



Application for the Conditional Grant of a Hotel Restricted Licence

Proposed Premises: Holiday Inn Express Cockburn Central
Location: 1 Points Way, Cockburn Central WA 6164
Applicant: SKS Cockburn Central Hotel Pty Ltd
Licence type: Hotel Restricted Licence



Prepared by:



**HOSPITALITY
TOTAL SERVICES**
EST 1992

2/48 Kishorn Road Applecross, WA 6153
admin@hospitalitytotalservices.com.au

Ph 08 9316 8699 Fax 08 9316 9699
www.hospitalitytotalservices.com.au

This Submission is not to be copied in part or its entirety by any person without prior written consent from Hospitality Total Services (Aus) Pty Ltd. Failure to do so may result in legal action.

www.hospitalitytotalservices.com.au

Contents

1. Introduction	3
2. Location And Locality	9
3. Venue And Operation	19
4. The Applicant	24
5. Legislative Framework – Liquor Control Act 1988	27
6. Public Interest	32
7. Research Section 38(4) (A) Of The Act – Harm Or Ill-Health	37
8. Community Consultation	51
9. Section 38(4) (B) Of The Act – Impact On Amenity	53
10. Section 38(4) (C) Of The Act – Offence, Annoyance, Disturbance Or Inconvenience	54
11. Section 38(4)(Ca) – Tourism, Cultural And Community Matters	59
12. Summary	62
13. Advertising	63
14. Attachments	63

1. Introduction

- 1.1. SKS Cockburn Central Hotel Pty Ltd (herein referred to as *the Applicant*) is seeking approval from the Director of Liquor Licensing for the conditional grant of a Hotel Restricted Licence pursuant to section 41 of the Liquor Control Act 1988 (the Act) in respect of the proposed Holiday Inn Express Cockburn Central, to be located at 1 Points Way, Cockburn Central WA 6164.
- 1.2. This Public Interest Assessment (PIA) submission has been prepared by Hospitality Total Services (Aus) Pty Ltd on behalf of SKS Cockburn Central Hotel Pty Ltd. The application relates to section 41 of the Liquor Control Act 1988.

41. Hotel licence, kinds, conditions and effect of

[(1aa) deleted]

(1) For the purposes of this Act —

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

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

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

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

- 1.3. The matters set out in section 38(4)(a), (b), (c) and (ca) of the Act are addressed within this PIA submission, and due consideration has been given to both the primary and secondary objects of section 5 of the Act.
- 1.4. All documentation and administrative requirements for this application will be submitted in accordance with section 68 of the Act.
- 1.5. The proposed licensed premises forms part of a 13-level mixed-use development currently under construction, with a stated development value of approximately \$100 million, for which a conditional grant of the liquor licence is sought.
- 1.6. The development includes a hotel component comprising 170 rooms, together with 109 build-to-rent apartments and approximately 210 square metres of retail space.
- 1.7. The Applicant is associated with SKS Group, an Australian property and hospitality operator established in 2011, with prior successfully completed projects including DoubleTree by Hilton Northbridge and DoubleTree by Hilton Waterfront.

- 1.8. SKS Cockburn Central Hotel Pty Ltd seeks to deliver a high-quality hotel development that builds on the Applicant's experience in delivering large-scale mixed-use and hotel projects, and to establish Holiday Inn Express Cockburn Central as a contemporary hospitality offering within Cockburn Central.
- 1.9. The Applicant's vision for the proposed hotel is to provide a professionally managed accommodation and food and beverage offering that supports the ongoing growth of Cockburn Central as a strategic activity centre and destination for business, leisure and short-stay visitors.
- 1.10. Key characteristics of the Holiday Inn Express model relevant to this application include:
 - A non-entertainment-led hospitality offering
 - Strong emphasis on guest comfort, efficiency, and safety
 - Food and beverage services that are limited in scope and designed to support accommodation use
 - No nightclub, tavern, gaming, or high-intensity bar operation
 - No promotion of alcohol as a primary drawcard
- 1.11. To ensure best-practice compliance and harm minimisation, the Applicant has engaged experienced hospitality management and design consultants, Hospitality Total Services (Aus) Pty Ltd, to assist with licensing strategy, operational foodservice design, and the preparation of this Public Interest Assessment and the accompanying Harm Minimisation Plan. These measures will guide staff training, venue management and patron care, ensuring the premises operates as a safe, inclusive and professionally managed hotel environment.
- 1.12. In accordance with the Director's Policy on *Public Interest Assessments*¹, the Applicant is required to demonstrate that the application is in the public interest. Support for the application in the public interest is provided through objective evidence accompanying this submission, including, where applicable, stakeholder and community support documentation.
- 1.13. A robust Harm Minimisation Plan (HMP)² and associated harm minimisation strategies will be implemented and are addressed throughout this PIA, with specific reference to the proposed development.

¹ <https://www.dlgsc.wa.gov.au/department/publications/publication/public-interest-assessment>

² Attachment 2 – Harm Minimisation Plan

- 1.14. The Applicant will implement a comprehensive security system, incorporating substantial CCTV coverage internally and externally, including all entry and exit points, in accordance with the Director of Liquor Licensing’s Policy on Safety and Security at Licensed Premises.
- 1.15. The proposed hotel will integrate with the broader Cockburn Central precinct and the surrounding mixed-use development, contributing to the activation of the locality by providing accommodation, hospitality, and supporting services that align with the planned evolution of the locality.

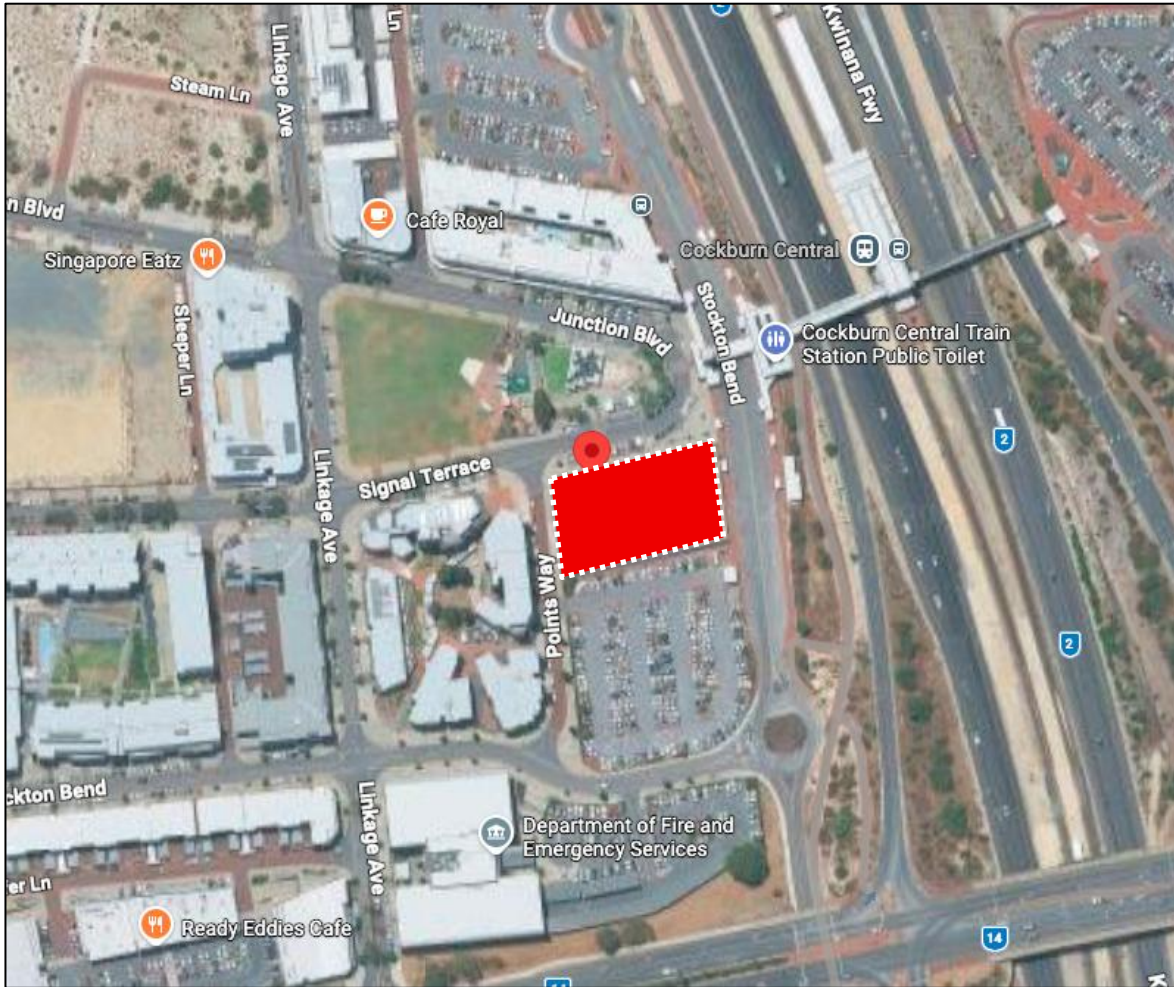


Figure 1: Holiday Inn Express Cockburn Central - Layout and Site Map³

- 1.18 The Applicant’s primary objective is to offer a licensed hotel that is well-managed, safe and of a high standard, located within Cockburn Central. The proposed hotel will support local and State Government objectives to promote Cockburn Central as a welcoming destination for business, leisure and short-stay visitors, while ensuring that the operation causes minimal undue harm or ill-health to the surrounding locality.

³ Attachment 1 - Plans

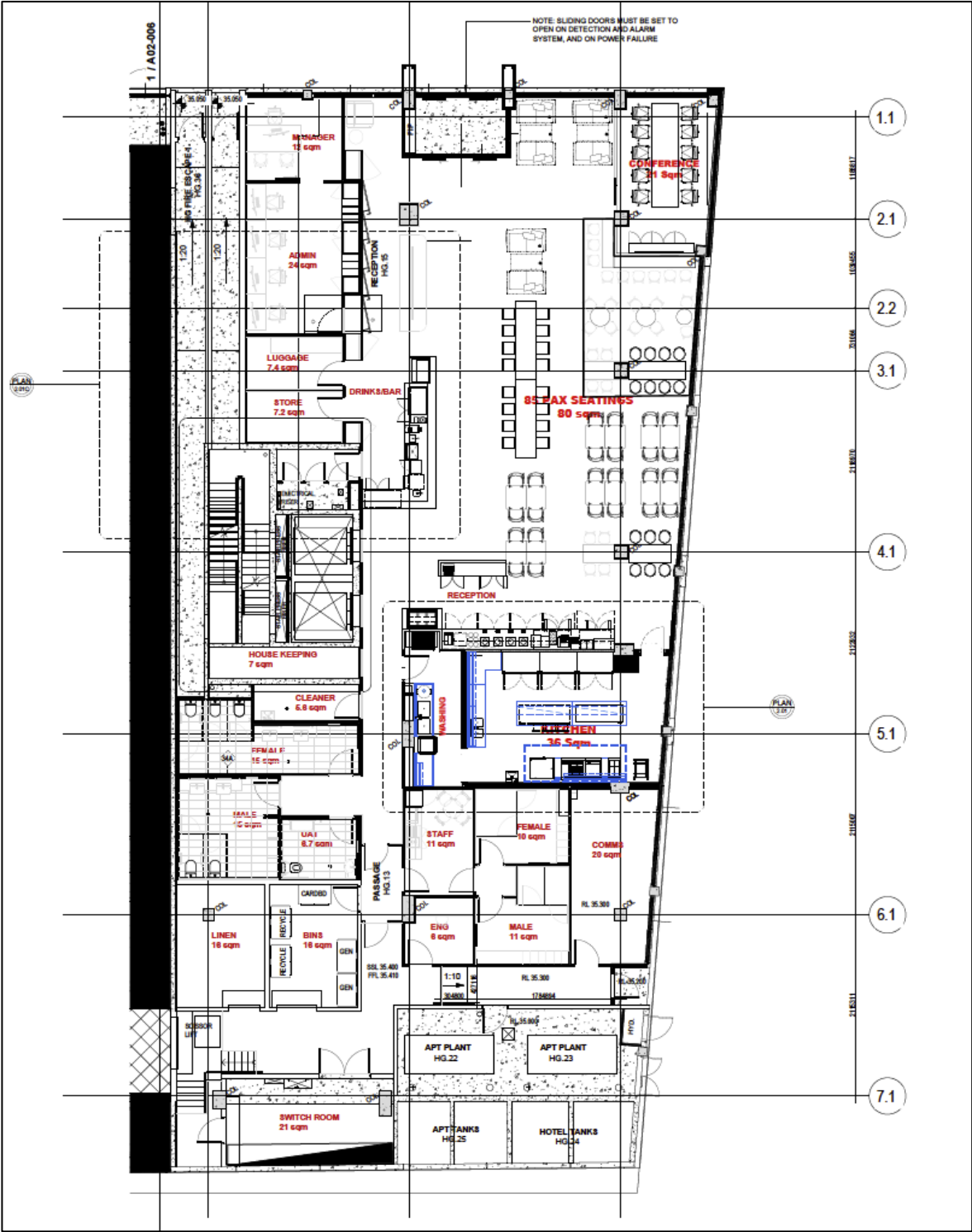


Figure 2: Holiday Inn Express Cockburn Central - Ground Floor plan⁴

⁴ Attachment 1 - Plans

- 1.19 The Applicant accepts the following conditions to be applied on the Hotel Restricted Licence, subject to approval.

TRADING HOURS

The permitted trading hours will be aligned with those prescribed in S-98 of the Act for a Hotel licence.

