

Name	Yes or No	Comments relating to "Location"	Comments relating to "Scale" (too big/too small)	Comments relating to "Parking"	Comments relating to "Environmental Impact"	Comments relating to "Visual Impact"	Additional comments
Alannah Gannaway	No	This is the foreshore area which needs to be retained as public open space, and children's play area. It is the part closest to the secure swimming area. There is no need for another licensed venue, when there are already 3 within 200 metres. Parking is at a premium in the busy summer season, there do not appear to be any extra spaces provided. The main environmental impact would appear to be on visitor amenity, where another licensed premise closes, where will all the drunks go? With the growing cruise ship market, we want to preserve the view of Busselton from the sea, as open and tree-shaded.					
Brian Gannaway	No	Should be out in the back blocks with all the other breweries and wineries. Too big for such a tight area, not enough room with all the other short stay accommodation. Looking at the map, 50% of the current parking has been removed, and no additional spaces provided. Attracting a lot of yahoos and undesirable persons to the jetty and foreshore. This building footprint will take twice the area of the Goose and Equinox combined, with a double storey on top. I don't think the town is ready for such and impact, and it may kill off other businesses, to satisfy a few investors who still remain anonymous. As I have been coming to Busselton from the 1950's for holidays with the family, I have seen the facilities for children and teenagers declining along the Jetty and foreshore.					
David Powell	No	Too close to Beachfront & other children's activities such as the youth precinct, water playground & ovals. Too big. The proposed future Short-stay accommodation will also encroach too much on an area that should remain dedicated to Public Open Space. Parking in the vicinity of the Jetty and it's Beachfront is already at a premium and even with additional small cafes to cater for into the future we need to provide significant Parking space for continued growth in popularity of our Foreshore. Open space in the approaches to the Jetty is imperative. We don't need to flood the Beachfront with large Commercial conglomerates of this nature. Our Busselton main street is within close walking distance for people seeking services that are not normally provided at a venue where you want to relax & get away from commercialism. The Panoramic view as people approach our Jetty & the Ocean should be as clear as possible of unnecessary large structures. A Micro-brewery & additional wine/liquor outlets will be very detrimental to the interests of families & children in what has been a very safe environment that others have fought so hard to preserve. We do not want a haven where excess drinkers will run rampant. The existing Esplanade Hotel is itself too close but fortunately the future planned Short-stay-accommodation will act as a good Buffer to our Pristine Jetty/Foreshore area.					
Robert & Jean Cook	No	We would like to see the foreshore to the EAST of the Goose developed in the future (What has been done already is brilliant)and the current proposal would be more suitable on the eastern end of such a development. Totally inappropriate for the chosen site. Parking is already at a premium during the holiday season. All around the world cities and towns are trying to claw back public open space along beaches and rivers we should not be doing the opposite. We are totally opposed to the inclusion of a micro brewery in any development, should such a project be approved as we believe Busselton has more than enough liquor outlets already, and the foreshore should be kept family friendly and families and visitors should not have to put up the drunken behaviour that can occur around these areas.					
Ronald Larry Lydon	No	This is supposed to be a family area, We don't need more alcohol related outlets in this area. There is enough alcohol/drug related problems now it will only get worse. I bring Lots of friends & my grand kids to this area. Take a look At the Mandurah foreshore all liquor outlets are at least over the street not in the middle of the park. Families & Bars don't mix & it's not a good look. Parks, play ground & open area for families in this area only.					
Jacqueline Emery	No	<p>I object to an additional liquor outlet opening in this location. I object to a tavern so close to a child's playground. If a tavern is built here there is a risk of broken glass being found in the water playground and the public open space, and even on the beach. What will the economic effect be on existing businesses in the town as people are drawn increasingly to the foreshore? There is the potential that Queen Street and Prince Street die.</p> <p>This building is much too big and dominating for this area. The total area for the tavern etc. hasn't been reduced at all from the previous consultation, it has just been reconfigured. The building size plus the alfresco area is still 2100sq m. The loss of public open space is still the same, too much. This current proposal is nothing like the original Master Plan for this area, and every time a new proposal is presented to the public the area to be built on increases. How many times do the public have to be asked to submit their views, only to be virtually ignored? Is the intention to wear people down so they become fed up and don't submit anything, and then the City can claim they have "consulted" and there were no objections? Many people have put in submissions previously, and many are fed up with being ignored.</p> <p>It is impossible to park at the foreshore now in tourist season and when an event is on at the foreshore. The proposed additional parking along the new spine road will be totally inadequate for the additional people the accommodation and the tavern will bring to the foreshore. Add the additional numbers of people arriving by cruise ship, and the buses these will require, and the situation will be dire. Where are the tour buses going to park, as well as the cars? To allow development, and particularly of this density, on prime public open space, is an environmental disgrace. The amount of pollution this development will</p>					

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		<p>bring to the foreshore is frightening. People, rubbish, cars and run off so close to a beautiful pristine bay must have an impact on the quality of the bay. Please don't say "trust us, we can handle it", because I don't believe it. Port Geographe Marina is a perfect example of good intentions gone wrong. If there is a problem with development on the foreshore the potential for ruining or impacting on the bay must be huge. Manly in NSW is a good example. The water quality there has been affected, quite badly. Development and commercialism, the almighty dollar, wins again. This is not progress, this is just greed. One of the concerns of the original proposal was that "line of sight" from the end of Queen Street and to the jetty should be maintained. Assurances were given by the City that this would always be a consideration. The buildings proposed now, accommodation and others, will be so dense, and tall, that there will be no view at all, only of buildings. This visual pollution will be dreadful. Why are we trying to look like everywhere else? Tourists often comment on how beautifully open our foreshore is. This will be a thing of the past, replaced by shops and restaurants, just like everywhere else. We should be developing our point of difference, not copying other places.</p> <p>The Council made a decision that the foreshore land would always be leasehold, and not sold. What length of lease is the City anticipating offering, and when will the ratepayers be informed of this? The Nautical Lady lease cost the City millions to buy back, and ratepayers should have the right to know before a lease is offered, as this might change their opinion about the proposal. Confidentiality should not be quoted as the reason for not keeping ratepayers informed, considering the impact on rates.</p>					
Jenny Sheehan	No	<p>Location would be fine if not such a large building. This size building should be to the south of spine road. As City not having much success attracting business to short stay accommodation leases I suggest moving this proposal south of spine road to start the ball rolling and having low profile buildings north of spine road. It is taking up too much of POS.</p> <p>Proposed building is still too large for new lease site, the proposal for uncovered outdoor area adds to size and is removed from public access. I am aware that the area is supposed to be open to the public but given the detail outline in plan regarding tables and seating the public would not be free, or feel free, to use that space if they were not patrons of the associated business. The so called 'public' area is eroding family friendly physically active POS.</p> <p>Parking is going to be a real issue with this development, especially for patrons attending functions. It is unfortunate that the overflow parking intended on grassed areas north of short stay accommodation has been moved south of accommodation as the visual link to the foreshore core has now been lost. Parking for function guests in summer will compete with the pedestrian foreshore users, in winter it will be a wet cold walk, and after hours they will be walking in relatively isolated areas.</p> <p>I have a real concern about any odour emanating from the brewing component of the proposal as the smell of fermenting hops can be quite offensive to some people. This may not be an issue depending on brewing process used. Loss of a large piece POS in the core for foreshore users.</p> <p>I do not see any pure environments issues as all sewerage and such products will have to be removed in accordance with regulation.</p> <p>The site and size of the building as proposed will create a negative visual impact and break continuity of views from various aspects, particularly given its height. The sketch design does nothing to reassure people that this building will enhance the visual appeal of the foreshore it does not fit with existing buildings I hope vast improvements will be made. It is unattractive.</p> <p>Of real concern is the long term viability of the business given that the two other restaurants on the foreshore really battle in the off season; all three may be brought to their knees. The long term building maintenance as leases come to their full term is of concern, the dilapidated state of the Nautical Lady is a prime example of what can go wrong in the future. The lease would have to give the City comfort in that area.</p>					
Shirley Margaret Chartres	No	<p>Spoils the natural appeal of the foreshore and is inappropriately located in what should be retained as parkland. Too big, a two-storey building is unacceptable close to the foreshore. Requires additional parking which replaces the appeal of the parkland reserve with more bitumen. Unacceptable.</p> <p>Visually unacceptable, visualize the Community Resource Centre building transplanted on the foreshore. Spoils the general attraction of what we consider visually appealing. There are enough alcohol-related problems emerging in Busselton without further contribution to the issue.</p>					
Vernon Bussell	No	<p>In response to the question of location for the controversial Micro Brewery proposal my position remains largely unchanged from that expressed in my original submission most of which is included below. However I must point out that both I and numerous members of my immediate and extended family and I believe many others would be more inclined to support the proposal if it was moved to the site of one of the short stay high rise accommodation sites to the south of the spine road away from the immediate prime family oriented main beachfront area. By replacing one of these reluctantly approved, view blocking</p>					

