

**SCHEDULE OF SUBMISSIONS DP12/0012
PROPOSAL: DEVELOPMENT GUIDE PLAN – BUSSELTON FORESHORE, BUSSELTON WA 6280
SUBMISSIONS CLOSE: 26 February 2014**

No	NAME & ADDRESS	NATURE OF SUBMISSION	STAFF COMMENT	STAFF RECOMMENDATION
1.	Department of Planning	<p>Whilst the Department supports the proposed changes in principle, it is recommended that the City consider:</p> <ul style="list-style-type: none"> - the possible parking implications associated with increasing the floorspace limit within Development Location 4 from 890m² to 2,100m², given that the DGP states that no onsite parking will be required for this precinct and there does not appear to be a commensurate increase in offsite parking to reflect the increased floorspace; - modifying the Master Plan or DGP to incorporate 'design guidelines' or 'built form parameters' to ensure that the proposed built form and scale of development meets the Busselton Jetty Precinct objectives; and -in the Short Stay Accommodation Precinct, adding a provision in the DGP making 'Shop' and 'Tavern' uses incidental to the 'Hotel' and 'Tourist Accommodation' uses to reflect the primacy of this precinct for tourist accommodation purposes as envisaged by the Master Plan. 	<p>CONSIDER PARKING IMPLICATIONS FROM INCREASE IN GROUND FLOOR AREA OF CONSOLIDATED SITE AT REAR OF NAUTICAL LADY FROM 890M² TO 2100M²</p> <p>Whilst development standards for reserved land are generally the subject of discretion, the implications of increased development for parking requirements needs to be taken into consideration.</p> <p>The key principle of the Master Plan is to utilise car parking throughout the Busselton Foreshore redevelopment as opposed to provision of private parking. Car parking will be in the form of short term on-street parking, longer term parking within landscaped car parks and generally provided as shared facilities. This will reduce the visual dominance of the car parking and allow for better traffic management. There are significant numbers of parking bays throughout the Foreshore area. The design approach has been to reduce parking bays in the inner core to enable a greener and more people friendly environment. The amount of car parking to be provided will be increased and the proposal reinforces the concept of</p> <p>There are approximately 1043 car parking bays planned throughout the Busselton Foreshore area extending between Gale Street and Georgette Street. However, there is a greater reliance on street and shared parking areas. Car parking will also be provided informally during events, where parking is directed to ovals and grassed areas away from activity.</p> <p>As a rough guide, for a tavern we can calculate 1 space for 3sqm of public/ licensed area and for a restaurant it is 1 space per 4</p>	<p>Noted</p> <p>Partly uphold to modify the objective for the Short Stay Accommodation Precinct in the DGP Land Use Permissibility Table.</p>

