

From: [Leanne Basey-Fisher](#)
To: [Gregg Harwood](#)
Subject: ICR14828012 - Drift Foodvan letter and pics
Date: Sunday, 10 August 2014 4:36:54 PM
Attachments: [photo 1.JPG](#)
[photo 2.PNG](#)

10/08/2014

Attention : Gregg Harwood

Dear Shire Council Members concerned,

As you are most probably aware, over the past year we have been going back and forth with the shire as how to go about applying for a site for our Foodvan within Denmark. We are set up ready to trade with current insurances and food certificates etc and have asked for numerous sites for you to consider letting us trade from.

We felt very positive after our last meeting with you with your suggestion of possibly going to Berridge Park gravel area (near basketball courts) and came away feeling this site would suit us above all other sites due to the possibility of us supplying power. We feel this would also benefit the shire for the arts market days etc. We have a power usage meter within our van and would obviously pay our own power costs. We also have water storage and can supply an extra rubbish bin and take it home with us if extra rubbish is of concern.

As hopefully you can see from the pictures sent and agree, it's an appealing looking van. We think it will only add to the character, life, diversity and interest of Denmark and bring both locals and tourists alike to the beautiful Denmark River. We also feel most people will appreciate and love it once it's up and running as we've noticed families and tourists want occasionally to be able to get a quick bite to eat on their way home from work or play without having to sit, wait and dine. We are a novelty van that doesn't plan to trade as much as the other food venues so we feel this will not prevent people from dining and eating from other venues and we would rather just add something else to choose from.

We would like to offer Chip Cones with International Sauces (our specialty!), Nachos, Hot Donuts, Churros, Frappes & Slushies. It was brought to our attention that the Chamber of Commerce were under the impression that we were planning on selling coffee and that businesses would be affected by this. Let us please reassure you this is not the case and we actually don't even have a coffee machine!! We would be more than happy to point people to where they could go to get a coffee to have with their donut while sitting at the park!

If Ocean Beach site is more favourable we would obviously have to trade differently due to the seasons and would also have to work in with the Surf Club Kiosk so as to not affect them or if the kiosk decides not to open we are happy contributing to the Surf Club for the site.

If neither of these sites suit we would love to hear what sites you would accept so as to move forward on this matter. We look forward to your reply.

Kind Regards,

Leanne Basey-Fisher

[REDACTED]

Gillian Cockman

[REDACTED]





Proposed Food & Coffee Van Locations

SUMMARY OF SUBMISSIONS

No.	NAME & ADDRESS	SUMMARY OF SUBMISSION
1.	Jessica Fowler Denmark Ocean Beach Holiday Park	<p>Thank you for your email re: Request for Comment Potential Food & Coffee Van Locations</p> <ol style="list-style-type: none"> 1) Is it appropriate to allow a food & coffee van to be located in the Ocean Beach car park or at Prawn Rock Channel? While we are not completely opposed to this we would request that it be a temporary permit that would need to be reviewed annually. This would allow for the permit to be revoked or discontinued should it be found to impact negatively on the surrounding businesses and/or area. With annual reassessment of the licence it still leaves encouragement for a local business to start up in these areas on a fulltime basis without having the mobile van as a competitor. If approval is granted we believe that the van should be located in the Ocean Beach car park. We feel this is the best site because alleviates all traffic safety concerns....but in saying that we do believe that this could heavily impact on the Surf Club and its kiosk where vital funds procured through the kiosk go back into the Surf Club which benefits the whole community of Denmark. One must evaluate the pros and cons of granting this licence. 2) Should Council consider allowing a second van at William Bay that operates when the current vendor is not there? We have no objection to this but believe it will create a conflict. 3) If the Council does approve vans at these locations should it be on the basis of a competitive EOI process? Yes. 4) If a site is allocated via a competitive process how long should it be allocated to a vendor for before it is next subject to a competitive EOI process? To reapply and be renewed annually. 5) Any other comments you have? Although it may be convenient for people to buy food/drinks from these vans it is inevitable that it will take some money out of the pocket of Denmark businesses selling the same range of products.
2.	Name & Address WITH HELD	Before Council bring in any of the items proposed please consider our comments on your points as numbered 1 – 6:

		<ol style="list-style-type: none"> <p>1. Berridge Park Carpark We consider that the introduction of coffee or food van would be detrimental to cafes, which , due to the already high number of eating outlets find it unviable to remain open as often as they would like.</p> <p>2. Ocean Beach Carpark and Prawn Rock Channel. Our current licence allows us to trade at the Ocean Beach Carpark and Prawn Rock Channel, however, sometime ago we indicated at a meeting with the Shire, that we would not trade in these areas because it would encroach on the ability of the Surf Lifesaving Clubs efforts to raise funds.</p> <p>3. Proposed Second Van at William Bay. The reason that our vans are not present at William Bay from time to time is the non-viability of attendance. Especially, once Bartholomews Meadery and the Toffee Factory opened. Both sell ice-cream and one has a café. It is very doubtful that a different product is going to be viable in our absence. It would inevitably lead to a request for two vans to be present during the viable times, which would have a detrimental effect on the short amount of parking space available.</p> <p>4. Approval for vans on a competitive EOI process. We do not consider this fair as our business represents a considerable investment in vehicles, overheads and time by local people and has been operating for the last 27 years. When we commenced operations in was a small gravel carpark, the power pole was installed by the owner of the ice-cream van. When the carpark was upgraded the large bay was put near the power pole for our van. Council agreed to let us sit on this site, as there was no other outlet selling our product. The only other ice-cream being sold at the time was stick lines at the then Kettles Deli on the corner of South West Highway and Hollings Road. Even though William Bay is a Shire carpark. Will another van be an issue with DEC (previously known as CALM) as we has a hard fought battle with them to secure this position and have had on-going talks to maintain it.</p> <p>5. Duration of Competitive EOI Process In the event the council after due consideration, decided to introduce a competitive tender EOI system, it would be very important to allow the successful tender to stay for a reasonable length of time due to the large Capital investment required to</p>
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		<p>establish the business. It is our belief that the tender should be for a ten year period to enable the business to make a return to capital.</p> <p>6. Any other Comments</p> <p>At Berridge Park carpark and William Bay over the years we have provided many other services outside our trade. E.g.</p> <p>Berridge Park:</p> <p>Getting screaming children out of locked toilets. Providing ice packs for pumps and scrapes to children received while playing in the playground. Removal of splinters Band-aids for cuts. Taking care of lost children until police arrive. Informing council of toilet complaints made at our van re state of cleanliness and lack of toilet paper. Lots of Tourist and directions information.</p> <p>William Bay:</p> <p>Picking up of rubbish. Assisting people locked out of cars. Saving frightened tourists by removing snakes from toilets. Our presence has deterred would-be car break-ins. Again providing first aid items. Reminding people who arrive with dogs that this is a conservation area and there are signs on the way in to the bay that dogs are not allowed. Informing the ranger of unacceptable behavior.</p> <p>Since we first commenced trading other businesses have come into play. With the arrival of these businesses we have found it no longer viable to sell certain items or to stay at either site for the length of time that we were once able to.</p> <p>As we have been a part of the community, farming, trading and spending our money in Denmark over the last 40 years, we consider the proposal would be detrimental not only to our business, but to others as well.</p>
<p>3.</p>	<p>Sue Dybing Secretary Denmark Surf Life Saving Club</p>	<p>Thank you for your letter dated 1 July requesting the Denmark Surf Life Saving Club's comment on a proposal to locate a food and coffee van in one of the parking bays at the Ocean Beach car park as well as at the Prawn Rock Channel car park.</p> <p>You have asked the club to respond to the following points:</p> <p>1. Is it appropriate to allow a food and coffee van to be located in the Ocean Beach car park or at Prawn Rock Channel?</p> <p>The Denmark Surf Life Saving Club (DSLSC) does not believe it is appropriate to allow food and coffee</p>

