

# Liquor Licence Application

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## Instructions

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### 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

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

Applicant Ref	Category	Type
336777	Organisation	Body Corporate

### Name

Hub St Georges Terrace Pty Ltd

### Address

Level 2 696 Bourke Street MELBOURNE VIC 3000

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

### Contact Person Name

Jessica Patterson, Legal Practice Director at Jessica Patterson Law & Consultancy Pty Ltd

### Email

[jessica.patterson@jplc.com.au](mailto:jessica.patterson@jplc.com.au)

### Telephone

0409599093

### Mobile

0409599093

## Existing Liquor Licence

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Is an existing liquor licence currently attached to the premises?

☐ Yes ☒ No

## Licence Type

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**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

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**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

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

- ☒ Yes ☐ No

Once you have submitted this form, you can continue lodging an Ongoing Extended Trading Permit by;

1. Noting down the Application Reference of this Application once submitted,
2. Starting a New Application by clicking New Lodgement on the menu,
3. Specifying the Application Reference on the first page of the Ongoing Extended Trading Permit Application, and
4. Continue lodging the Ongoing Extended Trading Permit Application.

## Premises Details

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Please specify the details of the premises to be licenced.

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

**Trading name**

One Two Five by Hub

**Premises address**

Level 1, Tower One, Brookfield Place, 125 St Georges Terrace, Perth, WA 6000

Is the premises owned by the applicant?

Please attach a Certificate of Title or Certificate of Survey.

☐ Yes ☒ No

CoT - 2695 150 - Tower 1.pdf

2 MB

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 specify the date on which an application for planning approval in respect of the licence sought at the proposed premises has been lodged with the relevant local government authority.

4/6/2025

Specify further information regarding lodgement of section 40.

The section 40 certificate is expected to be available from the City of Perth soon and will then be lodged

## Profit Sharing

Please specify the type of the profit sharer you would like to enter.

Is the profit sharer a

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

Please specify below the details of the profit sharer.

Body Corporate name

BPT1 Flexspace Pty Ltd

ABN

ACN

656887268

Is this address outside of Australia?

- ☐ Yes ☒ No

Postal Address

Level 19

10 Carrington Street

Postcode

2000

Suburb

SYDNEY

State

NSW

Contact Details

Work

0862447743

Mobile

Email

[Clive.Beeton@brookfieldproperties.com](mailto:Clive.Beeton@brookfieldproperties.com)

Preferred way of correspondence

Postal Address

Briefly describe the nature of the agreement or arrangement.

Private and confidential - particulars to be provided separately by email from Jessica Patterson Law & Consultancy Pty Ltd.

What monetary benefits will the licensee and the other party gain from the agreement or arrangement?

Private and confidential - particulars to be provided separately by email from Jessica Patterson Law & Consultancy Pty Ltd.

### Profit sharing Confirmation

If the application were to be approved the licensee will:-

1. Maintain responsibility for the conduct of the business under the licence and have total control of the management and supervision of the operation of the business conducted under the licence;
2. Retain an exclusive right to occupy the licensed premises to the exclusion of all others;
3. Collect, and receive all proceeds from the business; and
4. Maintain total control of the business bank account and distribution of any proceeds from the business conducted under the licence.



Please accept these conditions and confirm the information contained in this form is true and correct.

## Freehold Owner Details

<b>Please specify the type of the freehold owner you would like to enter.</b>		
<b>Is the owner a</b>		
<input type="checkbox"/> Individual (natural person)		
<input type="checkbox"/> Body Corporate (a registered company - i.e. Pty Ltd, Inc, Ltd)		
<input checked="" type="checkbox"/> Partnership (jointly, two or more of the above)		
<input type="checkbox"/> Government Department		
<b>Please specify below the details of the freehold owner.</b>		
<b>Partnership name</b>	<b>ABN</b>	
Brookfield (City Square Lot 1) Pty Ltd, Brookfield (City Square Lot 2) Pty Ltd, Brookfield (City Square Lot 3) Pty Ltd, Brookfield (City Square Lot 4) Pty Ltd, Brookfield (City Square Lot 5) Pty Ltd, Brookfield (City Square Lot 6) Pty Ltd and Brookfield (City Square Lot 7) Pty Ltd		
<b>Is this address outside of Australia?</b>		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>Postal Address</b>		
Attention: Senior Asset Manager		
Brookfield Place, Level 19		
10 Carrington Street		
<b>Postcode</b>	<b>Suburb</b>	<b>State</b>
2000	SYDNEY	NSW
<b>Contact Details</b>		
<b>Phone</b>	<b>Email</b>	
0862447743	<a href="mailto:Clive.Beeton@brookfieldproperties.com">Clive.Beeton@brookfieldproperties.com</a>	
	<b>Preferred method of correspondence</b>	
	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.

