



SECTION 46 PUBLIC INTEREST ASSESSMENT SUBMISSION

*DSVM WA Pty Ltd T/A
Yarri Village Wet Mess*

Application for Special Facility License

Introduction

This Public Interest Assessment (PIA) supports the application by DSVM WA Pty Ltd for the conditional grant of a Special Facility License.

Overview

The CEO of DSVM WA Pty Ltd currently operates licensed wet mess facilities (Special Facilities Licenses) at the Lanfranchi Mine Site as well as Southern Operations Accommodation Village under the licensee's name of Danjen Corporation Pty Ltd in Western Australia. The application for a Special Facility License at the Yarri Village Wet Mess on Speedway Road, Mullingar WA 6430. GPS Coordinates (-30.6960138900, 121.4720444000) is for the purpose of supplying Alcoholic & Non-Alcoholic Beverages to Village Residents & their guests for Northern Star Resources at their KCGM Site.

The CEO & Director of DSVM WA Pty Ltd has a strong history in providing a safe, suitable and appropriate environment for the service of alcohol within its establishments. Daniel Drummond has continuously held a Liquor License & or Approved Manager since 1983 both in NSW & Western Australia. At no time has he been disqualified or breached of any indiscretions of the Liquor Act and has had an exemplary record in the Responsible Service of Alcohol.

Background of Applicant

DSVM WA Pty Ltd have a high-class solid work history in Western Australia. The owners are active in their business and are members of local Accords within the community and retail groups to promote development & support the local economy.

We have an extensive knowledge of local, national and international products, our working knowledge of our industry has enabled us to develop a business model that is successful and keeping up with the demands of liquor consumers and supporting local producers. In particular we understand the requirements for responsible service of alcohol in a closed mining environment and as such have an excellent relationship with our clients and their residents.

The CEO of DSVM WA Pty Ltd currently operates two other Special Facility Licenses for Mining Villages in Western Australia and has done so with success, both in adhering to the WA Liquor (RGL) laws as well as with our clients Southern Operations Accommodation Village & Lanfranchi Village.

Southern Operations Accommodation Village - License No. 609219085622
Lanfranchi Wet Mess - License No. 609211459518

Our Proposal

To provide a quality Wet Mess environment offering a variety of local & national products for the responsible enjoyment of the Yarri Village residents.

The Wet Mess is located in the Yarri Village, Speedway Road, Mullingar WA 6430. GPS Coordinates (-30.6960138900, 121.4720444000)

Locality

Yarri Village is located Speedway Road, Mullingar WA 6430. GPS Coordinates (30.6960138900, 121.4720444000).

What facilities and services will be provided by the Proposed Premises.

Provision of Non-Alcoholic – Zero -Light-MidStrength & Standard Alcohol, Light Snacks, Water, Soft Drinks, Confectionary, Small personal shop items like toothpaste, deodorant, Shavers, Batteries, Chocolates, Ice creams etc

An outdoor alfresco area with tables and chairs will be provided and the village also has a full Mess Facility providing full Breakfast/Lunch & Dinner.

What is the proposed manner of trade.

Our key mitigating strategies with respect to s38(4)(a) are (but not limited to):

