



Submitter No.	Comment	City Response	Applicant Response
1	<p>Our Comments regarding the development plan proposal for a Liquor Store Large.</p> <p>We feel it is unsuitable due to already having 4 Liquor stores in Kalamunda Town centre and several in nearby locations. Which is more than enough. It doesn't add any value to our Town Centre and we need more variety of stores and services not just duplications.</p>	<p>The <i>Planning & Development (Local Planning Schemes) Regulations 2015</i> set out in Schedule 2 Part 9 Clause 68 the provisions required to be considered as part of the assessment process. Economic viability is not set out as a consideration for assessment. As such the landowner and lessee are obliged to undertake their own due diligence in ascertaining the local need. In this instance they have identified a market for a niche Liquor store that is not provided for by the existing providers.</p>	<p>The Council will decide this application on planning grounds. Public interest issues and outlet density issues will be decided by the Director of Liquor Licensing.</p>
2	<p>I believe we do not need another such in Kalamunda as we have the bottle shop next to the Kalamunda Hotel and Liquorland in Haynes Street.</p> <p>Additionally, there would be an increase in traffic in the area. I am therefore against this proposal.</p>	<p>As above economic viability is not set out as a consideration for assessment. The Traffic Impact Statement details the proposed generated trips per day. The assessment in addition to the existing volumes of traffic is well below the maximum</p>	<p>Whether or not there is a public requirement for the proposed liquor store will be decided by the Director of Liquor Licensing</p>



		desired volume for a Local Distributor Road.	
3	The proposal for a liquor store next to a group of strata homes of old people is a shocking idea	The correlation between the proposed land use and the adjacent residential demographic is unclear. The City has considered the location and considered that the target audience has the capacity to choose to utilise the service.	The Council will decide this application on planning grounds. Public interest issues will be decided by the Director of Liquor Licensing. The Applicants have a liquor store in Guildford located next door to a Seminary, with no issues reported.
4	With regard to the proposed liquor store in Canning Road I feel that we already have 3 outlets within walking distance of each other, why would we need a further one within the town centre. Also there is the question of parking and access to an already busy road. I feel that land could be put to much better use within the city.	As above economic viability is not set out as a consideration for assessment. The Traffic Impact Statement details the proposed generated trips per day. The assessment in addition to the existing volumes of traffic is well below the maximum desired volume for a Local Distributor Road.	The Council will decide this application on planning grounds. Outlet density issues will be decided by the Director of Liquor Licensing.
5	Regarding the above mentioned proposed liquor store APN: DA24/0314.....In short, do we really need another liquor outlet in our Kalamunda suburb? Is it absolutely necessary (and for the good of our health) for this proposed new outlet to be given the green light when we are already well serviced in this department with at least five of these	Please see above	There is significant public support for this proposed liquor store.



	<p>establishments i.e. liquor store to the rear of Embers Restaurant, Railway Rd; Liquorland, Haynes St, Kalamunda Hotel drive in bottle shop, Woolworths and Aldi. If this proposal is approved (and we understand it is a 'large' outlet) it will undoubtedly lead to the closure of one if not two of the existing liquor stores, which one could argue is sadly the idea leading to more vacant premises within our community.</p> <p>I would also draw your attention to the potential congestion into and out of the existing parking area onto Heath road, which presently serves the IGA store. My wife and I are not teetotal 'wowsers', and do enjoy a glass of wine or a cold beer on a hot day.</p> <p>We please urge Council to reject this unnecessary proposed development.</p>		<p>Outlet density issues will be decided by the Director of Liquor Licensing.</p>
<p>6</p>	<p>I am writing regarding the proposal of another liquor store in Kalamunda. After finding out more details about the proposal and possible alternatives (fast food takeaway or 2-dollar shop), If there is going to be a new business occupying the vacant land beside IGA, this is the better option of the three. Although trading hours (noise), additional traffic and car parking must be considered. As the location is in close proximity to residential housing (most of whom are elderly).</p> <p>Currently, the intersection of Canning and Heath Rd, gets quite congested, especially during school hours. Along with the possibility of other businesses occupying Lot 14 Canning Rd in the near future. Hence, losing a lot of valuable car parking. Some forward planning and installing a roundabout at this intersection would make sense to eliminate the traffic congestion problem.</p> <p>I realise the proposed business specialises in assorted beverages that aren't available in other liquor stores, although I strongly believe Kalamunda has enough places to purchase alcohol.</p>	<p>Hours of operation and noise impacts would be regulated under the Environmental Noise regulations. A condition in relation to these issues has been recommended.</p> <p>The upgrade of the road facilities is outside the scope of the application, notwithstanding the The Traffic Impact Statement details the proposed generated trips per day. The assessment in addition to the existing volumes of traffic is well below the maximum</p>	<p>Liquor stores are low impact and drive business activity to the locality. It is expected to be a positive addition to the local business community.</p>



