PART 1 – Application Details

Applicant name: Happy Heart Pty Ltd.

What license or permit type are you applying for?
We are seeking to vary the existing Ongoing Hours Extended Trading Permit.

Are you applying for:

☐ New licence
☐ Removal of existing license
X License / permit type: Extended Hours–ongoing (variation)

Premises trading name: The Rechabite

Address if proposed premises: 224 William Street, Perth WA 6000

PART 2 – Manner of trade

2.1 What is the proposed manner of trade and your target client base?
The proposed variation to the existing Ongoing Hours ETP would only affect business operations so far as the opening hours as laid out in the initial Application To Vary (A108517860).

The Rechabite fully intends to remain true to the original and ongoing vision as detailed in the initial application for a Tavern License prior to the venue's open in 2019;
as such, we do not anticipate such a change would influence the demographic of clientele attending the venue; noting that all current measures relating to safety, security and liquor licensing would also be retained should the application be approved.

2.2 Describe the premises/proposed premises.
Please refer to Appendices A, B and C.

2.3 If you intend to sell packaged liquor, give the names and addresses of all existing licensed premises within the locality.
This application does not seek to vary or add any restrictions on the current Tavern License that apply to the sale of packaged liquor.

PART 3 – The profile of the local community

3.1 Please outline the population characteristics in the locality.
As specified in the PIA policy, Map 1 on Appendix A indicates the 2km radius that forms the locality surrounding The Rechabite.
The suburbs that make up the defined locality are listed below with their respective populations (*Australian Bureau of Statistics, 2021*):

- Northbridge: 1,420
- Perth: 13,812
- East Perth: 11,681
- West Perth: 6,102
- Highgate: 2,326
- Mt. Lawley: 15,770

Population growth within The City of Perth (The Rechabite's LGA) is forecast to increase at an average of 1.93% per annum resulting in a growth of 61.4% by 2046 or 18,155 persons *(.idcommunity, 2026)*

Importantly, of the 170,188 people that work within The City of Perth the vast majority (*95.2%*) reside outside of the LGA, meaning local businesses like The Rechabite provide important services to a far larger population than is represented by the residential statistic. (.idcommunity, 2026)

After trading for a number of years, we confidently submit that there is established demand within The Venue's locale for late night cultural programming and in addition, that the potential for acts with broad appeal to be booked would increase substantially with such a change to The Rechabite's potential trading hours should our application be approved.

3.3 List the community buildings in the locality
As The Rechabite is located a stone's throw away from the Perth CBD, key transport infrastructure and several Government buildings that house multiple key community services, there are certainly too many eligible buildings within the locality to list exhaustively.

Most notably, The Rechabite is located in close proximity to the Perth Cultural Centre (PCC) precinct within which there are a number of permanent cultural institutions including:

- The WA Museum
- Perth Institute of Contemporary Arts (PICA)
- State Theatre of WA, Art Gallery of WA
- State Library of WA
- The Blue Room Theatre.
-

In addition, there are regularly rotating attractions and local activations hosted year-round within the area, many of which The Rechabite has hosted or contributed to in some capacity over its previous 6+ years of trade.

The Rechabite has always and will continue to strive to compliment the vibrant cultural landscape around it, not only adding to the enviable calendar of entertainment year-round, but also as a hospitality business (already operating seven days a week, offering brunch and lunch Fri-Sun, in addition to evening dining options Mon-Sun).
We hope to further explore how we can contribute to bringing Perth into line with other global cities that benefit from a thriving nightlife that extends far beyond (and excludes the usual offerings from) pubs, clubs and other adult entertainment venues.

PART 4 – Minimising the potential for alcohol to cause harm

4.1 What strategies will you use to minimise harm from the use of alcohol?
As outlined in our initial application for the current Tavern License that applies to the premises (*Licence No. 638209899017*), The Rechabite maintains several measures that form part of its House Management Policy, including those set out within the submitted Harm Minimisation Plan.

Importantly, these documents include the below measures which, both the licensee and venue management are confident will continue to maintain the venue's positive track record of minimal security/anti-social issues despite hosting a broad range of acts/entertainment and high volume of guests at various points of the year.

We are committed to upholding these measures not only because it is our legal responsibility to do so, but also because we feel strongly that it is in the best interest of our guests and neighbours as well as the reputation of the broader Northbridge business community. We have found over our previous 6+ years of trade that the effective use of these measures (in particular) has assisted in upholding our ethos of being a warm and welcoming hospitable place for all who choose to visit.

Current/Continued Key Harm Minimisation Strategies:

- Maintaining a comprehensive CCTV surveillance system compliant with the requirements identified in the Director's *Safety and Security at Licensed Premises* policy;
- Licensed crowd controllers engaged to work at the premises every Friday and Saturday evening from no later than 8pm until 30 minutes after the venue is closed and;
- additionally, on any date where an Extended Trading Permit is granted to trade later than the hours prescribed for a hotel license.
- Preventing guests from entering or re-entering the premises no later than 30 minutes before the venue closes on Fridays and Saturdays, or on any date where an Extended Trading Permit is granted in respect to trading hours.
- A dress standard that prohibits entry by persons wearing clothing, accessories or displaying clearly visible body markings, bearing the patch or insignia of any outlaw motorcycle gang;
- Maintaining a beverage menu which includes a substantial range of alcohol free and mid-strength options whilst also promoting the responsible consumption of alcohol in line with condition 7 as detailed on the Tavern License applicable to the premises (*Licence No. 638209899017*).
- Offering a robust and appealing food menu to encourage guests to consume food whilst on the premises.
- Marketing materials that focus on the entertainment, food and other cultural offerings available at the venue rather than alcohol at the forefront of our business's appeal.

PART 5 – Impact on the amenity, quiet or good order of the locality

As part of the development of the premises, The Licensee engaged an industry leading specialist (*Herring Storer Acoustics*) to develop and test noise attenuation across all levels of the venue with particular attention to the open-air rooftop level.
These recommendations were considered in the final design of the building and, as anticipated have proven to be effective and compliant per the extract below:

TABLE 8 – ASSESSMENT OF EXTERNAL NOISE LEVELS

Location	Noise Source	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable L_{A10} Assigned Level (dB)	Exceedance to Assigned Noise Level (dB)
Alex Hotel	Music	48	Day	58	Complies
			Sunday / Public Holiday Day Period	53	Complies
			Evening	53	Complies
			Night	48	Complies
	Mechanical Services	47	Day	58	Complies
			Sunday / Public Holiday Day Period	53	Complies
			Evening	53	Complies
			Night	48	Complies

As can be seen from the above table, noise levels associated with proposed development have been calculated to comply with the applicable assigned noise levels, at all times.

(Source: Herring Storer Acoustic, *Acoustic Assessment*, 2018)

In addition, the venue of course complies with conditions as set out in the Tavern License applicable to the premises (*license condition 8*).
Further measures such as signage on external entry ways to prevent accidental noise bleed during performances/rehearsal and other operational measures have been added since opening, cumulatively resulting in the venue preserving positive relationships with neighbours and having a clean bill of health as far as noise issues or any active concerns on this front.

PART 6 - Impact on the people who live or work nearby, and whether they might suffer offence, annoyance, disturbance or inconvenience

As outlined in this application, the venue has several measures in place which work towards not only maintaining a safe and enjoyable environment but focus on minimising any anti-social behaviour which might cause disturbance to surrounding business and residences or require police and/or other emergency services which might better be used elsewhere.

A full detailed copy of the Venue's Harm Minimisation Plan, Management Policy and Code of Conduct was lodged with RGL as part of the initial liquor license application. There are no changes to these documents as part of this application outside of stipulated trading hours should this application be approved.