		<p>vans to be located at either Ocean Beach or the Prawn Rock Channel car parks. There is an obvious Occupational Health and Safety issue as both car parks are full to capacity during the summer holiday season. Past experience shows that children are most at risk at being hit by a car if they are distracted or being in line to purchase food from a van. There is already limited parking at both sites so a van would not only take up a car park but would also impact on the area due to people having to queue. Extra rubbish would also be generated and the Denmark Shire would need to supply more wheelie bins.</p> <p>2. Should Council consider allowing a second van at William Bay that operates when the current vendor is not there?</p> <p>The DSLSC does not support this proposal at William Bay as it is a National Park.</p> <p>3. If the Council does approve vans at these locations should it be on the basis of a competitive EOI process?</p> <p>The DSLSC does not support this proposal however if a competitive EOI process is directed by the Denmark Shire, then DSLSC should be involved in order to negotiate the days and times when the club kiosk is not operating.</p> <p>4. If a site is allocated via a competitive EOI process how long should it be allocated to a vendor for, before it is next subject to a competitive EOI process?</p> <p>The DSLSC does not support this proposal. However, if the Denmark Shire approve the proposal for a food and coffee van at Ocean Beach and Prawn Rock Channel car parks, then we would suggest a two year contract with a two year extension.</p> <p>5. Any other comments your Club has.</p> <p>The DSLSC believes this proposal will not reduce the likelihood of vandalism. In regards to comment that the Food and Coffee vans would be a contact point for injured or stranded people, the DSLSC Lifeguard service adequately covers the summer holiday season daytime hours and is well supported by the DSLSC voluntary patrol crews.</p> <p>The DSLSC operates a kiosk during the holiday season and this proposal would impact on the income generated which is required to run the club's core community service activities.</p>
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<p>4.</p>	<p>Michael Murphy A/District Manager Frankland District Dept of Parks & Wildlife</p>	<p>Thank you for seeking our advice regarding a proposal to locate a food & coffee van in one of the parking bays at the Ocean Beach car park and allowing a second van in the Green’s Pool car park.</p> <p>The Department issues commercial operations licences to allow operators to carry out a range of activities on DPaW managed lands. The Department understands that the proposed operations are not on DPaW managed land, however the Green’s Pool car park is surrounded by William Bay National Park.</p> <p>William Bay NP receives well over 200,000 visitors a year with nearly all of these using the Green’s Pool car park making it the busiest location in our District.</p> <p>Below are brief answers to you questions and I am happy to discuss further on the phone or meeting.</p> <p>1) Is it appropriate to allow a food & coffee van to be located in the Ocean Beach car park or at Prawn Rock Channel?</p> <p>The Department has no comment regarding this question as it is well outside any DPaW managed lands and will have no or minimal impact.</p> <p>2) Should Council consider allowing a second van at William Bay that operates when the current vendor is not there?</p> <p>The concept of vending in the William Bay car park is supported in the draft William Bay Recreation Master Plan and it is proposed that the car park be redesigned to include provision for vendors and it was envisaged the vendor location maybe on DPaW managed lands and so would be managed under standard DPaW conditions/procedures.</p> <p>However, the current footprint of the car park has limited space and there are existing safety issues with the current vendor during busy times. The car park line marking undertaken by Council last year has worked well but still doesn’t allow for the existing vendor who often stops in the middle of the car park to trade when the car park is full.</p> <p>The Department recommends that Council consider conditions for the existing operator that require the vendor to move on if the car park is full, or wait until a space opens up. Alternatively a vendor area could be established however this may be difficult to regulate and take up peak parking space during busy times.</p> <p>Council have good grounds to limit vendors based on limited space and traffic safety issues in William Bay Car park.</p> <p>In addition, there are a number of other factors including;</p> <ol style="list-style-type: none"> 1) Do the vendors offer a different and quality service/operation
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		<p>2) Will there be coordination between the two vendors – ie will they turn up at the same time</p> <p>3) How do you equitably break up operating times?</p> <p>3) If the Council does approve vans at these locations should it be on the basis of a competitive EOI process?</p> <p>Yes, the Department would consider William Bay car park as an area requiring limited licences. Departmental policy says that where demand for licences exceeds the number that can be sustainably managed, or where congestion and environmental damage may result from too many operators the number of licenses issues will be limited. In this case the Department would call for expressions of interest.</p> <p>Through this process you can determine operating times, and include basic conditions, such as provision of bins, adequate signage etc. In addition you could ask what other service they may be prepared to offer, eg clean toilet, clean up car park, Monitor car numbers in the car park and provide a monthly report for example.</p> <p>4) If a site is allocated via a competitive EOI process how long should it be allocated to a vendor for before it is next subject to a competitive EOI process?</p> <p>Department licences issued through an EOI process can be granted for up to 5 years and may be renewed for up to 5 years. After this time the restricted opportunities must be offered through another competitive application process, usually through an EOI. A period of up to 5 years with</p> <p>Any other comments you have.</p> <p>The Department is keen to meet with the Shire to discuss all the issues and to formulate interim and long term plans for the management and redevelopment of the car park this could be in the form of an MOU or similar.</p> <p>Given the uncertainty of funding and therefore redevelopment of the car park this should also be considered when determining the timeframe of a lease given to any vendor.</p>
<p>5.</p>	<p>Liz Jack Manager Denmark Chamber of Commerce</p>	<p>Thank you for the letter regarding the potential for food and coffee vans at locations through the Shire.</p> <p>The Denmark Chamber of Commerce, in consultation with members, does not support the provision of coffee and food vans at the Berridge Park and Ocean Beach locations for the following reasons.</p> <p>Berridge Park:</p> <p>The local business community has invested considerable private sector funds into upgrading cafes and food establishments. We have seen an increase in opening hours, improved customer service standards and</p>