	<p><u>Lot 14 Canning Road Kalamunda.</u> Although no official proposal has been made. Word on the grapevine is Macdonald's and possibly a car wash may be entertaining the proposition of starting business there. This IS a concern. Firstly, the idea of fast-food outlets is going against the City of Kalamunda's ethos. They have tried and failed in Kalamunda previously. As mentioned above, the aging population residing in Kalamunda (and living nearby in high density housing), along with the majority of the current population would object to the eyesore and all the issues that these businesses attract, e.g. noise, increased traffic and drive throughs, loitering, littering etc. If people wish to have Macdonald's/KFC etc they can travel down the hill to nearby High Wycombe or Forrestfield which are more suitable locations to cater for these food chains. Hopefully it doesn't get to this stage, yet I thought I would give some feedback while I have the opportunity. What makes Kalamunda such a sacred haven is nature, piece and quietness, cleanliness and escape from Nightclubs, fast food outlets etc.</p> <p>Myself, and the majority of the Kalamunda rate payers, would rather preserve and appreciate what we have, than run the risk of all the possible negative situations that could upset residents, deter visitors and past residents returning to our amazing community.</p>	<p>desired volume for a Local Distributor Road.</p> <p>As above economic viability of a provider is not set out as a consideration for assessment.</p> <p>This application relates to the subject lots only.</p>	
7	<p>How many Liquor Stores do we need in Kalamunda?? We have 1 in Gooseberry Hill, 4 in Kalamunda (Haynes Street,) Railway Road (next to the Hotel), Aldi Mead Street & Canning Road (next to Woolworths). One in the shopping centre (opposite St Brigid's College) and Sanderson Road. Maybe you should think about the car accidents that happen due to the driver consuming alcohol. The personal violence to others that is caused through again the consumption of alcohol. How would you feel if you lost a family member or friend (either being involved in a car accident or personal violence) because the offender had been indulging in too much</p>	<p>The application has been publicly advertised for 28 days with a sign on site, notification on the City's web page and letters to adjacent property owners in line with LPP11 and in line with the City's approach to provide local residents an opportunity</p>	<p>There will be no consumption of liquor on the premises, except for product tastings and seminars.</p>



	<p>alcohol?? If you are truly concerned about domestic violence and road trauma related to alcohol there is no need for another liquor outlet in our area.</p> <p>Maybe before giving the OK for this to go through, the rate payers of the City of Kalamunda should be allowed to voice their opinion on this subject.</p>	to comment on significant applications.	
8	<p>Thank you for providing information on the proposed development and for residents to have a say.</p> <p>Regarding the above proposal, I am within walking distance of the development site (Boonooloo Road)</p> <p>I reject any requirement for such a store in Kalamunda when there are two liquor stores in close proximity already, additionally, one in Gooseberry Hill, one at Woolworths canning road and one opposite the six way garage on Kalamunda Road.</p> <p>The Proximity of Canning Road / Haynes Street / Heath road are already congested at peak times. Additionally with the Crosswalk the area becomes congested and perhaps some further planning is required in this area as it has not been developed nor changed in the 60 years I have been living in Kalamunda.</p>	Noted	There is strong public support for the application, as shown in the survey which accompanies the liquor licence application.
9	<p>The town of Kalamunda has in more recent years become known for its village type charm along with tranquil atmosphere and currently accommodates four retail liquor outlets, namely: - Liquorland, 38 Haynes Street, Kalamunda BWS, Kalamunda Hotel Drive In, 43 Railway Road, Kalamunda BWS, Glades Shopping Centre, 123 Canning Road, Kalamunda Aldi, 17 Mead Street, Kalamunda</p> <p>In light of the above, the proposal to now have an additional liquor outlet operational is in my opinion totally unwarranted, not only from clearly an oversupply perspective (let alone that the building is proposed to cover 480 sq metres and will be in a prominent location), but also from the key aspects of a town cultural heritage and community impact perspective.</p>	The application has been assessed by the City's Design Review Panel in order to provide independent design advise in accordance with the requirements of State Planning Policy 7.0 - Design of the built environment and Local Planning Policy 30 Kalamunda Activity Centre Plan Built Form Design Guidelines.	The proposal is very distinctly different to the existing packaged liquor outlets. The Council will decide this application on planning grounds. Outlet density issues will be decided by the Director of Liquor Licensing.



