

## PROPOSAL FOR WEEKLY FRESH FOOD MARKET - 6 MONTH TRIAL

**Applicant:** Denmark Community Resource Centre

**Location:** Denmark Community Resource Centre Carpark (refer maps provided)  
No.2 (Lot 228) Strickland Street, Denmark (Portion of Reserve 18587)

**Proposed** Saturday Morning (8:00 am to 12 noon)

**Trading Hours:** 5 October 2019 to 28 March 2020

**Details:** Approval is sought for a 6 month trial to operate a Weekly Fresh Food Market. The market is proposed to accommodate 10 to 30 private stallholders within temporary 3m x 3m marquees to be erected on the sealed carpark in front of the Community Resource Centre. All food vendors will require a stall holders license from the Shire of Denmark and need to be registered under the *Food Act 2008* either with the Shire or another Local Government.

Produce offered for sale is to include vegetables, fruits, dairy, meats, coffee and other fresh food produce. Some value-added stalls such as soaps, natural cosmetics, bees wax candles and similar are expected, but not art and craft items. Local Wine Producers with an appropriate liquor license may be permitted as part of the trial.

With the exception of one (1) commercial vehicle to accommodate a mobile coffee vendor, no food vans/ caravans will be permitted that on-sell produce. Not for profit food stalls may, however, be engaged to provide limited hot food/ beverages.

A stall holder fee will be charged by the operator with access by the general public to be free of charge.

Overflow parking is to be accommodated within the lawn area off Horsley Road with temporary signage installed on market day to divert traffic towards the appropriate parking area.

Attendance is anticipated to be around 500 – 1000 people per week.



**Location Plan**





Site Plan

**SCHEDULE OF SUBMISSIONS: PROPOSED WEEKLY FRESH FOOD MARKET (6 MONTH TRIAL) – DENMARK COMMUNITY RESOURCE CTRE  
CARPARK – No.2 (LOT 228) STRICKLAND STREET, DENMARK (A5729; A3048)**

Ref No.	Name & Address Details	Verbatim Submission	Planning Services Comment
S1	Details omitted as per Council Policy.	<p>I am writing in response to your request for submissions regarding the proposed Saturday markets at the CRC grounds.</p> <p>I am not in support of this. It would have a detrimental effect on small, family owned shops, eg. super express IGA, it would directly compete with them as they sell local fruit and veg already. We also have 2 existing markets for the sale of local fruit &amp; veg, the Kwoorabup Markets and the Denmark local produce swap at the Scout Hall. Both of these existing local initiatives deserve support and not competition. Why is the CRC doing this? I thought it was supposed to be involved in Community Development but instead, in a small town. It goes up against both local shops and local markets. Why the need for another market? Why not join forces with the Kwoorabup market? This proposal is looking like some kind of empire building exercise. If it goes ahead I believe it will destroy the other 2 markets, CRC has access to funding for advertising, Which provides an unfair advantage over the other 2 which are grass roots local initiatives. Is there a plan to move the annual Denmark markets to the CRC also? That has been suggested as one reason for this proposal. Is sincerely hope not because there will be enormous push back if so.</p> <p>If it aint broke don't fix it – we don't need another market – especially in a car park! Which will be hot and bright in summer and where will all the cars park? Our existing markets are all in lovely shady, visually beautiful locations. This proposal makes little sense.</p>	<p>The range of products and opening times are to be restricted so as not to unduly undermine goods and services provided by existing businesses.</p> <p>The trial period will allow Council to gauge the desirability of operating a farmers market within the town centre in the longer term and allow analysis of any potential impacts (both positive and negative) upon existing traders.</p> <p>Similar markets operate successfully in other local government jurisdictions and can provide benefits by increasing activity and vibrancy within the town centre, limiting loss of trade to other centres and facilitating potential spin-off trade for nearby retail shops and food/ coffee outlets.</p> <p>There is no plan to move the Denmark Arts Markets to the CRC location.</p> <p>The carpark will withstand heavy foot traffic (as opposed to grass areas) and is more readily accessible for a range of user groups. The market site is intended as a retail trade area only and will not provide seating for meals etc. Nearby businesses offering such services are within walking distance and it is anticipated that they would benefit from such passing trade.</p>
S2	Details omitted as per Council Policy.	<p>I have been attending the Kwoorabup Community Markets as a stallholder for the last three years. The Market itself has been running in some way or another for seven years. During that time it has grown to become a wonderful weekly event, for both the stallholders and the local community.</p>	<p>The proposal is not intended to replace the Kwoorabup Community Markets which offers a wide range of products, including</p>