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		<p>monstrosity's with the micro brewery proposal Council would be appeasing many objectors on two fronts and since there appears to be little interest in the leases for the high rise short stay units it would seem a far more acceptable proposal anyway. Whilst I have no objection to a Micro Brewery being built in or near Central Busselton I am 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.</p> <p>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 micro brewery proposed for the crucially important next stage of our beachfront development, especially one of any where near the size proposed, would 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. 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. 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> <p>I note that there has been some minor reduction in size but once the alfresco areas are added along with parking etc. the main building is far to big for such an important family based location.</p> <p>With the ever increasing popularity of our beachfront following the upgrading to the west and of course the wonderfully restored jetty it is already quite noticeable that parking is barely adequate now especially during the summer holiday to Easter period and therefore it is quite obvious that if there are large scale functions taking place in the 400 seat centre that forms a major part of the proposal parking will be virtually non existent for beach and jetty users during such occasions. The parking problem would be lessened if the relocation proposal above was adopted especially since access would then be available from the Spine road and Marine Terrace as well. From an Environmental point of view I am concerned that the spreading patrons of the Micro Brewery would not be a good mix for many of those who are frequenting the area for beach and young family related activities.</p> <p>More lawn and trees are things that have always been high on the list of priorities for this area in all previous surveys and these wishes should be respected and accommodated. Again I believe by allowing the construction of such a large building so close to our foreshore that views of the jetty and main beachfront will be further restricted.</p> <p>Since Council and The State Government continue to stress the importance of income from this project and the High rise Units etc. I would like to know just how the financial figures stack up in regard to this proposal in particular. I have heard that the lease returns from the proponents for this very large scale plan are relatively poor and if that is true then along with my other concerns I fail to see the justification for the sacrifices we would be making by endorsing the proposal, especially on this highly prized section of our central beachfront.</p> <p>Finally if indeed the sea levels rise over the next 50 years or more anywhere in line with forecasts, the building could be engulfed by the ocean within the life of the lease and if there is any possibility that may occur, such a large and costly building should be constructed much further away from the ocean. Just think of the pay out that would be required if the building had to be specially protected from the waves, or heaven forbid closed completely.</p>					
Humphrey Leach	No	<p>Too close to children's activities on the foreshore and jetty. No need for an additional outlet for alcohol so close to the beach and has the potential to lead to more anti social behaviour on the beach and jetty. Too big when the whole concept of the South West visitor experience should be based on personal and friendly encounters. The proposed new railway house will remove a large number of car parks in an area that is already short of parking at peak times and where, if this proposal goes ahead, more parking not less will be required. There appears to be no provision for trailer parking for those launching boats from the ramp or for those travelling with a caravan. Very hard to judge given the vague nature of the artists impressions; however I fear that it has the potential to be visually dominant and aesthetically unappealing. There is no need for a cellar door in this development given the current problems associated with alcohol consumption on the foreshore and the jetty and the more than adequate supply of same in Busselton.</p>					

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Alan Standing	No	Too much clutter in an area for families with impending visits by cruise ships, visitors would see the real Busselton, either by simply strolling into the CBD or take a bus to go further afield. A gentle softer approach to Busselton with local vegetation and lawn for families to enjoy. Delete short stay developments. Any more buildings in the area would give a concrete jungle appearance - not required in Busselton. Breweries and the like should be located to an industrial area. Already these are several places serving alcohol with or without meals, in walking distance from the area. Family visits should be the priority.					
Rod and Shirley Smith	No						
William Farquharson	No	The proposed amenities are totally unsuited to the beachfront area. Far too big in area and height. Will be inadequate for this scale of development. Current plan is another passive sedentary leisure opportunity. Active fun activities suited to the beachfront are needed. Too big. Wrong location for building of proposed size. While the need for the COB to generate income is understood, it seems a great pity to spoil the beachfront area with the wrong kind of development. The Microbrewery/Function Centre would still be supported if located elsewhere and the City would still benefit financially.					
Margaret Farquharson	No	The site is the absolute prime piece of real estate in Busselton. The proposal is inappropriate on the foreshore as it is a manufacturing business and yet another unnecessary liquor outlet. The built area alone is over 1/2 acre - a huge encroachment onto public open space, which is already limited. Parking is probably inadequate, but people have to be prepared to walk a little. However I believe that vehicles will be parked chaotically at busy times leading to unwanted environmental impact. The pleasant open attractive aspect will be ruined by a 2 storey building (large). A building 1/2 area in size is way out of scale with the other developments, and will add to the impression of wall to wall buildings blocking views in both directions. As none of the short term accommodation sites have been taken up, the COB could negotiate with the developer to place their business on one of the accommodation sites with dedicated parking in place. The business is likely to become a defacto nightclub. Will the COB ensure that the terms of the lease will be of considerable financial benefit to the City? Will the COB ensure that the developer is responsible for security, daily clean-up of broken glass, bottles, litter, blood and vomit?					
Rod Swallow	No	This is a prime location that has adequate outlets close by. Project is undesirable. Inadequate. I feel that Busselton has adequate liquor outlets (present and proposed). I do drink, I do not feel this is a desirable business given the location which should be directed at Tourism/Family ventures. While many would claim this necessities in alcohol outlet I do not agree. Why not a gambling den and a brothel as well. Please have the courage to resist this development.					
Laurie Uren	No	It appears that there is not enough parking on the present plans. The foreshore should be retained as a family friendly place - there is too much anti-social behaviour associated with alcohol. Busselton already has far too many alcohol outlets. Much of the current anti-social behaviour reported on the foreshore and jetty is fuelled by alcohol. I urge the Council to consider these points.					
Jan Uren	No	It appears that there is not enough parking on the present plans. The foreshore should be retained as a family friendly place - there is too much antisocial behaviour associated with alcohol. Busselton already has too many alcohol outlets. Much of the current anti-social behaviour on the foreshore is fuelled by alcohol. I urge the council to consider these points.					
Gail Priest	No	Satisfactory. Double storey not favoured as it will tower over foreshore. Does not seem to be enough of this area, will attract and already does large numbers of visitors and residents. Not an issue. The 2 storey proposed micro brewery and large numbers of short stay buildings behind it will clutter the area. The presence of a microbrewery on the foreshore seems ludicrous. It also has its own forms of pollutants and odours if the beer is to be produced on site which one presume it is. There seems to be a fad for microbreweries within the City boundaries - surely they are not sustainable. To make this development viable, the proponents will expect a very long lease. If the development does not work for whatever reason this will crease other issues. It is hoped that the City has insisted on having the proponents prepare and submit a (confidential) business plan to show that the proposal is sustainable.					
Mr & Mrs D Fullarton	No	I am worried about the proposed development situated so close to the playground area, it would be more suitable to a rural location. Way too large in an area already catered for by the two incumbent establishment, maybe a smaller cafe only! Parking is already rather crowded, especially in the vicinity of the Goose, another 300 vehicles does not seem feasible. I think the situation of any building as large as proposed will crowd the beachfront and the vista from the jetty will					

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		be spoilt. As you walk the jetty, the beach and Norfolk pines are Busselton, any intrusion will spoil it. The work completed on the west side of the jetty is really very pleasing, a pleasure to visit and enjoy, why not more of the same on the land vacated by the Nautical Lady for the use of all, not commercial interests.					
June Price	No	Should be located away from an area i.e. jetty and beachfront frequented by countless children and adults. Can shift the proposed structure but you can't shift the jetty. Do not agree with the proposal what so ever. There is not enough parking now for the jetty, train and other small businesses catering for all family pastimes. It will push "the boundaries" too far. Too many people, too many cars destroys the place people come to enjoy. 2 stories on the beach - no way! I don't agree that this facility should be built in a public open space so close to all we now enjoy on our beachfront. Build it elsewhere if you must and remember, we (the ratepayers) are the City Council.					
Graham Edwards	No	Surely such a prime site is worthy of better utilisation? We already have two restaurants and a licensed premises close by to here. Our police are overworked dealing with intoxicated patrons. I am sure a brewery would only exacerbate the problem. I believe visitors would be better served if we had a well patroned museum displaying all things connected with the timber industry which was responsible for the creation of the port and jetty and prosperity of the town and district. For ideas in this regard, see what has been done at Dwellingup and Pemberton.					
GD Farmer	No	In wrong place. Too big. Will exclude visitors from parking near jetty to access the beach. Terrible. Too much of an impact. This area near the jetty and beach is for families. What is needed is a cafe (like there is now) serving snacks and ice-creams for families and the can picnic on the grass. An upmarket brewery, restaurant, convention area is not needed in that situation.					
Bob Evans	No	Foreshore Development. Microbrewery should not be in the presence of the foreshore or residential area. Function area may be ok. This could be a problem. Fumes from the brewery - could affect peoples health. Unsightly - regional food not required. Likewise wine and cellar door sales. Enough trouble in the City now (without any more) Suggest Council knock this development out and keep the area as recreational entertainment. Enough liquor outlets available and eating places. I have no worries about a mobile food being served in the area if required.					
Pat Bignell	No	This site which has been proposed is too close to children and youth recreational areas. Too big a building in every aspect and distracting the view and accessibility to the beach and jetty. For family and community and tourists. Increased beach litter will be inevitable. The size of such a building will obstruct the view to the beach and bay. As a further liquor outlet this microbrewery can only increase the already very evident social problems associated with excessive alcohol consumption.					
Jocelyn Elphick	No	Proposal is for a site adjacent to children / youth activity area. Inappropriate to have dedicated alcohol outlet. Far too big both vertically and horizontally, obstructing view / access to ocean and family friendly space. Adding to the beach litter scene - broken glass also a danger. Consolidated commercial structures with the residential buildings immediately behind - facing Marine Terrace. We do not need another liquor outlet in this area - contributing to the culture too prevalent that excessive alcohol consumption with attendant problems is acceptable.					
Aileen Walsh	No	The foreshore should be left free of commercial ventures so that all the public can enjoy. Too big. (Social) No need for further liquor outlets. Will block out beautiful views of the bay. The Council should check out the foreshore in Townsville in Queensland obviously used and enjoyed by many people. Proposed food van on jetty is a wonderful idea.					
Ian Clarke - President BaDRA	No	There are already 4 liquor outlets in the immediate vicinity, the Goose, the Equinox, the Esplanade as well as the Busselton Tennis Club having a liquor licence for functions. Locating an additional liquor outlet immediately on the foreshore in the proposed location is totally inappropriate for the usage of the area. If the town needs additional outlet it should be in the CBD as "idyllic" countryside location or at the very worst amongst the area designated for the hotels. The size of the new proposed building is too large. The proposed cafe of 300m2 is appropriate - but should not be close to the front of the jetty area in terms of alignment. The patronage to financially support the establishment of a capital input of potentially \$6 million will be significant. It will be over and above the persons who will already be on the foreshore. The parking appeared to be inadequate for current usage. Adding this additional use will only make the more parking more inadequate during prime seasons. The visual impact when walking off the jetty will be of commercialism on what was once a family friendly welcoming area that currently the reason people enjoy the foreshore. As you walk off the jetty there will be the Goose and Railway House on the left the proposed two storey building on the right as you look up you will be faced with 20 metre high hotels which will tower above any trees in the vicinity. The foreshore as it is, is the point of difference as to why people use it and enjoy it! Reproducing a Mandurah, a Fremantle or similar is not the way to maximise					