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			<p>seats/6sqm of public area. Using an average figure of 1 per 4m², the proposed increase would generate a substantial number of car parking bays plus generation of parking from the al fresco area if within a commercial zoned privately owned lot.</p> <p>Following further consultation with the Busselton Foreshore Reference Group and Councillors a revised proposal with a reduced ground floor area of 1700m² plus 400m² al fresco has been supported. This would slightly reduce the demand for car parking.</p> <p>In summary it is considered that there is significant parking strategically located around the Busselton Foreshore to accommodate the proposed development on the foreshore. The foreshore development has been designed to reduce parking bays in the inner core to enable a greener and more people friendly environment. People will be encouraged to walk, cycle or skate to the site through being well cater for by the extensive pedestrian and cycling pathway system. This will be achieved through the provision of attractive pathways and facilities for pedestrians, skaters and cyclists.</p> <p>INCORPORATE DESIGN GUIDELINES</p> <p>The Master Plan outlines ‘Design Guidelines’ for the Busselton Jetty Precinct (refer Attachment F). These guidelines have and will be provided to prospective developers, and will be taken into consideration in the assessment of development applications. There is no need to modifying the Master Plan or DGP to incorporate ‘design guidelines’ or ‘built form parameters’ to ensure that the proposed built form and scale of development meets the Busselton Jetty Precinct objectives,</p> <p>Under Schedule 7, Special Provision 44 of the City of Busselton Town</p>	
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			<p>planning Scheme No.20 the DGP is required to be guided by the City of Busselton endorsed Busselton Foreshore Master Plan.</p> <p>DEPICT SHOP AND TAVERN INCIDENTAL USES TO THE HOTEL</p> <p>The uses ‘Shop’ and ‘Tavern’ are intended to be incidental to the ‘Hotel’ and ‘Tourist Accommodation’, however ‘Incidental Use’ is not recognised in the City of Busselton TPS. This intention is proposed to be depicted in the DGP Land Use Permissibility Table within the objective for the Short Stay Accommodation Precinct. It is proposed to modify the Precinct Objective to state:</p> <p><i>‘The precinct will provide for high quality development sites for tourist accommodation and supporting land uses, aiming to provide active frontage to the east-west spine road, an open, landscaped setting, and retain wide view corridors between buildings. The predominant land use in this precinct will be short stay accommodation such as hotels and serviced apartments. Restaurants, shops and bars will be provided at ground level to address surrounding streets and the public realm..’</i></p> <p>This will reflect the primacy of this precinct for tourist accommodation purposes as envisaged by the BFMP.</p>	
2.	Department of Water	<p>Consistent with State Planning Policy 2.9 – Water Resources and the Better Urban Water Management framework, the DoW recommends that a Local Water Management Strategy be prepared to support the Development Guide Plan. (The LWMS should address only those water matters relevant to the proposal.)</p> <p>The DoW also recommends a provision within the</p>	<p>Preparation of a LWMS and UWMP for this site is not required. .In assessing the application for a clearing permit, the DER found that no significant environmental issues relating to surface or groundwater were raised by the DER’s assessment and the DER found that the proposed clearing was not at variance with their clearing principles. The clearing of 30 trees will not increase the risk of salinity. Await WAPC advice on this issue. Drainage/water management Foreshore area due to deep sand, buildings will need</p>	Noted

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		Development Guide Plan calling for the production of an Urban Water Management Plan for each precinct or one UWMP covering the whole of the DGP area. The UWMP(s) should be prepared for DoW endorsement prior to implementation.	to have soak wells and rain gardens, road runoff will be directed to vegetated areas. This is not required, as the scale of the Foreshore redevelopment is well below the level that would trigger the need for a LWMS. In its decision of 29 January 2014 the Australian Government Department of Environment determined that the proposed Busselton Foreshore redevelopment will be assessed for its impacts on Wetlands of International Importance. In its draft approval notice of 3 June 2014, it did not impose any conditions relating to the proposal's impact on Wetlands of International Importance. Similarly the State Minister for Environment and DER have issued a clearing permit for the Busselton Foreshore redevelopment without the imposition of conditions relating to this issue.	
3.	Water Corporation	The proposed development is within the WC's Wastewater Operating Licence Area and therefore will be served. An increase in wastewater flow resulting from the development area will require an investigation to determine a discharge point into the existing system. Being on Crown land the internal system will be private. All these elements should be considered by a consulting engineer. Reticulation mains (under 300mm) and private works are to be funded by the developer.	The Civil Engineering Study undertaken as part of the detailed land investigations for the Busselton Foreshore Redevelopment has addressed these issues.	Noted.
4.	Western Power	Western Power strives to continually improve the accuracy and timeliness of its planning information. Toward this objective, Western Power presents its plans via the Annual Planning Report (APR) and the Network Capacity Mapping Tool (NCMT) In addition Western Power supplies its NCMT data to the Department of Planning for integration into cross-agency publications and planning tools. I invite you to	The Civil Engineering Study undertaken as part of the detailed land investigations for the Busselton Foreshore Redevelopment has addressed these issues.	Noted.