- No High Risk Drinks, all alcoholic beverages will be of a mid strength alcohol percentage or lower with the exclusion of wine that will only be served in a 187ml bottle(wine sales will be limited to equal of 4 standard drinks
- The focus will be on mid & low strength beverages
- Volume limitations strictly monitored to 4 standard drinks per person per day (inclusive of package liquor)
- No liquor is to be take off the Yarri Village premises nor is it to be brought in from outside sources under any circumstances. This will be achieved by audits from the DSVM team.
- There will also be transaction limits of a maximum purchase of 2 standard alcoholic beverages in opened containers for consumption on premise per person at one time & 4 standard alcoholic beverages in sealed containers for package sales per person at any one time and all sales must comply with the total policy of 4 standard drinks per person in a 24 hour period (inclusive of package and on premise).
- The Yarri Village Wet Mess Canteen will work strictly under the Northern Star Resources "Fit for Work Policy"
- Breath Testing: All workers are subject to mandatory breathalyser testing before their next shift. This acts as a massive natural deterrent to over-consumption.
- Data Sharing: DSVM Management & bar staff and site medics communicate regarding individuals displaying signs of high-risk behaviour. If our team witness this high risk behaviour it is transcribed on to the incident register for the Wet Mess Canteen and forwarded to the Yarri Village Medics for evaluation.
- Mandatory Food Availability: DSVM provides substantial hot food availability during all trading hours, not just snacks. This is made up of a full service buffet style 5 week cyclic menu for Breakfast, Lunch & Dinner.
- Hydration Stations: Easily accessible chilled water and electrolyte drinks, coffee. Tea and the like are provided across the site included in but not limited to a) The Wet Mess Canteen, b) Recreation Room c) Dining Room d) Gymnasium (Water only)
- Trading Hours are aligned strictly with shift changes to prevent "day drinking" and ensure adequate sleep before the next shift.
- Diversionary Activities: There will be several non-alcohol related entertainment options at the Yarri Village outside of the Wet Mes that include but are not limited to gymnasium, cinema nights, pool tables, cooking classes ensuring the Wet Mess isn't the only social outlet on site.
- For better health outcomes, The Yarri Village Wet Mess will promote t "Dry July" & "Sober October" and provide a range of non-alcoholic craft options.

(b) Amenity of the locality: The impact the licensed premises (proposed or existing) would have on the character and general appeal of the local area.

In addition to strategies above relating to s38(4)(a) the following strategies are based around mitigating impact on the character and general appeal of the local area;

- Responsible Service of Alcohol (RSA): Strict RSA policies will be applied to the management of the Yarri Village Wet Mes Canteen ensuring staff are trained to identify intoxication and manage patrons. Wet Mess staff training will include (but not be limited to) identifying when a worker/guest has - **speech impairment** such as slurred,

incoherent, or slow - **Balance & Coordination** problems like staggering, swaying, fumbling, or dropping items – **Behaviour Red Flags** like being argumentative, aggressive, overly loud, or sleepy – **Unusual Appearance** like Red/teary eyes, dishevelled clothing, or smelling strongly of alcohol.

- Once identified, the management of intoxicated persons should include - **Refuse Service** by politely but firmly refuse further alcohol service – **Calm Communication** Use low-volume, direct, and non-confrontational language when approaching intoxicated persons - **Offer Alternatives** Provide water, coffee, or food as a solution to the refusal of further alcoholic drinks - **Ensure Safety** Arrange for assistance to escort the intoxicated person back to their accommodation, make sure they have a buddy if required and assess their mental health situation to ascertain if the site medic is required – **Complete a Incident Report** Record the incident in a register to meet legal requirements and forward to site medic – **Refusal of a Worker/Guest to Leave the Wet Mess** Consult your trained Approved Manager for advice who will be empowered to deal with the situation and engage site management if required.
- **Noise Management** Signage and staff supervision will ensure all workers & guests are aware of the needs of others who have the right to a peaceful environment. Staff will supervise noise both on premise and when the patrons make their way back to their accommodation or other common areas on site.
- **Lighting & Safety** the site will be well lit including entry & exit points to prevent accidents and disorderly behaviour
- **Proximity Mitigation** The mine is located near the townsite of Kalgoorlie-Boulder providing a 6km barrier/separation that will mitigate noise & or traffic. As per the map provided in the SFL application the Village Wet Mess is isolated from direct neighbours.
- **Community/Stakeholder Engagement** proactively implemented by DSVM WA Pty Ltd with discussions already entered into with local police (Goldfields Liquor Enforcement) & the shire.
- **Complaints Procedure:** In the event of a complaint from either the broader community or in house, the Village Manager will complete a Complaints register form and in some cases a Incident register report explaining comprehensively what the complaint was regarding, who the complaint was from, the main structure of the complaint, the corrective actions taken or to be taken to rectify/solve the complaint . Noise or untoward behaviour will be taken seriously and acted upon immediately & depending on severity could result in revoking a worker or guests accommodation rights.

