

TO THE STANDING COMMITTEE ON ENVIRONMENT AND PUBLIC AFFAIRS

For the attention of the Hon Matthew Swinborn MLC

Re: Petition 025 – Compensating for small business around Mend Street



Dear Sir,

Thank you for your letter of the 14th September 2017, we are pleased to provide this written submission outlining the key issues. We have not up to this time taken any form of complaint to the Parliament Commissioner for Administrative Investigations (Ombudsman). This submission is joint document prepared for and collectively agreed on by the Mends Street Traders.

As you will be aware there are five major construction projects within a 170 metre radius of Mends Street with a sixth due to commence shortly. The projects included the demolition and re-build of the Mends Street shopping arcade, which included a supermarket, and 5 multi-storey mixed apartment/commercial developments.

The projects have been progressed coincidentally and have had a major impact on the volume of public visiting Mends Street as a result of :

Loss of over 100 free (2 hour) car parking spaces
Construction noise/general environmental conditions
Restricted access to the area for both pedestrians and drivers

We estimate that there has been at least a 50% decline in the amount of foot traffic in Mends Street and continuing complaints regarding the inability of customers to find parking and the fear of drivers regarding the continuing presence of very large vehicles in the relatively narrow streets in the area has also had a significant effect.

These problems have also given people the impression that there will be less parking available in the future. Many of these customers are now going elsewhere.

All of the businesses in Mends Street including the Doctors Surgery, Chemist, Newsagents/Lottery outlet, TAB, Coffee Shop, Cafes, Banks, Hairdressers and all other retailers have found the effects devastating.

Based on our annual turnover figures over the last 5 years, we estimate the shortfall in revenue over the 9 months to in the region of 30% - 60% for the typical small business (<10 employees) working on very tight margins, such a loss of revenue is disastrous and the losses sustained will take many years to recover. It is possible that some businesses will not survive.

It is particularly disappointing to us that no apparent effort was made by the council to consult with business owners who were clearly going to be severely affected by months, even years, of disruptive construction activities.

Whilst we appreciate any support offered to mitigate a distressing situation, we can see that there is little likelihood of the initiatives being translated into effective (timely) results within a helpful time-frame.

We hope that this submission clarifies the difficult position in which traders in the Mends Street area find themselves and trust it will assist the progress of your preliminary investigations.

Yours sincerely,

ROCOLO BEAUTY CLINIC
Hello Sushi South Perth
Suki Yoo

Mends Street News and Supplies

Harlequin Hair Studic

Mends Street Pharmacy

TAB

Mends Street Café

La Patisserie

Atomic Cafe

Gelare

Broadwalk Gifts

Millstream Patisserie

Summit Nepalese

Crusso's Hair

Marko

Windsor Hotel

CT Café

Roj Kebabs

MENDS STREET TRAVEL & CRUISING