	<p>The Kwoorabup Community Market began in 2013. Situated in the Hall of the Golden Hill Steiner School on Scotsdale Road, it was originally held from 3 to 5pm on Friday afternoons during the school term. Following an approach from the Shire and further consultation with the local community, including the GHSS, market patrons and non-patrons; in October 2018 it moved to 10am to 2pm Sundays, in order to be more widely accessible and now operates all year round. Since moving to Sundays, the KCM has gone from strength to strength and is now well patronized by local Denmarkians and others from around the wider Great Southern District. Stalls change from week to week, but a typical market could feature the following:</p> <p>Spray free fruit &amp; vegetables from local growers and small holdings (multiple stalls) Local free range eggs and chickens Local spray free jams and preserves Local honey and beeswax products Locally produced fermented foods Turmeric tonic and other products Local Olive Oil Gluten Free Bakery Artisan Sour Dough Breads Local organic meats and dairy (past and current include Nannygoat Junction, Denmark Grass Fed Lamb) Local Alpaca products, including hand spun knits and pet bedding Handspun woollen products, quilts Homecooked Doggie Treats Soaps, salves, candles, cosmetics Plants, seeds &amp; seedlings Jewellery and craft Upcycled clothing Various Asian style fresh cooked food and takeaway (past &amp; current include: Gin Lao, Hiroko Café, The Spicy Coconut). Supervised activities for children Live acoustic music Kwoorabup Café</p> <p>Tables are provided so folks can sit and enjoy a cup of tea or coffee and cake, a snack or a full meal. Gluten free, vegetarian and vegan options are always available as are Take Home Meals. The move to Sundays has made the KCM a 'destination' event. People come in the morning and stick around till close, meeting and catching up with friends and enjoying the chance to socialise while their kids are having supervised fun with an authorized educator. A significant number of people come from Albany and other outlying areas. Often in groups, they tell us they like to make a day of it: markets first then a bit of retail therapy in town or lunch at a winery. In fact, our patrons tell us they love the KCM for a whole range of reasons: the atmosphere of the handcrafted School Hall building; undercover and out of the weather all year round; away from the bustle of town; plenty of parking with only a short distance to walk; the non-commercial environment; the opportunity to shop local/low food miles/spray free; a wide range of stalls; food options not available in town; low-key live music; nature-based play for kids in a beautiful and safe environment; the social interaction and the 'buzz' of the community coming together.</p> <p>So with all of this already happening on a weekly basis, why does Denmark need another 'fresh food market', especially when it is likely to negatively impact the existing one?</p> <p>The Kwoorabup Community Markets has and continues to provide Research &amp; Development and Startup opportunities for people testing business ideas before taking the leap into bricks and mortar premises. This is an especially important role in a town like Denmark where businesses often struggle.</p> <p>Some of the businesses to have originated at the Markets in recent years include: Denmark Health Food Shop &amp; The Green Pantry, Hiroko Japanese Café, Gin Lao Restaurant at Rockcliffe, Spoonful of Goodness Fermented Foods (now distributed state-wide) and the Primal</p>	<p>arts/ crafts, clothing and prepared food and beverages that will not otherwise be permitted as part of the trial.</p> <p>The trial period will enable the viability of a central market location to be tested and for Council to review any consequential benefits and impacts as they relate to the broader community, activation of the town centre and local traders.</p>
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		<p>Alternative Food Franchise.</p> <p>On a personal note, following cancer surgery and treatment a few years ago, I have been unable to reenter the workforce. Mobility and pain issues mean that I am unable to guarantee that I will be able to work on any given day.</p> <p>The KCM allows me the flexibility to come and go when I am able, and provides the infrastructure (undercover building, tables and chairs, electricity, marketing, social media etc) for me to have a stall at a very low cost. Because the stall holders are all together in the one building, rather than separated into gazebos, we have built our own community and everyone helps each other. Probably 80% of the stallholders are women, most of these older women and single mothers who are unable to source flexible employment elsewhere. They too enjoy the infrastructure provided and the generosity and fellowship of the stallholder collective.</p> <p>Put simply, if I had to provide these things myself, I just wouldn't be able to do it. The high cost and setup requirements of the CRC market would rule me, and others like me, out.</p> <p>Whilst the market exists to help stallholders supplement their incomes, it is essentially a COMMUNITY enterprise, not a COMMERCIAL one.</p> <p>My understanding is that the proposed CRC Market is a fundraising exercise for the organisation and is driven by that rather than by the local community.</p> <p>I also believe that the 'growers and producers' referenced by the CRC desiring such a market simply don't exist - for a number of reasons which have come to be experienced and understood by the KCM over it's seven-year life: Most local growers and producers don't have the time to come to markets. If they do, they take their produce to the Albany Farmers' Market which is well established and has a large regular attendance where numbers are absolutely guaranteed. Many Denmark locals already attend these markets as they are in Albany on a Saturday for weekly children's sports events which occur for most of the year.</p> <p>Given that the CRC proposes to hold their markets on a Saturday, when many locals are in Albany, projected numbers of 500-1000 attendees every week seems ambitious if not unrealistic.</p> <p>However, given the perceived novelty of a 'new' weekly event in Denmark, it is likely to have a negative impact on the KCM even if it does not endure.</p> <p>I ask you to take all of the above into account when considering the CRC application.</p> <p>Please feel free to call or email as per the details below if you need further information regarding my submission.</p>	
S3	Details omitted as per Council Policy.	<p>We wish to comment on the proposed weekly fresh food market.</p> <p>Our new family business, Hiroko Cafe had its start at the Kwoorabup Community Markets held weekly on a Sunday at the Golden Hill Steiner School. During our time at this market we had the opportunity to learn our new business in a cooperative environment of like minded Denmark locals. Whilst part of this cooperative we were also involved in discussions and an eventual voting for the best / most suitable day and time for this market to operate. This voting was undertaken by all with the intention to seek the best outcome for the Denmark community as well</p>	<p>The proposal is not intended to replace the Kwoorabup Markets which offers a wide range of products, including arts/ crafts, clothing and food and beverages that will not otherwise be permitted as part of the proposed trial.</p> <p>The trial period will enable the viability of a central located market to be tested and</p>



