



Public Interest Assessment

Application for the conditional grant of a Tavern Restricted Licence

Premises Name: Coogee Marina Tavern
Applicant: Coogee Tavern Pty Ltd
Location: 12 Calypso Parade, North Coogee WA 6163



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1 Introduction

- 1.1 Coogee Tavern Pty Ltd (the Applicant), part of the experienced Gasteviski Group, is seeking approval from the Director General at the Department of Local Government, Sport and Cultural Industries (DLGSC) for the conditional grant of a Tavern Restricted Licence for the premises to be known as Coogee Marina Tavern, to be located at 12 Calypso Parade, North Coogee WA 6163.
- 1.2 This Public Interest Assessment (PIA) submission has been prepared by Hospitality Total Services (Aus) Pty Ltd on behalf of the Applicant, and the application is in accordance with Section 41 of the Liquor Control Act 1988 [the Act], which states:

LIQUOR CONTROL ACT 1988 - SECT 41

Section 41 of the Act provides for a Hotel License which has subcategories including a Hotel License, a Hotel Restricted license, a Tavern License, a Tavern Restricted License and a Small Bar License. These types of licenses have different types of restricted trading conditions which differentiate them from each other.

LIQUOR CONTROL ACT 1988 - SECT 41

41. Hotel licence, kinds, conditions and effect of

[(1aa) deleted]

(1) *For the purposes of this Act —*

(a) *where a hotel licence is not subject to any condition referred to in subsection (4) it shall be referred to as a Tavern Licence; and*

(b) *where a hotel licence is subject to a condition —*

(i) *prohibiting the sale of packaged liquor to persons other than lodgers; and*

(ii) *restricting the sale of liquor to be consumed on the licensed premises, it shall be referred to as a hotel restricted licence; and*

(c) *where a Tavern Restricted Licence is subject to a condition —*

(i) *prohibiting the sale of packaged liquor; and*

(ii) *restricting the sale of liquor to be consumed on the licensed premises, it shall be referred to as a tavern restricted licence,*

- 1.3 The Applicant recognises that in determining the public interest, the Licensing Authority must consider the Objects of the Act, as outlined in Section 5 and, for this application, the matters set out in Section 38(4) of the Act.
- 1.4 The Applicant has diligently addressed the matters relating to the primary and secondary objects as outline in Section 5 of the Act, as well as the public interest considerations

under Section 38(4) in this Public Interest Assessment (PIA), in accordance with the Director's Policy on Public Interest Assessment submissions.

- 1.5 The documentation for this application has been submitted to the Licensing Authority in accordance with Section 68 of the Act. It has been compiled by Hospitality Total Services (Aus) Pty Ltd on behalf of Coogee Tavern Pty Ltd.
- 1.6 The Coogee Marina Tavern is envisioned as a quality hospitality venue providing a patron-friendly, community-oriented experience within the Port Coogee Marina precinct. The Applicant's extensive experience in Western Australia's hospitality industry ensures the delivery of a curated food and beverage offering complemented by a bowling alley within a welcoming social environment.

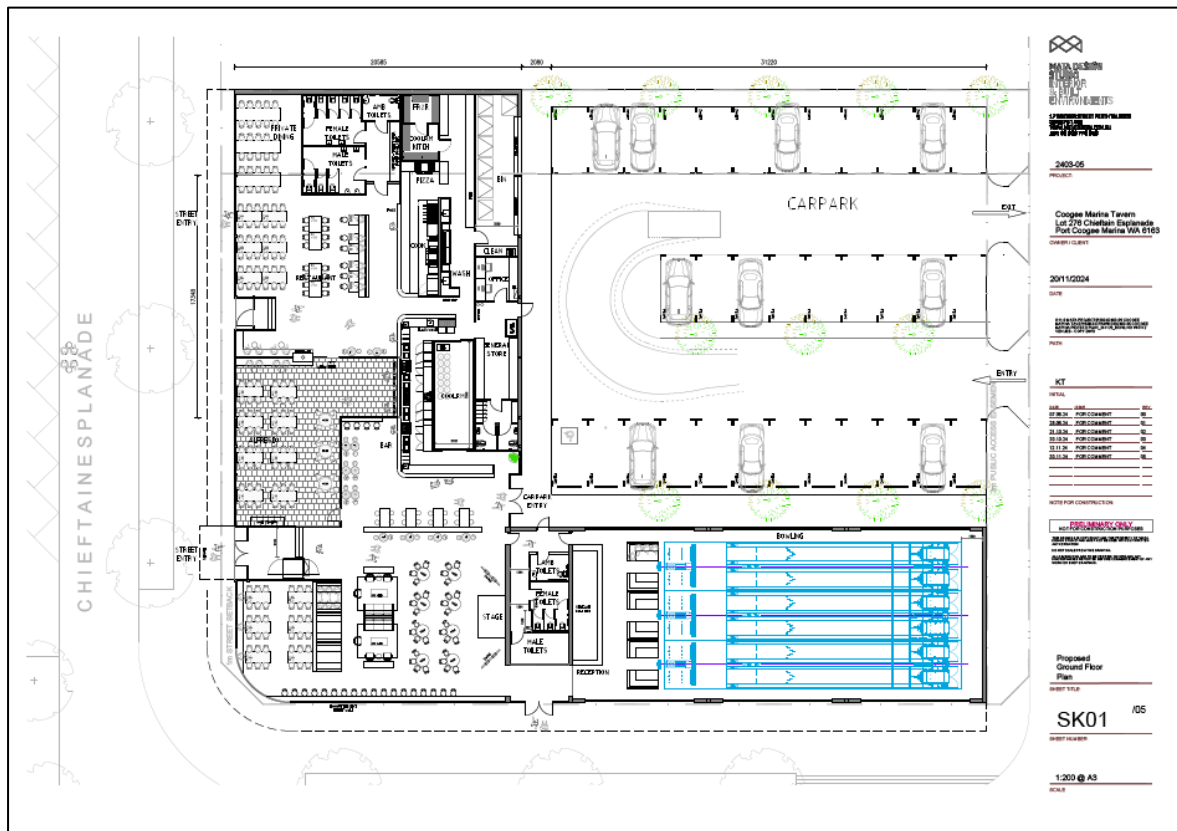


Figure 1: Coogee Marina Floor Plan¹

- 1.7 The proposed premises is strategically located within a growing coastal and residential community yet are not currently maximising their potential. The Applicant's vision is to reinvigorate the site with a vibrant, high-quality tavern venue that will be an asset to the Coogee locality. The proposed premises will offer a versatile hospitality experience, catering to local residents, day-trippers, and visitors from the broader Perth metropolitan area.

¹ Attachment 1 - Plans

- 1.8 The Applicant submits that the locality will benefit from the establishment of a well-designed, contemporary premises featuring a quality fit-out, with areas accommodating a variety of hospitality functions, including (but not limited to):
- **Dining:** providing a high-quality food and beverage offering, showcasing WA produce.
 - **Formal and informal meetings:** offering a relaxed environment for professional and social engagements.
 - **Functions:** catering to private events, corporate gatherings, and community-based functions.
 - **Bowling:** contemporary amenity for groups to enjoy.
 - **Special events:** incorporating live music, themed nights, and seasonal promotions.
 - **Socialising with colleagues, family, and friends:** creating a welcoming space for residents and visitors alike.
- 1.9 Port Coogee is a strategically significant coastal precinct, forming part of the City of Cockburn's ongoing urban and economic development. The area is recognised as a high-growth residential and tourism destination, benefiting from significant infrastructure investment and urban planning strategies to foster sustainable economic activity and community engagement. The Coogee Marina Tavern will contribute to this vision by offering a vibrant hospitality hub that enhances the locality's appeal to residents, visitors, and tourists².



Figure 2: Coogee Marina Tavern - Site Plan³

² https://www.wa.gov.au/system/files/2024-10/city-of-cockburn-strategy_0.pdf

³ Attachment 1 - Mata Design Presentation

1.10 Key advantages of the locality include:

- **Proximity to Port Coogee Marina:** a rapidly growing coastal hub with increasing demand for high-quality hospitality venues.
- **Growing residential and commercial development:** supporting long-term economic sustainability and employment.
- **Access to recreational spaces and coastal amenities:** enhancing visitor experiences and encouraging local engagement.
- **Integration with public transport and pedestrian pathways:** supporting reduced reliance on private vehicles and promoting sustainable travel.
- **Alignment with City of Cockburn's urban development strategy:** contributing to a dynamic, socially connected coastal precinct.

*"Strategic centres are the main regional activity centres. They are multipurpose centres that provide a diversity of uses. These centres provide the full range of economic and community services necessary for the communities in their catchments. These centres are expected to service substantial populations, providing health, community and social services, be integrated with public transport and provide opportunities for business agglomeration. Access is a priority for these centres."*⁴

1.11 The primary consideration of the Applicant is to establish a well-managed, safe, and welcoming licensed premises, ensuring minimal undue harm or ill health while catering to the contemporary requirements of consumers. The Coogee Marina Tavern will be designed and operated in accordance with industry best practices, with a strong focus on harm minimisation, responsible service of alcohol (RSA), and community engagement.

1.12 As per the Director's Policy on Public Interest Assessments (PIAs), the Applicant is required to demonstrate a consumer requirement for the proposed premises and establish that the application aligns with public interest considerations.

1.13 To satisfy this requirement, the Applicant has submitted objective and cogent evidence to demonstrate the application is in the public interest. This includes the results of numerous Consumer Surveys⁵, which indicate strong community support for the establishment of a licensed venue in the Port Coogee precinct. The survey findings reinforce the need for a contemporary hospitality offering that meets consumers' social, dining, and entertainment requirements while contributing to the economic and tourism development of the locality.

1.14 The Directors of the Applicant Company, Mr. Ilia and Mr Adrian Gasteviski, are experienced hospitality professionals who have completed all legally required training and accreditation to manage licensed premises in Western Australia.

⁴ https://www.wa.gov.au/system/files/2021-07/SPP_draft_4-2-activity-centres.PDF

⁵ Attachment 2 – Consumer Surveys

- 1.15 A comprehensive Harm Minimisation Plan⁶ has been developed and incorporated into this submission, outlining strategies to ensure responsible service of alcohol (RSA), patron safety, and community well-being. These strategies align with the Director of Liquor Licensing's policy on *Harm minimisation plans*⁷, ensuring that the Coogee Marina Tavern complies with Section 38(4)(a) of the Act.
- 1.16 The Coogee Marina Tavern aims to deliver a high-quality food and beverage experience⁸ that caters to diverse consumer requirements and dietary preferences. The availability of food alongside alcohol service is recognised as an essential harm minimisation measure by the Department of Health⁹, contributing to responsible drinking practices and enhancing the overall hospitality experience for patrons.
- 1.17 As part of the application process, the Applicant will undertake community consultation with key stakeholders, At-Risk groups, and community organisations within the locality. This consultation ensures that the proposed premises' operation aligns with community expectations, minimises potential negative impacts, and enhances social and economic benefits.
- 1.18 To support security and crime prevention measures, the Coogee Marina Tavern will incorporate a comprehensive CCTV system for internal and external surveillance, covering all entry and exit points. This is in accordance with the Director of Liquor Licensing's Policy on *Security licensing conditions*¹⁰.
- 1.19 In addition, the Applicant will strictly comply with the Environmental Protection (Noise) Regulations (EPNR) at all times in the public interest to minimise undue disturbance to nearby residents and businesses, ensuring that the proposed premises operates responsibly within the locality.

TRADING HOURS

- 1.20 Hours of operation will be in accordance with the provisions of Section 98 of the Liquor Control Act.

ENTERTAINMENT CONDITIONS

- 1.21 The standard entertainment condition that prohibits the following will be imposed:
- 1) "A person resorting to, or on the premises, including the licensee or manager, or an employee or agent of the licensee or manager, shall not:**
- 1.1 be immodestly or indecently dressed on the licensed premises, and/or**
- 1.2 take part in, undertake or perform any activity or entertainment on the licensed premises in a lewd or indecent manner.**

⁶ Attachment 3 – Harm Minimisation Plan

⁷ <https://www.dlgsc.wa.gov.au/departments/publications/publication/harm-minimisation-plan>

⁸ Attachment 4 - Coogee Marina Sample Menu

⁹ https://www.health.wa.gov.au/Articles/F_1/Factors-contributing-to-alcohol-related-harm-or-ill-health

¹⁰ <https://www.dlgsc.wa.gov.au/departments/publications/publication/security-licensing-conditions>

2) The licensee or manager, or an employee or agent of the licensee or manager, is prohibited from:

- 2.1** exhibiting or showing, or causing, suffering or permitting to be exhibited or shown, on the licensed premises any "R 18+", "X 18+" or "RC" classified film or computer game or "Category 1 –Restricted" or "Category 2 –Restricted" publication, or extract therefrom; or
- 2.2** causing, suffering or permitting any person employed, engaged or otherwise contracted to undertake any activity or perform any entertainment on the licensed premises to be immodestly or indecently dressed on the licensed premises; or
- 2.3** causing, suffering or permitting any person to take part in, undertake or perform any activity or entertainment on the licensed premises in a lewd or indecent manner.