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		<p>the reasons why residents of Busselton, or tourists should come to Busselton and use the foreshore. With more in-depth thinking and landscaping the foreshore can continue to be an attraction - not just another commercial space. I quote some words from an article from a popular travel magazine: "What makes a superior beach town? .. too many of the towns along our coastlines have become charmless and generic. They feel like shopping malls with sand. A great beach town must have shores that are spacious, picturesque and relatively uncrowded and clean. Beyond that, its local culture not only has to service tourism but also transcend it.. Their allure springs from distinctiveness. On first visit, they already feel comfortable, even familiar, while having that ineffable sense of being unlike anywhere you've been before."</p> <p>How will the takeover by commercialism make anyone feel it is 'a sense of being unlike anywhere you've been before?'"</p> <p>The City of Busselton is encouraging businesses in the CBD to smarten up their shop fronts but then is being lead in allowing development on the foreshore which will potentially put these other businesses in the CBD under financial pressure. It is my understanding that the Goose and Equinox run at a loss during the winter and it is only the summer trade that allows them to be financially successful. The too will be put at risk. The proposed development appears to be short sighted thinking by the City of Busselton.</p> <p>BaDRA is also concerned that the function centre may turn itself into a nightclub. What assurances would the City of Busselton give that any leases on the foreshore will remain as designated and not be able to be changed without public consultation - especially where it is something as radical (for the foreshore) as a nightclub?</p> <p>At what point in the process will the community, gain any knowledge of the lease details pertaining to allowable uses, times of opening, annual lease payments, requirement to keep premises in good condition for duration, which are important for the community to know when it is their public open space being used?</p>					
Ian Clarke	No	<p>The location for this type of development should be the CBD not the foreshore. The proposal is far too big. It should remain as a cafe with a 300m2 footprint. There is not enough parking in the original plan let alone this one. The visual impact will be of a commercial block, someone walking from the jetty will be confronted by buildings left and right and imposing hotels ahead. There should be no additional alcohol outlets on the foreshore. Any proposal for commercial development on the foreshore should fit with what people come to Busselton for - family friendly, county town - not another Mandurah or Fremantle.</p>					
C Newton	No	<p>Why build a two story building covering 2100m2 in an area supposedly to be for general public. This facility supports selected few. Building 2100m2 plus parking lots of excess concrete - not beautiful for ANY foreshore. Limited parking now in that area. Concrete, concrete, concrete. We have a natural resource in the best beaches in the world - why are we covering it up for people to drink? Other cities have gone the path of high rise buildings - why are people coming to Busselton? To experience the beauty!! This is for all to appreciate : Microbreweries can be built anywhere - natural beauty cant!</p>					
Krista MacDougall	No	<p>There is sufficient liquor outlets without adding more. opposed to the concept "restaurant / microbrewery / function centre / cellar door - any building should be a cafe limited to 300m2. Inadequate for the 300 m proposal. Concerns of rubbish. Opposed to the area committed to commercialism and ugly drinking areas for families to enjoy free activities - healthy outdoor activities. Too much promotion on alcohol - we have more to offer!</p>					
Dellas MacDougall	No	<p>Dominates the beachfront. We do not need 3 liquor outlets in the same vicinity - it is not family friendly which is essential to our beachfront area. Too big for its restricted use - there are already vantage points for viewing the bay. Doesn't appear to be adequate. I don't support ANY HIGH RISE on the beachfront. It is like a stage for the panoramic view of the bay - should be able to be seen by all. Too dominant, too restrictive in its use. We need friendly family style kiosks - families wander around and in the evenings wanting take away food. More outlets like ice-cream parlours, patisseries, sushi / sandwich bars, milk bar, kids game area, coffee/drinks. NOT select up market monstrosities.</p>					
Graham MacDougall	No	<p>Opposed to move liquor outlets on the foreshore. Too big. Inadequate leave it for people who are visiting the beach. High-rise will be ugly - this is a family area. The Nautical Lady should be left standing and made into a kids play area, this is a family environment!</p>					
Ken Abbott	No	<p>We have enough liquor outlets already. Too big. Always a contentious subject at present - it appears to be lacking. Environmentally the plans outlook looks great being able to see the ocean. The impact visually can be degraded by too many buildings. Your recent work and development west of the Equinox was very well done. Similarly at Geographe Bay it would be very successful.</p>					
John Valentine	No	<p>Wrong area to have liquor outlets in a Family orientated area, even without extra outlets. Too large - potential to dominate beachfront. Already overstretched. Only more noise pollution. Depends on what sort of structure. Better suited in another area.</p>					
Diana	No	<p>Napier in NZ is worth going to view the wonderful Parade gardens etc. Enough breweries and restaurant without more on the foreshore. More parking would</p>					

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Scholes		help. Rather see lawns, seating and flowers and scrubs - greenery. Too large - as a rate payer This does not impress me at all! Go to NZ and Napier in Hawkes Bay - check out the beauty of the Parade along the "open" ocean foreshore. An open Concert Shell, floral clock, fountains etc. parks, gardens, entertainment hall.					
Darryl Green	No	We write in relation to the revised plans for a microbrewery development on the foreshore and confirm our advise in our correspondence of 24 February 2014, the following resolution was adopted: BJECA write to the City of Busselton strongly objecting to the proposed microbrewery on the foreshore which should be designed for families and: That BJECA strongly objects to the size of the proposed building footprint of 2,100m2. Our members have perused the revised plans and wish to reaffirm their position.					
Trish Rice	No	Microbrewery should not be built on the foreshore. I feel there is inadequate parking. Please, please, please leave well alone. This is a family orientated space so therefore to have a microbrewery would be a disaster and high rise buildings would lose the character of our lovely foreshore.					
Name and address to remain confidential	No	I do not support the plan to develop the foreshore with so many buildings impacting on Busselton's unique open beach front. There is no need for a function centre/microbrewery etc. to occupy the sea front. It will serve just as well in a more inland location. Adverse impact on the view of the sea front.					
	No	FAR TOO BIG, THE AREA NEEDS TO BE LEFT FOR RECREATIONAL PURPOSES. THIS WILL BE REDUCED GREATLY AND NOT OF OPTIMAL BENEFIT OF LOCALS OR TOURISTS. REDUCTION OF FEW REMAINING TREES AND LAWNS. AN EYESORE TO OUR BEAUTIFUL FORESHORE. WE REALLY DONT NEED ANY MORE ALCOHOL OUTLETS, ESPECIALLY OF THIS SIZE. THE BEACHFRONT SHOULD REMAIN PASSIVE RECREATION, PROVIDING A RELAXING, AFFORDABLE SPACE FOR ALL.					
	No	I believe that the foreshore should remain with as much open space and small outlets. The scale of the proposed building is far too big and too high Parking is at a premium as it is more car parking less open play space. The impact of such a large scale building with the proposed height will destroy what the Busselton foreshore is all about.....Walking back from the jetty, our main tourist attraction the visual impact will be overwhelming and destroy the open feeling forever. I am not against development of this kind but it is not suitable for the foreshore..... not everyone wants to eat and drink, there is already enough on offer for this in the region.... Ask tourists what they like about Busselton and it is the unique open space, quiet to wander, avoid hoards of people, otherwise we will just become another commercial development.					
	No	We already have existing food and alcohol outlets on the foreshore, and many restaurants in the town area. If people want that kind of ambience ,they should go to the winery area. The foreshore is for recreational use, and people have been attracted to this area for years without the need for this kind of facility In short it is pure commercialism and council would receive more in rates, which makes it an attractive proposition. Families and visitors enjoy the area and its natural outlook. Leave the area alone. Area will become even more congested with cars, grassed areas are nicer than car parks. Potential for more noise, especially during holiday periods. Low density buildings - should be kept along the foreshore. We do not need to become another Gold Coast. If there is such a need for a microbrewery why not locate it further down the coast between Busselton and Dunsborough, where there is only one existing resort, instead of crowding in one place along the foreshore near town.					
	No	This is a family foreshore and we DO NOT need a microbrewery (pub) here. Lets keep it for families the playground area is brilliant lets add to this theme, not cater for yobos as I have witnessed when visiting the microbrewery at Fremantle foreshore. Come on councillors, lift your game!!! We do not want it at all. This would have a negative impact in regards to the image of people at a microbrewery drinking beer on our foreshore.					
	No	Seriously, the foreshore for a microbrewery? This is a family foreshore not somewhere for people to sit and drink beer, the Esplanade Hotel is up the road for this purpose. Scrap the whole microbrewery concept. We are a family friendly town with a beautiful foreshore that is widely utilised by families. I have never lived in a town with such an emphasis on alcohol, the vineyards are beautiful to visit and a great tourist attraction. Don't stuff cur foreshore, keep it for families to use. No to a microbrewery, we need to maintain our family appeal, not promote more alcohol consumption at such a beautiful spot.					
	No	This is an area used by our grandchildren and great grandchildren, this is not suitable for a microbrewery! We do not need it at all. Parking in that area can be at a premium in warm months. The environment is targeting families, and a safe venue for families to gather. What sort of a message are we portraying to put a microbrewery on our pristine foreshore. This is a recipe for environmental disaster, with the associated litter from their patrons. A resounding no to a microbrewery. Listen to the public they are the ones who vote and we say NO.					

