

Eclipse Brewing Co

232 (Rear) Fitzgerald Street

Northam, WA, 6401

info@eclipsebrewingco.com

Date: September 10, 2025

Director of Liquor Licensing

Department of Creative Industries, Tourism and Sport

Gordon Stephenson House, 140 William Street

Perth, WA 6000

Subject: Outlet Density Submission for Tavern License Application – Eclipse Brewing Co

Dear Director,

We submit this outlet density statement in support of our tavern license application for Eclipse Brewing Co, located at 232 (Rear) Fitzgerald Street, Northam, under the Liquor Control Act 1988. Our brewpub seeks to sell takeaway beverages limited to craft beers brewed exclusively onsite, which we believe does not contribute to outlet density concerns under Section 36B of the Act due to its non-competitive nature with existing bottle shops and taverns.

Business Overview

Eclipse Brewing Co is a craft brewpub focused on producing artisanal beers for on-premises consumption and limited takeaway sales (capped at 9L per person, per transaction). Our takeaway offerings are exclusive, unavailable at other retail outlets, and target craft beer enthusiasts.

Outlet Density Assessment

Under Section 36B, restrictions apply to packaged liquor licenses in areas with sufficient existing licensed premises (within 3km in our case). Our application complies for the following reasons:

1. **Small-Scale Retail:** The takeaway retail area is well under 400m², falling outside Section 36B restrictions.
2. **Non-Competitive Offerings:** Our takeaway sales are limited to onsite-brewed craft beers, which are not sold by bottle shops or other taverns, ensuring no competition with existing licensed premises.
3. **Niche Market:** We cater to a specialized audience, not mass-market liquor consumers, reducing outlet density impact.
4. **Harm Minimization:** Limited takeaway volumes and a focus on artisanal production align with the Act's harm minimization objectives.

No similar craft brewpubs operate within 3km of our proposed location in Northam. Nearby licensed premises sell mass-market liquor, not exclusive onsite-brewed beers. Please see attached an exhaustive list of Licensed Premises within the 6401 postcode, obtained from the RGL Portal and associated map showing each venues location in relation to a 3km radius of our proposed location.

There are 18 Licensed Premises in the postcode, 12 within the 3km radius and none of them sell our beer.

Eclipse Brewing Co's tavern license application, with takeaway sales restricted to exclusive onsite-brewed craft beers, complies with Section 36B and does not contribute to outlet density concerns. Our brewpub promotes local tourism and responsible consumption without competing with existing licensees.