PART 7 – Impact on tourism, culture and the community

As supported by the Letters of Support submitted for consideration alongside the initial application to vary the current Extended Trading Permit – Ongoing Hours (*Permit No. 0222118224*), since opening in 2019 The Rechabite has fast become renowned as a unique, professional and safe entertainment venue and now forms a part of the important cultural fabric which makes Northbridge and its surrounds integral to the city's overall appeal for both residents and visitors.

The vision and venue's mission statement from the outset has not changed and, as supported by the then Deputy Director of Liquor Licensing (Brett Snell), following the initial advertised Public Interest Assessment:

"*33. In my view, the grant of the application will advance the primary object of the Act relating to catering to the requirements of consumers for liquor and related services and also the secondary object that relates to facilitating the use and development of licensed premises, including their use and development for the performance of live original music, reflecting the diversity of the requirements of consumers in the State.*

34. Notwithstanding this, the minimisation of harm or ill-health to people, or any group of people, due to the use of liquor, is a primary object of the Act and the impact of the proposed premises on the amenity of the locality in which the proposed premises is to be situated, is also a matter to which I may have regard when determining whether the grant of the application is in the public interest."

The positive impact on tourism, culture and the offering to the community is a key consideration in our application to extend regular trade on three nights per week by one additional hour.
Having invested significant resources in bringing renowned acts, proficient across multiple artistic disciplines to Perth, it's become evident that the ability to extend performances until the requested times on occasion is critical not only to the financial viability of our business but also key to attracting acts, particularly where they are required to travel to Perth from other states and countries.

As outlined by our General Manager in our initial application,
"*we have submitted 25 separate applications for occasional extensions of a further hour of trade to accommodate national and international artists performing at our venue and special food and beverage events.*

We have also routinely applied for extended hours across January and February each year (typically 16 dates) to support artists participating in the Fringe World Festival, providing a

space for industry networking, post-performance engagement, and contributing to the broader cultural offering within Perth.

While we greatly value the opportunity to support these performances and activations, the current requirement for repeated applications represents a material and ongoing administrative and financial burden to the business.
The proposed amendment would allow us to incorporate these trading needs into our standard operations, removing the need for frequent additional applications and associated costs.

Beyond cost efficiency, both for our business and in reducing demand on the Department's occasional licence approvals process, this change would provide greater certainty in programming and event planning. This is particularly important when securing large-scale acts, where lead times, travel logistics, and financial commitments are significant.

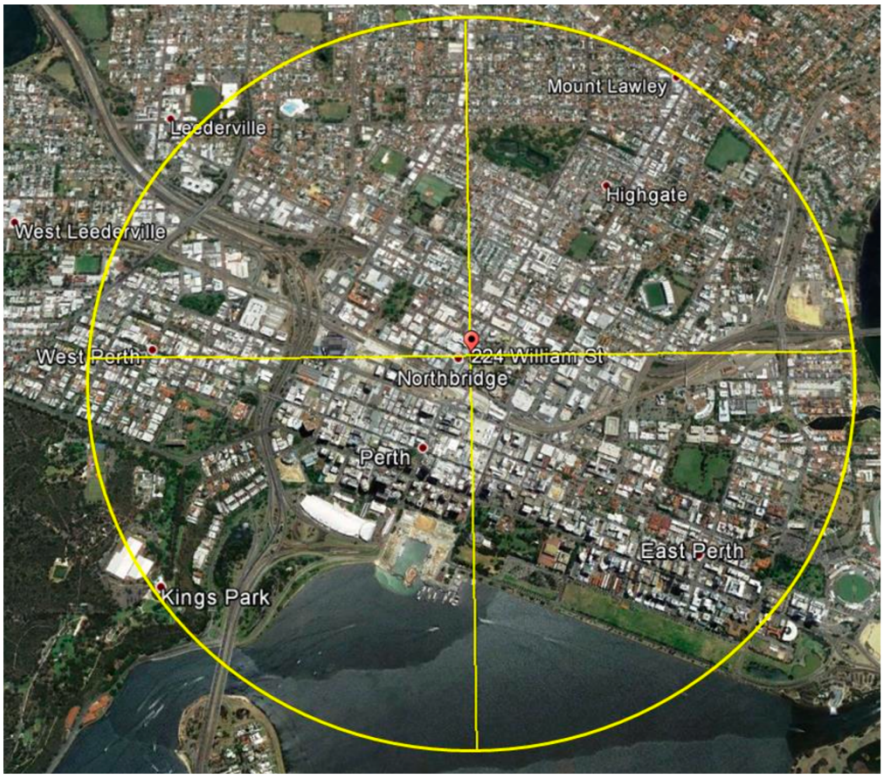
As you would be aware, the live music and events sector continues to face challenging conditions following COVID, compounded by substantial increases in operating costs across all areas of the business. Approval of this application would not only deliver operational efficiencies but would also enable us to reinvest resources into our core objective: delivering high-quality artistic programming, performances and food and beverage experiences.

We believe this application reflects both a proven track record of responsible operation and a practical adjustment to support the sustainability and growth of our venue."

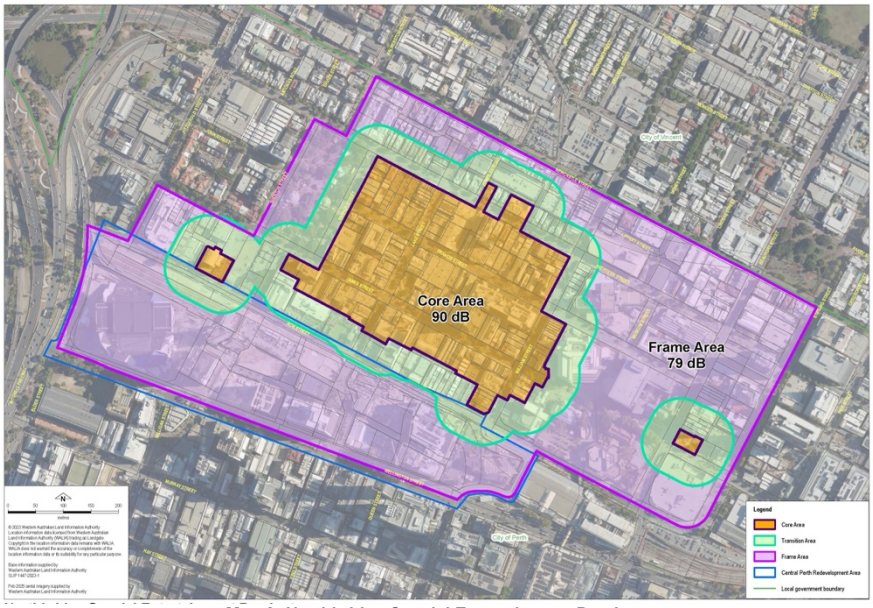
7.1 If you have any other information to provide in support of your application, include it here.
Please find the Letters of Support previously included within our application (*A108517860*) for consideration (*Appendix D*).

Appendix A
Response – 2.2 Describe the Premises (Locale)

The venue has operated at its currently location of 224 William St. Perth since opening in late 2019. The map below (Map 1) indicates the 2km radius that forms the locality surrounding The Rechabite. Under this (Map 2) details the more immediate surrounds, now recognised by The City of Perth as the Northbridge Special Entertainment Precinct.

