



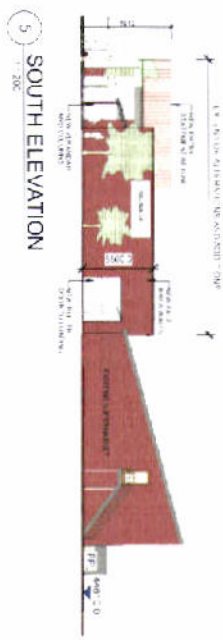
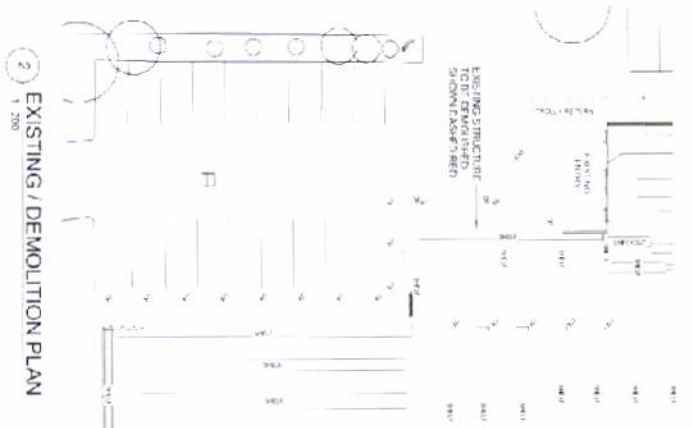
DATE: 2014-07-23
PROJECT: DONNYBROOK SHOPPING CENTRE REFRUBISHMENT

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1	ISSUED FOR DEVELOPMENT APPLICATION	2014-07-23

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PROPOSED ALTERATIONS AND ADDITIONS
DONNYBROOK SHOPPING CENTRE REFRUBISHMENT

ISSUED FOR DEVELOPMENT APPLICATION

23 / 11 / 2014
PROJECT: DONNYBROOK SHOPPING CENTRE REFRUBISHMENT



Schedule of Submissions

Proposed redevelopment of "IGA" at No.7 Sharp Street and No. 34, 36, 38,40 and 42 South Western Highway, Donnybrook

No.	Name & Address	Description of affected property	Summary of Submission	Officer's Comment	Council's Recommendation
1	Name and Address supplied	Local Resident	<p>Objects to the proposal on the grounds that:</p> <ul style="list-style-type: none"> • It will have a detrimental impact on already established small businesses in town <ul style="list-style-type: none"> • Donnybrook is already well represented in Donnybrook • Additional liquor store will directly impact the sales of liquor from the businesses in Donnybrook • As IGA is a "one stop shop" it will be more convenient for patrons to purchase liquor there instead of shopping at the existing business. This will impact on the viability and profits of the existing business • There are 6 existing café's in town. All these businesses operate business hours supporting the needs of the community. These café's are more than sufficient to service local requirements based on population and demand 	<p>Dismiss. This is not a valid town planning consideration. Town Planning matters are limited to points associated with accessibility, movement, land use, amenity and design. Details associated with competition between existing and proposed development is not point in which Council can legally or morally involve itself in.</p> <p>Note.</p> <p>Dismiss. See point above.</p> <p>Note.</p> <p>Dismiss. See point above.</p> <p>Dismiss in part. It is noted that there are existing businesses providing a similar service. However, concerns regarding competition and views of perceived demand are beyond the</p>	Dismiss

			<ul style="list-style-type: none"> IGA already has a monopoly in town with regards to Grocery shopping. They also offer direct competition to some existing specialist businesses in town due to the stock lines The proposed plans may jeopardise the livelihood and growth of both existing and potential new small business and enable IGA to further monopolise business in Donnybrook. 	<p>scope of matters that Council can have regard to when making a decision. Note.</p> <p>Dismiss. This is not a valid town planning consideration. Town Planning matters are limited to points associated with accessibility, movement, land use, amenity and design. Details associated with competition between existing and proposed development is not point in which Council can legally or morally involve itself in.</p>	Dismiss
2	Name and address supplied	Local Resident	<p>Objects to the proposal on the grounds that:</p> <ul style="list-style-type: none"> There is more than enough café's in town. How may does Donnybrook need? There are 5 café's, two bakeries and meals are available at the Apple Tree Inn and Gull service station. There is already one liquor outlet as well as two hotels, two sporting clubs and all the local wineries. All these existing businesses employ local people; Expansion of the existing liquor store was refused and this would have employed a further additional 5 people 	<p>Dismiss. The existence of a number of existing similar businesses in the town is not a valid town planning consideration and cannot be used in itself to justify a decision.</p> <p>Note.</p> <p>Note.</p> <p>Note. Council resolved to advise the existing liquor store that the proposed drive through location conflicted with the existing path and road network and would create public safety issues. An alternative access using the rear has potential to be considered.</p>	Dismiss Note Note Note

			<ul style="list-style-type: none"> Expanding the IGA precinct will centralize all the business to one end of the street and other businesses will suffer. This may empty the main street of activity Wondering if this is done to make IGA more attractive to a larger supermarket chain which would eventually take over. We believe in shopping locally as much as possible to support the local community. This proposal seems to be a monopoly for one business only. If Council wants to encourage growth as a whole it would be better if it supported the established businesses equally and utilized the back street as whole lot more. This is why it was constructed. Advertised in SW Times that it will create 15 new jobs but this does not take account of potential job losses from other local businesses. 	<p>Dismiss. The land is zoned Commercial and these uses can be considered at this site.</p> <p>Dismiss. This proposal will increase potential competition. However, this is not a planning consideration.</p> <p>Dismiss. This is a point of speculation and a potential change in ownership is not a town planning consideration.</p> <p>Dismiss in part. The intent to shop locally is encouraged. Points regarding competition cannot be considered as a valid planning consideration</p> <p>Note. Council assisting in the construction of the road at the rear of the main street. The opportunity to build and use this road by local businesses will be encouraged when planning applications are lodged with Council.</p> <p>Note. This is a statement made by the applicant. The number of new staff is not a direct planning consideration for assessing an application, unless staff access and parking needs cannot be accommodated onsite.</p>	Dismiss
3	Name and address supplied	Local resident	Objects to the proposal on the grounds that there is adequate number of existing services in the town.	Dismiss. Matters concerning market competition fall outside the scope of town planning considerations that can be used to assess a proposal.	Dismiss