Lupe's Cerveceria

Public interest assessment

Application for ongoing trading until 2am, seven nights a week

Little Death Pty Ltd | Small Bar Licence 6340146226

HLG 105 Brookfield Place, 125 St Georges Terrace, Perth WA 6000

17 September 2026

Why we are applying

We run Lupe's, an underground Mexican cocktail and taco bar in Brookfield Place. We are asking to trade until 2am every night so people can finish their evening in a place that suits them: seated with friends, enjoying a cocktail, food and conversation.

Our main audience is adults around 25 to 45. They often come to us after dinner to enjoy cocktails and spend time with friends. Around half our venue is made up of intimate booths. We have also put considerable work into artwork throughout the bar, making the space itself part of the experience.

We make most of our revenue after 10pm. Just as our after-dinner trade builds, midnight can arrive with a full room of people who want to stay. Closing then interrupts the kind of evening our customers have chosen. Two more hours would give them a later seated cocktail-bar option and allow us to serve the demand already coming through our door.

We believe that choice matters to Perth. A city's hospitality helps shape how residents enjoy it and how visitors remember it. As Perth grows as an international destination, its evening offer should include distinctive small venues for different ages, tastes and ways of socialising. Our contribution is a character-filled underground bar with cocktails, food and booth seating for groups of friends.

Later hours would also support the people behind that experience: our staff, the suppliers we buy from and the services that keep the venue running. They would help us trade through our strongest hours, sustain the business and continue contributing to Brookfield's food and hospitality precinct.

Our lower-ground setting helps contain sound within the premises. We will retain our 95-person limit, food service and existing licence conditions, with staff supervising service and departures throughout the extra hours.

We are asking for a practical extension of a venue Perth already has: more choice for customers, a more complete evening in the CBD, and a stronger business supporting hospitality jobs and suppliers.

1. Our application

Licensee: Little Death Pty Ltd

Venue: Lupe's Cerveceria

Licence: Small Bar Licence 6340146226

Address: HLG 105 Brookfield Place, 125 St Georges Terrace, Perth WA 6000

We seek an ongoing extended trading permit allowing us to sell and supply liquor until 2am, seven nights a week, within our existing licensed premises.

Hours requested

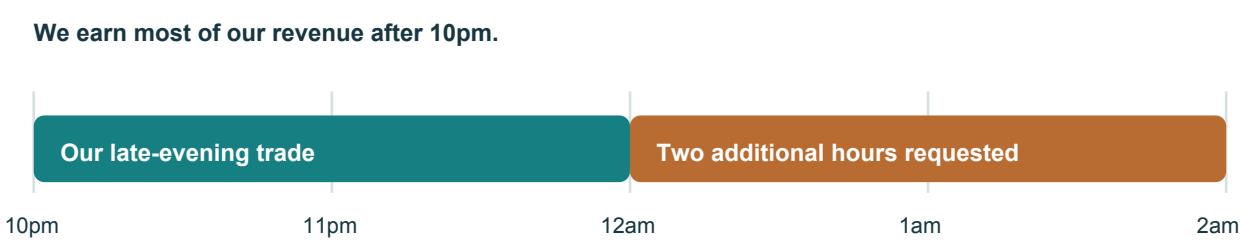
We request the midnight-to-2am period on every calendar day, continuing the preceding evening's trade. The schedule below makes clear which morning follows each trading night.

Trading night	Additional hours requested
Monday	Midnight ending Monday to 2am Tuesday
Tuesday	Midnight ending Tuesday to 2am Wednesday
Wednesday	Midnight ending Wednesday to 2am Thursday
Thursday	Midnight ending Thursday to 2am Friday
Friday	Midnight ending Friday to 2am Saturday
Saturday	Midnight ending Saturday to 2am Sunday
Sunday	Midnight ending Sunday to 2am Monday

We also ask for these early-morning hours to be expressly covered on Good Friday, Christmas Day and ANZAC Day, wherever approval is available. We will trade within the hours and conditions granted. [20]

A consistent 2am closing time would give us the flexibility to open in response to customer demand, city events and the needs of visitors and workers across the week. It would give customers a clear late-night option whenever we open.

Figure 1. The hours we are requesting



Midnight to 2am on every calendar day, continuing the previous evening's trade. The permit will specify any special-day conditions.

2. How we will operate

2.1 Our bar and our customers

We offer cocktails, tacos, music and a place to spend the evening with friends. Our main customer group is adults around 25 to 45 who enjoy our atmosphere, distinctive setting and booth seating. Our offer is especially suited to people who want to continue socialising after dinner.

We see customers arrive in groups after eating at restaurants in and around the CBD. That is why our trade builds later in the evening. A 2am closing time would allow us to fit more naturally into that dinner-then-drinks pattern.

Our focus will remain the same during the extra hours. Food, free drinking water, lower-strength options and non-alcoholic drinks will be available throughout opening hours. We will follow our existing licence conditions.

2.2 Our premises

Our bar is underground at Brookfield Place, 125 St Georges Terrace, within a predominantly commercial office, retail and hospitality precinct. The lower-ground location gives us an enclosed setting for the evening's activity. [24, 25]

Around half the venue consists of intimate booths where groups can sit together. We have invested in artwork throughout the space, so the venue has a strong visual identity as well as a food and cocktail offering. We want people to leave remembering somewhere with character.

We will use the same premises and keep our 95-person limit, including staff. Our team will manage the entrance and keep walkways and exits clear. Later trading would extend the experience within our existing bar.

