



The Pier Bistro
85 Olivia Terrace, Carnarvon WA 6701



Application for a tavern restricted licence
Public Interest Assessment (Section 38 Submissions)

January 2026

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1. Introduction

- 1.1. Angovenp Pty Ltd will be making an application to the Licensing Authority for a tavern restricted licence for premises located 85 Olivia Terrace, Carnarvon.
- 1.2. These submissions have been drafted by Canford Hospitality Consultants Pty Ltd in consultation with Francesco Di Latte of Angovenp Pty Ltd, and references to the applicant or the applicant's opinion relate to Mr Di Latte.
- 1.3. Section 38(4) sets out the matters to which the Licensing Authority may have regard in respect of public interest submissions, as follows;
 - 1.3.1 *“The harm or ill health that might be caused to people, or any group of people, due to the use of liquor; and*
 - 1.3.2 *The impact on the amenity of the locality in which the licensed premises, or proposed licensed premises are, or are to be, situated; and*
 - 1.3.3 *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*
 - 1.3.4 *Any other prescribed matter”.*
- 1.4. The objects of the Act are expressed at s.5 of the Act, which states that the primary objects of the Act are -
 - 1.4.1 *“To regulate the sale, supply and consumption of liquor; and*
 - 1.4.2 *To minimise harm or ill-health caused to people, or any group of people, due to the use of liquor, and*
 - 1.4.3 *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.”*
- 1.5. Section 5(2) of the Act also includes the following Secondary Objects;
 - 1.5.1 *“To facilitate the use and development of licensed facilities,*
 - 1.5.1.1 *including their use and development for the performance of live original music, reflecting the diversity of the requirements of consumers in the State; and*
 - 1.5.2 *To provide adequate controls over, and over the persons directly or indirectly involved in, the sale, disposal and consumption of liquor; and*
 - 1.5.3 *To provide a flexible system, with as little formality or technicality as may be practicable, for the administration of this Act, and*
 - 1.5.4 *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.”*

- 1.6. Further Section 5(3) states *“If, in carrying out any function under this Act, the licensing authority considers that there is any inconsistency between the primary objects referred to in subsection (1) and the secondary objects referred to in subsection (2), the primary objects take precedence”*.
- 1.7. In the ALDI South Fremantle decision (A180692358, refusing an application for a conditional grant of a liquor store licence), dated 22nd March 2019, at paragraph 26, the Director said;
 - 1.7.1 *“None of the primary objects of the Act take precedence over each other, however, where conflict arises in promoting the objects of the Act, the licensing authority must weigh and balance the competing interests in each case¹¹ and it is a matter for the licensing authority to decide what weight to give to the competing interests and other relevant considerations”*.¹²
- 1.8. The licensing authority regulates the sale, and supply of alcohol. It seeks to strike a balance between catering for the requirements for liquor and liquor related services whilst minimising the potential for harm and ill-health to the community through the abuse of alcohol. So, the framework exists for the granting of new liquor licences in appropriate circumstances.
- 1.9. Through these submissions, the applicant will demonstrate how this proposed tavern restricted licence will properly and responsibly cater to the diverse consumer requirements for alcohol and related licensed services in the locality.



2. The Locality



Carnarvon Foreshore

- 2.1. The Director's Form 2 - Public interest Assessment guide is generally silent on the definition of the locality relevant to any application for a permanent liquor licence.
- 2.2. In Part 3 of the form, which deals with community profile, it does say the following;
 - 2.2.1 *"The better you capture the characteristics of the local community, the better the DLL (The licensing authority) will be able to understand the potential impact the grant of your application could have on the public interest."*
- 2.3. Unfortunately the Director has ceased publishing decisions, and as a consequence there is little helpful material to guide applicants as to the Director's thinking in relation to the appropriate locality to consider for their application.
- 2.4. This is particularly so for on-premise type licences, such as the tavern restricted licence being applied for in this application.
- 2.5. There is extensive guidance in respect of locality definition for licence types which permit the sale of packaged liquor, some of which is helpful.
- 2.6. For example, in the Liquorland Karrinyup Supreme Court decision (WASC [2021] 366) Archer J made the following relevant observations in relation to setting the appropriate locality for an application. In Liquorland Southern River WASC [2024] 128 Lemonis J agreed with these observations.
 - 2.6.1 It denotes an area that surrounds, and is geographically close to, the location of the proposed premises. It was not intended to equate to the area(s) from which consumers would come.
 - 2.6.2 It is intended to connote the same concept of neighbourhood and in that context means the geographical area surrounding the proposed site.
 - 2.6.3 The legislature intended to capture the geographical area surrounding, and relatively close to, the proposed site, being the neighbourhood of the site.

- 2.6.4 The shape and size of the locality may be influenced by topographical features (including man-made features such as roads) and areas from which the proposed site could be accessed reasonably easy on foot or push-bike.
- 2.6.5 If there is a community in the area of the proposed site, the geographical spread of that community may also influence the shape and size of the locality.
- 2.6.6 It is impossible to prescribe a specific test to be applied or even an exhaustive list of the factors that will or may be relevant in the determination of the locality in any given case.
- 2.7. In recent times passed the Director's advice was for applicants for applications such as this one, i.e. for on premise consumption only, to focus their attention on a distance of 500m from the subject premises.
- 2.8. Although what might be termed the 500m policy is no longer on the department's website, it has not been specifically ruled out or cancelled.



Carnarvon Waterfront



Fascine Fishing, Carnarvon Waterfront

- 2.9. The Director’s Form 2A provides guidance on the appropriate locality to be considered for demographic reporting and description of the local community, as required for a liquor licence application of this type.
- 2.10. Form 2A states as follows.
- 2.10.1 *“Please outline the population characteristics in the locality. Helpful demographic information will include the total population, estimated population growth, average age, income and employment status, and the type of people who live and work in the community.”*
- 2.10.2 *List the community buildings in the locality If any of the following are in the locality, please provide their names and addresses: schools and educational institutions, hospitals, hospices, aged care facilities, churches/places of worship, drug and alcohol treatment centres, short term accommodation or refuges, childcare centres, or a local government.”*



The Eclipse Sculpture, Carnarvon Waterfront

- 2.11. To give effect to these instructions this section will consider;
- 2.11.1 The physical location of the subject premises,
- 2.11.2 The presence of natural or human made boundaries that define the locality,
- 2.11.3 The perception of local community relevant to that locality,
- 2.11.4 The appropriate locality definition for amenity issues and the demographic study, and

2.11.5 The appropriate locality definition for the outlet density study.



Image of new Ningaloo Reef mural in Carnarvon

2.12. The physical situation of the subject premises.

2.12.1 Below is an aerial image showing the subject premises location on the newly renovated foreshore of Carnarvon.



2.12.2 The town of Carnarvon is in the Gascoyne region of Western Australia which has low population density and open spaces between towns.

2.12.3 The nearest major towns to Carnarvon are:

2.12.3.1 Monkey Mia, 350km via car,

2.12.3.2 Denham, 325km via car, and

2.12.3.3 Coral Bay 238km, via car.



Image of Olivia Terrace, Carnarvon

- 2.12.4 The Shire of Carnarvon had a population of 5,251 in 2021, of which 4,162 people lived in the Urban Centre, which is essentially the town site.
- 2.12.5 The Shire covers a large area of 46,600 sq kms extending from Wooramel the south to Coral Bay in the north and is recognised as the major regional business centre of the Gascoyne Region.



Image of the waterfront in Carnarvon

2.13. The presence of natural or human made boundaries that define the locality.

2.13.1 The aerial image below shows that the locality is bounded in the east by the airport, in the west by the harbour inlet, and to the north and south by the extent of the town development.

2.13.2 The town is on the Coast and has the ocean to the West.

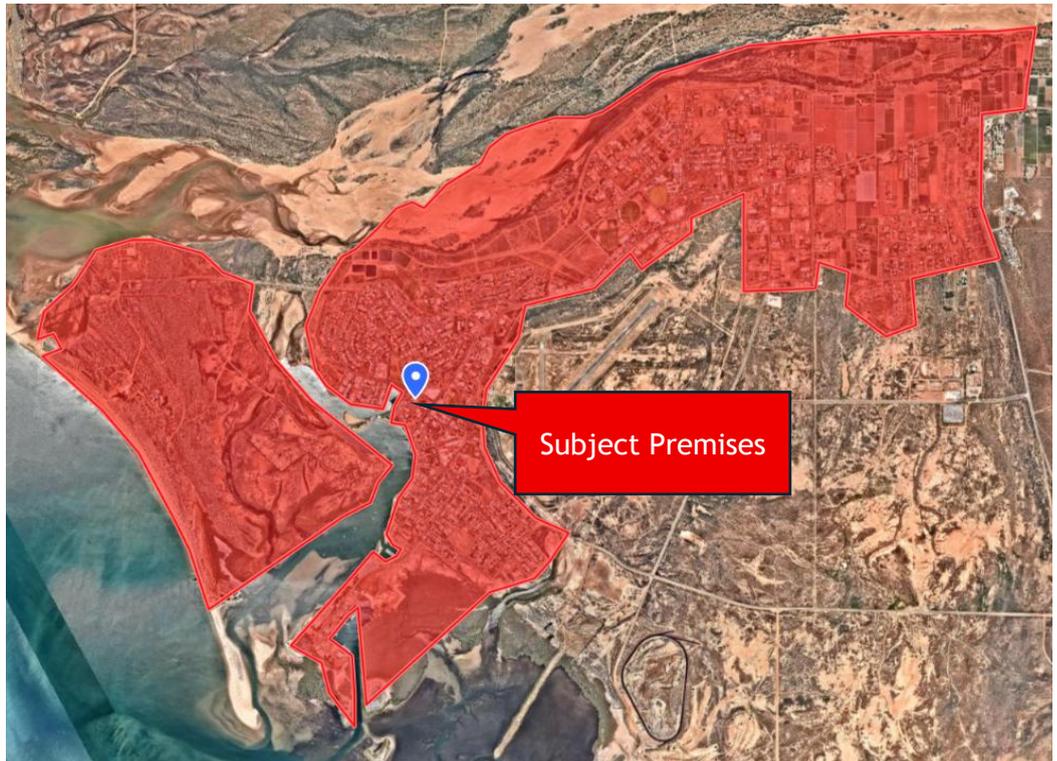


2.14. The perception of community.

2.14.1 The town of Carnarvon is a distinct community on the coast of north-west WA.

2.15. The applicant will now consider the appropriate locality for the demographic study.

2.15.1 Given the location and the size of the town, as shown in images in this section, the applicant proposes that the relevant statistical areas for this application is Carnarvon (Urban centre), shown below.



2.15.2 Section 4 of these submissions will consider the demographics of the locality in more detail.

3. Applicant Background

- 3.1. The Di Latte family has operated Di Latte Estate, under a producer's licence, since 2020.
- 3.2. Additionally, Francesco Di Latte, the sole director of the applicant company, is an experienced business owner and has operated a property development business called DG Corporation (Aust) that has been trading since 2016.
- 3.3. None of the premises that the licensee operated or have operated in the past have been subject to any of the following:
 - 3.3.1 An infringement from the licensing authority,
 - 3.3.2 Formal warnings from Councils, or
 - 3.3.3 Complaints from neighbours.
- 3.4. The below image is a photo of the Shorehouse in Swanbourne which the applicant has identified as an inspiration for the design of The Pier Carnarvon. These indicative images are included in this report in various sections to give the Director insight into the intended finished look for the premises.



