

SCHEDULE OF SUBMISSIONS - PROPOSED CHANGES TO POLICY 3.3.6 - TRADING IN PUBLIC PLACES (POLICY) TO INTRODUCE NODES				
No	Name & Date	Submission	Staff Comments	Recommendation
1	Mollie Bean Coffee	<p>Thank you for the letter from the Shire of Broome dated 20th February 2018 regarding the above.</p> <p>Mollie Bean Coffee, unlike some of the weekend pop up traders / food vans is a permanent trader operating all year round. We do however welcome this proposal and officially register our expression of interest particularly in the Cable Beach Foreshore and adjacent road reserve precinct.</p> <p>We are a multi award winning, experienced and high audit compliant operator and feel we meet all of the special requirements for trading in all of the proposed nodes.</p> <p>Due to our long-term commitment to Broome by way of property investment, business acquisition and community involvement we feel we are a significant stakeholder to be considered for the proposed changes.</p> <p>In our business we have a diversified number of clientele both local and visiting tourists. One of the main comments we continually receive is Broome does not cater well nor encourage locals or visitors into some of the areas by providing appealing services.</p> <p>Should the trading NODES policy be introduced then as a trader we would recommend that there needs to be stakeholder involvement in the planning and allocation of pop up traders and food vans into certain areas. We raise this point as we have noted the failure at recent Broome major events and the comments from the general public.</p> <p>Should you require any further additional information please do not hesitate to contact us.</p>	<p>Submission in support.</p> <p>Regarding the recommendation that there be stakeholder involvement in the planning and allocation of pop up traders and food vans in certain areas, the Policy currently allows Council to invite applications for trading activities in particular areas (ie. run an expressions of interest (EOI) process). The proposed policy amendments already require this to occur for Chinatown, however it is recommended that this be considered for the Cable Beach Foreshore Reserve and Town Beach Reserve also if these areas are included as trading nodes.</p>	<p>No amendment to the draft Policy, however Council can consider running an EOI process in accordance with the Policy for the Cable Beach Foreshore Reserve and Town Beach Reserve.</p>
2	Hutchinson Real Estate	<p>Broome has only a small population and we should be mindful of the effect of increased competition on existing retailers, cafes and restaurants.</p> <p>Costs and a level playing field: Existing retailers, cafes and restaurants currently contribute large amounts to the operating of the Shire of Broome through Shire rates either paid directly or indirectly. This profitability of these businesses have been heavily impacted in recent years by the severe down turn in the local economy as well as generational changes in retail spending habits. Many businesses are hanging on by their fingertips and any further negative impacts will be disastrous. This has/will flow into creating a negative investment environment whereby no one will want to invest into new retail developments and existing developments will not be redeveloped. This is impacting the ability of retail property to afford the current levels of Shire taxation. We could become a pop up town with limited permanent specialist retailers and food providers.</p> <p>To my knowledge Broome is the only town in Australia I know of that has proposed this level of food vans and pop up shops. Expanding pop up shops and food vans will impact existing retail and restaurants. Permanent shops and restaurants contribute more to the Shire budget and are at a disadvantage to pop up shops food vans as they pay more rent and outgoing.</p> <p>Retail properties without profitable tenants will struggle to pay the outgoings including Shire rates which may decline. An expansion of pop up shops and food vans will discourage the development and redevelopment of retail properties to the long term detriment of Broome and contribute to the current decline in retail properties.</p> <p>There are currently three restaurants that have closed last year and the spaces are vacant available for lease. Those are 18 Degrees, Cafe D'Amore and Azuki Fusion. The retail sector is already under enormous pressure with many businesses' struggling to survive.</p>	<p>The concerns raised by the submitter are noted. Pop up traders and food vans can be an important element of economic activity in a town, adding diversity in commercial offerings, creating vibrancy and activating public spaces.</p> <p>Safeguards have been included in the proposed new Schedule 5 of the Policy to mitigate impacts on nearby businesses, as follows:</p> <ul style="list-style-type: none"> • Limiting numbers of pop up traders/food vans to 3 traders at any one time, except in Chinatown. • Requiring an EOI process to be followed prior to any traders being approved in Chinatown, whereby Council will specifically decide who, where and when temporary traders can operate in Chinatown. • Allowing approvals for traders to be limited to certain hours/days. • Including criteria regarding visual amenity and objectives the temporary trader must be in a position to achieve for a trading licence to be issued. 	<p>No amendment to the draft Policy.</p>

