

COMMENTS RECEIVED ON MARKET PROPOSAL					
#	Name	Date	Comments received	Officer Comment	Recommendation
1.	Zanders	08.08.17	<p>The following comments were received:</p> <ol style="list-style-type: none"> 1. I cannot stress enough how disappointing it is that the Shire of Broome are even considering a proposal of this nature. 2. The owners of Zanders absorb significant losses for 7 months of the year. They do this in order to provide a service to the local residents of Broome and to provide a place for tourists to enjoy a meal with a drink at Cable Beach in the quiet season. 3. It would make more commercial sense to close Zanders for these months, however the venue remains open with the knowledge that these losses will be somewhat mitigated by increased revenue during the tourist season. 4. The addition of night markets, with 25 food and beverage market stall marquees and vans, including a pop-up bar right on our doorstep will significantly impact our business. 5. Zanders will no doubt be subject to members of the public attempting to use our facilities which are already at capacity from restaurant patrons – again at a cost to our business. 6. To allow pop up markets to sell alcohol and food at a significantly lower price point – which they can, due to the lack of overheads like rent and rates is, quite frankly, insulting to the Owners who have been rent and rate payers to the Shire for many years. 7. If these markets were to take place we would be at a significant disadvantage and it would no doubt irreparably harm our business and take away the few months of profitability which we wait 7-8 months of the year to see. 8. If the Shire are keen on having live music and casual food and beverage options on the beach, Zanders are more than happy to provide this service and it would be very much appreciated if 	<ol style="list-style-type: none"> 1. Objection noted. 2. The Shire supports Zanders remaining open all year round and a market trial between June and October is considered unlikely to impact upon operations in the tourism shoulder periods referenced. 3. The Shire supports Zanders remaining open all year. At this point it is proposed that the market is approved for a trial period only between June and October. 4. The concerns about the impact that the markets might have upon existing businesses are noted. However it is proposed that this application be approved for a trial period only, allowing for any impacts to be considered at the conclusion. The intention of holding markets is to bring additional people to the Cable Beach precinct. The type of food offerings and experience available at the markets are different to the restaurant experience offered at Zanders. As markets are likely to draw additional people to the precinct it is likely to bring additional potential customers to the adjacent restaurants. 5. The markets will be required to bring their own toilets. The toilets will be within the footprint of the markets and it is unlikely that patrons would choose to walk a greater distance to access toilets at Zanders. 6. Markets traditionally offer different type of food products and experience to 	<p>It is recommended that the markets be approved for a four month trial period.</p> <p>At the conclusion of the trial period and if an extension is sought to the market licence, it is recommended that adjacent operators be invited to comment and relay any impacts that may have been experienced during the trial.</p>

			<p>we were given the opportunity to discuss this prior to the application being granted.</p> <ol style="list-style-type: none"> 9. If this is not an option, Zanders would ask the Shire to consider that this type of offering be placed somewhere (like Gantheume Point) much further away from the tenants on Cable Beach so as not to hurt the business which we have fought so hard to keep afloat for the last few years. 10. Zanders has paid rent and rates to the Shire for over 10 years now and has remained open to the public all year round. However if Zanders' business in the peak season is to be cannibalised by food stalls with a mobile bar such as is being proposed, then we will be left with no choice but to seriously consider the legal avenues open to us to protect our business. 11. I understand from your email that the application does not need community consultation and we all agree that that Broome needs more attractions to bring in tourists. However these attractions cannot and should not be at the detriment of local businesses like Zanders, a tenant of the Shire of Broome which has operated for the benefit of local Broome residents all year round even when it has not been commercially viable to do so. 12. It will be of significant detriment to Broome businesses that are fighting hard to stay afloat in these challenging economic times. 13. In an ideal world Zanders would operate for five months a year and would show a significantly higher annual profit. 14. I cannot stress enough how disappointing it is that the Shire of Broome are even considering a proposal of this nature. 	<p>that expected in a restaurant. While it is noted that food at markets are perceived to be cheaper than a restaurant, it is a different type of offering and as set out above, is not in direct competition to the level of service available at Zanders or adjacent restaurants.</p> <ol style="list-style-type: none"> 7. The markets are a trial for a four month period for one night of the week (a total of 16 markets). As set out above, the food product available in a market is different to that in a restaurant and it is hoped that drawing additional people to the precinct will also increase patronage at the adjacent restaurants. 8. The Shire is open to conversations with Zanders about potential live music events. The approval of the markets is not seen to prevent this from occurring. 9. The markets are proposed to be approved for a four month trial period only. At the conclusion of the period, the Shire can review potential impacts on adjacent premises. 10. The Shire's intention in giving consideration to allowing markets at Cable Beach is to increase the amount of people accessing the precinct and also providing a greater range of tourist activities, thus leading to extended length of stays. It is hoped that with additional people visiting the area that this will also have a positive impact on adjacent, already established restaurants. 11. As per comments above. 12. As per comments above. 13. As per comments above. 14. As per comments above. 	
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ATTACHMENT 2

	Cable Beach Club	18 July 2017	<p>Whilst the Cable Beach Club Resort advised they have no objection to the proposed markets, they have provided a submission registering the following concerns:</p> <ol style="list-style-type: none"> 1. Loss of restaurant and bar and food beverage revenue. 2. Amphitheatre not being available to book for events for an extended period of time. 3. Concerns regarding guests not understanding the Amphitheatre and our facilities are not linked. 4. Guests buying beers from Cable Beach Club Resort and going to the markets is a concern. 5. Use of in house facilities - in particular the Sunset Bar toilets. 6. We would need security on the market evenings to uphold liquor licence restrictions. 7. Set up blocking the view from the Sunset Bar for guests. 	<ol style="list-style-type: none"> 1. The food offerings and experience available at a market are different to that in a restaurant. It is envisaged that markets would increase the amount of people visiting the Cable Beach precinct which is likely to have a positive impact on adjacent restaurants, with more potential customers in the area. 2. There are no existing event bookings over the period the market trial is proposed. 3. The markets will have to provide toilet facilities to cater for customers visiting the markets. The toilets will be in the market footprint and it is unlikely that people attending markets will choose to travel further to use toilets. 4. It is noted that the markets may be an attractor for patrons drinking at the Cable Beach Club, however this is something that the management of at the Club must address. 5. As per comments in 3 above. 6. The liquor licencing is monitored by the Department of Racing Gaming and Liquor, however it has been advised the applicant of the Markets is to provide security for the pop-up bar to satisfy Liquor Licencing requirements. 7. The markets have been proposed approximately 20m north of the Sunset Bar to not obstruct its view. 	<p>It is recommended that the markets be approved for a four month trial period.</p> <p>At the conclusion of the trial period and if an extension is sought to the market licence, it is recommended that adjacent operators be invited to comment and relay any impacts that may have been experienced during the trial.</p>
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