Indicative Photo (The Shorehouse, Swanbourne)

4. Profile of the Local Community



Carnarvon Waterfront (Night-time)

- 4.1. The Director advises that applicants *“need to provide profile information from the locality”*, and *“The better you capture the characteristics of the local community, the better the (Director) will be able to understand the potential impact the grant of your application could have on the public interest”*.
- 4.2. In Form 2A the Director provides guidance on the data and information he would find useful when applicants consider the demographic make-up of the subject locality. In that document applicants are tasked to provide an *“outline the population characteristics in the locality. Helpful demographic information will include the total population, estimated population growth, average age, income and employment status, and the type of people who live and work in the community.”*
- 4.3. On page 39 of the Western Australian Mental Health Promotion, Mental Illness, Alcohol and Other Drug Prevention Plan 2018-2025 the following priority population groups are identified.
 - 4.3.1 Aboriginal peoples and communities;
 - 4.3.2 LGBTIQ+ individuals and communities;
 - 4.3.3 Youth;
 - 4.3.4 Victims of trauma;
 - 4.3.5 Children affected by parental mental illness and/or harmful alcohol and other drug use;
 - 4.3.6 People at-risk of experiencing homelessness;
 - 4.3.7 Military veterans;
 - 4.3.8 People within the criminal justice system;
 - 4.3.9 People with an existing mental illness;
 - 4.3.10 Regional, remote and rural populations;
 - 4.3.11 Fly-In-Fly-Out workers and families;
 - 4.3.12 Carers, families and supporters of consumers of mental health,

- 4.3.13 alcohol and other drug services (in particular, children); and
- 4.3.13 People with lived experience of mental health and/ or alcohol and other drug-related issues.
- 4.4. The applicant will consider all thirteen groups above for which data is readily available. The following groups were unable to be considered however, as data is not available for them.
 - 4.4.1 LGBTIQ+ individuals and communities;
 - 4.4.2 Victims of trauma;
 - 4.4.3 Children affected by parental mental illness and/or harmful alcohol and other drug use;
 - 4.4.4 People at-risk of experiencing homelessness;
 - 4.4.5 People within the criminal justice system;
 - 4.4.6 People with an existing mental illness;
 - 4.4.7 Fly-In-Fly-Out workers and families
 - 4.4.8 Carers, families and supporters of consumers of mental health, alcohol and other drug services (in particular, children); and
 - 4.4.9 People with lived experience of mental health and/ or alcohol and other drug-related issues.
- 4.5. So, in summary, the Applicant will provide data on the following;
 - 4.5.1 Total population,
 - 4.5.2 Estimated population growth,
 - 4.5.3 Average age,
 - 4.5.4 Income,
 - 4.5.5 Employment status,
 - 4.5.6 Aboriginal peoples and communities,
 - 4.5.7 Youth,
 - 4.5.8 Military veterans, and
 - 4.5.9 Regional, remote and rural populations,
- 4.6. For the purpose of this demographic study, the applicant has selected relevant Census topics from the Australian Bureau of Statistics (ABS) website (www.abs.gov.au) to provide an indication of the prevalence of each of the priority population groups within the locality and compared them with the same information for the State (Western Australia).
- 4.7. The applicant will be considering the 2021 census data relating to the suburbs specified in paragraph 2.15.1.
- 4.8. The subject premises is situated in the Carnarvon's central business district, shown below.



Carnarvon Central Business District

4.9. The selected ABS 2021 Census data is shown in the table below.

ABS Census 2021	Carnarvon (Urban centre)	Carnarvon (Local Government Area)	Western Australia
Age			
Persons aged 15 - 19	4.9%	4.9%	5.8%
Persons aged 65+	24.2%	23.4%	21.8%
Median age	30	30	24
Cultural Diversity			
Ancestry: Australian	32.4%	31.5%	29.7%
Country of Birth: Australia	66.2%	64.2%	62.0%
Country of birth of parents: Both parents born overseas	20.1%	24.4%	41.6%
Income and Work			
Employment Status: Worked full-time	60.2%	62.4%	57.1%
Australian Defence Force Service			
Previously served (and not currently serving)	2.5%	2.4%	2.6%
Housing			
Renter households with rent payments greater than 30% of the household income	21.9%	19.8%	28.3%
Owner with mortgage households with mortgage repayments greater than 30% of household income	11.5%	11.3%	13.0%
Aboriginal and Torres Strait Islander People	19.7%	16.3%	3.3%
Average age	30	30	24
Average number of people per household	2.8	2.8	3.2

4.10. The purpose of considering the demographic data for the locality is to establish whether the priority population groups identified in paragraphs 4.3 to 4.5 above are over or underrepresented in the locality.

4.11. Aboriginal people and communities.

4.11.1 The table above indicates that in 2021 the percentage of aboriginal people in the locality was substantially higher in both relevant statistical areas at 19.7% and 16.3%, compared with the figure for the State at 3.3%.

4.11.2 Conclusion - **This priority group is overrepresented in the locality.**

4.12. Children and young people.

4.12.1 The average figure for persons aged between 15 - 19 years is lower in the relevant statistical areas when compared to the State figure.

4.12.2 Conclusion - **This group is below average representation in the locality.**

4.13. Older adults.

4.13.1 The percentage of persons aged 65+ in the relevant statistical areas is slightly higher than the State average.

4.13.2 Conclusion - **This priority group is higher than the average within the locality.**

4.14. People from regional, rural and remote communities.

4.14.1 The locality is regional, but is a municipal centre for the region, and is therefore not remote, nor is it rural.

4.15. Australian Defence Force Service:

4.15.1 The relevant statistical areas have a rate of previous service (and not currently serving) similar to the State average.

4.16. When comparing the socio-economic data in the 2021 Census for the relevant statistical areas to the figures for WA as a whole:

4.16.1 There is an above average number of people in Full-Time work.

4.16.2 There is below average rent and mortgage stress.

4.17. Population growth.

4.17.1 As described in section 5 of this report, the Town of Carnarvon has various developments on the horizon that will be bringing in seasonal workers, permanent workers and those workers families.

4.17.2 The population of the Shire of Carnarvon swells seasonally with tourists and seasonal workers coming mostly in the winter months. The Gascoyne Development Commission estimates that Carnarvon draws more than 220,000 overnight visitors annually¹.

4.18. ***Conclusion - As a regional centre the town has a population with multiple administrative and hospital jobs serving the greater Gascoyne region. There is a slightly below average socio-economic standing when compared to Western Australian average as a whole***



Carnarvon Fascine Park

¹ [The Gascoyne Development Commission](#)

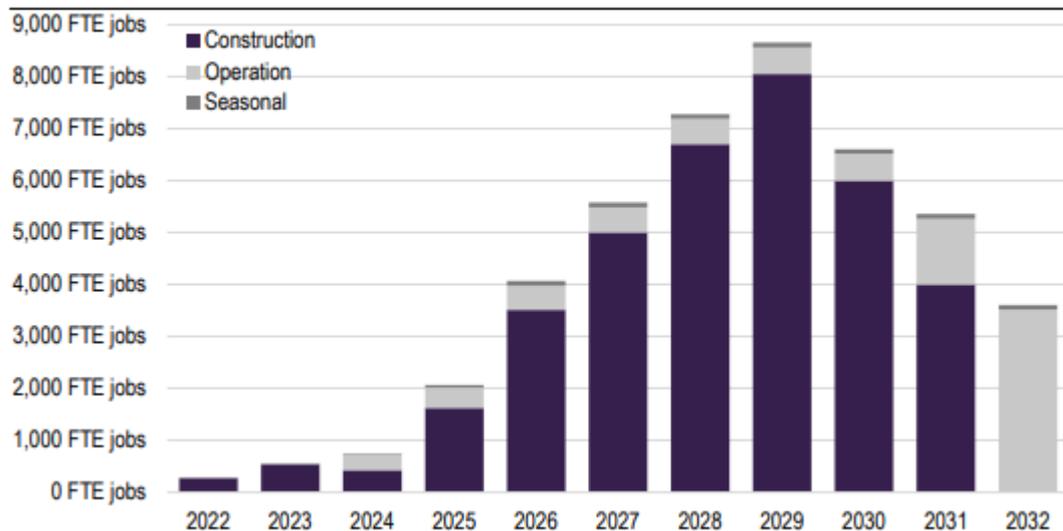
5. The Future of Carnarvon

5.1. In the report entitled “On Our Horizons: the impact of major projects on the Shire of Carnarvon (2022)²” commissioned by the Shire of Carnarvon the following projections and figures on the increases to employment in the Shire of Carnarvon were included.

- 5.1.1 Carnarvon Fruit Bowl - A state government initiative to increase horticultural production in Carnarvon.
- 5.1.2 Yangibana Rare Earths Project - a mining development.
- 5.1.3 Ningaloo Reef Resort and accommodation village - beginning with the construction of a workers accommodation village and then the development of the Ningaloo Reef Resort into a 4-star resort.
- 5.1.4 Gascoyne Multi-Use Marine Facility³ - A structure to cater to mining projects and commercial shipping through the Gascoyne region’s coast.
- 5.1.5 Babbage Island Resort - the redevelopment and expansion of Babbage Island Resort creating 332 accommodation sites over units, caravan parks and camping grounds.
- 5.1.6 The Redevelopment of The Pier - The revitalisation of the pier region of Carnarvon (including this Tavern). This revitalisation includes new residential, retail and other commercial uses.
- 5.1.7 Gascoyne Green Hydrogen Hub - A possible windfarm and hydrogen project 150km North of the Carnarvon.
- 5.1.8 HyEnergy Green Hydrogen Project - A hydrogen project with green energy production and storage.

5.2. Figure 2.1 from this report illustrates the number of full-time equivalent jobs (FTEs) in the Shire being created by the above major developments.

Figure 2.1 Major projects: demand for employment: construction, operation, and seasonal workforces: full time equivalent jobs (FTE)



Source: ACIL Allen

² Hodby, Antonia and Roberts, Marshall (2022), On Our Horizons: the impact of major projects on the Shire of Carnarvon

³ <https://www.gdc.wa.gov.au/our-focus/projects/barge-loading-facility-study.aspx>

- 5.3. As can be seen in the above figure there will be significant additional FTE jobs in the Shire of Carnarvon with a peak of just under 9,000 during the construction of the Major developments. Once the construction phases are completed (in 2032) there will still be approximately 3,500 FTE jobs related to the maintenance of the works.
- 5.4. Hodby, Antonia and Roberts, Marshall’s report predicts that 65% of these workers will be between the ages of 25 and 44.
- 5.5. Further the report goes on to say that the population multipliers for the worker employed on the major projects will bring with them family and partners resulting a population multiplier shown in table 2.10 below.