TRADING CONDITIONS

1. The licensee is authorised to sell and supply liquor in accordance with the provisions of Section 41 of the Act as it relates to a Hotel Restricted Licence.
2. Packaged liquor, for consumption off the premises, may only be sold to lodgers.
3. The licensee is to have and maintain a CCTV system in accordance with the Director of Liquor Licensing's policies.
4. Seating and associated table arrangements must be available except for when there is a pre-booked function or event.
5. Food will be available at all times until one hour before close.
6. The licensee shall not promote or sell drinks which offer liquor by virtue of their 'emotive' titles, such as, but not limited to, 'laybacks', 'shooters', 'slammers', 'test tubes', and 'blasters'.
7. Drink options that contain low alcohol liquor content, as well as a range of non-alcoholic drink options, must be available at all times.
8. Dress Standards – Outlaw Motorcycle Gangs

The following dress standard applies during the permitted trading hours:

Jackets or any other clothing or accessory, or any clearly visible body marking, bearing patches or insignia of any Outlaw Motorcycle Gangs, not limited to, but including, the following listed Outlaw Motorcycle Gangs, are not permitted to be worn or to be visible on the licensed premises:

- Coffin Cheaters;
- Club Deroes;
- Gods Garbage;
- Gypsy Jokers;
- Outlaws;

- Finks;
- Rebels;
- Comancheroes;
- Hell's Angels;
- Rock Machine; and
- Mongols.

ENTERTAINMENT CONDITIONS

1. A person resorting to, or on the premises, including the licensee or manager, or an employee or agent of the licensee or manager, shall not:
 - be immodestly or indecently dressed on the licensed premises, and/or
 - take part in, undertake or perform any activity or entertainment on the licensed premises in a lewd or indecent manner.
2. The licensee or manager, or an employee or agent of the licensee or manager, is prohibited from:
 - exhibiting or showing, or causing, suffering or permitting to be exhibited or shown, on the licensed premises any "R 18+", "X 18+" or "RC" classified film or computer game or "Category 1 – Restricted" or "Category 2 – Restricted" publication, or extract therefrom; or
 - causing, suffering or permitting any person employed, engaged or otherwise contracted to undertake any activity or perform any entertainment on the licensed premises to be immodestly or indecently dressed on the licensed premises; or
 - causing, suffering or permitting any person to take part in, undertake or perform any activity or entertainment on the licensed premises in a lewd or indecent manner.
3. In this condition, "licensed premises" includes any premises, place or area:
 - which is appurtenant to the licensed premises; or
 - in respect of which an extended trading permit granted to the licensee is for the time being in force but does not include any part of the premises which is reserved for the private use of the licensee, manager or employees of the licensee and to which the public does not have access.

1.20 The Applicant submits, with respect, that given the experience of the Applicant, the anticipated support of relevant stakeholders, and the fact that this application relates to a licensed premises intended to cater for the contemporary requirements of consumers within a new hotel development located in Cockburn Central, that the application should be conditionally granted in the public interest.

2. Location and Locality

2.1 The proposed Holiday Inn Express Cockburn Central is to be situated at 1 Points Way, Cockburn Central WA 6164, within a planned mixed-use urban precinct that functions as a focal point for employment, services, transport and short-stay accommodation within the City of Cockburn.

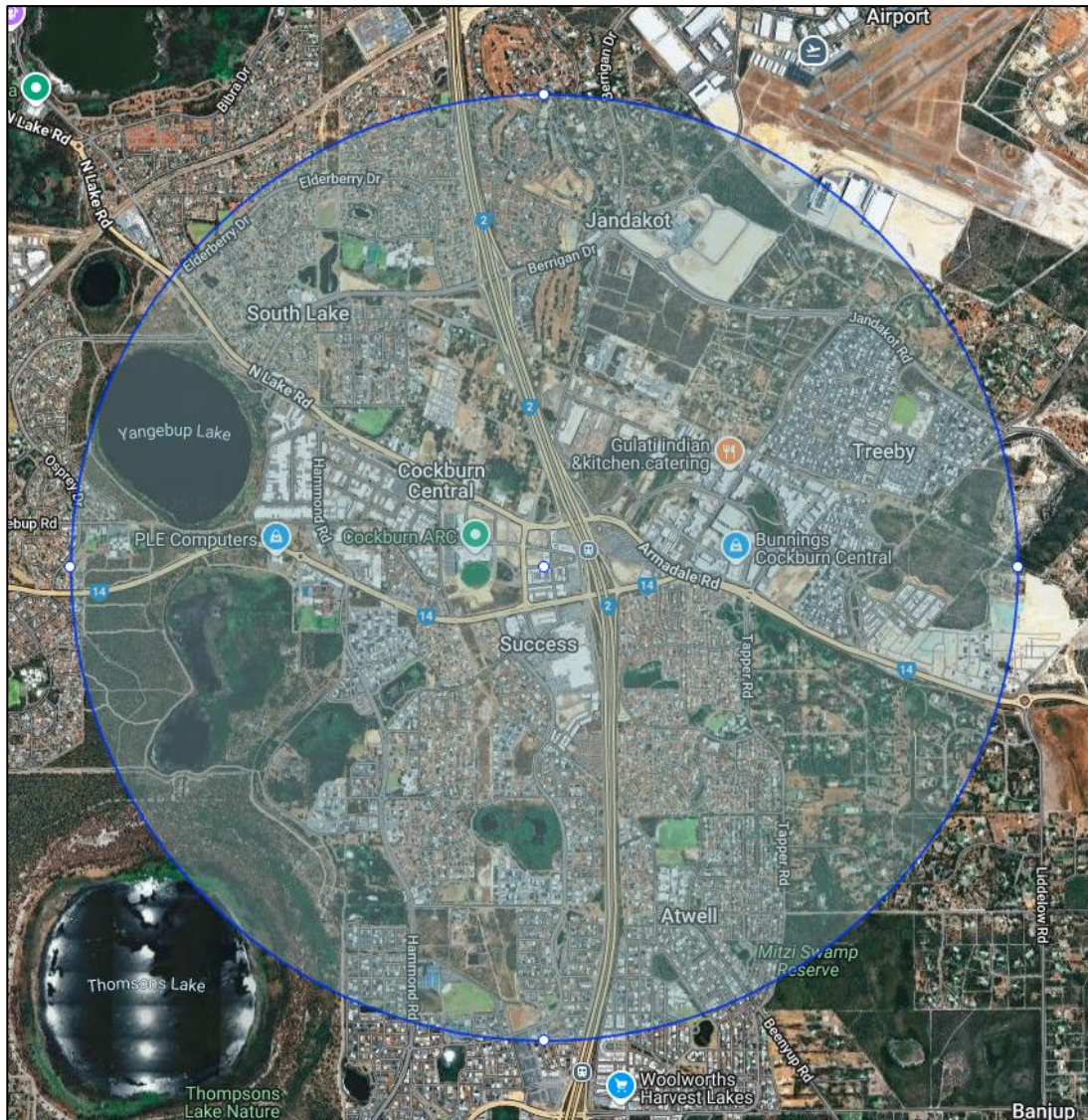


Figure 3: 3km specified locality surrounding the proposed premises.

2.2 The image above shows the 3-kilometre radius surrounding the premises, which comprises the 'defined locality' for the purposes of this Public Interest Assessment, as prescribed by the Director's Public Interest Assessment Policy. This defined locality represents the area most likely to experience any amenity-related impacts associated with the granting of the application and therefore forms the appropriate spatial frame for assessment.

2.3 The term "amenity" refers to various aspects that contribute to the locality's overall character. This includes both present and anticipated future amenities, and has been interpreted by the Supreme Court:

*"In my opinion, the term 'amenity' in s 38(4)(b) is concerned with whether and, if so, to what extent the granting of the application would be likely to have any positive or negative effects or consequences upon the overall character, quality and enjoyment of life within the locality."*⁵

2.4 For the purposes of this application and consistent with the Director's policy on Public Interest Assessments, the locality is defined by the immediately surrounding suburbs which form part of the social and economic catchment for the proposed premises. These suburbs in whole or part include:

- Cockburn Central,
- South Lake
- Success,
- Treeby,
- Jandakot,
- Atwell

These areas collectively accommodate a mix of residential neighbourhoods, employment nodes, retail and service uses, and transport infrastructure, and are therefore the area's most relevant to assessing locality-based amenity considerations arising from the proposed licensed premises.

Demographics of the Locality

2.5 The ABS 2021 Census data provides a demographic profile of the defined locality and allows for comparison with Greater Perth and Western Australia as a whole. This data assists in

⁵ [https://sitefinitypublicblobs.blob.core.windows.net/prod-blob/docs/default-source/racing-gaming-and-liquor-\(blob\)/liquor/liquor-commission/liquor-decisions/liquorland-australia-pty-ltd-v-direcotr-of-liquor-licensing-2021-wasc366.pdf?sfvrsn=37e4353a_0](https://sitefinitypublicblobs.blob.core.windows.net/prod-blob/docs/default-source/racing-gaming-and-liquor-(blob)/liquor/liquor-commission/liquor-decisions/liquorland-australia-pty-ltd-v-direcotr-of-liquor-licensing-2021-wasc366.pdf?sfvrsn=37e4353a_0)

understanding the social and economic context within which the proposed licensed hotel will operate.

	LOCALITY	GREATER PERTH	WESTERN AUSTRALIA
Population	25439	2116647	2660026
Median Age	36	37	38
Median Individual Income (Weekly)	\$984.80	\$859.00	\$848.00
Median Household Income (Weekly)	\$2,070.20	\$1,865.00	\$1,815.00
Median Family Income (Weekly)	\$2,340.60	\$2,259.00	\$2,214.00
Population Under 14 years	16.31%	18.96%	19.01%
Indigenous Persons	2.02%	1.99%	3.33%
Australian Born	57.00%	59.46%	61.98%
Speak English only at Home	69.62%	73.99%	75.29%
Couple Family without Children	40.54%	37.60%	38.80%
Couple Family with Children	44.20%	45.70%	44.60%
One Parent Family	13.10%	15.10%	15.10%
Other Family	7.42%	1.60%	1.60%

Figure 4: ABS Locality Demographic Analysis

2.6 Key observations arising from this data include:

- The locality exhibits a slightly younger-than-average median age and strong median income levels, supporting demand for a professionally managed hospitality.
- Individual, household and family incomes exceed Greater Perth and State averages, indicating a stable economic base and a demonstrated capacity for discretionary expenditure on accommodation, food and beverage services.
- The relatively high proportion of couple households without children aligns with demand for hotel-based dining, bar and meeting facilities, while the presence of families supports the provision of well-managed, non-disruptive hospitality amenity within a mixed-use setting.
- The locality’s cultural profile, while diverse, remains predominantly English-speaking, supporting accessibility and broad community engagement without the need for specialised or high-risk operating models.

2.8 Socio-Economic Considerations:

- **Median Individual Income:** At \$984.80 per week, income levels within the locality exceed both Greater Perth and Western Australian averages, reflecting a comparatively strong earning profile.

- **Median Family Income:** Weekly family income of \$2,340.60 is also higher than metropolitan and State benchmarks, supporting the viability of hotel accommodation and associated food and beverage offerings that are positioned as accessible yet high quality.

2.9 Family Composition and Cultural Profile:

- **Population Under 14 Years:** At 16.31%, the locality has a slightly more mature demographic profile than the State average, suggesting stronger demand for adult-oriented accommodation and hospitality experiences.
- **Indigenous Population:** 2.02% of residents identify as Aboriginal or Torres Strait Islander, broadly consistent with metropolitan levels, reinforcing the importance of culturally respectful and inclusive operational practices.
- **Australian Born:** 57.00% of residents were born in Australia, with the remainder reflecting a culturally diverse population base.
- **Language:** 69.62% of residents speak only English at home, indicating moderate cultural diversity and supporting inclusive but straightforward communication and service delivery approaches.

2.10 Family Types:

- **Couple Families Without Children:** Representing 40.54% of families, this proportion exceeds Greater Perth and State averages and aligns with demand for hotel accommodation, dining and meeting facilities.
- **Couple Families with Children:** At 44.20%, this cohort remains significant, reinforcing the appropriateness of a well-managed, orderly hospitality environment within a mixed-use precinct.
- **One Parent Families:** At 13.10%, this figure is below metropolitan and State averages.
- **Other Families:** Representing 7.42%, this is higher than broader benchmarks and reflects the locality's diverse household composition.

Socio-Economic Indexes for Areas (SEIFA)

Index of Relative Socio-economic Disadvantage		
City of Cockburn's small areas and benchmark areas		
Area	2021 index	Percentile
Treeby	1,104.9	98
North Coogee	1,099.6	97
Leeming (part)	1,095.5	96
Hammond Park	1,083.3	92
North Lake	1,081.3	91
Banjup	1,078.1	89
Aubin Grove	1,076.9	89
Jandakot	1,075.2	88
Coogee	1,063.8	82
Atwell	1,054.0	75
Lake Coogee - Munster	1,051.5	74
Success	1,047.9	71
Beelliar	1,039.1	66
City of Cockburn	1,033.3	62
Bibra Lake	1,032.1	61
Cockburn Central	1,029.3	59
Perth South West Metro	1,022.6	55
Greater Perth	1,020.0	54
Yangebup	1,012.1	49
Western Australia	1,011.0	48
Australia	1,001.2	42
Spearwood	991.4	37
Henderson - Wattleup	987.5	35
South Lake	973.8	28
Hamilton Hill	963.1	24
Coolbellup	960.1	23

Figure 5: City of Cockburn - SEIFA Profiles⁶

- 2.11 The Socio-Economic Indexes for Areas (SEIFA), and in particular the Index of Relative Socio-Economic Disadvantage (IRSD) developed by the Australian Bureau of Statistics, provides a measure of a community’s relative access to economic and educational resources. A higher IRSD score indicates lower levels of socio-economic disadvantage.