(c) Offence, annoyance, or disturbance: Whether the premises might cause inconvenience or disturbance to people living or working in the vicinity.

In addition to strategies above relating to s38(4)(a) & (b) the following strategies are based around mitigating impact on whether the premises might cause inconvenience or disturbance to people living or working in the vicinity:

- **Boundary Control:** Clearly defining the licensed area with signage and, if necessary, physical barriers to ensure alcohol is not removed from the designated area.
- **Village Security:** The Yarri Village is completely fenced around its perimeter with a security gate staffed by licensed security guards from 7pm -7am. Entry to the village is by card access only, all others will be refused entry. The site is well light and fully covered by security cameras with 28 day backup footage storage.

- **Employee Code of Conduct:** DSVMs site-specific code of conduct that links directly alcohol consumption to work health and safety (WHS) compliance. DSVM staff are required to have a blood alcohol level of “0”Zero whilst on shift. DSVM staff are required to test for blood alcohol levels prior to all and any shift. All staff are not to take part in any behaviour that may cause harm of irresponsible consumption of alcohol either with patrons or other fellow employees.

What is our target client base.

Our target client base will only cater for residents of the Yarri Village & its Guests. It is important to recognize that the Wet Mess is not open to the general public and will only satisfy the needs of the facilities it represents, its village occupants & guests. The definition of Guests in this Harm PIA and Application for SFL is defined as a person accompanying a worker to the canteen. A SFL allows the sale of liquor (and food) to "workers and their guests". : "Workers" are defined as persons working on a specific project or for a business for which the canteen is provided, in this case the KCGM Superpit Gold Mine. The "guest" provision allows for non-workers (such as visitors, clients, or family members as well as Person Conducting a Business or Undertaking PCBU's) to be served while with a worker

Will the Premises be distinguished by any particular theme or décor.

The Yarri Village Wet Mess design represents a clean contemporary design. A simple floor plan with broad open space service area and an outdoor alfresco & BBQ Area.

Why is the grant of a Special Facility license in the public interest and how will it benefit the community

The Yarri Village will be solely for the use of its residents & guests that work 12-hour shifts at the KCGM Mine Sites in the area. The Mining Industry is the largest contributor to the Local & National Economy and as such requires infrastructure such as Mining Villages like the Yarri Village to provide a high standard of accommodation to its workers, a lifestyle that is as close to home style as possible by virtue of high-quality food & reasonable refreshments.

We believe due to the nature of the resident's requirements it is unreasonable to expect workers completing a 12 hour shift to travel from the village and potentially unsafe distances to consume or purchase alcoholic & nonalcoholic beverages. An example of the typical timeline of an NSR Employee is as follows:

DAY SHIFT

Rise for the day Shift at	4:00 am
Arrive in Mess for Breakfast	4:30am
Finish Breakfast at	5:30am
Head to Work (KCGM Site for start)	6:00am
Finish 12 hour Shift (at KCGM Site)	6:00pm
Return to Yarri Village	6:30pm

Clean/Shower/Attend Dinner or Mess 7:00pm
Leave Mess or Wet Mess 9:00pm
In Bed 9:30/10pm

(Please note some residents will choose to have a beverage in the Wet Mess before dinner service and other will choose to have a beverage in the Wet Mess after dinner giving a total time frame to relax, have dinner and then a responsible maximum of 4 standard strength beverages of 2 to 2 ½ hours.