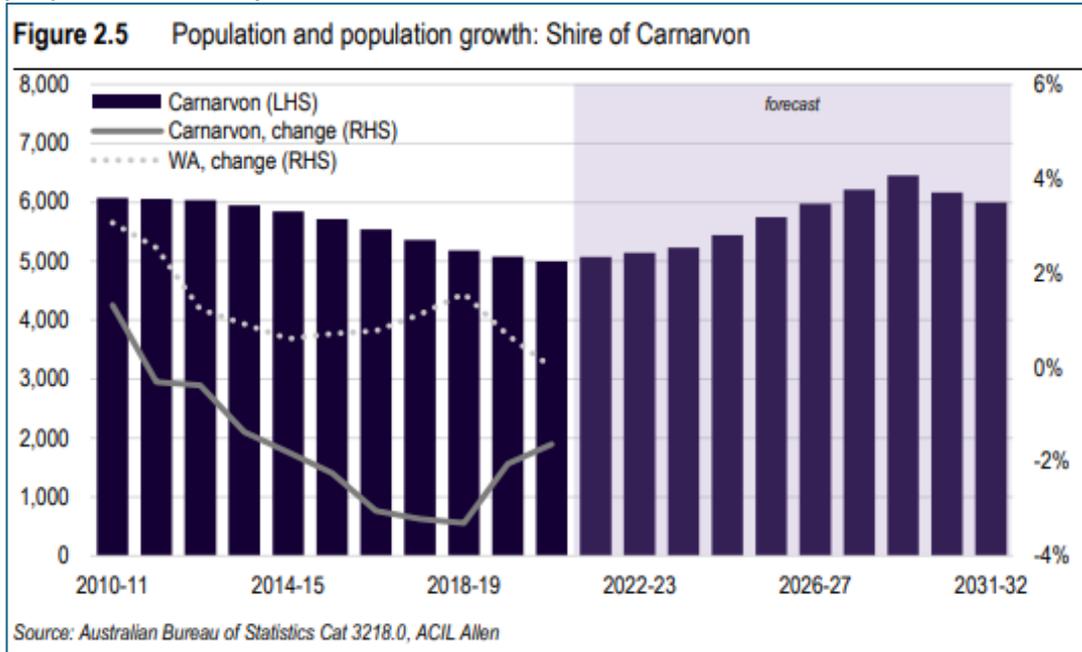
The population multipliers are presented in **Table 2.10**. They imply that for every worker employed by the nine major projects that move to the Shire of Carnarvon, there will be on average a net inflow of between 1.26 and 1.97 people (including partners, and dependent children) depending on the age of the employee. The analysis implies that for every new employee aged between 25 and 64 years of age, there will be an average of a further 0.95 people including dependent children and/or partners.

Table 2.10 Population multipliers, by age group

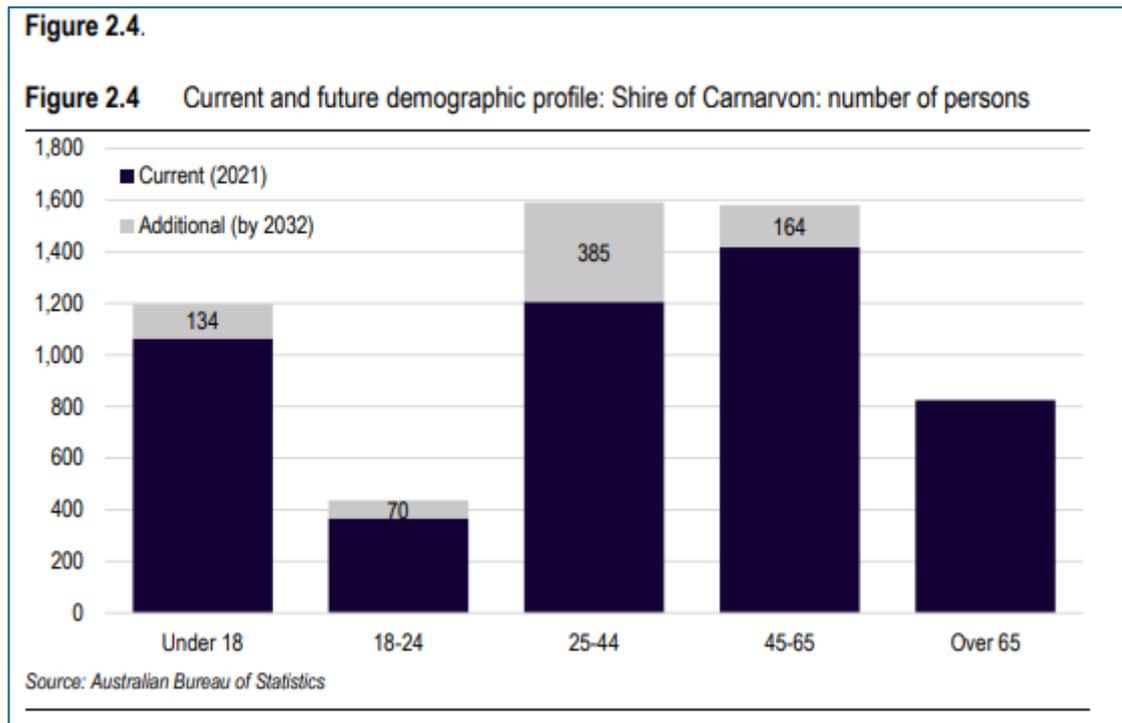
Age	Population multiplier
18-24	1.26
25-44	1.95
45-64	1.97
65+	1.71

Source: ACIL Allen

- 5.6. The report also included the below figure (2.5) which shows the population projection over up to 2032-2032.



- 5.7. Figure 2.4 (below) of the report shows the predicted population growth by 2032, broken down by age groups.



5.8. Key finding 1 from this report, below, showed that these developments will have a knock-on effect as the growth in jobs and population will lead to higher demand for the following services:

- 5.8.1 Police,
- 5.8.2 Medical services,
- 5.8.3 Air transport services,
- 5.8.4 Construction,
- 5.8.5 Childcare, and
- 5.8.6 Teaching.

Key Finding 1 Key Finding: housing

A further 370 dwellings of a suitable standard are required to house the additional population in the town assuming the local employment content targets during the operations phases of the major projects in 2032. A further 12 will be required to accommodate additional social service and infrastructure employees resulting in a total housing demand of around 350 dwellings.

Source: ACIL Allen

- 5.9. With these developments in the pipeline the Shire is encouraging projects and housing drives in the region to keep up with the projected growth to the region⁴.
- 5.10. In addition to the developments listed in this report there are also developments in housing, street scape and public parks.

⁴ <https://www.carnarvon.wa.gov.au/council/live-work-and-invest/economic-development.aspx>

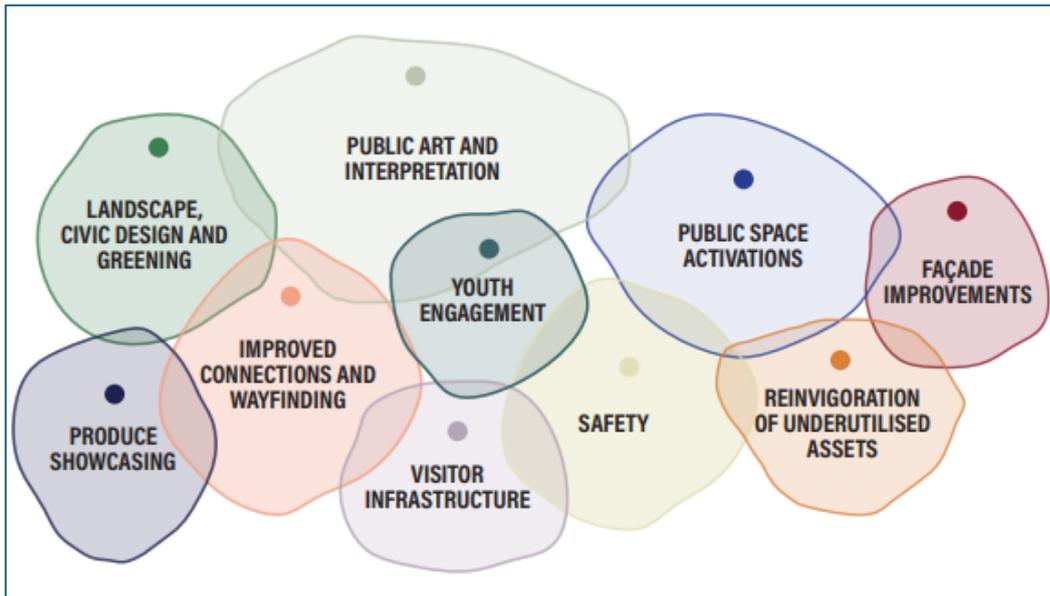


Carnarvon Fascine

- 5.11. On 10th September 2024 the Shire of Carnarvon published the news article ‘Council Accepts Funding from Department of Transport for Airport Upgrades’⁵.
- 5.12. This article relates to the grant of funding, up to \$8 million from the Department of transport to ensure the airport’s pavement is suitable for unrestricted operations of REX Airlines Dash Q400 aircrafts.
- 5.13. The airport was approved for operations of the Q400 in September of 2023.
- 5.14. The Shire of Carnarvon is also developing many different features of the town, centred around the waterfront which the proposed tavern overlooks. These developments are outlined in the ‘Carnarvon Activation Plan’ (last updated 2023)⁶, this plan was developed by UDLA and commissioned by The Shire of Carnarvon.
- 5.15. This plan is focused on the development of Carnarvon’s CBD into a ‘vibrant and thriving town centre’. A cloud of project aims from the report is below.

⁵ <https://www.carnarvon.wa.gov.au/news/council-accepts-funding-from-department-of-transport-for-airport-upgrades/291>

⁶ https://www.carnarvon.wa.gov.au/Profiles/carnarvon/Assets/ClientData/Corporate_Documents_/CAP_Final.pdf



5.16. Included in this plan is the redevelopment of Carnarvon Town Oval and Van Dongen Park, both of which are located within 400m of the Pier Carnarvon, see perspective images below.



5.17. The Shire has also committed to increasing CCTV and lighting along Robinson Street. Part of the purpose of this development is to encourage locals and visitors to explore the area and the art trail throughout Carnarvon, the subject premises sits on the corner of Olivia Terrace and Robinson Street, alongside the Carnarvon art trail.

3.7 CCTV & LIGHTING: OVERVIEW		REV-																					
	<p>DESCRIPTION & PURPOSE</p> <p>The CCTV & Lighting project is focused on the provision of safe and evenly-distributed lighting and CCTV coverage down Robinson Street.</p> <p>Additional consideration has been given to the facade condition of existing businesses that utilise completely opaque rollershutters on windows outside of opening hours. Visually permeable security shutters (eg. Clearlite) are proposed to allow businesses to leave lights on during the evenings to enhance lighting along the building edges.</p>	<p>ESTIMATE</p> <ul style="list-style-type: none"> • \$252K - \$344K (See Appendix 1 for OPC). <p>CONNECTIONS TO OTHER PROJECTS</p> <ul style="list-style-type: none"> • Light artworks within Project 6 help to make Robinson St brighter at night • Enhanced safety provided by Project 7 helps to encourage locals and visitors to explore the light art trail of Project 6. 																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 2px;">HOLISTIC PROJECT AIMS</th> <th style="text-align: left; padding: 2px;">HOW / DETAILS</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;"><input type="radio"/> LANDSCAPE, CIVIC DESIGN AND GREENING</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;"><input type="radio"/> PUBLIC ART AND INTERPRETATION</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;"><input type="radio"/> PUBLIC SPACE ACTIVATIONS</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;"><input type="radio"/> IMPROVED CONNECTIONS AND WAYFINDING</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;"><input checked="" type="radio"/> VISITOR INFRASTRUCTURE</td> <td style="padding: 2px;">Even light coverage down Robinson Street for an improved visitor experience</td> </tr> <tr> <td style="padding: 2px;"><input type="radio"/> YOUTH ENGAGEMENT</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;"><input checked="" type="radio"/> SAFETY</td> <td style="padding: 2px;">Additional lights and CCTV down the length of Robinson Street</td> </tr> <tr> <td style="padding: 2px;"><input checked="" type="radio"/> FAÇADE IMPROVEMENTS</td> <td style="padding: 2px;">Visually permeable security shutters to replace completely opaque rollershutters on business windows</td> </tr> <tr> <td style="padding: 2px;"><input type="radio"/> REVIVIFICATION OF UNDERUTILISED ASSETS</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;"><input type="radio"/> PRODUCE SHOWCASING</td> <td style="padding: 2px;"></td> </tr> </tbody> </table>	HOLISTIC PROJECT AIMS	HOW / DETAILS	<input type="radio"/> LANDSCAPE, CIVIC DESIGN AND GREENING		<input type="radio"/> PUBLIC ART AND INTERPRETATION		<input type="radio"/> PUBLIC SPACE ACTIVATIONS		<input type="radio"/> IMPROVED CONNECTIONS AND WAYFINDING		<input checked="" type="radio"/> VISITOR INFRASTRUCTURE	Even light coverage down Robinson Street for an improved visitor experience	<input type="radio"/> YOUTH ENGAGEMENT		<input checked="" type="radio"/> SAFETY	Additional lights and CCTV down the length of Robinson Street	<input checked="" type="radio"/> FAÇADE IMPROVEMENTS	Visually permeable security shutters to replace completely opaque rollershutters on business windows	<input type="radio"/> REVIVIFICATION OF UNDERUTILISED ASSETS		<input type="radio"/> PRODUCE SHOWCASING		<p>RECOMMENDATIONS</p> <ul style="list-style-type: none"> • Location and quantity of lights should consider location of light artworks
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5.18. The projects listed in this report and its attachments make it clear that Carnarvon will be growing substantially to support developments on the horizon. The addition of a tavern to the locality will be in line with the overall development of the locality.