3) In this condition, "licensed premises" includes any premises, place or area:

- 3.1** which is appurtenant to the licensed premises; or
- 3.2** in respect of which an extended trading permit granted to the licensee is for the time being in force, but does not include any part of the premises which is reserved for the private use of the licensee, manager or employees of the licensee and to which the public does not have access."¹¹

¹¹[https://www.legislation.wa.gov.au/legislation/prod/filestore.nsf/FileURL/mrdoc_41184.pdf/\\$FILE/Liquor%20Control%20Act%201988%20-%20%5B08-g0-00%5D.pdf?OpenElement](https://www.legislation.wa.gov.au/legislation/prod/filestore.nsf/FileURL/mrdoc_41184.pdf/$FILE/Liquor%20Control%20Act%201988%20-%20%5B08-g0-00%5D.pdf?OpenElement)

2 Location and Locality

- 2.1 The proposed Coogee Marina Tavern is to be situated at 12 Calypso Parade, North Coogee WA 6163.

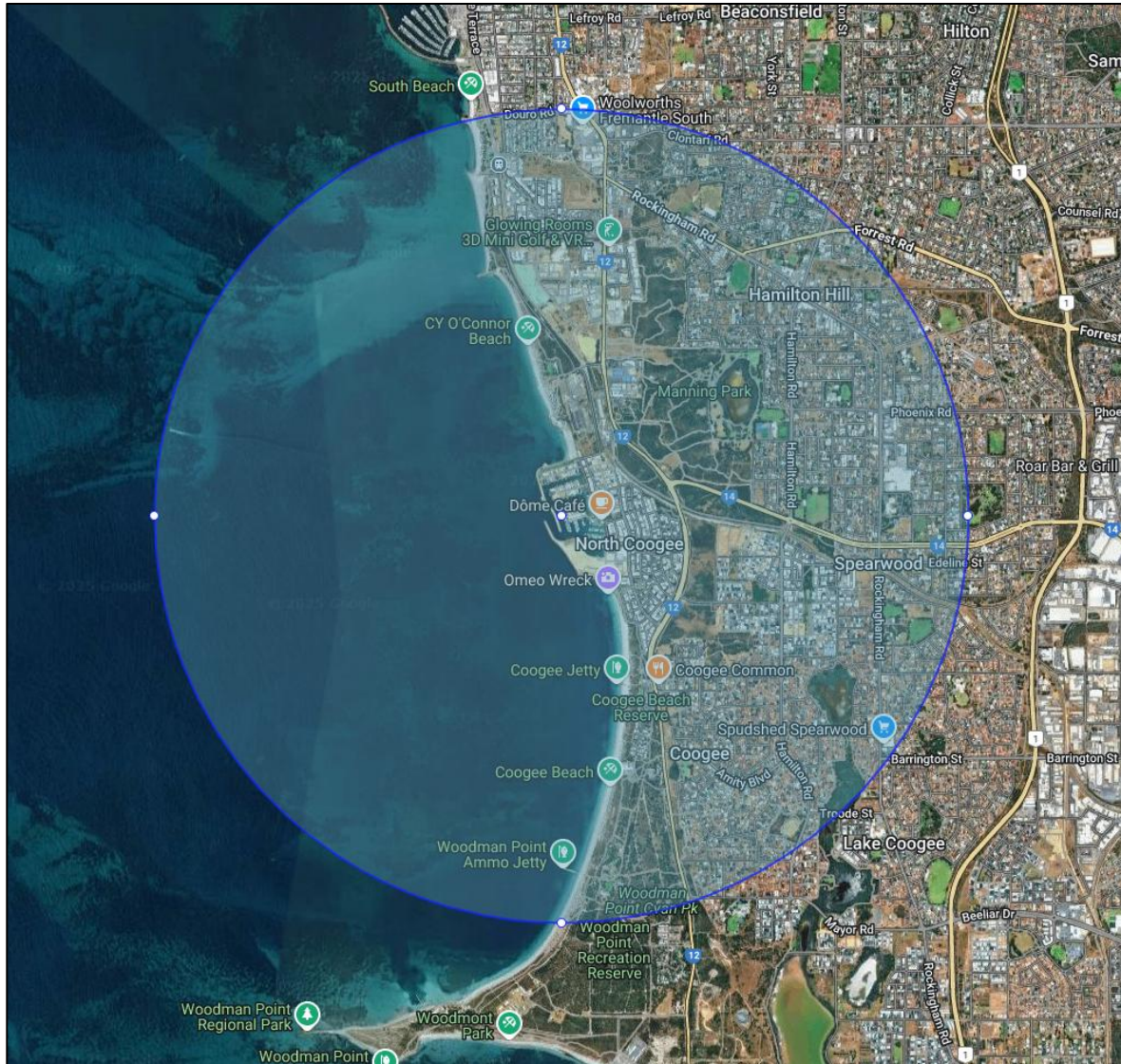


Figure 3: 3km specified locality surrounding the proposed premises.¹²

- 2.2 The image above shows the 3km radius surrounding the premises, which makes up the ‘defined locality’ as prescribed by the Director’s Public Interest Assessment Policy.

“it denotes an area that surrounds, and is geographically close to, the location of the proposed premises. It was not intended to equate to the area(s) from which consumers would come.”

¹² [https://www.dlgsc.wa.gov.au/docs/default-source/default-document-library/liquorland-\(australia\)-pty-ltd-v--director-of-liquor-licensing-2024-wasc12860bc9582c0d44b2cadf04b244acbedbb.pdf?sfvrsn=eb68de15_0](https://www.dlgsc.wa.gov.au/docs/default-source/default-document-library/liquorland-(australia)-pty-ltd-v--director-of-liquor-licensing-2024-wasc12860bc9582c0d44b2cadf04b244acbedbb.pdf?sfvrsn=eb68de15_0)

- 2.3 The term "amenity" refers to various aspects that contribute to the overall character of a particular location. This includes both present and anticipated future amenities, and has been interpreted by the Supreme Court:

*"In my opinion, the term 'amenity' in s 38(4)(b) is concerned with whether and, if so, to what extent the granting of the application would be likely to have any positive or negative effects or consequences upon the overall character, quality and enjoyment of life within the locality."*¹³

- 2.4 The suburbs that define the locality in which Coogee Marina Tavern is located are:

- North Coogee,
- Coogee,
- Hamilton Hill,
- Spearwood.

Demographics of the Locality

- 2.5 The ABS 2021 Census Data reveals demographic data for the locality.

	LOCALITY	GREATER PERTH	WESTERN AUSTRALIA
Population	31357	2116647	2660026
Median Age	43	37	38
Median Individual Income (Weekly)	\$906.00	\$859.00	\$848.00
Median Household Income (Weekly)	\$1,898.00	\$1,865.00	\$1,815.00
Median Family Income (Weekly)	\$2,415.50	\$2,259.00	\$2,214.00
Population Under 14 years	15.05%	18.96%	19.01%
Indigenous Persons	1.99%	1.99%	3.33%
Australian Born	61.57%	59.46%	61.98%
Speak English only at Home	73.51%	73.99%	75.29%
Couple Family without Children	44.93%	37.60%	38.80%
Couple Family with Children	39.23%	45.70%	44.60%
One Parent Family	14.03%	15.10%	15.10%
Other Family	1.45%	1.60%	1.60%

Figure 4: ABS Demographic Analysis

- 2.6 Key Observations are:

- The mature, high-income demographic supports the public interest need for a high-quality hospitality and entertainment venue.
- The affluent consumer base indicates economic sustainability for the premises, ensuring it does not contribute to alcohol-related harm.

¹³ <https://jade.io/article/766990>

- The mix of couples with and without children suggests that the Coogee Marina Tavern should incorporate premium social spaces and family-friendly amenities to align with consumer requirements.
- The community-oriented nature of the locality supports the venue's role in enhancing social interaction, tourism, and local economic development.

2.7 The data strongly supports the public interest in conditionally granting a Tavern Restricted Licence to Coogee Marina Tavern, as it will meet the hospitality requirements of the locality while operating within a responsible, community-focused framework.

2.8 Socio-Economic Characteristics:

- **Median Individual Income:** The median individual income in the locality is \$906.00 per week, slightly higher than Greater Perth (\$859.00) and Western Australia (\$848.00), suggesting a stable economic status among residents.
- **Median Household Income:** The locality's median family income is \$2,415.50 per week, higher than Greater Perth (\$2,259.00) and Western Australia (\$2,214.00), reflecting strong economic stability among families.

2.9 Family Composition and Diversity:

- **Population Under 14 Years:** 15.05% of the locality's population is under 14, slightly lower than Greater Perth (18.96%) and Western Australia (19.01%), indicating a demographic with a smaller proportion of young children.
- **Indigenous Population:** Indigenous persons represent 1.99% of the population, which aligns with the average for Greater Perth (1.99%); however, it is well below the Western Australia figure (3.33%).
- **Australian Born:** 61.57% of residents were born in Australia, consistent with Greater Perth (59.46%) and comparable to Western Australia (61.98%), suggesting a predominantly Australian-born community.
- **Language:** 73.51% of the population speaks only English at home, slightly below Greater Perth (73.99%) and Western Australia (75.29%), reflecting moderate linguistic diversity.

2.10 Family Types:

- **Couple Families Without Children:** 44.93% of families in the locality are couple families without children, significantly higher than Greater Perth (37.60%) and Western Australia (38.80%), suggesting a trend toward adult-only households.
- **Couple Families With Children:** 39.23% of families are couple families with children, slightly lower than Greater Perth (45.70%) and Western Australia (44.60%).
- **One Parent Families:** 14.03% of families are one-parent households, close to Greater Perth (15.10%) and Western Australia (15.10%), indicating a similar proportion of single-parent households.

- **Other Families:** 1.45% of households are classified as other family types, slightly below the averages for Greater Perth (1.60%) and Western Australia (1.60%).

SEIFA

- 2.11 The Socio-Economic Indexes for Areas (SEIFA), developed by the Australian Bureau of Statistics, assess the relative socio-economic conditions of geographic areas. The Index of Relative Socio-Economic Disadvantage (IRSD) is one such measure, where a higher score indicates lower levels of disadvantage.
- 2.12 In the City of Cockburn, the overall IRSD score was 1,045.4¹⁴, placing it in the 70th percentile. This underscores North Coogee's relatively higher socio-economic standing within both the local government area and Western Australia.
- 2.13 Implications for the Coogee Marina Tavern:
- **Affluence and Lifestyle:** The demographic composition suggests a customer base with high disposable income attracted to premium dining and leisure experiences.
 - **Diverse Age Groups:** The mix of professionals, retirees, and families supports varied offerings, such as breakfast services, event spaces, and community-driven activities.
 - **Cultural Inclusion:** While predominantly English-speaking, the locality's moderate cultural diversity suggests opportunities for incorporating international themes into events and menus.
 - **SEIFA:** The higher socio-economic status also aligns with the Object of the Act to minimise alcohol-related harm. The robust Harm Minimisation Plan and responsible service of alcohol by the Applicant further support this.

The City of Cockburn

- 2.14 The City of Cockburn is a vital local government area (LGA) in Western Australia, known for its dynamic combination of residential, commercial, recreational, and cultural amenities. The Cockburn Coast, where North Coogee is situated, has undergone significant development in recent years, driven by state and local planning frameworks such as the *Cockburn Coast District Structure Plan*¹⁵ and the *Cockburn Local Planning Strategy*¹⁶.
- 2.15 The City of Cockburn has experienced robust population growth, with projections indicating continued expansion from 120,417 residents in 2020 to 151,176 by 2031. As part of this growth corridor, North Coogee has been a focus for higher-density, beachside residential developments, aligning with the vision for sustainable and connected communities.

¹⁴ <https://profile.id.com.au/wapl/seifa-disadvantage-small-area?WebID=920>

¹⁵ https://www.wa.gov.au/system/files/2021-07/DSP-cockburn_coast.pdf

¹⁶ https://www.wa.gov.au/system/files/2024-10/city-of-cockburn-strategy_0.pdf

Port Coogee Marina Precinct

- 2.16 The Coogee Marina Tavern is within the Port Coogee Marina precinct, a recreation, dining, and tourism hub. According to the Cockburn Coast District Structure Plan, the locality is designed to integrate residential, commercial, and leisure uses, fostering a vibrant community that attracts locals and visitors alike.
- 2.17 The Cockburn Coast Public Realm Guidelines emphasise the importance of high-quality, accessible public spaces in this precinct. The Coogee Boathouse aligns with these guidelines by contributing to activating the marina, offering a welcoming environment for diverse amenities such as dining, entertainment, and community events.



Figure 5: Port Coogee Marina¹⁷

- 2.18 As highlighted in the *Cockburn Local Planning Strategy*¹⁸, the City prioritises the development of high-amenity tourism and hospitality offerings. The Coogee Marina Tavern enhances this vision by serving as a landmark premises that attracts visitors to the marina precinct, supporting the State Government's broader objectives for tourism growth.
- 2.19 The precinct is also recognised for its focus on community integration and cultural diversity. The premises' operations, which include acoustic-centred live entertainment

¹⁷ <https://mymarinaguide.com/listing/port-coogee-marina/>

¹⁸ https://www.wa.gov.au/system/files/2024-10/city-of-cockburn-strategy_0.pdf

and dining, contribute significantly to the locality's social fabric, creating a memorable coastal experience.

Cockburn Coast District Structure Plan¹⁹



2.20 The Cockburn Coast DSP aims to transform the area by redeveloping the South Fremantle Power Station and introducing a transit system link to Fremantle, vibrant coastal nodes, and improved connections to environmental elements. The intent is to create a sustainable community that integrates living, working, and leisure opportunities.