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		review the information provided via the APR and the NCMT for your area.		
5.	Busselton Water	There is currently no reticulation mains to service this proposed new development area. Hydraulic planning, design and installation of a suitable water supply to this development would be required and should be factored into the development cost.	The Civil Engineering Study undertaken as part of the detailed land investigations for the Busselton Foreshore Redevelopment has addressed these issues. The development is able to be connected to reticulated water mains.	
6	John and Barbara Lang	<p>To this point, planning done by the Busselton Foreshore Working Group and concomitant on-the-ground construction have focused on the idea of a family friendly environment in this area. Frequent visits to the foreshore over the Christmas period demonstrated just how successful that focus has become.</p> <p>We are disappointed that the proposed changes would add yet another alcohol outlet to the many already in existence in our community and deplore the fact that it would be located within the heart of this family centred endeavour.</p> <p>If the community feels strongly that it needs more opportunities to purchase alcohol, please let that happen outside the perimeter of our Foreshore.</p>	<p>ADDITIONAL LICENCED PREMISES ON FORESHORE NOT REQUIRED AND INAPPROPRIATE</p> <p>The proposed microbrewery, restaurant, function centre is located within the Busselton Jetty precinct, wherein the objective is to function as a magnet to enliven the central part of the Busselton Foreshore; and enhance the views of the foreshore and jetty, improving the pedestrian experience and development will provide for maximum activation of surrounding spaces.</p> <p>Whilst the Busselton Foreshore Working Group Concept Plan 2010 and BFMP approved in April 2012 did not include a tavern or microbrewery within the Busselton Jetty Precinct the foreshore, this use is considered to be compatible with the restaurant, café and railway house uses within the Precinct.</p> <p>Microbreweries developed in the Cape to Cape Region in recent years have been of a high quality, typically developed as a combination of microbrewery, restaurant, gallery, children’s playground. Many have a sophisticated and family friendly atmosphere often within a picturesque and attractive environment. Examples include: Cheeky Monkey Brewery and Cidery, Duckstein Brewery, Eagle Bay, Brewery, Bootleg Brewery. All of these venues and facilities have a strong appeal and cater to families, couples, individuals and groups and offer a safe affordable product to locals and visitors.</p>	Dismiss

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			<p>The setting on the Busselton Foreshore is considered ideal for this type of facility where the recreational uses and playgrounds are within easy accessibility and enable a range of activities to be undertaken on the foreshore by families.</p> <p>With the increasing population and visitation to the City the current facilities at this location are often at capacity in the peak season. When special functions or events are held at the current facilities there is no alternative food and beverage outlet near the City's prime attraction. Hence this facility would also provide a facility that is currently lacking in the CBD and foreshore.</p>	
7.	Creena Holly	<p>The suggested 2100m² footprint, plus additional alfresco space, together with a second storey, is totally out of context with the present overall free flow and accessibility to the public foreshore. The proposed allocated designated area is far too near and imposing to the seafront public area, and I thought such development applications were to be encouraged towards the Marine Terrace area of the foreshore plan.</p> <p>I strongly oppose the tavern/microbrewery licence. Recently, there has been an additional number liquor licences already successful in Busselton and I am totally against the brewing of alcohol on prime foreshore land.</p>	Response as per submission 6.	Dismiss
8.	Charmian & Kevin Terry	<p>Do not support the amalgamation of the Nautical Lady, Kiosk and Tavern/Restaurant sites, a total of 890m² to create a 2100m² site plus alfresco area. A two storey building with a footprint this size is out of character, dominating the beachfront which is promoted as a family-friendly public open space. The site to be promoted as a venue to hold seminars/conferences and reception has inadequate</p>	<p>ADDITIONAL LICENCED PREMISES ON FORESHORE NOT REQUIRED AND INAPPROPRIATE Response as per Submission 6.</p> <p>FLOOR AREA AND SIZE OF BUILDING OUT OF CHARACTER WITH BEACHFRONT</p> <p>The proposal will rationalise café and microbrewery uses in the</p>	Partially uphold