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		<p>Existing food vans and pop up shops should pay rent which reflects the amount of business being done and rents paid by competitors. Pop up shops and food vans should be restricted to remote locations away from retail area's or be limited to festivals and markets or be located in vacant shops that are available.</p> <p>I have been working in the retail property sector in Broome for the last 30 years and have watched the changes. The proposal to expand the pop up shops and foods vans would. not appear to be best practice when compared to other towns and I urge councillors to consider the long term impacts rather than the short term benefits.</p>	<ul style="list-style-type: none"> Requiring temporary traders in a node to result in a diversity or enhancement of offerings/experience, as opposed to duplicating existing offerings. 	
3	Son Ming Restaurant	<p>Son Ming appreciates the opportunity to provide feedback about this proposed change.</p> <p>If it does change, can you please make sure that the new policy looks after the existing interests of a business such as ours? Son Ming is the only business which has been open 7 nights a week, for 25 years, in Carnarvon Street.</p> <p>Under the current policy, we had to complain about having our ability to carry out our business, interrupted. This occurred when there was a market in Chinatown and the front of our business was blocked from the street activities by a large truck selling toys. Our normal customers could not drive to our street and no one could see that our business was open. It seriously affected our restaurant that night. When I followed it up I was told that the organiser had checked and decided that "no businesses were open at night" in that section of Carnarvon Street.</p> <p>Please show respect for the fact that our business is open and make sure, if you have pop up traders and food vans that you do not block our normal business, if this new policy is accepted. If there is more activity in Chinatown it would be good if we could benefit from the extra activity and not be disadvantaged by it.</p>	<p>The proposed amendments to the Policy includes the following criteria for pop up traders and food vans in the nodes:</p> <ul style="list-style-type: none"> Must be well presented and provide a high level of visual appeal. Must not detract from the general or visual amenity of the surrounding area. Will support the vibrancy and/or enhance the use of an area by persons working or visiting the node. Result in a diversity or enhancement of offerings/experiences available within the node. <p>In addition, the following standard provisions in the Policy that apply to public traders will apply to public trading in the nodes as well:</p> <ul style="list-style-type: none"> Trading activities must not adversely impact on traffic movement or traffic flow. Trading activities must not prevent access to a footpath. Trading activities will not have an unreasonable impact on other traders, permanent businesses, traffic flow, pedestrians or the public's use of a public place. <p>Overall, the amended Policy has been drafted to seek to increase activity in an area, without causing detriment to existing businesses.</p>	No amendment to the draft Policy.

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4	Runway Bar & Restaurant	<p>Although the Shire of Broome, Visitors centre, Chamber etc work immensely hard to make Broome an all year-round holiday destination we have not got there yet. Broome is still very seasonal which makes it difficult to trade profitable in the wet season.</p> <p>Broome already has a high number of great dining choices without embarking with food vans pop up options. 2017 three very popular restaurants closed their doors due to the cost of running and overheads. The runway bar noticed significant trade loss on the extra market activities on Thursday nights and stair case markets. I also speak for other China town traders who noticed this too.</p> <p>I believe in allowing pop up vans in China town and surrounds is unfair to those business owners that pay rate and occupy shops all year round. Allowing food vans will have more of a negative affect with more business closing their doors.</p> <p>Shire of Broome needs to work with already existing pockets than creating more.</p> <p>I don't believe cheap eat vans is not revitalisation its more like cheap holiday food like south east Asia .</p>	See response to Submission 2 above.	No amendment to the draft Policy.
5	Kitchen Cabana Café & Grill	<p>Being the sole license holder to the immediate proposed area I find this will largely have a major negative impact on my business. Without having a say in which food vendors would be allocated these nodes this in turn could create much tension and chaos to said location. In having dealt with the recklessness & dysfunctionality first hand at many events side by side other food vans with limited driving skills, etiquette, food hygiene and common sense this seems to be aiming for substandard mobile food venues.</p> <p>I propose to be the only food van trading in the Town Beach carpark as currently stands. Also a right to deem whom will be nominated at any given time within Town Beach Reserve. Also to have a say in extents at which they are granted rights to street vend within 300m of my food trading license.</p>	<p>The proposed trading node at Town Beach covers the entire reserve, and not just the car park where the submitter's food van currently operates from. The proposed amendments to the Policy would allow a maximum of 3 trading licences to be issued for the entire reserve, including the one already currently issued. Therefore, the congestion of stalls and food vans during Town Beach markets and events would not be created through the proposed amendments to the Policy.</p> <p>Further, the proposed amendments to the Policy includes criteria that requires traders to result in a diversity or enhancement of offerings/experiences available within the node. In addition, the Policy already contains a requirement that trading activities will not have an unreasonable impact on other traders.</p> <p>It should be noted that the Policy as currently written does not prevent traders from establishing nearby other existing public traders. However, the intent of the amendments to the Policy is to add diversity and vibrancy, which would not be served by locating like offerings side by side.</p>	No amendment to the draft Policy.