⁶ <https://profile.id.com.au/cockburn/seifa-disadvantage-small-area>

- 2.12 The City of Cockburn recorded an IRSD score of 1,033.3, placing it within the upper-middle range statewide and indicating comparatively low levels of relative disadvantage. Suburbs within the defined locality, including Cockburn Central, Success, Atwell, Jandakot, Treeby and South Lake, display IRSD scores that are broadly consistent with, or above, metropolitan averages. Collectively, this reflects a stable and economically resilient locality.
- 2.13 This socio-economic profile supports the conclusion that the locality represents a low-risk environment for a well-regulated licensed premises, particularly one operating within a hotel setting and subject to comprehensive management, security and harm minimisation controls.
- 2.14 **Implications for the Holiday Inn Express Perth Cockburn Central:**
- **Affluence and Employment:** The locality's socio-economic profile demonstrates a strong base of employment and household stability, supporting consumer capacity for discretionary expenditure on accommodation, dining and hospitality services.
 - **Social Integration:** The mix of residential suburbs, employment areas and activity centres within the defined locality supports shared-use facilities and professionally managed hospitality venues that cater to a broad cross-section of the community.
 - **Cultural Inclusion:** While predominantly English-speaking, the locality reflects moderate cultural diversity, supporting inclusive service delivery and community-oriented hospitality offerings without the need for high-risk or niche operating models.
 - **SEIFA Alignment:** The socio-economic strength of the locality aligns with the primary object of the Act, particularly section 5(1)(b), which seeks to minimise harm or ill-health caused by the use of liquor. Higher socio-economic stability is a relevant contextual factor when assessing the likelihood of adverse impacts arising from a licensed premises.

The City of Cockburn

- 2.15 The City of Cockburn is a major metropolitan local government area within Western Australia, strategically located between the Perth CBD and the Kwinana industrial and port precincts. The City is characterised by a planned and integrated approach to urban development, incorporating residential neighbourhoods, employment areas, strategic industrial land, activity centres and environmental assets.⁷
- 2.16 The City's planning framework places emphasis on urban consolidation, improved access to public transport, and the delivery of mixed-use centres that support employment,

⁷ https://www.wa.gov.au/system/files/2024-10/city-of-cockburn-strategy_0.pdf

services, entertainment and community interaction. This approach is intended to reduce reliance on private vehicle travel, strengthen local economies, and create identifiable destinations within the metropolitan area.⁸



Figure 6: City of Cockburn - Cockburn Central⁹

- 2.17 Within this broader framework, Cockburn Central is identified as a primary strategic activity centre and the City’s principal urban node. Cockburn Central performs a critical role as a focus for higher-density residential development, commercial and office uses, retail, civic facilities and transport infrastructure, including direct access to the Mandurah rail line and regional bus services.¹⁰
- 2.18 The planning intent for Cockburn Central supports the co-location of employment, short-stay accommodation, food and beverage uses and entertainment facilities within a walkable, transit-oriented environment. This role reflects the City’s objective of establishing Cockburn Central as a destination that serves not only local residents but also business visitors, short-stay users, visitors to Fiona Stanley and St. John of God Murdoch

⁸ https://www.wa.gov.au/system/files/2024-10/city-of-cockburn-strategy_0.pdf

⁹ <https://developmentwa.com.au/projects/residential/cockburn-central-west/overview>

¹⁰ https://hdp-au-prod-app-ckbr-comment-files.s3.ap-southeast-2.amazonaws.com/7117/2379/2013/b134ef9d766fb0ac63fa4a06f7ede8f4_Draft_Strategic_Community_Plan_2020-2030.pdf

hospitals (as well as the future New Women’s and Babies Hospital)and those travelling through the southern metropolitan corridor.¹¹

2.19 The introduction of hotel accommodation and associated hospitality uses within Cockburn Central is consistent with the centre’s planned function as a district-level destination, providing services that extend beyond day-time retail and employment activity. The concentration of infrastructure, transport access and mixed-use development within Cockburn Central allows such uses to be accommodated in an orderly, accessible and compatible manner with surrounding land uses, while managing potential amenity impacts through design, location and operational controls.

Cockburn Central Activity Centre and Mixed-Use Precinct



Figure 7: Cockburn Central Activity Centre¹²

2.20 The proposed premises, Holiday Inn Express Perth Cockburn Central, is located within Cockburn Central, a designated strategic activity centre within the City of Cockburn. Cockburn Central is planned and developed as a high-density, mixed-use urban precinct that accommodates a combination of residential, commercial, retail, civic, transport, and

¹¹ https://hdp-au-prod-app-ckbr-comment-files.s3.ap-southeast-2.amazonaws.com/7117/2379/2013/b134ef9d766fb0ac63fa4a06f7ede8f4_Draft_Strategic_Community_Plan_2020-2030.pdf

¹² <https://developmentwa.com.au/projects/residential/cockburn-central-west/gallery>

hospitality land uses. The City's planning framework identifies Cockburn Central as a focal point for employment, services and short-stay accommodation, supported by significant public transport infrastructure and regional accessibility.

- 2.21 The proposed hotel development contributes directly to this planning objective by introducing purpose-built hotel accommodation and associated food and beverage uses within the activity centre. The integration of licensed hospitality within a hotel setting aligns with the City's strategic intent for flexible mixed-use development, supporting centre activation, extended hours of use and a balanced mix of day-time and evening activity within a controlled and professionally managed environment.
- 2.22 Planning guidance for Cockburn Central encourages the co-location of hospitality, accommodation, employment and entertainment uses within walkable, transit-oriented precincts. The proposed development aligns with this intent by providing a hotel-led hospitality offering that supports business visitation, short-stay accommodation and local employment, while utilising land identified for higher-intensity urban development.
- 2.23 By contributing to the activation, diversity and economic function of Cockburn Central, the proposed hotel development supports the strategic planning vision of both Local and State Government. The development facilitates the delivery of a safe, inclusive and well-managed hospitality environment that is consistent with the primary and secondary objects of the Act, including:
- **Section 5(1)(b):** to minimise harm or ill-health caused to people due to the use of liquor;
 - **Section 5(1)(c):** to cater for the requirements of consumers for liquor and related services; and
 - **Section 5(2)(a):** to facilitate the use and development of licensed premises in a manner consistent with community expectations.

Cockburn Central Structure and Strategic Development Context

- 2.24 The planning vision for Cockburn Central is guided by the City of Cockburn's Local Planning Strategy, structure planning instruments and relevant State planning policies. Together, these frameworks seek to strengthen Cockburn Central's role as the City's principal activity centre through increased urban density, mixed-use development, improved amenity and enhanced public transport connectivity. The planning intent supports the concentration of employment, services, accommodation and hospitality uses within a defined centre to promote sustainable urban outcomes.

- 2.25 Strategic land use within Cockburn Central incorporates a mix of commercial, residential, civic and hospitality functions, enabling compatible and complementary development. The planning framework encourages the introduction of food and beverage, meeting, accommodation and visitor services in locations that benefit from existing infrastructure and transport access, supporting economic diversification and centre vitality.

Residential Catchment and Demographic Integration

- 2.26 The surrounding suburbs of Cockburn Central, Success, South Lake, Atwell, Jandakot and Treeby provide a substantial residential and employment catchment with diverse household types, income levels and age profiles. These areas continue to accommodate infill and medium-density residential development, reinforcing Cockburn Central's role as a focal destination for employment, services and hospitality.
- 2.27 The demographic composition of the locality supports a hotel-based hospitality offering that provides accommodation and food and beverage services without the characteristics typically associated with late-night or high-impact licensed venues.

Commercial and Community Development Vision

- 2.28 The City's planning framework identifies Cockburn Central as a key destination for commercial, civic and hospitality investment, supported by regional transport infrastructure and proximity to employment hubs. The introduction of hotel accommodation and associated licensed hospitality within this context aligns with the City's objective to deliver activated, connected and socially beneficial mixed-use centres.
- 2.29 The proposed development is consistent with the City's emphasis on compatible land uses, encouraging vertically and horizontally integrated development where accommodation, employment, leisure and hospitality coexist in an orderly, accessible and well-managed urban environment.

3. Venue and Operation

Overview of the Proposed Hotel Operation

- 3.1 The proposed premises is a contemporary select-service hotel to be operated in accordance with the internationally recognised Holiday Inn Express brand model. The hotel is designed to provide professionally managed short-stay accommodation supported by limited, integrated food and beverage services, consistent with the Holiday Inn Express operating philosophy of efficient, safe, and guest-focused hospitality.
- 3.2 The Applicant seeks approval for a Hotel Restricted Licence to permit the sale and supply of liquor ancillary to accommodation, meals, meetings, and guest services, and not as a standalone drinking destination.

Holiday Inn Express – Select-Service Hotel Model

- 3.3 Holiday Inn Express is globally recognised as a select-service hotel brand, focused on delivering “simple, smart travel essentials” for business travellers, short-stay visitors, and families seeking convenience, safety, and consistency.
- 3.4 Key characteristics of the Holiday Inn Express model relevant to this application include:
- A non-entertainment-led hospitality offering
 - Strong emphasis on guest comfort, efficiency, and safety
 - Food and beverage services that are designed to support the accommodation use
 - No nightclub, tavern, gaming, or high-intensity bar operation
 - No promotion of alcohol as a primary drawcard

Nature of Licensed Activity

- 3.5 The licensed component of the hotel will operate as a moderate-impact hospitality environment, supporting:
- 85 patron capacity restaurant
 - Dining associated with hotel stays
 - Informal business meetings and small gatherings
 - Guest social interaction within common hotel areas

- 3.6 The premises is not intended to operate as a tavern, pub, late-night bar, or entertainment venue. There will be no live music, DJ entertainment, gaming facilities, or alcohol-driven promotions.
- 3.7 Liquor service will be secondary to accommodation and food, consistent with the expectations of a Hotel Restricted Licence and the Holiday Inn Express brand standards.

The Proposed Premises

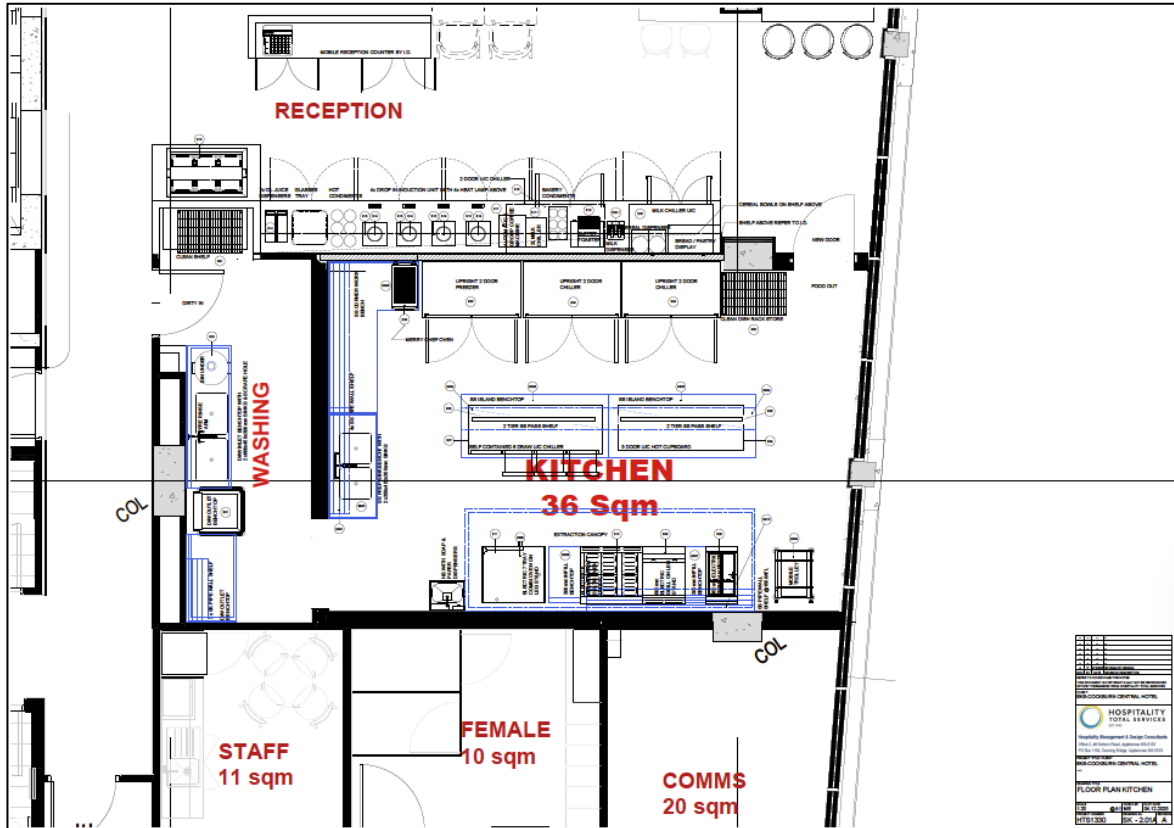


Figure 8: Holiday Inn Express Cockburn Central – Kitchen Floor Plan¹³

- 3.8 The hotel has been designed as a purpose-built accommodation facility, with internal layouts that clearly separate:
 - Hospitality, meeting and dining area (Hotel Level)
 - Guest accommodation floors (L3-12)
 - Function | Event space (L3)
 - Back-of-house and service zones

¹³ Attachment 1 - Plans

3.9 This separation supports controlled patron movement, clear supervision, and compliance with liquor licensing and safety obligations.