		<p>as stall holders.</p> <p>As a result of our time at the market, our business is now full time contributor to the local economy primarily through trade and the employment of local staff. I am aware that we are not alone when it comes to now having a successful Denmark business that has had its roots at the Kwoorabup Community Market.</p> <p>While we support the development of a fresh food market in Denmark, we believe that the experience of an entity such as the Kwoorabup Community Market especially within the unique Denmark community can be used as a guide at the very least for things such as; relationships between stall holders &amp; management, community engagement, cost and time inputs from the stall holders, overall logistics etc. Thus the development of any existing Denmark community markets and/or future ones, we believe to succeed should stem from the 'Kwoorabup model'.</p>	<p>for Council to review any consequential benefits and impacts as they relate to the broader community, activation of the town centre and local traders.</p>
S4	Details omitted as per Council Policy.	<p>My comment is in regard to the Strategic Planning process and Strategic Community Plan Aspiration of: "We live in a happy, healthy, diverse and safe community with services that support a vibrant lifestyle and foster community spirit."</p> <p>I believe <i>the way</i> that this proposal has come into being is in direct opposition to this aspiration, particularly fostering community spirit.</p> <p>I understand that there has been some communication with all parties and some attempts at community engagement. Though I am concerned for the risks this venture poses to the existing Kwoorabup Markets, which many people contribute many hours to each week.</p> <p>Because I believe in only putting energy into 'what is working' (a strengths based, glass half-full perspective) I was not going to comment. Then at this very last minute I have come to think that there is an opportunity here and I decided to offer my 2 cents worth.</p> <p>With gratitude and appreciation,</p>	<p>Surveys informing the Denmark 2027 Strategic Community Plan, indicated a desire for a centrally located farmers market within the CBD.</p> <p>The trial will enable the viability of a centrally located market to be tested and for Council to review any consequential benefits and/or impacts as they relate to the broader community, activation of the town centre and local traders.</p>
S5	Details omitted as per Council Policy.	<p>In regard to the application to run a business on Council Land REF: LEG.12 (A5792)</p> <p>We strongly oppose the proposed weekly fresh food markets at the Community resource centre carpark, as advertised in the "Voice of the South " No.9.</p> <p>We are a family owned and operated business in Denmark employing over 30 local residents of this area and have many concerns about the abovementioned venture.</p> <p>1. We currently operate three sites in this town, two on Strickland Street and one in the</p>	<p>The range of goods on offer will be limited to minimise potential conflict with established traders.</p> <p>The trial is intended to gauge the viability of a centrally located market and will allow Council to review any consequential benefits and/or impacts for existing traders.</p>

