

Julie Stewart

From: Jo <willandjo11@bigpond.com>
Sent: Thursday, 1 February 2018 5:28 PM
To: Julie Stewart
Cc: Jo-anne Batt
Subject: Closure of NAB Boddington

SHIRE OF
BODDINGTON
RECEIVED

02 FEB 2018

Mr Littlemore,

I am writing to you in regards to the potential loss of the NAB branch in Boddington.

Has the Shire contacted the NAB as to why they have allowed their lease to lapse?

I do not support the proposed liquor outlet for IGA.

Boddington does not need yet another alcohol outlet however it does need the NAB Branch.

If this goes ahead I will not shop at IGA or its Liquor store.

Regards,

Joanne Batt
0428351520

Distribute to:

DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

File No 4172
Date _____
Initial _____

Sent from my iPhone

BODDINGTON MEDICAL CENTRE

65 Hotham Ave

Boddington WA 6390

Tel: 08 9883 9999 / Fax: 08 9883 9900

www.boddingtonmedical.com.au

Dr C F Erasmus
MBCHB(Pret) DOH FRACGP FACRRM
Provider No: 231002FY

Dr Maria Del Pilar Z. Diaz Orbe
MBBS (Peru)
Provider No 5266101J

SHIRE OF
BODDINGTON
RECEIVED

12 FEB 2018

Distribute to:

DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

The CEO
Shire of Boddington
39 Bannister Road
BODDINGTON WA 6390

Monday, 12 February 2018

Dear Mr Littlemore,

It has been brought to our attention that an application has been made to the Shire of Boddington for another bottle shop outlet for liquor sales.

We believe that the liquor outlets in and around the town of Boddington include:

1. The Boddington Hotel
2. The Golden Nugget
3. The Black Sheep Restaurant / Café
4. The Boddington Community Club
5. Three Ways – North Bannister – Restaurant / Café
6. Quindanning Inn

Boddington is also in close proximity to alcohol outlets in Armadale, Pinjarra and Mandurah.

It is our opinion that the Shire and immediate surrounds already have more than sufficient outlets available for purchase of alcohol.

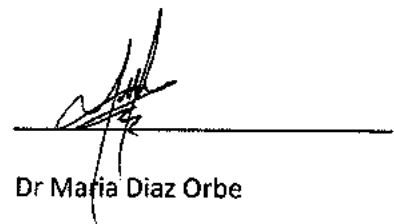
In our profession we see patients with medical conditions which are a result of overuse and abuse of alcohol.

Alcohol abuse affects family members, employers, colleagues, fellow students, and others and it is for this reason that we oppose the granting of any further liquor outlets in Boddington.

Yours sincerely,



Dr Coert F. Erasmus



Dr Maria Diaz Orbe

File No 4172
Date _____
Initial _____

Chris Littlemore
Chief Executive Officer
Shire of Boddington
39 Bannister Road
Boddington WA 6390

Objection to proposed Development Application for liquor store at current NAB site.

I would like to object to the application by IGA to open a liquor store in the current NAB bank building. Our main street already has 1 Liquor store, a Hotel and another licensed premise. Another liquor outlet is not required and unnecessary.

Our National Bank is a very important service in our community. The impact on our town for the bank not to have a place to operate from affects most of our residences, especially our elderly who don't have internet banking. Our population is approx. 1842 as per our census in 2016 and this includes 469 between the ages of 0 and 19 and approx. 647 of residences over 50. To lose our bank premises to another liquor outlet would be a detriment to our community. I would like to see IGA spend money on the aesthetics of their current shop and give it more street appeal.

Where the application is in place is only approx. 200 metres to our liquor / lotto/ deli outlet and approx. 300 metres from the Boddington Hotel. Boddingtons population does not warrant another liquor outlet.

We are non-drinkers and find it ludicrous that our small town could potentially have 4 liquor outlets within hundreds of metres of each other and yet we only have one supermarket with a monopoly of the town and surrounding area.

Alcohol plays a large part in local crimes and domestic violence and we should be discouraging consumption, not providing more outlets.

Yours Truly,
Nigel & Cath Williams
47 Hotham Ave
Boddington WA 6390

SHIRE OF
BODDINGTON
RECEIVED

14 FEB 2018

Distribute to:

DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

File No A172

Date _____

Initial _____



SHIRE OF BODDINGTON RECEIVED

Julie Stewart

14 FEB 2018

From: Anne <annequinellapark@iinet.net.au>
Sent: Wednesday, 14 February 2018 6:38 PM
To: Julie Stewart
Subject: Bank to Liquor Store

Distribute to:
[] DCS [] DSP [] MINS
[] PEHO [] FM [] CEO
[] MWS [] TPC [] MCS

Follow Up Flag: Follow up
Flag Status: Completed

Categories: MAIL IN

File No 4172
Date
Initial

As Boddington already has a liquor store, a hotel with facilities for the purchase of alcohol and a community club with the facilities for the purchase of alcohol, that is 3 outlets, I think that is quite sufficient. I also understand that the gold mine camp has a wet mess, another outlet for alcohol purchase. Boddington is by no means a large town even if they call it a super town, I think that is enough to service the community. The National Bank I think is a much more important asset to the town. If it goes there is no access to an ATM unless it is inside a building and restricts 24hour service. I do not agree with this proposal.

Anne Buchanan

Amanda Batt
PO Box 147
BODDINGTON WA 6390

12 February 2017

To Whom it May Concern,

I am writing in response to "the Development Application for a proposed change of use from a bank to a liquor store on Lot 50 (no. 36) Bannister road".

I have read the tendered letter from Alan (Jim) Ireland the Owner and Director of Bodiga Pty Ltd and fully support his statement that NABs business is their own and it is their prerogative to sign leases and lease options of where their business is conducted.

However, the proposed change of use for Lot 50 Bannister Road to a liquor store is what I would like not to support. As a resident and rate payer of Boddington, I feel that we as a community and a tourism locality already have two businesses on Bannister Road from where liquor can be purchased as a takeaway commodity. The first is the Golden Nugget and the second is the Boddington Hotel. I feel that it is in the best interests of the community to ensure that a business that operates in the town is viable and can adequately service the community's needs.

Boddington does not have the population to support a third business that sells takeaway alcohol products. Opening another business (or extending a current business) to sell alcohol, within walking distance of the other two businesses, will result in all three businesses becoming less viable. Residents want a business to be successful so that it will remain open and service the community and provide employment opportunities.

This the reason to which I do not support the application.

Yours sincerely,

Amanda Batt

0428271860

amandakbatt@gmail.com

SHIRE OF
BODDINGTON
RECEIVED

20 FEB 2018

Distribute to:

DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

File No A172

Date _____

Julie Stewart

From: Cathy and Earl Schreiber <earlandcathy@gmail.com>
Sent: Tuesday, 20 February 2018 11:44 AM
To: Julie Stewart
Subject: Developement Application From Bank to Liquor Store
Categories: PRINTED, MAIL IN

To whom it May Concern

In regards to the Development Application by Bodiga Pty Ltd for a new liquor store we feel that it would be a detement to the town. The town currently has a Hotel that sells takeaway and there is also a Bottle Shop within 500 meters and a recently approved licensed restaurant within walking distance.