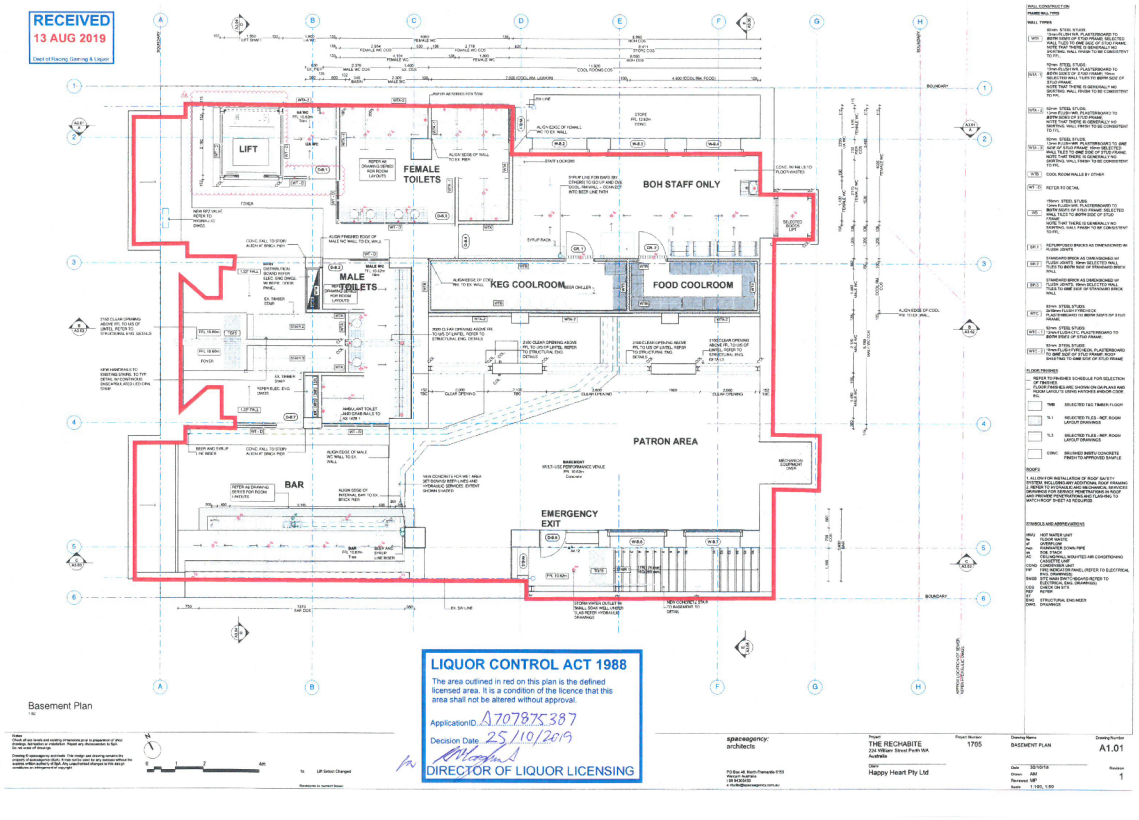


Map 1: 2km Radius
(Source: Google Earth)

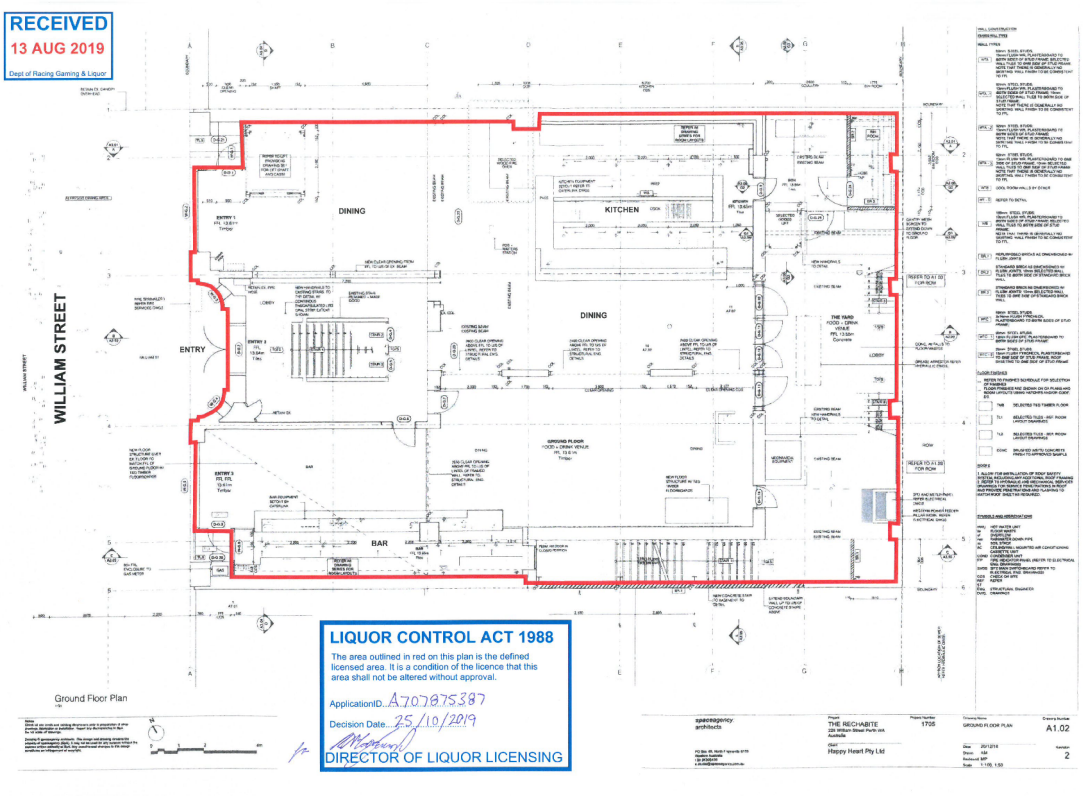


Map 2: Northbridge Special Entertainment Precinct
(Source: WA.gov.au)

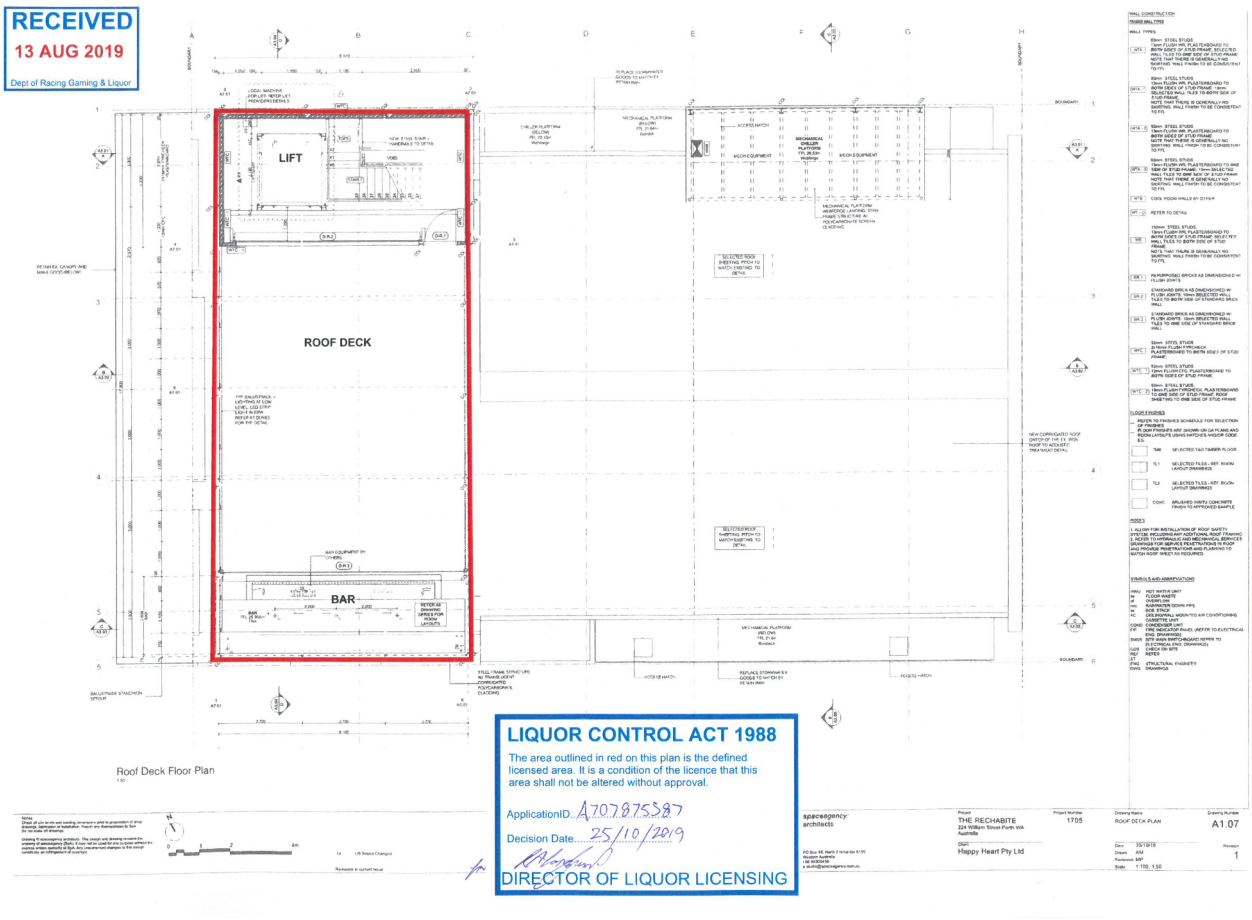
Appendix B
The Rechabite – Approved Red Line Plan



