

Liquor Licence Application

Instructions

Lodgement

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

Navigation

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

Saving the form

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

Cancelling the form

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

Progress

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

Applicant Details

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

Applicant Ref	Category	Type
276770	Organisation	Body Corporate

Name
Phat Brew Club Pty Ltd

Address
City West, Unit 73, 102 Railway Street, West Perth WEST PERTH WA 6005

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

Contact Person Name	Email
Steven Booth	steve@phatbrewclub.com

Telephone	Mobile
0407978509	0407978509

Existing Liquor Licence

Is an existing liquor licence currently attached to the premises?

☐ Yes ☒ No

Licence Type

Where is the proposed premises situated?

- ☒ Western Australia (excluding Christmas and Cocos Islands)
☐ Christmas Island
☐ Cocos Island

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

Tavern Restricted

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

- ☐ Yes ☒ No

Trading Hours

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

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

Sun – 10 a.m. – midnight

New Year – until 2 a.m.

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

ANZAC Day 12 noon – 12 midnight

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

- ☐ Yes ☒ No

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

Ongoing Extended Trading Permits

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

- ☒ Yes ☐ No

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

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

THE APPLICANT SEEKS AN ONGOING ETP FOR THE PROPOSED ALFRESCO AREAS. THIS IS
DUE TO THE FACT THAT THE LEASE STATES "THE LANDLORD GRANTS THE
Premises Details TENANT A NON-EXCLUSIVE LICENCE TO USE AND OCCUPY THE
AREAS"
SBD 17/10/25

Please specify the details of the premises to be licenced.

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

Trading name

Phat Brew Club Pty Ltd.

CORRECTION - PHAT BREW CLUB

Premises address

Shop 222a
Hillarys Boardwalk
Southside Drive
Hillarys Boat Harbour
WA
6025

CORRECTION - SHOP 222
HILLARYS BOARDWALK

SBD 17/10/25

Is the premises owned by the applicant?

Please attach a Certificate of Title or Certificate of Survey.

☐ Yes ☒ No

Certificate of Title.pdf

1 MB

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

Section 40 (Certificate of Local Planning Authority)

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

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

☐ Yes ☒ No

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

31/3/2025

Specify further information regarding lodgement of section 40.

Being sought in tandem with Liquor Licence application, I have entered a projected date for council planning approval application date.

No Change of Use required.

Section 39 and section 40 certificates will be submitted complete with any conditions once the fit out is completed.

Profit Sharing

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

Is the profit sharer a

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

Please specify below the details of the profit sharer.

Body Corporate name

ABN

ACN

Hillarys Boardwalk Pty Ltd, C/- Wyllie Group Pty Ltd

48086157262

086157262

Is this address outside of Australia?

☐ Yes ☒ No

Postal Address

Level 19, 225 St Georges Terrace

PERTH WA 6000

Postcode

Suburb

State

6000

PERTH

WA

Contact Details

SAMANTHA ROBINSON
LEASE EQUITY CENTRE MANAGER

SBOD 17/4/25

Work

Mobile

0422 778 999

0422 778 999

(SAMANTHA ROBINSON)

SBOD 17/04/25

Email

Preferred way of correspondence

hillarys.manager@lease-equity.com.au

Email

CORRECTION - MANAGER.HILLARYS@LEASE-EQUITY.COM.AU

SBOD 17/04/25

Briefly describe the nature of the agreement or arrangement.

Turnover Rent / Percentage rent clause within the lease agreement for the premises, Shop 222 Hillary Boardwalk, where a component of rent that is determined as a percentage of the tenant's turnover during a specified period, with the percentage rent threshold being \$5,000,000 (excluding GST) per annum.

In addition to the base rent, the licensee will pay 6% of turnover that exceeds \$5,000,000 in the first least year, and reviewed annually for the term of the lease by an amount of 3.5%.

COMMENT - SHOP 222 IS CORRECT.

SBOD 17/04/25

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

The licensee gains no monetary benefit from the agreement, it is a term built into the lease as part of the rent agreement.

Percentage rent isn't only applicable to Phat Brew Club, but to other tenants on the boardwalk as well.

The landlord gains the benefit of percentage rent only when Phat Brew Clubs revenue exceeds \$5,000,000 per annum as per details stated in the nature of agreement and below formula.