If the NAB does not renew lease we feel the space could be better used for expanding the IGA.

Regards

Cathy & Earl Schreiber

SHIRE OF
BODDINGTON
RECEIVED

20 FEB 2018

Distribute to:

DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

File No 4172
Date _____
Initial _____

Julie Stewart

SHIRE OF
BODDINGTON
RECEIVED

21 FEB 2018

Distribute to:

DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

From: Chris Littlemore
Sent: Wednesday, 21 February 2018 12:09 PM
To: Steve Thompson; Julie Stewart; Tamsin Hodder
Subject: FW: Application for liquor store in Bank building

Regards,
Chris Littlemore
Chief Executive Officer



T +61 8 9883 4999
E ceo@boddington.wa.gov.au
39 Bannister Road Boddington WA 6390
www.boddington.wa.gov.au

File No A172
Date _____
Initial _____

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The Shire uses virus-scanning software but exclude all liability for viruses or similar defects in any attachment.

From: Nicola Proctor [<mailto:nicolaproctor1@hotmail.com>]
Sent: Wednesday, February 21, 2018 11:51 AM
To: Chris Littlemore <ceo@boddington.wa.gov.au>
Subject: Application for liquor store in Bank building

Chris Littlemore
Chief Executive Officer
Shire of Boddington

Hi Chris

RE: Application for liquor store in Bank building

I am writing a submission OPOSING the proposed change from Bank to Liquor Store. I have lived my whole life in Boddington and banked with the NAB. It is an important business to be kept in town. On many occasions I have needed to use the bank branch and without it I would have been stranded with no money.

With 5 Liquor outlets already in Boddington another liquor outlet is not warranted. Our population does not require more outlets. 3 of these outlets are in the main street and are all within approx. 700 metre area.

IGA said it is a good fit for their business - can they please explain how. It would not operate longer hours than the other 3 outlets in the main street and would only encourage more drinking if they were to offer cut price liquor.

IGA needs to think of our aging population and those who do not have access to internet banking.

IGA owners do not live in town so do not care about anything except to line their own pockets.

IGA should spend more money on making their store more attractive, offer more grocery lines and have cheaper prices. Why not open a deli if they are not going to re-lease to the Bank?

Please consider our community when making your decision, not only would it have a negative impact on the town but also the rest of the town's business owners who NEED and RELY on the bank.

Kind Regards
Nicola Ramponi

SHIRE OF
BODDINGTON
RECEIVED

21 FEB 2018

Distribute to:

DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

Wednesday, 21st February 2018

To whom it may concern,

File No 2172

Date _____

I am writing to object to the proposed liquor store in the current NAB location. We already have a liquor store, hotel and a licensed cafe open 7 days on the main street, all within only a few hundred metres of each other. In addition to this we have the licensed Community Club who offer alcoholic beverages on premises and takeaway drinks to members.

The Nugget n Bottelo and the Boddington Hotel are now owned and run by different people, meaning the liquor prices will be more competitive. There is no need to add a fourth liquor outlet on our main street, I believe this building could be better utilised in many ways.

NAB is extremely important to our small town, should this close, the nearest branch will be in Narrogin, which for many people in town (including myself) would be extremely inconvenient. I have two young kids and a shift working fiancé, it would be a nightmare for me to have to go to Narrogin with my kids for any banking business that cannot be done over the phone or internet. Not to mention the many elderly residents in our town who currently do not know how or want to use internet banking.

I believe there are many ways the owners of IGA could spend the money they want to use to open this unnecessary liquor store. I would like to see IGA expand their building and space it all out a bit (would be nice to be able to fit my double pram down the aisles), they could also revamp the front of the store and make it a little more eye catching, they could add some benches out the front for seating, buy some new trolleys that have four working wheels, create a designated smoking area out the back for their employees so you can walk in the front door without having to walk through a cloud of smoke.

In conclusion, I hope that whoever is responsible for making the final decision on this proposed liquor store has the towns best interests in mind, I worry that four licenced outlets on a very small main street might give visitors the impression that we are a town of alcoholics.

Kind regards,

Gabbi Sturtridge

3 Sandalwood Place, Boddington WA 6390

0407777055 | gabbi_sturts@hotmail.com

21 FEB 2018

Chris Littlemore
Chief Executive Officer
Shire of Boddington
39 Bannister Road,
Boddington WA 6390

Distribute to:

DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

Dear Chris,

Re: Application for building change of purpose from Bodiga Pty Ltd trading as IGA Boddington. *M172*

I am writing as a resident, ratepayer and business owner in Boddington with regards to the above application you have received.

File No _____

Initial _____

I am strongly against the building purpose being changed to a liquor outlet for the following reasons:

1. We already have a liquor store in Boddington which is in very close proximity to the proposed location. The other liquor store is owned by local people and is a small business in Boddington that should be supported.
2. There are a further 4 liquor licenses in Boddington including Boddington Hotel, The Black Sheep Café, The Boddington Sporting and Community Club & the Boddington Football Club (occasional) so there are plenty of other opportunities to purchase and or drink alcohol in Boddington.
3. There have been and still is quite a number of issues in town relating to overuse of alcohol such as drink driving, reckless driving (burnouts), noise complaints and assaults including family violence to name a few.
4. Liquor licensing laws state that liquor stores in country locations such as Boddington cannot open on Sundays. This proposed store will therefore not be able to offer more hours than the current liquor store operates.
5. I believe that in a small town such as Boddington, having 2 liquor stores sends a message to our children that drinking alcohol is a normal way of life and that everyone is doing it. It encourages them to drink and drink from an early age. We currently have some issues with a vast number of our teenagers aged 14 to 17 not wanting to attend our youth centre because they would rather sneak off somewhere and drink alcohol. Why would we want to send our teens the message that the people of Boddington drinks so much alcohol that we need 2 stores?

I think that the shire should decline the application and request that Bodiga Pty Ltd should continue negotiations with the National Australia Bank for the following reasons:

1. As a business banking customer of the National Australia Bank (NAB) I require their in branch services.
2. Parents of children with accounts require in branch services (children's accounts do not have electronic access)
3. Some elderly customers are not technologically savvy and cannot use electronic banking services nor can some drive to the nearest bank which is in either Armadale, Narrogin or Pinjarra. The most recent census statistics show that one third of our population is aged over 50.

On reading the letter Alan Ireland has provided to you he states "it would be of benefit to the people of Boddington as the IGA would trade longer hours of an evening in conjunction with the liquor store". IGA currently operates until 7pm and the Golden Nugget with its existing liquor store trades until 8.30pm. You are able to get your staple grocery items like bread, milk and many more from them should you not make IGA's 7pm closing time. As shift change at the mines is at 6pm this has never really been an issues therefore I do not believe that Mr Ireland as identified any benefit to the people of Boddington at all.