	In conclusion, I therefore wish to submit my objection to the Liquor Store proposal submitted on behalf of Copper & Oak Liquor Merchants and trust the above content will be closely considered in advance of the City of Kalamunda making a final determination on the proposal.		
10	<p>I am totally opposed to a bottle shop at the above address. There is already a bottle shop just across the road, another at the top of the hill next to the hotel, Aldi sells liquor and so does Woolworths. On top of this are Kalamunda Hotel and The Best Drop. I don't consider there is any need for yet another outlet for liquor. There are enough young people hooning round our streets at night already many obviously high on liquor judging by the erratic way they are often driving, without yet another place to purchase alcohol.</p> <p>My other objection is to where it would be situated, right opposite Canning Roads junction with Haynes St which is already chaotic at times with traffic trying to turn in and out. A large bottle shop there would make an even worse situation. Plus, it's close to the pedestrian crossing which involves a queue of traffic at times.</p> <p>In my opinion Council should reject this application.</p>	See above	<p>The Council will decide this application on planning grounds.</p> <p>The applicant has lodged traffic and car parking reports with the application papers. Public interest issues and outlet density issues will be decided by the Director of Liquor Licensing.</p>
11	<p>I have looked at the information submitted in support of this proposal by the developer. My greatest concern is the impact of additional traffic at the Heath Road/Canning Road intersection.</p> <ul style="list-style-type: none"> The proposal appears to conveniently minimise the impact of an increase in vehicles turning out of the parking area at the rear of IGA on to Heath Road, either left to join the queue to the Canning Road intersection, or by a right turn across the traffic, avoiding pedestrians on the footpath or crossing the road to get to the parking on the other side of Heath Road. I live in Boonooloo Court so use Heath Road on a daily basis. I <u>never</u> attempt to do a right turn out of Heath Road on to 	See above	<p>The Council will decide this application on planning grounds.</p> <p>The applicant has lodged traffic and car parking reports with the application papers.</p>



	<p>Canning Road having seen far too many near misses there. Like many people I know, I do a detour via Boonooloo Road, Kalamunda Road, and on to Canning Road at the roundabout, or alternatively via Brooks Street and Recreation Road.</p> <ul style="list-style-type: none"> • The proposal also conveniently claims that street parking and IGA parking on Heath Road will cover the shortfall in parking spaces at their premises. This position gives no consideration to the fact that there are other users of the street parking, eg the public to attend functions (including funerals) at the church, visitors to the monthly market, and to the Stirk Park garden show, and visitors to the residential units in Heath Road. • Whilst the proposal may not be required to cover how access and parking will be managed if/when the vacant block(s) on the other corner of Heath Road are developed, and are therefore not available to their customers, I believe that it is a factor Council should consider. • Overall, the Heath Road/Canning Road/Haynes St intersection and surrounds requires considerably better traffic and pedestrian management, and a liquor store at 10/12 Canning Road will only serve to exacerbate and highlight that. 		
<p>12</p>	<p>Petition 1 – various residents As Rate paying residents and business owners in the City of Kalamunda we have the right to have our say. Many of our homes and businesses have been effected by the excess consumption of alcohol with break ins, theft and property damage. The fallout from these issues goes far and wide into the personal lives of each and everyone, the implications of insurance claims, impact on insurance premiums, to say nothing of the stress created which is detrimental to everyone... do we need to go on YES, WE DO</p>	<p>Noted</p>	<p>There will be no consumption of liquor on the premises except for product tastings and seminars. There is strong public support for the application, as shown in the survey which accompanies the liquor licence application.</p>



