

# Liquor Licence Application

---

## Instructions

---

### Lodgement

- For details of the lodgement process including the prerequisites and FAQs please see the [lodgement guide](#) for the specific application you are lodging.
- For help with the portal please click on the Help link in the top right corner.

### Navigation

- DO NOT use the web browser buttons to move between pages or sections as this will cancel the form.
- Use the section heading links on the left or the Next button below each page to navigate to the next section.
- All fields with a red \* are mandatory.
- All mandatory or invalid values will be shown in red with a message.
- New sections might appear/disappear based on how you answer certain questions.

### Saving the form

- If at any time you would like to stop filling in this form you can save it by clicking the Save button below the form.
- If the form is left idle on a page for longer than 30 minutes the application will close and will not be saved.

### Cancelling the form

- To Cancel the lodgement of the form, navigate away from it by closing the browser window or following a different link on the menu.

### Progress

- The sections bar on the left give an indication of your progress.

## Applicant Details

---

Details of the applicant applying for the grant of a liquor licence.

**Applicant Ref**

332986

**Category**

Organisation

**Type**

Body Corporate

**Name**

Sosa Hospitality Group Pty Ltd

**Address**

20 JOHN WILKIE HILLARYS WA 6025

Please specify the contact person for this application, including a contact number and email.

**Contact Person Name**

Alyce Cassettai

**Email**[alyce@ryancosolicitors.com.au](mailto:alyce@ryancosolicitors.com.au)**Telephone**

08 6166 9000

**Mobile**

## Existing Liquor Licence

---

Is an existing liquor licence currently attached to the premises?

☐ Yes ☒ No

## Licence Type

---

Where is the proposed premises situated?

---

☒ Western Australia (excluding Christmas and Cocos Islands)

☐ Christmas Island

☐ Cocos Island

Please select below the type of licence you wish to apply for.

Tavern Restricted

If the liquor licence is granted are you able to commence trading immediately?

☐ Yes ☒ No

## Trading Hours

The trading hours applicable to section 98 of the Act are:

Mon-Sat – 6 a.m. – midnight – anytime to a lodger

Sun – 10 a.m. – midnight

New Year – until 2 a.m.

Good Friday/Christmas Day 12 noon – 10 p.m. ancillary to a meal

ANZAC Day 12 noon – 12 midnight

Do you seek any variation from the above specified standard trading hours as per the Act?

☐ Yes ☒ No

If the hours requested are earlier or later than the hours permitted under the Act, you are required to complete an application for extended trading permit application.

## Ongoing Extended Trading Permits

Do you wish to also apply for an Ongoing Extended Trading Permit in relation to this application?

☐ Yes ☒ No

## Premises Details

Please specify the details of the premises to be licenced.

Enter proposed trading name below (if unknown please enter To Be Advised).

Trading name

Yanchep Beach Club

Premises address

Lot 986, 222 Capricorn Esplanade, Yanchep, Western Australia

Is the premises owned by the applicant?

☐ Yes ☒ No

Please attach a Certificate of Title or Certificate of Survey.

Certificate of Title.pdf

305 KB

Please confirm the applicant will have exclusive possession of the proposed premises to be licensed (Extended Trading Permit area excluded).

☒ Yes ☐ No

Are there any payments made to any other entity in relation to the turnover of the business?

☐ Yes ☒ No

Please note that should the licence be granted and the licensee no longer has exclusive tenure of the licensed premises all rights to the licence will terminate pursuant to s37(5) of the Act.

## Section 40 (Certificate of Local Planning Authority)

A section 40 Certificate of Local Planning Authority or Development Approval specifying the type of liquor licence sought is required to be lodged prior to the determination of the application, unless the licensing authority otherwise determines.

Are you able to provide a section 40 certificate or Development Approval now as part of this application?

☒ Yes ☐ No

Please attach a section 40 certificate and / or Development Approval.

DA20241585.pdf

2 MB

## Freehold Owner Details

Please specify the type of the freehold owner you would like to enter.

Is the owner a

- ☐ Individual (natural person)  
☒ Body Corporate (a registered company - i.e. Pty Ltd, Inc, Ltd)  
☐ Partnership (jointly, two or more of the above)  
☐ Government Department

Please specify below the details of the freehold owner.

Body Corporate name

ABN

ACN

CAPRICORN INVESTMENT GROUP PTY LTD

YANCHEP SUN CITY PTY LTD

Is this address outside of Australia?

☒ Yes ☐ No

Postal Address

164 WILLIAMS ROAD

PRAHRAN

VIC

3181

Country

AUSTRALIA

Contact Details

Phone

+16462893030

Email

Preferred method of correspondence

Postal Address

Public Interest Assessment  
(PIA)

Based on the licence type selected, you are required to lodge public interest submissions. Whilst not mandatory, the applicant is also encouraged to lodge evidence such as letters of support and surveys demonstrating the liquor licence will cater for the requirements of consumers for liquor and related services, with regard to the proper development of the liquor industry, the tourism industry and other hospitality industries in the State. Any evidence you wish to lodge must be attached as part of your public interest submissions.