2.21 The DSP encompasses a range of land uses, including residential, business, commercial, education, tourism, and recreational opportunities. It enables sufficient flexibility to accommodate existing industries until they are ready to relocate. A mixed-use land classification has been strategically placed throughout much of the project area, allowing a range of compatible uses to co-locate adjacent to one another and vertically within individual buildings.

2.22 Residential Development:

- The Cockburn Coast project offers an opportunity to increase the diversity of housing types.
- Suitable uses for residential areas include medium and high-density residential and home-based businesses.
- The structure plan area will likely have an average density similar to other urban infill projects, i.e. Subiaco and East Perth.

2.23 Commercial Development:

- The structure plan identifies a node of commercial/community uses at the north-western corner of the project area, at the corner of Robb Road and Rollinson Road.
- The commercial/community land use designation will allow for a low-intensity built product appropriate to the foreshore location

¹⁹ https://www.wa.gov.au/system/files/2021-07/DSP-cockburn_coast.pdf

3 Venue and Operation

- 3.1 The proposed Coogee Marina Tavern (subject to approval) will provide residents and visitors of the Coogee locality with a high-quality hospitality venue that caters to diverse consumer requirements, offering a premium food and beverage experience in a coastal, community-focused setting.
- 3.2 The Coogee Marina Tavern will also serve as a tourism-oriented hospitality destination, appealing to local patrons, visitors, and tourists seeking a contemporary menu featuring Western Australian produce complemented by professional and welcoming service. The proposed premises within Port Coogee Marina will enhance the locality's appeal as a lifestyle and leisure hub, supporting local tourism and economic activity.

The Proposed Premises

- 3.4 The Applicant intends to undertake considerable fit-out and design works to incorporate the following amenities:
- Family dining
 - Commercial Kitchen
 - Custom-designed Bar
 - Music and Entertainment
 - Toilet amenity
 - Sports Lounge
 - Vibrant dining/socialising space
 - Bowling Alley
 - Designated dining area with diverse seating options
 - Variable space for dining, casual lunches, meetings, functions, events, and sundowners.

3.5 The premises, subject to final council inspection, will cater to up to a maximum of 500 patrons across the dining and lounge bar areas and up to a maximum of 200 patrons in the bowling alley area.

3.6 The proposed manner of trade at Coogee Marina Tavern (subject to approval) will include the following:

- Options to host a range of functions and events, including stand-up cocktail functions, sundowners, and private gatherings.
- Patrons will have the option to consume food and/or beverages without the requirement to order a meal.

3.8 The Coogee Marina Tavern will offer a contemporary menu designed to deliver a high-quality dining experience for various tastes and dietary preferences. Guests can enjoy gourmet burgers, sandwiches, shared plates, fresh seafood, refined main courses, and

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custom steaks to order. A curated dessert menu will provide indulgent options. Emphasising fresh, locally sourced ingredients, the menu reflects the coastal setting while catering to a diverse clientele.

- 3.9 The beverage selection at Coogee Marina Tavern will enhance the dining experience, featuring Western Australian, Australian and International wines, craft beers, and artisanal spirits. A range of classic and signature cocktails will complement the relaxed coastal ambience. Additionally, there will be non-alcoholic options, including alcohol-free drinks, premium soft drinks, and house-made mocktails, ensuring inclusivity for all patrons.
- 3.10 The proposed premises is designed to cater to a wide range of experiences, from casual dining and social gatherings to private functions and special events. With a strong focus on hospitality and community engagement, Coogee Marina Tavern strives to provide a relaxed yet premium dining and social atmosphere that embodies the coastal lifestyle and meets the expectations of both residents and visitors.

High-quality fit-out

- 3.11 The Coogee Marina Tavern will feature a high-quality fit-out designed to meet the contemporary expectations of local consumers while enhancing the overall dining and social experience. The venue's interior will reflect a modern yet welcoming aesthetic, ensuring a balance between style, comfort, and functionality.
- 3.12 The proposed premises will offer a variety of seating configurations, including high and low seating options, areas for standing and socialising, and adaptable banquet seating to accommodate larger group bookings. An alfresco area will also be incorporated, allowing patrons to enjoy an outdoor setting that aligns with the coastal lifestyle of the locality.

Food & Beverage²¹

- 3.13 All menu items at the premises will be prepared on-site, and the compliant commercial kitchen will contain the requisite equipment to prepare all food items to be available.
- 3.14 The Applicant has extensive experience in delivering high-quality food with a contemporary approach, and the menu at Coogee Marina Tavern will reflect this expertise by featuring a diverse range of thoughtfully curated dishes.
- 3.15 Where possible, the venue will prioritise sourcing local meat, poultry, seafood, and agricultural produce, actively supporting Western Australian food and beverage producers and reinforcing a commitment to sustainability and regional economic growth.
- 3.16 A variety of dietary requirements will be accommodated, with options available for vegetarians, vegans, those with gluten intolerance, and those with dairy intolerance. Staff

²¹ Attachment 4 - Coogee Marina Sample Menu

will receive thorough training to assist patrons in making informed menu choices tailored to their dietary needs.



Figure 7: Coogee Marina Tavern – Sample Food

- 3.17 The menu at Coogee Marina Tavern will emphasise the use of high-quality, locally sourced ingredients, including farmed meat, seafood, and fresh produce aligned with the "Buy West, Eat Best" initiative. Seasonal vegetable dishes will feature the finest local ingredients, underscoring the Applicant's commitment to sustainability and supporting Western Australian producers.
- 3.18 A selection of child-friendly meal options will be available, with a focus on providing nutritious and balanced choices for younger patrons. Healthy alternatives will be incorporated into the kids' menu to ensure a diverse and family-friendly offering.
- 3.19 The beverage selection will include a variety of alcoholic and non-alcoholic options (subject to approval), featuring beer, cider, wine, spirits, and cocktails. The selection will reflect a focus on Western Australian producers while also offering a range of internationally recognised brands.
- 3.20 Recognising the growing demand for alcohol-free options, the Applicant will provide a selection of non-alcoholic cocktails, and low-alcohol wine and beer. These options will ensure inclusivity and cater to patrons who prefer alternatives to traditional alcoholic beverages.
- 3.21 Staff will receive training on food and beverage pairings to assist patrons in selecting complementary options. Tasting notes and product knowledge will be provided to

enhance customer experience, ensuring informed recommendations and elevating the overall dining and hospitality standard at Coogee Marina Tavern.

Look & Feel

- 3.22 The premises will feature an elegant yet colourful aesthetic, offering a warm venue with a casual, modern sophistication similar to the applicant's other successful premises and that aligns with the Coogee locality.



Figure 8: Images of the Applicant's Lakelands Tavern

4 The Applicant

- 4.1 The Applicant company, TBC Pty Ltd, part of the Gastevski Group, is led by experienced hospitality operators with an extensive background in managing licensed venues across Western Australia for over 30 years. The Gastevski Group has successfully operated multiple taverns and liquor stores, demonstrating a high level of expertise in the hospitality and liquor industry.
- 4.2 The Applicant's key personnel include experienced Approved Managers who have obtained all required accreditations under the Act. Their operational history and commitment to compliance ensure a well-managed, responsible venue.
- 4.3 The Gastevski Group has a long-standing history in the industry, operating well-regarded venues such as The Sovereign Arms, The Whale 'n' Ale, The Cornerstone, Alkimos Tavern, The Landing and Lakelands Tavern. These venues have provided high-quality dining and beverage offerings, consistently catering to local community needs and consumer expectations.
- 4.4 Additionally, the responsible Applicant operates several bottle shops, including Thirsty Camels in Alkimos, Aveley, Ellenbrook, Butler Lakelands, Jindalee, Ocean Keys, and South Yunderup.
- 4.5 The Gastevski Group also operate a highly successful wholesaler company called Direct Brand Distributors.



Figure 9: Direct Brand Distributors²²

- 4.6 The Applicant plans to utilise its extensive experience in managing licensed premises to establish Coogee Marina Tavern as a high-quality hospitality venue. The group's proven ability to develop successful venues, manage community expectations, and uphold responsible alcohol service demonstrates its capability to operate the proposed premises in the public interest.

²²https://www.worldbrandimporters.com.au/?fbclid=IwY2xjawJN0GRleHRuA2FibQlXMAABHc9tWxaERnAsVh5JUHRXEx8POlyb512qYs5b2429dA9GSOmhGN8LXaT9ZQ_aem_zu2ZfDhEqDaBC9q3luIW6w

- 4.7 The Group's diversity and commitment to environmental sustainability is further demonstrated through its associated venture, Future Farm Co., which brings the world's leading plant-based brands to local consumers. This initiative not only ensures greater variety, convenience, and delicious options but also aims to educate the community on the benefits of a plant-based lifestyle—including improved health, sustainable food choices, and a reduced environmental footprint. Through Future Farm Co., the Group promotes accessible, environmentally conscious solutions to support global food needs while fostering awareness around sustainability and wellness.²³



Figure 10: Future Farm Co.

The Applicant is a Fit and Proper Person to hold a Licence

- 4.8 Section 33(6) of the Act refers to the creditworthiness, character, convictions, conduct of other businesses and reports or interventions made against an Applicant, stating:

Where the licensing authority is to determine whether an Applicant is a fit and proper person to hold a licence or whether approval should be given to a person seeking to

²³https://www.futurefarmco.com/?fbclid=IwY2xjawJN0OlleHRuA2FibQIxMAABHVI-c1-MzeAl64kU3K1PhhxSAp631syokG9ikRSI9Gvq3yj7KjX28fZDtq_aem_O2upKuRuD62-LQji_kvn-w

occupy a position of authority in a body corporate that holds a licence or to approve a natural person as an approved unrestricted manager, an approved restricted manager or a trustee —

(a) the creditworthiness of that person; and

(aa) the character and reputation of that person; and

(b) the number and nature of any convictions of that person for offences in any jurisdiction; and

(c) the conduct of that person in respect to other businesses or to matters to which this Act relates; and

(d) any report submitted or intervention made, under section 69,

- 4.9 The Applicant has successfully operated multiple licensed venues with a strong track record of compliance and responsible business management, fulfilling all legislative requirements under Section 33(6).
- 4.10 The Gastevski Group's venues have consistently received positive recognition for their contributions to Western Australia's hospitality industry²⁴. Their experience in successfully managing diverse hospitality premises ensures that the Coogee Marina Tavern will be operated with a high standard of service, professionalism, and community engagement.
- 4.11 The directors and management team of the Gastevski Group have been reputable business operators for many years, with a demonstrated commitment to upholding regulatory compliance, responsible service of alcohol, and engagement with local stakeholders.
- 4.12 The Applicant has demonstrated its creditworthiness, strong character, responsible business conduct, and willingness to engage with relevant stakeholders and authorities. With a history of responsible management of licensed premises, the Applicant is well-qualified to hold a Tavern Restricted Licence in Western Australia and operate a venue that aligns with the Objects of the Act.

²⁴ <https://theshout.com.au/australian-hotelier/was-peak-hospitality-awards-finalists-announced/>

5 Legislative Framework – Liquor Control Act 1988

5.1 This application is for the conditional grant of a Tavern Restricted Licence in accordance with Section 41 of the Liquor Control Act 1988.

5.2 **The primary objects of the Act as set out in Section 5 (1) are:**

a) To regulate the sale, supply and consumption of liquor:

- As demonstrated in the Harm Minimisation Plan²⁵, the Applicant is committed to responsible service of alcohol and implementing harm minimisation strategies in accordance with the Director's Policy. Measures will include, but are not limited to:
 - A selection of low and mid-strength alcohol options to promote responsible drinking.
 - The inclusion of zero-alcohol wine, beer, and spirits, catering to consumers seeking non-alcoholic alternatives.
 - A policy prohibiting the service of alcohol to any person in school uniform, regardless of age or ability to provide legal identification.
 - All alcoholic beverages will be served in open containers, in accordance with the requirements of the Act.
- There will be CCTV coverage throughout the premises, including the entrance, exit and delivery area, which will record throughout the operational hours of the premises, and be accessible by staff, WA Police and any other authorised person as required by the Director's Policy on *Security licensing conditions*²⁶.
- In the public interest, a variety of seating options will be provided throughout the proposed premises. Seating can be rearranged or moved for functions or large groups if and as required.
- All Duty Managers will hold the higher qualification, Manage Licensed Premises (MLP1), and will be responsible for overseeing daily operations, ensuring compliance with licensing regulations, and supporting staff in their duties.
- All staff involved in the sale and supply of liquor at Coogee Marina Tavern will be required to complete Responsible Service of Alcohol (RSA) training in accordance with Sections 33 and 103A of the Liquor Control Act 1988.
- A Training Register will be maintained on the premises, containing copies of each staff member's RSA certificate, in compliance with the Director's Policy on *Mandatory training for licensees, approved managers and employees*²⁷.