6. Community Buildings in the Locality



Olivia Terrace and Robinson Street Intersection

- 6.1. Per the directive of Form 2A, a paragraph 3.3., available on the Public Interest Assessment policy website (last amended September 2024);
 - 6.1.1 *“If any of the following are in the locality, please provide their names and addresses: Schools and educational institutions, hospitals, hospices aged care, facilities, churches/places of worship, drug and alcohol treatment centres, short term accommodation or refuges, childcare centres or a local government.*
- 6.2. Below is a list of these community venues, within 3km of the subject site.
- 6.3. Hospitals
 - 6.3.1 Carnarvon Hospital 20 Cleaver Street, CARNARVON WA 6701
- 6.4. School / Education Centre
 - 6.4.1 Carnarvon Community College - 23/27 Marmion Street, EAST CARNARVON WA 6701
 - 6.4.2 Carnarvon School of the Air - 20 Carnarvon Road, CARNARVON WA 6701
 - 6.4.3 Carnarvon Christian School - 30 Babbage Island Road, MORGANTOWN WA 6701
 - 6.4.4 St Mary’s Star of the Sea Catholic School - 21 Johnston Street, CARNARVON WA 6701.
 - 6.4.5 Central Regional TAFE - 14 Camel Lane, CARNARVON WA 6701
- 6.5. Hospices
 - 6.5.1 N/A
- 6.6. Aged Care
 - 6.6.1 Silverchain Carnarvon - 107 Olivia Terrace, CARNARVON WA 6701
- 6.7. Drug and alcohol treatment centres
 - 6.7.1 N/A
- 6.8. Childcare centres
 - 6.8.1 Granny Glasgow Day Care Centre - 15 Butcher Street, MORGANTOWN WA 6701

- 6.9. Churches / Places of Worship
 - 6.9.1 Carnarvon Catholic Church - 2 De Boni Street, CARNARVON WA 6701
 - 6.9.2 Church of Christ Carnarvon - 149 Robinson Street, CARNARVON WA 6701
 - 6.9.3 Living waters family church - 3 Butcher Street, BROCKMAN WA 6701
 - 6.9.4 St George's Anglican Church - 10 Francis Street, CARNARVON WA 6701
- 6.10. Local Government
 - 6.10.1 Department of Local Government Sport and Cultural Industries (Gascoyne) - 15 Stuart Street, CARNARVON, WA 6701
 - 6.10.2 Shire of Carnarvon 3 Francis Street, CARNARVON, WA 6701
 - 6.10.3 Department of Parks and Wildlife Carnarvon Office - CARNARVON, WA 6701
 - 6.10.4 Department of Transport Carnarvon - 59 Olivia Terrace, CARNARVON WA 6701
 - 6.10.5 Council Chambers - Suart Street, CARNARVON, WA 6701
 - 6.10.6 Carnarvon Police Station - 2/6 Babbage Island Road, MORGANTOWN WA 6701
- 6.11. Department of Planning Lands and Heritage Offices
 - 6.11.1 Gascoyne Community Services Aboriginal Corporation - 23 Willesee Street, CARNARVON, WA 6701
 - 6.11.2 Gulungoor Yammatji Aboriginal Corporation - 12 Morrell Court West, CARNARVON, WA 6701
 - 6.11.3 Baiyungu Aboriginal Corporation - 31 Robinson Street, CARNARVON, WA 6701
 - 6.11.4 Piyarli Yardi Aboriginal Corporation - 12 Whitlock Street, CARNARVON, WA 6701
 - 6.11.5 Carnarvon Medical Service Aboriginal Corporation - 14-16 Rushton Street, CARNARVON, WA 6701
 - 6.11.6 Woggadong Aboriginal Corporation - 30 Cleveland Street, CARNARVON, WA 6701
 - 6.11.7 Carnarvon Trustees Aboriginal Corporation - 31 Robinson Street, CARNARVON, WA 6701
 - 6.11.8 Share Our Dream Aboriginal Corporation - 1 Bird Street Brockman, CARNARVON, WA 6701
 - 6.11.9 Jindi Jindi Grandmothers Aboriginal Corporation - PCYC Shed 406 Robinson Road, CARNARVON, WA 6701
 - 6.11.10 Gascoyne Aboriginal Women's Council & Aboriginal Corporation - 55 Douglas Street, SOUTH CARNARVON, WA 6701

7. Outlet Density Report

- 7.1. According to the previous iteration of the policy document “Public Interest Assessment”, applicants for a restricted tavern licence were required to consider licensed premises, which may trade in a manner similar to what is proposed, within 500 metres of the proposed premises.
- 7.2. The updated policy has no specific, stated requirement for this to be undertaken. In the absence of more recent guidance the applicant has adopted the 500m radius for this PIA.
- 7.3. In September of 2025, the applicant searched the website of the Department of Racing, Gaming and Liquor, for existing liquor licences within 500m of the proposed premises.
- 7.4. The applicant then;
- 7.4.1 Considered all suburbs that contribute to this 500m radius.
- 7.4.2 Restricted their search to premises that exist within 500m of the subject premises, and
- 7.4.3 Eliminated any premises which may not trade in a manner similar to what is permitted under a tavern restricted licence.
- 7.5. This resulted in the following premises which may trade in a manner similar to a restricted tavern which are situated within 500m.

Licence type	Trading name	Colour on map	Address
LIQ-Hotel	Carnarvon Hotel	Green	OLIVIA TERRACE CARNARVON WA 6701
LIQ-Hotel	Leahy's Gascoyne Hotel	Orange	57 Olivia Terrace CARNARVON WA 6701
LIQ-Hotel	Port Hotel	Blue	35 Robinson St CARNARVON WA 6701
LIQ-Hotel Restricted	Carnarvon Motel WA	Pink	34 DAVID BRAND DVE CARNARVON WA 6701
LIQ-Tavern	Camel Lane Tavern	Yellow	CAMEL LANE CARNARVON WA 6701

- 7.6. The aerial image below shows the premises (red) with a 500m radius surrounding it and the above licensed premises marked.



7.7. Carnarvon Hotel - Carnarvon hotel is a traditional tavern with a TV over the bar with wood panelled walls and a sports bar atmosphere.



7.7.1 **Opening hours:** Monday to Friday 10am - 12am
Saturday 10am - 2am
Sunday 12pm - 8pm

(As taken from their website⁷)

7.7.2 Tripadvisor Review



LDG

Secret Harbour, Australia • 838 contributions

👍 0 ...



Good for a froff

Aug 2025 • FAMILY

Wouldn't expect much in great quality food around Carnarvon . Still trying to work out why you would even think about living here. Anyways thought this place would have great pub grub. Steak sandwich was average , chips were bland and the fish was great . Way overpriced, no kids meals & venue was roomy . Good for a froff.

7.8. Leahy's Gascoyne Hotel - Old fashioned hotel Australian hotel with classic pub offerings.

7.8.1 Bar opening Hours: 11am till late (as taken from their website⁸).



7.8.2 Tripadvisor review.

⁷ <https://carnarvonhotel.com.au/contact-us/>

⁸ <https://www.gascoynehotel.com/>



Nattles

Melbourne • 180 contributions



Skip this place especially if with children

July 2023 • Family

Thought I would try this place based on reviews, turned up just after 5pm on a Sunday night, the front bar was full of very undesirable people, no one in the back eating area at all. The menu prices had gone up at least \$5-10 per item. I looked at my husband and decided to leave, felt very unsafe and not appropriate with children at all

7.9. Port Hotel - Country hotel with standard pub fare.

7.9.1 Opening hours: Monday to Saturday 11:30am - 10pm

Sunday closed

(As taken from their Facebook⁹)



7.9.2 Tripadvisor Review



Sandro P

Dornbirn, Austria • 53 contributions



We'll be back!

Sept 2025 • FAMILY

We were here for dinner in the evening. The Surf&Turf is highly recommended. Great location. The staff is very friendly and the food is served quickly.

7.10. Carnarvon Motel WA - Restaurant and bar mainly available to lodgers. Dinner is served from 6:00 pm to 8:30 pm every day of the week. Lunch and

⁹ <https://www.facebook.com/ThePortHotelCarnarvon/>

breakfast are available through room service (as taken from their website¹⁰).



7.10.1 Tripadvisor Review.



Phil N wrote a review Sept 2025



Cootamundra, Australia • 477 contributions • 306 helpful votes



Comfortable stay and dining area for overnighting in Carnarvon

Stayed at this motel while travelling with a group tour in WA. We found the rooms large and more than adequate.

The bar and dining area was great for eating with friends and the 'hot rock' cooked steaks delicious for dinner.

The buffet breakfast was equally as enjoyable and we left with fond memories of our overnight stay in Carnarvon.

7.11. Camel Lane

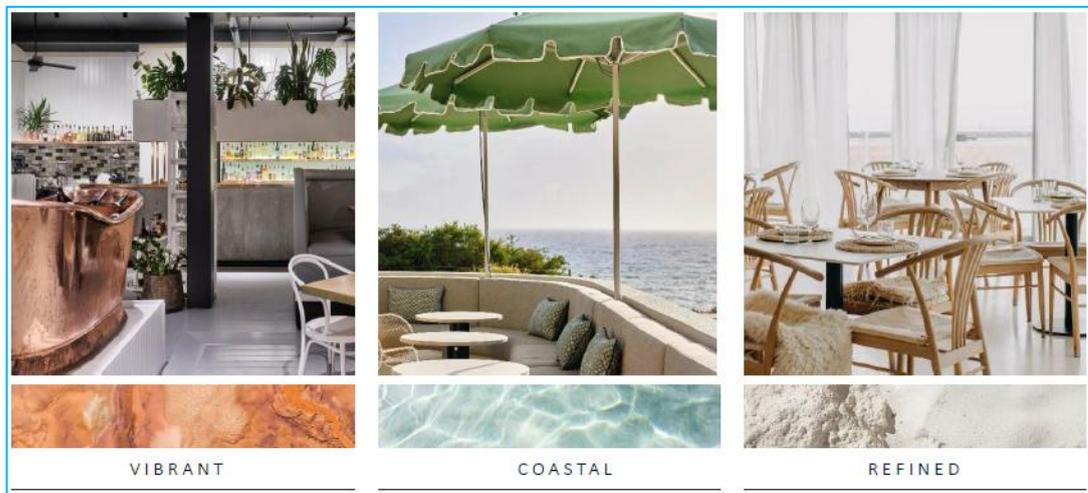
7.11.1 Camel Lane Tavern is not open as a tavern with on premises consumption, it is only operating as a drive through liquor store.