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6	Kitchen Cabana Café & Grill	<p>The proposed nodes by the Shire of Broome is something which needs to address the current food outlets which are negatively affected. Please take note of the previous late night trading (Paint the Town Red) which has adversely affected the businesses just north of all the festivities. Having all the entertainment and activities a block or two away does largely carry a negative impact to those which open further north along Carnarvon Street. Having music, busking, free balloons & face painting, food & ice cream vending none of which have the high overhead cost of trading and draw people away from permanent vendors.</p> <p>Our family run business is trying to open for evenings and this major draw of people away from our venue is an additional hurdle for us. In addition to all the recent road closures (Short & Camarvon St. roundabout) on a continuing ongoing basis without warning or consideration for local business is majorly detrimental to our establishment.</p> <p>If the proposed activities are carried out on a regular basis in this manner of said nodes we fear this may force us to cease future night trading completely which seems to be opposite to the whole idea of the Chinatown Revitalization.</p> <p>Bringing in businesses or stalls is great if it can complement the entire area rather than a few favored spots. This would bring the businesses which are financially hurting and which pay actual rent, wages and many other overhead costs a much needed piece of the action. Seems the whole original idea of NOT having food outlets within 300m was set in place for a very good reason. We ask you to consider the fact that we are not paying our way through the wet season to have others come in and under cut our hard efforts in peak season.</p> <p>Just wondering why stalls other than food have not been proposed? Could be a great opportunity for local jewelry, local clothing, souvenirs, local artwork, tourist literature info huts. After all, seems many of the people attending the activities down the road are using the carpark at Paspaley Plaza.</p> <p>Please reconsider this proposal if you have any respect for the locals doing it hard over the wet season.</p>	<p>The purpose of introducing the proposed trading nodes is to activate and create vibrancy across an entire node, not just in certain places within a node. In relation to Chinatown, to ensure the right mix of traders are present in the right locations at the right times, the proposed amendments to the Policy require that an EOI process be followed prior to issuing licences.</p> <p>Public traders do not have to be food vans. To encourage a diversity of offerings and activation, it is anticipated that other forms of pop up traders would be desirable.</p>	No amendment to the draft Policy.
7	Broome Gallery	<p>Recently we have completed the development of 23 Carnarvon street, and have been notified of a node system that will be implemented into different places around Broome.</p> <p>We do have concerns in regard to having pop up shops directly in front of our new development, with the cost of paying rent, electricity, rates, insurance, wages and staying open all year etc. there is no way that we can compete with someone who pays \$30 a day for a site in the middle of town.</p> <p>We have been told that our items are totally unique, and I believe that is true, but if customers have to walk past a pop-up store first and their items are cheaper they will buy from the pop-up store it's just the way it is.</p> <p>I would love to see busker's, music, dancing and entertainment, but not unfair competition for the already struggling businesses in town, otherwise you will find yourself with a town full of pop up stores and no full-time shops.</p>	See response to Submission 2 above.	No amendment to the draft Policy.

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8	Divers Tavern	<p>In relation to the above subject line, I do have some concerns with the Shires constant effort in increasing the "Pop up" market and food van trade and thinking it's an event. Divers Tavern is 100% behind any effort to promote Cable Beach and get more people out this way all year round but we also strongly object to temporary competition arriving on our door step in prime location and at the peak times of the season.</p> <p>Divers Tavern contributes over \$20,000.00 a year in cash and product supporting local sporting groups, schools and local charities. We employ local people all year round and contribute to the betterment of Broome 365 days a year.</p> <p>Food vans do the exact opposite of the above and what you are proposing will open the door for Perth food van traders to see a business-based holiday opportunity for the Perth winter at the direct detriment of Broome businesses.</p> <p>With the Cable Beach Market trial scheduled for later this year I find it odd that this proposal comes out before the "trial"?</p> <p>I do admit that the proposal may be only in relation to "water activities" as your documents and content of wording conflict from one to another and are difficult to completely understand with confidence.</p>	<p>See response to Submission 2 above.</p> <p>The Cable Beach Food Markets have been issued a market licence under the Shire's Trading, Outdoor Dining and Street Entertainment Local Law 2016. Markets are assessed and licenced differently to public trading. The Policy only applies to public trading activities, and does not apply to markets.</p> <p>The beach is not included as a trading node, and is regulated separately under the Policy. It is on the beach that there is a requirement for trading activities to be directly related to the recreational use and enjoyment of Cable Beach and its adjacent waters. Activities in trading nodes do not have to be "water activities", and can be any form of pop up trader or food van as long as the activity meets the criteria in the Policy.</p>	<p>No amendment to the draft Policy.</p>

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9	Australian Hotels Association (AHA) WA	<p>I write on behalf of the Australian Hotels Association (WA) in response to the Shire of Broome’s proposed amendment to Trading in Public Places Policy to Introduce Trading Nodes.</p> <p>The AHA acknowledge the efforts of the Shire to consult with the community and contemplate the wider impacts pop up traders can have on the operation of permanent businesses.</p> <p>The impact that temporary pop-up bars have had on the permanent bricks and mortar venues in Perth is considerable, and has been widely published, and is currently subject to scrutiny of Racing Gaming and Liquor (RGL).</p> <p>We believe the provisions within the policy at clause 3 to ensure that trading does not adversely impact on competing or other permanent business in the vicinity to be well considered and a reasonable compromise, however we make the following recommendations for inclusion in the policy.</p> <ol style="list-style-type: none"> 1. A separate clause needs to be developed which specifically addresses the application for a trading Licence relating to the operation of a temporary liquor licensed premises. 2. The temporary liquor licence clause should reflect the Director of Liquor Licensing’s Policy on Temporary Bars which is currently being drafted by the Director of Liquor Licensing, along with other relevant RGL policies on Occasional Licenses, Caterers Permits and venue Extended Trading Permits. 3. Council to engage with the community and seek public comment in relation to any application for a temporary liquor licensed premises. 4. Applications for any trading licence should be subject to an open expression of interest process with venues in close proximity to the proposed area or designated trading node given 1st right of refusal. <p>The AHA appreciate that the role that temporary trading licences can play in activating an area, however it is imperative that the grant of such a licence does not adversely impact on existing permanent businesses or the amenity of the area.</p> <p>The AHA have been extensively involved in the drafting of the Director’s Policy for Temporary Bars and we the would welcome the opportunity to further consult with Shire of Broome on the development of a clause as it relates to temporary bars.</p>	<p>There was no intention for the trading activities in the nodes to comprise pop up bars. The Policy can be amended to reflect this.</p> <p>Regarding the introduction of a broader policy framework around pop up or temporary bars, Shire officers will continue to monitor developments in this area, including the Director of Liquor Licensing’s Policy on Temporary Bars which is currently being drafted.</p>	<p>Proposed schedule 5 of the Policy is amended to include a new clause 3.5 that states that “The trading activity must not incorporate or comprise a bar or the sale of alcohol”.</p>