²⁵ Attachment 3 – Harm Minimisation Plan

²⁶ <https://www.dlgsc.wa.gov.au/departments/publications/publication/security-licensing-conditions>

²⁷ <https://www.dlgsc.wa.gov.au/racing-gaming-and-liquor/liquor/mandatory-training>

This will ensure that all staff are appropriately trained and updated on responsible service practices.

b) to minimise the harm or ill-health caused to people, or any group of people, due to the use of liquor:

- The layout of the proposed premises will be consistent with the *Safer Places by Design*²⁸ incorporating CCTV coverage throughout the premises in accordance with the Director's Policies on *Security licensing conditions*²⁹.
- The Harm Minimisation Plan³⁰ will be strictly adhered to at all times, ensuring a responsible and well-managed environment.
- A selection of low, zero, and non-alcoholic products will be available to encourage responsible drinking practices and provide alternative options for patrons.
- Unaccompanied juveniles will not be permitted on the premises.
- The venue will fully comply with all Director of Liquor Licensing policies relating to juveniles, ensuring responsible service practices and adherence to legal requirements.
- Staff will undergo comprehensive in-house training focusing on customer service, product knowledge, and harm minimisation, including strategies for preventing undue intoxication and managing anti-social behaviour.

c) To cater to the requirements of consumers of liquor related services, with regard to the proposed development of the liquor industry, the tourism industry and hospitality industries in the state:

- The Applicant is committed to fostering the growth of the local liquor, hospitality, and tourism industries by actively supporting Western Australian craft beer, cider, boutique wines, and local agricultural producers and suppliers.
- As an independently owned and operated venue, the Applicant has the flexibility to tailor food and beverage offerings to the preferences of local consumers, ensuring alignment with seasonal product availability, customer demand, and contemporary dining trends.
- Subject to approval, establishing a new independent food and beverage venue under a Tavern Restricted Licence will contribute to the local economy by employing local staff, engaging with WA-based suppliers, and enhancing the hospitality and tourism landscape in the Coogee Marina precinct.

²⁸ <https://www.wa.gov.au/system/files/2023-07/safer-places-by-design-cpted-guidelines.pdf>

²⁹ <https://www.dlgsc.wa.gov.au/departments/publications/publication/security-licensing-conditions>

³⁰ Attachment 4 – Harm Minimisation Plan

- The proposed premises will enhance social and recreational amenities available to both residents and visitors, reinforcing the identity of the area as a high-quality coastal hospitality destination.

5.3 The secondary objects of the Act as set out in Section 5(2) are:

a) To facilitate the use and development of licensed facilities, including their use and development of live original music, reflecting the diversity of requirements of consumers in the state:

- The venue will showcase a diverse array of music and entertainment through the in-house system and live performances by DJs and other artists.
- The Applicant has secured an Agreement to Lease the premises, demonstrating a long-term commitment to the successful development and operation of the Coogee Marina Tavern.
- Coogee Marina Tavern (subject to approval) will be a community-focused hospitality venue, catering to the needs of local residents and visitors to the Coogee Marina precinct for recreation, leisure, and tourism.
- The Applicant will provide a selection of low-alcohol beverages and dietary-specific food options, ensuring inclusivity for patrons with preferences or restrictions, including gluten-free, vegetarian, vegan, and dairy-free choices, alongside alcohol-free wine and spirit options.
- The venue has been carefully designed to appeal to a broad range of patrons at different times of the day and across various days of the week, ensuring accessibility and relevance to the wider community.

d) To provide adequate controls over the persons directly or indirectly involved in, the sale, disposal and consumption of liquor:

- All employees involved in the sale and supply of alcohol will complete Responsible Service of Alcohol (RSA) training through a Nationally Accredited Training Provider, with their certifications maintained in a Training Register on the premises in accordance with the Director's Policy on *Mandatory training for licensees, approved managers and employees*³¹.
- An Approved Manager will be present at all times to oversee the operation of the premises, ensuring full compliance with all licensing and regulatory requirements.
- The Approved Manager will be readily available to address concerns from patrons, local residents, and law enforcement officers, reinforcing the Applicant's commitment to responsible management.

³¹ <https://www.dlgsc.wa.gov.au/racing-gaming-and-liquor/liquor/mandatory-training>

- A comprehensive Harm Minimisation Plan will be in place that will apply to all patrons, staff, and management in accordance with the Department's Policy³².
- A CCTV surveillance system will be installed at the premises, covering entry and exit points, delivery areas, and key operational zones in compliance with the Director's Policy on *Security licensing conditions*³³.
- The Applicant is committed to collaborating with key stakeholders, including the Department of Local Government, Sport and Cultural Industries, WA Police, WA Department of Health, the City of Cockburn, and other relevant authorities, ensuring that the venue is operated in compliance with all regulatory requirements and best practices.
- The Applicant will ensure that all liquor licence conditions (subject to approval) are strictly adhered to. Staff will be informed that compliance with licence conditions is a mandatory aspect of their employment.
- During the advertising period, a Notice of Application will be distributed to key stakeholders within the locality, including schools, hospitals, hospices, aged care facilities, drug and alcohol treatment centres, short-term accommodation or refuges for young people, childcare centres, churches, local government authorities, and the local police station. These stakeholders will have the opportunity to provide feedback or raise any concerns regarding the application.

e) To provide a flexible system, with as little formality or technicality as may be practicable for the administration of this Act:

- The Applicant acknowledges that this Public Interest Assessment (PIA) submission has been prepared to comprehensively satisfy the requirements of Section 5 and address the considerations outlined in Section 38(2) and (4) of the Act.
- The relevant documentation required to comply with Section 68 of the Act has also been submitted as part of this application.
- Should any minor perceived deficiency arise in the Applicant's submission, the Applicant respectfully requests that the Director exercises an appropriate level of discretion and flexibility in conditionally granting the licence in the public interest, as permitted under this section of the Act.

³² <https://www.dlgsc.wa.gov.au/departments/publications/publication/harm-minimisation-plan>

³³ <https://www.dlgsc.wa.gov.au/departments/publications/publication/security-licensing-conditions>

f) To encourage responsible attitudes and practices towards the promotion, sale, supply, service and consumption of liquor that are consistent with the interests of the community.

- The Applicant will strictly adhere to the Director's Policy on the *Responsible promotion and advertising of alcohol*³⁴, ensuring that all marketing, advertising, and in-house promotions comply with industry best practices and regulatory guidelines.
- The Applicant is a responsible and experienced business operator and will ensure that all promotional activities conducted within the venue are appropriate, responsible, and do not encourage excessive or rapid consumption of liquor.
- All promotional efforts will be designed to align with community standards, harm minimisation strategies, and responsible service of alcohol principles, ensuring that liquor is sold and supplied in a manner that upholds the public interest and community well-being.

- 5.4 Section 16 of the Act states that the licensing authority shall act according to equity, good conscience, and the substantial merits of the case, and should act without undue formality and is not bound by the rules of evidence. This ensures that all applications are assessed fairly, with consideration given to their impact on the community and alignment with the Objects of the Act.
- 5.5 Section 33(1) of the Act provides that the licensing authority has absolute discretion to grant or refuse an application on any ground, or for any reason, that it considers in the public interest. The Applicant acknowledges this discretion and has taken all necessary steps to ensure that this application aligns with the public interest criteria and responsible service obligations.
- 5.6 The Applicant is committed to actively engaging with local government and other relevant authorities to ensure that alcohol-related harm is minimised in the locality. This will be achieved through adherence to harm minimisation policies, responsible service of alcohol practices, and proactive venue management strategies.
- 5.7 The Applicant is also committed to ongoing engagement with the Department of Local Government, Sport and Cultural Industries (DLGSC), the Liquor Enforcement Unit (LEU), the Chief Health Officer's (CHO) office, and local WA Police if and when required. The Applicant will consider any relevant conditions that may be imposed by the licensing authority in the public interest, ensuring compliance with all legislative and policy requirements governing the responsible operation of a licensed venue.

³⁴<https://www.dlgsc.wa.gov.au/departments/publications/publication/responsible-promotion-and-advertising-of-alcohol>

6 Public Interest

6.1 In determining each application, the licensing authority must take into account several essential public interest factors according to Section 38(4) of the Act.

(4) Without limiting subsection (2), the matters the licensing authority may have regard to in determining whether granting an application is in the public interest include —

(a) the harm or ill-health that might be caused to people, or any group of people, due to the use of liquor; and

(b) the impact on the amenity of the locality in which the licensed premises, or proposed licensed premises are, or are to be, situated; and

(c) whether offence, annoyance, disturbance or inconvenience might be caused to people who reside or work in the vicinity of the licensed premises or proposed licensed premises; and

(d) any other prescribed matter.

6.2 The Applicant submits that the conditional grant of the proposed Tavern Restricted Licence for Coogee Marina Tavern is in the public interest under Section 38(4) of the Act, while also aligning with the primary objects of Section 5 of the Act. The reasons supporting this submission include:

- Providing a safe and welcoming food and beverage amenity for residents and visitors, endorsed by relevant planning approvals from the City of Cockburn.
- Offer a diverse amenity of hospitality, bowling and live entertainment.
- Offering inclusive and dietary-sensitive food and beverage options, including low-alcohol and non-alcoholic beverages, to meet contemporary consumer preferences.
- Supporting and promoting Western Australian and Australian liquor producers, ensuring the venue contributes to the growth and sustainability of the local hospitality and tourism industries.
- Implementing and strictly enforcing a comprehensive Harm Minimisation Plan, designed to mitigate any potential harm associated with alcohol consumption and promote responsible service practices in the public interest.

6.3 The Coogee Marina Tavern will implement strict measures to prevent and deter crime and anti-social behaviour, ensuring the venue contributes positively to the safety and well-being of consumers and the surrounding community. The Applicant is committed to maintaining a safe, family-friendly environment, with venue policies, staff training, and security measures in place to uphold responsible service and operational standards.

6.4 The establishment of Coogee Marina Tavern will enhance convenience and hospitality options for local residents and visitors by introducing a new, high-quality venue within the Port Coogee precinct. The addition of this well-managed, community-focused hospitality

venue will improve local amenities, cater to contemporary consumer expectations, and contribute to the social and economic vibrancy of the locality.

- 6.5 Port Coogee is an evolving coastal lifestyle and tourism destination, benefiting from strategic urban development initiatives by the City of Cockburn and Western Australian tourism bodies. The locality's continued growth aligns with local and regional development plans that aim to create vibrant, sustainable, and well-connected urban spaces.

*"A key element of the Cockburn coast plan will be to enhance linkages with the surrounding regional and local activity centres and facilities. It will be particularly important to ensure integration with South Fremantle, Port Coogee and the surrounding suburbs of Hamilton Hill, Spearwood and Coogee via pedestrian, cycle and road networks."*³⁵

Urban Amenity

- 6.6 The establishment of the Coogee Marina Tavern supports the City of Cockburn's strategic vision for enhancing the coastal lifestyle experience by increasing amenities and fostering community engagement. The proposed premises contributes to public gathering spaces that encourage positive interaction and informal community engagement, aligning with the area's ongoing development³⁶.
- 6.7 The Coogee Marina Tavern would provide a high-quality hospitality and social space within the Port Coogee Marina precinct³⁷:
- The proposed premises will serve as a social meeting place that is accessible and highly attractive to the broader community.
 - The proposed premises will help to strengthen the commercial sustainability of uses and create a stronger community fabric.
 - A variety of waterfront experiences are offered at Port Coogee, including the Marina Village, acting as a social and tourist focal point.
- 6.8 The establishment of the Coogee Marina Tavern would stimulate local economic investment and tourism activity³⁸:
- The City of Cockburn recognises the importance of amenities, including dining and entertainment facilities, to support the visitor economy.
 - The proposed premises will target uses that enhance the waterfront experience, including entertainment, retail, dining, and tourism
 - The Port Coogee Marina Village is proposed to be a culturally focused centre.

³⁵ Attachment 5 - DSP City of Cockburn

³⁶ Attachment 5 - DSP City of Cockburn

³⁷ Attachment 6 - Port Coogee Revised Structure Plan

³⁸ Attachment 7 - Local Planning Strategy City of Cockburn

6.9 The City of Cockburn's *Strategic Community Plan 2020-2030*³⁹ focuses on economic growth, the natural and built environment, social development, and governance and community well-being to guide urban development and community enrichment:

- The Strategic Community Plan seeks a sustainable and diverse local economy to attract investment and provide local employment.
- The *Cockburn Coast District Structure Plan*⁴⁰ aims to redevelop the South Fremantle Power Station, introduce a transit system link to Fremantle, create vibrant coastal nodes, and improve connections to environmental elements, promising a range of housing types, activities, and employment choices.
- The *Cockburn Coast District Structure Plan*⁴¹ aims to create a series of open spaces that reflect the locality's unique identity, provide diverse experiences, and enhance the sense of place through a focus on water-sensitive urban design, sustainability, and ecology.
- The *Cockburn Coast District Structure Plan*⁴² seeks to create a place that offers new and exciting living, employment, and recreation opportunities while also providing an appropriate level of compatibility and support for existing and future residents and enterprises in the locality.

6.10 A key priority of the Strategic Community Plan⁴³ is to create “Places for People,” ensuring that community hubs and hospitality venues contribute to a diverse and vibrant urban experience. The Coogee Marina Tavern aligns with this goal by introducing a new, well-designed hospitality offering that enhances social interaction, tourism, and economic sustainability in the Port Coogee locality.

Positive Impacts

6.11 The establishment of Coogee Marina Tavern will introduce a diverse and high-quality hospitality and entertainment amenity to the Port Coogee Marina precinct. The proposed premises will cater to local residents, visitors, and the broader community, providing a contemporary social and dining experience in a rapidly developing coastal area.

6.12 The Applicant respectfully submits that Coogee Marina Tavern (subject to approval) will enhance the locality's appeal as a lifestyle and tourism destination. The proposed premises will contribute to the vibrancy of the precinct, reinforcing the locality's identity as a sought-after coastal destination.