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	No	Why spoil this beautiful area with a microbrewery? Far too big. A disastrous environmental impact from a microbrewery, rubbish, alcohol, and the ensuing loud and obnoxious behaviour. What an imposing eyesore, keep this area pristine and family friendly.					
	No	<p>As my previous submission outlined - I do not support use of prime foreshore land for possible microbrewery, and in my view, the consistent use of alcohol is continuing to cause significant social issues for Australian community that is causing complicated health and social issues. I do ask all City staff to research all latest alcohol/health and crime statistics before making recommendations to Council. As there are already Tavern/Hotel type liquor outlets within a reasonable area of the foreshore I am at a loss to see why this facility is required.</p> <p>Too big for this area ---appreciate all actions taken to negotiate with proponents to reduce size from original and this will not be an economical investment. HUGE perimeter area to maintain and police.</p> <p>The designated PUBLIC alfresco area - as drawn - will not welcome public and be seen as part of this venue where costs will have to be considered.</p> <p>There is not anywhere near enough parking. Various scenarios of proposed use - e.g. weddings, perhaps welcoming Civic signatories - there are no designated 'drop off' points - no welcoming entrances - all upstairs use has to see the brewery below. The cellar door is accessed through the same entrance. Parking is and will continue to be increasingly in constant demand. I have visited many variations of such venues and they are in my view - very clinical and not at all attractive. Wind will continue to be significant with venturi-type by/product of such a building thus causing ramifications for all areas in immediate surroundings.</p> <p>Comments from visitors and other residents wind is always a consideration in Busselton especially in this location.</p> <p>Heating/cooling of this structure will be enormous - I do not know where air-conditioning units will be located - the noise, maintenance and hot/cold residual output from such units will be of concern. Does NOT add to any vista at all and in my view there has not been any attempt to have any 'Busselton' image - nothing iconic in the design - so much like all other structures being constructed in many other area around Australia. We are 'cloning' Australia and in my view Busselton has an unique opportunity to develop an iconic image for the future that both the City, and developer should/will be proud to have established.</p> <p>Please - please - please - please - not in this location!!!!!!</p> <p>Please - work on charm and originality that Busselton has been known/respected for in the past. There is no charm or appeal in this artistic design. What will be the City's responsibility if viability/maintenance etc. is not there and we will have an unused, somewhat neglected venue occupying such a visual/vital part of our foreshore. Balconies are always a worry with numbers of customers viewing such events as Jetty swim/Ironman events - very hard to police and as a matter of interest have either of the organisers of these 2 events even been in on any discussions/proposals in the past? Many more - no space!!</p>					
	No	<p>It is inappropriate to have this type of development on a family oriented foreshore. A microbrewery and wine cellar door in particular are not suited. We also have two restaurants in close proximity so why would we reduce their custom by incorporating a third. This multi-function centre would be better placed in the CBD which would help bring further vitality (e.g. the DPaW site)to the business district. The proposal is too big and will add to the heat island effect following construction of the short stay accommodation and the spine road. The foreshore should be a place with a cooling and calming effect - as a respite area from busy urban centres. This is going to be of increasing need in a warming climate. The parking available for what is proposed is woefully inadequate if it is only along the spine road.</p> <p>Coupled with the short stay accommodation, this centre will be an imposition on what has been recreational open space which instead should be enhanced with more tree plantings for shade. The advent of Nature Play areas is being embraced in Perth - something seen as socially and environmentally constructive as opposed to increasing the built environment. Two storeys high - yet another blocking of beachfront, more open vistas. The short stay accommodation is planned to have 4 storeys plus loft so we will be confronted and overshadowed by so many buildings that it will seem we have to have a city all the way to the bay. Psychologically these will have a negative visual and social impact.</p> <p>With regard to the microbrewery and the wine cellar door I would refer you to an ABC news item on June 15th 2014 on increasing drug use in Busselton, Nannup and other SW towns. The SW Community Drug Service team leader Nicolle Warren is quoted as saying that alcohol is the most harmful drug of choice in the region. Despite the increase in the last 6 months of methamphetamine use, her service spent 75-80% of its time helping people with alcohol addictions. To provide for the direct sale of alcohol on the beachfront is socially irresponsible. The area is considered and sought out as a safe, relaxing place where behaviour is generally not a threat to the community, in particular families and the elderly. This will change as a matter of course with the introduction of these outlets.</p>					

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	No	This will totally spoil in my view the current relaxed family friendly foreshore. already parking can be difficult in this location, to bring such a facility will surely only add to that pressure. I think its size will totally spoil the foreshore.					
	No	This location is being taken away from the locals to pander to the tourist market who come here to get away from the hustle bustle of the city and enjoy the quaintness of Busselton. The Tennis club should remain where it is until funding for new location is secured as this also brings events to the area. too big. not enough safe parking for this scale of building. Should be limited to one storey building. Busselton foreshore is losing its family friendly atmosphere and does not need another overpriced restaurant, boutique microbrewery/function centre to sit idle in winter months or generate even more tourists when the town infrastructure is already at capacity in summer.					
	No	I have no objection to the location. the object of the original working committee for the re-development of the foreshore was to keep it all very family friendly. I consider the scale too large. I consider that Busselton has always attracted families. A micro brewery is not family friendly. We certainly do not need any more liquor outlets in this town. There are too many already. If restrictions were added that anyone tasting beer MUST have a meal.					
	No	This area is an ideal place for family to enjoy a day out at the beach at no cost. Enough alcohol outlets in this area. Not enough parking there in the summer now. Not the place for a micro brewery. Ok now.					
	No	This area is an ideal place for family to enjoy a day out at the beach at no cost. Enough alcohol outlets in this area. Not enough parking there in the summer now. Not the place for a micro brewery. Ok now.					
	No	This area should be left for the community to use . It is meant to be a family area for holiday makers. I think the size is too large and will be out of proportion to the surrounding businesses. This could become a bottleneck for traffic . Are you trying to make it look like Subiaco ? With all the caravan parks and holiday accommodation in the area there will be too many liquor outlets .					
	No	This area should be left as public open space for the local families and holiday makers to enjoy . The scale of the proposal is too big . Foreshore parking is hard enough now and if the proposed foreshore development goes ahead it would create an even bigger parking problem and become a bottleneck for traffic . Leave the foreshore as is with its public open space and don't try and clutter it up like Subiaco . It is not necessary to have all these proposed liquor outlets in such a small area supposing catering for families .					
	No	I believe that the proposed location is unsuitable as it is too close to children's playgrounds and the Jetty (an area frequented by families). As a parent of a 7 year old, I feel concerned about having another licensed restaurant/brewery in this area. I believe the proposed development is inappropriate in any size. The existing parking area is already congested, especially in the Summer, on weekends, during the school holidays and during special events. I believe that the parking needed for families wanting to access the playgrounds, Jetty would be negatively impacted upon, even with the construction of extra parking bays. Potential pollution caused by patrons of the proposed development include: broken glass, excessive noise and intoxicated patrons. I believe that the proposed 2-storey development would have a negative impact on this beautiful, not built up section of beachfront. It is this that sets Busselton apart from other more commercial towns in the south west and makes it a very family oriented town. Busselton is currently a quintessential country town. I strongly oppose the proposed development for all of the abovementioned reasons.					
	No	I comment with particular reference to the proposed building containing the restaurant/microbrewery function centre etc. Far too big. Will put added pressure on already inadequate number of parking bays - most particularly at peak holiday times. At present it occurs all too often that whilst walking in the area, the place stinks of rubbish, very unappealing from anyone's perspective, be it visitor or resident! Will the area cope with extra burden of disposal of rubbish created by this large development? Visually offensive - Unproportionally big for the general area. I do not have a problem with additional cafés and/or small bars in the area. I do have a problem with large buildings and I have a major problem with a micro brewery being located on the site. The general Busselton/Margaret River/Yallingup area currently has sufficient microbreweries - these are not always heaving with patrons. Would not a microbrewery in the township discourage visitors from moving about our beautiful part of the country, enjoying the many attractions we have to offer and if they so desire, a beer, at one of the already established breweries?					
	No	The proposed location is unsuitable for a brewery. If it has to be built on the foreshore it should be behind the spine road and be accessed from Marine tce. I don't believe a brewery should be built at the foreshore anyway. The land should only be used for public family recreation parkland. Once this land is lost to development such as this it will never be recovered for future generations to come. The size becomes far to big when the alfresco is added. If it included the					

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		<p>alfresco as the area planned now it probably would be acceptable. The Building is so large that its going to block views of the foreshore, jetty and sea. So once again its in the wrong place. Parking is going to be a problem for everyone wanting to use the foreshore if this proposal goes ahead. Its busy now why would we want more congestion. The function centre would create more pressure on parking. The lost of visual access to the foreshore, noise pollution, and bad behaviour. There should be very large set backs due to rising sea levels, especially by storms like we are getting now.</p> <p>The visual access now as you drive past is very good and the city has done an excellent job so far but this proposal would change this at this location. I don't want to see building after building. Look at other foreshores people like parklands.</p> <p>Please don't spoil Busselton's foreshore with large buildings.</p>					
	No	<p>Parking in the foreshore area in vicinity of the jetty is totally inadequate in relation to the capital spent and proposed to be spent and service required by the public. This issue needs to be addressed. Our group is not opposed to new developments on this sight in fact as the council are aware we were one of the original EOI and our concept was rejected out of hand with out any consultation. That is in the past and we must move on. The issue that we have is that there does not appear to have been a business case developed for the proposal in relation to existing business in the vicinity. What is proposed is a duplication of the current businesses to the extent that its area is larger than both existing business put together and any back of the envelope calculation will indicate that with the capital involved we will need to double the turnover if the three are to survive. This is a very serious issue for all parties involved and could have significant ramifications. We would suggest that before any final decisions are taken that a business study be undertaken as to the sustainability of development and type of business in this area. (our population, although growing is not that large)Seasonality is a significant issue and will be for the foreseeable future. We are disappointed that the city has not had some early consultation with people who work in this area three hundred and sixty five days of the year and understand the demands of the public better than most. Development of this area is essential but there is more to development than more of the same. Diversity of commerce is the key to making development sustainable and satisfying the needs of the public. To avoid any misunderstanding we are the owners of The Goose and I declare that interest. We were keen to participate in a development last year however that capital has been placed elsewhere and we are no longer interested. We would be very happy to discuss with councillors and staff the issues I have raised and share our experience of ten years on the foreshore. Trevor Flugge AO FTSE</p>					
	No	<p>The proposed building will dominate the Foreshore in an unpleasant way – too big and a boring design. The proposed building will dominate the Foreshore in an unpleasant way – too big and a boring design. Underground parking would be a solution ... or utilize on existing parking areas and build a second floor.</p> <p>The proposed building will dominate the Foreshore in an unpleasant way – too big and a boring design. Busselton prides itself in being a country town. So why does Busselton strive to end up like one of those faceless tourist towns one can see at e.g. Mandurah; the Gold Coast over East or even further away the ruined coastlines of e.g. Spain ? Progress is necessary, but what if it spoils something unique ?</p> <p>Start with the Nautical Lady ... no, not pretty, but a unique building. Busselton does not have many of these. Why not utilise on this ? Why destroy the only unique building at the Foreshore ? And replace it with an average, off the mill building that is too large and only serves in making the Busselton Foreshore boring like many other Foreshores. Busselton has more potential then following profit, following a nearsighted development urge.</p> <p>Look at the pretty library building with a little Japanese Park on its side – now it is overpowered by the big blob of a modern construction next door. The modern building is fine and would be great on another lot in town, but it dwarfs the small library building next to it into oblivion.</p> <p>Here again : the proposed building will dominate the Foreshore in an unpleasant way – too big and a boring design.</p>					
	No	<p>Don't consider there needs to be another liquor outlet in the area. Too large and tall for the space. Not enough parking for caravans, motorhomes and 5th wheelers. Would prefer to see more open space for young families to run and play on simple equipment. The height of the building out of place in the area. The bay walk bollards at Coria Bay, Geelong are a wonderful tourist attraction with a local theme. In summer I saw a number of families trying to get to the bbq's and equipment at the western development but there wasn't enough room for them.</p>					
	No	<p>Near Winteries or LIA. Keep foreshore garden / park friendly. We need a large playground like Donnybrook</p>					
	No						
	No	<p>The foreshore is already overdeveloped and there should be no further development. A liquor outlet on the foreshore is not socially desirable.</p>					
	No	<p>A prime position set within an amazing location on our West Coast where our jetty is a main attraction for locals, tourists and families. We already have 3 liquor</p>					