	<p>Kalamunda is not Clayton Road in Midland, nor Nicholson road in Canning Vale. Kalamunda is OUR Home in the Forest, and we need to keep it that way, where there is still the atmosphere of village life and a sense of community.</p> <p>We do not need nor want yet another alcohol outlet in our precious hills. There are already five liquor stores within a 10-minute drive, 10 kilometre distance Of the town centre.</p> <p>Yes, we do have several large concrete boxes in our town... Woolworths, Aldi, Coles, Bunnings and Auto One... These businesses are offering a service to our community an importance part of our town.</p> <p>Yes, I am sure many of us enjoy a glass of bubbles, sipping a lovely glass of wine with dinner or maybe an icy cold beer after a long hot day. To purchase any of these drinks is already more that adequately catered for.</p> <p>We are also constantly being reminded that the intake of too much alcohol is Detrimental to our health, so WHY WOULD WE WANT AN ENTIRE LARGE UGLY BUILDING ON THE MAIN ARTERIAL ROAD THROUGH OUR TOWN TO BE PROVIDING A PRODUCT THAT POTENTIALLY COULD RUIN LIVES IN SO MANY DIFFERENT WAYS.</p> <p>WE STRONGLY REJECT THIS PROPOSAL</p>		<p>Public interest issues and outlet density issues will be decided by the Director of Liquor Licensing.</p>
<p>13</p>	<p>Petition 2 – various residents Duplicate concerns</p>	<p>Noted</p>	<p>There will be no consumption of liquor on the premises except for product tastings and seminars.</p>



			<p>There is strong public support for the application, as shown in the survey which accompanies the liquor licence application.</p> <p>Public interest issues and outlet density issues will be decided by the Director of Liquor Licensing.</p>
14	<p>I am opposed to the proposal. We have three liquor stores plus ALDI in the town centre already. It's a disconnect right next door to a doctor's surgery (alcohol and health outcomes). I can't locate the document, but a few years ago the shire/city commissioned a report about the Kalamunda town centre, and it was critical of the look and mixed character of the town, e.g. Red rooster being the entry point. I'm sure it mentioned the vacant block next to Iga as being an opportunity to bring some coherence to the look and feel of the town, or for it to be something of public value other than another retail venue. Especially as it anchors the foot of Haynes St. Also, the plan of the new building doesn't seem to me to add any character or heritage feel, it looks like a flat concrete block.</p>	See above	<p>The proposal is very distinctly different to the existing packaged liquor outlets. The Council will decide this application on planning grounds.</p> <p>Outlet density issues will be decided by the Director of Liquor Licensing.</p>
15	<p>The current traffic along Canning Road and Heath Road is already unmanageable, especially at peak times. A liquor store would mean an increase in the number trucks and traffic to the premises. An increase in traffic along Heath road would create an untenable level of noise, and inadequate infrastructure to control traffic on Heath road, would mean unsafe streets for pedestrians living in the residential properties that line the streets.</p>	See above	<p>The proposal is very distinctly different to the existing packaged liquor outlets. The Council will decide this application on planning grounds.</p> <p>Outlet density issues will be decided by the Director of Liquor Licensing.</p>



	<p>Furthermore, there are already an adequate number of liquor stores and pubs in the vicinity. The community values Kalamunda's 'village' atmosphere, excess liquor stores add no value to this community.</p>		
16	<p>1.2 In conjunction with 1.4 as they already offer a great variety in their Tuart Hill and Guilford stores why is there a requirement and or a need to swamp Kalamunda when as they have stated people are already partaking in accessing their other stores for specialist alcohol requirements.</p> <p>1.3 The business focuses on products they like to see.a market leader in introducing new packaged liquor products. (Yet local wineries and distilleries are trying to entice people to Kalamunda and introduce their own packaged liquor)</p> <p>1.4 I do not see how this is possible, after all it is just another Liquor store. After all, alcohol is alcohol, Is there not enough alcohol readily available in Kalamunda.</p> <p>1.5 Upmarket liquor warehouse, just what Kalamunda city DOES NOT need.</p> <p>1.6 This is a lovely play on words, the Kalamunda precinct is an alfresco styled shopping area, people are already shopping between the available shopping centres. The proposal now is to pull people away from the current shopping precinct to their new proposed liquor store. What are or will be the negative effects on the existing shops, businesses, and infrastructure? What are the negative aspects and presumed anti-social components that are expected if this is approved.</p> <p>1.7 Again local Hills businesses do not need the negative Impact of a warehouse sized liquor store. Alcohol beverages in Kalamunda City and the Kalamunda surrounds of the wider Perth Hills are catered for. The Kalamunda City area is saturated with alcohol. Why would you put a warehouse in the Kalamunda City centre? Why is there a need or requirement for more alcohol in Kalamunda?</p>	See above	<p>There is strong support for the proposal from local liquor producers, and also the wider public. Expert traffic and car parking reports have been lodged with the application. The potential for harm and ill-health will be considered by the Director of Liquor Licensing, as will outlet density matters.</p>