6.13 As an independently owned and operated hospitality venue, the Applicant has the flexibility to adapt its product range and service offerings in response to local preferences,

³⁹ Attachment 8 - Strategic Community Plan 2020-2030

⁴⁰ Attachment 5 - DSP City of Cockburn

⁴¹ Attachment 5 - DSP City of Cockburn

⁴² Attachment 5 - DSP City of Cockburn

⁴³ Attachment 8 - Strategic Community Plan 2020-2030

seasonal trends, and consumer requirements. This ensures that the proposed premises remain relevant, dynamic, and responsive to the requirements of the local community and visitors to the locality.

- 6.14 To ensure that operations align with best practices in harm minimisation and responsible service of alcohol, the Applicant has engaged the expertise of Hospitality Total Services (Aus) Pty Ltd. A comprehensive set of procedural and management strategies has been developed to ensure streamlined operations, reducing the risk of undue harm or ill health to consumers while fostering a safe and welcoming hospitality environment.

Potential Negative Impacts

- 6.15 The Applicant acknowledges that alcohol misuse can contribute to social harm if not responsibly consumed and remains committed to ensuring that the operation of the Coogee Marina Tavern prioritises harm minimisation and responsible service practices.
- 6.16 To be effective in reducing alcohol-related violence, research suggests that community collaboration is essential in setting responsible alcohol consumption standards and ensuring formal and informal controls are in place. The Applicant fully supports this approach and will work closely with WA Police, the Liquor Enforcement Unit (LEU), and the Chief Health Officer's (CHO) office, as required, to proactively mitigate and minimise potential negative risks associated with alcohol consumption in the locality.
- 6.17 The Applicant also intends to join and actively participate in the local Liquor Accord, contributing to industry-led harm minimisation initiatives and ensuring that best practices are followed in operating a safe and responsible licensed venue.
- 6.18 Liquor Accords are designed to address alcohol-related harm and improve community safety through proactive engagement between licensees, law enforcement, government agencies, and community stakeholders. Participation in a Liquor Accord supports objectives such as:
- Fostering a responsible drinking culture
 - Ensuring safety within the local community
 - Promoting effective communication and problem-solving between licensees and stakeholders
 - Reducing anti-social behaviour in and around licensed premises
 - Increasing awareness and enforcement of responsible service of alcohol (RSA) practices
 - Enhancing cooperation between government agencies and the local community
- 6.19 The Coogee Marina Tavern will work collaboratively with local law enforcement, community organizations, and hospitality industry groups to implement effective harm minimisation strategies in line with Liquor Accord resolutions.

- 6.20 The Applicant is committed to proactively mitigating potential negative social impacts associated with the sale and supply of liquor, as outlined in its Harm Minimisation Plan⁴⁴. These policies will be implemented upon employment to ensure all staff members understand their obligations in managing alcohol service responsibly.
- 6.21 The responsible and experienced Applicant recognises that alcohol can be misused and cause harm if not responsibly consumed.
- 6.22 To maintain control over liquor supply and promote responsible alcohol consumption, the Applicant will enforce both formal and informal harm minimisation controls, including:

Formal Controls:

- Implementation of harm minimisation measures
- Strict juvenile management and procedural policies and unaccompanied juveniles will not be permitted on the licensed premises
- Compliance with local Liquor Accord resolutions
- Enforcement of responsible service of alcohol (RSA) practices

Informal Controls:

- Active community involvement to ensure responsible trading aligns with public expectations
 - Ongoing engagement with 'At Risk' groups and community organisations to monitor and address alcohol-related issues proactively
- 6.23 By adopting a comprehensive harm minimisation approach, maintaining strong relationships with key stakeholders, and participating in community safety initiatives, the Coogee Marina Tavern will operate as a responsible licensed premises, ensuring a positive contribution to the local area while mitigating any potential negative impacts.

Consumer Survey

- 6.24 To assess the level of consumer demand and community sentiment for the proposed Coogee Marina Tavern, a survey was conducted with 310 participants, the majority of whom reside in or frequently visit the Port Coogee locality. The responses provide clear and compelling evidence of a genuine requirement for the proposed premises and strong support for the application.
- 6.25 Key findings include:
- Over 96% of respondents support the granting of the Tavern Restricted Licence.
 - More than 80% indicated they would visit the premises at least fortnightly, demonstrating likely and ongoing patronage.

⁴⁴ Attachment 3 – Harm Minimisation Plan

- The most valued attributes in a licensed venue were identified as:
 - Quality food and beverage offerings (95%),
 - A safe and well-managed environment (73%), and
 - A family-friendly setting (69%).

6.26 Additionally, the vast majority of respondents stated that the proposed venue would not cause undue harm, disturbance, or ill-health in the locality. Many also expressed that the tavern would enhance community amenity, support local employment, and provide a much-needed social and hospitality outlet for the growing Port Coogee community.

6.27 This strong level of support and alignment with community expectations confirms that the proposal is consistent with the public interest, as defined under Section 38(4) of the Act and further guided by the Director's Policy on Public Interest Assessments.

7. Section 38 (4) (a) of the Act – Harm or Ill-health

7.1 In compiling this Public Interest Assessment, the following information sources were reviewed as recommended by the Director's Policy on Public Interest Assessment.

7.2 The public interest matters to be considered under Section 38(4) of the Act include:

“Without limiting subsection (2), the matters the licensing authority may have regard to in determining whether granting an application is in the public interest include —

- (a) the harm or ill health that might be caused to people, or any group of people, due to the use of liquor; and*
- (b) whether the amenity, quiet or good order of the Locality in which the licensed premises or proposed licensed premises are, or are to be, situated might in some manner be lessened; and*
- (c) whether offence, annoyance, disturbance, or inconvenience might be caused to people who reside or work in the vicinity of the licensed premises or proposed licensed premises; and*
- (ca) any effect the granting of the application might have in relation to tourism, or community or cultural matters; and*
- (d) any other prescribed matter.”*

The information sources considered (but not limited to) are as follows:

Drug and Alcohol Office, Mental Health Commission and the Department of Health (WA)

Mental Health Commission website

- National Drug Strategy Household Survey 2013: Western Australian Introduction, Executive Summary, Supplementary Tables

- Australian School Student Alcohol and Drug Survey: Alcohol Report 2011 – Western Australian Results. Surveillance Report Number 8
- Broad Strategic Directions of West Australian Drug and Alcohol Strategy 2005-2009
- Drug & Alcohol Interagency Strategic Framework for Western Australia 2011-2015
- Strong Spirit Strong Mind: Western Australian Aboriginal Drug and Alcohol Framework for Western Australia 2011-2015
- Fitzroy Valley Alcohol Restriction Report: An evaluation of the effects of a restriction on takeaway alcohol relating to measurable health and social outcomes, community perceptions and behaviours after a two-year period, 2010.
- Drug and Alcohol Office WA (2012). The impact of liquor restrictions in Kununurra and Wyndham: a twelve-month review
- Halls Creek Alcohol Restriction Report 2012: a 24-month review of the impact of alcohol restrictions on health and social outcomes, community perceptions and behaviours.
- The impact of liquor restrictions in Halls Creek: Quantitative data — Five years post-restriction
- Alcohol-related hospitalisations and deaths in Western Australia: State Profile (2014) Drug and Alcohol Office WA and Epidemiology Branch of Department of Health WA. Note: this report may incur a cost, see note on previous page.
- Alcohol-related hospitalisations and deaths in Western Australia: Regional Profile (2014) Drug and Alcohol Office WA and Epidemiology Branch of Department of Health WA. Note: This report may incur a cost, see note on previous page.
- Alcohol and Other Drug Indicators Report — Western Australia (2015) R. Bridle, A. Christou & T. Lembo.
- Alcohol and Other Drug Indicators Report — Regional Reports (2015) R. Bridle, A. Christou & T. Lembo.

National Drug Research Institute, Curtin University of Technology (Perth)

National Drug Research Institute website

- An Evaluation of Liquor Licensing restrictions in the Western Australian Community of Port Hedland. Preventing Harmful Drug Use in Australia. Prepared with assistance from the Combined Universities Centre for Rural Health.
- Restrictions on the sale and supply of alcohol: Evidence and Outcomes. (2007) Dr. T Chikritzhs, Prof. D. Gray, Z Lyons, Prof. S Saggers.
- Study of Extended Trading Permits (May 1997) Dr. T. Chikritzhs.
- Drinking After Driving in Western Australia. (2002). Catalano, P and Stockwell, T. R.
- Predicting Alcohol-Related Harms from licensed outlet density: A Feasibility Study. 2007 Monograph Series No.28. T Chikritzhs, I Catalano, R Pascal and N. Henrickson

- National Alcohol Indicators
- The Prevention of Substance Use, Risk and Harm in Australia - a review of the evidence. Loxley, et al., 2004. (The National Drug Research Institute and the Centre for Adolescent Health Published for Commonwealth Department of Health and Ageing 2004)
- The researchers examined international and national data, literature and programs that provide evidence of good practice in preventing or delaying the onset of alcohol and drug use and that address the risk and harm known to be associated with alcohol and drug use. The monograph outlines patterns of substance use and harm, considers risk and protective factors predictive of harmful alcohol and drug use and extensively reviews the evidence available on national and international prevention strategies and approaches.

Department of Aboriginal Affairs

- State Government response to the Hope Report. 7 April 2008.
- Gordon Inquiry – Putting People First. July 2002.

Alice Springs Liquor Trail

- By Ian Cundall and Chris Moon for Northern Territory Government. Department of Health and Community Services. May 2003.

National Alcohol Strategy 2016-2009

- Towards Safer Drinking Cultures

National Health and Medical Research Council

- Australian Guidelines to Reduce Health Risks from Drinking Alcohol. Commonwealth of Australia, 2009

National Centre for Education and Training on Addictions (Adelaide)

- Young People and Alcohol: The Role of Cultural Influences. Roche, A.M., Bywood, P.T., Borlagdan, J., Lunnay, B., Freeman, T., Lawton, L., Tovell, A. & Nicholas, R. (2007).

Australian Bureau of Statistics and Australian Institute of Health and Welfare (AIHW Cat. no IHW 147)

- The Health and Welfare of Australia's Aboriginal and Torres Strait Islander Peoples 2015.

Australian Government Department of Health and Ageing

- Australian Government Implementation Plan 2003-2008 - National Strategic Framework for Aboriginal and Torres Strait Islander Health.
- Australian Government Implementation Plan 2007-2013 - National Strategic Framework for Aboriginal and Torres Strait Islander Health 2003-2013

Other relevant sources

- Effects of restricting pub closing times on night-time assaults in an Australian city (2010). K. Kypri, C. Jones, P. McElduff, and D. Barker.
- Dealing with alcohol-related problems in the Night-Time Economy: A study protocol for mapping trends in harm and stakeholder views surrounding local community level interventions (DANTE) (2011). P. Miller et al.
- Patron offending and intoxication in Night-Time entertainment districts (POINTED) (2013). P. Miller et al.

7.3 It would appear, following a comprehensive review of the reports available on the websites as noted above, that violence can be attributed to many factors. Of particular note is the excerpt (see below) from “Preventing Violence: The State Community Violence Prevention Strategy 2005, A Green Paper Policy Framework for Development”, a collaborative publication with input from the following reference sources:

- Department of Justice,
- Department of Health,
- Department for Community Development,
- Department of Education and Training,
- Office of Road Safety,
- The Mental Health Commission,
- Department of Sport and Recreation,
- The WA Local Government Association, and
- WA Police.

A complex interaction of individual, community, and environmental factors influences crime and violence. While some theories attribute violence to inherent human tendencies, biological predispositions, or learned behaviours, others emphasise the impact of poverty, economic conditions, cultural norms, and political environments. Research highlights that:

- Crime outcomes are shaped by a combination of personal, social, and situational factors.
- Social and cultural norms influence how communities perceive and respond to crime.
- Low socio-economic status and social exclusion are linked to higher crime rates.
- Early intervention that addresses both risk and protective factors can positively influence behavioural, social, and health outcomes.

The evidence suggests that no single cause or solution exists; however, a multifaceted approach to prevention—focusing on community engagement, social development, and

targeted interventions—can effectively reduce crime and its associated harms. Regardless of the underlying causes, violence is unacceptable and preventable with the right strategies in place.⁴⁵

7.3 In addition to the above, the Western Australian Planning Commission's *Safer Places by Design (2023)*⁴⁶ were also considered in this submission. The Applicant considers the guidelines to be an effective instrument for minimising and mitigating criminality that may result in harm or ill-health to the locality, especially when combined with a robust harm minimisation plan and a commitment to operating safe and well-managed licensed premises.

7.4 The fundamental headings for Design out Crime, recognised by environmental design practitioners and educationalists in Australia, consist of five design and usage concepts that can be considered and developed at a local level:

7.7 **Surveillance:**

- The proposed premises will be monitored by a CCTV system, covering all entry, exit, and delivery points in accordance with the DLGSC's policy on *Security licensing conditions*.
- An appropriate number of RSA-qualified staff and managers will always be present to supervise the premises and ensure responsible service of alcohol.

7.8 **Access Control**

- The Applicant will implement access control measures to prevent unauthorised entry after hours and ensure a secure and controlled environment for patrons and staff.
- All alcohol will be stored behind the bar and accessible only to RSA-trained staff, ensuring compliance with responsible service regulations.