7.11.2 As it is only operating as a liquor store its services do not overlap with The Pier Carnarvon intended manner of trade.

¹⁰ <https://www.carnarvonmotel.com.au/restaurant/>

8. Proposed Style of Operation

- 8.1. The goal of the applicant is to provide a new, fresh and unique offering to the Town of Carnarvon. The Pier will provide a food and dining experience, unmatched in Carnarvon, with wines from WA and Italy to complement their menu.
- 8.2. The premises is two stories with 150 seats over both internal and external spaces, all with views of Carnarvon’s waterfront.
- 8.3. Please find attached a “Look and feel package” at attachment TPC06. This package give the Director a depiction of what the proposed tavern will look like.
- 8.1. The tavern has been designed with the themes of *Vibrant*, *Coastal* and *Refined*.



Design Themes, Design Brief - Look & Feel

- 8.2. Hillam Architects were contracted to develop the following interior design statement:

Set to open on the corner of Olivia Terrace and Robinson Street, The Pier will bring a refined yet relaxed coastal dining experience to the heart of Carnarvon’s waterfront. Spanning two stories with sweeping views over the Gascoyne River and surrounding coastline, The Pier will become a new social hub for locals and visitors alike, a place where the outback meets the ocean in effortless style.
- 8.3. The ground floor of The Pier will be a casual bistro and bar area with indoor-outdoor flow, perfect for brunches, long lunches, and evening drinks. The goal is a lively, but relaxed, coastal energy.
- 8.4. The upstairs area will be a more elevated dining experience with a focus on local produce, complemented by a cocktail bar overlooking the water.
- 8.4. The applicant envisages that entertainment will be:
 - 8.4.1 Low-key acoustic music with bands of up to three people, and
 - 8.4.2 Disc jockeys for functions, e.g. weddings.
- 8.5. If this application is approved, what will be created is a local tavern promoting responsible drinking practices, food and friendly atmosphere.

- 8.6. The selection of wines will be a significant feature of The Pier with a focus on wines produced by the Di Latte’s family operated winery in Wilyabrup Margret River, Di Latte Estate, as well as other West Australian and Italian wines.
- 8.7. A draft menu and drinks list for The Pier is attached as TPC01.
- 8.8. As required by the Liquor Control Act, The Pier will have at least one approved manager on duty at all times the premises are open for trade and all staff will be trained in the responsible service of alcohol.
- 8.9. The Applicant has developed a strict harm minimisation plan to ensure customers have a fun and safe time.
- 8.10. The premises will be outfitted with a closed-circuit television (CCTV) system.
- 8.11. The Pier Carnarvon is part of a development on the corner of Olivia Street and Robinson Street by DG Corp. This development includes the addition of 56 apartments to the town. Which, alongside the proposed tavern, has been approved by the Shire of Carnarvon¹¹.
- 8.12. These resort-style one & two-bedroom apartments with waterfront views are located either side of the proposed Tavern along Olivia Terrace and Robinson Street.
- 8.13. The applicant has been approved to develop 56 apartments on either side of the proposed Tavern, as such they have a vested interest in improving the amenity of the locality and not operating in a manner that would disturb or otherwise annoy neighbours.
- 8.14. See perspective image of the proposed apartments, in the same development as the Pier tavern, below.



Perspective image of “The Pier” Apartments, Carnarvon

- 8.15. The applicant is applying for the standard hours for a tavern licence per section 41 of the Liquor Control Act (1988):
Monday to Saturday: 6am - 12am
Sundays: 10am - 12am

¹¹ <https://www.carnarvon.wa.gov.au/news/carnarvon-one-step-closer-to-exciting-waterfront-development/317>

- 8.16. Ordinarily the proposed tavern will trade shorter hours, but would like the flexibility of the standard hours to allow it to offer the full suite of licensed services which the public expects from a tavern in WA.
- 8.17. The Applicant does invite the Director to place the following trading condition on the licence should it be granted:
- 8.17.1 *Liquor will be sold ancillary to a meal only prior to 10am each day.*
- 8.18. As described in paragraph 3.4, indicative images are included in this report in various section to give the Director insight into the intended finished look for the premises.



Indicative Photo, The Shorehouse Swanbourne

9. Objective Witness Support

9.1. The applicant conducted a public survey to gather objective evidence to assist in the determination of this application. The survey (attachment TPC02) was prepared and distributed through the following channels:

9.1.1 It was distributed on the following Facebook pages:

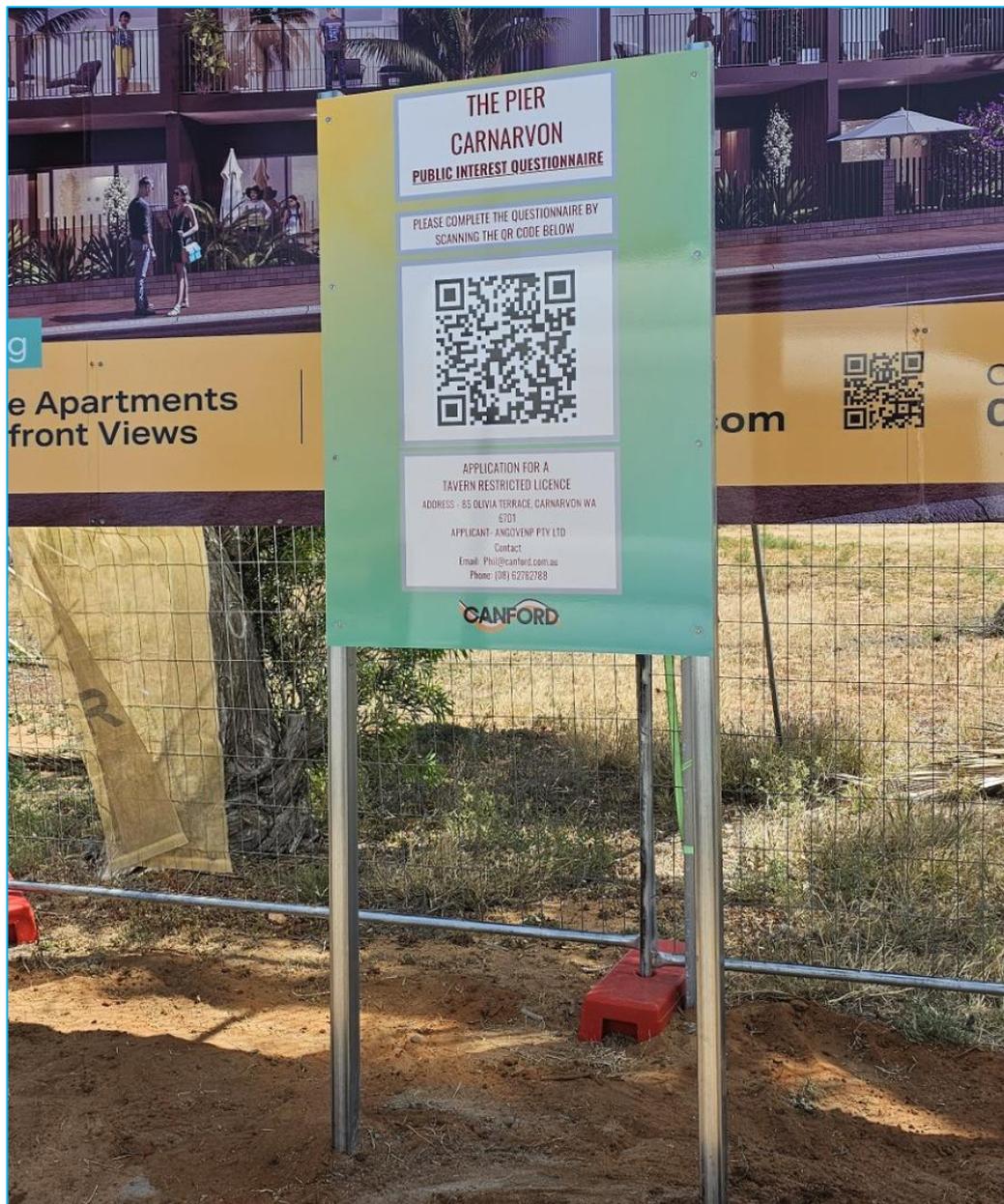
9.1.1.1 Carnarvon discussion board,

9.1.1.2 Gascoyne Region WA Gigs & Events Guide, Local Businesses & Tourism, and

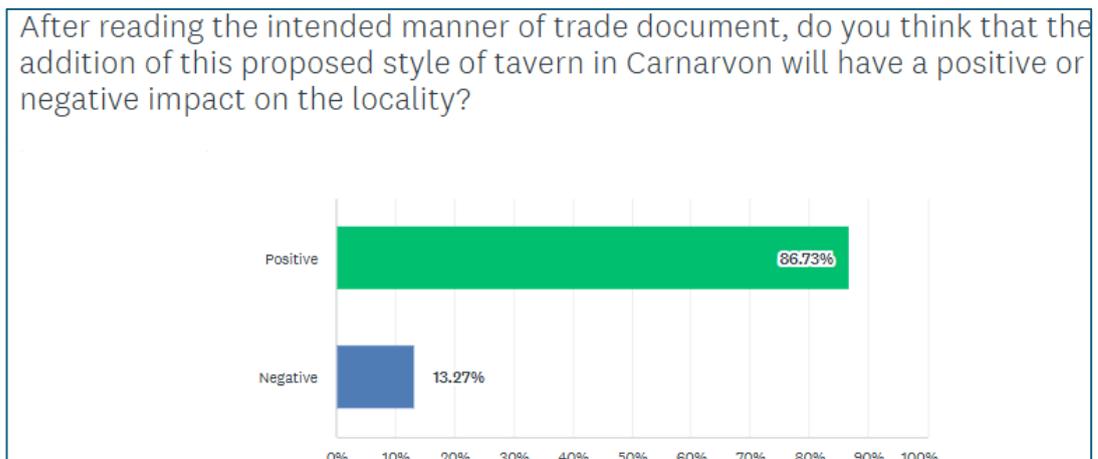
9.1.1.3 Carnarvon Noticeboard.