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10	Broome Chamber of Commerce & Industry (BCCI)	<p>The BCCI notes the Shire’s proposed review of Broome’s “Trading in Public Places” Policy 4.2.15 including the introduction of “Trading Activity Nodes” in response to the growing demand for additional trading licences for “pop up” type businesses.</p> <p>The proposed introduction of trading activity nodes and the lack of clarity as to the number of trading licences that could potentially be granted for pop ups in Chinatown by the Shire has caused considerable concern to many of our members. This concern has been exacerbated as the change in policy has not been foreshadowed nor have compelling reasons been effectively explained.</p> <p>This is a very complex issue if the valid interests of all stakeholders are to be effectively considered.</p> <p>We recognise the contribution that pop up and mobile traders can make to the vibrancy of the town in relation to supporting specific events as well as the opportunity provided for individuals and families to earn or supplement income. However, the Chamber is vitally concerned about the unfair competition to traders who have made significant investments to operate year-round from leased or owned properties in established commercial centres and who pay significant Shire rates and provide ongoing employment opportunities.</p> <p>The Chamber’s view is that the process of issuing of a draft policy incorporating very significant changes which have the potential to detrimentally impact the viability of current businesses prior to an effective engagement process with key stakeholders is highly unlikely to result in any consensus or positive outcome for businesses, the tourist industry or the community in general.</p> <p>The Chamber respectfully requests that the Councillors defer any changes to the policy until there has been genuine engagement and a collaborative approach with key stakeholders to ensure all issues are fully canvassed and the best overall outcome is achieved.</p>	<p>The proposed changes were subject to public consultation and a number of submissions were received.</p> <p>This matter had been discussed with the former CEO of BCCI a number of months before any formal changes to the Policy were proposed. The consultation was discussed with the current CEO of the BCCI and a copy of the fact sheet and relevant information was provided.</p> <p>Letters were sent to all businesses within 300 metres of a proposed node, including all of the retail and food businesses in Chinatown. The letters were accompanied by a fact sheet on the proposed changes. Letters with a fact sheet were also sent to current trading licence holders.</p> <p>A notice advising of the consultation was published in the Broome Advertiser. Notice of the consultation was posted on the Shire’s website, along with a copy of the proposed amended Policy and the fact sheet. A Shire media release was sent to media outlets advising of the proposed changes and there was media interest in the story, with an article published in the Broome Advertiser.</p> <p>Shire staff had a number of telephone conversations and meetings with persons seeking further information on the proposed changes.</p> <p>Officers are unclear what information further consultation would uncover, given the comprehensive nature of the submissions received.</p> <p>The need to carefully select traders for Chinatown is noted, which is why the Policy requires an EOI process be followed before trading licences are issued for Chinatown.</p>	No amendment to the draft Policy.

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11	Beach Hut	<p>We are supportive of adding vibrancy and increasing economic activity by introducing trading nodes around Broome.</p> <p>1) We are also supportive of protecting the livelihoods of existing Broome residents, who currently have a business in Broome, whether the business be considered a permanent Broome business or an existing Broome business with a trading licence. These existing Broome businesses and the owners/operators invest so much financially into their businesses and the Broome economy and often struggle through quiet times during the wet season, businesses rely on the good income during the dry season, to compensate for the quieter times.</p> <p>Broome businesses need to be assured that the Shire’s policy amendments, will not have businesses from out of town be issued a licence and have a negative impact on an already struggling Broome trader. There needs to be protection in this policy for local businesses/ residents</p> <ul style="list-style-type: none"> • who pay high rates and rent • large power bills • high cost of living year round • heavily depend on the dry/tourist season income <p>If traders from out of town apply for a trading licence, there should be a minimum time frame set (e.g. 6 months), so they are not just taking the 3 good months of trading and leaving Broome, the traders need to contribute to our town and community.</p> <p>2) There should be strong stipulations within the policy about diversity of the trading licences issued. Businesses should not be the same or similar type of business within that node/ area. There should be some form of guidelines for this, so Broome Shire do not risk negatively impacting existing traders in the node/area by having similar trades.</p> <p>3) There is currently no clear process that determines whether allowing a new business to trade will have an unreasonable impact on an existing Broome business.</p> <p>Shire Officers would check off all the required criteria for the new business to be issued a licence, but would the Shire Officers also be the ones that would determine if this new business has a negative impact on an existing business. There needs to be more information on this process on how Shire Officers determine the risk of impacting an existing Broome business/trader or Broome Shire may risk existing businesses appealing decisions on new trading licences the Broome Shire issues</p> <p>Many Broome businesses are currently struggling and a lack of certainty and protection for existing business operators and licence holders will be felt on approval of this Policy 4.2.15 –Trading in Public Places, being amended.</p> <p>Summarising</p> <p>1) Broome Shire need to support Broome’s existing small businesses and traders, before issuing licences to traders not fulltime residents of Broome and are only in Broome to reap quick profit and not support Broome and its community year round.</p> <p>2) Broome Shire states that the traders are to be diverse with the items they sell, offer, hire, this needs to be strongly adhered to, with possible guidelines so that existing Broome businesses do not risk being negatively impacted by similar traders in the node/area.</p> <p>3) Broome Shire should consider a more clear process for Shire Officers to determine the risk of negatively impacting an existing Broome business before issuing Trading Licences.</p>	<p>The proposed amendments to the Policy include a range of criteria that seek to ensure the outcome of the proposed amendments are met, namely to add vibrancy and increase economic activity.</p> <p>The proposed amendments also state that a trading licence may be cancelled if a trader does not operate in a node for a period of 3 months. This is intended to prevent a person from obtaining a licence and only using it for a short period but holding on to it, thereby preventing any other person from having the opportunity to trade in a node.</p> <p>The Policy already contains a requirement that trading activities will not have an unreasonable impact on other traders. This is not intended to prevent competition between traders, and the Policy as currently written does not prevent traders from establishing nearby other existing public traders. However, the intent of the amendments to the Policy is to add diversity and vibrancy, which would not be served by locating like offerings side by side.</p>	<p>No amendment to the draft Policy.</p>