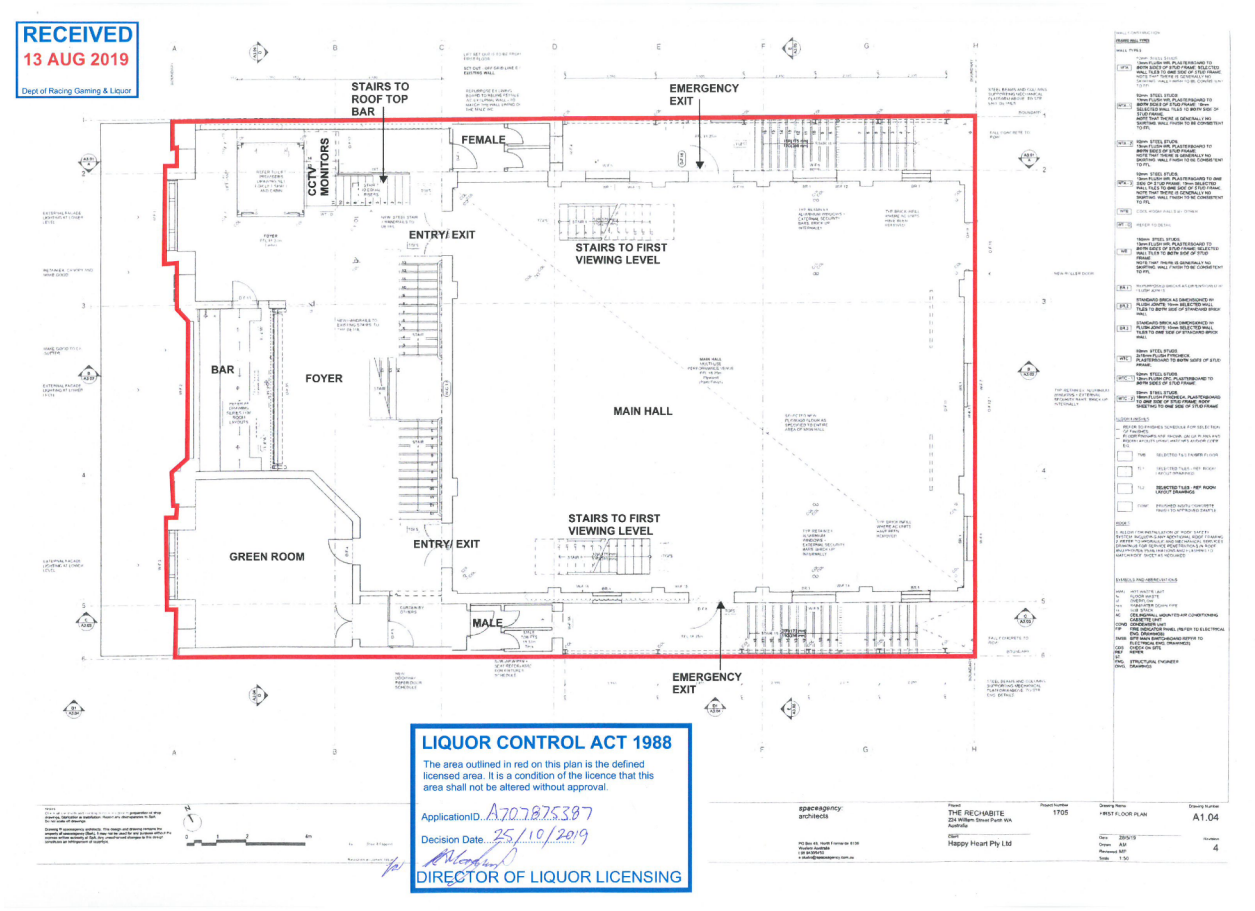
The Rechabite - Basement Level Plans



The Rechabite – Ground Floor Plans



The Rechabite – Second Floor (Rooftop) Plans



The Rechabite – First Floor Plans

Appendix C
The Rechabite – Occupancy Certificates

FORM 4

City of Perth

HEALTH (MISCELLANEOUS PROVISIONS) ACT 1911
HEALTH (PUBLIC BUILDING) REGULATIONS 1992

CERTIFICATE OF APPROVAL

This certificate is issued in accordance with the *Health (Miscellaneous Provisions) Act 1911* section 178(1) in respect to the public building located at: **224 William Street, PERTH WA 6000** known as: **The Rechabite**

MAXIMUM ACCOMMODATION

Public Building Area	Type of Use	Maximum Accommodation Number
BASEMENT	STANDING VIEWING	247 PATRONS
BASEMENT	LICENCED PREMISES	145 PATRONS
GROUND FLOOR – MAIN AREA	LICENCED PREMISES	230 PATRONS
GROUND FLOOR – AREA PARALLEL TO LANE WAY	LICENCED PREMISES	50 PATRONS

Signed By:
for the City Of Perth

Date: 1-NOV-2019

TOTAL OCCUPANCY OF PREMISES IS NOT TO EXCEED 1,500 PEOPLE
OCCUPANCY IN EXCESS OF THE ABOVE IS ILLEGAL AND DANGEROUS

FORM 4

City of Perth

HEALTH (MISCELLANEOUS PROVISIONS) ACT 1911
HEALTH (PUBLIC BUILDING) REGULATIONS 1992

CERTIFICATE OF APPROVAL

This certificate is issued in accordance with the Health (Miscellaneous Provisions) Act 1911 section 178(1) in respect to the public building located at: **224 William Street, PERTH WA 6000** known as: **The Rechabite**

MAXIMUM ACCOMMODATION

Public Building Area	Type of Use	Maximum Accommodation Number
FIRST FLOOR – AREA PARALLEL TO WILLIAM ST	LICENCED PREMISES	70 PATRONS
FIRST FLOOR – MAIN HALL	LICENCED PREMISES	267 PATRONS
FIRST FLOOR - MAIN HALL	STANDING VIEWING	455 PATRONS
MEZZANINE 1	LICENCED PREMISES	101 PATRONS
MEZZANINE 1	STANDING VIEWING	172 PATRONS

Signed By:
for the City Of Perth

Date: 1-NOV-2019

TOTAL OCCUPANCY OF PREMISES IS NOT TO EXCEED 1,500 PEOPLE
OCCUPANCY IN EXCESS OF THE ABOVE IS ILLEGAL AND DANGEROUS
FORM 4

City of Perth

HEALTH (MISCELLANEOUS PROVISIONS) ACT 1911
HEALTH (PUBLIC BUILDING) REGULATIONS 1992

CERTIFICATE OF APPROVAL

This certificate is issued in accordance with the *Health (Miscellaneous Provisions) Act 1911* section 178(1) in respect to the public building located at: **224 William Street, PERTH WA 6000** known as: **The Rechabite**