	<p>Traffic Impact assumptions at 'Technical Findings' cater for a non-realistic situation, as firsthand experience driving into Kalamunda is hazardous enough without extra potential un safe vehicle trips at a site where there is a pedestrian cross walk, and entry to and from Haynes and Heath roads onto and from Canning Road.</p> <p>Why has Haynes Road, a SIGNIFICANT road usage 'Name of Other Roads', been excluded from being one of the main roads within 100m radius of the site?</p> <p>The traffic would be a nightmare and an Inconvenience to the community, the people who live in the area, and would exacerbate potential traffic accidents and incidents which will have a negative effect on the community. Traffic Impact Statement does not address, the Intersection roundabout at; Kalamunda Road; Stirk Street, Canning Road, and the off street after the roundabout at Haynes and how this will impact traffic, community, and businesses.</p> <p>2 Further traffic Impact statements have not provided the potential vehicle pressure arriving into the Kalamunda City from the East along Canning Road, again placing a further burden on Railway Road; Mead Street; Heath Road, and Haynes Street.</p> <p>Traveling up Kalamunda Road, further vehicle pressure would be to take the turn at the previous roundabout at (Elizabeth Street; Lindsay Street; Boonooloo Road) and continue up to Railway Road to avoid the city area. This would then place extra traffic burden at other areas of Kalamunda that have not been highlighted or considered, rather just looking at the immediate site.</p> <p>Common knowledge dictates that there is a parking issue in Kalamunda City, to assume that reciprocity with other commercial land uses to cater for off parking is in my opinion make believe and false.</p> <p>I also note at Appendix 2 the locality plan provided considers – a 800M Radius only assessment, a very small area considering that the Department of Local Government, Sport and Cultural Industries, Racing Gaming and</p>		
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	Liquor requires the following, "Public Interest Assessment Form 2A" "Part 3 the profile of the local community outside of the Perth CBD of 15km the radius of the locality is 3Km.		
17	<p>We are concerned about having another liquor outlet in this vicinity, when there are already two in close proximity to this proposed development - one in Haynes St and one adjacent to the Kalamunda Hotel. We know this is supposedly a boutique liquor outlet, but having already experienced several episodes of anti-social behaviour in this area since we have recently moved here, we are concerned that this will only add to the problem. Social issues around alcohol abuse are well known and we simply think that providing yet another source to facilitate alcohol acquisition and consumption is unadvisable and unacceptable.</p> <p>The City needs to decide whether it wants Kalamunda to be seen as a respectable outer suburb with the characteristic hills /country town feel or just another location dominated by a pubs and liquor outlets. We don't want the latter.</p>	See above	<p>The proposal is very distinctly different to the existing packaged liquor outlets. The Council will decide this application on planning grounds.</p> <p>Outlet density issues will be decided by the Director of Liquor Licensing.</p>
18	I oppose the proposal for a liquor store at the above location. I believe we have enough bottle shops in Kalamunda and the site could used for better purposes	Noted	Outlet density issues will be decided by the Director of Liquor Licensing.
19	<p>How about a unique idea of a first for Perth.</p> <p>A massive positive for Kalamunda.</p> <p>A Indigenous art and food culture shop, that could well develop onto the need to replace the rumour of a Mac Donalds at 14 Canning Rd onto a Indigenous nursery for the unique found in the outback for thousands of years, that could be on our plates.</p> <p>Regarding the proposal of a high volume anti-social liquor store, the type of business that attracts a high volume of clientele of addiction.</p> <p>Your liability:</p> <p>The parking at varied times gets busy enough servicing the new IGA, where putting more pressure on the new rear car park would force customers, including the elderly to cross Heath Rd at risk.</p>	Noted	<p>There is strong support for the proposal from local liquor producers, and also the wider public.</p> <p>Expert traffic and car parking reports have been lodged with the application.</p> <p>The potential for harm and ill-health will be considered by the Director of Liquor Licensing, as will outlet density matters.</p>