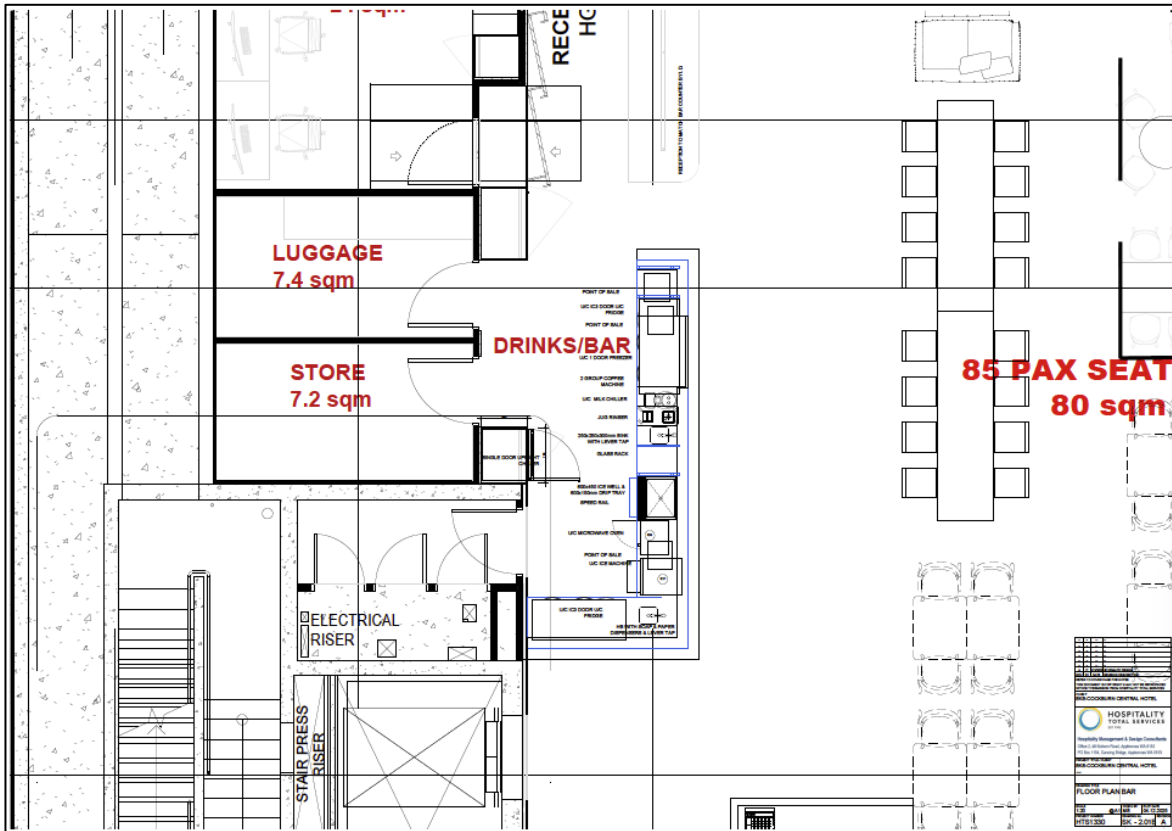


Figure 9: Holiday Inn Express Cockburn Central – Bar |Dining Floor Plan¹⁴

3.10 Anticipated facilities include:

- A hotel dining area providing food service to guests and, where appropriate, members of the public
- A hotel lounge or common area suitable for informal meetings and casual guest use
- Flexible seating arrangements supporting individuals, couples, families, and business travellers
- Small-scale meeting consistent with Holiday Inn Express standards
- Internal circulation designed to prevent unauthorised access to accommodation areas
- Acoustic treatment and low-level ambient background music appropriate to a hotel environment

¹⁴ Attachment 1 - Plans

- Modern toilet facilities, including accessible amenities
- Integrated CCTV and security systems consistent with hotel and liquor licensing requirements

No external alfresco areas are proposed as part of the licensed operation unless separately approved.

Proposed Manner of Trade

Ancillary Liquor Service:

- 3.11 The proposed manner of trade reflects the premises' identity as a hotel-based licensed venue, where liquor service is ancillary to accommodation.

Access to Licensed Areas:

- 3.12 Patrons will not be required to be hotel lodgers to access approved dining and bar areas; however, all liquor service will remain controlled, supervised, and consistent with hotel-based use.

The Applicant will ensure:

- Clear house policies governing behaviour and service
- RSA-trained staff present at all times liquor is served
- An Approved Manager on duty during licensed trading hours

Food Service:

- 3.13 Food service forms a central component of the hotel's hospitality offering and supports responsible service of alcohol.

- 3.14 Consistent with Holiday Inn Express operations, food services may include:

- Complimentary breakfast service for hotel guests
- Casual dining options available during limited service periods
- Grab-and-go or light meal offerings appropriate to a select-service hotel

Beverage Offering

- 3.15 The beverage offering will be curated and restrained, appropriate to a hotel environment, and may include:

- Australian and Western Australian wines
- Packaged beer, including low-alcohol and alcohol-free options

- A limited range of spirits consistent with hotel lounge service
- A selection of non-alcoholic beverages, including soft drinks, tea, and coffee

3.16 The beverage list will be structured to complement food and guest services, not to encourage high-volume or rapid alcohol consumption.

Operating Character

3.17 The proposed premises will operate as a low- to moderate-impact licensed environment, characterised by:

- Seated service and orderly patron behaviour
- Early evening and business-oriented use
- No late-night entertainment focus
- No alcohol-centric promotions or inducements

The overall atmosphere will reflect the Holiday Inn Express brand: calm, safe, professional, and guest-focused.

3.18 Patrons will not be required to be hotel lodgers to access permitted licensed areas; however, the operation will remain controlled, low-intensity, and consistent with a Hotel Restricted Licence, with no emphasis on alcohol-centric patronage.

3.19 Food service will form the primary hospitality offering of the hotel and is central to the responsible service framework. In accordance with select-service hotel standards, food service will focus on:

- Complimentary breakfast service for hotel guests; and
- Limited additional food offerings suitable for casual consumption and business travellers, subject to final operational details.

3.20 The availability of food throughout trading periods reinforces the ancillary nature of liquor service and supports harm minimisation objectives. The food offering is intended to be simple, accessible, and functional, accommodating hotel guests, families, and business travellers.

3.21 The beverage offering will be modest and tightly curated, consistent with select-service hotel operations, and is anticipated to include:

- A limited selection of Australian and Western Australian wines;
- Packaged beer options, including low-alcohol and alcohol-free products;
- A small range of spirits appropriate to hotel guest expectations; and

- Non-alcoholic beverages, including soft drinks, and water.

The beverage offer will be structured to support moderation and guest comfort, not extended or high-volume alcohol consumption.

- 3.22 The proposed premises will operate as a low-impact licensed environment, characterised by orderly patron behaviour, predominantly seated service, and alcohol consumption that is incidental to accommodation and food service. There will be no live entertainment, no nightclub-style operation, and no alcohol-driven promotions.

Quality Fit-Out and Venue Design

- 3.23 The fit-out will reflect contemporary select-service hotel standards, incorporating durable finishes, clear sightlines, and intuitive layouts that support safety, supervision, and guest comfort. The design prioritises passive surveillance, controlled access, and clearly defined licensed areas, ensuring compliance with the Objects of the Act and the expectations of a Hotel Restricted Licence.

4. The Applicant

- 4.1 The proposed Holiday Inn Express Cockburn Central will be owned and operated by SKS Cockburn Central Hotel Pty Ltd (the Applicant). The Applicant seeks approval for a Hotel Restricted Licence to support the operation of a professionally managed, select-service hotel operating under the Holiday Inn Express brand within Cockburn Central.
- 4.2 The Applicant has engaged experienced professional advisers and franchise partners to ensure the hotel is developed and operated in accordance with all applicable legislative, planning, brand, and regulatory requirements.
- 4.3 The persons of authority within the Applicant entity are committed to the responsible development and operation of hotel accommodation and hospitality assets within Western Australia. The Applicant's directors and senior management bring experience in property and hotel operations, and compliance-driven hospitality management.
- 4.4 Their involvement reflects a long-term approach focused on delivering high-quality accommodation, safe hospitality environments, and positive outcomes for the local economy, employment, and visitor experience.
- 4.5 The Applicant has demonstrated a proactive commitment to responsible service and regulatory compliance through:
- A clear understanding of the obligations associated with a Hotel Restricted Licence

- Adoption of brand-mandated operational standards under the Holiday Inn Express / IHG system
- 4.6 The Holiday Inn Express brand operates under stringent global operating manuals, audit regimes, and compliance frameworks, which reinforce consistent service delivery, risk management, and guest safety across all jurisdictions.
- 4.7 The hotel will operate pursuant to a franchise and management framework aligned with IHG Hotels & Resorts standards, ensuring:
- Consistent operational oversight
 - Mandatory compliance with food safety, security, and responsible service requirements
 - Clear escalation and reporting structures for incidents or compliance matters
- 4.8 This governance framework provides an additional layer of assurance to the licensing authority that the premises will be operated in a disciplined, professional, and low-risk manner.

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

- 4.9 Section 33(6) of the Act refers to the creditworthiness, character, convictions, conduct of other businesses and reports or interventions made against an Applicant, stating:
- Where the licensing authority is to determine whether an applicant is a fit and proper person to hold a licence or whether approval should be given to a person seeking to occupy a position of authority in a body corporate that holds a licence or to approve a natural person as an approved unrestricted manager, an approved restricted manager or a trustee —*
- (a) the creditworthiness of that person; and*
 - (aa) the character and reputation of that person; and*
 - (b) the number and nature of any convictions of that person for offences in any jurisdiction; and*
 - (c) the conduct of that person in respect to other businesses or to matters to which this Act relates; and*
 - (d) any report submitted or intervention made, under section 69, ^{Error! Bookmark not defined.}*
- 4.10 The Directors of the Applicant entity submit that it is a fit and proper person to hold the proposed Hotel Restricted Licence. The Applicant entity has no adverse compliance history,

and the persons of authority are supported by professional advisers and an international hotel brand with established compliance systems.

- 4.11 The proposed operation is conservative in nature, with liquor service remaining ancillary to accommodation and dining, and managed within a structured hotel environment rather than a stand-alone drinking venue.
- 4.12 All staff involved in the sale or supply of liquor will be required to hold current Responsible Service of Alcohol certification, with training records maintained on the premises. Approved Managers will hold the requisite qualifications and will be present during licensed trading hours in accordance with the Director's Policies.
- 4.13 Staff training and performance standards will be guided by both statutory requirements and Holiday Inn Express brand standards, ensuring consistency, professionalism and compliance across all aspects of the hotel's operation.
- 4.14 The Applicant will implement operational policies designed to minimise alcohol-related harm, prevent intoxication, and manage patron behaviour in a calm and professional manner. Liquor will be supplied only as part of the broader accommodation and food offering, and no practices will be adopted that encourage rapid or excessive consumption.
- 4.15 The Applicant acknowledges that even low-risk liquor service carries responsibility and is committed to maintaining a safe and orderly environment for guests, staff and the surrounding community.
- 4.16 Having regard to the Applicant's governance arrangements, the operational discipline imposed by the Holiday Inn Express brand, the conservative nature of a Hotel Restricted Licence, and the Applicant's demonstrated commitment to compliance and harm minimisation, the Applicant submits that it is a fit and proper person to hold the proposed licence.
- 4.17 The Applicant further respectfully submits that the grant of the licence would be consistent with the Objects of the Act and in the public interest.

5. Legislative Framework – Liquor Control Act 1988

- 5.1 This application is made in respect of a Hotel Restricted Licence – Hotel, pursuant to section 41 of the Act.
- 5.2 Section 41 of the Act provides for a Hotel Licence, which includes a number of licence categories, including a Hotel Licence, Hotel Restricted Licence, Tavern Licence and Small Bar Licence. Each licence category is subject to differing trading conditions and restrictions that distinguish the nature and scope of permissible liquor sales and service.
- 5.3 The Applicant submits, with respect, that this Public Interest Assessment addresses the requirements set out in section 38(4)(a), (b) and (c) of the Act, while satisfying both the primary and secondary objects of the Liquor Control Act 1988 as outlined in section 5 of the Act. The application is in respect to a Hotel Restricted Licence - Hotel as per Section 41¹⁵ of the Act.
- 5.4 **The primary objects as set out in Section 5 (1) of the Act are:**
- a) *To regulate the sale, supply and consumption of liquor;***
- As demonstrated through the Harm Minimisation Plan submitted with this application, the Applicant is committed to the responsible management of liquor service and to protecting the safety and well-being of patrons, staff and the surrounding locality.
 - CCTV systems will operate during all trading hours and be accessible to staff, WA Police, and authorised officers as required by the Director’s Policy on Security licensing conditions.
 - The proposed hotel will adopt responsible service practices consistent with contemporary hotel operations and the expectations of a professionally managed accommodation and hospitality venue.
 - All staff involved in the sale or supply of alcohol will hold a current Responsible Service of Alcohol (RSA) qualification, with records maintained on the premises in accordance with the Director’s policy on *Mandatory training for licensees, approved managers and employees.*
 - A Duty Manager holding the appropriate qualification to Manage Licensed Premises (MLP) will be rostered during trading hours and will provide oversight

15

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

and support to service staff to ensure compliance with the Act and licence conditions.

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

- The design and layout of the hotel's licensed areas will reflect principles consistent with *Safer Places by Design*¹⁶, supporting passive surveillance, clear sightlines and defined zones for dining, bar service, circulation and entry/exit points.
- CCTV coverage will be installed throughout the licensed premises, including all entry points, licensed areas and service counters, and will comply with the Director's Policy on *Security licensing conditions*¹⁷. Recorded footage will be retained and made available to WA Police and authorised officers upon request.
- A robust Harm Minimisation Plan will be implemented and adhered to at all times. This will include documented procedures for the responsible service of alcohol, the prevention of service to intoxicated persons, the management of patron behaviour, and incident recording and escalation.
- The beverage offering will include a range of low-alcohol, zero-alcohol and non-alcoholic options, including non-alcoholic beverages, supporting moderation and contemporary consumption preferences.
- Juveniles will only be permitted on the premises in strict accordance with the Act and the relevant Director's Policies governing *juveniles on licensed premises*.
- The proposed hotel does not include high-risk entertainment activities, such as nightclubbing, loud amplified music or packaged liquor sales to the general public, resulting in a lower risk operating profile.
- An internal Training Register will be maintained on-site and reviewed regularly to ensure all staff involved in the sale or supply of alcohol remain compliant with the Director's Policy on *mandatory training for licensees, approved managers and employees*.

¹⁶ <https://www.wa.gov.au/system/files/2023-07/safer-places-by-design-cpted-guidelines.pdf>

¹⁷ <https://www.dlgsc.wa.gov.au/department/publications/publication/security-licensing-conditions>

c) To 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.