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		<p>parking to cater for the increase in numbers, particularly in the peak holiday/tourist season.</p>	<p>Busselton Jetty Precinct into one development location, focussed on the proposed intersection of the east-west link road and Stanley Street. From a planning perspective the proposal will provide greater opportunity to activate the Busselton foreshore redevelopment. A future landmark building in this location will be complementary to the site and surrounding commercial, recreational and entertainment uses within the Busselton Jetty Precinct. Development will be guided by the BFMP Design Guidelines for the Busselton Jetty Precinct.</p> <p>This proposal will stimulate activity in this precinct towards the jetty and provide for further integration with activity along the foreshore promenade, the east west spine road and with the Busselton CBD. The impact on the amount of recreational space will only be minimal given that it will replace the existing Nautical Lady tower café site and the eastern-most kiosk into one consolidated site.</p> <p>Officers consider that the reduced ground floor area of 1700m² for the proposed microbrewery, restaurant and function centre with a covered area including verandahs, plus 400m² additional al fresco is appropriate and will be more in keeping with the scale of other proposed buildings within the Busselton Jetty Precinct on the foreshore than the proposal for a 2100m² microbrewery, restaurant and function centre with a covered area including verandahs, plus 400m² additional al fresco.</p> <p>INADEQUATE CAR PARKING TO CATER FOR USE PARTICULARLY IN PEAK PERIODS</p> <p>Also refer to Submission 1. The key principle of the Master Plan is to utilise car parking throughout the Busselton Foreshore redevelopment as opposed to provision of private parking. There are significant numbers of parking bays throughout the Foreshore area. The design approach has been to reduce parking bays in the</p>	
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			<p>inner core to enable a greener and more people friendly environment. The amount of car parking to be provided will be increased and the proposal reinforces the concept of having parking outside of the inner core.</p> <p>Two large parking areas that will incorporate retention WRP habitat will be created on the southern side of the short stay accommodation. These car-parks are able to be expanded with parking fitted within the constraints of the existing Peppermint trees and until a detailed design for this area has been completed, the exact number of car-parks is not determined.</p> <p>The east west link road, Queen Street and Stanley Street will be designed as 'shared streets' that will be utilised by both pedestrians and vehicular traffic designed for low speed. Limited areas of parking will be available from the 'shared streets', providing special needs bays, public transport, coach access and servicing to the commercial tenancies.</p> <p>The reduced ground floor area of 1700m² for the proposed microbrewery, restaurant and function centre with a covered area including verandahs, plus additional al fresco should reduce the demand for car parking.</p>	
9	Duncan Gardiner	Object to the height of the short stay accommodation being raised back to 20m. The documents states that the previously agreed 15.8m "may encourage 'blocky type' building design that attempts to maximise development potential yet not exceed 15.8m". This seems a very poor excuse, and controls could be put in place to ensure the building design fits the plan. It is far more likely the height has been increased to make it more attractive to developers. Such a height increase would substantially increase the visual impact of the development.	<p>HEIGHT LIMIT INCREASE SHORT STAY ACCOMMODATION</p> <p>It may be difficult to develop a building with 4 storeys plus a loft that is 15.8 metres in height above natural ground level. In particular, it may encourage 'blocky type' building design that attempts to maximise development potential yet not exceed 15.8 metres.</p> <p>That would especially be the case if a developer wished to accommodate compressing land uses, especially at ground floor level, where floor-to-floor heights of up to 4.0 metres may be necessary. What is instead proposed is an approach similar to what</p>	Dismiss