In summary I believe that this application for change of use to a 'liquor store' should be refused on the basis that it is not in the public interest. If Bodiga Pty Ltd and NAB cannot come to an agreement and the bank does go, it will be a great loss to Boddington however I still believe that the space should be utilised for something other than a liquor store.

Thanks and regards,

Natalie Griffiths
84 Hotham Avenue,
Boddington
WA 6390

To The C.E.O and Councillors,
Boddington Shire Council,

I would like to strongly object to the application by IGA to open a Liquor Store in Boddington, apart from the fact that we are only a very small town we already have a Pub, Liquor Store and three other outlets that supply Alcohol all within a 15km radius. I believe yet another outlet would be detrimental to this town and the small local business owners and staff we have running the existing outlets with the great possibility of job losses.

It would also be detrimental to lose our Bank we have many Older residents that do not drive, do not have Internet and some but not all do not have family members in town to help so our little Bank that they can just walk to is their lifeline and for a lot their independence.

I believe though that regardless of the Bank staying in the building or not there are far better options for IGA than a Liquor Store, turning it into a Deli/Fruit and Veg store giving a greater variety and giving more space inside IGA for a greater range of grocery's this option would also create more jobs, Putting a Veranda over the front door to make it safer for their customers in the winter, and as it is in the Prime position of being directly across from our lovely Ken Austic Square let's have a shop front that has great street appeal and is inviting for their Customers



We are trying to
ID who dropped
this off.

SHIRE OF
BODDINGTON
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22 FEB 2018

Distribute to:

- DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

File No A172
Date _____
Initial _____

Julie Stewart

SHIRE OF
BODDINGTON
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From: Steve Thompson <steve@edgeplanning.com.au>
Sent: Thursday, 22 February 2018 9:31 AM
To: Julie Stewart
Subject: FW: Proposed change of use from bank to liquor store- lot 50 (no. 36) Bannister road, Boddington
Attachments: PathwayToReducingHarmFromAlcohol.pdf

22 FEB 2018

Distribute to:
 DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

From: Greg Marston [mailto:grmymarston35@bigpond.com]
Sent: Wednesday, 21 February 2018 9:53 PM
To: Chris Littlemore <ceo@boddington.wa.gov.au>
Cc: Martin Glynn <councillor.glynn@icloud.com>; 'Steve Thompson' <steve@edgeplanning.com.au>; ea@boddington.wa.gov.au
Subject: Proposed change of use from bank to liquor store- lot 50 (no. 36) Bannister road, Boddington

File No: 1172
Date: 21/02/18
Initial: _____

Dear Chris

Maxine and I are both concerned to hear of another alcohol outlet being proposed for Boddington. We tried to assess the number of alcohol outlets in the Perth metropolitan area against population to determine a simplistic 'statistic' that could be applied to Boddington. Unfortunately we were unsuccessful in finding appropriate statistics online, although we are sure it will be buried somewhere in cyberspace. However, we did come across a useful WA State Government document that we hope you are aware of and will be used in Council's deliberations on IGA's bottle shop application. The document is titled Pathway to reducing harm from alcohol consumption; a guide for Local Government. We have attached the document in case it has been overlooked.

Regards

(Signed) Greg & Maxine Marston

GR & MH Marston
'Waldja', 35 Crossman Rd
BODDINGTON WA 6390

T. (08) 9883 9309

Peter Saunders and Tamzin Ringrose
52 Fraser Road, Boddington WA 6390
Phone: 0481129280

SHIRE OF
BODDINGTON
RECEIVED

22 February 2018

The Chief Executive Officer
Shire of Boddington
39 Bannister Road
Boddington WA 6290

22 FEB 2018

Distribute to:

DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

Dear Sir,

RE: APPLICATION FOR CHANGE OF USE FOR 36 BANNISTER ROAD

File No 1172

We retired to Boddington just over 12 months ago and in that time we have seen ~~some very~~ enterprising people spend a lot of money to create new businesses in the form of ~~cafes and~~ other food outlets as well as the sale of the Golden Nugget to new owners who are spending a lot of money refurbishing the current liquor store.

We feel that the application by IGA to change the bank premises into a liquor store will be detrimental for the following reasons.

- The new owners of the Golden Nugget are upgrading their bottle store and spending a lot of money to do so and should therefore have the benefit of being the only bottle store without competition from a "Big Buyer" who can reduce his prices accordingly.
- The Black Sheep Cafe now has a liquor licence to provide alcohol to diners and they have spent a lot of time and money to bring this about for the benefit of the community.
- We already have the Hotel bar and the Community Club bar.
- Another liquor outlet and especially one that is open for longer hours will provide another liquor outlet in a relatively small town to people who may not necessarily need access to more liquor and potentially cause an increase in antisocial behaviour.

The NAB is the only bank in town and therefore its loss would make it difficult for businesses to obtain cash. The IGA does not allow cash withdrawals.

Perhaps a better use of the extra area would be to expand their supermarket so that the aisles are not so narrow and the deli section could be returned.

Yours faithfully,



Shire of Boddington
Bannister Road
Boddington

Thursday 22 February 2018

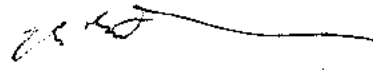
Re: Application for liquor outlet by IGA

I wish to object to this application on the grounds of:

1. There are already three liquor outlets in Bannister Road, centre of town.
2. Additional outlets make the opportunity for more drink driving offences.
3. Additional outlets make easier opportunity for under-age consumption of alcohol.
4. Another bottle shop may supply cheaper alcohol which is encouraging more alcoholic consumption.
5. IGA does not supply enough produce to satisfy everyone in town, so why allow them to ply the public with more alcohol.
6. If a price war was to erupt between the liquor suppliers, the smallest business will collapse under the pressure, which is not encouraging small business proprietors to the town.
7. The addition of an IGA liquor outlet will not benefit local suppliers or business owners, the profits are going out of town.
8. The elderly who cannot use internet banking need the bank to remain in town.
9. The town would benefit more if a delicatessen was opened in town.

Yours sincerely
Pamela Standen


.....


KEVIN STANDEN

SHIRE OF
BODDINGTON
RECEIVED

22 FEB 2018

Distribute to:

DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

File No 4172
Date _____
Initial _____

22 FEB 2018

22/02/18

Distribute to:
 DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

To Chris Littlemore (Boddington Shire CEO),
President & Shire Councillors

I am writing to submit my opposition to the proposal of a
Liquor store on the IGA Premises which is currently our
NAB bank. As you would know we already have 4 other
liquor outlets and for the small size town we are, another
outlet is unnecessary.