7.9 **Territorial Reinforcement**

- Clear and visible signage will mark the venue's licensed area and perimeter, including designated entry points for deliveries to enhance security and operational clarity.

7.10 **Target Hardening (Security Measures)**

- Entry and exit points will be secured with high-quality locking mechanisms, ensuring the premises remain safe and protected against unauthorised access.

7.11 **Management and Maintenance**

- The premises will be kept in good repair and well-maintained at all times to ensure a safe and inviting environment for patrons.

⁴⁵ Attachment 9 - Preventing Violence WA

⁴⁶ <https://www.wa.gov.au/system/files/2023-07/safer-places-by-design-cpted-guidelines.pdf>

- Staff will be trained to identify and report any security concerns, such as graffiti, broken locks, or damage, ensuring prompt action is taken to maintain venue security and integrity.

7.12 Additional crime reduction measures that the Applicant has considered during the design process include (but are not limited to):

- **Lighting** – ensuring the area in and surrounding the venue is well-lit, as it discourages antisocial behaviour.
- **Landscaping** – the premises is located in an inner-urban environment and therefore does not have any landscaping that could obscure potential offenders.
- **General appearance** – the premises will have a quality fit-out and be well maintained, and therefore people are less likely to loiter or be anti-social.
- **Entrapment places** – it is important not to create areas capable of trapping people such as recessed Automatic Teller Machines or narrow alleyways.
- **Activity generators** – having a broad range of uses that are available at varied times creates passive surveillance and an image of liveliness that is unattractive to most criminals.

7.13 The Applicant notes that CCTV and lighting will be installed at the premises in accordance with the Director's policy, further enhancing patron safety and security.

7.14 The Applicant is committed to joining and being an engaged participant in the local Liquor Accord and hereby commits to abiding by all decisions of that accord.

Social Health Indicators “At Risk” Groups

7.15 In preparing this submission, the Applicant has given due consideration to those groups deemed the most “At Risk” of alcohol-related harm and ill-health, as identified by the Drug and Alcohol Interagency Framework for Western Australia 2011 – 2015 (as outlined in the Director’s Policy on Public Interest Assessments).

7.16 In preparing this submission, the Applicant has carefully considered those groups identified as most “At Risk” of alcohol-related harm and ill health as outlined in the *Western Australian Alcohol and Drug Interagency Strategy 2018-2022*⁴⁷ and the Director’s Policy on Public Interest Assessments.

	LOCALITY	GREATER PERTH	WESTERN AUSTRALIA
Population	31357	2116647	2660026
Median Age	43	37	38
Population Under 14 years	15.05%	18.96%	19.01%

⁴⁷<https://www.mhc.wa.gov.au/media/2831/western-australian-alcohol-and-drug-interagency-strategy-2018-2022.pdf>

Indigenous Persons	1.99%	1.99%	3.33%
Couple Family with Children	39.23%	45.70%	44.60%

7.17 The strategy identifies several key at-risk groups, and the Applicant has taken the following considerations into account:

- **Aboriginal People and Communities:** The proportion of Aboriginal people in the locality is low (1.99%); however, the Applicant remains committed to respecting cultural sensitivities and promoting responsible alcohol consumption.
- **Children and Young People:** A strict ID verification policy will be enforced, and service will be refused to juveniles in school uniform, irrespective of their ability to present valid identification.
- **People from Regional, Rural, and Remote Communities:** Port Coogee is not classified as a regional, rural, or remote area.
- **Families:** The Applicant acknowledges the role of alcohol-related harm in domestic violence and family distress and supports community education and prevention initiatives.
- **Justice and Corrections System:** The Applicant will work collaboratively with local authorities to ensure that individuals interacting with the justice system have access to the necessary support services.
- **Other Target Groups:** The Applicant is attentive to the needs of older adults, culturally and linguistically diverse communities, LGBTQI+ individuals, and people experiencing homelessness, ensuring the venue remains inclusive, welcoming, and socially responsible.

7.18 The Applicant recognises the importance of addressing drug and alcohol-related issues within the locality and aligns with the strategy's key areas for action:

- **Focusing on Prevention:** Educating individuals, families, and communities about responsible drinking practices.
- **Intervening Before Problems Become Entrenched:** Identifying and assisting at-risk individuals and groups before alcohol-related issues escalate.
- **Effective Law Enforcement Approaches:** Implementing measures to reduce alcohol-related harm and ensure compliance with licensing conditions.
- **Effective Treatment and Support Services:** Supporting evidence-based harm minimisation initiatives and community programs.
- **Strategic Coordination and Capacity Building:** Ensuring ongoing collaboration with stakeholders, monitoring best practices, and maintaining a proactive approach to harm minimisation.

7.19 The Applicant acknowledges the importance of responsible drinking campaigns such as DrinkWise®, which promotes moderation and responsible alcohol consumption among young adults. The campaign demonstrated significant positive outcomes, including:

Key outcomes from the campaign included:

- 40% of the target audience drinking less on a night out as a result of seeing the campaign.
- 44% of the target audience reported that the campaign provided the platform to talk to friends about their drinking.
- 76% of the target audience agree that the campaign has made them think about the benefits of moderation.
- 91% of the target audience have tried to moderate their drinking behaviour either before or during the evening out.⁴⁸

Socioeconomic Indicators⁴⁹



Figure 11: Port Coogee Marina⁵⁰

⁴⁸<https://www.alcoholbeveragesaustralia.org.au/wp-content/uploads/Alcohol-Beverages-Industry-Report-Deloitte.pdf>

⁴⁹[https://www.abs.gov.au/ausstats/abs@.nsf/Lookup/by%20Subject/2033.0.55.001~2011~Media%20Release~2011%20Census%20\(SEIFA\)%20for%20Western%20Australia%20\(Media%20Release\)~9#:~:text=For%20the%20purposes%20of%20SEIFA%2C%20the%20ABS,and%20their%20ability%20to%20participate%20in%20society.&text=The%20most%20advantaged%20Statistical%20Area%20Level%202,as%20North%20Coogee%20followed%20by%20Illuka%20DBurns%20Beach.](https://www.abs.gov.au/ausstats/abs@.nsf/Lookup/by%20Subject/2033.0.55.001~2011~Media%20Release~2011%20Census%20(SEIFA)%20for%20Western%20Australia%20(Media%20Release)~9#:~:text=For%20the%20purposes%20of%20SEIFA%2C%20the%20ABS,and%20their%20ability%20to%20participate%20in%20society.&text=The%20most%20advantaged%20Statistical%20Area%20Level%202,as%20North%20Coogee%20followed%20by%20Illuka%20DBurns%20Beach.)

⁵⁰ <https://mymarinaguide.com/listing/port-coogee-marina/>

- 7.20 The area around Coogee Marina Tavern has above-average SEIFA scores, indicating an economically stable and affluent community. This supports the viability of a high-quality hospitality venue that meets consumer expectations for premium food and beverages. The City of Cockburn's development strategies identify Port Coogee as a key growth area, with ongoing investments in infrastructure, residential expansion, and tourism development.
- 7.21 The locality's low unemployment rates and above-average household incomes indicate a strong capacity for discretionary spending, particularly in the hospitality and tourism sectors. The development of the Coogee Marina precinct aligns with state and local government strategies to enhance lifestyle amenities, supporting the demand for vibrant, high-quality venues like Coogee Marina Tavern. The proposed premises will contribute to local economic development, creating employment opportunities, supporting local suppliers, and increasing hospitality offerings for residents and visitors.

Crime Statistics for the Locality

- 7.22 Please find below publicly available information from the WA Police Crime Statistics website for the locality.
- 7.23 The data obtained from the WA Police website provides a quantitative measure of criminal offences but lacks qualitative depth in key areas, which are crucial for a holistic understanding of the relationship between alcohol consumption and crime.

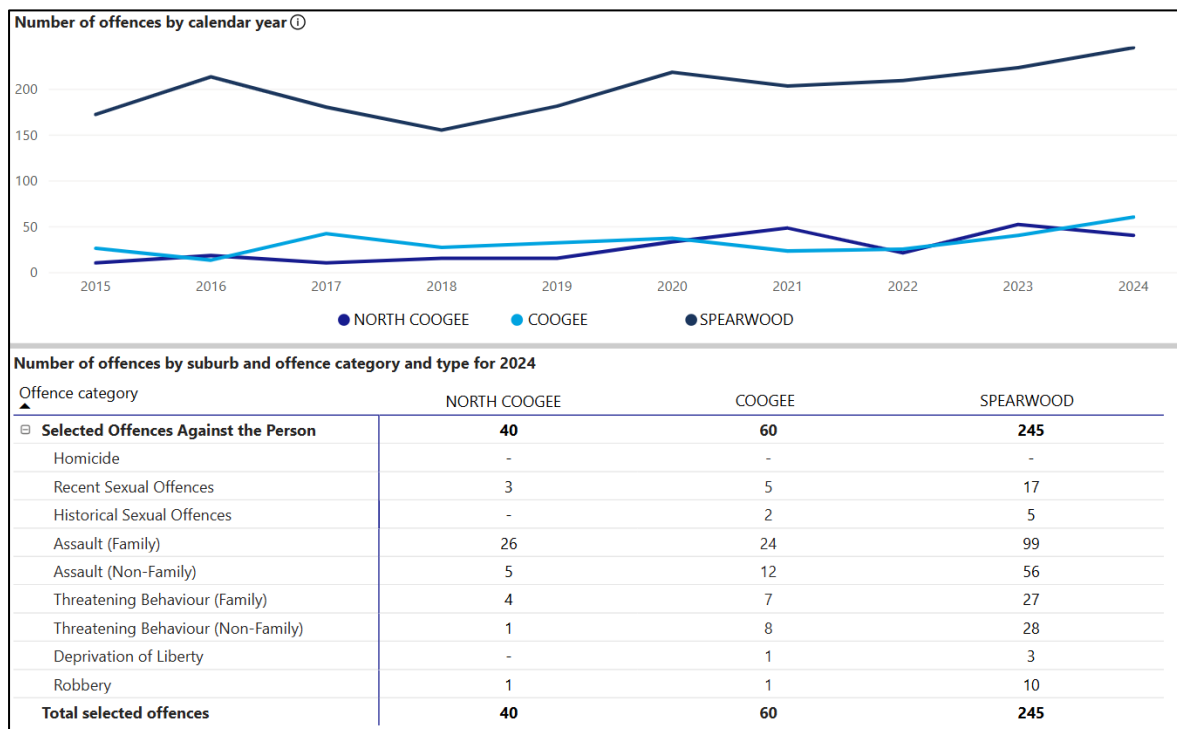


Figure 12: Crimes Against Persons⁵¹

⁵¹ <https://www.wa.gov.au/organisation/western-australia-police-force/crime-statistics>

7.24 These limitations include:

- **Lack of Information on Alcohol Influence:** The data does not specify whether alcohol contributed to the listed crimes. This omission is significant, as the Act emphasises minimising alcohol-related harm and ill-health. Understanding the relationship between alcohol consumption and criminal behaviour is critical for shaping effective harm minimisation policies.
- **Uncertainty of Alcohol Origin:** The data does not indicate where individuals under the influence of alcohol obtained their drinks. Without this information, it is impossible to determine the extent to which licensed premises, including taverns, restaurants, or liquor stores, may have contributed to alcohol-related harm in the community. This insight is crucial for evaluating the role of such establishments in the broader context of public safety.
- **Potential for Multiple Crimes by a Single Offender:** The statistics do not distinguish whether a single offender was responsible for multiple offences. This creates potential inaccuracies in interpreting the number of individuals contributing to crime rates, making it challenging to target preventive measures effectively.
- **Repeat Offenders in Family-Related Assaults:** The data does not differentiate between first-time offenders and repeat offenders, particularly in family-related assaults. This lack of detail hinders the ability to determine the underlying causes of such incidents and implement targeted interventions to reduce harm and support victims.

7.25 Despite these limitations, the experienced Applicant has demonstrated a strong commitment to community safety and the responsible management of alcohol. This commitment is reflected in implementing harm minimisation strategies and adhering to the Objects of the Act. The analysis of this crime data emphasises the importance of continued vigilance, proactive measures, and responsible practices to address areas of concern.

Alcohol-related Hospitalisations

7.26 The *City of Cockburn Alcohol Profile 2018*⁵² provides further context on alcohol-related harm, hospitalisations, conditions and deaths within the City.

7.27 According to the *City of Cockburn Alcohol Profile 2018*, alcohol-related harm places a health and economic burden on the community. Key statistics from the report indicate:

- 715 alcohol-related hospitalisations in 2015, with the majority (59.2%) being males.
- Falls (32%), motor vehicle accidents (23%), and self-inflicted injuries (11%) were the leading causes of alcohol-related hospitalisations.

⁵²<https://smhs.health.wa.gov.au/~media/HSPs/SMHS/Corporate/Files/Hlth-prom/Cockburn-alcohol-profile.pdf>

- Chronic alcohol-related conditions accounted for 37.6% of hospitalisations, including liver disease, digestive disorders, and mental health issues.
- Between 2011 and 2015, 110 alcohol-related deaths were recorded in the City of Cockburn, primarily due to cancers (24.5%) and self-inflicted injuries (18.2%).