- The proposed hotel will provide a contemporary hotel-based hospitality offering that integrates accommodation with quality food and beverage services, contributing to the ongoing development of Western Australia's hospitality and tourism sectors.
- As a professionally managed hotel operation, the premises will be positioned to respond to contemporary consumer expectations, including an emphasis on Western Australian wines and beers, a range of low- and non-alcoholic beverage options, and a food offering that prioritises quality, seasonality and locally sourced produce, where practicable.
- The proposed hotel will support tourism and business visitation to Cockburn Central by providing short-stay accommodation and associated hospitality services within a strategic activity centre, consistent with the City of Cockburn's planning objectives for mixed-use development and centre activation.
- The premises will operate as a community-accessible hospitality venue, offering inclusive and responsibly managed liquor services that cater to hotel guests, business travellers and local patrons seeking casual dining and social interaction within a safe and orderly environment.
- Subject to approval, the operation of the premises under a Hotel Restricted Licence will support the continued development of Western Australia's liquor, tourism and hospitality industries.
- The Applicant notes that the WA State government has provided additional funds to 'Destination Marketing and Event Tourism' in the State, with the aim of increasing tourism visitation. As stated by former Tourism Minister Mr Paul Papalia; *"Tourism is a key economic driver in WA that will help secure our future. It plays a vital role in diversifying the State's economy and creating jobs."*¹⁸

¹⁸ <https://www.wa.gov.au/government/media-statements/McGowan-Labor-Government/McGowan-Government-delivering-strong-future-for-regional-WA-20230511>

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

a) *To facilitate the use and development of licensed facilities, including their use and development for the performance of live original music, reflecting the diversity of the requirements of consumers in the State; and*

- Subject to approval, the proposed focused-service hotel will provide patrons with access to a safe, well-managed hotel environment in which to enjoy contemporary food and beverage services that are consistent with modern hotel operations and community expectations.
- The Hotel Restricted Licence will allow consumers to access a curated range of beverages appropriate to a hotel setting, including craft and mainstream beers, Western Australian, Australian and international wines, and a limited selection of premium spirits.

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

- The Applicant is committed to upholding high regulatory and professional standards across all aspects of the hotel's operation, including service practices, product standards, hygiene, communication, regulatory compliance and operational oversight.
- A robust Harm Minimisation Plan will be implemented and adhered to at all times. When combined with appropriately trained and supervised staff, this will ensure that the sale, supply and consumption of alcohol at Holiday Inn Express Cockburn Central is conducted in a safe and responsible manner.
- All staff involved in the sale or supply of liquor will be required to hold a current Responsible Service of Alcohol (RSA) qualification. The Applicant will also conduct periodic refresher training to reinforce staff obligations and responsibilities under Western Australian liquor legislation.
- The Applicant will implement the standards and measures outlined throughout this submission, including appropriate staffing levels, management oversight, security measures and operational controls, to ensure the hotel operates safely and responsibly in the public interest.
- Staff will be supervised at all times by a Duty Manager who will hold the appropriate qualification to Manage Licensed Premises (MLP) and will be responsible for day-to-day compliance and operational oversight.

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

- All relevant documentation required to comply with section 68 of the Act has been, or will be, submitted by the Applicant as part of this application.
- Should there be any minor or technical deficiency identified in the application material, the Applicant respectfully requests that the Director exercise the discretion and flexibility afforded under the Act in conditionally granting the licence in the public interest, having regard to the overall merits of the proposal.

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

- The Applicant will, at all times, comply with the Director's Policy on the Responsible Promotion of Liquor, ensuring that all advertising, promotions and on-premises practices support responsible consumption and do not encourage excessive or rapid drinking.
- As a participant in local liquor management initiatives, the Applicant will engage with and support the objectives of the Local Liquor Accord, and will comply with any resolutions, protocols or initiatives adopted by the Accord that are relevant to the operation of the premises.

5.6 Section 16 of the Act provides that the licensing authority shall act according to equity, good conscience and the substantial merits of each case, without being bound by rules of evidence or undue formality. This provision ensures that applications are assessed fairly, having regard to their impact on the community and with due consideration of the statutory objects of the Act.

5.7 Pursuant to section 33(1) of the Act, the licensing authority has absolute discretion to grant or refuse an application on any ground, or for any reason, that it considers to be in the public interest. The Applicant acknowledges this discretion and submits that the proposed application satisfies the relevant public interest considerations, supported by a clear and demonstrable commitment to responsible operation and harm minimisation.

5.8 The Applicant is committed to working proactively with local government and relevant regulatory authorities to minimise alcohol-related harm within the locality. This commitment will be demonstrated through adherence to the Director's harm minimisation policies, the maintenance of responsible service standards, and the implementation of sound venue management and operational practices at the premises.

5.9 The Applicant further confirms its willingness to engage with the Department of Local Government, Industry Regulation and Safety (LGIRS), the WA Liquor Enforcement Unit (LEU), the Office of the Chief Health Officer (CHO) and Western Australia Police, as required. The Applicant is open to the imposition of licence conditions considered necessary by the licensing authority and will ensure ongoing compliance with all legislative, policy and operational obligations relating to the responsible management of the proposed licensed premises.

6. Public Interest

6.1 In determining this application, the licensing authority must consider the public interest factors set out in section 38(4) of the Liquor Control Act 1988. These factors require an assessment of whether the grant of the application would be in the public interest, having regard to the likely effects of the proposed licensed premises on the locality and the broader community.

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

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

(b) *whether the amenity, quiet or good order of the locality in which the licensed premises or proposed licensed premises are, or are to be, situated might in some manner be lessened; and*

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

(ca) *any effect the granting of the application might have in relation to tourism, or community or cultural matters; and*

(d) *any other prescribed matter.”¹⁹*

6.2 The Applicant submits that the conditional grant of a Hotel Restricted Licence for Holiday Inn Express Cockburn Central, located within Cockburn Central, is in the public interest and consistent with both the primary and secondary objects of the Liquor Control Act 1988. In particular, the proposed premises will:

19

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

- Operate as a well-managed, low-to-moderate impact hotel venue, consistent with existing and approved land uses within the Cockburn Central activity centre.
- Contribute to the provision of contemporary hospitality amenity to International Intercontinental standards associated with quality hotel accommodation, supporting residents, workers, and visitors to the locality.
- Offer food and beverage services in a manner that promotes responsible consumption, including the availability of low- and non-alcoholic options.
- Support local employment and supplier engagement, consistent with the economic and tourism objectives of the City of Cockburn and the State.
- Be operated in accordance with a comprehensive harm minimisation framework, including trained staff, management oversight, CCTV coverage and appropriate controls on juvenile access.

6.3 The proposed premises will be operated in a manner that prioritises public safety and community amenity, with management practices designed to deter anti-social behaviour and minimise alcohol-related harm. Clear house policies, staff training and incident response procedures will be implemented in accordance with the Director’s policies and guidelines.

6.4 The proposal represents an appropriate and complementary use within the Cockburn Central precinct, which is identified as a strategic mixed-use activity centre that supports employment, residential development, commercial services and hospitality uses. The proposed licence will enhance the diversity of hospitality offerings within the centre without introducing undue risk to the locality.

6.5 The surrounding locality continues to undergo planned consolidation and intensification, supported by strategic planning objectives aimed at improving accessibility, liveability and the provision of services for a growing population. The proposed licensed premises aligns with these objectives by integrating hospitality services within an established urban centre, rather than dispersing activity into sensitive residential areas.

Urban Amenity

6.6 The establishment of a licensed hotel premises at Holiday Inn Express Cockburn Central supports the City of Cockburn’s strategic intent for Cockburn Central as a focal point for mixed-use development, employment and community activity. The proposal enhances urban amenity by integrating hospitality services within a purpose-built hotel environment, consistent with the centre’s role as a district-level destination.

6.7 The proposed operation will contribute positively to the locality by:

- Providing a controlled and supervised hospitality environment that is accessible to hotel guests and the broader community.
- Supporting activation of the Cockburn Central precinct through increased visitation and extended use of the area across daytime and evening periods.
- Complementing, rather than competing with, existing hospitality and entertainment uses within the centre.

6.8 From an economic and planning perspective, the proposal contributes to the ongoing maturation of Cockburn Central as a mixed-use hub by:

- Supporting employment opportunities within the hospitality and accommodation sectors.
- Encouraging longer dwell times and increased utilisation of nearby commercial and transport infrastructure.
- Reinforcing the role of Cockburn Central as a destination for business, leisure and short-stay accommodation.

6.9 The development is consistent with broader community planning objectives that seek to deliver safe, well-designed and multifunctional spaces that meet the needs of a diverse population. The integration of safety-led design principles, internalised patron activity and professional venue management ensures that the proposal does not adversely impact surrounding amenity.

6.10 Overall, the proposed licensed premises aligns with the City of Cockburn's vision for vibrant, people-focused centres, supporting social interaction, economic activity and urban vitality. The grant of the licence will enhance the amenity of Cockburn Central while maintaining appropriate safeguards to protect the community's interests.

Positive Impacts

6.11 The establishment of Holiday Inn Express Cockburn Central will introduce a high-quality hotel-based hospitality offering within the Cockburn Central precinct, contributing to the diversity and maturity of hospitality services available to residents, workers and visitors to the locality.

6.12 The Applicant submits that the proposed licensed premises supports the City of Cockburn's strategic objectives for Cockburn Central as a mixed-use activity centre by integrating accommodation, food and beverage services, and professionally managed hospitality uses within a consolidated urban environment.

- 6.13 As a hotel-based operation, the proposed premises will be able to respond flexibly to seasonal demand, visitor profiles and local market needs, ensuring relevance and adaptability over time while maintaining consistency with responsible service and operational expectations.
- 6.14 To ensure best-practice compliance and harm minimisation, the Applicant has engaged experienced hospitality management and design consultants, Hospitality Total Services (Aus) Pty Ltd, to assist with licensing strategy, operational foodservice design, and the preparation of this Public Interest Assessment and the accompanying Harm Minimisation Plan. These measures will guide staff training, venue management and patron care, ensuring the premises operates as a safe, inclusive and professionally managed hotel environment.

Potential Negative Impacts

- 6.15 The Applicant acknowledges that the misuse of alcohol can contribute to adverse health and social outcomes if not appropriately managed. Accordingly, the operation of the proposed premises will be underpinned by a comprehensive harm minimisation framework that prioritises public safety, community wellbeing and regulatory compliance.
- 6.16 The Applicant supports the evidence-based view that responsible venue management and collaboration with relevant authorities are central to minimising the risk of alcohol-related harm. In this regard, the Applicant commits to maintaining constructive engagement with Western Australia Police, the Liquor Enforcement Unit (LEU), the Office of the Chief Health Officer (CHO) and the City of Cockburn, as required.
- 6.17 Subject to approval, the Applicant intends to participate in relevant local Liquor Accord initiatives, contributing to coordinated, community-based harm minimisation strategies and information sharing between licensees and authorities.
- 6.18 Participation in Liquor Accord arrangements supports recognised best practice by:
- Encouraging responsible attitudes toward alcohol consumption
 - Enhancing safety and amenity within the locality
 - Promoting collaborative problem-solving between stakeholders
 - Reducing the incidence of anti-social behaviour
 - Reinforcing RSA compliance across staff and management
 - Strengthening relationships between government agencies, licensees and the community

- 6.19 The proposed premises will operate with a strong emphasis on Crime Prevention Through Environmental Design (CPTED) principles, supported by internalised patron activity, appropriate lighting, clear sightlines, CCTV surveillance and the presence of trained staff and qualified management at all times during trade.
- 6.20 These measures will be supported by International standards and a tailored Harm Minimisation Plan, developed in accordance with the Director’s policies and implemented from the commencement of operations. The plan will guide staff induction, ongoing training, venue supervision and incident response procedures.
- 6.21 The Applicant recognises the importance of proactive risk management in preventing alcohol-related harm. Through regulatory compliance, community collaboration and professional venue management, the premises will uphold its commitment to the responsible sale and supply of liquor in the public interest.
- 6.22 To maintain effective control over liquor supply and promote responsible consumption, the Applicant will implement both formal and informal harm minimisation controls, including:

Formal controls:

- Implementation of the approved Harm Minimisation Plan
- Compliance with Liquor Accord protocols and resolutions
- Strict enforcement of RSA obligations

Informal controls:

- Active engagement with the local community to ensure trading practices align with public expectations
 - Ongoing awareness of vulnerable or at-risk groups and early intervention where appropriate
- 6.23 By implementing a robust harm minimisation framework, maintaining strong relationships with regulatory and community stakeholders, and operating within a controlled hotel environment, Holiday Inn Express Cockburn Central will contribute positively to Cockburn Central while appropriately mitigating potential risks associated with the sale and supply of liquor.

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

7.1 In compiling this Public Interest Assessment, the information sources considered were reviewed as recommended by the Director’s Policy on Public Interest Assessment²⁰ submissions. The following sources were reviewed to better understand the harmful effects of alcohol abuse on the community, and the strategies recommended in reducing or eliminating the harm caused by alcohol in the community.

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

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

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

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

Mental Health Commission website

- National Drug Strategy Household Survey 2013: Western Australian Introduction, Executive Summary, Supplementary Tables
- Australian School Student Alcohol and Drug Survey: Alcohol Report 2011 – Western Australian Results. Surveillance Report Number 8
- Broad Strategic Directions of West Australian Drug and Alcohol Strategy 2005-2009
- Drug & Alcohol Interagency Strategic Framework for Western Australia 2011-2015

²⁰<https://www.dlgsc.wa.gov.au/department/publications/publication/public-interest-assessment-policy>

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

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

National Drug Research Institute website

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

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

Department of Aboriginal Affairs

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

Alice Springs Liquor Trail

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

National Alcohol Strategy 2016-2009

- Towards Safer Drinking Cultures

National Health and Medical Research Council

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

National Centre for Education and Training on Addictions (Adelaide)

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

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

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

Australian Government Department of Health and Ageing

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

Other relevant sources

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

- 7.3 Following a review of publicly available State policy frameworks and research material, it is recognised that violence, anti-social behaviour and alcohol-related harm are complex, multi-causal phenomena, influenced by individual behaviour, environmental conditions, social context and management practices, rather than the mere presence of licensed premises alone.
- 7.4 The National Crime Prevention Framework identifies that effective prevention strategies must address a combination of personal, social, situational and environmental factors, and that community safety outcomes are improved where risk factors are proactively managed through early intervention, environmental design and coordinated local action.²¹
- 7.5 Key factors influencing community safety include:
- Personal, social and situational determinants of behaviour
 - Cultural norms and levels of social cohesion within communities
 - The relationship between socio-economic disadvantage, exclusion and elevated risk profiles
 - The effectiveness of early intervention and protective controls in reducing harmful outcomes
- 7.6 The evidence supports a multifaceted prevention approach, combining responsible venue management, environmental design, community engagement and regulatory oversight. This approach is consistent with contemporary harm minimisation principles adopted by the Western Australian liquor regulatory framework.
- 7.7 The Applicant has reviewed and adopted principles contained within the Western Australian Planning Commission's Safer Places by Design Guidelines, which provide a recognised framework for reducing opportunities for crime and anti-social behaviour through built form and operational design.