MAXIMUM ACCOMMODATION

Public Building Area	**Type of Use**	**Maximum Accommodation Number**
MEZZANINE 2	LICENCED PREMISES	101 PATRONS
MEZZANINE 2	STANDING VIEWING	172 PATRONS
ROOF TOP	LICENCED PREMISES	115 PATRONS

Signed By:
for the City Of Perth

Date: 1-NOV-2019

TOTAL OCCUPANCY OF PREMISES IS NOT TO EXCEED 1,500 PEOPLE
OCCUPANCY IN EXCESS OF THE ABOVE IS ILLEGAL AND DANGEROUS

Appendix D
Letters of Support

Erin Gauntlett
Deputy Director General
Department of Local Government, Industry Regulation and Safety

Gordon Stephenson House, Level 2
140 William Street
Perth WA 6000

Letter of Support – Application to Vary Ongoing Hours ETP 638209899017

To Whom It May Concern,

I am writing in my capacity as Producer at Perth Festival to express our emphatic support of The Rechabite's recent application to vary their Ongoing Hours ETP with the understanding that the requested changes will permit them to trade on Fridays and Saturdays until 3am, and on Sundays until 1am in addition to the existing licensed hours.

Having worked with The Rechabite team previously on many Perth Festival events across 2020 to 2025, the Festival can attest to their commitment to running a unique, professional and safe entertainment venue that has consistently provided both cultural value to the people of Perth and financial benefit to surrounding businesses within the Northbridge precinct.

In an era marked by the ongoing collapse of cultural institutions, it's important that tools to overcome the undeniable financial hurdles faced by those that remain are made readily available; not only to ensure their survival but future growth and by extension growth of the Perth entertainment industry and all that rely on it for employment as well as a vibrant recreational landscape.

Though this change to their license materially means a potential three hours of additional trade per week, I have no doubt it will open a range of doors to new and exciting things from The Rechabite team, which will in turn continue to enrich Northbridge and more broadly Perth as a destination for those considering a visit.

Sincerely,

Julia Martini
Producer, Perth Festival

[redacted]

ARTRAGE

ARTRAGE
616 Hay Street, Perth WA 6000
ABN: 90 649 491 963
27 October, 2025

Department of Local Government Industry Regulation
and Safety.

THE RECHABITE: Letter of Support – FRINGE WORLD Festival 2026

To whom it may concern,

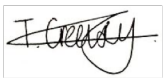
I'm writing in my capacity as Head of Artist & Audience Services of ARTRAGE to express our support for The Rechabite's recent application to vary their Ongoing Hours ETP with the understanding that the requested changes will permit them to trade on Fridays and Saturdays until 3am, and on Sundays until 1am in addition to existing licensed hours for the duration of FRINGE WORLD Festival 2026.

Since 1983, ARTRAGE has produced festivals, experiences and events that have raised the arts and cultural vibrancy in Western Australia. FRINGE WORLD has become the organisation's signature event and third largest fringe festival globally, running from 21 January to 15 February 2026. FRINGE WORLD Festival is a powerful platform for connecting various types of performance, exhibitions and installations to an incredible audience here in WA. FRINGE WORLD takes great pride in offering audiences a diverse entertainment offering each year. We are very pleased that THE RECHABITE has registered to present 14 events at their venue in 2026.

Every year, FRINGE WORLD festival offers artists, staff and participants an exclusive space to gather, network and unwind after their shows. We're delighted that for 2026 Festival, THE RECHABITE will once again collaborate with ARTRAGE to create this exclusive space for artists, staff and participants within their venue as the official afterparty across the season. This service and space encourages talented local, interstate and international artists to speak highly of their experience performing in Perth, and encourages nationally and internationally renowned acts to return to support Perth's growing reputation as a vibrant cultural hub.

The RECHABITE has been a key venue participating in FRINGE WORLD since opening and has shown their commitment to running a unique, professional and safe entertainment venue that has consistently provided both cultural value to the people of Perth and financial benefit to surrounding businesses within the surrounding precinct.

Yours Sincerely,



Tiffany Creasey
Head of Artists & Audience Services
[redacted]

The Blue Room Theatre

(08) 9227 7005
info@blueroom.org.au
blueroom.org.au

23 October 2025

Erin Gauntlett
Deputy Director General
Department of Local Government Industry Regulation and Safety

Gordon Stephenson House, Level 2
140 William Street, Perth, WA 6000

Letter of Support - Application to Vary Ongoing Hours ETP 638209899017

I am writing in my capacity as Program and Engagement Coordinator at The Blue Room Theatre to express my strong support for The Rechabite's application to vary their Ongoing Hours ETP, allowing trade on Fridays and Saturdays until 3am, and on Sundays until 1am, in addition to existing licensed hours.

Having previously worked with The Rechabite as their Performance and Culture Program Manager (2019–2023), I can personally attest to their professionalism, commitment to safety, and contribution to Perth's creative and nightlife ecosystem. The Rechabite has consistently delivered high-quality arts programming and entertainment, creating significant cultural and economic value for both the local community and surrounding businesses in the Northbridge precinct.

In a time when many cultural venues face growing financial pressures, supporting sustainable operations for those that remain is vital. Extending The Rechabite's trading hours represents a modest but meaningful step that will strengthen their long-term viability, while also enhancing Perth's late-night cultural offering and providing opportunities for artists, workers, and audiences alike.

This adjustment may appear small on paper — just three additional hours per week — but I have no doubt it will enable The Rechabite team to deliver **even more innovative events and experiences** that continue to enrich both Northbridge and Perth's broader cultural landscape.

Kind regards,



Shuling Wong
Program and Engagement Coordinator
The Blue Room Theatre
[redacted]

PICABAR

31 October 2025

Erin Gauntlett
Deputy Director General
Department of Local Government Industry Regulation and Safety
Gordon Stephenson House, Level 2
140 William Street, Perth WA 6000

Letter of Support
Application to Vary Ongoing Hours ETP 638209899017

To Whom It May Concern,

I'm writing in my capacity as a director of Picabar support of the Rechabite's application to vary their Ongoing Hours ETP.

Knowing the Rechabite team, I can attest to their commitment to running a professional and safe venue that is a net good for Northbridge.

I think the proposed change is minor and ultimately falls into the no-brainer basket. I certainly think it will be a welcome addition to the after-midnight food and beverage offering in Northbridge and is, in my view, the type of offering we should be moving towards.

Regards,

Brian Buckley
Picabar
[redacted]

3rd November 2025

Erin Gauntlett
Deputy Director General
Department of Local Government Industry Regulation and Safety

Gordon Stephenson House, Level 2
140 William Street, Perth WA 6000

Letter of Support - Application to Vary Ongoing Hours ETP 638209899017

To Whom It May Concern,

I'm writing in my capacity as Venue Manager of Mechanics Institute to express our emphatic support for The Rechabite's recent application to vary their Ongoing Hours ETP with the understanding that the requested changes will permit them to trade on Fridays and Saturdays until 3am, and on Sundays until 1am in addition to existing licensed hours.

Having worked with The Rechabite team previously on collaborative events and complimentary food & beverage options over the past two years, I can attest to their commitment to running a unique, professional and safe entertainment venue that has consistently provided both cultural value to the people of Perth and financial benefit to surrounding businesses within the surrounding precinct.

In an era marked by the ongoing collapse of cultural institutions, it's important that tools to overcome the undeniable financial hurdles faced by those that remain are made readily available; not only to ensure their survival but future growth and by extension growth of the Perth entertainment industry and all that rely on it for employment as well as a vibrant recreational landscape.

Though this change to their license materially means a potential three hours of additional trade per week, I have no doubt it will open a range of doors to new and exciting things from The Rechabite team, which will in turn continue to enrich Northbridge and more broadly Perth as a destination for those considering a visit.