9.1.2 A link to the survey was sent to the Shire of Carnarvon CEO and the Gascoyne Development Commission CEO, and

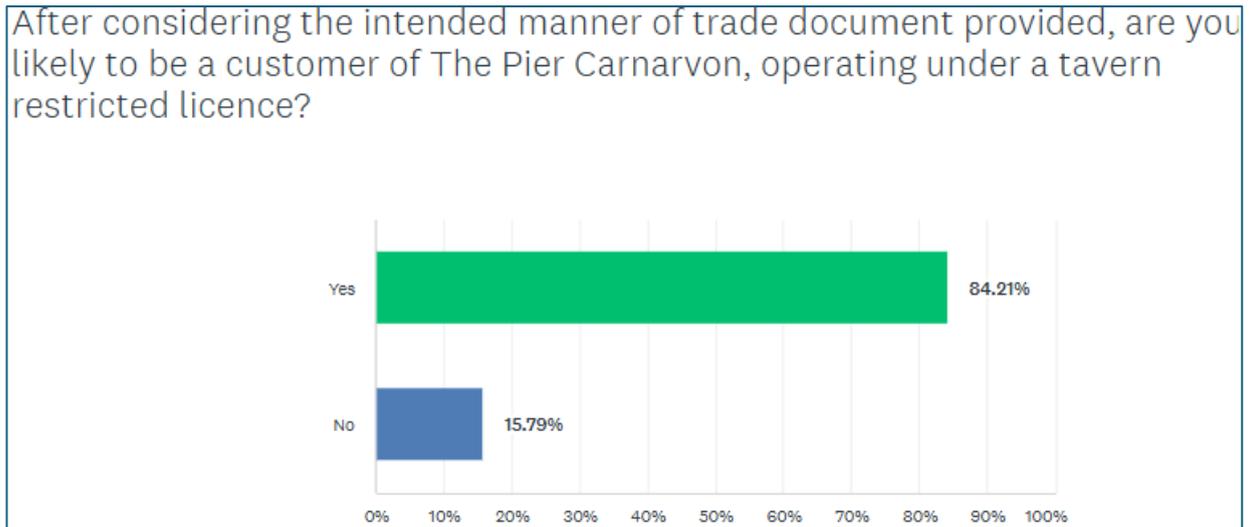
9.1.3 A sign was erected on the subject property, as shown in the below photo.



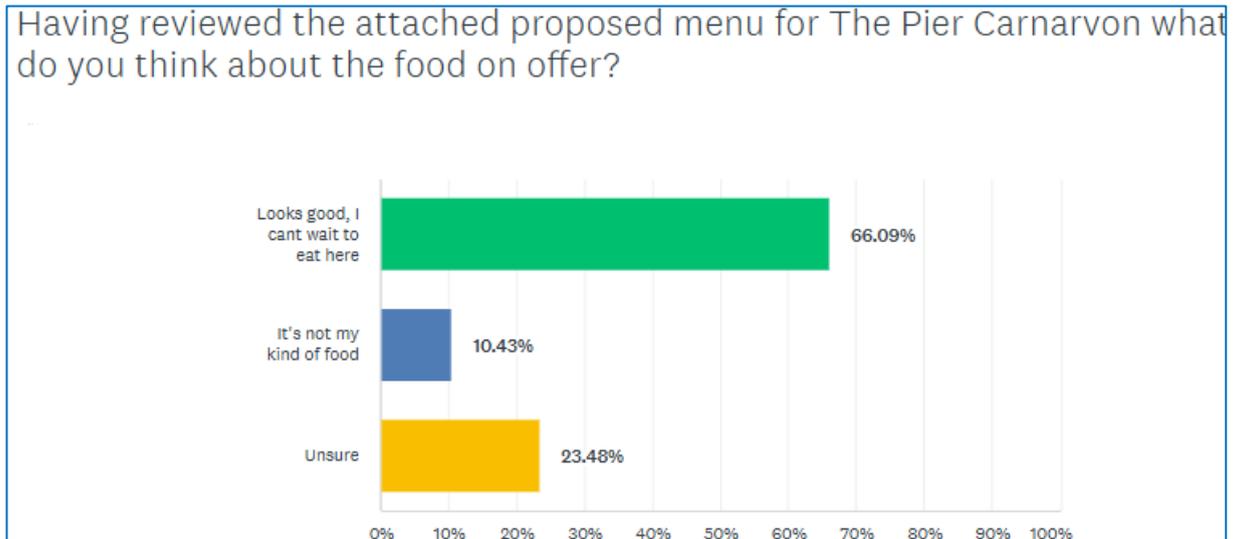
- 9.2. Respondents were provided access to the following supporting documents:
 - 9.2.1 An intended manner of trade document (attachment TPC03).
 - 9.2.2 A draft floor plan and perspective image (attachment TPC04).
 - 9.2.3 A draft menu and drinks list (attachment TPC01).
- 9.3. A total of 129 people completed the questionnaire as at 14th October, 2025. The applicant declares that 135 extra attempted the questionnaire but did not put in any answers. These 135 have been removed as they have no bearing on the final results.
- 9.4. All raw witness data has been lodged with these submissions (attachment TPC05).
- 9.5. The witness data provides the Director with an insight into the opinions of people from the local community and others who resort to the area and are likely to become patrons of the new venue.
- 9.6. **65%** of the witnesses who completed the survey live within 3km of the proposed tavern.
- 9.7. **80%** of respondents have lived in Carnarvon for at least one year.
- 9.8. After reviewing the intended manner of trade document **87%** of the witnesses believed a tavern as described would have a positive impact on the locality, as can be seen in the chart below.



9.9. Additionally, **84%** of the witnesses said they were likely to be a customer of the proposed tavern, as can be seen in the chart below.



9.10. The witnesses who answered the survey, when asked about the menu and drinks list, **66%** selected ‘looks good, I can’t wait to eat here’ as a response.



9.11. The evidence from the witness evidence survey contained in this section, and throughout the rest of the document, shows that a vast majority of stakeholders support the grant of the proposed tavern licence. Additionally, a majority of witnesses do not foresee any increase in harm, ill health, annoyance or inconvenience as a cause of the grant of the proposed tavern licence.

10. Liquor Sales Restrictions Adherence.

- 10.1. The licensee is committed to the responsible service of alcohol and has a detailed harm minimisation strategy in place.
- 10.2. It is aware of the Liquor Restrictions in force in Carnarvon but notes that they almost exclusively relate to packaged liquor sales.

11. Risk Assessment with Respect to the Harm and Ill Health - Section 38(4)(a)

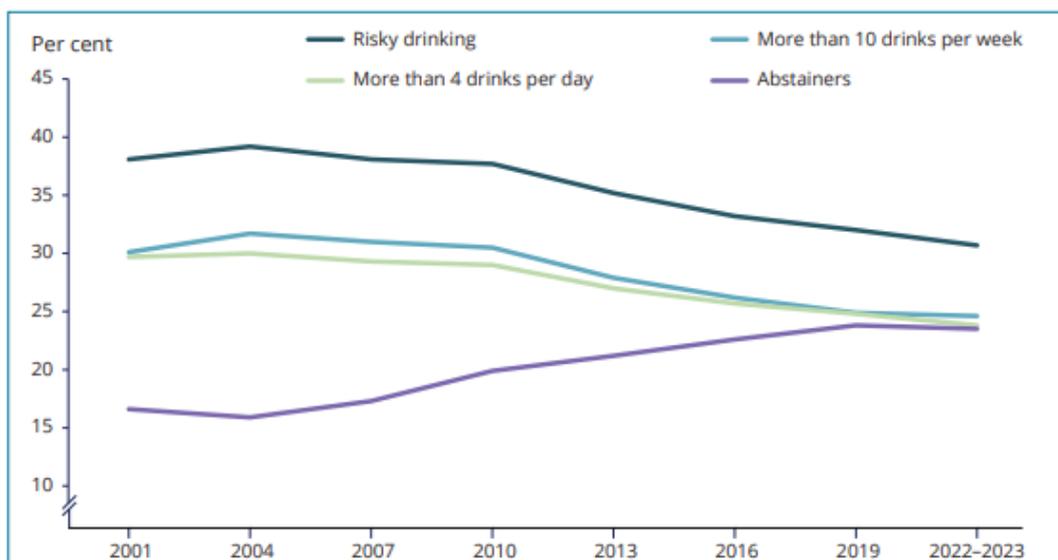
- 11.1. Section 38(4)(a) of the Liquor Control Act (1988) asks the applicant to consider *“the harm or ill-health that might be caused to people, or any group of people, due to the use of liquor.”*
- 11.2. In this section the applicant assesses the risk with respect to the harm or ill-health that might be caused to people, or groups of people within the locality should this licence be granted.
- 11.3. The demographics of the locality have been discussed in Section 4 of these submissions and concluded there are no significant concerns in respect of the identified priority groups.
- 11.4. The below snippet is taken from Australia’s Health 2024 in brief (a report from the Australian Institute of Health and Welfare).

Long-term decline in risky drinking

In December 2020, the National Health and Medical Research Council (NHMRC) released revised Australian guidelines to reduce health risks from drinking alcohol. Consuming more than 10 standard drinks per week, or more than 4 in a single day is likely to increase the risk of harm from alcohol-related disease or injury.

Between 2004 and 2022–2023, the proportion of people aged 14 and over:

- drinking alcohol in ways that put their health at risk declined – from 39% to 31%
- putting their health at risk by drinking more than 10 standard drinks per week on average declined – from 32% to 25%
- putting their health at risk by drinking more than 4 standard drinks in a single day at least once a month declined – from 30% to 24%.

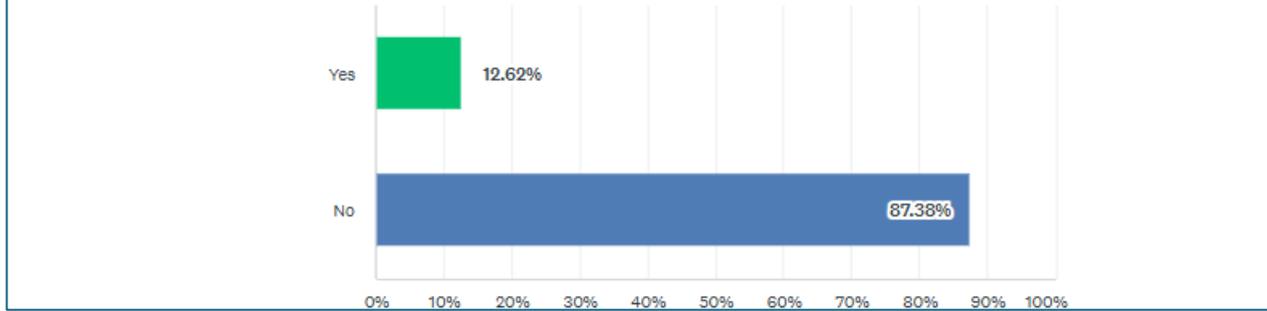


Notes

1. Risky drinking is having more than 10 standard drinks per week, or more than 4 drinks per day at least once a month, on average.
2. Abstainers refer to people who have not consumed alcohol in the previous 12 months.

- 11.5. Other points of note from this report, specific to alcohol consumption;
 - 11.5.1 Abstaining from alcohol is increasing - the proportion of First Nations people aged 18 and over who reported they 'had not consumed alcohol in the last 12 months or have never consumed alcohol' rose from 19% in 2001 to 26% in 2018-19.
 - 11.5.2 3 in 10 (31%) people aged 14 and over consumed alcohol in ways that put their health at risk in 2022 - 2023 - down from 4 in 10 (39%) in 2004.
- 11.6. In a separate Alcohol Factsheet provided as part of this report, it is noted that;
 - 11.6.1 The proportion (%) of Australians aged 14+ drinking daily continues to decline (6% in 2016, to 5.4% in 2019 and most recently, 5.2% in 2022- 23).
 - 11.6.1.1 The applicant has provided a detailed Harm Minimisation Plan which is included in the application documents to manage any potential for increased harm or ill-health.
- 11.7. **Criminal/offence Statistics**
- 11.8. To further satisfy Section 38(4)(a), the licensee sought to investigate the incidence of alcohol related offences within the locality as recorded by the WA police. However, no statistics were available on the WA Police website in relation to alcohol related crime for any towns or suburbs in WA.
- 11.9. On 4 May 2023, the Director of Liquor Licensing determined to impose liquor restrictions in Carnarvon to minimise the extent of alcohol-related harm occurring in the town.
- 11.10. Carriage limits have been introduced to combat sly grogging, which is the practice of transporting large quantities of liquor into remote areas of the State (often where liquor restrictions are in place) and illegally selling that liquor to vulnerable members of the community.
- 11.11. This is one of a number of measures currently in place in Carnarvon that aim to reduce the level of alcohol-related harm occurring within the community.
- 11.12. These restrictions are still in place, but are confined to packaged liquor sales, and do not impact this application for a tavern restricted licence.
- 11.13. **87%** of the witnesses who answered the applicant's survey were of the opinion that no groups of people are at risk of harm as a result of the grant of the proposed tavern restricted licence, see the chart of results taken from the applicant's witness evidence survey below.

