



Dear Neighbours and Concerned Residents.

August 24 2015

Many of you will be concerned about the proposed development by Sunset Events at J shed at Bathers Beach on Arthur Head. The proposal is to establish a brewery, tavern and outdoor music venue, and to temporarily “activate” the site with licensed events and concerts from October 1, 2015. Sunset Events have applied for development approval for both the temporary and permanent aspects of the proposal.

The Fremantle Inner-City Residents Association considers the the proposal to be a grossly inappropriate use of the area and will be opposing the development. If you wish to comment on the proposal you can do so by responding online: go to the home page of the City of Fremantle, go to “Community Engagement”, and there you will find details of the proposals dealing with the J shed and the form on which you can enter submissions in relation to the proposal. You can also send your comments by email to planning@fremantle.wa.gov.au

But you must do so by **Friday** of this week, August 28.

Below you will find the objections of the Fremantle Inner-City Residents Association with respect to the proposed development. You may not agree with them or you may have different objections. Please raise your own concerns with respect to the proposal.

If you support the objections and concerns that the Fremantle Inner-City Residents Association with respect to the proposed development please send your name and email address to rbartlett1000@gmail.com

TEMPORARY ACTIVATION.

The objections of the Fremantle Inner-City Residents Association with particular regard to the temporary activation_for events for 400 – 1500 people prior to July 1, 2017 is that Sunset Events will have exclusive use of the site on an ongoing basis **without being subject to a lease** and without paying any rent or assuming any other obligations. Moreover it represents an attempt to **avoid the scrutiny required under the Liquor Control Act** with respect to such ongoing operations.

OBJECTIONS TO BOTH PERMANENT AND TEMPORARY DEVELOPMENTS

1. PROPOSED DEVELOPMENT INCONSISTENT WITH DEDICATED PURPOSE

The area where the proposed tavern and licensed venue would be located is on an A Class Reserve. The dedicated purpose of the reserve is “*Historical Buildings, Recreation and Community Services*”. It is submitted that the development of a brewery, tavern and outdoor music venue is inconsistent with this dedicated purpose, in the context of both its historical significance and the small area of the site.

2. A SIGNIFICANT AREA OF NATURAL ATTRACTION, HISTORIC AND CULTURAL SIGNIFICANCE WOULD BE TOTALLY CHANGED IN CHARACTER BY GRANTING DEVELOPMENT APPROVAL

The area directly affected is an area of significant natural attraction, and is an extremely important historical and spiritual site - it would also obliterate the small grassy area adjacent to the beach.

3. THIS IS AN IMPORTANT NYUNGAH INDIGENOUS SITE

Not only is the area the site of the first European settlement on the mainland but it is also a site of significant importance to Indigenous people of the Southwest.

4. SIZE OF BREWERY AND TAVERN IS COMPLETELY INAPPROPRIATE

With its capacity to serve from 400 to 1,500 people the footprint of this venue would be larger than the great hall at the massive Little Creatures brewery and tavern. It suggests an enormous outdoor beer garden in an area that is presently relatively quiet and yet is of great spiritual and historic significance.

5. DENIAL OF PUBLIC ACCESS TO SIGNIFICANT PUBLIC LAND

The proposal will restrict public access to the Class A Public Reserve – public land of great significance, and long utilised by local residents. The area will be fenced and containers will block off other points of access .

6. NO AVAILABLE PARKING

- Parking - for tavern and concert venue customers will also be a major difficulty, and will compound significant existing problems faced by residents. The proponent is not proposing to provide any parking whatever. Even before this proposed development parking was difficult on all days of the week, because of the presence of the University and other hospitality sites.

7. OVERCROWDING

- Overcrowding - the proposed area for the concert venue is very small, using almost all the available open space. The area in fact appears to be far too small for the proposed large-scale operation .

8. SAFETY

- Safety problems – the service of alcohol to so many in such a small area in the region of the cliffs and the ocean is also likely to lead to major problems. As it is, visitors to the area commonly bring alcohol to the area, climb over the wall and crouch on the crumbling cliff tops. These kinds of safety issues can only be exacerbated by the proposed developments.

9. ENVIRONMENTAL IMPACT

- Significant environmental impact – will occur to the dunes, which have been nurtured and protected for the last 25 years. The fencing, building development and use of containers will be a major impact on the aesthetic nature of the site.

10. LIQUOR IMPACT – PUBLIC ORDER SECURITY AND POLICING

- Likelihood of impact stemming from consumption of alcohol by patrons - resulting in security, public order and policing problems in the locality.

11. NOISE PROBLEMS

- Control of noise at events will be a major problem - especially given the fluctuating wind patterns in the area. The lease acknowledges that noise is likely to be a problem on every occasion an event is held.

12. OPERATION ALL DAY AND EVENING

- The operation will be open from 11 o'clock to midnight every day except Sunday when it would shut at 10 PM. The long hours, including evenings will have a significant deleterious impact on the local residents.

13. NO ADEQUATE PROVISION FOR FOR INGRESS AND EGRESS

The application with respect to DA 0370/15 makes no provision whatever in relation to ingress and egress to the site.

The application with respect to temporary activation (DA 0373/15) merely contemplates that the tunnel will not be used after 10 PM. In an area of substantial residential use the proposal contemplates egress from the site through the residential area (Little High Street) after midnight from liquor licensed events.

All egress from the site should be directed to Fleet Street .

14. DENIAL OF AN ARTS AND CULTURAL AREA AT ARTHUR HEAD

15. REVITALISATION OF THE FISHERMEN'S CO-OP BUILDING AND THE DEVELOPMENT OF BATHERS BEACH HOUSE CLOSE BY RENDERS THE DEVELOPMENT UNNECESSARY

16. GREAT OPPOSITION FROM THE LOCAL COMMUNITY AND CITY OF FREMANTLE RESIDENTS INCLUDING AT A SPECIAL MEETING OF ELECTORS

17. OBLITERATION OF ARCHAEOLOGICAL SITES RELATING TO THE WHALERS WORKS BY THE DEVELOPMENT

IT IS SUBMITTED THAT APPROVAL SHOULD BE DENIED FOR THIS MAJOR DEVELOPMENT AND CHANGE OF USE

The multiple objections to the development of a brewery, tavern and concert venue on a historically , environmentally significant and very small area make manifest the undesirable impact on both the local and larger Fremantle community.

The the City of Fremantle should recommend that the Western Australian Planning Commission should refuse development approval having regard :

- to the purpose for which the land is reserved under the Metropolitan Region Scheme,
- the orderly and proper planning of the locality and
- the preservation of the amenities of the locality