As the Community Child & School Health Nurse I have
a responsibility for the Health & Wellbeing of this
community of which I feel another liquor outlet would be
detrimental. I have worked as a Nurse for over 35 years
& have witnessed the impact that alcohol has not only on
the INDIVIDUAL, but also to FAMILIES,
RELATIONSHIP BREAKDOWN and our CHILDREN.
I urge you as the Boddington Shire that you oppose this
submission for the benefit of our community.
Boddington is experiencing POSITIVE progress that we
see in our new businesses, ongoing infrastructure and the
positive feel amongst the community. The shire should
be commended for the progress we are witnessing along
with all the wonderful people in this community. I would
like to see this progress continue and feel another liquor
store is not in our best interest for the community and
potentially loose the amazing service of our NAB bank
& staff.

Kind Regards

Heather Salmeri

File No. 4172
Date _____
Initial _____

23 FEB 2018

Chris Littlemore
Shire of Boddington

Re: application for change from Bank to Liquor Store

I am writing a submission against the proposed application for a Liquor Store in the current bank.

Distribute to:

DCS DSP MINS
 PEHO FM CEO
 MWA TPC MCS

My objections include:

- undue offence, annoyance, disturbance or inconvenience to those who live or work within the area
- harm from alcohol abuse and misuse or associated violence
- an adverse effect on the health or safety of members of the public
- an adverse effect on the amenity of the community.
- the harmful use of alcohol comes at a significant cost to society and it is estimated that 75% of all police responses in WA are alcohol-related.

File No 4172
Date _____
Initial _____

The overall social impact of the approval of another liquor outlet will be detrimental to the well-being of the local and broader community.

Alcohol is no ordinary commodity, such as bread and milk and the sale of alcohol inside a supermarket may contribute to normalising alcohol use among young people. This is particularly relevant given the location of the proposed liquor store and is likely to have a negative impact on young people in the Boddington area. Research shows that young people are particularly responsive to the price of alcohol.

Our IGA is where children and young people are likely to visit with or without their parents so children in our community may be exposed to the sale and promotion of alcohol in places where they would not normally see it.

The sale of alcohol within a supermarket has the potential for alcohol to be seen as part of a normal grocery shopping experience. Research shows that alcohol promotion shapes young people's attitudes and behaviours, and contributes to the normalisation of alcohol use. Also, the price of alcohol may have a significant impact on the consumption and harm in this age group if the alcohol is cheap. Treating alcohol as just another ordinary commodity has the potential to negatively impact on the health and wellbeing of our Boddington community

Research also indicates that the placement of alcohol alongside grocery items reinforces the idea that alcohol is a normal, non-harmful product and is comparable to other groceries and items purchased within a supermarket setting. This is particularly relevant in respect of children, who are acknowledged to be an 'at-risk' group for alcohol-related harm. Having liquor products available in a supermarket environment increases the reach of alcohol-related harm, as patrons, including children are more regularly exposed to alcohol products and to the sale and promotion of alcohol. A larger and more broad section of the public, including children, visit supermarkets due to the availability of a wide range of everyday 'need' items such as confectionary, snacks, soft drinks, fresh bread, milk, fruit and vegetable products.

Currently in Boddington we have one liquor store, a hotel, a café with a liquor licence, a Community Club and a football club where alcohol is available. Newmont also has their own wet mess.

The population in Boddington as per the 2016 Census was – Under 19 - 469 people , 20 to 49 years - 726 people and over 50 years of age 647 so we believe we do not have the population to warrant another liquor outlet. The Newmont Gold camp has 1500 people on average (all of drinking age) and they have one liquor outlet.

If the Bank and Bodiga Unit Trust cannot come to an agreement with a lease deal then Bodiga should either extend their shop to make it bigger with a better range of goods or maybe add a deli into an area of the building, not a liquor shop.

Mr Ireland said a liquor outlet would be a good fit for IGA – Why does he think this. It would only open the same hours as other liquor outlets.

The knock-on effects to lose our bank in town would be so inconvenient. The older people in our community who do not do internet banking would have to travel to the nearest branch which would be Narrogin which is an hour away. Business people would have to go out of town to bank their money, get change and would lose productive time in their business's.

Parking would also be an issue with very few carparks close to the IGA and this would be a concern to our elderly.

I hope all Councillors vote against this application for another liquor outlet by IGA (Bodiga).



Toni Collins

28 Hotham Ave

Boddington

22/2/2018

23 FEB 2018

Chris Littlemore
Shire of Boddington

Re: application for change from Bank to Liquor Store

I am writing a submission against the proposed application for a Liquor Store in the current bank.

Distribute to:
 DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS
NAB

My objections include:

- undue offence, annoyance, disturbance or inconvenience to those who live within the area
- harm from alcohol abuse and misuse or associated violence
- an adverse effect on the health or safety of members of the public
- an adverse effect on the amenity of the community.
- the harmful use of alcohol comes at a significant cost to society and it is estimated that 75% of all police responses in WA are alcohol-related.

File No A172
Date
Initial

The overall social impact of the approval of another liquor outlet will be detrimental to the well-being of the local and broader community.

Alcohol is no ordinary commodity, such as bread and milk and the sale of alcohol inside a supermarket may contribute to normalising alcohol use among young people. This is particularly relevant given the location of the proposed liquor store and is likely to have a negative impact on young people in the Boddington area. Research shows that young people are particularly responsive to the price of alcohol.

Our IGA is where children and young people are likely to visit with or without their parents so children in our community may be exposed to the sale and promotion of alcohol in places where they would not normally see it.

The sale of alcohol within a supermarket has the potential for alcohol to be seen as part of a normal grocery shopping experience. Research shows that alcohol promotion shapes young people's attitudes and behaviours, and contributes to the normalisation of alcohol use. Also, the price of alcohol may have a significant impact on the consumption and harm in this age group if the alcohol is cheap. Treating alcohol as just another ordinary commodity has the potential to negatively impact on the health and wellbeing of our Boddington community

Research also indicates that the placement of alcohol alongside grocery items reinforces the idea that alcohol is a normal, non-harmful product and is comparable to other groceries and items purchased within a supermarket setting. This is particularly relevant in respect of children, who are acknowledged to be an 'at-risk' group for alcohol-related harm. Having liquor products available in a supermarket environment increases the reach of alcohol-related harm, as patrons, including children are more regularly exposed to alcohol products and to the sale and promotion of alcohol. A larger and more broad section of the public, including children, visit supermarkets due to the availability of a wide range of everyday 'need' items such as confectionary, snacks, soft drinks, fresh bread, milk, fruit and vegetable products.

Currently in Boddington we have one liquor store, a hotel, a café with a liquor licence, a Community Club and a football club where alcohol is available. Newmont also has their own wet mess.

The population in Boddington as per the 2016 Census was – Under 19 - 469 people , 20 to 49 years - 726 people and over 50 years of age 647 so we believe we do not have the population to warrant another liquor outlet. The Newmont Gold camp has 1500 people on average (all of drinking age) and they have one liquor outlet.

If the Bank and Bodiga Unit Trust cannot come to an agreement with a lease deal then Bodiga should either extend their shop to make it bigger with a better range of goods or maybe add a deli into an area of the building, not a liquor shop.