Percentage Rent = Agreed Percentage x (Tenant's Sales - Percentage Rent Threshold).

If Phat Brew Clubs Revenue is \$5,000,000 or less, then there is effectively no profit sharing.

Profit sharing Confirmation

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

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



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

Freehold Owner Details

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

Is the owner a

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

Please specify below the details of the freehold owner.

Government Department

Department of Transport

Is this address outside of Australia?

- ☐ Yes ☒ No

Postal Address

Department of Transport

Level 1,86 Southside Drive

Hillarys 6025

Postcode

6025

Suburb

HILLARYS

State

WA

Contact Details

MINISTER FOR TRANSPORT
C/- ATTN: LINSEY RIDDLE

JBODL 17/04/25

Phone

08 6375 6034

Email

linsey.riddle@cygnetwest.com

Preferred method of correspondence

Email

Public Interest Assessment (PIA)

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

Default Category for all files

PIA

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

Category

Phat Brew Club PIA_HILLARYS_14March25.pdf

5 MB

PIA

Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
1.ASIC Company Extract.pdf 2 MB	PIA Attachment
Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
2.MAC_P_HillarysMasterPlan.pdf 3 MB	PIA Attachment
Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
3.2416-A-2000_Existing Floor Plan.pdf 197 KB	PIA Attachment
Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
4.2416-A-3000_Existing Elevations.pdf 229 KB	PIA Attachment
Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
5.Proposed Plan.pdf 102 KB	Plan
Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
6.Concept Images.pdf 4 MB	PIA Attachment
Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
7.Furniture layout.pdf 726 KB	PIA Attachment
Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
7a. Environmental noise assessment.pdf 5 MB	PIA Attachment
Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
8.Consumer survey Q2 age.pdf 53 KB	PIA Attachment
Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
9.Consumer survey all questions.pdf 1 MB	PIA Attachment
Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
10. Consumer Survey comments.pdf 2 MB	PIA Attachment
Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
11.Locality Maps.pdf 3 MB	PIA Attachment
Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
12.Hillarys Licenced Premises.pdf 378 KB	PIA Attachment
Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
13.Sorento - Licenced Premises.pdf 169 KB	PIA Attachment
Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
14.Marmion - Licenced Premises.pdf 130 KB	PIA Attachment
Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
15a.Letter of Support WABA.pdf 197 KB	PIA Attachment
Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
15b. AHAWA letter of support.pdf 721 KB	PIA Attachment
Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
16. At Risk Groups 2km Radius.pdf 132 KB	PIA Attachment
Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
17.PBC House Management Plan_Hillarys.pdf 382 KB	Harm Minimisation Documentation
Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
MLP1 Certificates.pdf 1 MB	Certificate of Mandatory Training

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

Hillarys Boardwalk centre management office (adjacent to the proposed premises) - Hillarys Boardwalk, Shop 43, Southside Drive, Hillarys Boat Harbour, WA, 6025

Mandatory Training Requirement

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

Please attach training certificate.

MLP1 Certificates.pdf	1 MB
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Harm Minimisation

Please attach a harm minimisation document consisting of a Code of Conduct; House Management Policy and Management Plan as per the [Director’s policy on Harm Minimisation](#).

Attach harm minimisation document below

17.PBC House Management Plan_Hillarys.pdf	382 KB
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Plans

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

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

The acceptable formats for uploading documents are:

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


Attach Plans and Specifications below

5.Proposed Plan.pdf	102 KB
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Document Submissions

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

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

	Number of Files	Size in bytes
Training Certificate 	1 files	1.282569E6 bytes
PIA Submissions 	21 files	3.546579E7 bytes
Harm Minimisation Submissions 	1 files	391958 bytes
	1 files	104577 bytes

Plans



Declaration

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

☐ Yes ☒ No

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

☐ Yes ☒ No

The applicant:

1. declares that all the information in this form, Public Interest Assessment and in any supporting documentation is true and correct and no relevant information has been omitted; and
2. consents to the Public Interest Assessment being displayed on the licensing authority's website during the advertising period.

Signatory full name

Position of Signatory

Steven Booth

Director

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

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

Once saved, click **Submit** below to proceed to the **Payment** section.

Submitted By

Submitted On

phatbrewclub

12/12/2024