		<p>Industrial area. It is no secret that many businesses have decided that it is not viable any longer to won a business in this town and have therefore decided or been forced to close their doors, We have found that being a seasonal town we enjoy a reasonable turnover in the summer and holiday periods only to have any profits swallowed up in the off season. This is due to a very low tourist population during the winter months; however, our costs don't reduce in terms of rent, power, insurance and outgoings etc etc.</p> <ol style="list-style-type: none"> <li>2. It is our belief that Denmark has enough community markets to appease the tourist and local population as it stands.</li> <li>3. Parking is already a huge issue in Denmark all year around and adding to this will only deter more people from visiting the shopping precinct.</li> <li>4. We have very strict health and hygiene standards in our full-time business and can't see how this type of pop up market can fully abide by the rules and regulations we are having to abide by.</li> </ol> <p>In closing, we would like to see Denmark grow and become a tourist hot spot but at present we have many empty shops and we have the title of being known as the closed town by many. Often our customers mention the empty shops in the main shopping area and this in itself demonstrates a need to attract operators to rent the already empty shops "Busy makes Busy". As a reasonably large employer of Denmark, we hope that Denmark Shire Council is not contributing or compounding to the problems Denmark already has.</p> <p>Finally, I would like to explain how our business operates in this extremely seasonal town. As we get a massive influx of tourist in the peak time we find we have to try to retain as many staff as we can during winter as when the tourists do arrive we don't have the luxury of training staff to a level that will keep the tourists coming back to Denmark year after year. We like to think we offer a standard of service and quality far better than that of Perth and that in itself comes at a massive financial cost to our business.</p> <p>If you would like to discuss any of the above further please do not hesitate to contact us.</p>	<p>All stallholders will require a stallholders licence. As with other food premises, the Shire's Principal Environmental Health may undertake random health inspections to ensure compliance.</p> <p>Markets can serve to increase vibrancy and activity within town centres with potential spin-offs benefits for existing businesses through passing trade.</p> <p>The provision of a greater variety of shopping alternatives may have broader benefits for the town centre in encouraging residents to shop local, and limit loss of trade to other town centres such as Albany.</p>
S6	Details omitted as per Council Policy.	<p>Dear Shire of Denmark,</p> <p>I am writing to you as the Coordinator of the Kwoorabup Community Markets to express my concern about the proposed fresh food market.</p> <p>First, I would like to emphasis that Denmark already has a fresh food market that has been operating for more than 6 years and is steadily growing, namely the Kwoorabup Community Markets (KCM). It is operating in a cooperative way by a dedicated group of stallholders who are passionate about bringing fresh local produce and crafts to the local community and visitors.</p> <p>The question is therefore not whether Denmark needs a fresh food market but whether Denmark</p>	<p>The proposal is not intended to replace the Kwoorabup Community Markets which offers a wide range of products, including arts/ crafts, clothing and prepared food and beverages that will not be permitted as part of the current trial.</p> <p>The central townsite location offers potential community and environmental benefits by proving an opportunity to encourage walkability/ cycling and create additional economic activity that can</p>

	<p>needs a second one, or more precisely whether Denmark can sustain two, near identical in their concept, weekly markets.</p> <p>It is my understanding that the main purpose of the proposed new markets would be to act as a fundraiser for the CRC, perhaps to attract more funding for its operation or something along similar lines. In my opinion it is a shame and perhaps not just a little disingenuous that a government funded organisation dedicated to serving the community would choose to compete with a community group in the same space and with the same concept. In a small town like Denmark, there is a real risk that an additional market will have an adverse commercial effect on the existing markets and vice versa, so that in the end it may well be that neither markets are viable. This risk is exacerbated by the fact that the proposed markets' trial would only run during the summer months, i.e. the best trading time of the year. This in itself is flawed, as it not going to provide an accurate picture of the proposed market's viability all year around, winter being the slower months; and there is a strong possibility that the proposed markets may adversely affect the existing market to the point that Denmark may end up without a market at all.</p> <p>In the final analysis what must be decided here is whether allowing a government funded organisation wishing to fundraise well outside its regular sphere of activities can be justified in the light of the fact that it chooses to compete with, and would almost certainly negatively impact upon, the work of a community group.</p> <p>It is my understanding that the location at which the KCM is held, i.e. two kilometers out of town, is often perceived as a reason as to why there should be a fresh food market closer to town. This is not necessarily the case.</p> <p>For many people who have the use of a car the KCM's location isn't a problem.</p> <p>Of those who don't, many can ride share (could we not perhaps have a designated rideshare stop in town for that purpose?) or cycle. Many of our customers already do.</p> <p>For those for which this is not an option, the most likely problem may be lack of mobility. For those that are lacking mobility a location closer to town will not offer a solution because walking a few hundred meters or even a few tens of meters may be the problem. Here I believe, the solution lies more in the Shire providing transport, perhaps by way of a community bus with wheelchair access.</p> <p>And while it is important to remember that not many people choose to walk to a market because it is impractical to carry bags of shopping for any distance, nowhere will those with hampered mobility or the elderly be better catered for then at the KCM which enjoys facilities that are second to none for this type of event.</p>	<p>enhance vibrancy within the town centre.</p> <p>The trial is intended to gauge the viability of operating a centrally located market within Denmark and will enable Council to review any consequential benefits and/or impacts.</p> <p>Should the proponent seek to continue the market operation (noting that the intent is to operate year round) further community consultation would be undertaken.</p>
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		<p>The hall where the markets are held provide:</p> <p>Shelter from wind, rain and hot weather for its stallholders and customers all year around.</p> <p>Ample parking space.</p> <p>Toilets with wheelchair access.</p> <p>A way for older or less fit members of the community, or those without a large vehicle to hold a stall by having trestle tables ready on site without the need to bring and erect a marquis.</p> <p>A beautiful building set in a beautiful environment.</p> <p>A commercial kitchen where food and hot beverages can be prepared that can then enjoyed in a comfortable, warm and supportive environment.</p> <p>Not many fresh food or farmers markets do or are likely to be able to provide such a convenient venue for all to enjoy.</p> <p>For all these reasons we like to think of ourselves as a genuine community market. We invite the Denmark community to continue to support us and those who have not yet visited us to come and enjoy a Sunday morning with us; and we invite the Shire of Denmark to make the decision that will most likely ensure the continuation of the existing market.</p> <p>Thank you in advance for your consideration,</p>	
S7	Details omitted as per Council Policy.	<p>Good morning,</p> <p>I am against the idea of a weekly market at the CRC Carpark.</p> <p>Saturday morning is probably not the best time to have it. A lot of people go to Albany for sport on Saturday's.</p> <p>The 8 o'clock start is way too early.</p> <p>The thought of lugging a table (or two) a chair (or two) a marquee (which I would have to go and buy) and all your produce to a Carpark, open to the elements, is mind boggling.</p> <p>As a stall holder at the Kwoorabup Community Markets, I have a roof over my head, I have access to tables and chairs. There are kitchen facilities, public conveniences and the hall is wheelchair friendly. The Carpark is quite adequate for customer parking and a short distance to</p>	<p>The proposed hours of operation are relatively standard for farmers markets across the state, which generally operate from 7:30-8am to 11:30am-Noon.</p> <p>The proposed fresh food market is not intended to replace the Kwoorabup Markets. It would be at the discretion of stallholders as to which market they wish to attend.</p>