Sincerely,

Alexander Kirwan

Alexander Kirwan
Venue Manager – Mechanics Institute
[redacted]

31 October 2025

Erin Gauntlett
Deputy Director General
Department of Local Government Industry Regulation and Safety

Gordon Stephenson House, Level 2
140 William Street, Perth WA 6000

Letter of Support - Application to Vary Ongoing Hours ETP 638209899017

To Whom It May Concern,

I'm writing in my capacity as Operations Manager of Three Pound Group to express our emphatic support for The Rechabite's recent application to vary their Ongoing Hours ETP with the understanding that the requested changes will permit them to trade on Fridays and Saturdays until 3am, and on Sundays until 1am in addition to existing licensed hours.

Having worked with some members of The Rechabite team previously between 2013 to 2021, I can confidently state that they are professional operators and have provided an entertainment venue that is exciting and unique to Northbridge.

In an era marked by the ongoing collapse of cultural institutions, it's important that tools to overcome the undeniable financial hurdles faced by those that remain are made readily available; not only to ensure their survival but future growth and by extension growth of the Perth entertainment industry and all that rely on it for employment as well as a vibrant recreational landscape.

Though this change to their license materially means a potential three hours of additional trade per week, I have no doubt it will open a range of doors to new and exciting things from The Rechabite team, which will in turn continue to enrich Northbridge and more broadly Perth as a destination for those considering a visit. As a regular patron of the Rechabite, I believe these extended trading hours would benefit the venue and the broader community.

Sincerely,

Adam Zurzolo
Operations Manager
[redacted]

31/10/2025

Erin Gauntlett
Deputy Director General
Department of Local Government Industry Regulation and Safety

Gordon Stephenson House, Level 2
140 William Street, Perth WA 6000

Letter of Support - Application to Vary Ongoing Hours ETP 638209899017

To Whom It May Concern,

I'm writing in my capacity as Operations Manager of The Leederville Precinct to express our emphatic support for The Rechabite's recent application to vary their Ongoing Hours ETP with the understanding that the requested changes will permit them to trade on Fridays and Saturdays until 3am, and on Sundays until 1am in addition to existing licensed hours.

Being familiar with The Rechabites events and operations, I can attest to their commitment to running a unique, professional and safe entertainment venue that has consistently provided both cultural value to the people of Perth and financial benefit to surrounding businesses.

The Rechabite is often at the leading edge for culturally significant entertainment and events, such as live local and international music, Fringe Festival, LBGTQ+ and Pride events etc.

In the current landscape of rising input costs and challenging business conditions for the culturally significant venues in Northbridge, venues must seek to adapt to remain commercially viable if they are to survive, thrive and grow the entertainment industry in Perth. A healthy and vibrant entertainment industry provides jobs and livelihoods to workers, provides a desirable amenity for residents and stimulates tourism for Perth as a whole.

Approving this application would allow The Rechabite to explore new products, activations and events while remaining competitive in the market. Providing a safe and inclusive environment in Northbridge for patrons to visit later into the evening.

Sincerely,

Max Knezevich

Operations Manager – The Leederville Precinct

[redacted]

31 October 2025

Erin Gauntlett
Deputy Director General
Department of Local Government Industry Regulation and Safety
Gordon Stephenson House, Level 2
140 William Street, Perth WA 6000

Letter of Support - Application to Vary Ongoing Hours ETP 638209899017

To Whom It May Concern,

I am writing in my capacity as General Manager of the State Buildings to express our emphatic support for The Rechabite's recent application to vary their Ongoing Hours ETP with the understanding that the requested changes will permit them to trade on Fridays and Saturdays until 3am, and on Sundays until 1am in addition to existing licensed hours.

Having worked with The Rechabite team previously on a number of occasions over the last 5 years, I can attest to their commitment to running a unique, professional and safe entertainment venue that has consistently provided both cultural value to the people of Perth and financial benefit to surrounding businesses within the surrounding precinct.

In an era marked by the ongoing collapse of cultural institutions, it is important that tools to overcome the undeniable financial hurdles faced by those that remain are made readily available; not only to ensure their survival but future growth and by extension growth of the Perth entertainment industry and all that rely on it for employment as well as a vibrant recreational landscape.

Though this change to their license materially means a potential three hours of additional trade per week, I have no doubt it will open a range of doors to new and exciting things from The Rechabite team, which will in turn continue to enrich Northbridge and more broadly Perth as a destination for those considering a visit.

Sincerely,

Jesse Tibert
General Manager

[redacted]

1 CATHEDRAL AVENUE PERTH WA 6000 AUSTRALIA
T +61 8 6168 7888 E COMO.THETREASURY@COMOHOTELS.COM W COMOHOTELS.COM/THETREASURY

COMO HOTELS AND RESORTS
comohotels.com

4 November 2025

Erin Gauntlett
Deputy Director General
Department of Local Government, Sport and Cultural Industries

Gordon Stephenson House, Level 2
140 William Street, Perth WA 6000

Letter of Support — Application to Vary Ongoing Hours ETP 638209899017

To Whom It May Concern,

I'm writing as **Layton Webber, Director of GarbageTV** to express our strong support for **The Rechabite's** application to vary their Ongoing Hours ETP, extending trade until 3am on Fridays and Saturdays and 1am on Sundays.

GarbageTV has collaborated with The Rechabite on a large number of events over 7+ years, and we've consistently seen the venue operate with a rare mix of creativity, professionalism and commitment to providing safe, world-class cultural experiences. Their team consistently balances operational rigour with an authentic, artist-led approach that plays an essential role in sustaining Perth's nightlife and music scenes.

As the challenges facing independent cultural venues continue to grow and survival is increasingly difficult, it's vital that operators of The Rechabite's calibre are given the flexibility to remain viable and competitive. The proposed extension of hours is not about excess, it's about enabling new possibilities. Later trading enables a broader range of events, longer creative programming, and a better experience for artists, promoters and audiences who want to see Perth continue to grow as a vibrant, connected, late-night city.

GarbageTV has built its name locally, nationally and internationally by producing large-scale events, arts collaborations, and music programs that champion Australian and international talent. Venues like The Rechabite are essential partners in making those projects viable and they have proven to be one of the few spaces in the city capable of bridging cultural, commercial and community outcomes.

Supporting the proposed change represents an opportunity for continued cultural growth and economic impact. This ongoing evolution will strengthen the broader ecosystem of music, arts and hospitality that keeps Perth interesting and alive after dark.

Sincerely,



Layton Webber
Director | GarbageTV
[redacted]

31/10/2025

Erin Gauntlett
Deputy Director General
Department of Local Government Industry Regulation and Safety

Gordon Stephenson House, Level 2
140 William Street, Perth WA 6000

Letter of Support - Application to Vary Ongoing Hours ETP 638209899017

To Whom It May Concern,

I'm writing in my capacity as General Manager of Lawson Flats, private members club to express our emphatic support for The Rechabite's recent application to vary their Ongoing Hours ETP with the understanding that the requested changes will permit them to trade on Fridays and Saturdays until 3am, and on Sundays until 1am in addition to existing licensed hours.

Having worked with The Rechabite team previously on several events, along with relying on them for support, advice and artist connections, I can attest to their commitment to running a unique, professional and safe entertainment venue that has consistently provided both cultural value to the people of Perth and financial benefit to surrounding businesses within the surrounding precinct.

In an era marked by the ongoing collapse of cultural institutions, it's important that tools to overcome the undeniable financial hurdles faced by those that remain are made readily available; not only to ensure their survival but future growth and by extension growth of the Perth entertainment industry and all that rely on it for employment as well as a vibrant recreational landscape.

Though this change to their license materially means a potential three hours of additional trade per week, I have no doubt it will open a range of doors to new and exciting things from The Rechabite team, which will in turn continue to enrich Northbridge and more broadly Perth as a destination for those considering a visit.