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		outlets in the close vicinity so "not at all". What ever the project, more parking will be needed. Aesthetically unappealing. May look very attractive but unacceptable part is that alcohol is still present. Please keep this desirable area for families, fun, tourists. WE have just travelled many coastal areas of Australia and were very impressed with many features and ideas that towns (same size as Busselton) have displayed and directed at recreational and tourist activities for all to enjoy. Rarely was there more than one liquor outlet.					
	No	Public open space - should be utilised for family friendly purposes not extend more opportunities for people to buy liquor and be a public nuisance and potential danger to families. Definitely UNWANTED! too big. Eye sore.					
	No	I think it is a terrible idea for a family area					
	No	Inappropriate locations. Too large building - with already enough alcohol outlets in place. very limited parking and not well designed. Land should be for public use only for the enjoyment of families and visitors without needing outlets selling alcohol services and large buildings ruining the foreshore.					
	No	Terrible location for this type of business will make the foreshore less attractive to families. Way too big plus the Goose and pub already serve alcohol. As above Just so out of synch with the businesses and facility around it. Way too big, wrong type of business for location. My family reside in Busselton. I cannot understand why you would compromise the appeal of the Jetty foreshore when these types of facilities can be found in the Margaret River area for those who seek it.					
	No	I grew up in Busselton. My family are still there. This area of the foreshore is a fantastic family space. It should remain available for all to enjoy the beautiful beachfront. It is at odds with the small country charm Busselton is known for. As Above. The Jetty and Observatory are a special natural asset. Such a development has potential to destroy this. It is far too big and high. Busselton as a destination is preferred for its charm, and as a family space. This brewery due to its nature and size is out of synch with why people holiday in the SW in the first place.					
	No	A microbrewery should be located away from the foreshore area and away from the children's playground. The building should not be 2 storey. A single storey cafe or restaurant not adjacent to the children's water playgrounds would be acceptable.					
	No	An inappropriate place for a brewery. Too big. Alcohol and the sea are a bad, dangerous combination.					
	No	A misfit with existing facilities.					
	No	There are enough liquor outlets on the foreshore already. It is a family friendly area. Should be retained as such. The proposed development is far too large for the site proposed. The car parking appears totally inadequate for the 300m2 proposal. To see any more commercial development on the foreshore would be a detraction from its "easy-on-the-eye" status. It appears to me that the visual impact of these proposed buildings will detract from the present activities and welcoming atmosphere.					
	No	Degrades the natural aesthetic appeal of the family and visitor environment fundamental to the Busselton residents enjoyment of the place we have chosen to live. Excessive in area and vertical scale for the locality. The community has been deliberately misled by the lack of precise information on the building footprint / what is alfresco / what is retained as public access / what is being leased and what is proposed. Is "proposed" in the plan or not? Until these (amongst other matters such as lease terms and conditions) are resolved it is meaningless to consider that council has engaged in proper consultation with the Busselton residents. The council's abysmally inadequate town planning record on provision of parking in the central business precinct is clearly to be repeated under this proposal. To expect that requirements of a venue of the proposed scale will be met by parking on the publics recreation area and / or along the spine road is a poor reflection on councils planning capabilities. More importantly this will adversely impact on the residents parking and access. On parking issues alone this proposal should be scrapped. This proposal degrades the natural environment which attracted many of us to live in Busselton. I for one could have continued to live in the Whitfords locality of Perth if I wished to have a nearby commercial foreshore bitumen and concrete environment. Is the Busselton public expected to accept that the green balls depicted on the "site plan" adjacent to the lighthouse precinct represents screen plantings of trees in the order of 6m or 1m high shrubs. An unacceptable two storey addition to further reduce the irreplaceable open tree and grassed family recreation precinct which has to residents and tourists been a feature of Busselton. The proposal is not representative of the foreshore plans previously presented to the Busselton Community. Continuing manipulation of the plan together with secretive negotiations with unknown proponents relating to terms and conditions of the lease indicate that the Busselton community should require an immediate review of the whole foreshore concept. Further to this we do not need another monument to alcohol indulgence.					

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	No	Too close to other venues providing food and drink s well as various functions. Too big. Could be an ongoing problem. Also for town traffic. Proposed site could be put to other uses i.e.. more family friendly. Too "in your face". Should this proposed development proceed, then may I suggest a name change for our so called "City" maybe "Boozelton". How many more alcoholic venues does this town need??					
	No	Public open space should be for all. We already have 2 great restaurants on the foreshore, we don't need another one. Not enough parking down on the foreshore as it is, we don't want more congestion. more drinking, more hooning, unsocial behaviour. it would look out of place. A playground (like Donnybrook) would be a much better option, as it would bring more families to Busso.					
	No	Please send a map to do this, without having a map cannot comment. Computer being fixed. Never enough parking around current parking. With encroaching climate change and coastal areas being eroded regularly. immediate attention ought to be given to this.					
	No						
	No	Increased parking would be inevitable and hazardous and inconvenient to families using the foreshore. Increased litter problem. I return regularly to Busselton and cant imagine this area cluttered up with such a structure obstructing the view to the bay.					
	No	Too close to a family friendly area. There are other businesses providing the same. Too big. Inadequate for proposed site of Brewery. The area will become a commercial precinct - not necessary. Getting away to the country will be null and void! As a regular visitor - the area has a nice balance at the moment. Please don't take business away from main street.					
	No	This location should not be developed as another alcohol outlet as there are already three within a few hundred metres of the jetty/foreshore. Too big. The parking proposed would be inadequate. The visual impact would create residence to future development and needs to have considerable considerations for the future. Over development of the foreshore. The foreshore space needs to retain the family friendly space for families to enjoy, particularly those with young children.					
	No	As it is an industry, it should be in the light industrial area - and not in a family orientated area. Could be a good size in the industrial area. Is a problem throughout the CBD area. The environment is being forgotten so far but I'm sure we will wake up soon and fix it. Busselton was and still should be a holiday place for families. I have been coming here since the early 40;s, now live here, but feel our City fathers forget or didn't know Busselton was built around families, I feel we have enough liquor outlets in Busselton.					
	No	The proposal shows it is next to an area put aside for the young people. One can only assume the parents will happily send their children to this area whilst they're in the brewery, thereby showing the children its ok to drink alcohol at any time of the day. A microbrewery is, as far as I'm concerned light industrial and should be situated in the Industrial Area. If it is necessary to have a new restaurant etc., it should be limited to 300m2. Parking is at a premium in Busselton anywhere, the proposal at this site seems to me to be inadequate. Everywhere the environment has been condemned to death, why add to it? As I drive down Queen Street or even Stanley Street, I love to see a panoramic view of the ocean. Obviously with all these extra buildings (two storey restaurant etc. and also future short stay accommodation sites) that will not happen anymore. Repair and lease Nautical Lady. First of all clean up entrance to town e.g.. Vasse River which looks and smells repulsive. I don't like the proposal at all. We are not the Gold Coast, we are not the Riviera, PLEASE leave Busselton for the ordinary working class families. I'm dead against another liquor outlet on the foreshore (how many does Busselton have?). The foreshore should e left as a family area. There are several vacant business properties around town - will this cause more?					
	No	We have enough liquor outlets, keep for families. Too big. Inadequate parking particularly for the elderly. High-rise - ugly and unnecessary - leave open space as is. Leave our beautiful beachfront as it is, we are not the Gold Coast and never want to be!					
	No	Prime beachfront should remain public open space for family friendly recreational activities. Wish to see the foreshore retain it unique appeal with the open vistas - not to become another clone of the Gold Coast / Mandurah with high-rise buildings and congested spaces. Too big - dominates the area. Site of 1700m2 under licence and 400m2 uncovered alfresco (under consideration lease/licence) SHOWS NO REDUCTION IN SIZE! Question if this 440m2 uncovered alfresco is by licence agreement and open for public use. That in time public access will be discouraged and by default become part of this proposed development. Inadequate to cater for the anticipated increase expected at such a large venue. Parking will be at a premium in summer but at least the weather fine for walking distances late at night - e.g. at Signal Park. Not a great incentive to use this venue in winter knowing you are going to walk in the rain to park your car.					