		<p>walk, even in the rain.</p> <p>The Kwoorabup Community Markets has a warm and welcoming family atmosphere and yeah it's "out of town" but what a fantastic picturesque drive it is.</p> <p>In closing I would like to say, there's nothing more satisfying than a relaxed Sunday Morning/Afternoon for the whole family at the Kwoorabup Community Markets with a hearty lunch or just a great coffee and cake on offer. There's something different every Sunday.</p>	
S8	Details omitted as per Council Policy.	<p>I am against the proposal of the Saturday Carpark Markets, as I would find it very hard to set up a shade, table/s and a couple of chairs, and then to carry boxes of the items that you are there to sell, especially if the weather is not the best. I am very happy going to the Kwoorabup Markets to sell my items, as I don't have to take my tables and chairs, I am inside and I am not getting cold and wet. Kwoorabup Markets are held on a Sunday, which is a better day for our customers as their children have sports on Saturday's. A lot of people also go to Albany on a Saturday to do their shopping as they work through the week.</p>	<p>The proposed fresh food market is not intended to replace the Kwoorabup Markets. It would be at the discretion of stallholders as to which market they wish to attend.</p>
S9	Details omitted as per Council Policy.	<p>We already have a market of this kind every Sunday. I will continue to participate in that.</p>	<p>The proposed fresh food market is not intended to replace the Kwoorabup Markets. It would be at the discretion of stallholders as to which market they wish to attend.</p>
S10	Details omitted as per Council Policy.	<p>I note with interest that the Shire are considering to trial a fresh food market within the town centre near the CRC. I fully commend the council for proposing this and I have been a huge supporter of this. However, not only does Denmark already have a weekly fresh food and veg market at the held at the Golden Hill Steiner School, as a current stallholder at this current weekly market, I am concerned that the Shire's proposal will dilute what is already a vibrant Sunday market being available to the community. Why do we need 2 markets?? Given the demographic and population within the Shire of Denmark, I would think that the 'new' market will impact on the current market held at the school since some people will go to the 'new' market and thus possibly lessen numbers attending the current market. From discussions I have been involved with, I also understand that stallholders will need to setup in the car park or outside environment braving the elements? This is not an attractive proposition at all and I am also keen to know how electricity will be provided to stalls that require it and who will be providing the marquees or rain proof structures required? Is there a cost involved?</p> <p>I would have thought that given, from my conversations, that the stallholders are happy to be in a well facilitated market environment supported by the school, which is undercover and out of the elements, why the Shire would not put its energy into supporting to enhance the current market</p>	<p>The proposed fresh food market is not intended to replace the Kwoorabup Markets. It would be at the discretion of stallholders as to which market they wish to attend.</p> <p>The market is to operate as a trial only, enabling a review of any impacts and broader community support following completion of the trial.</p> <p>Electricity/ service use?</p>