	<b>Default Category for all files</b>
<b>Attach Public Interest Assessment submissions (including any supporting evidence) below</b>	<b>Category</b>
<a href="#">PIA Form 2A inc Annexure- One Two Five by Hub.pdf</a> 2 MB	PIA
<b>Attach Public Interest Assessment submissions (including any supporting evidence) below</b>	<b>Category</b>
<a href="#">Bundle of draft menus and drink lists.pdf</a> 791 KB	PIA Attachment
<b>Attach Public Interest Assessment submissions (including any supporting evidence) below</b>	<b>Category</b>
<a href="#">Public Questionnaire - online form.pdf</a> 131 KB	PIA Attachment

<b>Attach Public Interest Assessment submissions (including any supporting evidence) below</b>	<b>Category</b>
Public Questionnaire - responses redacted.pdf 130 KB	PIA Attachment
<b>Attach Public Interest Assessment submissions (including any supporting evidence) below</b>	<b>Category</b>
Letter of support - Brookfield.pdf 68 KB	PIA Attachment
<b>Attach Public Interest Assessment submissions (including any supporting evidence) below</b>	<b>Category</b>
Brookfield Place - precinct map.pdf 90 KB	PIA Attachment
<b>Attach Public Interest Assessment submissions (including any supporting evidence) below</b>	<b>Category</b>
CoP Investment Profile - May 2024.pdf 6 MB	PIA Attachment
<b>Attach Public Interest Assessment submissions (including any supporting evidence) below</b>	<b>Category</b>
BFPL Tenant List.pdf 68 KB	PIA Attachment

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

Advertising sought to be waived - please refer to the email submission from Jessica Patterson Law & Consultancy Pty Ltd

## 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

179 KB

## Harm Minimisation

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

Attach harm minimisation document below

Harm Min Plan - One Two Five by Hub.pdf

257 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

Proposed licensed area - One Two Five by Hub .pdf

9 MB

Attach Plans and Specifications below

BT1-HSL-AR-01-1101\_3.pdf

3 MB

Attach Plans and Specifications below

BT1-HSL-AR-02-1101_4.pdf	2 MB
<b>Attach Plans and Specifications below</b>	
BT1-HSL-AR-03-1101_4.pdf	2 MB
<b>Attach Plans and Specifications below</b>	
BT1-HSL-AR-04-1101_4.pdf	2 MB

## 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
<b>Training Certificate</b> <input checked="" type="checkbox"/>	1 files	183445 bytes
<b>PIA Submissions</b> <input checked="" type="checkbox"/>	8 files	1.0326045E7 bytes
<b>Harm Minimisation Submissions</b> <input checked="" type="checkbox"/>	1 files	263966 bytes
<b>Plans</b> <input checked="" type="checkbox"/>	5 files	2.0268437E7 bytes

## Declaration

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

☒ Yes ☐ No

**More information**

- (1) Jessica Patterson Law & Consultancy Pty Ltd represents the applicant in this matter. Any correspondence to Jessica Patterson Law & Consultancy Pty Ltd in respect of this applicant, or to the applicant care of Jessica Patterson Law & Consultancy Pty Ltd, should please be addressed and sent only to [jessica.patterson@jplc.com.au](mailto:jessica.patterson@jplc.com.au), not to any other or street address. The street address previously provided to the licensing authority in relation to Jessica Patterson Law & Consultancy Pty Ltd is not applicable to this matter and certainly should not be referred to in any publicly accessible place or any document available in the public domain. Thank you.
- (2) A waiver of advertising is sought. Please refer to the subsequent email from Jessica Patterson Law & Consultancy Pty Ltd regarding the reasons and submissions in support of this request. Thank you.
- (3) An unredacted version of the questionnaire results will be lodged separately by subsequent email from Jessica Patterson Law & Consultancy Pty Ltd. A redacted version has been uploaded to the portal with this lodgement, to protect the personal private details of participants in the event that the application is advertised.
- (4) Thank you.

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

☒ Yes ☐ No

		<b>Default Category for all files</b>
<b>Attach supporting documents below.</b>		<b>Category</b>
ASIC extract - Hub St Georges Terrace Pty Ltd.pdf	161 KB	Submissions
<b>Attach supporting documents below.</b>		<b>Category</b>
Legal Submissions - One Two Five by Hub.pdf	478 KB	Submissions

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**

Jessica Patterson Law and Consultancy Pty Ltd on behalf of the applicant

**Position of Signatory**

Law firm acting for the applicant on instructions from the 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

jplc2021

Submitted On

4/6/2025