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		<p>I understand some possum habitat will be lost, although this is not clear from the plan. As there is so little habitat left, no mature trees should be removed. Rather the development should incorporate and embrace such habitat. In short, I believe that the development does</p>	<p>is used in the R-Codes where there are controls on height for 'top of the external wall', 'top of pitched roof' and 'top of external wall (concealed roof)'. To ensure that developers of 4 storeys plus loft can be accommodated whilst still providing for design flexibility, it is proposed the top of the external wall could be 16 metres, top of pitched roof to be 20 metres, and top of external wall (concealed roof) be 18 metres.</p> <p>LOSS OF POSSUM HABITAT</p> <p>adoption of the BFMP in March 2012, the (then) Commonwealth Department of Sustainability, Environment, Water Population and Communities (DSEWPC) determined that the proposed Busselton Foreshore redevelopment is a 'controlled action' that requires assessment under the Environmental Protection and Biodiversity Conservation Act (EPBC Act) for its potential impact on Western Ringtail Possum (WRP) habitat and the Ramsar Wetlands.</p> <p>Following discussions with the DSEWPC, State Department of Parks and Wildlife (DPAW), and completion of WRP surveys and reports, the BFMP has been revised to further enhance and protect WRP habitat. The most significant change to the BFMP is the inclusion of a possum corridor and the resultant changes that are required to incorporate this corridor.</p> <p>This proposal has received support from the Commonwealth Department of Environment and formal approval. This is seen as a positive environmental outcome from the Busselton Foreshore Redevelopment.</p>	
10	Barry and Jenny Jones	Opposed to 20m high short stay buildings on foreshore, that will be a blight on the family friendly	Refer to Response to Submission 9.	Dismiss

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		atmosphere. Concerned about parking spaces being reduced unless you are staying in the monstrosities. Taking away our POS. Could build further up the beach.		
11	Veteran Car Club of WA (Inc)	The proposed Master Plan including planting of trees adjacent to the building, additional trees to form a possum corridor and construction of a footpath diagonally through the licenced area results in encroachments. The Council should maintain the function and area of the existing license which provides for parking of 50 vehicles. The possum corridor should be reduced to one row of trees and stop southward progress of the new path to the now southern fence of the tennis courts.	As outlined in response to Submission 9. Following discussions with the DSEWPC, State Department of Parks and Wildlife (DPAW), and completion of WRP surveys and reports, the BFMP has been revised to further enhance and protect WRP habitat. The most significant change to the BFMP is the inclusion of a possum corridor and the resultant changes that are required to incorporate this corridor. This proposal has received support from the Commonwealth Department of Environment and formal approval. This is seen as a positive environmental outcome from the Busselton Foreshore Redevelopment.	
12	Busselton and Districts Residents' Association	Strongly object to proposed size of 2,100m ² plus alfresco for the new site derived from amalgamation of Nautical Lady, kiosk and Tavern/ Restaurant sites. The total size obtained from the three contributing sites is 890m ² , much larger than the Goose restaurant which considered to be a reasonable size. BaDRA members would support a new lot size of up to 1,500m ² including alfresco. Members voiced the firm opinion that a two storey building with a footprint of 2,100m ² plus alfresco would totally dominate the area which has been designed as a family friendly public open space. BaDRA members are not opposed to the concept of a Tavern/ Restaurant on the new site per se, but they strongly oppose the proposal of a microbrewery being built in the middle of what is supposed to be a family	Response as per Submission 6 and 8.	Dismiss. Partially uphold in relation to ground floor area of tavern, restaurant site.

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		friendly public open space. Concern about lack of parking space in vicinity of the site,		
13	Helen McInnes	The foreshore is the wrong place for a microbrewery. We have restaurants and the pub on Marine Terrace. Foreshore plans are great without the microbrewery. Why not retain and rejuvenate the Nautical Lady Tower. Keep the foreshore family friendly.	Refer response to submission 6.	Dismiss
14	Christine Swarbrick	Object to microbrewery. that it would certainly bring and doesn't the whole area surrounding Busselton have enough liquor venues (far too many in town) for tourists and locals to visit. Any multi storey building is also so highly unsuitable, why, because why do you want to lose the very uniqueness that attracts people to live here(whose concerns should be considered before any developers) and tourists who flock to Busselton because it is unspoilt by such developments. Big sporting and music events that are happening here now do not need such accommodation on our foreshore at the Jetty as there is plenty available from local businesses and resorts. These businesses provide quality accommodation for tourists and sporting events, you must remember that in winter they all struggle to keep staff as there is not a lot of visitors to the area during this time to provide full time employment. This not only applies to accommodation but to all businesses from Cafes, Restaurants, Clothing Stores, Take a Way's and much, much more. Why would you want local business owners and rate payers to suffer for developments that eventually would, I believe, to either be a white elephant or troublesome in the future.	Response as per Submission 6 and 8.	Dismiss. Partially uphold in relation to ground floor area of tavern, restaurant site.
15	MJ Cassanet	Microbrewery inappropriate. Footprint too large.	Response as per Submission 1, 6 and 8	Dismiss. Partially