		<p>to enable it grow more and deliver further on what it already provides to the community?</p> <p>Given that my initial view was that a closer to town market would be beneficial to the town, I am concerned that the current Shire proposal would not result in a successful market and would like to see the Shire get behind the current weekly Kwoorabup markets held at the Steiner School, which is established and enjoyed by those that attend it.</p> <p>Furthermore, Saturday mornings during the trial period may also be impacted by lack of numbers since sport and other activities held on a Saturday morning clash with the proposed operating times.</p>	
S11	Details omitted as per Council Policy.	<p>Please accept the following as comment on the proposed fresh food markets.</p> <ul style="list-style-type: none"> <li>• My primary concern is compaction of the soil around the trees in proposed market car park area. Currently this park fills with cars on 2 or 3 days per year on the Denmark Arts Market Saturdays (Easter and 1 or 2 of the January markets) and very occasionally for other events. I have serious doubts the trees will withstand more regular use as a car park. Especially as we are moving into an era of maintaining assets, then these trees should not be subject to this risk.</li> <li>• Have other fresh food markets been consulted or at least personally advised? ie Kwoorabup Community Markets and Produce Swap.</li> <li>• Has consideration been given on whether to run on Denmark Arts market days or not?</li> <li>• I realise these markets are different to the others with location and timing. I realise the market location in the car park is preferable due to the surface and visibility from town.</li> <li>• I acknowledge the CRC attempting to bring a different vibrancy to the town centre and yet another attempt at a town centre produce market.</li> <li>• Perhaps the usual town parking is more ideal to use, increasing the likelihood of people coming to the markets using other town centre businesses.</li> </ul>	<p>Concerns regarding potential impacts upon trees arising from the overflow parking area are noted. Upon further review officers recommend that the parking be deleted from the application and attendees encouraged to utilise other available public parking within the townsite. As suggested, this may increase potential passing trade for local businesses. A further review of the adequacy of parking would be undertaken following completion of the trial.</p> <p>The Kwoorabup Markets have been consulted and submissions received from the operator and stallholders.</p> <p>The Produce Swap operates under a different model, providing opportunities for individuals to swap excess produce. It is not considered to be impacted by the current application. Notwithstanding, the proposal was subject to broader public advertising and participants in the Produce Swap were able to make a submission should they choose to.</p>
S12	Denmark Chamber of Commerce	I write on behalf of the Denmark Chamber of Commerce in relation to the Fresh Food Market proposal.	Further targeted consultation with local businesses would occur following

		<p>At our recent Committee meeting, the item was discussed at length and in principle support was indicated on the basis that:</p> <p>1. The market focuses on fresh food and food related products. 2. A policy be developed in relation to the definition of local – Denmark specific or Great Southern? 3. Local businesses are made aware of the trial and engaged in a process to assess the economic impact on their business once the trial is over. 4. Coffee service not to be made available at the markets given the close proximity to existing coffee shops.</p> <p>The Committee felt that the presence of a weekly food market could be of benefit to the overall activation of the CBD and based upon other locations in the State, markets have proven to assist overall trade amongst existing businesses. We do however anticipate there will be some negative response from small business operators and as such, wish to ensure that the trial will have robust assessment mechanisms to assess the impact on local traders.</p> <p>The Chamber would like to stay in touch regarding the final assessment of the trial and will notify their members of the proposed comment period through the Shire of Denmark.</p>	<p>completion of the trial in the event that the operator seeks approval to conduct the market on an ongoing basis.</p> <p>If approved, limitations would be placed upon the types of products that can be sold.</p> <p>It is envisaged that a similar model would be adopted to that of the Albany Markets, limiting produce to the Great Southern Region.</p> <p>Further targeted consultation with local businesses would occur following completion of the trial in the event that the operator seeks approval to conduct the markets on an ongoing basis.</p>
S13	Details omitted as per Council Policy.	<p>I would like to lodge my non-objection, support and commendation for the application for a Fresh Food Market at No2 Lot 228, Strickland St.</p> <p>I think it will be wonderful for residents and business and will give much need rejuvenation to our town centre activity and trade; a boost to our micro-business economy and will indirectly and significantly contribute to our collective action on Climate Change.</p> <p>Many thanks for this opportunity to comment.</p>	Support Noted.
S14	Details omitted as per Council Policy.	<p>This email is to advise that <a href="#">Carter's Real Estate</a> has no objection to the above proposal.</p>	Support Noted.
S15	Details omitted as per Council Policy.	<p>This is a great idea but no need for extra coffee vans as local shops provide coffee in abundance already and they will be inconvenienced.</p>	<p>Support Noted.</p> <p>Upon further review it is proposed to preclude the operation of a coffee vendor.</p>
S16	Details omitted as per Council Policy.	<p>I am writing to state that I am in favour of the proposed fresh food market and believe it fits well with the Denmark community ethos.</p> <p>On another matter, I would like council to consider unblocking Buckley Street on the western side of Ocean Beach Road and making this section of Buckley Street a one-way street from</p>	<p>Support Noted.</p> <p>The request relating to Buckley Street does not relate to the market proposal and has been forwarded to Infrastructure</p>