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		<p>The Broome Shire need to be supportive of existing small businesses and provide some certainty to existing local businesses within our Community. Consultation and transparency will help this trading node concept to work within our Community.</p>		
12	Yuki Barnett	<p>I Strongly support the newly proposed changes to trading in public places.</p>	<p>Submission in support.</p>	<p>No amendment to the draft Policy.</p>
13	Paspaley Pearls Properties Pty Ltd	<p>I have emailed and spoken with tenants in regards to the Trading Nodes, they have all received the information from the Shire.</p> <p>I have attached a map [<i>included at the bottom of the Schedule of Submissions</i>] showing locations of where the tenants in favour of the nodes would like to see nodes placed and also the change of venue of the Thursday night markets to Chinatown.</p> <p>Not all tenants have responded back to me however here is feedback from those who have:</p> <p>Scott at Sportspower - I do like this idea. Perhaps if it was constant it might have more appeal.</p> <p>Like the late-night trading last year. Every Second Friday lunch?? Lunches would work better in the Post Office Areas, due to lack of light. Between BWS and ANZ Bank? Outside the Post Office door, the Liquorland Side? Would have to be a different cuisine as we have DMK and the Thai place. All for the idea.</p> <p>Dewa at DMK - I have read the letter and read it, seems like Shire Plan doesn't supporting current existing small business especially Food Operators in Paspaley Building. Trading Nodes for Food Van around Chinatown or Paspaley Plaza will negatively impact our business, which is we pay rent, staff etc. I personally will be interested to have my Food Van trading around chinatown rather than paying Expensive Rent and More expenses on top of that. Paspaley should have great strategy to attract more visitors or customers in to the plaza as we do with offering our best products. Please speak on behalf of Us Food Vendors under Paspaley Plaza our thought and please support in anyway to keep business alive.</p> <p>Martin at Ginreab Thai - We support the original proposed Parklets to provide enhanced trading support to struggling food outlets that pay rent, food vans don't have rent of outgoing overheads and get stacks of opportunities to make good money at multiple market events.</p> <p>Vivian at Kitchen Cabana – Verbally Vivian has advised she is totally against the nodes, and it will make her business suffer, she has suggested she could put her van out on the street and then not have to pay any rent. I have asked her to consider that if the shire go ahead with food vans, and they were all located down the other end of town, then the Plaza would not have any customers attracted down our end of those event days, and did she have a suggestion for where the vans could go to benefit business here – she replied that her answer was no food vans at all anywhere in Chinatown.</p> <p>Josh at Kitchen Cabana - Just wondering why stalls other than food have not been proposed? Could be a great opportunity for stalls, music, bouncing castles, tourist literature info huts, pedicabs, activities within the inside or outdoor corridor at Paspaley Plaza. Even the boulevard/footpath could be an option. After all, seems many of the people attending the activities down the road are using the carpark at the Plaza. Also, on another note we are looking to trade evenings now that we are licensed. Looking to create a family oriented alfresco scene which could be great for the tour boat mobs.</p>	<p>Submission largely in support, except for strong lack of support for food vans from food businesses.</p> <p>In relation to the concerns raised by some tenants, safeguards have been put in the proposed new Schedule 5 of the Policy to mitigate impact on nearby businesses, as follows:</p> <ul style="list-style-type: none"> • Requiring an EOI process to be followed prior to any traders being approved in Chinatown, whereby Council will specifically decide who, where and when temporary traders can operate in Chinatown. • Allowing approvals for traders to be limited to certain hours/days. • Including criteria regarding visual amenity and objectives that the temporary trader must be in a position to achieve for a trading licence to be issued. • Requiring temporary traders in a node to result in a diversity or enhancement of offerings/experience, as opposed to duplicating existing offerings. <p>It should be noted that the intention is to encourage this diversity of offering at key times in Chinatown, and not to allow an influx of food vans in Chinatown.</p> <p>The desire to have pop up traders, events and markets located around Paspaley Plaza is noted. The suggestions made by Paspaley Pearls Properties Pty Ltd and some of the tenants in relation to this are welcomed</p>	<p>No amendment to the draft Policy.</p>