NIGHT SHIFT

Rise for the Night Shift at 4:00 pm
Arrive in Mess for Dinner 4:30pm
Finish Dinner at 5:30pm
Head to Work (KCGM Site for start) 6:00pm
Finish 12-hour Shift (at KCGM Site) 6:00am
Return to Yarri Village 6:30am
Clean/Shower/Attend Breakfast or Mess 7:00am
Leave Mess or Wet Mess 9:00am
In Bed 9:30/10am

(Please note some residents will choose to have a beverage in the Wet Mess before dinner service and other will choose to have a beverage in the Wet Mess after dinner giving a total time frame to relax, have dinner and then a responsible maximum of 4 standard strength beverages of 2 to 2 ½ hours.

As is demonstrated in the above hours, the residents of the village have a very limited time frame to enjoy dinner/breakfast in the Mess and the socialize (approximately 1 hour) before needing to retire to their accommodation to rest for the following work shift. Compounding this there are no modes of transport available to the residents to travel to and from the site to the nearest town of Kalgoorlie for the limited R&R time they have. All vehicles are for work transport only and there is not sufficient public transport facilities available in Kalgoorlie/Boulder for Yarri Village residents to utilize even if they had the time in their daily routine of work & R&R. It should be noted that some residents will vary shift times and that is the reason for request of trading hours to commence at 4am/4pm on a dail basis.

List any “at risk’ groups or sub communities within the locality, travelling through the locality or resorting to the locality.

We do not believe there are at risk groups within our community. DSVM WA Pty Ltd has a strict management policy and harm minimization structure. Located within the accommodation village, we are remote and off the main road, we will not open to general public.

What are the social health indicators for the locality.

Mullingar, WA 6430, a suburb of Kalgoorlie-Boulder, had a population of **318 people in the 2021 Census**, a slight increase from 305 in 2016, showing a small growth trend with childless couples and trades workers being common demographics.

Social health indicators for Mullingar, WA are not available as a standalone report; the suburb's data is typically included within the broader **City of Kalgoorlie-Boulder** or **Goldfields** region profiles.

Whilst the Yarri Village Wet Mess on Speedway Road, Mullingar WA 6430. GPS Coordinates (-30.6960138900, 121.4720444000) is approximately 6km from the town site of Kalgoorlie Boulder, the Key social health indicators and related statistics for the region include:

- **Mental Health:** Over half of the population is aged 15-34, an age group where mental illness makes up a significant burden of disease. A mental health diagnosis has been reported in about 10.1% of residents. The transient nature of the population and the high cost of living contribute to mental wellbeing issues.
- **Alcohol and Drug Use:** This is identified as the second-highest priority health issue in the city's Public Health Plan.
 - 31.1% of Goldfields residents are estimated to be at risk of long-term harm from alcohol and other drugs.
 - 13% of residents drink alcohol at levels considered high-risk for short-term harm.
 - Aboriginal women in the Goldfields are more likely to drink at high-risk levels than non-Aboriginal women.
- **Crime and Community Safety:** This is considered the top public health priority in the region. Neighbourhood problems and experiences of crime are associated with increased life stress events.
- **Socio-economic Factors:** The population has diverse socio-economic statuses, with significant income disparities. Indicators include:
 - **Median weekly household income:** \$2,324 (2021 Census).
 - **Housing:** Median weekly rent was \$300 (2021 Census).
 - **Disadvantage:** Some families experience multiple indicators of disadvantage, such as low education levels and financial strain.
- **Social Connection and Inclusion:** Promoting social connectedness and community participation is a key goal of the local public health plan. Social isolation is a factor leading to poorer health outcomes in country WA.
- **Physical Activity and Smoking:**
 - About 33.8% of residents spend less than 150 minutes doing physical activity a week.
 - 10.1% of residents are smokers.
- **Vulnerable Groups:** Specific groups, including Aboriginal and Torres Strait Islander peoples, those experiencing homelessness, or people with a profound disability, are more likely to experience poor health outcomes due to physical, social, and economic factors.