Mr Ireland said a liquor outlet would be a good fit for IGA – Why does he think this. It would only open the same hours as other liquor outlets.

The knock-on effects to lose our bank in town would be so inconvenient. The older people in our community who do not do internet banking would have to travel to the nearest branch which would be Narrogin which is an hour away. Business people would have to go out of town to bank their money, get change and would lose productive time in their business's.

Parking would also be an issue with very few carparks close to the IGA and this would be a concern to our elderly.

I hope all Councillors vote against this application for another liquor outlet by IGA (Bodiga).



Bruce Goldsmith

28 Hotham Ave

Boddington

22/2/2018

Julie Stewart

From: Chris Littlemore
Sent: Friday, 23 February 2018 2:40 PM
To: Julie Stewart; Tamsin Hodder; Steve Thompson
Subject: FW: IGA Proposed Liquor Outlet

SHIRE OF
BODDINGTON
RECEIVED

23 FEB 2018

Distribute to:

DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

Regards,
Chris Littlemore
Chief Executive Officer



T +61 8 9883 4999
E ceo@boddington.wa.gov.au
39 Bannister Road Boddington WA 6390
www.boddington.wa.gov.au

File No 4172
Date _____
Initial _____

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From: Southern Star Photography [mailto:donnaflowerphotography@gmail.com]

Sent: Friday, February 23, 2018 12:55 PM

To: Chris Littlemore <ceo@boddington.wa.gov.au>

Subject: IGA Proposed Liquor Outlet

I would like to express my thoughts on the new Liquor request from IGA to start selling alcohol.

I would like to see this happen. Why? There is only 1 dedicated take away bottle shop in town, and I do not like shopping there, due to no prices on bottles and sometimes limited or no stock. Having another outlet should provide better options of products and maybe better prices.

As the pub sells takeaways, these are limited wines, beer and can be overpriced compared to other places. I would like to see IGA given the opportunity to give good customer service, create more jobs in town and possibly better products then the current places are offering,

Thanks

Donna Fowler

Gabe Roberts
91 Hotham Ave
Boddington
WA 6390.

The CEO
Shire of Boddington
Barrister Rd.
Boddington
WA 6390

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BODDINGTON
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23 FEB 2018

Distribute to:

DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

File No A172

Date _____

Initial _____

Dear Sir,

I write to submit my objection/s to the proposed liquor outlet being considered for the current Nab premises.

I have concerns/objections based on the following points.

1. Why should Boddington have another liquor outlet in its main street - not even 100mtrs from our hotel and bottle shop. - is it a valid economical need for our town
I feel that more opportunity to purchase more alcohol in town will/could add to higher instances of alcohol infused violence, more potential of alcohol related accidents in

vehicles, on roads, in homes. This could put undue stress on our already stretched coverage provided by our medical, police and SES services. How do we mitigate these possibilities/incidences? By stopping them / limiting them before they start.

2. We have 3 licenced outlets where anyone 18 or over can purchase take-away alcohol, and another licenced business where we can enjoy an alcoholic beverage with our meals (if we wish). Why should we make it "normal" to purchase alcohol at our local supermarket?

3. Boddington is a thriving little community full of great people accross all cultures & demographics. We should all be working toward maintaining & growing our "togetherness". Alcohol can divide, create animosity, grow to become an addiction, add financial burdens to those with an addiction - the list is endless - do we all want to live in a community where alcohol sales are our

main point of interest in our town hub!!
I would prefer to promote Boddington as
a welcoming, family oriented community.

Granted, there could be more jobs, more
competition in pricing, but, I believe this
will be short term. What happens when
it may become not profitable to sell
liquor at IGA? Our town has already
lost the IGA delicatessen, prices are okay,
but not ideal - and if the liquor outlet is
approved - then becomes not profitable, it
closes, and the consumer suffers through
price hikes to cover the loss/shortfall.

Please, when considering this application -
consider the long term impact - not the
short term gain.

Yours in anticipation,

Gabe Roberts

0439408996

Julie Stewart

From: Chris Littlemore
Sent: Friday, 23 February 2018 2:42 PM
To: Julie Stewart; Tamsin Hodder; Steve Thompson
Subject: FW: OBJECTION LETTER FOR LIQUOR OUTLET
Attachments: 20180223163915575.pdf; ATT00001.txt

Regards,
Chris Littlemore
Chief Executive Officer



T +61 8 9883 4999
E ceo@boddington.wa.gov.au
39 Bannister Road Boddington WA 6390
www.boddington.wa.gov.au

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-----Original Message-----

From: Michelle A Williams [<mailto:Michelle.A.Williams@nab.com.au>]
Sent: Friday, February 23, 2018 2:41 PM
To: Chris Littlemore <ceo@boddington.wa.gov.au>
Subject: OBJECTION LETTER FOR LIQUOR OUTLET

Dear Chris

Please find attached objection letter.

Kind regards,

Michelle Williams
Banking Adviser, Home Lending Specialist Boddington National Australia Bank

34 Bannister Rd, Boddington WA 6390
Tel: 08 9884 2000 Fax: 08 9883 9252
Michelle.A.Williams@nab.com.au

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23 FEB 2018

Distribute to:

- DCS DSP MINS
- PEHO FM CEO
- MWS TPC MCS

File No A 172
Date _____
Initial _____

23 FEB 2018

The CEO
Shire of Boddington
PO Box 4
BODDINGTON WA 6390

Distribute to:

DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

23th February 2018

Dear Mr Littlemore

File No 1172
Date _____
Initial _____

RE: OBJECTIONS TO PROPOSED LIQUOR STORE AT 34 BANNISTER ROAD BODDINGTON WA

I would personally like to object to the application by IGA to open a liquor store to replace the present NAB business situated at 34 Bannister Road Boddington WA.

The Impact of Boddington gaining another liquor outlet would be a huge detriment to our town.

The application for the new liquor outlet is approx. 100 metres away from our existing liquor, lotto and deli outlet and only 100 metres from the Boddington Hotel which also supplies takeaway liquor, also the Black Sheep Café which supplies liquor.

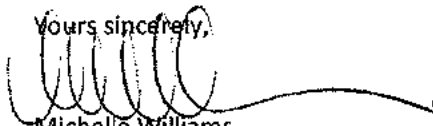
We have a mining camp in town which supplies alcohol and a Community Club. This is a total of 5 Liquor outlets for a small country town.

School children in our town are already drinking alcohol before the legal age and this will only give them indication that there is not a problem with drinking, especially when you see more drinking outlets than food outlets.

I feel that it would be more beneficial to use the space for something Boddington doesn't have instead of creating more competition for locals who are already trying to run successful personal businesses in a small town. Boddingtons small population does not warrant another liquor store.

I strongly object to this proposal.