Sincerely,

Nick Caton
General Manager
Lawson Flats



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SUPPLEMENTARY PUBLIC INTEREST ASSESSMENT SUBMISSION

Application to vary a condition of Ongoing Hours Extended Trading Permit No. 0222118224 – The Rechabite, 224 William Street, Northbridge WA 6003

Licensee: Happy Heart Pty Ltd | Tavern Licence No. 638209899017 | ETP No. 0222118224 | Application ref. A108517860 | Liquor Control Act 1988 (WA), ss 64 and 68

1. Purpose of this submission

This submission supplements the licensee's Public Interest Assessment (PIA) lodged on 18 May 2026 (the Original PIA) in support of its Form 11 application dated 8 October 2025 (ref. A108517860), and responds to the Department's correspondence of 23 September 2026 requesting further submissions under sections 38(2) and 38(4)(a), (b) and (c) of the Liquor Control Act 1988 (the Act), with particular regard to the opening of external doors and windows after 10.00 pm.

The Original PIA, its appendices and the ten letters of support lodged with it are relied upon and are not repeated here. This submission addresses the matters the Department has identified as inadequately covered, namely the amenity and disturbance effects of the additional hours and, specifically, the operation of external doors and windows during those hours.

The variation sought amends Condition 2 (Authorisations and Conditions pursuant to section 60(4)(g) of the Act) of the Ongoing Hours Extended Trading Permit, under which the licensee is authorised to sell and supply liquor for consumption on the premises, from:

> *"Thursday, Friday and Saturday evenings from 12 midnight until 2.00 a.m. the following morning"*

to:

> *"Thursday evenings from 12 midnight until 2.00 a.m. the following morning; Friday and Saturday evenings from 12 midnight until 3.00 a.m. the following morning; Sunday evenings from 12 midnight until 1.00 a.m. the following morning."*

The licensee notes that the wording set out in the Form 11 and quoted in the Department's correspondence of 23 September 2026 referred only to Friday, Saturday and Sunday. That wording was not intended to withdraw the existing Thursday authorisation. The licensee confirms that the varied Condition 2 is intended to read as set out above, with Thursday trading to 2.00 am retained unchanged.

The practical effect is one additional hour on Friday and Saturday nights and a single hour on Sunday nights. Thursday is unaffected. No change is sought to the licensed area (Appendix B to the Original PIA), the approved maximum accommodation (Appendix C), or any other condition of the tavern licence or the permit. In particular, tavern licence conditions 8 (music and entertainment on the rooftop deck at a level allowing normal conversation), 9 (CCTV), 10 (crowd controllers) and 12 (patron number limits, including the cap of 115 on the rooftop deck) continue to apply in full during the extended hours, as do the conditions attached to the permit itself (issued 14 January 2025, in force to 13 January 2035): all tavern licence conditions apply during permit hours with the more onerous condition prevailing in any inconsistency (permit condition 1); the permit covers the whole licensed area (condition 2); from 1.00 am no vessels exceeding 750 ml, no premixed drinks exceeding 375 ml and no spirit measures exceeding 30 ml (condition 3); no liquor discounting or advertising of cheap liquor (condition 4); no passouts, with entry and re-entry prohibited from 30 minutes before close; and no trading on Christmas Day, Good Friday or before noon on Anzac Day. Neither the tavern licence nor the permit contains any condition governing external doors and windows.

2. Public interest – section 38(2)

Form 2A: Part 2 (manner of trade), Part 3 (profile of the local community) and Part 7 (impact on tourism, culture and the community) – supplementing Parts 2, 3 and 7 of the Original PIA.

The licensee submits that the variation is in the public interest for the following reasons.

2.1 Character and function of the locality

The premises are located within the Northbridge Special Entertainment Precinct designated by the City of Perth (Map 2, Appendix A to the Original PIA) and within the Perth and Northbridge Protected Entertainment Precinct. The Special Entertainment Precinct framework expressly anticipates late-night entertainment uses in this locality, sets elevated entertainment noise levels for venues within the precinct (90 dB in the Core Area and 79 dB in the Frame Area), and places the onus on new noise-sensitive development within the precinct to attenuate against that environment.

The locality profile in Part 3 of the Original PIA is adopted. In addition, the majority of comparable venues on William Street, James Street and Lake Street already trade to 3.00 am or later on Friday and Saturday nights; a schedule is at Annexure G.

Several venue operates until 3am on the previous days mentioned U&I CAFÉ has approved hours to trade until 4AM on Thursdays and 12midnight on Friday with an exteted permit of being open 24 hours on Saturday and Sunday. As well as Joe's juice Joint which is our closest neighbor, stays open until 2AM on Thursday, 4am on Friday and Saturday and 2am on Sundays. Another venue based on Lake St is Mustang Bar with a permit to trade until 1am on Thursdays, midnight on Fridays and 3am on Saturdays. Pot balck Northbridge operates until 3.00am on Friday and Saturdays. Rapture Nightclub remains open until 4.00am on Fridays and Saturdays.

2.2 Support for live performance and cultural programming

The Rechabite is a purpose-built performance venue comprising Rechabite Hall, Goodwill Club and the rooftop venues Double Rainbow and Hello Rooftop. Since opening in late 2019 its programming has been dominated by live music, comedy, theatre and festival content. As set out in the Original PIA, the licensee has lodged 25 separate applications for occasional one-hour extensions to accommodate national and international artists, and routinely applies for approximately 16 additional dates each January and February to support Fringe World. The Rechabite presented 14 registered Fringe World events in 2026 and is ARTRAGE's official festival afterparty venue.

Performance and event bump-out frequently extends beyond 2.00 am on weekends. The current cut-off truncates late performances and forces the dispersal of patrons onto William Street at a single point in time. The variation converts an established pattern of occasional extensions, each separately assessed and approved by the Department, into a standing condition.

The Rechabite is a multiple levels venue with the capacity of hosting up to three events at the same time on across the levels. ALL our Fridays and Saturday are booked across four levels in the building. Having said that, between 75 and 85 events have been disrupted by our current 2.00am cut-off.

The application is supported by letters from Perth Festival, ARTRAGE (Fringe World), The Blue Room Theatre, Picabar, Mechanics Institute, Three Pound Group, The Leederville Precinct, State Buildings (COMO The Treasury), Ice Cream Factory, GarbageTV and Lawson Flats (Appendix D to the Original PIA). Several of these organisations operate premises in the immediate vicinity and are addressed further in section 5.

2.3 The Sunday hour

Sunday evening programming is a growing component of the venue's cultural offer. Fringe World and Perth Festival both programme Sunday performances, festival closing nights frequently fall on a Sunday, and Sundays preceding public holidays carry weekend-equivalent demand. The single hour sought permits scheduled Sunday performances to conclude in an orderly manner rather than being cut short at midnight. It does not create a general late-trading night; it accommodates the conclusion of programmed events, and the licensee expects to use it principally during festival periods. Having the extra Sunday hour approve will negate the need for the business to continual seek Once-Off ETP for several Sunday's throughout the year.

2.4 Orderly dispersal

A staggered closing across the precinct reduces the concentration of patrons on the street at any single time. Aligning the Rechabite's hours with neighbouring venues removes a mismatch that currently sees the venue's patrons exit into an active street an hour before surrounding venues close.

2.5 Economic and employment contribution

The extension supports approximately [40] forty additional hours of employment per week across security, bar, technical and front-of-house roles, removes the recurring administrative and financial burden of occasional permit applications described in Part 7 of the Original PIA, and improves the viability of a venue that contributes materially to Northbridge's cultural economy.

3. Harm or ill-health – section 38(4)(a)

Form 2A: Part 4 (minimising the potential for alcohol to cause harm) – supplementing Part 4 of the Original PIA.

