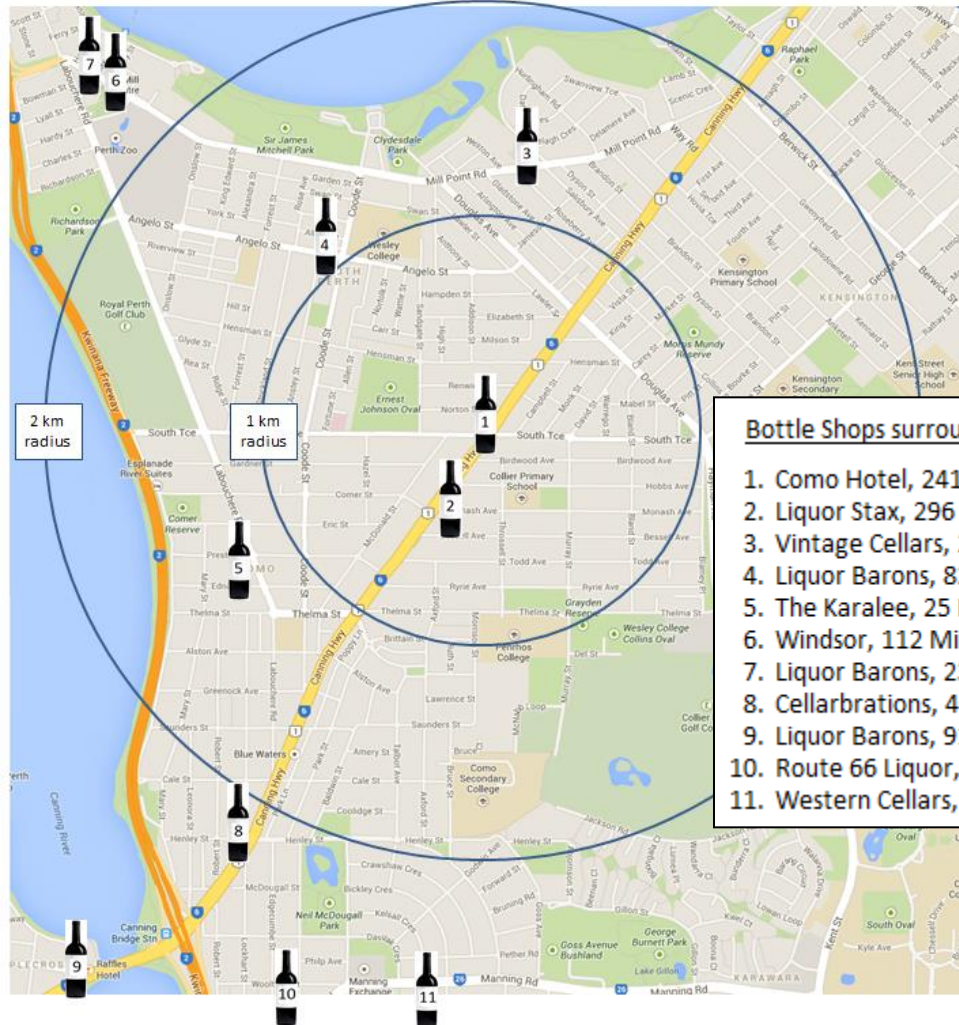
#5. WA Police have submitted that increased availability of alcohol is likely to have an impact on alcohol-related harm in the community

#6. We need to respect the heritage value of the Como Hotel which is classified by the National Trust for its aesthetic, historic, social, and representative cultural significance

#7. Concerns for Protection of the Large Gum trees on the Corner of Norton Street and Canning Highway

SUMMARY

#8. The existing BWS outlet is sufficient: We already have at least 10 liquor stores within a 5 kilometre radius of the Como Hotel site which are discrete and more than adequate, and need some consideration of their local service and economic viability



**We don't need
a large Dan
Murphy's**

Bottle Shops surrounding the Como Hotel

1. Como Hotel, 241 Canning Highway
2. Liquor Stax, 296 Canning Highway
3. Vintage Cellars, 298 Mill Point Road
4. Liquor Barons, 82B Angelo Street
5. The Karalee, 25 Preston Street
6. Windsor, 112 Mill Point Road
7. Liquor Barons, 23 Mends Street
8. Cellarbrations, 461 Canning Highway
9. Liquor Barons, 916 Canning Highway
10. Route 66 Liquor, 27 Manning Road
11. Western Cellars, 21 Welwyn Avenue

Steve Irons MP, Federal Member for Swan

City of South Perth Special Council Meeting, 14 July 2014

**Re: Demolition & Redevelopment of Bottle Shop & Additions to Como Hotel – Lot 253
Canning Highway and Lot 6 South Terrace South Perth**

Firstly, to all those present at this evening's special council meeting I would like to pass on my apologies for being unable to attend. Unfortunately the meeting has fallen within a Parliamentary sitting week and I am stuck in freezing Canberra.

For those present who are not already aware, I made a submission to the South Perth Council, dated 3 July, expressing my opposition to the proposed redevelopment of the Como Hotel and the associated development of a Dan Murphy's liquor store.

I made this submission after being contacted by a number of my constituents, including the Save Como Action Group, who have raised numerous concerns about the impact of such a development on Como and surrounding areas.

Such concerns have included a potential increase to crime rates, the social impact of a large format liquor store development on nearby residents and surrounding suburbs, and its associated negative impact on amenity.

Noise concerns and the need for greater noise amelioration measures have previously been raised by residents due to the hotels existing operations.

These concerns have not been rectified and if a large format liquor store such as the proposed Dan Murphy's development is approved, this will only increase.

A significant concern for me is however the additional traffic pressures and increased crash risk on Canning Highway, Norton Street and South Terrace associated with this development which has been identified by residents and Main Roads WA.

As I noted in my submission, this is also reflective of the City of South Perth's Local Area Traffic Management study which found that crashes are prevalent at intersections along Canning Highway and South Terrace.

As Chair of the House of Representatives Health Committee, I think it is also important to highlight the contradiction approval of such a development would represent at a time when the Federal and State Governments are working hard to implement effective anti-alcohol campaigns to combat Australia's binge drinking culture.

I think all those present would agree that Como and surrounding areas are not lacking access to a liquor store.

The proposed development is consequently unnecessary, would create an eyesore next to the heritage listed art-deco Como Hotel, will adversely affect nearby residents and has the potential to increase road traffic accidents.

These concerns cannot be ignored and I encourage Council to reflect its residents' opposition to this development by rejecting Australian Leisure and Hospitality Group Property Holding's application.

I wish you all the best and never give in.