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		<p>Would like to comment on this further and will be sending a submission too. Have also spoken to other food outlets at the Plaza with similar consensus.</p> <p>The proposed nodes by the Shire of Broome is something which needs to address the current food outlets which are negatively affected. Please take note of the previous late night trading (Paint the Town Red) which has adversely affected the businesses just north of all the festivities. Having all the entertainment and activities a block or two away does negatively affect those which open further north along Carnarvon Street. Having music, busking, free balloons & face painting, food & ice cream vending none of which have the high overhead cost of trading and draw people away from permanent vendors.</p> <p>Our family run business is trying to open for evenings and this major draw of people from our venue is additional hurdle for us. In addition to all the recent road closures (Short & Carnarvon St. round-about) on a continuing on going basis without warning or consideration for local business is majorly detrimental to our establishment.</p> <p>If the proposed activities are carried out on a regular basis in this manner of said nodes we fear this may force us to cease night trading completely which seems to be opposite to the whole idea of the China Town Revitalization.</p> <p>Bringing in businesses or stalls is great if it can complement the entire area rather than a few favored spots. This would bring the businesses which pay actual rent, wages and many other overhead costs a much needed piece of the action. Seems the whole original idea of NOT having food outlets within 300m was set in place for a very good reason.</p> <p>Dan at Pharmacy - Verbally Dan advised he would like to see more activities on the Short Street carpark and events taking place there and that could involve food vans in that location, he also said I guess we need to consider the existing food outlets though. He also thought we needed to do late night trading and thought that food vans would encourage more foot traffic.</p> <p>Julie at Monsoonal Blues - Hi Tamyla, Monsoonal Blues would like a node out in front of Paspaley show room and Monsoonal Blues. Previous late night trading I had to supply power to vendor, this vendor being out in front of us was a very successful night for us and the vendor.</p> <p>Paul at Subway – Hi Tamyla</p> <p>I have been trying to find time to put a submission together myself in regards to this “initiative”, but running out of time.</p> <p>Whilst I agree with the need to entice people into Chinatown, Any initiative they develop should not detract from the primary objective of boosting the existing retailers. This is precisely what the Chinatown project was developed for. It seems to me that is an extremely simplistic approach to utilise outside transient food businesses to “entice” people into the area. This strategy is completely counterproductive to the primary focus.</p> <p>In my view, it would be far more beneficial to see some initiatives that utilises the existing businesses rather than bring in additional transient traders. This has already shown to impact negatively on sales for the existing food premises.</p> <p>How this could be seen as improving the area is beyond me.</p> <p>In my view, better thought out plans need to be developed that include ALL of the existing businesses, otherwise this whole initiative is set to fail, with it only benefiting some of the businesses, rather than the majority.</p>	<p>and will be taken on board by staff. While the suggestions are not relevant to the Policy, they are relevant when it comes to running the EOI process required under the Policy before any trading licences can be issued for Chinatown.</p>	

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		<p>To add to that, I have checked our figures and the current strategy that includes the transient food stalls to attract people to Chinatown has done nothing to increase our turnover on those evening. If anything, it is a little down on the nights the events have been run.</p> <p>I would suggest that any initiative to draw people to the area should be based around themes that do not conflict with current businesses. They should also be events that would attract families (i.e. live bands playing in the street, street carnival events, street race events or alike). The Chinatown coordinator could actually coordinate with the existing businesses to develop small local marketing strategies for the event. This would go a long way towards increasing their trade and market their business rather than market a transient food van wares.</p> <p>The many and varied existing businesses in Chinatown each have unique offerings and can provide a vastly superior product to patrons at a comparable price. I think if someone was to actually coordinate this type of event, it would be far better and more productive for us, rather than the current simplistic approach of “food vans draw people”. With the large number of planned events involving food vans already scheduled in Broome (Weekend Markets, Stairway to the Moon Markets, Thursday Markets @ Town Beach etc) the idea that food vans attract crowds is pretty redundant and will become less appealing as we go.</p> <p>The food vans ONLY draw people because they think it is a cheaper option. Anyone who has purchased anything from a food van of late will note this is NOT often the case anymore.</p> <p>We need to market the existing retailers and promote their wares. We can and should reduce prices to entice people for any local events to maintain relevancy.</p> <p>Julmat at Land of Pharaohs – [see submission below]</p> <p>Patrick at Best & Less - I verbally spoke to Patrick and he advised that he would encourage activity, but the town was only so big, and that the Thursday Night markets at Town Beach had nothing to offer the community or local business at that particular location, it has lawn, but that is all. It draws customers away from businesses on those evenings. It would be fine to do the markets there on Stairway to the Moon evenings, but otherwise the Town Beach markets should be moved to Chinatown. There is space in the Short St carpark, at Male Oval or on the Paspaley Grey St land currently vacant, the latter being the preferred location – this area could be lawned. Patrick had the sense that it was underwhelming that the shire would support markets at town beach while they were looking for options to encourage activity in Chinatown.</p> <p>Paspaley Pearls Properties Pty Ltd - Based on the feedback from the tenants, <u>we would encourage further activity into Chinatown, and would resist activity that negatively affects business in Chinatown.</u></p> <p>Therefore our submission below should be taken as a whole, these items will be positive to business and will only work if all these items are implemented together...</p> <ul style="list-style-type: none"> • Map attached [see below] showing preferred locations of nodes – concentrating them around the Plaza. • Town Beach markets are moved to Chinatown – using the unused Paspaley land and verges at the end of Dampier/Grey St. – this is an ideal location as anyone going to the markets needs to go past all the other businesses in Chinatown to get there so it really draws everyone into the area at that location, all businesses get covered with the foot traffic etc. [see below] • Event calendar supplied at start of season – we need to know how many of these events will go ahead, and exactly where and when so that all retailers can plan for extra staff, amenities and so forth. • Extra lighting supplied to cater for dark areas. • Power supplied by Shire (rather than drawing from current tenancies) (no generators as this is noisy and counterproductive to an enjoyable event). 		