Yours sincerely,



Michelle Williams
3 Nichols Place
Boddington WA 6390
Ph: 0427908227

23 FEB 2018

22nd February 2018

Chris Littlemore
Shire of Boddington
PO Box 4
BODDINGTON WA 6390

Distribute to:

DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

Re: Proposed change of use from bank to liquor store

To Chris,

File No A172

Date _____

Initial _____

I wish to object to the proposed change of use from bank to liquor store at lot 50 Bannister Rd BODDINGTON.

I have an interest in this application that is greater than the general public because I am a Business and Land owner, not only in the Shire of Boddington but ultimately in the neighbouring premises to the Business applying for the change.

Whilst I no longer reside in Boddington, I do travel from South Yunderup to Boddington Monday to Friday for work at Boddington Hardware. I am also an active member of the community and continue to have the communities' best interests at heart.

I object to the above mentioned application on the following grounds:

- There are currently 3 liquor licences within the vicinity of 300m on our main street. Approving a 4th could potentially cause loss of business to the existing licensees and family owned and operated businesses;
- Boddington (approx. population of 1900) is simply not big enough to warrant a 4th business to sell alcohol and should have more of an emphasis on providing the community with healthier lifestyle options;
- Traffic flow and congestion. We already have limited parking spaces on the main street and Pollard Street. To have extra traffic stopping on the main street trying to get close parking to IGA could have a massive impact, especially when there are trucks and semi-trailers which frequent Bannister Road on an hourly basis and pass through the main intersection;
- Supporting Local Businesses – As IGA is owned by shareholders and employs a full time store manager, I feel the shareholders connection to the community is somewhat distant. If they really had the communities' interests as a priority they would of potentially conducted a study as to what their customers really want. There should be more of a focus on trying to get Boddington residents to shop locally. This could be achieved by increasing the variety of line items and more of a choice for their customers instead of them having to leave town to do a shop. Generally if residents travel to surrounding areas to shop they will get their groceries, meat, bread, alcohol, hardware supplies, fuel and perhaps even dine out. This has a massive impact on all of our small local family owned and operated businesses, including mine;

Whilst I agree that IGA cannot have a building sitting dormant I strongly disagree that they should be granted permission to open a liquor store.

I am available at any time to discuss my objection and would appreciate any feedback or correspondence to be communicated to me via email accounts@boddhard.com.

Yours sincerely,

Zelda Cowcher
0458289800

Tamsin Hodder

From: Chris Littlemore
Sent: 23 February, 2018 2:42 PM
To: Julie Stewart; Tamsin Hodder; Steve Thompson
Subject: FW: OPPOSITION TO PROPOSERD DEVELOPMENT APPLICATION - BODIGA PTY LTD
Attachments: DEVELOPMENT APPLICATION - OPPOSITION FROM JAN PIKE.pdf; DEVELOPMENT APPLICATION - CHANGE OF USE BODIGA PTY LTD.pdf

Regards,
Chris Littlemore
Chief Executive Officer



T +61 8 9883 4999
E ceo@boddington.wa.gov.au
39 Bannister Road Boddington WA 6390
www.boddington.wa.gov.au

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From: Jan Pike [<mailto:admin@rccivil.com>]
Sent: Friday, February 23, 2018 2:06 PM
To: Chris Littlemore <ceo@boddington.wa.gov.au>
Subject: OPPOSITION TO PROPOSERD DEVELOPMENT APPLICATION - BODIGA PTY LTD

Dear Chris

Attached please find 2 letters of opposition to the proposed application by Bodiga Pty Ltd

Regards

Jan Pike | Contract Administrator |



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51 Crossman Road (PO Box 174) BODDINGTON WA 6390

p: 9883 9002 m: 0412 236351 e: admin@rccivil.com w: www.rccivil.com

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22nd February, 2018

23 FEB 2018

Mr Chris Littlemore
Chief Executive Officer
Shire of Boddington
PO Box 4
BODDINGTON WA 6390

Distribution:
 DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

Dear Sir

File No 4172
Date _____
Initial _____

**re: Development Application – Proposed Change of Use from Bank to Liquor Store –
Lot 50 on Diagram 72996 (No. 36) Bannister Road, Boddington**

I am writing to oppose the proposed change of use from Bank to Liquor store by Cranford Hospitality Consultants on behalf of Bodiga Pty Ltd.

I, in partnership, have purchased the Golden Nugget Liquor Store, settlement taking effect 22nd January, 2018. Negotiations for the purchase of the business commenced back in September 2017. In consultation with our financier we made provision to completely renovate the building inside and out making it an attractive asset to the main street instead of the eyesore it is at present. I have now put this on hold pending the outcome of this proposed application. I also wanted to be certain that financially I could carry the stock levels required to run a successful liquor outlet. In the short time I have been operating my son & I have indeed managed to achieve a lot of what we set out to do with the Liquor outlet, although we realise we have a lot more to do. I also believe that our trading hours of 8am – 8.30pm provide more than adequate access to liquor. We too can trade until 10pm Monday – Saturday but don't believe another late trading hours venue is warranted in our small community when we already have packaged liquor sales available from the Boddington Hotel until Midnight on most days.

I would also like to point out the difficulties in accessing reasonable pricing from suppliers to enable us to be competitive and indeed be able to offer weekly specials to our customers. I believe that most people think that you can purchase alcohol from breweries in Perth very cheaply. This is not the case. Large outlets such as Dan Murphy's and Choice Liquor are able to offer very low priced alcohol because they commit to very large pallet purchases directly. The brewery then gives them a percentage rebate which is where they make their money. A lot of the stock they have on the floor is priced below what they purchased it for. Therefore standalone outlets such as mine have to find private wholesalers and buy from a number of different outlets each week for our stock purchases to be competitive.

As a business I would find it very difficult if our local bank were to close. It would mean I would have to carry on the premises large amounts of cash and change which is not an ideal situation. Also as a personal NAB customer it would not be an ideal situation if I could not conduct my personal business face to face with a bank officer.

.../2

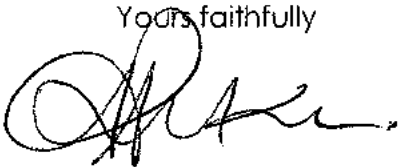
I believe that Bodiga do not have the best interests of Boddington at heart. If they do not want to re-new NAB's lease there are a lot of other services that could utilise that space, indeed IGA could expand the supermarket which is at present not offering the residents of Boddington a large enough range of items such as fresh fruit and vegetables, meats, smallgoods and grocery lines. Service at the check-out is also an issue as indeed is the appearance of the front of the building. People want to shop locally but most families cannot do their weekly shopping here because they just do not have the range. As the owners do not live locally I believe they are not aware of what our community needs. It is stated in their letter to council of 30th January that a liquor store attached to the supermarket would allow them to trade longer of an evening benefitting the people of Boddington. They have not given any reason for not trading longer of an evening now? What is stopping them? The community appears to have moved away somewhat from the idea of "Shop Locally" and I believe that the reason is mainly because some of our businesses are not providing what is needed.

