

# Liquor shop worry mounts

THE City of Bayswater will not have the final say over the construction of a liquor store at the site of the old Cascades Tavern in Maylands, with the continuation of the \$7 million development set to be decided by the new Development Assessment Panel (DAP).

But the city sent a clear message to developer Coles at a special council meeting on Monday night, voting unanimously to accept an officer's recommendation to the Metropolitan Central Joint DAP to refuse the development.

The DAP will decide the fate of any development application submitted to a local government with a value of more than \$3 million.

The development proposal submitted by Cardno WA, acting on behalf of lot 207 Guildford Road owners Coles Group Property Developments, consists of a building with a two-storey component, incorporating a ground floor First Choice liquor store of 868sq m, a storage area and an office.

A three-storey component on the southeast side would incorporate two retail tenancies and two offices.

In a report to the council, planning and development services director Des Abel noted residents had expressed concerns about the number of liquor outlets in the area and increasing anti-social behaviour.

The report went on to note Main Roads WA also did not support the development.

Other areas of concern included problems with parking, specifically with the top-level car park area having the potential to create a "no man's land" adjacent to residential sites, and a failure to stay within the WA Planning Commission's height limit for Guildford Road.

But the overriding problem with the development, according to the report, is its failure to meet the standards and aspirations laid out in the Maylands Activity Plan, given the site is identified as a landmark for Maylands with the potential to become an entry statement.

The DAP will meet on February 1 at the City of Bayswater Civic Centre to consider its decision.

While the city will have two representatives on the five-member panel - Mayor Terry Kenyon and councillor Marlene Robinson - the DAP has the same discretionary decision-making powers as the city.

But the future of the development will likely hinge on a liquor licence application that was heard on Wednesday by the WA liquor commission.

Maylands MLA Lisa Baker represented ratepayers at the hearing and said regardless of the result, which may not be revealed for several months, Coles understood residents did not want the bottle shop.

"It's not right for Maylands," she said.

There are four bottle shops within easy walking distance of 207 Guildford Road.