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		Visual pollution no open vista from Marine Terrace, especially when short stay accommodation is constructed, wall to wall building. Concerns regarding increase litter / rubbish already a problem on our beaches. Music amplified into alfresco areas disrupting the surrounding public areas. Will dominate the foreshore, and out of character to the buildings already on the foreshore which have taken leave from the iconic jetty interpretive centre, with interesting architectural design. When will the community gain information of lease/licence details informing us of? * Allowable Uses * Times of Operation * Annual lease payment Lease agreement: Under this heading should the function centre prove to be financially viable - what other uses would the City accept - Night Club ? With the recent publicity regarding our younger population and the problem of "Binge Drinking". We have State Government, Health Dept, Doctors, Hospital Emergency Dept, Police and Community Welfare all seeking ways to reduce this problem of anti social behaviour and the associated health problems. The City must also take some responsibility in combating this social issue which impacts on all families and we ask Councillors to question when making their decision - Do we need yet another alcohol outlet in the form of a Microbrewery/Wine Cellar Door sales?					
	No	NO MICROBREWERY! Restaurant / Cafe / Function Centre OK. Too Big. Whatever is proposed is not enough but any parking will help. Best left alone as space for development such as has been achieved with Stage One of the beachfront. Ditto above under Environmental Impact. Would prefer this sort of thing NOT approved. Develop as public open space. This is not an irreplaceable area of land. Don't mess it up!					
	No	Completely unnecessary - we have enough alcohol outlets as is! Too big! Not enough as is! The foreshore is becoming too and crowded as is!!! Horrendous This area is already becoming too overcrowded, plus the Tower has become a real landmark. I often tell visitors to head down to the Tower as it is highly visible. We already have problems with drunk young ones after hours!!					
	No	Opposed to more liquor outlets on the foreshore. Too big. Inadequate - leave it for people that are visiting the beach. High rise will be ugly - this is a family area. The Nautical Lady should be left standing and made into a playground for kids and family environment.					
	No	We need to have more family friendly entertainment - no more liquor outlets. Not enough.					
	No	You will be spoiling the look and feel of this beautiful site - I would like to see if left as is. Anything is TOO BIG! If we don't have the brewery, we wont need the parking - What we have is adequate. Ugly. Ugly.					
	No	Limit any proposed redevelopment. any building should be a cafe limited to 300m2 in size. Inadequate for the 300m2 proposal. Have you been there in summer? Increase of seagull population due to extra impact of litter/food. The proposed building will essential blight in this concentrated area. I'm opposed to any additional liquor outlets on the foreshore. I feel the City is getting "Out of Control" with additional touristy commercial, materialistic attitude. Working in the local tourist industry, tourists LOVE the natural, simplistic of Busselton. Don't need to compete with Mandurah. City of Busselton must put commercial confidence aside given the value of land and explosion. What financial and lease terms are anticipated?					
	No	There are already 3 liquor outlets in the area, why not keep this area as open space for family friendly activities. Too big and could dominate the area. Parking is already a problem around that area and another facility will only add to the problem. We should be trying to keep public space instead of crowding areas with buildings. Not happy with any building let alone a 2 storey one. Do we really need another facility - why cant it be kept as public open space?					
	No	Should never be on the foreshore. Too big. Definitely not family orientated for the position and as socially alcohol and drinking is trying to be discouraged in society as a whole this is not the way to move foreword.					
	No	We certainly do not need a microbrewery and the Jetty area is definitely not suitable for a Function Centre for inferences and weddings. To my knowledge the planned development for the foreshore has always been as a relaxed family and tourist area where families, tourists, old and young residents can enjoy the beauty and history of our beautiful Geographe Bay and Jetty. Your artists impression of the proposed buildings are quite out of character with the spirit and atmosphere that Busselton has always been renowned for and building such as these should be no nearer the Jetty foreshore than south of Marine Terrace. A microbrewery, Convention Centre and Wedding Parties would encourage the type of people who behave with little regard for other people after celebrating. As I have stated before the majority of people I have spoken to both residents and tourists come to Busselton to enjoy the natural environment, especially Geographe Bay and our renowned Jetty. The lack of rush and stress of the big Cities and metropolitan areas is the tonic tourists and holiday makers are looking for. It appears our Council is trying to develop Busselton into another Surfers Paradise, which after visiting the area several times would more be aptly named SUFFERERS PARADISE!					
	No	Wrong place for that type of enterprise. Much too big. Insufficient. Would be better to have a few trees and lawn. Too large and high, viewing from the north.					

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		Unnecessary and unwise to have a brewery and wine tasting right on the beachfront family area. Also more retail outlet.					
	No	Proposed site is totally unsuitable. This site is suppose to be a family area with the emphasis on children. A liquor outlet with all its related problems would be most unsuitable. Far too big for this location. Would be a nightmare. When I went to the site to photo the taping, on a cold rainy midweek day the nearest parking space was nowhere near the foreshore. The suggestion that parking on each side of the proposed spine road could be used would look unsightly and be dangerous. Too close to the shore. Will probably be damaged by the first real winter storm. By the look of the impressions sent by the City the impact will be major - Totally unacceptable. The only way this proposal could be acceptable would be by building it on one of the short stay accommodation sites, facing Marine Terrace and as far from the foreshore as possible. The SSA Sites are a white elephant of no interest to a developer, as I predicted. But could be used for this project.					
	No	Residents and visitors alike love our new foreshore and jetty. It is family area, do not want it with more alcohol availability. Put a microbrewery well back from beachfront. Current proposal is far too large, green, open areas are wanted NOT more buildings. Insufficient now and any more must be set back. Dreadful, this is public land and once leased is gone forever. Too much development, too high, too big! More trees, grass, picnic areas with shade, more showers and fun water play for kids. Novel bike racks. NO to more alcohol in this area.					
	No	No brewery should be anywhere near the beachfront - this should be left as public-use land. The building and surrounds are far too big - leave the area open for family use. The parking is inadequate near the Jetty - more parking would be needed - not new buildings. Proposed buildings are far too large - multi-story buildings will ruin the Jetty area for family use. Area needs to be left open and grassed - no large buildings. Open grassed areas are essential - plus the water park. This is a family recreation area - tables, barbecues, shelters, seating - NO LARGE BUILDINGS!!					
	No	No building should be anything other than 300m2 – café. please, please, please keep our beautiful foreshore as free family space. Ugly. We strongly object to any additional liquor outlets on our foreshore. This is a family area and alcohol and children do not belong near each other.					
	No	I have been a resident in Busselton for 21 years and as a visitor for 10 years before that. It is my opinion that the foreshore has always promoted a special attraction unlike other foreshore areas. B Our car park is too small and traffic difficulties could cause serious problems. The recent improvements have extended that form of speciality to the delight of residents and visitors alike, but the proposal for a large double story building inclusive of a microbrewery and wine cellar door sales facility, in my opinion, would ruin that special attraction and put Busselton in the same field of lower commercialised attraction of other towns. Busselton foreshore is already a developed area for the activity of older residents, family and children with an ease of movement during their activities. There would be no objections to the development of another single story restaurant, but the availability of alcoholic liquor and the possibility of excessive drinking in the foreshore area with frightened children, raises a defiant objection and a positive NO.					
	No	Many years have gone by, during which the town and foreshore has retained a wonderful presentation to its residents and a superb attraction for visitors. A recent updated was warranted and appreciated. The attraction of Busselton and in the main, the general content of residents, is derived from what it is and what it represents. It is not a commercial endeavour, like any other town or foreshore and do we really want to join those that are simply to become one of them. There is no room on our foreshore for large 2 storey buildings. I do not support the proposal to develop a microbrewery or a wine cellar door sales and whilst there are no objections for the introduction of another small single storey restaurant, there are additional concerns: The car park is too small in relation to the proposed size of the building and people moving around in its vicinity could get seriously injured. The foreshore is designed and presented as a family enjoyment and entertainment area. Such a proposal will offset and defeat this objective. Two very important uses of the foreshore raise concern - the elderly, for their walks or a seat to look at the sea or watch other peoples activities and a play area for children. Neither of these are compatible with the proposal. In conjunction with the points I have already made, the sale of alcoholic liquor and the purchase of same in the wrong hands, is dangerous and whilst there is ample outlets in the town, further facility in our foreshore, as a microbrewery or wine cellar door project, are the very last sales outlets we want to see in this area. Plus drunken hooligans that can cause injury to others, or be a nuisance particularly to families and children.					
	no	The foreshore is for family not alcohol. Much too big couldn't be small enough. What? Ugly.					