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		<ul style="list-style-type: none"> • Events located at Paspaley Plaza end (in the past we have not seen activities planned north of the roundabout). • We offer our toilets to the public later in the evening and extend the hours of the cleaner on that day. • Chinatown advertises parking/toilets at the Plaza to further increase foot traffic to our end of town. • We open for late night trading inside the Atrium on event nights. • Lunch time events to be encouraged (this would work well on a Saturday). • Make it regular (every Thursday evening for example) so it becomes an ongoing event, more chance of drawing regular crowds • On these events we encourage musicians/artists to busk at the plaza – (pay a very small busking fee and have own insurance). • Paspaley Plaza is open to the idea of providing our verandahs or mall areas for pop ups during these occasions – (pay a fee, must have insurance.) 		

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14	Land of Pharaohs	<p>The proposed nodes by the Shire of Broome is something which needs to address the current food outlets which are negatively affected. Please take note of the previous late night trading (Paint the Town Red) which has adversely affected the businesses just north of all the festivities. Having all the entertainment and activities a block or two away does largely carry a negative impact to those which open further north along Carnarvon Street. Having music, busking, free balloons & face painting, food & ice cream vending none of which have the high overhead cost of trading and draw people away from permanent vendors.</p> <p>Major draw of people away from our venue is an additional hurdle for us. In addition to all the recent road closures (Short & Carnarvon St. roundabout) on a continuing ongoing basis without warning or consideration for local business is majorly detrimental to our establishment.</p> <p>If the proposed activities are carried out on a regular basis in this manner of said nodes we fear this may force us to cease future night trading completely which seems to be opposite to the whole idea of the Chinatown Revitalization.</p> <p>This would bring the businesses which are financially hurting and which pay <u>actual rent</u>, wages <u>and many other overhead costs</u> a much needed piece of the action. Seems the whole original idea of NOT having food outlets within 300m was set in place for a very good reason. We ask you to consider the fact that we are not paying our way through the wet season to have others come in and under cut our hard efforts during peak season. Even we effected with Thursday Town Beach Night market.</p> <p>Just wondering why stalls other than food have not been proposed? Could be a great opportunity for local jewellery, local clothing, souvenirs, local artwork, tourist literature info huts. After all, seems many of the people attending the activities down the road are using the carpark at Paspaley Plaza.</p> <p>Please reconsider this proposal if you have any respect for the locals doing it hard over the wet season.</p>	See response to Submission 6 above.	No amendment to the draft Policy.

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15	Dragonfly Café	<p>I would like to introduce myself. I am the owner and operator of Dragonfly Cafe which during this time period we have owned and operated as a family business for the past decade. Over the last ten years we have worked long hard hours to establish our cafe and to make it into a place where customers can come sit, relax and have great food and drinks in a pleasant airconditioned atmosphere in the spirit of Chinatown theme.</p> <p>I am surprised that the Shire is even considering allowing pop up traders into the proposed areas in this current economic period. In the last year we have seen six food businesses close or become bankrupt along with many other smaller speciality shops. We have seen Paspaley shopping centre lose tenants alongside with the Boulevard caused by a downturn in business.</p> <p>If we look at the current situation we have few on site vendors set up at various locations around town. I believe that the shire has breached the laws by not ensuring that the temporary vans supply toilets for their own staff onsite under the Worksafe OH&S guidelines. At the moment those traders rely on shire owned properties located at BRAC to use the toilet facilities. The rate payers are paying for this, where as we own the cafe and have to provide and maintain toilets for our staff and customers as well as pay for the shire for the use of the footpath.</p> <p>The popup traders are being given an unfair advantage which seems to be encouraged by the shire, I would be sure that this may in fact be a breach of local government rules and also may breach ACCC guidelines. The shire should be concentrating on serving the community and not getting involved in trying to help set up businesses with unfair advantages to other businesses.</p> <p>I have recently visited Byron Bay, Lancelin and Busselton and they don't allow vans, popup vendors into the tourist precincts so why would we want to. They have markets but they are located away from businesses in the main trading areas. I believe that Broome needs to do the same and keep the markets in the courthouse area only. The markets were designed for mainly a weekend event but our shire wants to change that and make them a full time business that competes with traders.</p> <p>The standard of most popup vans is poor visually and will detract from the pleasant surroundings of Broome. We would ask the shire to take into account the above points when considering any introduction of pop up vans.</p> <p>The other area to consider is the problem of takeaway food items that need to be disposed of, in the cafe we are able to wash and clean plates, use eco friendly products and glass bottles to add to the eco friendly environment, where as popup vans have to use takeaway items that get thrown on to the ground and end up end our oceans or the shire end up having to send in crews to do the clean up. Can the shire please supply me with the hard evidence that the pop up vans will help grow current business in Broome? Should you wish to discuss any of the above please feel free to contact me on 0408486507.</p>	<p>See response to Submission 2 above.</p> <p>It should be noted that Council is considering waiving fees for outdoor dining in the 2018/19 budget, specifically to encourage the activation of the footpaths in Chinatown.</p> <p>It is a requirement currently in the Policy that all traders ensure that they remove all and any refuse and litter associated with the operation of the trading activity.</p>	<p>No amendment to the draft Policy.</p>
16	Artissimo Gallery	<p>I am writing to you in regards to the letter sent on the 20th of February 2018, in relations to the proposed changes to policy 4.2.15. As a business owner in Broome and having lived here for nineteen years, we highly recommend these changes to the town and agree that its just what Broome needs. Over the years speaking with customers in our shop, both tourists and locals we have received a lot of feedback in regards to a service that will suit all budgets, and how there are not many choices available in Cable Beach and Dampier Terrace. If these changes go ahead, we would love the opportunity to establish a food van, so we can give the locals and tourists a great service in the Cable Beach or Dampier Terrace area.</p> <p>We really hope Broome is moving towards the right direction with making some great changes that this town needs, just like all the other tourist destinations that are booming. Looking forward to hearing a positive outcome.</p>	<p>Submission in support.</p>	<p>No amendment to the draft Policy.</p>