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		Should be limited to 1000m ² . With the short stay the Foreshore will become an extension of the CBD. Areas covered by buildings urban warming occurs. Excessive parking will be required.		uphold in relation to ground floor area of tavern, restaurant site.
16	Rae Cooper	Strongly object to a microbrewery right near Busselton Jetty. More than enough liquor outlets in Busselton region. Strongly object to hotel or short stay accommodation on A Class reserve or Marine Terrace.	Response as per Submission 6.	
17	R G Palmer	Strongly object to a microbrewery in this area, there is insufficient parking facilities in the immediate area and such a proposal would encourage excess alcohol drinking without sufficient transportation facilities. The question is, is this a family friendly area or not? May I also object to the size of an intended alfresco area. This is as big as my house block and much too large. The family friendly area theme is great, let's not spoil it now.	Response as per Submissions 1, 6 and 8.	Dismiss. Partially uphold in relation to ground floor area of tavern, restaurant site.
18	VJ Bussell	Opposed to a Brewery being built on the space limited prime Foreshore area in the vicinity of our heritage listed world famous Busselton Jetty. One of the main requirements outlined by our Community for our prime central foreshore area was plenty of lawn and shade and space for families and children and all visitors to enjoy this wonderful prime beachfront area. Like most others I applaud Council for the great job they have done to date on stage one of the main beachfront upgrades. However I feel that a microbrewery proposed for the crucially important next stage of our beachfront development, especially one of anywhere near the size proposed, would	Refer to response to Submissions 6 and 8.	Dismiss. Partially uphold in relation to ground floor area of tavern, restaurant site.

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		<p>seriously put at risk the ability for families and visitors and many others to continue to enjoy this prime section of beachfront and would certainly not attract the overall approval of our community that is a feature of the previous stage.</p> <p>I am like many others also very disappointed that this proposal is connected with a plan to demolish The Nautical Lady Tower.</p> <p>This Tower offers visitors and the Community the opportunity to gain wonderful high level 360 degree views of the jetty, the town, and the whole surrounding area.</p> <p>Busselton is very flat and a tower of this type or height is something that our town needs and appreciates much more, than yet another liquor outlet in that general location.</p> <p>Most people I've spoken to regarding the proposal to build a large Micro Brewery in the heart of our prime central beachfront area are opposed to the idea primarily like myself, on the basis of location, so I hope that if the majority of submissions also oppose the project, that our Councillors will be guided by the majority and vote accordingly when the matter comes before Council.</p>		
19	Hilda Mitchell	Object to microbrewery on foreshore near jetty. Will reduce POS and cause more congestion. Car parking is limited. Alcohol on foreshore is detrimental to children's use of the foreshore. .	Response as per Submissions 1, 6, 8 and 9..	Dismiss. Partially uphold in relation to ground floor area of tavern, restaurant site.
20	Jocelyn Elphick	Object to the footprint of microbrewery and reduction in POS. Object to further provision of liquor availability. Parking issues.	Response as per Submissions 1, 6, 8 and 9.	Dismiss. Partially uphold in relation to ground floor area of tavern,