	<p>Do we really need another booze shop? No. We have that covered I think with 7 in the area. Part of your obligation is public health and safety.</p> <p>Solution: It would be far safer to develop the site on the existing original car park on the corner of Heath & Canning Rd's, and extend the parking in Lot 15/16 with a Canning Rd entry & exit along with a unique idea of an Indigenous art and food culture shop in the corner of Lot 15. Something that hasn't been done to date.</p> <p>We need to attract people with cash to splash to this unique area in the hills, to shop businesses going to the wall by attraction, and not drown the locals with another liquor store. On top of the 6 we already have up here excluding the BWS at the bottom of the hill on Kalamunda Rd. You want another? Please! Now let's see if you have your ears on.</p> <p>A logistical matter that I overlooked in my last submission is delivery. Liquor delivery commonly requires a substantial rigid truck to deliver pallets of product consisting of 1 to 1.5 ton pallets of packaged goods. This is usually delivered by 8,12 and 16 ton capacity trucks. In my 40 years of experience in transport I can well see that all deliveries are to be executed via the rear car park, requiring the 16 ton trucks to reverse in off Heath Rd 30 meters from the Canning Rd intersection. The 8 and 12 ton trucks can turn within an half empty car park, but none of these trucks will ever make the turn into the immediate rear access of the property, requiring an unload 20 meters away in a shared apace. It's what we call, a problem drop!</p>		
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	<p>A 16 ton twin-steer truck is very detrimental to any road surface fully loaded, as any 12 ton truck with dual axle is also hard on the road asset surface.</p> <p>While grocery stock has varied weights balanced in any load, liquor is commonly all heavy as packaged liquid.</p> <p>If this appalling idea has to go ahead? Then delivery restrictions with times and weight limits would be beneficial to the rate payers that will have to pay for the damage occurred over time.</p> <p>If IGA is receiving a delivery? The liquor truck may have to wait in the street, if they can't reverse in off the busy street.</p>		
20	<p>I have reviewed the application and support the proposal. I'm pleased to see the proposed building oriented toward and accessed via Canning Road, and the style consistent with the adjoining IGA. I suggest conditions be applied to ensure the front windows and those fronting the laneway remain clear and unobstructed, and CCTV be installed in the laneway for safety and security. This is a great business opportunity to showcase Bickley Valley and Swan Valley wines, and contribute to tourism and economic activity within the City.</p>	Noted	
21	<ol style="list-style-type: none"> 1. The service already exists across the road in Haynes St. This could lead to an oversupply of liquor outlets in Kalamunda. 2. Traffic: This corner is already congested and very busy. Further vehicle and pedestrian access will make it dangerous. 3. Parking: The proposal shows a parking shortfall in an area already significantly undersupplied with appropriate CBD parking. 4. Coupled with the proposed McDonalds on the Heath Rd corner, this development will turn this area into a noisy, busy and potentially anti-social section of Kalamunda and impact negatively on those living nearby. 	As above	<p>There is strong support for the proposal from local liquor producers, and also the wider public.</p> <p>Expert traffic and car parking reports have been lodged with the application.</p> <p>The potential for harm and ill-health will be considered by the Director of Liquor Licensing, as will outlet density matters.</p>



<p>22</p>	<p>WHY? There is more than enough liquor stores already in Kalamunda!!!</p> <p>Is there not already enough liquor stores in Kalamunda and neighboring suburbs?</p> <p>Kalamunda has already 4 liquor stores, then another 3 liquor stores in neighboring suburbs (Gooseberry Hill and Lesmurdie), then this does not take into consideration the further areas of Maida Vale, High Wycombe and Forrestfield.</p> <p>It doesn't matter what type of alcoholic beverage is on offer, there is already more than enough and plenty of choice of where to purchase from Kalamunda and surrounding area, plus everywhere else.</p> <p>With many of our beautiful local wineries to visit in person.</p> <p>With alcohol comes crime, is there not enough theft and crime already in the city of Kalamunda??</p> <p>Another new liquor store to take business away from the already established businesses???</p> <p>There will be no point of difference by the proposed licence, as it doesn't matter where the alcohol comes from (Western Australia, Barossa (SA), France, America, South Africa), its all alcohol.</p> <p>There is absolutely NO need for another liquor store in the Kalamunda area, and especially one of this proposed size. As if the Kalamunda area isn't already saturated with alcohol, why the hell is there a need for another one!!!!</p>	<p>See above</p>	<p>There is strong support for the proposal from local liquor producers, and also the wider public.</p> <p>Expert traffic and car parking reports have been lodged with the application.</p> <p>The potential for harm and ill-health will be considered by the Director of Liquor Licensing, as will outlet density matters.</p>
<p>23</p>	<p>we have no objection to the proposed use as a liquor store per se. However, we are concerned about the difficulty of exiting heath rd and turning left or right at school hrs and when the evening commuter traffic is</p>	<p>See above</p>	<p>An expert traffic report has been provided</p>