7.28 The Applicant acknowledges these concerns and remains committed to responsible alcohol service and harm minimisation strategies to ensure that Coogee Marina Tavern operates in a manner that does not contribute to undue harm or ill health in the locality. The Applicant will implement the following measures:

- Strict Responsible Service of Alcohol (RSA) training for all staff.
- Comprehensive harm minimisation policies, including refusal of service to intoxicated patrons and juveniles.
- Active participation in local Liquor Accords and collaboration with WA Police and community health organisations.
- A well-monitored venue environment, with CCTV surveillance, controlled access, and a commitment to safety and security measures.

7.29 According to *WA State Priorities Alcohol and Other Drug Services Plan 2015-2025*⁵³ research, alcohol consumption habits are evolving, with a growing focus on moderation and responsible drinking:

- Per capita alcohol consumption is at a 50-year low, with a shift towards low-alcohol and non-alcoholic options.
- Fewer Australians drink daily, declining rates from 8.5% in 2001 to 5.4% in 2019.
- Younger Australians are delaying alcohol consumption, with 72.5% of 14–17-year-olds abstaining in 2019, up from 39% in 2007.
- Beer consumption has dropped significantly, while wine and premium spirit consumption has increased, reflecting changes in consumer preferences.

7.30 The Coogee Marina Tavern will operate as a responsible, community-focused venue by aligning with best-practice harm minimisation strategies and fostering community engagement. The Applicant ensures that the Coogee Marina Tavern will contribute positively to the locality without increasing alcohol-related harm with the following initiatives:

- A safe and well-managed hospitality environment for patrons.
- Support for local health and harm minimisation initiatives.
- Compliance with all liquor licensing regulations and best practices in alcohol service.

⁵³https://consultation.health.wa.gov.au/strategy/theplan-consultation/supporting_documents/Plan%2027%2011%202014%20for%20consultation.pdf

- Economic and social benefits, including job creation, local business support, and tourism growth.

Strategies to minimise harm or ill health

- 7.31 The Coogee Marina Tavern will operate as a responsible, community-focused venue by aligning with best-practice harm minimisation strategies and fostering community engagement. The experience of the Applicant ensures that the Coogee Marina Tavern will contribute positively to the locality without increasing alcohol-related harm with the following initiatives
- 7.32 The proposed premises has a detailed Harm Minimisation Plan⁵⁴. These strategies support local and state alcohol-related harm reduction goals, indicating the Applicant's dedication to operating in the public interest.
- 7.33 Since its establishment in 1995, Crime Stoppers has become a reliable conduit between the locality and the WA Police. Crime Stoppers' vision aligns with venue's policies of fostering a secure environment in Western Australia.
- 7.34 The core values emphasise:
- Social wellbeing,
 - Inclusivity,
 - Forward-thinking strategies,
 - Ethical conduct, and
 - Mutual respect.



Promotion

- 7.35 The Applicant is committed to strictly adhering to the Department of Racing, Gaming, and Liquor's Industry Guideline on the *Responsible promotion and advertising of alcohol*⁵⁵, as outlined in this submission. The industry guideline provides a framework of acceptable practices designed to:
- Prevent intoxication and antisocial behaviour among patrons.
 - Ensure that liquor is promoted and supplied in a responsible manner.
 - Discourage practices that are not in the public interest and could contribute to alcohol-related harm.

⁵⁴ Attachment 3 – Harm Minimisation Plan

⁵⁵ <https://www.dlgsc.wa.gov.au/departments/publications/publication/responsible-promotion-and-advertising-of-alcohol>

7.36 The Act obligates Licensees to sell and supply liquor responsibly. The Applicant acknowledges that:

- Gimmick promotions or selling cheap, discounted liquor that encourages irresponsible drinking are strictly prohibited.
- All promotional activities will enhance the dining and social experience rather than incentivising rapid or excessive alcohol consumption.

7.37 The Applicant reiterates that the Coogee Marina Tavern will not be a destination for cheap drinks. While value-for-money options may be offered as part of their business model, the primary focus will be on:

- High-quality food offerings designed to appeal to families and local patrons.
- A premium hospitality experience, emphasising food, social engagement, and responsible beverage consumption.

Responsible Service of Alcohol (RSA)

7.38 The Applicant will ensure that responsible service and promotion of alcohol is upheld at all times. Any patron who appears to be intoxicated will be refused service and asked to leave the premises.

7.39 The staff at the proposed premises will always complete their RSA training, and a copy of their certificate will be kept in the training register. Additionally, management will be required to obtain the higher qualification, MLP1.

7.40 At all times the proposed premises will have an Approved Manager present and available. During peak trading periods, such as weekends and evenings, there could be up to two Approved Managers on the premises.

7.41 The Applicant will also implement a policy of not serving liquor to any person wearing a school uniform, regardless of their ability to produce relevant photo ID. Due to the WA school cohort, some high school students are 18 while still attending Year 12 and can legally purchase liquor. This policy is to minimise the possibility of secondary supply to juveniles.

8 Community Consultation

- 8.1 As part of the Community Consultation, the key organisations were contacted to discuss the Tavern Restricted Licence application and asked to comment and provide feedback with concerns (if any) about it.

WA Police Liquor Enforcement Unit (LEU)

- 8.2 An email outlining the details of the application was sent to the LEU and stated that the Applicant would appreciate any feedback the LEU could provide. The Applicant respects that the LEU will consider the application in its entirety when advertised and intervene if required. The Applicant notes that any communication they have with the LEU does not constitute support for this application.

Chief Health Officer (CHO)

- 8.3 The Applicant's representative also sent an email brief outlining the details of the application to the Chief Health Officer at the WA Health Department. The Applicant respects that the CHO will consider the application in its entirety when advertised and intervene if required. They also confirm that any correspondence with the CHO does not in any way constitute an endorsement of this application.
- 8.4 A Notice of Application will be mailed to schools, hospitals, hospices, aged care facilities, drug and alcohol treatment centres, short-term accommodation or refuges for young people, childcare centres, churches, local government authority, local police station, situated within the specified locality of the proposed premises⁵⁶.

9 Section 38 (4) (b) of the Act – Impact on Amenity

- 9.1 The Coogee Marina Tavern, located within the picturesque Port Coogee Marina precinct, is well positioned to complement its surroundings' natural beauty and tranquillity. The premises' design and operations are thoughtfully curated to align with the beachside aesthetic, creating a relaxed and inviting atmosphere that enhances the locality's appeal as a lifestyle destination.
- 9.2 The design and operational framework of the Coogee Marina Tavern have been carefully considered to minimise potential disruptions such as noise pollution, traffic congestion, and community disturbances. Measures taken to protect and enhance local amenities include:
- Strategic placement of social and dining areas, ensuring they do not impact nearby residents or businesses.

⁵⁶ Attachment 10 - At Risk Groups

- Traffic and parking management strategies, including on-site parking and clear traffic flow planning to prevent congestion in the town centre.
- Responsible alcohol service policies that align with the venue's focus on premium dining, accommodation, and tourism experiences.

9.3 In adherence to its commitment to the local community, the Applicant will undertake measures to ensure its operations remain harmonious with the environment. Noise control conditions, including compliance with the Environmental Protection (Noise) Regulations, will be implemented to maintain the peaceful ambience that defines the marina precinct.

9.4 Importantly, the beachside setting serves as a buffer for potential disruptions. The marina's natural openness, combined with the Coogee Marina Tavern's ongoing commitment to maintaining a tranquil environment, supports the view that the proposed operations will uphold the locality's amenity, quiet, and good order.

10 Section 38 (4) (c) of the Act – Offence, Annoyance, Disturbance or Inconvenience

10.1 The Coogee Marina Tavern will establish a comprehensive Harm Minimisation Plan to ensure the premises operates safely, responsibly, and community-consciously. This plan incorporates a range of strategies and measures designed to address and mitigate risks associated with alcohol consumption, maintaining the premises' commitment to safety and responsible service practices.

10.2 As previously stated, the experienced Applicant fully understands the rights and responsibilities of operating the proposed Coogee Marina Tavern according to best practices and the Director's policies on Public Interest Assessments.

10.3 Based on the research and data included in this PIA, there are acknowledged potential risk factors associated with any liquor licensing application; however, the Applicant proposes to implement the following strategies to minimise any potential undue offence, disturbance or inconvenience that may occur, should the application be approved in the public interest:

- The licensed premises will be rigorously supervised by an appropriate number of trained staff at all times.
- Tried, tested, and proven operational policies will be implemented at the new premises.
- Unaccompanied juveniles will not be permitted entry at any time.
- Packaged alcohol for takeaway will be strictly prohibited.
- Liquor will not be sold to any person wearing a school uniform.

- Intoxicated patrons will not be permitted entry at any time.
- The premises will be fitted out and furnished with new fittings and fixtures of a standard to reflect the demographic that the Applicant is seeking to attract.
- The business will be operated by mature, skilled and experienced staff that will wear professional uniforms and offer consumers a high level of product knowledge. These features will add an element of professionalism and responsibility and will provide an additional service to consumers.
- Low-alcohol and no-alcohol liquor products will be readily available within the proposed premises.
- Liquor products will not be promoted or sold at cheap or discounted prices so that they are attractive to consumers with alcohol issues or encourage excessive consumption.
- The Applicant will not use advertising or promotional material that is deemed attractive to young people.
- Staff will be trained to a high level as has been done at the existing Licensed premises of the Applicant. Refresher training will be conducted at regular intervals to ensure staff are aware of their rights and responsibilities in relation to RSA and customer service.

Harm Minimisation Plan

- 10.4 Coogee Marina Tavern is dedicated to delivering a high-quality hospitality experience while ensuring that all operations adhere to responsible alcohol service and harm minimisation principles. The Applicant is committed to the safety, well-being, and enjoyment of patrons and the wider community, ensuring the venue operates responsibly, compliantly, and community-focused.
- 10.5 The management and staff of Coogee Marina Tavern are committed to maintaining a responsible drinking environment while delivering exceptional service. Guests and visitors will be treated with professionalism, respect, and care, ensuring a safe and welcoming atmosphere for all patrons. Staff will be thoroughly trained to uphold high standards of customer service and responsible alcohol management, ensuring that liquor is served in a manner that aligns with best practices and regulatory requirements.
- 10.6 The primary objective of this Harm Minimisation Plan is to protect the health, safety, and well-being of all patrons while ensuring that the venue operates in line with community expectations and legislative obligations. The Applicant's approach will focus on responsible hospitality, proactive risk management, and minimising alcohol-related harm within the locality, reinforcing its commitment to safe and responsible venue operations.

Controlling Intoxicated Persons

- 10.7 At Coogee Marina Tavern, guests will be encouraged to consume alcohol responsibly and in moderation, ensuring they maintain self-control and appropriate behaviour. RSA-trained staff will actively monitor patrons in licensed areas, ensuring that alcohol is served in accordance with responsible service regulations and that the venue remains a safe and enjoyable environment for all visitors.
- 10.8 Any individual who appears to be intoxicated will be refused service and offered water or a meal as an alternative. If the individual fails to comply with responsible service guidelines, they will be politely but firmly asked to leave the premises. This approach reflects the Applicant's commitment to harm minimisation, responsible alcohol service, and ensuring the well-being of both patrons and the broader community.

Monitoring Accompanied and Unaccompanied Juveniles

- 10.9 Coogee Marina Tavern strictly enforces policies prohibiting the sale and supply of alcohol to minors and is committed to preventing underage drinking within the venue. In accordance with the Liquor Control Act 1988 and the Applicant's Harm Minimisation Plan, the following measures will be implemented:
- Juveniles will not be served alcohol under any circumstances, and any patron appearing under the age of 25 will be required to present valid identification before being served.
 - Unaccompanied minors will not be permitted in any licensed areas of the premises.
 - Any juvenile found consuming alcohol on the premises will be immediately removed, and their guardian (if applicable) will be notified.
 - Staff will undergo regular training to ensure they are equipped to identify and prevent underage drinking, effectively manage compliance with liquor licensing laws, and handle situations where minors attempt to purchase or consume alcohol.
- 10.10 These policies are designed to prevent undue harm or ill health related to alcohol consumption among young people and to ensure that Coogee Marina Tavern operates as a responsible, family-friendly venue that upholds the highest standards of community safety and responsible service of alcohol.

Resolving Complaints

- 10.11 Coogee Marina Tavern is committed to proactively addressing and resolving complaints to maintain high service standards and ensure patron satisfaction. The Applicant will implement efficient and professional complaint resolution mechanisms to ensure a welcoming, comfortable, and enjoyable experience for all patrons. The following measures will be in place:

- Patrons are encouraged to raise concerns directly with the Approved Manager on Duty, who is responsible for resolving issues promptly and professionally.
- A formal complaint resolution process will be implemented, ensuring all patron concerns are documented, assessed, and addressed appropriately.
- Multiple feedback channels will be available, including direct communication with management, feedback forms, and online review management, allowing patrons to express concerns and receive timely responses.

Respect for Neighbours and the Local Community

10.12 The Applicant is committed to maintaining positive relationships with the local community and ensuring that patrons respect the rights and privacy of Coogee residents. Coogee Marina Tavern will implement several measures to minimise disturbances and uphold a peaceful atmosphere in the locality, including:

- Guests will be reminded to exit the premises quietly and respectfully during late-night hours to avoid disruption to nearby residents.
- Clear signage will be displayed at all exit points, reminding patrons to keep noise levels low, refrain from revving car engines, and avoid disruptive behaviour.
- Staff, including reception and food & beverage personnel, will monitor patron departures to ensure patrons leave the venue calmly and orderly.
- Any patron causing a disturbance will be cautioned and repeat offenders may be refused service or denied future premises entry.