Long term health conditions

Specific local data for the suburb of **Mullingar, WA 6430** is not available in public reports, but statistics for the broader **Goldfields-Esperance region (specifically the Kalgoorlie-Boulder area)** indicate high prevalence and significant burden from chronic conditions, often higher than the state average.

Key long-term health conditions and related health factors in the region include:

- **Cardiovascular disease** (including coronary heart disease and stroke) is the leading cause of disease burden and a major cause of avoidable deaths in the Goldfields region.
- **Diabetes** rates are significantly higher in the Goldfields area (6.4%) compared to the WA state average (4.5%).
- **Chronic Obstructive Pulmonary Disease (COPD)** is another major contributor to disease burden and avoidable deaths.
- **Cancer**, particularly lung cancer, is a leading cause of death and disease burden, with lung cancer rates in the Goldfields being 2.1 times the state average.
- **Back problems** are a common cause of non-fatal burden.
- **Mental health conditions** also pose a significant burden in the region.
- **Obesity** is a prevalent risk factor, with 39% of adults in the City of Kalgoorlie-Boulder classified as obese, compared to the state average of 33.8%.
- **Smoking rates** are also higher than the state average (15% vs 10.1%).
- **High blood pressure** affects an estimated 22% of adults in the region.

The Goldfields region also has a significant Aboriginal population (twice the WA average), which experiences a much higher rate of chronic disease burden and avoidable deaths compared to the non-Aboriginal population. The population in the region is also generally younger than the state average, but the number of people over 70 is projected to increase, which will likely raise the demand for chronic disease management and aged care services.

Crime Statics for the Mullingar, WA 6430 Locality

Mullingar Specific Data

Third-party analyses, based on WAPF data up to December 2022, indicate specific trends for Mullingar WA 6430 when compared to the Regional WA average:

- Stealing Total: 1 incident per 9.69 residents (bottom 21% compared to Regional WA).
- Offences Against the Person: 1 incident per 5.74 residents (bottom 11% compared to Regional WA).
- Drug Offences Total: 1 incident per 17.5 residents (bottom 21% compared to Regional WA).

These third-party snippets suggest a relatively higher rate of certain crimes compared to the regional average at that time, but for the most current data and specific incident counts, using the official WA Police Force tools is recommended.

What are the proposed strategies the applicant will implement to minimize harm or ill health.

DSVM WA Pty Ltd has successfully operated & continues to operate licensed premises with strict code of conduct and House management Policy. These practices are entrenched in our operational procedures.

Our alcohol service policy will be strict, allowing only 4 mid-strength beverages in a 24-hour period that will be monitored & reported by the approved manager.

DSVM WA Pty Ltd has demonstrated the ability to run successful licensed operations over many years in mining camps with an excellent zero incident record, in fact the director of DSVM WA Pty Ltd has continually held a liquor license for over 42 years in N.S.W & WA without incident.

Our existing Harm Minimization Plan and Code of Conducts is provided in our application.

What is the nature of the local Community.

Mullingar, WA 6430 is a small locality within the City of Kalgoorlie-Boulder, characterized by a mix of **residential, bushland, and mining areas.**

Community and Lifestyle Profile

- **Population:** Mullingar is a small community, home to approximately 318 people as of the 2021 Census.
- **Demographics:** The median age of residents is 34 years, and households are commonly childless couples. A significant portion of the population (23%) is aged 0-14, indicating a family presence.
- **Occupations:** People in Mullingar generally work in trades occupations.
- **Housing:** Over 60% of homes are owner-occupied, and the area has seen property growth in recent years.
- **Community Spirit:** The broader Goldfields-Esperance region, which includes Mullingar, is known for a "welcoming sense of community" and strong regional facilities.

Geography and Local Amenities

- **Area Composition:** Most of the 57 km² area is natural bushland. The residential area is concentrated in a small section adjacent to the suburbs of Lamington and Piccadilly, separated by a railway line.
- **Mining Presence:** Some areas in the south of the locality are used for mining operations. The Hannans North Tourist Mine is a local attraction established to showcase historical mining techniques.
- **Recreation and Facilities:** The Kalgoorlie Speedway has been located in Mullingar since 1992. The locality has one park. Residents have access to facilities and services within the wider Kalgoorlie-Boulder council area.