	present. The narrow width of the traffic lane in heath rd prevents two cars waiting next to each other, to allow 2 vehicles both a left turn and right turn simultaneously. With the impending development on the corner of heath rd and canning rd we believe serious consideration should be given to the installation of a roundabout or traffic lights.		
24	very happy with a development on this site, no objections at all	Noted	
25	Opposed to the need for any further Alcohol outlet. Will hugely impact an already stressed-out traffic flow and will impact existing businesses in place servicing the local community. This is already a very dangerous area for traffic flow and accidents will happen if this goes ahead.	See above	An expert traffic report has been provided
26	<p>Not opposed to development of the area but concerned with the impacts around the area.</p> <p>I don't see a bigger plan in the proposal, and this may need to come from Council and may be out of the scope of this particular DA.</p> <p>Whilst the application is separate to the future commercial development nearby 14-16 Canning Road, 5 Heath Rd, the impacts to parking in the area, the Heath Rd x Canning Rd intersection, Canning Rd pedestrian crossing, and Heath Rd pedestrian crossing the road need to be considered in depth. Additional mitigations will need to be considered noting the demographic of the area. There have been a number of reported incidents.</p> <p>The area can get quite busy and parking can be at a premium now. The intersection itself with people tuning right from heath into Canning has presented some issues especially people taking greater risk at heavy traffic times</p>	See above	Expert traffic and car parking reports have been lodged with the application.
27	I fully support the Development Proposal of "Liquor Store – Large" at Lot 16 (12) & Lot 15 (10) Canning Rd, Kalamunda	Noted	
28	My concerns regarding the proposed liquor store would be the increased traffic load in the vicinity of the T junction of Canning Road and Heath Road.	See above	Expert traffic and car parking reports have been lodged with the application.



	<p>I am also concerned about clients of the liquor store using the parking in front of the strip shops at 6 Canning Road, Kalamunda. Patrons may want a “quick” visit to the liquor store and may not want to go onto Heath Road to access the rear parking.</p> <p>Also my understanding is that a local branch of Alcoholics Anonymous runs out of the Uniting Church on Heath Road - is this not a bit of bad taste to have a liquor store as a close neighbour?</p>		<p>The potential for harm and ill-health will be considered by the Director of Liquor Licensing, as will outlet density matters.</p>
29	<p>Why does Kalamunda need another liquor store, when there are already 4 liquor outlets (Liquor Land, Kalamunda Hotel, Aldi and Woolworths)?</p> <p>The proposed location will adversely affect traffic congestion at an already busy intersection. It is already difficult to get onto Canning Rd, via Haynes St and Heath Rd; with additional traffic in and out of the proposed liquor store, it would make it unbearable and dangerous.</p> <p>I have often witnessed near misses at the pedestrian crossing, near by. Cars often fail to slow down enough to stop for pedestrians, others are oblivious of the need to stop.</p>	See above	<p>Expert traffic and car parking reports have been lodged with the application. The potential for harm and ill-health will be considered by the Director of Liquor Licensing, as will outlet density matters.</p>
30	<p>A large box liquor outlet is neither required in the town given the ample existing alcohol supply options, and the proposed location at the bottom end of Haynes Street will be an eye sore and detract from the aesthetics of the main street.</p>	See above	<p>There is strong support for the proposal from local liquor producers, and also the wider public. Expert traffic and car parking reports have been lodged with the application.</p>
31	<p>Our considerations for the above development are: Only 100metres from Liquorland Haynes Street Congestion Haynes Street /Canning Road access Parking</p>	See above	<p>With no specifics included it is hard to make any comment in response to this submission.</p>



	Hours of opening Deliveries		Most of these issues will be considered by the Director of Liquor Licensing in due course.
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