## Default Category for all files

PIA

## Attach Public Interest Assessment submissions (including any supporting evidence) below

Public Interest Assessment.pdf

3 MB

## Category

PIA

## Attach Public Interest Assessment submissions (including any supporting evidence) below

Annexure A. Proposed Menus.pdf

222 KB

## Category

PIA Attachment

## Attach Public Interest Assessment submissions (including any supporting evidence) below

Annexure B. 2021 Census QuickStats Yanchep SL.pdf

1 MB

## Category

PIA Attachment

## Attach Public Interest Assessment submissions (including any supporting evidence) below

Annexure C. 2021 Census QuickStats Wanneroo LGA.pdf

2 MB

## Category

PIA Attachment

## Attach Public Interest Assessment submissions (including any supporting evidence) below

Annexure D. Population Forecast.pdf

179 KB

## Category

PIA Attachment

## Attach Public Interest Assessment submissions (including any supporting evidence) below

Annexure E. Yanchep Lagoon Masterplan.pdf

4 MB

## Category

PIA Attachment

## Attach Public Interest Assessment submissions (including any supporting evidence) below

Annexure F. Capricorn Beach Yanchep Masterplan.pdf

368 KB

## Category

PIA Attachment

## Attach Public Interest Assessment submissions (including any supporting evidence) below

Annexure G. Jindowie Estate Masterplan.pdf

2 MB

## Category

PIA Attachment

## Attach Public Interest Assessment submissions (including any supporting evidence) below

Annexure H. Yanchep Junction Community Plan.pdf

1 MB

## Category

PIA Attachment

## Attach Public Interest Assessment submissions (including any supporting evidence) below

Annexure I. Market Research Report.pdf

1 MB

## Category

PIA Attachment

## Attach Public Interest Assessment submissions (including any supporting evidence) below

Annexure J. HARM MINIMISATION PLAN.pdf

3 MB

## Category

PIA Attachment

## Attach Public Interest Assessment submissions (including any supporting evidence) below

Annexure K. Transperth Route Timetable.pdf

819 KB

## Category

PIA Attachment

## Attach Public Interest Assessment submissions (including any supporting evidence) below

Annexure L. Acoustic Report.pdf

1 MB

## Category

PIA Attachment

Address where the Application, Public Interest Assessment including Submissions and Evidence lodged, can be viewed during the advertised period.

To be advised.

## Mandatory Training Requirement

An applicant must provide evidence of training as detailed in the [Director's policy on Mandatory Training](#).

Please attach training certificate.

Training certificate.pdf

260 KB

Harm Minimisation

Please attach a harm minimisation document as per the [Director's policy on Harm Minimisation](#).

Attach harm minimisation document below

Harm Minimisation Documentation.pdf	158 KB
-------------------------------------	--------

Plans

Plans of the proposed premises are required to be lodged with the application in order for the licensing authority to define the area in which the sale, supply and in some cases, the consumption of liquor will occur if the licence is granted (section 66). Please refer to [Standards of Licensed Premises](#)

Please click on the Select File button below to select the file you wish to upload.

The acceptable formats for uploading documents are:

- Portable Network Graphics (.png)
- Joint Photographic Experts Group (.jpg)
- Graphics Interchange Format (.gif)
- Portable Document Format (.pdf)

Attach Plans and Specifications below

Plan.pdf	516 KB
----------	--------

Document Submissions

Below is a list of documents that need to be lodged with your application (including documents already attached). In order to progress your application as efficiently as possible you are strongly encouraged to attach all required documents shown below.

Save this form if you need to obtain electronic copies of any documents not yet attached. If you are unable to obtain electronic copies you will need to submit the required documents by mail or in person however, this may cause a delay to the processing of your application.

	Number of Files	Size in bytes
Section 40 Certificate 	1 files	2.225991E6 bytes
Training Certificate 	1 files	266245 bytes
PIA Submissions 	13 files	2.5298105E7 bytes
Harm Minimisation Submissions 	1 files	161875 bytes
Plans 	1 files	529266 bytes

Declaration

Is there any other information you wish to provide in support of this application?

☐ Yes ☒ No

Is there any other supporting documents you would like to attach?

☐ Yes ☒ No

The applicant:

1. declares that all the information in this form, Public Interest Assessment and in any supporting documentation is true and correct and no relevant information has been omitted; and

2. consents to the Public Interest Assessment being displayed on the licensing authority's website during the advertising period.

**Signatory full name**

Alyce Cassettai

**Position of Signatory**

Solicitor for Applicant

No work will be undertaken on the application until payment has been received. If the fee is paid after the application is lodged, the lodgement period is counted from the day the fee is paid.

In addition, it is recommended to save your application before submitting it to ensure that you don't lose any of your information in an unfortunate event.

**Once saved, click [Submit](#) below to proceed to the Payment section.**

Submitted By

ryancosolicitors

Submitted On

4/3/2025