With the Black Sheep Licensed Café, The Boddington Hotel & The Boddle'O all in the main street of Boddington I fail to see how the community would benefit from yet another point of sale for liquor. It has been shown in various reports that mixing liquor sales with grocery shopping reinforces the drinking culture, impacting on societal views of what is deemed normal in terms of drinking patterns and behaviour. Research literature indicates that limiting the sale of alcohol from within the supermarket environment is an important harm minimisation strategy. Having liquor products available in a supermarket environment increases the reach of alcohol-related harm, as patrons, including children are more regularly exposed to alcohol products and to the sale and promotion of alcohol. A larger and more broad section of the public, including children, visit supermarkets due to the availability of a wide range of everyday 'need' items. Children do not frequent standalone liquor stores unless in the company of a parent.

I understand that I cannot oppose this application on the basis of "competition". However, I fail to see how another liquor store in our small community is warranted or of benefit in any way. The only positive comments for the proposal I have seen on Boddington News & Views is from mainly young people stating they can get cheaper liquor for a longer period of the evening. The WA Police Department have been actively campaigning for a long time now through the media to shorten the hours liquor is available to patrons to reduce social & domestic violence in our communities. Are we immune here in Boddington to such horrors ?

The majority of our population is either elderly or under 18. If this proposal is passed by council I can only hope that common sense prevails and that the Department of Racing, Gaming & Liquor will reject the Liquor Licence application by Bodiga Pty Ltd. on the basis that this community is well serviced by the current licenced operators.

Yours faithfully



JAN PIKE

M: 0412 236351

51 Crossman Road
BODDINGTON WA 6390

22nd February, 2018

Mr Chris Littlemore
Chief Executive Officer
Shire of Boddington
PO Box 4
BODDINGTON WA 6390

Dear Sir

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As a business I would find it very difficult if our local bank were to close. It would mean I would have to carry on the premises large amounts of cash and change which is not an ideal situation. Also as a personal NAB customer it would not be an ideal situation if I could not conduct my personal business face to face with a bank officer.

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File No A112

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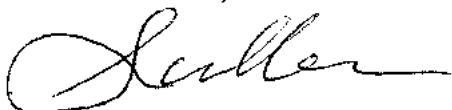
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Yours faithfully



SHAUGHAN CULLEN

M ; 0400 292653

Julie Stewart

From: Chris Littlemore
Sent: Friday, 23 February 2018 11:53 AM
To: Julie Stewart; Tamsin Hodder; Steve Thompson
Subject: FW: Proposed liquor outlet

SHIRE OF
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23 FEB 2018

Regards,
Chris Littlemore
Chief Executive Officer

Distribute to:
 DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS



T +61 8 9883 4999
E ceo@boddington.wa.gov.au
39 Bannister Road Boddington WA 6390
www.boddington.wa.gov.au

File No A172
Date _____
Initial _____

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From: Katrina Dyson
Sent: Friday, February 23, 2018 8:27 AM
To: Chris Littlemore <ceo@boddington.wa.gov.au>
Subject: Proposed liquor outlet

Good Morning,
I have run out of time to be able to compose the letter and statics that I was planning, but as a rate payer of the Shire of Boddington I would like to state my objection to the proposed new liquor outlet. If IGA get a licence to have a liquor outlet we will have more places, in Boddington, to buy liquor than we have to buy anything else. I believe that this will relay to the outside community that the Shore of Boddington places a high priority on the consumption of alcohol.

Statistics show that alcohol is a leading contributor to domestic violence, hospital emergency submissions, car accidents and household poverty. I believe that our town has set a higher moral standard than this, 'Choose Respect' is easier to do when one is sober and although I am aware that the responsible consumption of alcohol is up to the individual it is also the Shires moral obligation to not promote a potentially harmful substance by allowing such a large percentage of outlets.

Your Sincerely
Katrina Dyson

Sent from my iPhone
Regards,
Katrina Dyson
Manager Early Learning Centre

Julie Stewart

From: Chris Littlemore
Sent: Friday, 23 February 2018 11:49 AM
To: Julie Stewart; Tamsin Hodder; Steve Thompson
Subject: FW: Proposed Liquor Store

SHIRE OF
BODDINGTON
RECEIVED

23 FEB 2018

Distribute to:

DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

Regards,
Chris Littlemore
Chief Executive Officer



T +61 8 9883 4999
E ceo@boddington.wa.gov.au
39 Bannister Road Boddington WA 6390
www.boddington.wa.gov.au

File No A172
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From: Racquel Bird [mailto:racq.bird68@outlook.com]
Sent: Friday, February 23, 2018 9:22 AM
To: Chris Littlemore <ceo@boddington.wa.gov.au>
Subject: Proposed Liquor Store

Hi Chris

I am writing to you to object to the proposed liquor store being opened in the current NAB building.

Given that we already have a Hotel, a liquor store, a licenced restaurant, a licenced community club and the wet mess at the mine village, I feel that this is totally unnecessary and of absolutely no benefit to the community whatsoever. The only people that stand to gain from this are the IGA owners who do not live locally.

It would be a huge inconvenience for many if the bank closed. For example, as you know the community club & hotel deal mainly in cash transactions. Closing the bank would mean having to drive to Narrogin to deposit takings. Very inconvenient when you consider the community club is run by volunteers. Then there are the seniors in town who rely on tellers because they don't have access to computers for internet banking.

Should the bank choose to close the branch, I believe there are many more practical uses for the building. I currently go out of town to do my food shopping as IGA is too small and unable to house enough variety. If they were to expand, this would give them the opportunity to increase their stock holding which would bring in more clientele and possibly bring down the inflated prices they charge.

In conclusion I find this very unfair on the Hotel owners and the new owners of the Nugget. It is hard enough in the current climate to keep a business thriving without throwing unnecessary competition in the mix.

Kind Regards

Racquel Bird
4 King Street
Boddington

26 FEB 2018

Distribute to:
 DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

Box 10
Boddington 6390
22 -02 -2018

Chris Littlemore CEO
Shire of Boddington

File No A172
Date _____
Initial _____

Dear Chris

Re Development Application- Proposed Change of Use from Bank to Liquor Store

WE wish to oppose the proposed application on the grounds

1. We already have three liquor outlets in the main street plus a BYO café.
2. We certainly do not need one more in the main street.
3. The Community Club also provides an additional alternative for the purchase of liquor.
4. We do not feel that the current population of the town merits a further outlet.
5. Boddington definitely needs to retain its banking facility particularly for its more senior community members most of whom are incapable of working on line and would find travelling to an alternative venue difficult.

Boddington needs banking facilities far more than another liquor outlet.

Yours faithfully
FG and HC Stevens



26 FEB 2018

Chris Littlemore

Shire of Boddington

Re: Development application for change from Bank to Liquor Store

Distribute to:
 DCS DSP MIN
 PEHO FM CEO
 MWS TPC MC:

I am writing a submission against the proposed application for a Liquor Store in the current NAB _____
bank.