In summary, Mullingar offers a quiet, small-town community lifestyle with strong ties to the regional mining and trades industries, while still providing access to the amenities of the nearby major centre of Kalgoorlie-Boulder.

How will the proposed premises integrate with amenity of the locality (both positively and negatively)

The application for a Special Facility License will not impact our locality. Our premises will only supply its residents & guests that have no reasonable access to any other facilities close by. We will have no access for tourists as the site is closed to public, DSVM WA Pty Ltd sees no negative impact to the granting of a Special Facilities License.

What will the positive recreational, cultural, employment or tourism benefit the community.

The site will be the only source of accommodation, food & entertainment for the residents due to its specific use to Northern Star Resources and its locality on the mining lease, the location thus reflecting the requirement for the License. Innovative & lawful supply of food & beverage (liquor) service will be designed to stimulate the camp community for social benefit & well-being.

Our premises is primarily an accommodation & food service facility; we provide a high-quality cyclic menu for the residents and conservative retail liquor outlet. It will provide a point of interest & meeting social point with village residents and guests.

What consultation with local government regarding the proposal premises has been taken into account establishing the business plan?

Our business has been in constant discussion with the council obtaining our Section 39 and 40, which meets the council requirements.

If you intend to sell packaged liquor, provide the name and addresses of all existing licensed premises within the locality.

There are no existing licensed premises in Mullingar, however there are in the neighboring Kalgoorlie Boulder.

What are the public transport facilities (including taxi services that would be available to patrons or any other transport facilities proposed to be provided the applicant?

It should be noted that transport to and from the Yarri Village is self drive with potential to a very limited taxi service in Kalgoorlie Boulder. Other than a very limited supply of taxis there are no buses or any form of public transport available to assist workers

wishing to leave site. This again expresses the need for the Special Facility License at the village.

What is the potential impact of the Proposed Premises on the level of noise and anti-social activities in the locality?

There will be none by virtue of the site's location. The demographics of our residents have not traditionally caused anti-social problems. From our experience, these guests will leave the wet mess premise peacefully. Any guests leaving the Wet mess with retail purchases (maximum of 4 mid strength drinks including any previously consumed or purchased in the past 24 hours) will return to their room to consume their items, no alcohol takeaway sales are permitted to leave the Yarri Road Village under any circumstances. Residents & Guests will only have the option to consume their retail purchase on premise. Our target client base will only cater for residents of the Yarri Village & its Guests. It is important to recognize that the Wet Mess is not open to the general public and will only satisfy the needs of the facilities it represents, its village occupants & guests. The definition of Guests in this Harm PIA and Application for SFL is defined as a person accompanying a worker to the canteen. A SFL allows the sale of liquor (and food) to "workers and their guests". : "Workers" are defined as persons working on a specific project or for a business for which the canteen is provided, in this case the KCGM Superpit Gold Mine. The "guest" provision allows for non-workers (such as visitors, clients, or family members as well as Person Conducting a Business or Undertaking PCBU's) to be served while with a worker

What is the potential impact of the proposed premises on vandalism, litter, criminal acts.

The impact of Vandalism, Litter & Criminal acts we believe will be zero, each resident signs a strict set of Camp Rules to abide by, if these rules are broken, the camp manager has the right to revoke camp accommodation rights to the worker/resident. This has not been a problem in our well-run sites in the past, our management record suggests we will achieve similar/same results at the Yarri Village.

Are any of the following community buildings or facilities located in the locality of the proposed licensed premises.

Schools and Educational Institutions.

Not in Mullingar, WA, however there are multiple in the neighbouring Kalgoorlie/Boulder

Daniel Drummond - CEO - DSVM WA Pty Ltd