Are there any people or any groups of people in the locality who, in your opinion, would be at risk of increased and undue harm should this application for a tavern restricted licence be granted?



11.14. The 13% of people that answered yes had concerns regarding the impact on the profitability of the current on premises licensed venues and the prospect of antisocial behaviour in the locality.

11.14.1 The profitability of existing licensed venues is not something the Director may take into account in determining an application for the grant of a licence under the Act.

11.14.2 The licensee has a robust harm minimisation strategy in place,

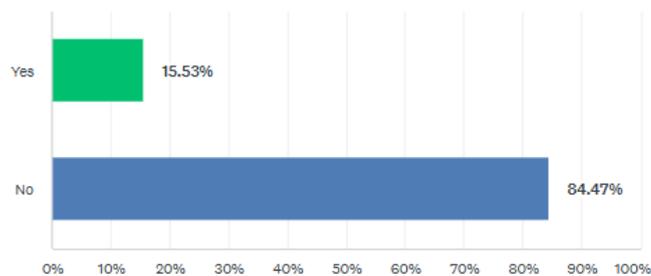
11.14.3 The venue has been designed for a discerning clientele and will not be a place for consuming large quantities of cheap liquor, and

11.14.4 The subject premises is nestled in the recently upgraded Carnarvon Foreshore.

12. Report on the Amenity of the Locality – Section 38(4)(b)

- 12.1. The licensee is required to consider both the positive and the negative potential impacts of this application on the amenity of the locality.
- 12.2. The applicant believes that through this proposed tavern restricted licence, The Peir Carnarvon will be adding value and amenity to the locality, as evidenced in section 5 of these submissions.
- 12.3. The proposed tavern, being very upmarket in nature, can be seen to be dovetailing and supporting the Shire's efforts to upgrade and beautify the harbour and inlet area of the town.
- 12.4. Further, the applicant reiterates the following:
 - 12.4.1 The Pier Carnarvon will be offering an up-market tavern unlike any existing licensed premises in the locality.
 - 12.4.2 The directors of the Applicant company, Angovenp Pty Ltd, are experienced hospitality operators, and
 - 12.4.3 The construction of this tavern is occurring alongside a new development on the Foreshore of Carnarvon which is expected to bring more tourists to the locality, and the expectation would be for quality licensed services.
- 12.5. When asked if the grant of the proposed licence was likely to lessen the amenity, quiet or good order of the locality 84% of survey respondents said no.

Noting that the intention of the applicant is to provide a brand new, purpose built hospitality venue in Carnarvon. Do you believe that the granting of this new application will lessen the amenity, quiet or good order of the Carnarvon locality?



- 12.5.1 Witness 10 said, *'It will provide more choice and amenities to the centre of town.'*
- 15.1.1 Witness 61 said, *'The opposite would happen, the Pier venue would become the prime destination within the town.'*
- 12.5.2 Witness 96 said, *'We are in dire need of higher quality venue in this town. We are a wealthy little town with nowhere nice enough to splash out a little money.'*

13. Offence, Annoyance, Disturbance or Inconvenience - Section 38(4)(c)

13.1. Section 38(4)(c) of the Liquor Control Act states the licensing authority may have regard to;

13.1.1 *“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”.*

13.2. In the applicant’s opinion, there is little potential for adverse impacts from this proposed licensed venue because:

13.2.1 The entertainment will be in the form of low-key, pre-recorded music played through a central sound system, with occasional live bands.

13.2.2 The Di Latte family are experienced licensees who take their responsibilities towards the local community very seriously and will provide an open channel for communication with locals to ensure The Peir Carnarvon will slip seamlessly into the local community.

13.2.3 As mentioned in Section 8: Proposed style of operation, the applicant is developing apartments adjacent to the proposed tavern, and as such it has a vested interest in ensuring the proposed tavern does not negatively impact the amenity of the locality or those living nearby to the venue.

13.2.4 The menu of curated Italian food (draft attached as TPC01) will attract customers as much as the drinks list will.

13.2.5 The draft drinks menu (attachment TPC01) features Italian style wines style wines and a large cocktail menu. This drinks list will not be attractive to those looking to consume liquor rapidly.

13.2.6 The proposed premises has been designed with spacious seating areas looking over the Carnarvon fascine and a comfortable atmosphere in mind, these design choices will deter antisocial behaviour within the premises. See paragraphs 16.10-16.12, according to Briscoe and Donnelly (2003)¹² the levels of comfort and



cleanliness in licensed venues directly correlates to patron behaviour. The better the venue is, the more comfortable it is, the better patrons will behave. Features of this design are expanded upon in section 16 of this document. An indicative photo of the premises interior (taken from the Shorehouse Swanbourne).

¹² ‘Problematic Licensed Premises for Assault in Inner Sydney, Newcastle and Wollongong.’ Susan Briscoe and Neil Donnelly (Available at <https://journals.sagepub.com/doi/10.1375/acri.36.1.18>)

- 13.3. The applicant also proposes the following measures will benefit:
- 13.3.1 Prompt and polite response to any noise complaint in respect of the operations of the venue.
 - 13.3.2 Adherence to responsible service of liquor, and responsible consumption of liquor practices at the venue.
 - 13.3.3 Encouraging patron awareness of the rights of neighbours and others who reside, work, recreate or otherwise resort to the locality, especially when leaving the venue, and
 - 13.3.4 The approved manager will also ensure the last patrons leave safely and quietly.
- 13.4. In question 10 of the witness survey, when respondents were asked “*What do you say about the potential for annoyance, offence, disturbance, or inconvenience that the granting of this application may cause to people who live, work, visit or otherwise resort to the locality?*”, the following comments were made.
- 13.4.1 Witness 43 said, *‘I do not consider there to be a real potential for annoyance, offence, disturbance or inconvenience. The Pier is planned as a quality bistro and bar with a strong focus on food and relaxed socialising rather than a late-night drinking venue. Entertainment will be low-key acoustic music or small DJs for private functions only, and trading hours comply with licence requirements.’*
 - 13.4.2 Witness 86 said, *‘No. This will be fabulous for Carnarvon.’*
 - 13.4.3 Witness 42 said, *‘Not that I can think of at this time. They certainly will need to ensure that there is none of the above so that customers continue to revisit.’*
 - 13.4.4 Witness 113 said, *‘No, it is in the CBD.’*
 - 13.4.5 Witness 123 said, *‘No, only positive outcomes’*
- 13.5. From the above comments, the following conclusions can be drawn:
- 13.5.1 The proposal is in an appropriate location and there is very limited potential for annoyance, offence, disturbance, or inconvenience to people who live, work, visit or otherwise resort to the locality.

14. Impact on Tourism, Culture and the Community

14.1. Carnarvon is an important tourism destination for travellers to WA's famous coast. Tourists come to Carnarvon for the unique experiences that the natural landscape, remote setting and rich cultural history allows for. Some examples of the activities on offer in the locality can be seen below:

14.1.1 Fishing and boating,

14.1.2 Whale watching tours,

14.1.3 Night sky tours, free of light pollution,

14.1.4 Museums, and

14.1.5 National parks.

14.2. The fit out will feature a stunning view of the coast of Carnarvon from the very edge of the town.



View from Olivia Terrace and Robinson Street intersection

14.3. It is the intention of the Applicant to offer a hospitality venue unlike any existing venue within Carnarvon for the surrounding community.

14.3.1 The Pier will be a premier hospitality venue offering appeal to tourists, permanent residents and local communities alike.

14.3.2 The premises will be unattractive to those who seek the rapid consumption of liquor.

14.3.3 The experienced operators will offer a responsible premises for the benefit of the local community.

15. Section 5(1)(a) of the Liquor Control Act (1998)

- 15.1. Section 5(1)(a) states that a primary object of the Act is;
 - 15.1.1 *“To regulate the sale, supply and consumption of liquor”*;
- 15.2. Being one of three primary objects means that it is of equal importance to the other two primary objects of the Act.
- 15.3. To regulate means;
 - 15.3.1 *“To control or direct according to rule, principle, or law”*, or
 - 15.3.2 *“To put or maintain in order”*
- 15.4. It does not mean to restrict or to reduce.
- 15.5. There may be some circumstances where a restriction or a reduction is warranted, but the word “regulate” implies more flexibility than either “restrict” or “reduce”.
- 15.6. It is possible to “regulate” and to “increase” at the same time.
- 15.7. Therefore, this primary object should not, of itself, prevent this application from being granted.
- 15.8. It is possible to properly regulate the sale, supply and consumption of liquor and grant this application.
- 15.9. As outlined throughout this document, the proposed tavern is unlike any the hospitality offerings currently in the locality.
- 15.10. It is clear from the public’s comments on the applicant’s survey that the

16. Section 5(1)(b) of the Liquor Control Act (1998)

- 16.1. Section 5(1)(b) states that a primary object of the Act is;
 - 16.1.1 *“To minimise harm or ill-health caused to people, or any group of people, due to the use of liquor”;*
- 16.2. Being one of three primary objects means that it is of equal importance to the other two primary objects of the Act.
- 16.3. In its decision granting a liquor store licence to Woolworths Warnbro the Liquor Commission noted;
 - 16.3.1 *“40. The potential for harm or ill-health is a powerful public interest consideration when determining an application (refer Lily Creek supra). Consequently, it is relevant for the licensing authority to consider the level of alcohol-related harm, due to the use of liquor, which is likely to result from the grant of the application. As Wheeler J stated in Executive Director of Public Health v Lily Creek International & Ors [2001] WASCA 410:*
 - 16.3.2 *“This does not mean that only the increased harm which may result from the specific premises in question is to be considered; rather it seems to me that must necessarily be assessed against any existing harm or ill health so as to assess the overall level which is likely to result if a particular application is granted. Where, as occurs in probably the majority of cases, the existing level of alcohol related harm is no greater than that which appears to be commonly accepted in the community, the distinction is probably not significant.*
 - 16.3.3 *41. Also, as observed by Ipp J (in Lily Creek supra) it is significant that the primary object in section 5(1)(b) is to “minimize” harm or ill-health, not to prevent harm or ill-health absolutely”.*
- 16.4. In paragraph 46 of the Supreme Court decision in respect of the National Hotel, Fremantle, the following conclusion is found;
 - 16.4.1 *“It is not sufficient to simply reason that, where there is already a high level of harm in the particular area, even a small increment in potential or actual harm may be determinative, without making specific findings on the evidence about the level of alcohol related harm which is likely to result from the grant of the particular application.”*
- 16.5. Paragraph 62 of the same decision reads;
 - 16.5.1 *“The appellant contends that the reasons of the Commission reveal that it considered the application was not in the public interest, but not:*
 - 16.5.2 *the positive aspects of the application that were weighed;*
 - 16.5.3 *how the Commission reached the conclusion there was a likelihood of increased harm and ill-health if the application was granted; or*
 - 16.5.4 *the degree of increased harm or ill-health that was likely to have resulted if the application was granted.”*