Incident Register and Compliance Monitoring

10.13 In alignment with its commitment to responsible management and regulatory compliance, Coogee Marina Tavern will maintain an Incident Register as an essential tool for monitoring, managing, and mitigating risks in accordance with Section 116A of the Act. This register will ensure that the venue upholds the highest standards of responsibility and accountability by:

- Recording all alcohol-related incidents, including intoxicated patrons, disturbances, RSA refusals, and security matters.
- Tracking any complaints or concerns from guests or the community to ensure they are promptly addressed and resolved.
- Providing a documented record for regulatory authorities, such as WA Police and the Liquor Enforcement Unit, demonstrating ongoing compliance with liquor licensing laws.

Staff Induction Guidelines (RSA)

10.14 The Coogee Marina Tavern is dedicated to following the Responsible Service of Alcohol (RSA) guidelines established by the Director of Liquor Licensing and in line with the relevant Act. These guidelines ensure that alcohol is served responsibly, patrons are observed for signs of intoxication, and harm minimisation strategies are rigorously implemented.

10.15 Training:


- Approved Managers will complete the required liquor licensing training course, Management of Licensed Premises (MLP1), prior to the opening of the Gallery Hotel.
- Staff will be required to obtain their RSA qualification prior to employment and will undergo in-house training in the responsible service of liquor.
- Staff will be trained to handle situations involving drunk, rowdy, or disorderly and offensive guests.
- Staff will be encouraged to consult with the Duty Manager before dealing with challenging situations.
- Training will occur within the first four weeks of employment and will be updated at regular intervals.
- All training certificates will be recorded in a Training Register in accordance with the Director's policy on Mandatory training for licensees, approved managers and employees.

10.16 Responsible Service of Alcohol:

- Staff will be RSA trained.
- Liquor will only be sold and served in compliance with the conditions of the Hotel Restricted Licence (subject to approval).
- Promotions or incentives encouraging irresponsible or excessive drinking will not be allowed.
- Non-alcoholic beverages, including water, will be available at all times.
- Staff will actively discourage irresponsible consumption of liquor.

10.17 ID Checking Strategies:

- Staff are to be trained in proper ID verification techniques.
- Multiple forms of ID may be required for verification.
- A "No ID, No Service" policy will be strictly enforced.




Checking Identification Procedure – 1. Australian Drivers License

The following points are important when checking an ID for validity.


1. Always ask for the licence to be taken out of the wallet or purse.
2. Tilt the licence to see the reflection from the holographic picture in the background.
 - a. If there is no reflection then it is a fake licence
3. Check the date –You need to ensure their 18th birthday has been before the current date exactly. So please check the day, month and year. Teenagers will try and come in earlier before their actual birthday as they often have friends of age.
4. If you are unsure about the picture on the licence, you must do all of the following:
 - a. Request to see another form of ID (ie, bank card or credit card) and ensure that the names match exactly.
 - b. Quiz the patron on their address, what star sign they are, middle name (they may make a mistake on giving you the correct answer)
5. If you come across a fake ID you **MUST CONFISCATE THE ID IMMEDIATELY** and lodge with management.

Please note that if you do not follow the correct ID checking procedures and we allow juveniles into the premise, you can be fined \$1000 minimum from the Liquor Licensing Department under the Liquor Control Act.



2. A proof of age card

- The proof of age card is a personal identity card which is available to anyone 18 years or over.
- The card shows only those details considered necessary for identification including:
 - a. Name, Date of Birth, Signature and Photograph
 - b. For Security reasons, your card does not show your address.
 - c. The same ID checking procedure applies to Proof of age card.



3. A Passport with Photo

- Current valid passport (not expired)
- Must have a Photo
- Can be International in nature (From another country)
- Note that you need to be careful looking at a passport picture as passport can be valid for 10 years so the picture of the person can be quite different to what they look like.
- Please follow the same ID checking procedures with the Drivers licence and request to see another form of ID with the patron's name.

11 Section 38(4)(ca) – Tourism, Cultural and Community Matters

“Tourism, supported by strong investment in, and development of, Western Australia’s cultural features and activities, helps to build the State’s identity and to generate a sense of place. Western Australia has a unique range of experiences to offer that includes the celebration of Aboriginal culture, iconic landscapes and biodiversity and major festival events. The infrastructure that supports these activities is an important contributor to the State’s economy”⁵⁷

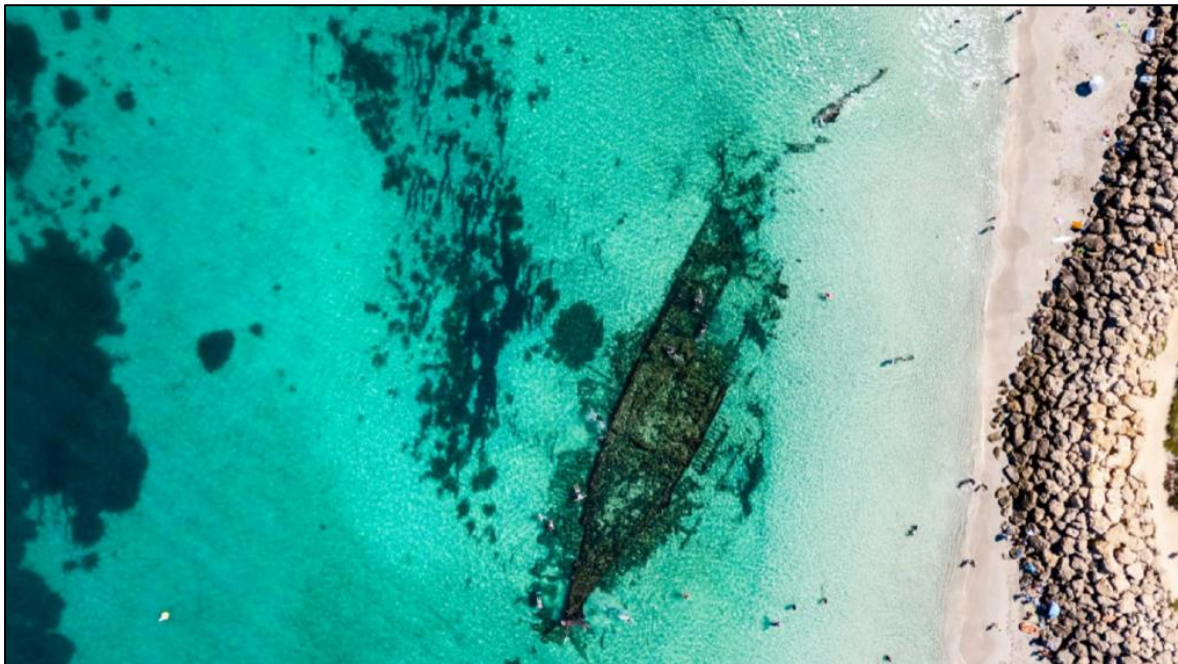


Figure 13: Coogee Beach⁵⁸

11.1 Port Coogee and its marina offer residents and visitors a great experience on the shores of the peaceful Cockburn Sound. Attractions include:⁵⁹

- Shopping and cafés at the new Port Coogee Village
- Swimming beach, BBQs, water playground and shaded grassed areas
- Public Jetty where you can berth for 2 hours free
- Close to Omeo shipwreck and Coogee Maritime Trail
- Close to Coogee Beach with its eco-shark barrier for a worry-free ocean swim experience
- Direct Ocean access close to Rottnest, Garden and Carnac Islands, or to the Swan River.

⁵⁷ https://www.wa.gov.au/system/files/2021-05/FUT-SPS-State_Planning_Strategy_2050.pdf

⁵⁸ <https://www.westernaustralia.com/au/attraction/coogee-beach/620317d4199e22067f994cfa>

⁵⁹ <https://www.cockburn.wa.gov.au/Recreation-and-Attractions/Marina,-Beaches-and-Wetlands/PortCoogeeMarina/Visit-us-by-sea-or-land>

11.2 The Coogee Marina Tavern's operations will contribute to the local economy, supporting employment, tourism, and hospitality services in line with the Objects of the Act and the State government's economic and tourism development goals. According to Western Australia Visitor Economy Strategy 2033 (WAVES 2033)⁶⁰ :

- The strategy emphasises increasing the visitor economy from \$14 billion in 2022 to \$25 billion by 2033. This demonstrates a clear commitment to leveraging tourism as a key economic driver.
- WAVES 2033 prioritises the development of vibrant, socially engaging precincts as part of the tourism framework. The strategy highlights the importance of attractions and hospitality premises in contributing to the appeal of regions such as Port Coogee Marina, enhancing both local and visitor experiences.
- The WA Government has committed significant funding (\$530 million over four years) to strengthen marketing, events, and destination development, directly supporting initiatives like extending trading hours at premises such as the proposed Coogee Marina Tavern.
- WAVES 2033 underlines the role of socially inclusive and community-driven precincts. Premises like the proposed Coogee Marina Tavern enhance these principles by fostering an inviting space for both locals and tourists.
- The strategy outlines the importance of reactivating tourism and hospitality post-pandemic, emphasising that well-managed, contemporary premises are central to achieving long-term visitor economy goals.

11.3 Tourism plays a significant role in the local economy, contributing to business growth, employment opportunities, and overall community prosperity. Establishing the Coogee Marina Tavern aligns with this trend, enhancing the hospitality and tourism offerings in the Port Coogee precinct and supporting the local economy by attracting visitors and stimulating spending in the locality.

11.4 The State of the Industry Report provides an in-depth analysis of Australia's tourism and hospitality sector, emphasising its progress in recovering from the COVID-19 pandemic. Key government initiatives at both the state and national levels have been implemented to:

- Promote domestic and international travel to boost economic activity in the hospitality sector.
- Support the growth of licensed hospitality venues as part of the economic recovery strategy.

⁶⁰<https://assets-us-01.kc-usercontent.com/53c284ed-8b6d-0077-d7d1-762b0c10baee/623b8ad2-8157-4bfe-97bc-c1a379ae0f0b/FINAL%20WAVES%20STRATEGY%202024.pdf>

- 11.5 By aligning with these industry trends and government initiatives, the Coogee Marina Tavern will support tourism growth, economic recovery, and community development, reinforcing its public interest assessment for a Tavern Restricted Licence.

12 Summary

- 12.1 Hospitality Total Services (Aus) Pty Ltd, on behalf of the Applicant, hereby submits this Public Interest Assessment (PIA) submission in support of the Tavern Restricted Licence Application for the proposed Coogee Marina Tavern, to be located at 12 Calypso Parade, North Coogee , WA 6163.
- 12.2 A Tavern Restricted Licence, as per Section 41 of the Act, authorises the sale and supply of liquor for consumption on the licensed premises only. The Applicant has complied with all relevant requirements for this application, and the necessary documentation has been submitted in accordance with Section 68 of the Act.
- 12.3 Subject to approval, the Applicant will adhere to all Director's Policies and compliance measures, as outlined in this PIA submission, ensuring that the daily operations of the venue are managed responsibly and in line with regulatory requirements.
- 12.4 The Directors of the Applicant company have considered Section 38 (4) (a, b, c and ca) of the Act in relation to Harm or Ill-health, Impact on Amenity and the Offence, annoyance, disturbance or inconvenience the proposed Tavern Restricted Licence may have on the local community in these submissions.
- 12.5 The Applicant has also considered the DLGSC Industry Guideline on the *Responsible promotion and advertising of alcohol* and is committed to adhering to the DLGSC policy at all times.
- 12.6 The Applicant also notes that the Act relevantly provides that the licensing authority:
- (a) *is to provide a flexible system, with as little formality or technicality as may be practicable, for the administration of this Act: s.5(2)(e),*
 - (b) *shall act without undue formality in any proceedings under this Act: s.16 (1),*
 - (c) *is to act according to equity, good conscience and the substantial merits of the case without regard to technicalities and legal forms: s.16(7)(b), and*
 - (d) *is to act with as little formality and technicality as is practicable: s.16(7)(c).*
- 12.7 Accordingly, the Applicant, requests with respect that the Director of Liquor Licensing consider approving this conditional grant for a Tavern Restricted Licence as it is in the public interest to do so.

13 Advertising

- 13.1 Advertising will be completed when the Department of Local Government, Sport and Cultural Industries determines dates for the specified period.
- 13.2 A Notice of Application will be distributed to residents and businesses within a 200m radius.
- 13.3 A Notice of the Application will be mailed to any local Aboriginal community and the regional office of the Department of Indigenous Affairs.
- 13.4 The Public Interest Assessment Submission will be available for public inspection.
- 13.5 A Notice of Application will be mailed to schools, hospitals, hospices, aged care facilities, drug and alcohol treatment centres, short-term accommodation or refuges for young people, childcare centres, churches, local government authorities, the local police station, which may be situated in the specified locality of the proposed premises.

14 Attachments

- 1 Mata Design Presentation
- 2 Consumer Surveys
- 3 Harm Minimisation Plan
- 4 Coogee Marina Sample Menu
- 5 DSP City of Cockburn
- 6 Port Coogee Revised Structure Plan
- 7 Local Planning Strategy City of Cockburn
- 8 Strategic Community Plan 2020-2030
- 9 Preventing Violence
- 10 At-Risk Groups
- 11 Community Consult