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17	Tri-Nation Holdings Pty Ltd	<p>Zanders, along with many other Broome businesses has just endured the worst financial year (trade) in over 10 years. It seems incomprehensible that the Broome Shire are entertaining the idea to put food vans next to existing business that will be of huge detriment to our trade.</p> <p>When a community event such as the Shinju Matsuri Festival closing ceremony was held in the Amphitheatre our trade suffered to the detriment of 31%. We absorb this because it is a community event and a one off.</p> <p>As I have previously expressed with the Wednesday night Cable Beach Markets and now again with the idea that Pop up businesses, will be the downfall of the majority of your all year round, rate and rent paying businesses. Researching some of the same proposals in Perth and other regional towns I believe my thoughts are a recurring theme, and once discussed with "bricks and mortar tenants" I am sure you cannot move forward with this proposal.</p> <p>We are vehemently opposed and will consider all legal avenues to prevent the Shire from such egregious, unethical behaviour towards its rate and rent paying tenants.</p> <p>As I am sure you are aware, Zanders employs 200-250 people every year and most of that money earned by employees, stimulates the Broome economy. The Van Village take their money and when the tourists are gone so are they.</p> <p>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.</p>	See response to Submission 2 above.	No amendment to the draft Policy.

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18	Cable Beach General Store & Café	<p>I am writing to register my strong opposition to this proposal.</p> <p>I have owned and run the Cable Beach General Store & Cafe since August 2005. In that 12 years of trading I have closed my doors on one day (during this year's cyclone red alert).</p> <p>Twelve years open from 6.00am to 8.00pm every single day - including all Wet Season - providing a locally-owned shop and cafe to Cable Beach residents.</p> <p>We support local suppliers and also help contribute to the community by providing an equipment drop-off location for the Parks and Wildlife Turtle Monitoring Program free of charge and a discounted mini golf for students from the Broome Camp School during the Wet Season.</p> <p>But only way I can remain open during the Wet Season is if we make sufficient profit during the Dry Season.</p> <p>Since 2012 the trading conditions in Cable Beach have become increasingly difficult.</p> <p>The 2017 Dry Season was mediocre and for this Wet Season I seriously considered closing. I would still have to pay rent but at least I could eliminate labour costs and reduce power costs.</p> <p>In the end I decided to stay open. I worked more hours myself (13 hours a day) and started a delivery service delivering meals to other parts of Broome. It has been touch and go for the last few months, especially with the terrible weather.</p> <p>But with all the hard work, stress and anxiety of the Wet I know that the Dry Season is coming and at last I can start paying bills and having a 'life'.</p> <p>Which is why the idea of someone 'popping-up' when the pickings are rich and helping themselves without having had to battle through the Wet is incredibly frustrating and unfair.</p> <p>Food vans would be a particular threat to us because they will be offering the type of inexpensive takeaway food that we sell such as burgers, fish and chips and pizzas.</p> <p>Cable Beach already has an enormously diverse range of food offerings for such a small area: Zanders, Cable Beach Club Resort (four restaurants including two Asian) , Bail Hai Cafe, Zookeepers , Oaks Cable Beach, Kimberley Sands, Divers Tavern and ourselves.</p> <p>There are established businesses who are invested in the area and have done the hard yards.</p> <p>Food vans would have it easy. Simply 'skim the cream off the top', fill their tills and waltz off without having to face up to the responsibility of trading through the Wet Season paying rent, power, and staff.</p> <p>Every cent counts during the Dry Season. And anything that negatively affects sales will jeopardise our ability to remain open during the Wet.</p>	See response to Submission 2 above.	No amendment to the draft Policy.

Tenant suggestions for activity locations in Chinatown.