		<p>Ocean Beach Road to the Highway.</p> <p>This would help to alleviate the congested bottle-neck that occurs during drop-off and pick-up times at the primary school and also during our peak holiday times as traffic heading towards the Walpole direction would be able to avoid the Ocean Beach Road/ South Coast Hwy corner.</p>	<p>Services for separate response.</p>
S17	<p>Details omitted as per Council Policy.</p>	<p>Re permit application: Yes the operators of the community garden should be allowed to sell or trade fresh foods grown or produced on site. However, to permit the selling of any other products not produced at the site would be detrimental to the interests of many Denmark people including that of its existing and often struggling commercial traders. Reasons for this are obvious, Denmark has numerous outlets catering for those of the additional goods as stated on the application under the term, "value added". Of further interest and limited as it may well be intended, all ancillary services that the general public may wish to avail themselves of, are readily available within easy walking distance of the CRC garden.</p>	<p>Although the community garden may seek to sell produce at the markets other traders will not be restricted from participating.</p> <p>The proposal is intended as a trial only and will enable any impacts or benefits, as well as broader community support to be further reviewed upon completion of the trial.</p> <p>Markets can serve to increase vibrancy and activity within town centres with potential benefits for existing businesses through passing trade.</p> <p>The provision of a greater variety of shopping alternatives may have broader benefits for the town centre in encouraging residents to shop local, and limit loss of trade to other town centres such as Albany.</p>
S18	<p>Details omitted as per Council Policy.</p>	<p>We strongly oppose the proposed weekly fresh food markets at the Community Resource Centre carpark, as advertised in the 'Voice of the South' No.9.</p> <p>We have many concerns as do all surrounding businesses and properties.</p> <ol style="list-style-type: none"> <li>1. You may be aware that we already have seven coffee outlets in town, all trying to make a living with great difficulty. Food outlets are closing because there's not enough support and population. Empty shops do not make an attractive town. If people want outlets for their produce, do like everyone else does – utilise shops. Pay your lease and outgoings like the other businesses.</li> <li>2. Rubbish rates, land rates: all businesses have to pay power and water. Do you want Denmark to survive?</li> </ol>	<p>Upon further review it is proposed to preclude coffee vendors from the market trial noting the proximity of nearby cafes.</p> <p>Fees will apply under a temporary trading permit. Should it be proposed to operate the markets as an ongoing proposition Council will have an opportunity to determine the appropriate fee/ charge to be applied.</p> <p>The proposal is not intended to replace the Kwoorabup Markets which offers a</p>



		<ol style="list-style-type: none"> <li>3. There are currently regular markets at the Steiner School, and a food/veg/fruit swap mart at the Scout Hall every Saturday. Utilise these, which contribute to everyone. If needs be just have a few more Berridge Park markets each year, or approach already established businesses to sell your products.</li> <li>4. Where are the health regulations for this proposal? All business have strict regulations, including weights-and-measures tests on weighing scales, and workplace safety.</li> <li>5. Parking will be a major issue. Parking is a huge problem on the Berridge Park market days, or almost any day, all year round, and this proposal is going to make it more congested. Super IGA say they will not allow parking in their carparks. All businesses have to allow a certain number of parking bays, depending on the type of business, so does the CRC have parking for the predicted 500 to 1000 people attending, without spilling onto private land and the town?</li> <li>6. It is obvious that the proposed markets will grow to outside towns such as Mt Barker, Albany etc. Let's look after our own town, and keep it happy and prosperous.</li> <li>7. We hope the Denmark Shire Council is not contributing a single cent towards this proposal.</li> </ol>	<p>wide range of products, including arts/crafts, clothing and prepared food and beverages that will not be permitted as part of the current trial.</p> <p>The Produce Swap operates under a different model, providing opportunities for individuals to swap excess produce. It is not considered to be affected by the current application.</p> <p>The market is not at the same scale of the Denmark Market Days. Public parking areas are available throughout the townsite which can readily be utilised by patrons of the markets. This includes the council carpark at the northern end of Strickland Street. The Shire would not support the use of private carparking within the Super IGA site itself and support the business owner in this regard. The trial will enable impacts upon the town centre and existing traders to be quantified, including a review of the adequacy of parking. A traffic management plan will be required as a condition of approval to include a response protocol should any issues arise.</p>
S19	Details omitted as per Council Policy.	<p>We <u>strongly</u> oppose the proposed weekly fresh food markets at the Community Resource Centre Carpark.</p> <p>As a business in town we have great concerns as do all surrounding businesses and nearby residential properties. Below are some of our points.</p> <ol style="list-style-type: none"> <li>1. Parking will be a major issue. Parking is a huge problem on particular days like on Denmark Market days, or almost any day all year round. This particular proposal will make parking a very big problem. This particular proposal will make parking an issue for customers to access Supa IGA. We currently do not have enough numbers as it is to cater for our customers especially in the peak season. Our question would be does CRC have enough parking for the predicted 500 to 1000 people which has been forecasted in the proposal without the people parking on private property and bothering our nearby residents.</li> </ol>	<p>The proposal is intended to be undertaken as a trial only to determine the viability of operating a market within the town centre in the longer term.</p> <p>Such markets operate successfully within other jurisdictions and can provide an opportunity to increase activity with commercial areas with spin-off trade for other businesses.</p> <p>The Shire will not be contributing financially towards the market proposal. The applicant will be required to pay the</p>