		<p>employment of local staff.</p> <p>The operation of food and coffee vans would target the peak periods when these local establishments are trying to capture as much local trade as possible, to cover their rent, wages and costs over winter. A food / coffee van would have a direct impact upon their cash flow.</p> <p>Ocean Beach:</p> <p>The Chamber of Commerce is similarly concerned about the provision of a food / coffee van at Ocean Beach for similar reasons to those addressed above.</p> <p>The Denmark Surf Lifesaving Club provides a community service and the kiosk is an important financial contributor to the Club and its ability to maintain the services provided at Ocean Beach.</p> <p>The inclusion of a coffee / food van in the carpark would not only impact upon sales at the kiosk but also increases the potential hazards in terms of parking and overloading an already stretched parking area.</p> <p>Rubbish Collection:</p> <p>Concerns have been expressed over rubbish from takeaway food establishments, including food wrappers and disposable cups. Existing businesses provide facilities to cater for the rubbish and it is assumed that the Council would provide additional rubbish facilities should mobile food vans be approved.</p> <p>The development of positive tourism experiences is recognised and supported, however it is also noted that visitors could be made aware of all year round establishments that provide food and coffee.</p> <p>The Denmark Chamber believes it is important to support the local community who provide a year round service to our community and visitor population and we have concerns that temporary food vans will have a negative impact on the existing business operations in these areas.</p> <p>Should the Council approve the presence of food vans at locations in the Shire, the Denmark Chamber would like to see an annual renewal of licenses and the identification of other locations that may be considered for these types of facilities.</p> <p>We would like to discuss this issue with you Gregg, as there are a number of existing local operations that could also be affected by any decisions. Could you please keep the Chamber informed of the progress of this issue through Council?</p>
6.	Christopher & Candice Barton Mad Fish & Chips	We hereby introduce ourselves as the proprietors of MadFish and Chips, and previous owners of Bibbulmun Café, both located in the Denmark town centre. As members of the local Chamber of Commerce, it has come

to our attention that there are applications before the Shire for licences for mobile food vans in and around the town. We would like to take this opportunity to voice our concerns and ask for your consideration thereof.

For a number of reasons, which we wish to present to you, we are not in support of licences for food vans being granted, as we believe that such impermanent business will negatively affect established business and not be beneficial to the growth and longevity of those local businesses.

Firstly, we believe that established small business in Denmark forms part of the basic infrastructure on which this community exists. We provide products and services to the local community, which creates the vibrancy in our town centre, which in turn attracts visitors to the area as a whole. Without a lively town centre, visitors may just drive on through. Yearlong support of small business is the only way we, as business owners, can maintain our services.

The constancy of the service we provide, as opposed to the temporary nature of a food van, is our second point of discussion. Very few small businesses in Denmark shut down during the off-peak season. We endure the quieter months, paying our leases and rates, continuing to keep local people employed. For some, the peak season is the reason they are able to keep their doors open in quieter months. In a town where much competition already exists in established outlets, it seems unfair to introduce more competition in the form of temporary business, which will most likely not be operational in the off-peak season, not providing a constant service.

Thirdly, the quality and standard of products and services provided by established business has increased greatly and copes tremendously well with the increase in custom during the peak-season. This is evident in the increased trading hours that many establishments now provide and also the expansion of some, as with the Bakery. On the contrary, there seems to be nothing to suggest that there is a need for the provision of mobile food outlets. Even out at Ocean Beach, the Surf Club provides a kiosk during the summer, the revenue from which is surely very beneficial to the club. Furthermore, there are a number of newly opened outlets since this time last year, a café, a bistro, the waterfront restaurant and our take away, all preparing for the summer trade.

		<p>Lastly, we believe that the provision of food vans will have a negative affect particularly on food businesses but also on business in the town centre in general. For example, a food van at Ocean Beach means there is less incentive for people to come to town, thus decreasing the interest in and support of other retail business and community events.</p> <p>In summary, we, as owners of small business in Denmark over the last 7 years, strongly disagree that there is any need for the provision of temporary food outlets when a plethora of high quality establishments already exist. We fail to see the overall benefit of allowing temporary business, which would dramatically harm those permanents that keep our community going all year round. We believe there is a consensus among food business owners in town as to the negative impact on their trade that would be caused by the presence of food vans and we would implore the Shire to gain more perspective from such members of the community, as we will encourage them to voice their concerns.</p> <p>We thank you for your consideration of our concerns and welcome any discussion thereof. We appreciate your time.</p>
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