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	no	This is not a good area for this as it is a family orient and recreation for children. I think there will be too much congestion for that area. I don't think this building is suitable for our foreshore. We don't need another liquor outlet in Busselton - I think the Council has a duty of care to the families and children in this area.					
	No						
	No	wrong location, no more alcohol venues near the beach please. too big keep it to single storey and don't block our the public view, which is what people love about BUSSELTON FORESHORE. We don't want another Bunbury or Mandurah feel, where they have spoilt it. not enough parking down there as it is. IT WILL SPOILT THE VIEW AND FLOW OF THINGS. IT WILL SPOIL THE VIEW WE NEED SINGLE STOREY TO KEEP THE SAME VISUAL THEME. Don't give in to destroying our foreshore and the view to alcohol related venues, keep it for families and heritage reminders of what we enjoy.					
Name and address to remain confidential.	No	<p>Completely the wrong location. Keep any alcohol outlets off the foreshore. Make the foreshore for families. This doesn't include alcohol. Wrong place, wrong location. Leave the closest alcohol outlet as it is now at the Esplanade Hotel. Do not introduce any further two story buildings on the foreshore. Get real council. You make me so angry. Fix the bottle neck you've made in the front of the goose restaurant by allowing it to be built so far forward. What genius made this plan????????</p> <p>Please retain the tower as it is now and as the only multi story building on the foreshore. The view from the tower is world class. Make the most of it. Do some research and you'll probably find the most sold postcard of the jetty is the photo taken from the top of the tower!!!!!!! No alcohol outlets on the foreshore. I've experienced the Darling Harbour precinct in Sydney. The noise, the crowds, and the drunken behaviour spilling out of those establishments completely ruin the atmosphere and the enjoyment of taking a walk along the harbour front. Don't ruin Busselton's premier attraction, the beachfront, with this ill conceived proposal. Don't continue the mistake of making alcohol the focus of recreation in Australia. And I need to ask with the projections of sea level rise how the council can consider approving any building to the north of Marine Terrace. Who will pay the compensation when they are inundated????</p> <p>We the ratepayer. Come on council get yourselves together and represent the ratepayers, not the bloody chamber of commerce, for a change. So frustrated. And bring back wards so we can actually know who our representatives are and, maybe, just maybe, get an answer or feedback from a COUNCILLOR!</p>					
Name and address to remain confidential.	No	<p>I am opposed to the location of the proposed building above. I believe that the area between Equinox and Goose should be family friendly, with healthy outdoor activities, cheap cafe outlets for ice cream, etc. A building of this height and area will completely dominate the foreshore. The area is very busy at peak times already. The foreshore should be creating a healthy safe environment for people of all ages. E.g.. swimming, fishing, walking, tennis, diving, cycling etc. not more up market eating and drinking. The height and size of the proposed building will completely dominate the area. I am not against the proposed development, in fact I think it is a fantastic idea, however, the area chosen is totally unsuitable. Why not leave the tennis courts and the Nautical Lady and put this proposal east where you propose to move the tennis courts or the vacant land next to Art Geo.</p>					
Kellie Haunold	Yes	<p>There is not enough eating/drinking places in Busselton, that take advantage of the fantastic beach outlook/lifestyle. I think this establishment would encourage a wide range of people to utilise the foreshore area. Not sure young single people, but families and the older generation as well. I think the scale of the proposal is perfect. There will never be "enough" parking - because we as a population are becoming lazy. More parking is always encouraged, but I think us locals will cope anyway. I don't think the environment will be anymore adversely impacted that what is currently is. I think that it will be visually pleasing to the area. I think it is a fantastic idea, and I hope the City will approve the application. Since Occy's closed in Abbey, Busselton is sorely missing a casual place to meet up with friends, that is family friendly. Having this type of business in the foreshore vicinity would be a fantastic addition to our town.</p>					
Nick Haunold	Yes	<p>Busselton has one of the best locations in the world, this would be a great location to have a place to socialise with friends and Family. Busselton needs a casual family friendly location on the foreshore to be able to socialise and enjoy the location. The whole bay is being underutilised, we have one of the best climates and bay's in the world yet we don't use it.</p>					
Kelvin Lyle	Yes						
John Bussell	Yes	<p>As the development has a reasonable set back it provides a fairly unobstructed foreshore . The jetty is a popular 'background' for various Functions and the development could stimulate the development of much needed short stay accommodation near by. The close proximity of enforcing agencies will be an</p>					

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		<p>advantage if required. The scale of the development will have a fairly high capital investment so a careful business plan is essential. If the Facility is well appointed it should attract a variety of functions to the quality situation.</p> <p>The brewery area of the Proposal seems rather small, but no doubt it could market craft beer from the Hinterland as well. Parking to the east of the Jetty and the Facility generally may need examining to accommodate for occasions when parking is at a premium. Patrons already ambulate some distance to patronise the Jetty and Goose at times. Site works will not cause undue disturbance to fauna, vegetation, landforms or scenic amenity, but the design of the Building itself should be as self sustainable as possible in keeping with the ecotourism factors associated with the Jetty and to minimize running expenses.</p> <p>The height limit and set back should be appropriate in this regard. Facilities of this nature usually have various forms of entertainment several days a week and so provide some much needed 'life' to the area. The Cellar Door feature may be an opportunity to promote the important Busselton portion of the Margaret River Wine Region. If quality short stay can be encouraged close by, visitors may locate in the CBD for a longer period which would benefit business.</p>					
Stephen Blackwell	Yes	Happy with the location, very appropriate location for the venue. It appears very suitable.					
Lucy Wiseman	Yes						
Barry Brown	Yes	<p>The location complements the current and future developments proposed within the Foreshore Master Plan. Re-establishing public open space between the proposed commercial development and the beach is ideal, maintaining community access and facilitating a spectacular foreshore vista. As a privately funded and operated enterprise it is essential the facility is of sufficient scale to enable a fair and reasonable return on investment that will attract developers to invest capital. Too small, and the development will not be commercially viable. The improvements that have already occurred are attracting greatly increased numbers of locals and visitors to the foreshore. Parking is almost always insufficient at the Busselton foreshore when peak demand occurs.</p> <p>Council planning staff need to closely assess the additional parking requirements the proposed commercial development will generate. The building set-back from the shoreline appears sufficient to minimize issues with coastal erosion. The proposed 10.2m height limit will have minimal visual impact.</p> <p>The conceptual design drawings show a building that will enhance the visual amenity of the foreshore. It is vitally important for Busselton to continue developing commercial entertainment facilities that generate employment opportunities for young people in our community and provide venues for all members of the community to meet and socialize. The proposed development will have a positive impact on tourism and help retain visitors in the town for longer stays, thus having flow on economic multiplier benefits to the wider business community. Opponents of the proposal, with claims that such a facility will bring 'undesirables' and anti-social behaviour to the foreshore and destroy the family environment I believe are misguided. Well managed licensed venues operate throughout the world in family friendly environments and are an integral part of social interaction in modern communities.</p>					
Murray Francis	Yes	I am in full agreement with the proposed location. A quality, 2 story venue in this location will provide a wonderful environment for locals and tourists alike to enjoy a quality drink overlooking the jewel of Busselton, the foreshore and jetty. Just right. I would like to see a larger balcony area on the first floor that could be used as a beer garden / alfresco dining area, accessed via external stairs from alfresco on ground floor, as this elevated location would give a great alternative viewpoint of the foreshore and jetty.					
Belinda Hopkins	Yes	<p>I believe the venue will be very beneficial for the region as a whole. Although I do feel that the investor is benefiting over others by getting access to prime foreshore land. So I think that it should have to support the region in return.</p> <p>Maybe in the form of a liquor license that says they have to stock 70-80% local wines, maybe 30% local beers, source maybe 30-40% local produce for the restaurant and use local businesses for other products /services.</p> <p>Also supply the function rooms to local charities, not for profits, tourism associations, sporting clubs etc. for discounted hire rates.</p>					
Sharna Kearney	Yes	<p>The role of the Geographe Bay Tourism Association (GBTA) is to develop, market and manage sustainable tourism for the benefit of its members, the community, and visitors. We are very supportive of projects that add to the range of unique, quality experiences in the region, and assist to increase visitation, length of stay and spend. This submission is made by the Association on behalf of its 430 member businesses. Through our contact with more than 300,000 visitors at the Busselton and Dunsborough Visitor Centres annually, we have observed increasing demand for 'casual' experience offered by microbreweries, particularly among our primary market - families. The success of microbreweries in attracting the family market can clearly been seen at establishments such as</p>					

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		<p>Eagle Bay Brewing Co which are booked out well in advance during weekends and peak holiday periods when family visitation to the region is at its highest. While there are a number of microbreweries throughout the region from Dunsborough to Augusta, there is currently a gap in the market in Busselton. We believe the inclusion of a microbrewery and family restaurant on the Busselton Foreshore will add a casual dining option to the current product mix and improve visitation to the Foreshore, Busselton and the region more broadly. It will provide visitors a reason to stay longer and an opportunity to spend more. With tourism boasting an economic multiplier higher than both retail and mining at 1.91, any increases in tourism spending in the region will reverberate through the local economy.</p> <p>Recent research commissioned by Tourism WA indicates food and wine experiences are strong drivers of visitation to this region, and Tourism Australia's latest marketing initiative 'Restaurant Australia' suggests the profile of food and wine experiences will develop further. Food and wine products can also assist destination branding. Perhaps the best example of this in Western Australia is how Little Creatures Brewery is embedded in the Fremantle experience. Every bottle of beer sold around Australia is an advertisement not only for the brewery, but Fremantle as a tourist destination.</p> <p>Finally, we would add that microbreweries within the region have grown from two to almost ten over the past decade, and not on the tourist trade alone. Any microbrewery in the region would be able to attest to the strong local visitation they receive, suggesting that the experience adds to the social fabric of and lifestyle residents enjoy.</p>					
Peter Gordon (Equinox Cafe)	Yes	<p>As a current leaseholder on the foreshore of Busselton since December 2000, I have no problem with more businesses being given leasehold agreements on the foreshore, providing it is done on a level playing field and all current leaseholders being offered the same financial rights and footprint to enable current leases to compete on a level playing field. Nothing more and nothing less. The proposed development is 1700m2 covered plus 400m2 on ground level and then 1375m2 on the first level so giving a total area of 3475m2 over the 2 levels.</p> <p>Putting this into perspective the Goose total leasehold area (covered and uncovered) is approx. 1000m2 under lease area, the Equinox is 568m2 covered under lease area and 36m2 alfresco which is not part of leasehold so will leave off. So total of 2 existing businesses on foreshore total area is 1568m2. Therefore the proposed floor space of the proposed development is; 122% larger than the Equinox and Goose combined together 248% larger than the Goose 512% larger than the Equinox</p> <p>The Foreshore Masterplan shows car park bays taken away from the foreshore centre and shifted to outer areas of the foreshore, when the weather is fine it will be less of a problem but during the wet bleak days of the year or for the elderly and handicapped parking potentially will become a deterrent from visiting the foreshore for a dining experience.</p> <p>A lot more thought needs to be put into location of parking in relation to current and proposed sites. Don't see any negative Impact. No comment the plans look like they the visual impact will be positive. There will no doubt be an issue with Economic Sustainability by adding more of the same to the Foreshore, unless of course we double the number of visitors to the foreshore each year. What we need is some diversity in what is offered along the foreshore to encourage more spend and more time to enjoy the foreshore.</p>					
Clive and Margaret Johnson	Yes	<p>The building is ideally located with the landscaped open space precinct to the north which gives the jetty a spectacular entrance and the pedestrian corridor between the railway house and the new building will allow easy access to the jetty precinct from the parking area. The size of the proposal looks fine, it needs to be big enough to allow for the large numbers of visitors, guests and spectators when the City holds events on the foreshore such as the Festival of Triathlon, the Busselton Ironman, the Jetty Swim and other concerts and events. The parking is located in the right area and has been maximised however it will struggle when the area is under load during January (all the parking in Busselton fills up in January).</p> <p>There will be an environmental improvement to the site because the area now is already degraded and has been used as railway & timber storage in the early days and now a disused fun park and carparking. The visual impact is very positive, it will breath new life and vibrancy to the area, it will give families the ideal location to gather, enjoy a meal with a vista towards the beach and allow their children to enjoy the open space in the grounds towards the bay.</p> <p>This is a very good concept, it keeps the development and investment in Busselton instead of letting all the food, beverage and entertainment slip to Dunsborough, Yallingup and Margaret River. We need facilities like Eagle Bay Brewery, Cheeky Monkey, Duckstein and Wills Domain to be built along Busselton foreshore. The biggest users of all these facilities is 30 to 45 year old mums and dads with kids who want to take there families to lunch without having to go to a pub or takeaway.</p>					