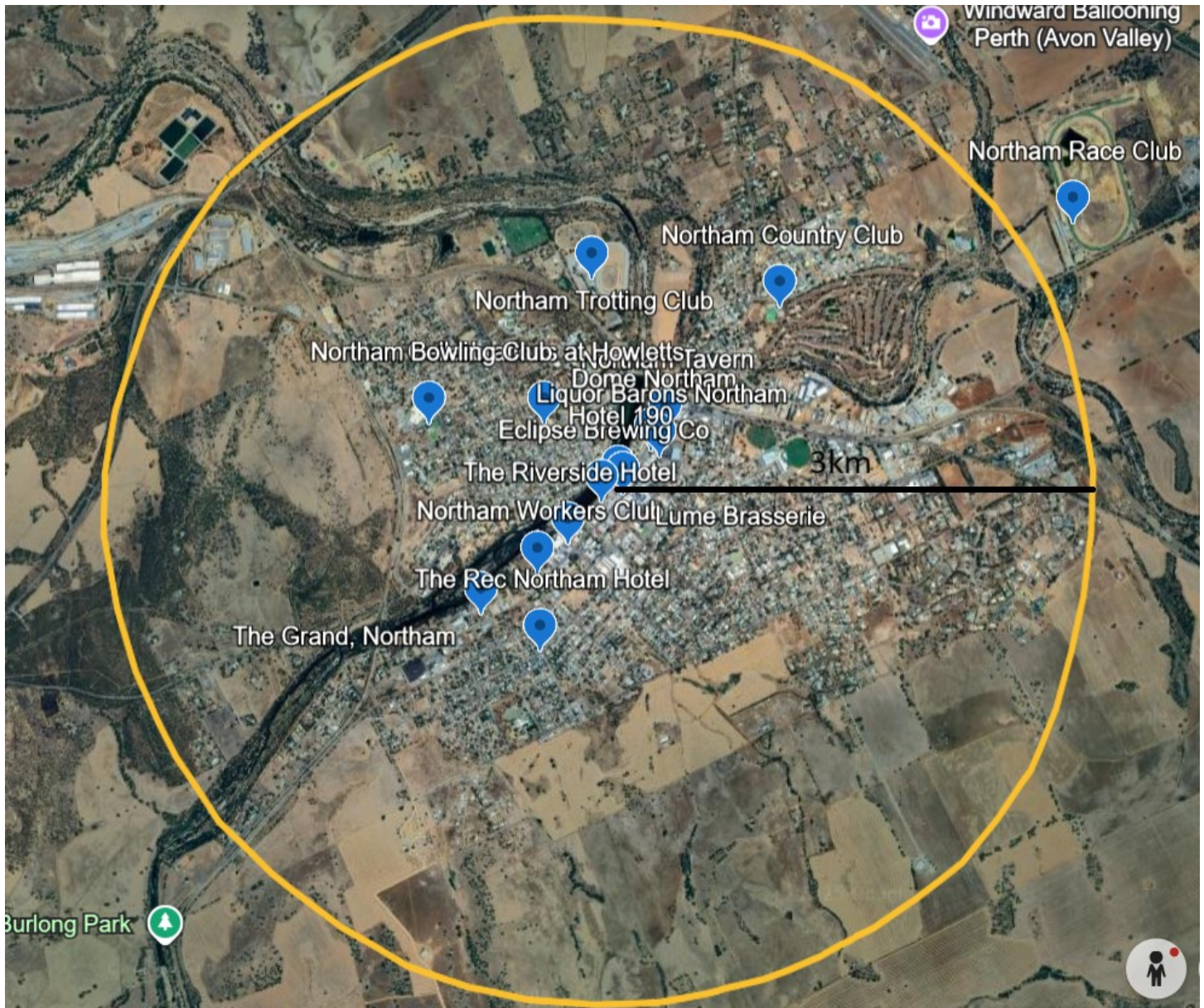
Yours sincerely,

Bryn Allan

Director/ Secretary

Eclipse Brewing Co

Info@eclipsebrewingco.com



Licence Ref	Licence Type	Premises Name	Licensee Name	Status	Decision	Suburb	Postcode	Address
6010009654	LIQ-Hotel	The Riverside Hotel Northam	Skiddaw View Pty Ltd	Current	Granted	NORTHAM	6401	322 Fitzgerald Street NORTHAM WA 6401
6010010116	LIQ-Hotel	Hotel 190 Northam	Willowfield Pty Ltd	Current	Granted	NORTHAM	6401	190 Fitzgerald Street NORTHAM WA 6401
6010011924	LIQ-Hotel	Dome Northam	DTINN Holdings Pty Ltd	Current	Granted	NORTHAM	6401	112 Fitzgerald Street NORTHAM WA 6401
6020009985	LIQ-Tavern	The Rec Northam Hotel	Duchess Out Pty Ltd	Current	Granted	NORTHAM	6401	197 Duke Street NORTHAM WA 6401
6020010819	LIQ-Tavern	Jennacubbine Tavern	Curly Chef Pty Ltd	Current	Granted	JENNACUBBINE	6401	24 Collins Street JENNACUBBINE WA 6401
6020011338	LIQ-Tavern	Northam Tavern	Northam Hotel Pty Ltd	Current	Granted	NORTHAM	6401	75 Fitzgerald Street NORTHAM WA 6401
6020011965	LIQ-Tavern	Spencers Brook Tavern	Gaye Patricia Anne Lummis	Current	Granted	SPENCERS BROOK	6401	147 THOMAS ST SPENCERS BROOK WA 6401
6030012393	LIQ-Liquor Store	Cellarbrations at Howletts	Howletts Liquor Pty Ltd	Current	Granted	NORTHAM	6401	52 FORREST STREET NORTHAM WA 6401
6030013003	LIQ-Liquor Store	Liquor Barons Northam	Blair Investments Pty Ltd & Dorae Pty Ltd	Current	Granted	NORTHAM	6401	117 FITZGERALD ST NORTHAM WA 6401
6040014423	LIQ-Club	Northam Bowling Club Inc	Northam Bowling Club Inc	Current	Granted	NORTHAM	6401	ROBINSON ST NORTHAM WA 6401
6040014431	LIQ-Club	Northam Country Club	Northam Country Club Inc	Current	Granted	NORTHAM	6401	15 Wood Drive NORTHAM WA 6401
6040014449	LIQ-Club	Northam Workers Club Inc	Northam Workers Club Inc	Current	Granted	NORTHAM	6401	Fitzgerald Street NORTHAM WA 6401
6090035774	LIQ-Special Facility Licence	Northam Trotting Club Inc	Northam Harness Racing Club Inc	Current	Granted	NORTHAM	6401	BURWOOD PARK CLARKE STREET NORTHAM WA 6401
6090041335	LIQ-Special Facility Licence	Northam Race Club	Northam Race Club Inc	Current	Granted	NORTHAM	6401	GREAT EASTERN HIGHWAY NORTHAM WA 6401
6190021634	LIQ-Club Restricted	Northam Aero Club Inc	Northam Aero Club Inc	Current	Granted	NORTHAM	6401	NORTHAM AIRFIELD WITHERS ST NORTHAM WA 6401
606211264618	LIQ-Restaurant	Lume Brasserie	Indo-Asian Kitchen Pty	Current	Granted	NORTHAM	6401	T27 Northam Boulevard

Licence Ref	Licence Type	Premises Name	Licensee Name	Status	Decision	Suburb	Postcode	Address
			Ltd					Shopping Centre, 187 Fitzgerald Street East NORTHAM WA 6401
616217592321	LIQ-Wholesaler's	Eclipse Brewing Co	Eclipse Brew Pty Ltd	Current	Granted	IRISHTOWN	6401	34 Morgan Road IRISHTOWN WA 6401
638210318517	LIQ-Tavern Restricted	The Grand, Northam	Beatum Pty Ltd	Current	Granted	NORTHAM	6401	426 Fitzgerald Street NORTHAM WA 6401

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