- 16.6. All liquor licences have the potential to cause harm and ill health. It is a question for the licensing authority to assess whether the potential for harm in each specific application is too great, and/or outweighs the positive aspects of the application.
- 16.7. Therefore, in this application, the applicant is not required to show that no harm whatsoever may occur if this application is granted, only that the applicant will do all that is reasonably possible to minimise harm and ill-health that could potentially occur if this application is granted, that any potential for harm or ill-health is minimised, and is not “undue”, and that the positive aspects of the application outweigh this potential for harm.
- 16.8. There are several key factors that limit the potential for harm and ill-health that could occur should this application be granted;
- 16.8.1 People will be attracted to the venue for the food and drinks in equal measure.
- 16.8.2 People will not be attracted to this venue by the liquor pricing, but rather for the view, the quality food, and the comfortable environment within the tavern.
- 16.8.3 The applicant intends to instal CCTV cameras around the premises.
- 16.8.4 The applicant has a well-developed harm minimisation plan.
- 16.9. There is a great deal of research which shows that the drinking environment can exert significant influence on patron behaviour.
- 16.10. Briscoe and Donnelly (2003)¹³ quoted Graham and West (2001)¹⁴ as finding that;
- 16.10.1 *“The drinking setting can exert considerable influence on behaviour through expectations, physical and social characteristics of the environment, levels of intoxication allowed and the characteristics of others in the setting.”*
- 16.11. Additionally, Briscoe and Donnelly had the following to add;
- 16.11.1 *“Given the results of the present analysis, the issue of what factors distinguish the more from the less problematic premises becomes paramount in terms of planning effective interventions and/or enforcement practices to minimise alcohol-related harm.”*
- 16.11.2 *“We also found that several licensed premises that were hotels and have 24 hour service or extended trading, did not have repeat assaults on their premises suggesting other additional factors also contribute to the risk of violence on licensed premises”*
- 16.11.3 *“Low comfort, high boredom, aggressive bouncers, discounted drinks, poor ventilation, lack of cleanliness, a hostile atmosphere, overcrowding and inadequate numbers of bar staff” have been “associated with alcohol related harm”. Emphasis added.*

¹³ ‘Problematic Licensed Premises for Assault in Inner Sydney, Newcastle and Wollongong.’ Susan Briscoe and Neil Donnelly (Available at <https://journals.sagepub.com/doi/10.1375/acri.36.1.18>)

¹⁴ International handbook of alcohol dependence and problems. Graham, K., & West, P., 2001

16.11.4 *“These predictive factors which are specific to the drinking venue offer considerable potential to reduce violence on licensed premises because they are under the control of the management and relatively easy to regulate.”*

16.12. Further Ross Homel et al found that;

16.12.1 *“The civilising impact of comfort is consistent with the early qualitative research conducted in Sydney... the importance of comfortable seating being available was clear.”*¹⁵

16.12.2 *“The type of venue, the style of drinking and the placing of seats have an impact on behaviour and potential conflicts and may be as worthy of attention as hours of operation.”*¹⁶

16.13. As stated previously, the proposed premises have been designed to a very high standard and will offer high levels of comfort, and adequate space for the expected number of patrons.

16.14. The below image is a photo of the Shorehouse in Swanbourne which the applicant has identified as an inspiration for the design of The Pier Carnarvon. These indicative images are included in this report in various sections to give the Director insight into the intended finished look for the premises.

15 ‘Making licensed venues safer for patrons: what environmental factors should be the focus of interventions?’ Ross Homel, Russel Carvolth, Marge Hauritz, Gillian Mcilwain and Rosie Teague (available at <https://pubmed.ncbi.nlm.nih.gov/14965884/>)

16 ‘A continental ambience: Lessons in Managing Alcohol related Evening and Night - time Entertainment from Four European Capitals.’ Marion Roberts, Chris Turner, Steve Greenfeild and Guy Osborne (available at <https://journals.sagepub.com/doi/10.1080/00420980600711423>)



Indicative Photo, The Shorehouse Swanbourne

17. Section 5(1)(c) of the Liquor Control Act (1988)

- 18.1. Section 5(1)(c) states that a primary object of the Act is;
 - 18.1.1 *“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”;*
- 18.2. This object was elevated to the status of primary object in the May 2007 changes to the Liquor Control Act (1988) *“to place a higher emphasis on the needs of consumers”*, as the Minister stated in the Second Reading Speech at the time.
- 18.3. Being a primary object means that it is of equal importance to the other two primary objects of the Act.
- 18.4. In other words, it is just as important for the Director to cater for the requirements of consumers as stated above, as it is to minimize the potential for harm or ill-health due to the use of liquor.
- 18.5. In the end it is a weighing and balancing of these equal objects which will determine whether a liquor licence should be granted or not.
- 18.6. The addition of an up-market venue of the likes not currently available in the locality will benefit those who live, work and resort to Carnarvon.
- 18.7. The premises will offer a curated wine and cocktail menu to accompany their gourmet food offerings.
- 18.8. Some travellers to Carnarvon expect an up-market hospitality venue in town as they would find in other coastal towns, like Broome, the grant of this licence will satisfy this requirement.
- 18.9. When asked for additional comment the respondents to the survey said the following:
 - 18.9.1 Witness 15 said, *‘I think it will help to liven up the main strip of Carnarvon and bring a good energy to an area that is otherwise only utilised as a traffic area between pubs.’*
 - 18.9.2 Witness 29 said, *‘I think it will bring a vibrance to the area, that’s really needed.’*
 - 18.9.3 Witness 6 said, *‘Competition is important for the other businesses to improve their amenity and experience - in the city pubs, bars and cafes operates as neighbors everyday and we need this for Carnarvon.’*

18. Conclusion

- 18.1. The application by Angovenp Pty Ltd for a tavern restricted licence will be of benefit to Carnarvon's local community, visitors and tourists. The grant of this licence will add vitality to the waterfront and provide a quality dining and socialising option that is currently missing in the Locality.
- 18.2. As described in section 4, the demographics of the locality are, in the most part, unremarkable, with average socio-economic standing when compared to Western Australian average as a whole.
- 18.3. As a regional centre the town has a population with multiple administrative and hospital jobs serving the greater Gascoyne region.
- 18.4. Angovenp Pty Ltd, managed by the Di Latte family are responsible licensees at the Di Latte Estate Winery, which they have managed for 5 years without any of the following:
 - 18.4.1 An infringement from the licensing authority,
 - 18.4.2 Formal warnings from Councils, or
 - 18.4.3 Complaints from neighbours.
- 18.5. The evidence presented in these submissions from the 129 survey respondents shows this proposal is very well regarded, and the local community is highly supportive of this application. Some example comments from the end of the survey are:
 - 18.5.1 Witness 29 said, *'I think this development will add so much to Carnarvon, I'm looking forward to it.'*
 - 18.5.2 Witness 30 said, *'I genuinely hope to see this venue come to life. Our town and economy need this.'*
 - 18.5.3 Witness 39 said, *'Carnarvon does require a more up market venue for an alternative experience to help us attract and keep more people in town, Great concept.'*
- 18.6. For the reasons described in section 17, it is open for the Director to conclude that the grant of this licence will further the proper development of the liquor and tourism industries in Carnarvon, as what will be created is an upmarket, quality tavern for the overall benefit of the Carnarvon community.
- 18.7. It is, therefore, open for the licensing authority to conclude, on balance, the positive aspects of the application far outweigh any potential for negative impacts, thus clearing the way for an approval of this application.

Drafted on behalf of Angovenp Pty Ltd by Canford Hospitality Consultants Pty Ltd;

Phil Cockman
Canford Hospitality Consultants Pty Ltd

Attachments

- TPC01. Draft Menu and Drinks List
- TPC02. Witness Evidence Survey Hard Copy
- TPC03. Intended Manner of Trade
- TPC04. Draft Floor Plan and Perspective Images
- TPC05. Raw Witness Data
- TPC06. Design Brief - Look & Feel

The Pier Carnarvon

85 Olivia Terrace, Carnarvon WA 6701

Application for a Tavern (Restricted) Licence

Section 38 Submissions

Attachment 3 (TPC03)

Intended Manner of Trade

January 2026



(08) 6278 2788
phil@canford.com.au
0417 976 009
PO Box 389 GUILDFORD WA 6935

The Pier Carnarvon
85 Olivia Terrace, Carnarvon WA 6450

Application for a
Tavern Restricted Licence

Intended Manner of Trade

September 2025

1. Introduction

- 1.1. Angovenp Pty Ltd will be applying to the Licensing Authority for the conditional grant of a tavern restricted licence for premises located at 85 Olivia Terrace, Carnarvon WA 6450, to be known as “The Pier Carnarvon”.
- 1.2. The premises will trade as a bistro / bar style tavern with the ability to host functions.
- 1.3. The proposed premises is part of a new waterfront development in Carnarvon to be called The Pier Carnarvon.
- 1.4. The Di Latte family, who own Angovenp Pty Ltd, also own and operate the Di Latte Estate Winery in Wilyabrup, Margaret River.
- 1.5. The goal of the applicant is to provide a new, fresh and unique offering to the Town of Carnarvon. The Pier will provide a food and dining experience, unmatched in Carnarvon, with wines from WA and Italy to complement their menu.
- 1.6. The applicant will offer standing functions without a requirement for a meal as well as allowing for bookings for weddings, birthdays and conferences.

2. Proposed Style of Operation

- 2.1. The applicant aims to open the premier waterfront hospitality premises in Carnarvon. With unique views of the Carnarvon waterfront and a modern fit out, the Applicant seeks to offer a venue unlike anything already available in Carnarvon.
- 2.2. The premises is two stories with 150 seats over both internal and external spaces, all with views of Carnarvon’s waterfront.
- 2.3. The applicant envisages that entertainment will be:
 - 2.3.1. Low-key acoustic music with bands of up to three people, and
 - 2.3.2. Disc jockey’s for functions i.e. weddings.
- 2.4. The applicant intends to have live music as described above for varying times between 4pm and closing on Friday and Saturday.
- 2.5. If this application is approved, what will be created is a local tavern promoting responsible drinking practices, food and friendly atmosphere.
- 2.6. The selection of Wines will be a significant feature of The Pier with a focus on wines produced by the Di Latte’s family operated winery in Wilyabrup, Di Latte Estate, as well as other West Australian and Italian wines.
- 2.7. A draft menu for The Pier is attached.
- 2.8. As required by the Liquor Control Act, The Pier will have at least one approved manager on duty at all times the premises are open for trade and all staff will be trained in the responsible service of alcohol.
- 2.9. The premises will comply with a strict harm minimisation plan to ensure the customers have a fun and safe time.

2.10. The premises is outfitted with a closed-circuit television (CCTV) system that will monitor the premises.

2.11. The intended opening hours for The Pier are:

Monday to Saturday: 6am - 12am

Sundays: 10am - 10pm

3. Background and Experience of the Applicant

3.1. The Di Latte family has operated Di Latte Estate under a producer's licence, since 2020.

3.2. Additionally, Francesco Di Latte, the sole director of the applicant company, is an experienced business owner and has operated a property development business called DG Corporation (Aust) that has been trading since 2016.

3.3. None of the premises that the licensee operated or have operated in the past have been subject to any of the following:

3.3.1. An infringement from the licensing authority,

3.3.2. Formal warnings from Councils, or

3.3.3. Complaints from neighbours.

Drafted for Angovenp Pty Ltd

by Canford Hospitality Consultants Pty Ltd

Thursday, September 18, 2025