		<p>2. Small business here in town rely on the peak trading season to get them through the quiet season. While current small businesses here in town pay rates and rent when the town is quiet and they struggle and wait to make up for it in the peak season do you believe it is fair for the weekly fresh food markets who only want to trade in peak season take away from the other small businesses who have struggled throughout the year. How many more small businesses need to close their doors? We should be supporting the small business that we have in town.</p> <p>3. Is the Shire of Denmark contributing any ratepayer's money or have they given any incentives towards the new proposal of the weekly fresh food markets?</p> <p>4. There is already regular markets at the Steiner School, Rockliffe Winery and at the Scout Hall, why don't these markets be utilised throughout the year.</p> <p>5. We believe if any changers where to be made it would be to organise a few more Denmark Arts Markets Days at Berridge Park so it can bring in more tourists to Denmark and the whole town and all our current small businesses would benefit from.</p> <p>6. Would the Health Inspector be present and working on the Saturday's to make sure everything is up to code in regards to country of origin labelling and the strict regulations for temperature checks, weights and measures tests plus workplace safety.</p> <p>7. Would the vendors who are selling fresh produce be registered Fruit and Veg producers?</p>	<p>applicable Permit Fee under the Shire's 2019/20 Fees and Charges Schedule for the trial period.</p> <p>In the event that the trial is successful it is proposed to operate year round and not only during the peak season.</p> <p>The Kwoorabup Markets at the Steiner School (operating on a Sunday) offers a wider range of products than that which will be permitted as part of the trial. The Scout Hall 'markets' operate as a produce trade/ swap whilst the Rockliffe winery and Denmark Arts Markets are undertaken under occasional/ special event arrangements only.</p> <p>All stall holder vendors will need to be licensed with the Shire's Principal Environmental Health Officer. As with other food premises, the Shire's Principal Environmental Health may undertake random health inspections to ensure compliance.</p>
S20	Details omitted as per Council Policy.	<p>Thank you for the information about a weekly Fresh Food Market to be held for a trial period in the Denmark Community Resource Centre car park.</p> <p>I am fully supportive of this and hope it goes well.</p>	Support Noted.
G1	Department of Planning, Lands and Heritage (Heritage)	<p><b>Denmark District Hospital</b></p> <p>Under the provisions of Section 73 of the Heritage Act 2018, the proposed development as described below has been referred to the Heritage Council for its advice.</p> <p>Place Number P14171</p> <p>Place Name Denmark District Hospital</p> <p>Street Address Peace Street, Denmark</p>	Support Noted.

Referral date 13 August 2019

Development Description Trial weekly fresh food carpark market

We received the proposal details that included a location plan and site plan for the fresh food market. The referral for the proposed development has been considered in the context of the identified cultural significance of Denmark District Hospital and the following advice is given:

### Findings

Denmark District Hospital, in particular the Morgue (1924) and Matron's Quarters (1925) and the parkland setting, has cultural heritage significance for the following reasons:

- the Morgue and Matron's quarters have rarity value as extant examples of these building types dating from the 1920s.
- in its parkland setting, the place is valued by the Denmark community for its hospital association and the impact on the northern vista from the centre of the Denmark township;
- as the central health and medical facility for the district, the place has significance for generations of local people who have had associations with the place and its medical staff; and
- the place contributes to the local community's sense of place by being prominent in location and having associations with generations of residents.
- There are no discernible negative heritage impacts resulting from this development, only benefits from activation of a valued community place.

### Advice

The proposed development, in accordance with the plans submitted, is supported.

Please be reminded that you are required to provide us with a copy of the Council's determination.