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		Object to removal of mature peppermint trees, though replanting is on the agenda will have a detrimental impact on the WRP population		restaurant site.
21	Jacqueline Emery	Object to the footprint and height of the microbrewery which will reduce POS which was approved at prior community consultation, seriously affect the aesthetics and limit community activity. The removal of the peppermint trees, though replanting is on the agenda will have a detrimental impact on the WRP population	Response as per Submissions 8 and 9.	Partially uphold in relation to ground floor area of tavern, restaurant site.
22	Pat Bignell	Object microbrewery on foreshore and impact on community. Not family friendly. Object to size of proposal and two storey inappropriate.	Response as per Submissions 6 and 8.	Dismiss. Partially uphold in relation to ground floor area of tavern, restaurant site.
23	William Farquharson	Object to microbrewery on this site. Better suited to industrial area. This is the jewel of foreshore sites. Opposed to encouraging liquor and drinking on foreshore Building footprint too large and 2 storey inappropriate. Not family friendly.	Response as per Submissions 6 and 8.	Dismiss. Partially uphold in relation to ground floor area of tavern, restaurant site.
24	Ian Atkins	As owner/director of brewing company and would like to bring his brewing brand to Busselton region. The site is not suitable for a microbrewery and recommend a more suitable site further from the tourist and recreational area. The site is more suited to an outlet for a microbrewery or trendy bar. The use will result in increase in traffic caused through deliveries and collections in an area that should be more focussed on reducing traffic and car free. Light industrial or rural site would be more suitable.	Response as per Submissions 1, 6 and 9.	Dismiss.
25	Margaret Strong	The size of the proposed Tavern, Restaurant and Microbrewery plus al fresco is too large and could be	Response as per Submissions 6, 8 and 9.	Dismiss. Partially uphold in relation

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		<p>reduced to 1500m². Concern at losing POS and amount of alcohol that would be available. Doesn't mix with families enjoying POS.</p> <p>Do not support proposed size of the 5 short stay apartment blocks being increased from 15.8m to 20 metres. This needs to be debated by full Council.</p> <p>Inadequate parking to cater for proposed development.</p>		to ground floor area of tavern, restaurant site.
26	Kiri Errey	<p>No need for a microbrewery on the foreshore when there a number of liquor outlets close by. Concerned for safety of women and young people that may walk past at night. Issues already occur at The Esplanade now.</p>	Response as per Submission 6.	Dismiss
27	Nat Errey	<p>Opposed to the proposed plan of having a commercial space of some 2,100 square metres taking up a significant part of the public open space on the Busselton Foreshore. I understand the need to have some commercial activities that service the beach goers and other activities that occur in this area but the concept of having:</p> <ul style="list-style-type: none"> • A micro-brewery in a prime family friendly area is totally wrong. There is already a number of outlets that sell alcohol in the immediate area — another one is NOT required.. • A reception area, - including wedding receptions within this area. <p>This is a blatant commercial activity. This should be built in an appropriately zoned area — not within prime commercial space on the foreshore.</p>	Response as per Submissions 6 and 8.	
28	Ian Clarke	<p>Opposed to concept of 2100m² being set aside for commercial activity on prime foreshore land. Opposed to microbrewery being included in any commercial activity on the foreshore.</p>	Response as per Submissions 6 and 8.	Dismiss. Partially uphold in relation to ground floor area of tavern, restaurant site.
29	Jan Clarke	<p>Opposed to concept of 2100m² being set aside for</p>	Response as per Submissions 6 and 8.	Dismiss. Partially

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		commercial activity on prime foreshore land. Opposed to microbrewery being included in any commercial activity on the foreshore.		uphold in relation to ground floor area of tavern, restaurant site.
30	Michael Chartres	<p>The proposed revision (manipulation) of the above Plan to accommodate specific commercial interests to the detriment of the Busselton community is unacceptable.</p> <p>For councillors to properly comprehend the scale impact of the proposed 2100sq m. structural footprint it would be desirable to have the proponents to peg the site boundaries. Further to this it is surprising that professional planners would even consider an open ended area for so called "alfresco" purposes.</p> <p>To complete the degradation of the Busselton community's foreshore, council is being asked to consider a two storey development!</p> <p>There is no provision for vehicle parking to service the proposal. Council's ad hoc approach to foreshore parking lacks any semblance of responsibility and will further degrade the our community's asset</p>	Response as per Submissions 6, 8.and 9.	Dismiss. Partially uphold in relation to ground floor area of tavern, restaurant site.