²¹ <https://www.aic.gov.au/sites/default/files/2020-05/national-crime-prevention-framework.pdf>

7.8 The Guidelines emphasise that licensed premises which:

- Maintain clear sightlines,
- Avoid concealed or poorly lit areas,
- Encourage passive surveillance, and
- Integrate management oversight into venue layout,

are demonstrably less likely to contribute to amenity impacts or crime risk

7.9 The proposed licensed premises incorporates Crime Prevention Through Environmental Design (CPTED) principles across both fit-out and operational strategy, consistent with State planning and liquor policy expectations.

7.10 **Surveillance:**

- The internal layout supports clear sightlines across all public areas, enabling natural and passive surveillance by staff
- A comprehensive CCTV system will operate across entry and exit points, licensed areas and circulation spaces, consistent with the Director's Policy on Safety and Security
- RSA-trained staff and appropriately qualified management will be present during all trading hours, ensuring active supervision

7.11 **Access Control:**

- Public access points will be monitored during trading hours and secured outside operational periods
- Alcohol service and storage areas will be physically separated from unrestricted public access
- Entry procedures will ensure compliance with juvenile access provisions and RSA requirements

7.12 **Territorial Reinforcement:**

- Clear signage will distinguish licensed areas, staff-only zones and emergency exits
- Display of house policies, RSA obligations and CCTV notices reinforces behavioural expectations and lawful conduct

7.13 **Target Hardening:**

- Secure doors, lockable storage and tamper-resistant fixtures will be incorporated to prevent unauthorised access
- Particular focus will be placed on protecting alcohol storage, cash-handling points and back-of-house areas

7.14 **Management and Maintenance:**

- The premises will be maintained to a high standard of cleanliness and repair, consistent with evidence that well-maintained environments discourage disorder and anti-social behaviour
- Staff will be trained to identify and report hazards, vandalism or suspicious behaviour promptly
- Preventative maintenance procedures will be implemented as part of day-to-day venue management

7.15 In addition to physical design controls, the Applicant has incorporated operational measures that further reduce risk and support community safety, including:

- **Lighting:** Adequate internal lighting supporting visibility and staff supervision
- **General appearance:** A professional, high-quality fit-out consistent with hotel standards, reinforcing orderly behaviour
- **Entrapment avoidance:** Layout design avoids hidden recesses or confined passageways
- **Activity patterns:** Consistent and predictable use associated with hotel accommodation and hospitality services, supporting passive surveillance and reducing late-night disorder risk

7.16 The Applicant is committed to participating in relevant local Liquor Accord initiatives, recognising that collaborative, locality-based approaches are central to reducing alcohol-related harm and improving community safety outcomes.

7.17 Participation in Liquor Accord arrangements supports:

- Shared harm minimisation objectives
- Information exchange between licensees and authorities
- Coordinated responses to emerging risks
- Reinforcement of responsible service standards across the locality

7.18 The Applicant submits that the proposed licensed premises has been designed and will be operated in a manner that actively reduces risk, supports community safety and aligns with contemporary, evidence-based harm minimisation principles. Through integrated design, professional management and ongoing collaboration with regulatory and community stakeholders, the proposal satisfies the relevant public interest considerations under the Act

Social Health Indicators - “At Risk” Groups

	LOCALITY	GREATER PERTH	WESTERN AUSTRALIA
Population	25439	2116647	2660026
Median Age	36	37	38
Population Under 14 years	16.31%	18.96%	19.01%
Couple Family with Children	44.20%	45.70%	44.60%

7.19 In preparing this submission, the Applicant has given careful consideration to population groups identified as being at increased risk of alcohol-related harm or ill-health, as outlined in the *WA State Priorities Mental Health, Alcohol and Other Drugs 2020-2024*²² and the Director’s Policy on Public Interest Assessments.

7.20 The Applicant has reviewed relevant harm minimisation strategies and acknowledges the importance of responding appropriately to the demographic characteristics of the locality and broader Greater Perth region. The following considerations are relevant to the proposed licensed premises:

- **Children and Young People:** Census data indicates that 16.31% of the local population is under the age of 14, which is slightly lower than the Greater Perth (18.96%) and Western Australian (19.01%) averages. This confirms the presence of families within and surrounding the locality. In response, the Applicant will strictly enforce age-related access provisions under the Act, including robust identification procedures and refusal of service to juveniles in school uniform, regardless of their ability to present identification.
- **Families:** Couple families with children account for 44.20% of households in the locality, broadly consistent with Greater Perth (45.70%) and Western Australia (44.60%). This reflects a strong family presence within the community. The Applicant acknowledges the established relationship between alcohol misuse and family harm

²² <https://www.mhc.wa.gov.au/awcontent/Web/Documents/2015-2024/wa-state-priorities-2020-2024.pdf>

and will operate the premises in a manner that prioritises responsible service, controlled trading practices and community safety.

- **Population Profile:** The locality has a median age of 36, consistent with Greater Perth (37) and Western Australia (38), indicating a mature population with a balanced mix of working adults and families. This demographic profile supports the operation of a professionally managed, low-to-moderate impact hotel venue rather than a high-risk, late-night entertainment model.
- **Regional and Transient Populations:** While Cockburn Central forms part of the Perth metropolitan area and is not classified as regional or remote, the Applicant recognises that hotel premises may accommodate visitors from regional, rural or interstate locations. Management and staff will remain mindful of varying patron needs and ensure access to well-managed, supportive hospitality services.
- **Justice and Community Services:** Although there are no known correctional facilities in the immediate vicinity, the Applicant will continue to work collaboratively with WA Police, regulatory authorities and community service providers to ensure appropriate safeguards are maintained.
- **Other Community Groups:** The Applicant is committed to inclusivity and recognises the importance of providing a respectful environment for culturally and linguistically diverse communities, LGBTQI+ individuals, older persons and other potentially vulnerable groups. Staff training and house policies will reinforce non-discriminatory service standards at all times.

7.21 The Applicant supports a comprehensive and multi-layered approach to harm minimisation, consistent with State and national strategies. The proposed operating model aligns with key areas for action, including:

- **Prevention:** Promoting a safe drinking environment that supports moderation and responsible consumption.
- **Early Intervention:** Ensuring staff are trained to identify early signs of intoxication or risky behaviour, with clear procedures for timely intervention.
- **Law Enforcement Partnership:** Maintaining open and cooperative communication with WA Police, the Liquor Enforcement Unit and other regulatory bodies to support compliance and community safety.
- **Support Services and Harm Minimisation:** Implementing a comprehensive Harm Minimisation Plan, incorporating RSA practices, staff training and structured refusal-of-service protocols.

- **Ongoing Coordination and Monitoring:** Committing to continuous improvement through engagement with industry stakeholders, local government and community networks to ensure harm minimisation practices remain effective and responsive.

7.22 The Applicant also recognises the role of public awareness initiatives, such as DrinkWise®, in encouraging responsible attitudes toward alcohol consumption, particularly among adults of legal drinking age. Evidence indicates that such campaigns contribute to meaningful behavioural reflection and moderation, including:

- **40%** of participants reported reduced alcohol consumption on a night out;
- **44%** indicating improved dialogue with peers about drinking behaviours;
- **76%** reflecting on the benefits of moderation; and
- **91%** having attempted to moderate consumption before or during social occasions.

Crime Statistics for the Locality ²³

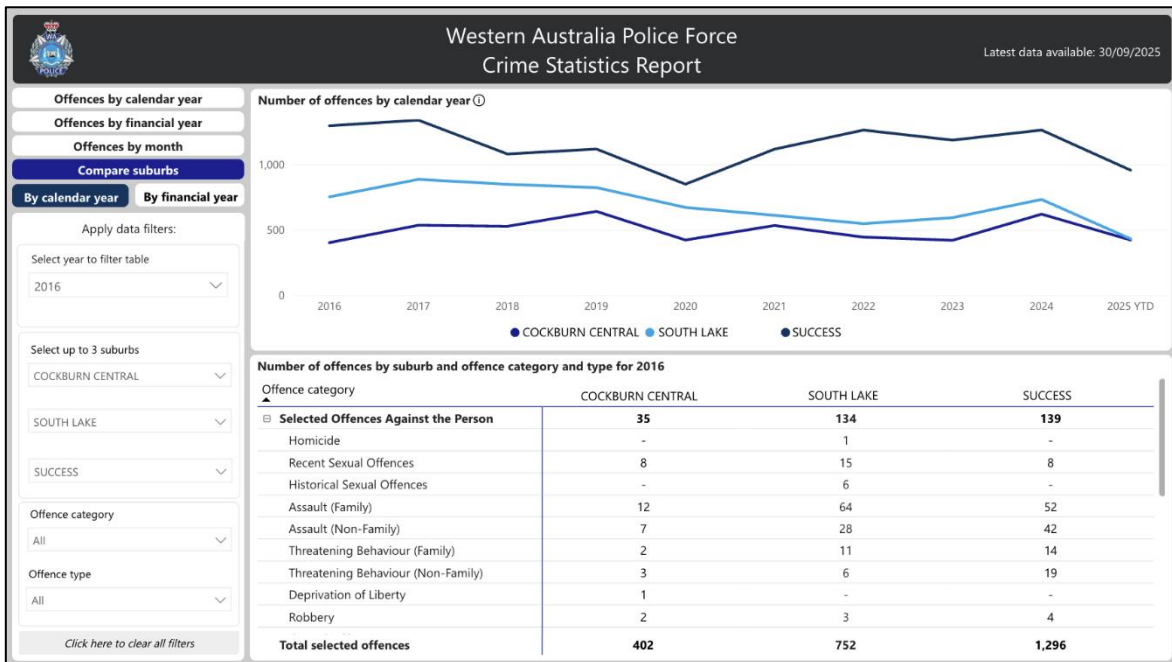


Figure 10: Crimes Against Persons

7.23 Publicly available data has been reviewed from the Western Australia Police Force Crime Statistics Report, comparing recorded offences within Cockburn Central and the immediate entire suburbs of South Lake and Success. Peripheral suburbs where only parts fall within

²³<https://app.powerbi.com/view?r=eyJrIjoiMDUyOWUzMGItMTk2Mi00ZGI0LTg3ZTMtODIxYTA4NjI2ZGE1IiwidCI6IjlyNDU1MGE0LTdjM2EtNGUyZS04NDJILTgyZTE3ZjFiNDZhNCJ9&pageName=ReportSectionc897ffed0a455b79ec5b>

the locality including Atwell, Treeby and Jandakot have not been included. This data provides a high-level overview of reported offences against the person within the broader locality over time and has been sourced from the official WA Police website.

- 7.24 The comparative data indicates that Cockburn Central records lower numbers of selected offences against the person when compared with adjoining suburbs such as South Lake and Success. While fluctuations are evident across reporting periods, the overall profile does not suggest that Cockburn Central is an area experiencing disproportionate levels of personal crime relative to its surrounding catchment.
- 7.25 Notwithstanding its usefulness as contextual information, the Applicant notes that crime statistics of this nature have significant limitations when assessing public interest considerations in the context of a liquor licence application, including:
- 7.26 It is important to note that the Crime Statistics data from the WA Police website does not include information relating to the following:
- **Absence of alcohol attribution:** The data does not identify whether alcohol was a contributing factor in any recorded offence. As the Act is concerned specifically with harm related to the sale and supply of liquor, this limits the relevance of raw offence data when assessing alcohol-related risk.
 - **No source-of-alcohol information:** The statistics do not identify whether alcohol (if involved) was obtained from licensed premises, private residences, unlicensed settings or other sources. Accordingly, no inference can be drawn regarding any causal relationship between licensed venues and reported offences.
 - **Unknown offender profiles:** The data does not distinguish between single or repeat offenders, nor does it indicate whether multiple offences may be attributable to the same individual. This restricts the ability to assess broader community-wide behavioural patterns.
 - **Lack of contextual detail:** Information regarding time of day, offence location, victim-offender relationships, or situational factors is not captured. Without this qualitative context, the statistics cannot meaningfully inform conclusions about amenity impact or venue-specific risk.
- 7.27 The Applicant has implemented a comprehensive suite of operational and design controls, including CCTV surveillance, RSA-trained staff, qualified management oversight, controlled access arrangements and adherence to harm minimisation policies. These measures ensure that the operation of the proposed licensed premises will not contribute to an increase in crime or community harm, and will instead operate in a manner consistent with the objects of the Act and the public interest.