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Anne Faithfull	Yes	<p>Good but footprint on Master Plan looks too large. It appears too large (no scale given on the Master Plan) A public open day on site with the actual building clearly marked out with Proponents and Consultants on site to answer any questions (as was done in Dunsborough for the beachfront cafe)</p> <p>Where are the parking bays? I believe for every 1000sqm, 300 parking bays are required. What provision, who pays and where will a large car park be located?</p> <p>The foreshore development key principles to celebrate the waters edge, fun, family, casual and inclusive, day and night, economically viable and that multi use facilities and buildings should be low impact and located at key movement lines with only critical infrastructure on the foreshore and always maintaining a natural landscape. as above</p> <p>The proposed new road behind the proposed Microbrewery would need to be controlled in a licensed area. There has been no consultation in regard the formulated Foreshore plans. A road was never proposed to be developed. This designated road was to be a redirected cycle path and market promenade with a service access. The area suggested is too small and the last thing needed running through a family friendly foreshore is vehicle movement.</p>					
Busselton Chamber of Commerce and Industry	Yes	<p>The proposed development is recognised as the first active and positive step in the development of the Busselton Foreshore, notwithstanding the two long term established business operations, namely the Equinox and The Goose, which currently represent a combined investment of approximately \$5 million.</p> <p>The size of the proposed development is approximately 3500 m2 over two levels. This represents approximately 2.25 times the area of the existing operation as mentioned above. The viability of each may be affected for an indeterminate time. Seasonality and night time business are particular issues that are having a negative impact. The proponents of this developments are to be commended for their initiative and the Chamber is fully supportive of the project, which will increase the tourist and recreational experience in one of Busselton's prime locations. Recognising that, we also request that the City of Busselton take into consideration a number of factors which will have implications for the long term viability of foreshore based businesses. Obviously we have no intention, nor are we entitled to become involved in the direct commercial considerations of the proponents and the existing businesses, as their business decisions must be made on a prudent economic and financial basis. However, we wish to take the opportunity to raise several issues.</p> <p>The Chamber encourages the diversity of the business activity. While there are some elements of the proposal that are different to the current offerings it is hoped that this may be the catalyst to developing a broader range of retail and recreational experiences and should the City of Busselton's focus when trying to attract any future investment. We look forward to a vibrant and active Foreshore business precinct which will have the capability to attract and retain visitors and locals alike.</p>					
JARRED SMITH	Yes						
David Reid	Yes	<p>The proposed location is situated on Busselton's prime piece of foreshore land, any building "must match the location". About right, must be capable of catering for and attracting people and future functions by any organisations seeking a prestigious site. Large enough to cater for function within reasonable distance. Consider covered walkways from carpark to function centre for inclement weather. To blend in as much as possible with the natural beauty of Geographe Bay. Must have excellent Bay voices. See above response, in addition the building shall not be ultra modern, suggest the building be semi formal with a coastal orientation. This planned development on the foreshore is long overdue and if carefully planned will act as a magnet for more foreshore development and increased visitation.</p>					
Name and address to remain confidential.	Yes	<p>I think the location is good and nearby to the jetty. This development will be a huge bonus for Busselton when the cruise ships come in and will aid our tourism industry. This will be one of the first things the cruise ship clientele will see when they land in Busselton. It will show that Busselton and the southwest is looking forward to the future not be behind in the times. Its a pity the rest of the town don't see it like that and choose to close their doors so early at weekends. The size is right for what is being considered. A lot of people can walk to the foreshore from town or the existing carparks nearby.</p> <p>I cant see any environmental impact and I am sure when the landscaping is finished to compliment the project, this will be a lovely area to wander through. This will be much more pleasing than the ugly Nautical Lady that is already there. We need to modernise Busselton for the many tourist that arrive daily. The sooner this project gets underway the better for the upcoming tourist influx from the much anticipated cruise ships that are due to arrive on our shores. Put Busselton and the southwest on the map and somewhere where tourists will return again and again.</p>					
	Yes	<p>Fantastic Location. This will draw more local tourism to the Busselton foreshore area through our quiet months. The scale is good but any bigger would be to much. additional parking is a must in the area.</p>					

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	Yes	Perfect location to showcase Busselton's best assets; jetty & ocean. Hopefully big enough! This could be an issue. Busselton is desperate need of something like this, in terms of boosting it's image & desirability as a destination. This would hopefully boost our local economy and tourism image.					
	Yes	Good location! Busselton needs some more life on its foreshore! Parking needs to be incorporated in an attractive way. The architects drafts in the proposal looks good.					
	Yes	A foreshore develop men such as this one is just what this city needs. What better place than the proposed site of the nautical lady to take advantage of and showcase our beautiful beaches! I think the proposed size of the venue is just right and will adequately accommodate the influx of tourists during peak periods, without being too large that it will be over accommodating to the locals of this fast growing community. A venue like this that is aiming to attract more tourists to this city as well as promote the arts with the amphitheatre will certainly need the proposed sized parking lot, so I feel this is a necessary and adequate size. If anything I think this would make a positive impression on our city's foreshore, attracting tourists seeking a place to sit and enjoy a meal or drink as well as taking in the breathtaking views of the jetty and surrounding shoreline. It will entice people to go and check out what's happening down at the foreshore and look a hell of a lot better than the eyesore that is the old nautical lady! This is a fantastic proposal and one that would greatly benefit our city in keeping up with other towns of the southwest (such as Dunsborough and Margaret River) that will encourage tourists to stay here in Busselton and boost our economy. We should definitely do this, we'd be foolish not to.					
	Yes						
	Yes	The venue needs to be sufficiently large to cater for the increasing popularity of Busselton as a major function venue, otherwise it wouldn't be worth doing! The designs are attractive and sympathetic with the natural environment.					
	Yes	Busselton needs this for locals & tourists. Too small I feel but it's difficult to fully understand the land size. Don't encroach on the front grass & beachfront area & it will be appreciated. Defiantly more parking required. Underground or multilevel no taller than the proposed development and at the rear with no ocean views. Don't limit existing grass or beach access. We need this for locals & as an additional tourist attraction.					
	Yes	Ok. Too big on a E-W Axis downscale and alight N-S. Totally insufficient in the central node. Major impact on site lines NE, N and NW from Marine Terrace. I strongly disagree with the decision to remove the lighthouse tower. It supplies the only vantage point over all flat Busselton, Photos from which provide many promotional opportunities for our town. It is solidly built to withstand a 1:100yr storm event, making it costly to remove for no good reason. Remove portions of the planking building if necessary - but not the tower!					
	Yes						
	Yes	I think it is a fantastic location and will only enhance the foreshore and options for visitors. I think it's probably the right size for now but that further expansion opportunities should be considered as Busselton grows. I think the car parking between the equinox and Nautical Lady should be made into community land and the parking moved further back. I don't have any concerns. I like the proposed drawing and think it will be a great visual asset to the foreshore. I look forward to seeing the development progress. Am very pleased with the previous development so far.					
	Yes						
	Yes	Great location! Yep, we are going to need a lot more parking. I think the more child friendly you can make it the better: Indoor playroom or an indoor playground would be perfect for winter time. So parents can eat and watch their kids play. High chairs. healthy Kids menu kids packs baby change facilities					
	Yes						
	Yes	great place. it will great for the community, jobs for people, great place to meet, if think its a wonderful idea, when can it get started					
	Yes	Great location for proposed building. The proposed size is adequate, however the previous version (and larger footprint) would also be well suited to the space and create another landmark feature for the Busselton foreshore. Adequate parking provision should be required in close proximity to the building, however people should also be prepared to walk a short distance, (within 1-5 minutes), as required in other centres or places which have a variety of functions and features. It is good to see the area in front of the proposed structure to be re-claimed as POS. The area itself is crying out for activation, and this will be completed sensitively with a variety of nature corridors still in tact for fauna and retention of natural beauty. It is difficult to have a structure of this scale and function, without some visual impact, however the concept design and proposed features indicate that it is likely to be iconic in nature, well designed and will be a feature rather than an eye sore.					

Name	Yes or No	Comments relating to "Location"	Comments relating to "Scale" (too big/too small)	Comments relating to "Parking"	Comments relating to "Environmental Impact"	Comments relating to "Visual Impact"	Additional comments
		It is pleasing to see a community such as Busselton to have such vision for its foreshore which will activate the space, complement existing features / attractions, as well as create a point of difference in the region.					
	No	I do not favour the inclusion of a microbrewery in this proposal. Too big - I would prefer development as Public Open Space for all ages. No buildings. See comments above and below. No buildings. See comments above and below. Develop as Public Open Space, with restaurant/cafe only! If this is properly done it will serve the area well.					