My objections include:

- undue offence, annoyance, disturbance or inconvenience to those who live or work within the area
- harm from alcohol abuse and misuse or associated violence
- an adverse effect on the health or safety of members of the public
- an adverse effect on the amenity of the community
- the harmful use of alcohol comes at a significant cost to society and it is estimated that 75% of all police responses in WA are alcohol-related.

File No A172
Date _____
Initial _____

The overall social impact of the approval of another liquor outlet will be detrimental to the well-being of the local and broader community.

Alcohol is no ordinary commodity, such as bread and milk and the sale of alcohol inside a supermarket may contribute to normalising alcohol use among young people. This is particularly relevant given the location of the proposed liquor store and is likely to have a negative impact on young people in the Boddington area. Research shows that young people are particularly responsive to the price of alcohol.

Our IGA is where children and young people are likely to visit with or without their parents so children in our community may be exposed to the sale and promotion of alcohol in places where they would not normally see it.

The sale of alcohol within a supermarket has the potential for alcohol to be seen as part of a normal grocery shopping experience. Research shows that alcohol promotion shapes young people's attitudes and behaviours, and contributes to the normalisation of alcohol use. Also, the price of alcohol may have a significant impact on the consumption and harm in this age group if the alcohol is cheap. Treating alcohol as just another ordinary commodity has the potential to negatively impact on the health and wellbeing of our Boddington community

Research also indicates that the placement of alcohol alongside grocery items reinforces the idea that alcohol is a normal, non-harmful product and is comparable to other groceries and items purchased within a supermarket setting. This is particularly relevant in respect of children, who are acknowledged to be an 'at-risk' group for alcohol-related harm. Having liquor products available in a supermarket environment increases the reach of alcohol-related harm, as patrons, including children are more regularly exposed to alcohol products and to the sale and promotion of alcohol. A larger and more broad section of the public, including children, visit supermarkets due to the availability of a wide range of everyday 'need' items such as confectionary, snacks, soft drinks, fresh bread, milk, fruit and vegetable products.

We own a business in Boddington and we strongly oppose the application to change the purpose from Bank to Liquor outlet.

There are 7 liquor outlets in Boddington postcode area that you can buy alcohol so with our population of 1844 as per Census 2016 another liquor outlet is not warranted.

Surely for the good of the Community an agreeable arrangement can be made between NAB and Bodiga to keep our bank in town. The flow on affects of losing our bank would be huge in our community and once a bank is gone then its very hard to get a bank back here.

As business owners we utilise the bank everyday and we would have to go out of town to day our everyday banking. We do not want to travel an hour each way to travel to Narrogin to do our banking. And the older people who do not access internet banking would also have to travel out of town.

Why does Bodiga think Boddington needs another liquor outlet. Is it because the owners do not live in town so do not care about anything except to line their own pockets. The impact it would have in our community to lose the NAB bank would be huge.

IGA should concentrate on selling more grocery lines, extend their shop and make it more attractive on the outside as it sits on prime real estate and is a real eye sore in the centre of town.

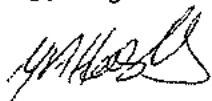
Mr Ireland says in his letter that is would be a good fit for the IGA. Can Mr Ireland explain this?

I urge all Councillors to vote against this application.

YVONNE HOSKINS

7 Crossman Road

Boddington



23 February 2018

Racing, Gaming and Liquor

Home > Licence Search

Search again

Here are the results of your search

Show 20 entries

Filter:

Licence Ref	Licence Type	Premises Name	Licensee Name	Status	Decision	Suburb	Postcode	Address
6010009746	LIQ-Hotel	Boddington Hotel	Boddington Hotel 2004 Pty Ltd	Current	Granted	BODDINGTON	6390	BANNISTER ROAD BODDINGTON WA 6390
6020010702	LIQ-Tavern	Shell North Bannister Truckstop & Tavern	Xchange Pty Ltd	Current	Granted	NORTH BANNISTER	6390	ALBANY HIGHWAY NORTH BANNISTER WA 6390
6030036582	LIQ-Liquor Store	The Boddle'O	The Golden Nugget (WA) Pty Ltd	Current	Granted	BODDINGTON	6390	LOT 14 BANNISTER ROAD BODDINGTON WA 6390
6040028936	LIQ-Club	Boddington Sports & Community Club Inc	Boddington Sports & Community Club Inc	Current	Granted	BODDINGTON	6390	LOT 69 ADAM ST BODDINGTON WA 6390
6090117698	LIQ-Special Facility Licence	Boddington Mines Wetness	Sodexo Remote Sites Australia Pty Ltd	Current	Granted	BODDINGTON	6390	Soldiers Road BODDINGTON WA 6390
6180141508	LIQ-Producer's	Bibbulmun Wine	Jacqueline Hill Murray Olsson	Current	Granted	MARRADONG	6390	6308 Pinjarra Williams Road MARRADONG WA 6390
606210682217	LIQ-Restaurant	The Black Sheep Cafe	Cheryl Margaret Jones	Current	Granted	BODDINGTON	6390	53 Bannister Road BODDINGTON WA 6390

Showing 1 to 7 of 7 entries

Previous 1 Next

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**SHIRE OF
BODDINGTON
RECEIVED**

26 FEB 2018

Distribute to:

DCS DSP MINS
 PEHO FM CEO
 MWS TPC MCS

File No A172
 Date _____
 Initial _____

A note from G Batt

Dear Sir.

I wish to state
my objection to a
kettle shop in Boddington

G Batt

SHIRE OF
BODDINGTON
RECEIVED

23 FEB 2018

Distribute to:

DCS DSP MINS

UNIT 7 PEHO FM CEO

19 FORRE MWS TPC MCS

Boddington

File No

Date

Initial

laughter is the best medicine.



campquality.org.au

A89080

camp quality.

Mr Littlemore
CEO Boddington Shire

Dear Chris,

I write to express opposition to the proposed establishment of a liquor store in the premises currently occupied by the National Bank in Boddington.

There are already three liquor outlets in the town plus the canteen at the gold mine. The small population of Boddington and surrounding district hardly requires yet another place to buy alcohol.

The addition of another retail outlet for liquor in Boddington would be an unnecessary increase in ease of access to purchasing alcohol, possibly with an increase in anti-social behavior.

The existing liquor retailers would have difficulty competing with the buying power of IGA and would see their profit margins fall. A side effect from that would threaten their ability to employ staff.

An even more serious consequence of the proposal would be the loss of the National Bank. It is an institution needed in the town, the towns only bank, used by a large proportion of the population. How far, then, to the nearest bank? The loss of the bank (and jobs for its employees) would materially effect other businesses in town, not to mention the inconvenience to non account holders presently able to access their own banks through the NBA.

We urge the Boddington Shire Councillors to carefully consider the proposal's minimal benefit to the town over the considerable losses which will occur if it is to go ahead, and ask them to please vote against it.

Yours sincerely

Robin and Dennis Andersson
Date: February 22, 2018

105 Twin Bridges Place
Crossman WA
Ph: 0429 938 761
Email: denrob.andersson@bigpond.com