Alcohol-related Hospitalisations

- 7.28 *The City of Cockburn Alcohol Profile (2018)*²⁴ provides an overview of alcohol-related harm indicators, including hospitalisations and associated public health outcomes across the Local Government Area. This data offers relevant background context for understanding alcohol-related health trends at a population level and reinforces the importance of responsible management practices across all licensed premises operating within the City.
- 7.29 The Applicant acknowledges the relevance of this information and confirms that harm minimisation is a core component of the proposed operational framework for the licensed premises.
- 7.30 The Applicant recognises that alcohol-related harm remains an ongoing public health consideration and acknowledges the shared responsibility of licensees to contribute positively to harm reduction outcomes. In response, Holiday Inn Express Cockburn Central has been designed to operate as a controlled, professionally managed hotel environment, with measures in place to promote moderation and minimise risk. These measures include:
- Strict compliance with Responsible Service of Alcohol (RSA) requirements, with all staff holding current nationally recognised RSA certification;
 - Implementation of a comprehensive Harm Minimisation Plan, including clear refusal-of-service procedures for intoxicated patrons and juveniles;
 - Active engagement with local Liquor Accord initiatives, WA Police and relevant community stakeholders to support coordinated harm prevention;
 - Use of CCTV surveillance and access management systems throughout licensed areas to support safety, visibility and compliance with Director's Policies; and
 - Promotion of low- and non-alcoholic beverage options, reflecting contemporary consumption preferences and supporting moderation.
- 7.31 The *Mental Health and Alcohol and Other Drugs Strategy 2026-2031*²⁵ further identifies significant shifts in alcohol consumption behaviour across the State, including:
- Per-capita alcohol consumption at a 50-year low, reflecting broader national trends toward moderation;

²⁴ Attachment 3 - City of Cockburn Alcohol Profile 2018

²⁵ <https://www.mhc.wa.gov.au/awcontent/Web/Documents/MHAOD%20Strategy%20docs/MHAOD-Strategy-2026-2031.pdf>

- A steady decline in daily drinking, from 8.5% in 2001 to 5.4% in 2019, indicating changing social norms;
- A substantial reduction in youth drinking, with 72.5% of 14–17-year-olds abstaining in 2019, compared with 39% in 2007; and
- A shift in consumer preferences away from high-volume consumption toward premium, craft and non-alcoholic products, supporting venues that offer controlled, experience-based hospitality rather than volume-driven alcohol service.

These trends align with the proposed operating model for Holiday Inn Express Cockburn Central, which positions alcohol as an ancillary component of a broader accommodation and hospitality offering.

7.32 The Applicant submits that the proposed licensed premises will operate as a responsible, low-to-moderate risk hotel venue, consistent with local public health priorities and the objects of the Act. Through its design, management structure and operating practices, the premises will contribute positively to the locality without increasing alcohol-related harm by:

- Providing a well-supervised hotel environment where alcohol consumption is secondary to accommodation, dining and social use;
- Supporting harm minimisation initiatives through responsible service practices and ongoing engagement with community and regulatory partners;
- Ensuring full compliance with liquor licensing legislation, Director’s Policies, and City of Cockburn planning and community development objectives; and
- Delivering social and economic benefits to Cockburn Central and the wider City of Cockburn, including local employment opportunities and activation of a strategically located hotel development.

Strategies to minimise harm or ill-health

7.33 The Applicant is committed to minimising and mitigating any potential undue harm or ill-health associated with the sale and consumption of liquor under the proposed Hotel Restricted Licence. The licensed areas within Holiday Inn Express Cockburn Central will operate within a controlled, professionally managed hotel environment, where alcohol service is ancillary to accommodation, food, and social amenity, and not the primary focus of patron activity.

7.34 The operation of the premises will be supported by a comprehensive Harm Minimisation Plan, submitted as part of this application. The Plan incorporates structured policies and

procedures addressing staff training, patron behaviour management, refusal of service, incident response, and community safety. These measures are consistent with the Objects of the Act and relevant Director's Policies.

7.35 In developing its harm minimisation framework, the Applicant has had regard to broader State policy settings, including the Western Australian Drug and Alcohol Strategy and associated interagency approaches. Key principles informing the Applicant's operational model include:

- Placing people and community wellbeing at the centre of planning and service delivery;
- Supporting informed decision-making through responsible service practices;
- Addressing emerging challenges in a pragmatic and evidence-based manner; and
- Ensuring alcohol-related risks are managed through prevention and early intervention.

7.36 The Applicant also acknowledges the objectives of the *Mental Health and Alcohol and Other Drugs Strategy*²⁶ which emphasises harm reduction through responsible supply, enforcement of underage drinking controls, and community engagement. In this context, the Applicant is committed to:

- Promoting responsible drinking behaviours;
- Enforcing strict age-verification and juvenile management procedures; and
- Implementing early intervention strategies for patrons exhibiting signs of intoxication or risk.

7.37 Where appropriate, the Applicant will work collaboratively with relevant agencies, local authorities and community stakeholders to support collective harm minimisation outcomes. This includes openness to participating in local Liquor Accord initiatives and adopting shared strategies aimed at reducing alcohol-related harm and anti-social behaviour within the locality.

Responsible Service and Promotion of Liquor

7.38 The responsible service and promotion of liquor will be prioritised at all times. Any patron who appears to be intoxicated will be refused further service and, where appropriate, offered a non-alcoholic beverage, water, or food. Where a patron is unwilling to comply

²⁶ <https://www.mhc.wa.gov.au/awcontent/Web/Documents/2015-2024/MHAOD-Strategy-2025-2030-Discussion-Paper.pdf>

with RSA requirements, they will be politely requested to leave the licensed premises in accordance with established management protocols.

7.39 The Applicant confirms there will be no sale or supply of packaged liquor to the public from the premises. All liquor will be consumed on-site within licensed areas, under staff supervision and in accordance with licence conditions.

7.40 The Applicant will comply with the LGIRS Guideline on the *Responsible promotion and advertising of alcohol*, ensuring that:

- No gimmick promotions, bulk discounts or “cheap drink” offers are used;
- Promotions do not encourage rapid or excessive consumption; and
- Marketing activity supports the broader hospitality experience rather than alcohol consumption alone.

As stated in the Guideline, such practices are discouraged where they risk intoxication, anti-social behaviour, or improper management of licensed premises.

7.41 All staff involved in the sale or supply of liquor will hold a current Responsible Service of Alcohol (RSA) qualification, with records maintained on-site in a training register in accordance with the Director’s Policy on *Mandatory training*. Management staff will hold the appropriate qualification to Manage Licensed Premises (MLP) and will provide active supervision during all trading periods.

7.42 As an additional harm minimisation measure, the Applicant will implement a policy of refusing the service of liquor to any person wearing a school uniform, regardless of age or identification. This precautionary approach is intended to prevent secondary supply to minors and mitigate reputational and regulatory risk.

Packaged Liquor

7.43 There will be no offering of packaged liquor to the public at the proposed Hotel.

CCTV

7.44 Substantial CCTV coverage will be installed throughout the licensed premises, including entry and exit points, bar service areas, circulation spaces, and other key locations. The CCTV system will operate at all times during trading hours, with footage retained in accordance with the Director’s Policy on Safety and Security at Licensed Premises and made available to authorised officers upon request.

- 7.45 The Applicant supports the role of Crime Stoppers Western Australia as a key community safety initiative and aligns its internal reporting and escalation procedures with the principles of early intervention, vigilance and shared responsibility for crime prevention.

8. Community Consultation

- 8.1 In accordance with the principles of transparency, procedural fairness, and regulatory compliance under the Act, the Applicant has undertaken early and proactive engagement with key statutory stakeholders as part of the pre-lodgement phase of this application for a Hotel Restricted Licence. These steps reflect the Applicant's commitment to responsible operation, harm minimisation, and constructive participation in the statutory consultation process.

WA Police Liquor Enforcement Unit (LEU)

- 8.2 A courtesy email was provided to the WA Police Liquor Enforcement Unit (LEU) outlining the nature of the proposed premises, the intended manner of trade, and the Applicant's commitment to operating in a safe, well-managed, and responsible manner.
- 8.3 The Applicant acknowledges that the LEU will formally assess the application through the statutory advertising and referral process following lodgement and publication. Any pre-lodgement correspondence is informational only and does not imply endorsement, support, or approval of the proposal. This early engagement is intended solely to demonstrate transparency and openness to collaboration in the interests of community safety.

Chief Health Officer (CHO)

- 8.4 Similarly, a courtesy communication was issued to the Chief Health Officer (CHO) via the Department of Health, summarising the proposed operation, harm minimisation framework, and commitment to responsible service of alcohol. The Applicant recognises the CHO as a key statutory stakeholder in the Public Interest Assessment process.
- 8.5 The Applicant understands that the CHO may elect to provide a formal submission during the advertising period should the Department of Health consider it necessary. Any engagement to date is acknowledged as procedural in nature and does not constitute approval, endorsement, or comment on the merits of the application.

Community Notification

- 8.6 If the request for advertising to be waived is not granted then a Notice of Application will be mailed to relevant stakeholders within the defined locality of the proposed premises. This will include, but not be limited to:
- Schools and childcare centres;
 - Hospitals, hospices, and aged care facilities;
 - Drug and alcohol treatment services and youth support facilities;
 - Churches and religious institutions;
 - Local government authorities;
 - Nearby police stations; and
 - Providers of short-term accommodation.
- 8.7 These notification measures are intended to ensure that potentially affected stakeholders are appropriately informed and afforded the opportunity to make submissions in accordance with the Act.

Commitment to Ongoing Engagement

- 8.8 The Applicant recognises that community consultation is not limited to statutory notification requirements. Should any concerns be raised during the advertising period, the Applicant is committed to engaging constructively and in good faith with relevant stakeholders, authorities, and community members to address issues where practicable and appropriate.
- 8.9 These consultation steps demonstrate the Applicant's recognition of the broader community context in which the proposed premises will operate, and its commitment to openness, accountability, and responsible participation in the liquor licensing framework.

9. Section 38(4) (b) of the Act – impact on amenity

- 9.1 Section 38(4)(b) of the Act requires the licensing authority to consider whether the granting of the application would be likely to cause undue detriment to the amenity of the locality. Amenity, for the purposes of the Act, relates to the overall character, quality, and enjoyment of the locality, having regard to existing and anticipated land uses.
- 9.2 The proposed hotel premises is located within an established Mixed Business zone in the City of Cockburn and forms part of the Cockburn Central North (Muriel Court) Structure Plan Area. This precinct is expressly intended to accommodate a range of commercial, hospitality, employment, and activity-generating uses that support urban activation, economic development, and employment outcomes.
- 9.3 The proposed development has been designed to operate as a low-impact hotel and hospitality facility, with liquor service ancillary to accommodation, dining, and associated hotel amenities. The nature of a hotel restricted licence, combined with the internalised design of licensed areas, provides a strong framework for managing patron behaviour and protecting surrounding amenity.
- 9.4 Key factors supporting the protection of local amenity include:
- **Internalised licensed areas:** All licensed activity will occur within the hotel building envelope, ensuring that noise, patron activity, and service operations are contained and managed internally.
 - **Appropriate interface with surrounding land uses:** The site is located within a commercial and activity-based precinct rather than a predominantly residential area, significantly reducing the likelihood of adverse impacts on sensitive land uses.
 - **Traffic and parking management:** The hotel benefits from on-site and/or dedicated parking provision consistent with planning approvals, limiting impacts on surrounding streets and supporting orderly patron arrival and departure.
 - **Controlled trading environment:** The hotel model provides a structured operating environment, with professional management, defined service areas, and a customer base that is predominantly accommodation guests, diners, and visitors attending legitimate hospitality functions.
 - **Acoustic and building design:** The hotel has been designed to incorporate appropriate acoustic treatments and building standards to minimise noise transmission and maintain compliance with applicable environmental requirements.
- 9.5 The Applicant will comply with all relevant obligations under the Environmental Protection (Noise) Regulations 1997, as well as any noise-related conditions imposed by the City of

Cockburn. Operational controls will ensure that noise generated by patrons, entertainment, or service activities does not unreasonably impact the surrounding locality.

- 9.6 The proposed hotel is expected to contribute positively to the amenity of the locality by activating a strategically located site, increasing passive surveillance, supporting after-hours activity in a managed setting, and contributing to the broader vitality of the Cockburn Central locality.
- 9.7 Given the nature of the proposed hotel use, the planning context of the site, and the management controls inherent in a hotel restricted licence, the risk of adverse amenity impacts such as excessive noise, anti-social behaviour, or disorderly patron dispersal is considered low.
- 9.8 On balance, the Applicant submits that the proposed development will result in a net positive amenity outcome for the locality and that the grant of the application will not cause undue detriment to the amenity of the locality, consistent with the requirements of Section 38(4)(b) of the Act.

10. Section 38(4) (c) of the Act – offence, annoyance, disturbance or inconvenience

- 10.1 The Applicant is aware of its obligations under section 38(4)(c) of the Act to ensure that the operation of the proposed Hotel Restricted Licence does not cause undue offence, annoyance, disturbance, or inconvenience to persons who reside, work, or otherwise occupy premises in the vicinity.
- 10.2 This section addresses behavioural and operational impacts, distinct from land-use or environmental amenity considerations addressed under section 38(4)(b), and focuses on whether the manner of trade is likely to give rise to unacceptable impacts on the surrounding locality.
- 10.3 The proposed premises will operate as a professionally managed hotel environment, where the sale and supply of liquor is ancillary to accommodation, dining, and guest services. The premises will not operate as a pub, tavern, or late-night drinking venue, and will not promote high-volume or alcohol-centric consumption.
- 10.4 The intended manner of trade, venue design, and operational controls collectively ensure that the risk of alcohol-related disturbance or anti-social behaviour is inherently low.
- 10.5 To further mitigate any potential risk of offence, annoyance, disturbance, or inconvenience, the Applicant will implement the following measures:

- Strict Responsible Service of Alcohol (RSA) practices enforced at all times by trained staff
- No takeaway or packaged liquor sales available to the public
- CCTV surveillance covering all licensed areas, entry and exit points, and public interfaces, in accordance with the Director's Policy on Security and Safety
- Approved Manager presence during all periods of liquor service
- Refusal of entry and service to intoxicated persons, supported by documented de-escalation procedures
- Zero tolerance for anti-social behaviour, with incident reporting and escalation protocols
- No service of liquor to any person wearing a school uniform, regardless of age or identification, as a safeguard against secondary supply
- No liquor promotions or pricing strategies that encourage rapid or excessive consumption
- Availability of low- and non-alcoholic beverage options at all times

These controls are designed to ensure the premises operates in a safe, orderly, and respectful manner consistent with community expectations.

Harm Minimisation Plan

10.6 The proposed premises will operate under a comprehensive Harm Minimisation Plan, developed in accordance with the Director's Policies and the Objects of the Act. The Plan adopts a preventative and risk-based approach, recognising that effective harm minimisation relies on professional venue management, trained staff, and clear operational standards.