The licensee's Harm Minimisation Plan, House Management Policy and Code of Conduct were lodged with the Department with the original tavern licence application in 2019 and remain in force. The key measures, summarised in Part 4 of the Original PIA, will apply unchanged to the extended hours:

- CCTV surveillance compliant with the Director's Safety and Security at Licensed Premises policy.
- Licensed crowd controllers at the ratio required by licence condition 10 (two for the first 150 patrons and one for each additional 150), on duty every Friday and Saturday from 8.00 pm until 30 minutes after trading ceases, and on any date on which an extended trading permit applies. Under the varied permit this obligation will extend to Sunday nights.
- No passouts: entry and re-entry prohibited from 30 minutes before close under the permit. In practice the final hour of trade on each night is egress-only.
- During permit hours, no liquor discounting or advertising of cheap liquor (permit condition 4), and from 1.00 am no vessels exceeding 750 ml, no premixed drinks exceeding 375 ml and no spirit measures exceeding 30 ml (permit condition 3). These are the conditions the Director imposes on Northbridge venues trading past 1.00 am, first imposed on the original permit in 2018 and carried into the current permit; the licensee has operated under them since opening.
- A dress standard excluding outlaw motorcycle gang colours and insignia.
- Non-alcoholic and low-alcohol products available at all times and no promotions encouraging excessive consumption, as required by licence conditions 6 and 7; food available throughout trading hours (condition 4); and marketing that leads with entertainment, food and cultural programming rather than alcohol.

The venue's record since opening in late 2019 shows [25] recorded incidents, 1 police attendances, infringements and 0 complaints to the Department (Annexure D). The additional hour is not expected to change the patron profile, which is drawn predominantly from ticketed performance audiences rather than walk-up late-night drinking.

4. Amenity of the locality – section 38(4)(b)

Form 2A: Part 5 (impact on the amenity, quiet or good order of the locality) – supplementing Part 5 of the Original PIA.

4.1 Existing amenity and the Special Entertainment Precinct

The locality is characterised by high-intensity late-night hospitality, entertainment and retail uses. Ambient noise on William Street after midnight on weekends is dominated by street activity, traffic and neighbouring venues rather than by any single premises. The City of Perth's designation of the Northbridge Special Entertainment Precinct reflects a deliberate planning decision to protect and prioritise entertainment uses in this locality and to require noise-sensitive development to accommodate them.

4.2 Acoustic design and assessment

The premises were designed with the benefit of an acoustic assessment by Herring Storer Acoustics (2018), which addressed noise attenuation across all levels of the building, with particular attention to the open-air

rooftop. That assessment found predicted noise levels at the nearest sensitive receiver, the Alex Hotel, compliant with the assigned levels under the Environmental Protection (Noise) Regulations 1997 at all times of day, including the night period (48 dB(A) L_{a10} assigned). The relevant extract is reproduced in Part 5 of the Original PIA.

Because the Department's concern is directed specifically at external doors and windows, the licensee will commission a supplementary letter from Herring Storer Acoustics confirming that the assessed compliance holds during the proposed additional hours with external doors and windows operated in accordance with the permit conditions and the Noise Management Plan at Annexure B. The rooftop deck, the only open-air part of the premises, is separately controlled by licence condition 8 (entertainment at conversational level) and condition 12 (115 patrons), so the door-and-window question concerns the enclosed hall and ground floor, which the acoustic design specifically addressed. The letter is at Annexure A.

4.3 Sensitive receivers

The nearest sensitive receivers are the Alex Hotel (short-stay accommodation) at 100m walk from the Rechabite and residential premises at 100 James St, Northbridge WA 6003 -Double Tree Hotel Northbridge (Short-stay accommodation). A locality map is at Annexure F. Each is located within the Special Entertainment Precinct and is subject to the ambient environment described above.

4.4 Track record

Since opening in late 2019 the licensee has received 0 noise complaints from residents, 3 complaints referred by the City of Perth and 0 complaints referred by the Department. Operational measures added since opening, including signage at external entry ways to prevent noise bleed during performance and rehearsal, are described in Part 5 of the Original PIA.

5. Offence, annoyance, disturbance or inconvenience – section 38(4)(c)

Form 2A: Part 6 (impact on people who live or work nearby) – supplementing Part 6 of the Original PIA.

5.1 Persons residing or working in the vicinity

Of the ten organisations that provided letters of support with the Original PIA, Picabar, Mechanics Institute and Lawson Flats operate premises within the Northbridge precinct and are among the parties most directly exposed to any disturbance; each supports the variation.

5.2 Patron behaviour on departure

Crowd controllers manage patron egress to William Street, with 5 controllers stationed externally at closing. Taxi and rideshare pick-up is directed nextdoor and across the road. The premises are approximately 400m from the Perth Busport and 500m from Perth Underground station, both of which offer late-night services on Friday and Saturday nights.

5.3 The Sunday hour

The Sunday hour concludes at 1.00 am and is tied to programmed events. Sunday attendance is materially lower than Friday and Saturday which it is of course is submisive to the type of event we are hosting on the day. For instance, 300 for seated shows and 700 average for standing, the no-re-entry rule means the venue is egress-only from 12.30 am, and the proposed cut-off precedes the closing time of neighbouring venues.

6. External doors and windows after 10.00 pm

Form 2A: Parts 5 and 6 – responding to the specific matter raised in the Department's correspondence of 23 September 2026.

The Department has identified the opening of external doors and windows after 10.00 pm as the specific amenity concern arising from the variation. The licensee responds as follows.

First, the variation does not relax any existing control. Tavern licence condition 8 (rooftop entertainment at a level allowing normal conversation), condition 12 (rooftop cap of 115 patrons), the permit conditions on discounting, vessel sizes and re-entry, and the acoustic design of the enclosed venue all apply during the extended hours exactly as they apply now. Permit condition 1 provides that where the licence and permit

conditions differ, the more onerous prevails. No existing condition of the licence or the permit regulates external doors and windows; the controls offered below are therefore additional protections for the locality, not a restatement of existing obligations.

Second, door movement during the additional hours is limited by design. The no-entry and no-re-entry rule from 30 minutes before close means that during the final hour of trade doors open for egress only, and the licensee's crowd controllers manage that egress.

Third, the licensee proposes the following controls, and is willing to have them imposed as conditions of the permit:

1. A written Noise Management Plan (Annexure B) governing the operation of external doors and windows, including named responsibility, monitoring intervals and complaint response procedures.
2. External doors to be kept closed after 10.00 pm except for patron entry and egress
3. Windows on the William street façade to be closed during amplified performance after 10.00 pm.
4. A noise limiter fitted to the amplified sound system in Rechabite Hall and Goodwill Club, set to the level specified by Herring Storer Acoustics.
5. Rooftop venues (Double Rainbow and Hello Rooftop): amplified music to cease at 3.00am and external trading to cease at 2.45am, irrespective of the extended hours sought.
6. A dedicated neighbour contact number, published and monitored during trading, with a complaints register available to the Department on request.

These measures address the door-and-window issue directly. In the licensee's submission, the incremental hours will have no material effect on residents or businesses beyond that already accepted by the licensing authority under the existing permit (which already authorises trading to 2.00 am on three nights each week) and under the 25 occasional extensions already granted.

7. Conclusion

The variation is modest in scope, consistent with the established character of a designated entertainment precinct, supported by a demonstrated compliance record and by the organisations that operate alongside the venue, and accompanied by specific controls addressing the Department's stated concern. The licensee submits that the grant of the application is in the public interest and that the matters set out in section 38(4)(a) to (c) of the Act have been adequately addressed.

Annexures

A – Supplementary acoustic letter, Herring Storer Acoustics (the 2018 Acoustic Assessment is extracted in the Original PIA)

B – Noise Management Plan

C – Harm Minimisation Plan, House Management Policy and Code of Conduct (as lodged in 2019)

D – Incident and complaints register, with WA Police and Department records

E – Consultation summary

F – Locality map identifying sensitive receivers

G – Comparable venue trading hours