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
354379	Organisation	Body Corporate

Name

Banksia Grove Tavern Pty Ltd

Address

c/o Nell & Associated Unit 5/56 Creaney Drive KINGSLEY WA 6026

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

Contact Person Name	Email
Mario Sequeira	admin@hospitalitytotalservices.com.au
Telephone	**Mobile**
0893168699	0420904940

Existing Liquor Licence

Is an existing liquor licence currently attached to the premises?

☐ Yes ☑ No

Licence Type

Where is the proposed premises situated?

- [x] Western Australia (excluding Christmas and Cocos Islands)
- [ ] Christmas Island
- [ ] Cocos Island

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

Tavern

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

- [ ] Yes
- [x] 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
- [x] 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
- [x] No

Premises Details

Please specify the details of the premises to be licenced.
Enter proposed trading name below (if unknown please enter To Be Advised).

Trading name

Banksia Grove Tavern

Premises address

Banksia Grove Shopping Centre, 1001
Joondalup Drive, Banksia Grove WA 6031

Is the premises owned by the applicant?

- [ ] Yes
- [x] No

Please attach a Certificate of Title or Certificate of Survey.

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).

- [x] Yes
- [ ] No

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

- [x] 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.

22/9/2026

Specify further information regarding lodgement of section 40.

DA or Section 40 Certificate will be submitted later.

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
IFM Real Estate Fiduciary Pty Ltd		064041283

Is this address outside of Australia?

☐ Yes ☐ No

Postal Address

Level 33, 50 Lonsdale Street

Postcode	Suburb	State
3000	MELBOURNE	VIC

Contact Details

Work	Mobile
	0408113673

Email	Preferred way of correspondence
leigh.dunn@ifminvestors.com	Email

Briefly describe the nature of the agreement or arrangement.

Turnover Rent: An amount equal to 2% of the Tenant's gross sales to the extent this exceeds the Base Rent. (Year 1 threshold $32,000,000).

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

Turnover Rent: An amount equal to 2% of the Tenant's gross sales to the extent this exceeds the Base Rent. (Year 1 threshold $32,000,000).

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.

Body Corporate name	ABN	ACN
IFM Real Estate Fiduciary Pty Ltd		064041283

Is this address outside of Australia?

☐ Yes ☑ No

Postal Address

Level 33, 50 Lonsdale Street

Postcode	Suburb	State
3000	MELBOURNE	VIC

Contact Details

Phone	Email
0408113673	leigh.dunn@ifminvestors.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 Attachment

Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
Banksia Grove Tavern PIA.pdf 7 MB	PIA
Attachment 1A - Proposed Elevations.pdf 5 MB	PIA Attachment
Attachment 1B - Floor Plan.pdf 3 MB	PIA Attachment
Attachment 1C - Site Plan.pdf 962 KB	PIA Attachment

Attach Public Interest Assessment submissions (including any supporting evidence) below		Category
Attachment 2 - Banksia Grove Tavern Pty Ltd.pdf	97 KB	PIA Attachment
Attachment 3 - Economic Development Strategy.pdf	4 MB	PIA Attachment
Attachment 4A - Consumer Survey.pdf	52 KB	PIA Attachment
Attachment 4B - Data.pdf	204 KB	PIA Attachment
Attachment 4C - Individual Responses Redacted.pdf	2 MB	PIA Attachment
Attachment 5 - Sample Menus.pdf	177 KB	PIA Attachment
Attachment 6 - Sample Product List.pdf	452 KB	PIA Attachment
Attachment 7 - Harm Minimisation Plan.pdf	324 KB	PIA Attachment
Attachment 8 - Local Planning Policy.pdf	782 KB	PIA Attachment
Attachment 9 - District Planning Scheme.pdf	4 MB	PIA Attachment
Attachment 10 - Section 36B_4 Assessment.pdf	1 MB	PIA Attachment
Attachment 11A - WASCA 227.pdf	461 KB	PIA Attachment
Attachment 11B - WASC 208.pdf	245 KB	PIA Attachment
Attachment 11C - WASC 366.pdf	407 KB	PIA Attachment
Attachment 11D - WASC 128.pdf	582 KB	PIA Attachment
Attachment 11E - LC 31-2011.pdf	46 KB	PIA Attachment
Attachment 11F - LC 12-2016.pdf	139 KB	PIA Attachment
Attachment 11G - LC 06-2017.pdf	314 KB	PIA Attachment
Attachment 11H - LC 35-2022.pdf	341 KB	PIA Attachment
Attachment 12 - Community Consultation.pdf	40 KB	PIA Attachment

Attach Public Interest Assessment submissions (including any supporting evidence) below	Category
Attachment 13A - LOS Jamie Ryan LMG.pdf 444 KB	PIA Attachment
Attach Public Interest Assessment submissions (including any supporting evidence) below	**Category**
Attachment 13B - LOS Bevan Armstrong Thirsty Camel.pdf 652 KB	PIA Attachment

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

TBC

Mandatory Training Requirement

An applicant must provide evidence of training as detailed in the Director's policy on Mandatory Training.

Please attach training certificate.

Training Certificate_GASTEVSKI_ JANE VICTORIA.pdf 179 KB

Harm Minimisation

Please attach a harm minimisation document as per the Director's policy on Harm Minimisation.

Attach harm minimisation document below

Harm Minimisation Plan.pdf 324 KB

Plans

Plans of the proposed premises are required to be lodged with the application in order for the licensing authority to define the area in which the sale, supply and in some cases, the consumption of liquor will occur if the licence is granted (section 66). Please refer to Standards of Licensed Premises
Please click on the Select File button below to select the file you wish to upload.
The acceptable formats for uploading documents are:

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

Attach Plans and Specifications below
Banksia Tavern floor plan.pdf 3 MB
Attach Plans and Specifications below
Site Plan.pdf 962 KB

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	183640 bytes
PIA Submissions ☑	26 files	3.7856725E7 bytes
Harm Minimisation Submissions ☑	1 files	332066 bytes
Plans ☑	2 files	5.176154E6 bytes

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

Default Category for all files

Submissions

Attach supporting documents below.	**Category**
Banksia Grove Tavern Pty Ltd ASIC extract 3.7.2026.pdf 93 KB	Submissions
Attach supporting documents below.	**Category**
Directors permission letter.pdf 220 KB	Submissions
Attach supporting documents below.	**Category**
Form 16.pdf 1 MB	Submissions
Attach supporting documents below.	**Category**
Offer to Lease.pdf 161 KB	Submissions

The applicant:

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

Signatory full name

Mario Sequeira

Position of Signatory

Agent

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

hospitality48

Submitted On

3/9/2026