10.7 Key objectives of the Harm Minimisation Plan include:

- Ensuring alcohol consumption remains secondary to accommodation, dining, and guest experience
- Preventing intoxication through early intervention and refusal of service
- Supporting community safety and patron wellbeing
- Maintaining compliance with all legislative and policy obligations

Controlling intoxicated persons

10.8 RSA-certified staff will actively monitor patron behaviour throughout all licensed areas. Where a person displays signs of intoxication:

- Service of alcohol will be immediately refused
- Non-alcoholic alternatives, food, or water will be offered where appropriate
- If required, the patron will be asked to leave the licensed area in a safe, respectful, and controlled manner

These procedures reflect the Applicant's duty under the Act to prevent alcohol-related harm and maintain a safe environment for all patrons and staff.

Complaint Resolution

10.9 The Applicant is committed to proactive and transparent complaint management.

10.10 The following mechanisms will be implemented:

- On-site resolution: Complaints may be raised directly with the Approved Manager on Duty for immediate response
- Formal complaint handling procedure: All complaints will be documented, investigated, and resolved in a timely manner
- Multiple feedback channels: Including direct contact, electronic communication, or written correspondence

This approach ensures that any concerns raised by patrons or community members are addressed constructively and professionally.

Incident Register and Compliance Monitoring

10.11 In accordance with section 116A of the Act, the Applicant will maintain a comprehensive Incident Register, recording:

- Refusal of service incidents
- Intoxication-related matters
- Disturbances or complaints
- Any incident requiring staff or management intervention

The Register will be available for inspection by authorised officers and will support ongoing compliance, continuous improvement, and accountability.

Staff Training and Induction (RSA)

10.17 Training:


- Approved Managers will be required to complete the Management of Licensed Premises (MLP1) course prior to assuming duties at the premises.
- All staff must hold a valid RSA Certificate prior to commencing employment and will undergo comprehensive in-house induction training focusing on venue-specific policies and responsible service protocols.
- Staff will be trained in:
 - o Handling difficult or intoxicated patrons in a professional and safe manner.
 - o Recognising early signs of intoxication and implementing service refusal techniques.
 - o Reporting incidents or concerns promptly to the Approved Manager.
- A Training Register will be maintained on site to document all RSA, MLP1, and refresher certifications, in line with the Director's Policy on Mandatory Training.

10.18 Responsible Service of Alcohol:

- Liquor will only be served in accordance with the Hotel Licence conditions including packaged liquor sales to hotel lodgers.
- Promotions, advertising, or pricing strategies that encourage excessive or binge drinking will not be permitted.
- A range of low-alcohol and non-alcoholic options, including water, will be readily available at all times.
- Staff will be trained to actively discourage rapid or excessive alcohol consumption, particularly in group settings and during events.

10.19 ID Checking Strategies:

- Staff will be trained in accurate ID verification techniques and empowered to consult with management in cases of uncertainty.
- Special care will be taken to ensure minors are not permitted in bar service areas and that unaccompanied juveniles are not admitted under any circumstances.




Checking Identification Procedure – 1. Australian Drivers License

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


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

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



2. A proof of age card

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



3. A Passport with Photo

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

This induction framework reflects the Applicant's commitment to maintaining a safe and compliant venue while ensuring that patrons enjoy a quality and responsible hospitality experience.

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

- 11.1 The proposed hotel is located within the City of Cockburn, a strategically positioned metropolitan local government area centred on Cockburn Central as a designated strategic activity centre. The City functions as a southern gateway between the Perth CBD, Fremantle, major industrial and logistics precincts, and the broader South West tourism corridor. State and local planning and tourism strategies consistently identify Cockburn Central as a priority location for business travel, event-based visitation, short-stay accommodation and metropolitan tourism diversification.
- 11.2 The provision of a contemporary hotel offering supported by a Hotel Restricted Licence directly contributes to the Objects of the Act by catering for the evolving requirements of consumers of liquor-related services within the tourism and hospitality industries, while ensuring that liquor service remains ancillary, controlled, and professionally managed.
- 11.3 The proposed hotel will play a material role in supporting Western Australia’s visitor economy by providing professionally managed accommodation, dining, and hospitality services that cater to:
- Business travellers servicing nearby industrial, logistics, healthcare, and commercial precincts
 - Domestic and interstate visitors seeking short-stay metropolitan accommodation
 - Event, conference, and group travellers
 - Visitors accessing Murdoch Health Precinct, Fremantle, Cockburn Coast, Rottnest Island ferry services, and southern metropolitan attractions
- 11.4 The *Western Australia Visitor Economy Strategy 2033* (WAVES 2033)²⁷ identifies accommodation supply, quality hospitality experiences, and well-activated precincts as critical enablers of sustainable tourism growth. In particular, WAVES 2033 emphasises the need to:
- Expand accommodation capacity in strategic metropolitan locations
 - Deliver high-quality, experience-led hospitality that appeals to modern travellers
 - Support precinct-based activation that benefits both visitors and local communities
- 11.5 The proposed hotel directly aligns with these objectives by integrating accommodation with a managed food and beverage offering that enhances the guest experience,

²⁷ <https://www.wa.gov.au/system/files/2024-10/waves2033.pdf>

contributes to precinct activation, and does so without encouraging high-risk alcohol consumption or adverse amenity impacts.

Cultural and Community Integration

- 11.6 Hotels perform a unique cultural and community function distinct from other licensed premises. In addition to accommodating visitors, they operate as social meeting points, dining destinations, and venues for business and community interaction.
- 11.7 The proposed hotel will:
- Provide accessible dining and accommodation for local residents and workers
 - Support community and business gatherings in a professionally managed environment
 - Offer a hospitality experience that reflects contemporary consumer expectations for moderation, quality, and inclusivity
- 11.8 This approach aligns with the *City of Cockburn Strategic Community Plan 2020–2030*, which prioritises the development of well-designed activity centres and mixed-use precincts that foster economic vitality, social connection and liveability, particularly within Cockburn Central.
- 11.9 The proposal is consistent with the *City of Cockburn Local Planning Strategy (2024)*, which encourages:
- Economic diversification and local employment generation
 - Increased visitor accommodation within appropriate urban locations
 - Activation of centres and corridors through mixed-use and hospitality development
 - Facilities that support both local use and regional visitation
- 11.10 Hotels are specifically recognised in planning policy as catalytic land uses, capable of supporting surrounding businesses, extending visitor dwell time, and strengthening the economic resilience of activity centres.
- 11.11 The proposed hotel is expected to contribute positively through:
- Direct employment across hospitality, accommodation, and management roles
 - Indirect economic benefits to local suppliers, service providers, and contractors
 - Increased visitation and expenditure within the local government area

Responsible Hospitality as a Tourism Asset

11.12 Contemporary tourism policy increasingly recognises that responsible alcohol service and harm minimisation are essential to destination reputation. Poorly managed licensed environments undermine visitor confidence, whereas well-regulated hotel venues enhance perceptions of safety, quality, and professionalism.

11.13 The proposed Hotel Restricted Licence supports this outcome by:

- Allowing liquor service as part of a broader accommodation and dining experience
- Ensuring alcohol consumption remains ancillary to meals, events, and guest services
- Aligning with national and state trends toward moderation, premium offerings, and low- and non-alcoholic alternatives

11.14 This approach is consistent with findings in state public health and tourism research, which demonstrate declining per-capita alcohol consumption and a shift toward experience-led, health-conscious travel and hospitality choices.

11.15 In addition to its tourism function, the proposed hotel will deliver tangible community benefits by:

- Providing high-quality hospitality infrastructure not otherwise available in the locality
- Supporting after-hours activation in a controlled, professionally managed setting
- Enhancing perceptions of safety through increased passive surveillance and activity
- Contributing to the social and economic vibrancy of the surrounding area

11.16 Having regard to:

- The strategic importance of hotels within the visitor economy
- Alignment with state and local tourism and planning policy
- The professional, low-risk manner of trade proposed under a Hotel Restricted Licence
- The demonstrated economic, cultural, and community benefits

the Applicant submits that the proposal strongly satisfies section 38(4)(ca) of the Liquor Control Act 1988.

11.17 Accordingly, the Applicant submits that the proposed hotel represents a positive and necessary contribution to the development of Western Australia's tourism, hospitality and liquor industries, and that the associated Hotel Restricted Licence is appropriate, justified and in the public interest.

12. Summary

- 12.1 Hospitality Total Services (Aus) Pty Ltd, on behalf of the Applicant, hereby submits this Public Interest Assessment (PIA) in support of the application for a Hotel Restricted Licence for the proposed Holiday Inn Express Cockburn Central, to be located at 1 Points Way, Cockburn Central WA 6164, within the City of Cockburn.
- 12.2 A Hotel Restricted Licence, in accordance with section 41 of the Act, permits the sale and supply of liquor for consumption on the licensed premises as part of a broader accommodation, dining, and hospitality offering. No packaged liquor sales to the public are proposed. The Applicant has complied with all relevant legislative requirements and has submitted the necessary documentation in accordance with section 68 of the Act.
- 12.3 Subject to the grant of the application, the Applicant will operate the premises in full compliance with all conditions imposed by the Director of Liquor Licensing and all relevant Director's Policies, including those relating to harm minimisation, responsible service of alcohol, juvenile protection, security, and trading hours.
- 12.4 The Applicant has carefully addressed the key considerations required under section 38(4) of the Act, specifically:
- the minimisation of alcohol-related harm or ill health,
 - the impact on the amenity of the surrounding area,
 - the potential for offence, annoyance, disturbance or inconvenience to persons residing or working in the locality, and
 - (ca) the positive contribution to tourism, community, and cultural development arising from the provision of professionally managed hotel accommodation and hospitality services.
- 12.5 The Applicant has had regard to the LGIRS' Industry Guideline on the Responsible Promotion and Advertising of Alcohol and confirms its commitment to aligning with best practice in this area. No irresponsible promotions, inducements, or pricing strategies designed to encourage excessive consumption will be employed.
- 12.6 The Applicant respectfully draws attention to the relevant provisions of the Liquor Control Act 1988 (WA), which require that the licensing authority:
- (a)** provide a flexible system, with as little formality or technicality as may be practicable, for the administration of the Act (s.5(2)(e));
 - (b)** act without undue formality in proceedings under the Act (s.16(1));

- (c) act according to equity, good conscience, and the substantial merits of the case without regard to technicalities or legal form (s.16(7)(b)); and
- (d) act with as little formality and technicality as is practicable (s.16(7)(c)).

12.7 Having regard to the comprehensive harm minimisation framework proposed, the low-risk and professional manner of trade inherent in the hotel operations, and the positive economic, tourism, and community outcomes associated with the development, the Applicant respectfully submits that it is in the public interest for the Director of Liquor Licensing to conditionally grant this application for a Hotel Restricted Licence.

13. Advertising

- 13.1 Based on the low-risk nature of this application, the Applicant respectfully requests that the requirement for public advertising be waived. If the full advertising process is required, the following will be implemented.
- 13.2 Advertising will be completed when the Department of Local Government, Industry Regulation and Safety (LGIRS) determines dates for the specified period.
- 13.3 A Notice of Application will be distributed to residents and businesses within a 200m radius.
- 13.4 A Notice of the Application will be mailed to any local Aboriginal community and the regional office of the Department of Indigenous Affairs.
- 13.5 The Public Interest Assessment Submission will be available for public inspection.
- 13.6 A Notice of Application will be mailed to schools, hospitals, hospices, aged care facilities, drug and alcohol treatment centres, short-term accommodation or refuges for young people, childcare centres, churches, local government authorities, the local police station, which may be situated in the specified locality of the proposed premises.

14. Attachments

- 1. Plans
- 2. Harm Minimisation Plan
- 3. City of Cockburn Alcohol Profile 2018

NAME	ADDRESS
SCHOOLS	
Lakeland Senior High School	Lakeland Senior High School, 106 S Lake Dr, South Lake WA 6164
Emmanuel Catholic College	122 Hammond Rd, Success WA 6164
Mater Christi Catholic Primary School	340 Yangebup Rd, Yangebup WA 6164
Divine Mercy College	326 Yangebup Rd, Yangebup WA 6164
Jandakot Primary School	53 Banningan Ave, Success WA 6164
Atwell College	201 Brenchley Dr, Atwell WA 6164
Atwell Primary School	160 Lydon Blvd, Atwell WA 6164
DAY CARE	
Djinda Dreaming Education South Lake	5 Rimmington Ct, South Lake WA 6164
Sagewood Early Learning Success	216 Wentworth Parade, Success WA 6164
Divya's Family Day Care	19 Minerva Loop, Success WA 6164
Goodstart Early Learning Atwell	1 Reynardson Ave, Atwell WA 6164
Goodstart Early Learning Cockburn Central	158 Semple Ct, Cockburn Central WA 6164
Leap Start Early Learning Child Care	12 Solomon Rd, Jandakot WA 6164
Montessori Stepping Stones	332 Yangebup Rd, Yangebup WA 6164
Goodstart Early Learning Success	8 Joindre Way, Success WA 6164
Yangebup Occasional Child Care	11 Dunraven Dr, Yangebup WA 6164

PLACES OF WORSHIP

Southern Christian Church	1/25 Wentworth Parade, Success WA 6164
Gateway Community Church	63 Spencer St, Cockburn Central WA 6164
The Baik Yang Presbyterian Church	43 Verna Ct, Cockburn Central WA 6164
Western Shore Baptist Church	Jandakot Hall, 797 N Lake Rd, South Lake WA 6164
The Potter's House Christian Church	10/752 N Lake Rd, South Lake WA 6164
United International Family Church (UFIC)	13/9 Parkes St, Cockburn Central WA 6164
Jesus Reigns Ministries Perth	7/5 Merino Entrance, Cockburn Central WA 6164
Kingdom Light Church	37 Tamara Dr, Cockburn Central WA 6164
Mater Christi Catholic Church	340 Yangebup Rd, Yangebup WA 6164

MEDICAL

Fiona Stanley Hospital Cockburn Health	1 Honour Way, Cockburn Central WA 6164
--	--