2.3 Packaged liquor

We do not sell packaged liquor or takeaway alcohol.

3. Our local community

3.1 The people around us

Brookfield Place is part of a working, residential and visitor centre. People come to the CBD for work, hotels, dining, events and nights out, as well as living here. Our later hours would give these groups another way to enjoy the city.

We have used the standard 2km locality in Form 2A and taken a closer look at the streets around Brookfield, where our day-to-day relationship with neighbours matters most. [1]

The 2021 Census counted 13,670 residents in Perth suburb, with a median age of 33. Almost four in five occupied private dwellings were flats or apartments, and 23.1% had no registered motor vehicle. These figures describe Perth suburb rather than the exact 2km circle. [4]

Measure	Perth suburb, 2021 Census
Usual resident population	13,670
Median age	33 years
Average household size	1.8 people
Median weekly household income	$1,960
Flats or apartments	79.9% of occupied private dwellings
Rented dwellings	65.6% of occupied private dwellings
Lone-person households	44.1% of occupied private dwellings
No registered motor vehicle	23.1% of occupied private dwellings

The City of Perth's 2024-25 annual report records 34,624 residents and 241,630 local jobs across the municipality. That wider city context helps explain why a CBD bar serves more than the people living immediately around it. [5]

Our community is culturally diverse. In the 2021 Census, 150 Perth-suburb residents identified as Aboriginal and/or Torres Strait Islander people (1.1% of usual residents), while Indigenous status was not stated for 11.4%. A non-English language was used in 39.1% of households. These are suburb figures, not counts for the 2km circle. They also do not capture everyone who visits or passes through the CBD. We will provide respectful service and clear communication, responding to each person's circumstances. [4]

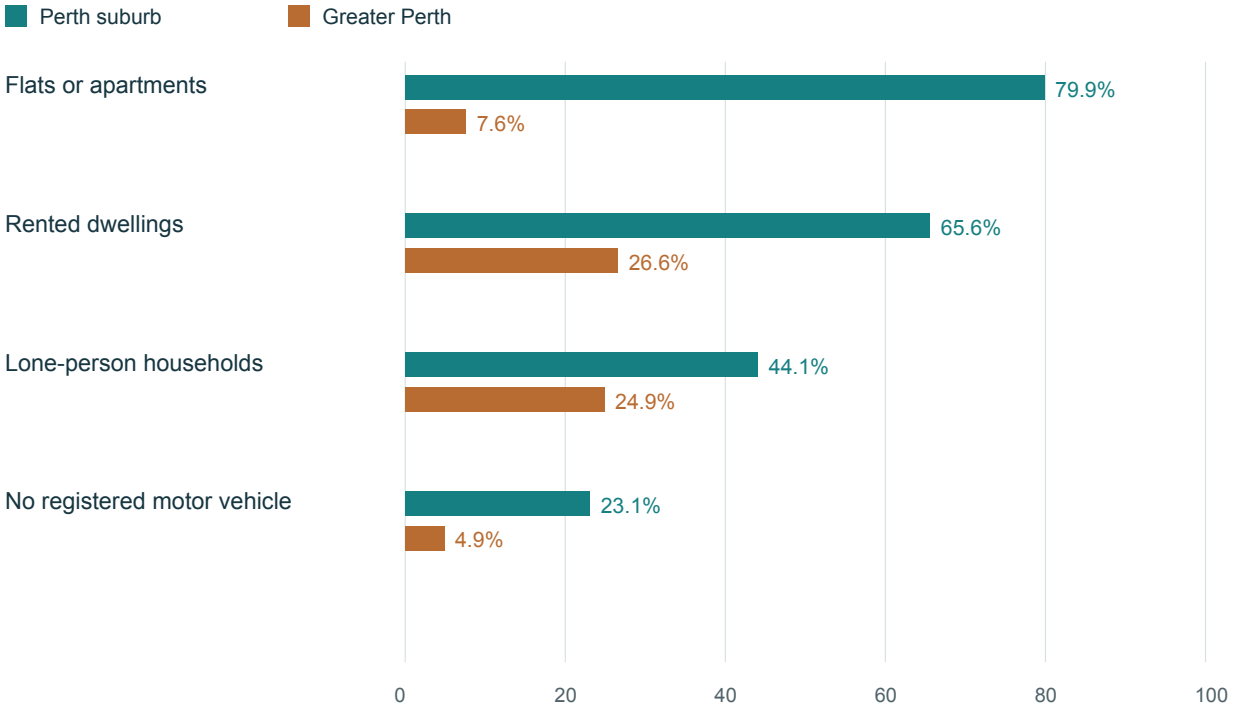
For us, the opportunity is to offer a welcoming place for people already spending time in the city. Our immediate setting is principally commercial, and our wider community includes residents and hotel guests. Consideration for neighbours and supervision of the entrance and departures will remain part of how we run the extra hours.

Population, housing and transport

Figure 2. Housing and transport compared with Greater Perth

Perth suburb had 13,670 usual residents in the 2021 Census. Its median age was 33, compared with 37 across Greater Perth. The figures describe the suburb, rather than the exact 2km locality.

Housing and transport (% of occupied private dwellings)



Published ABS percentages; excludes visitor-only and other non-classifiable households. Motor vehicles exclude motorcycles, scooters and heavy vehicles. For our later trading, this makes quiet departures and help with transport especially relevant.

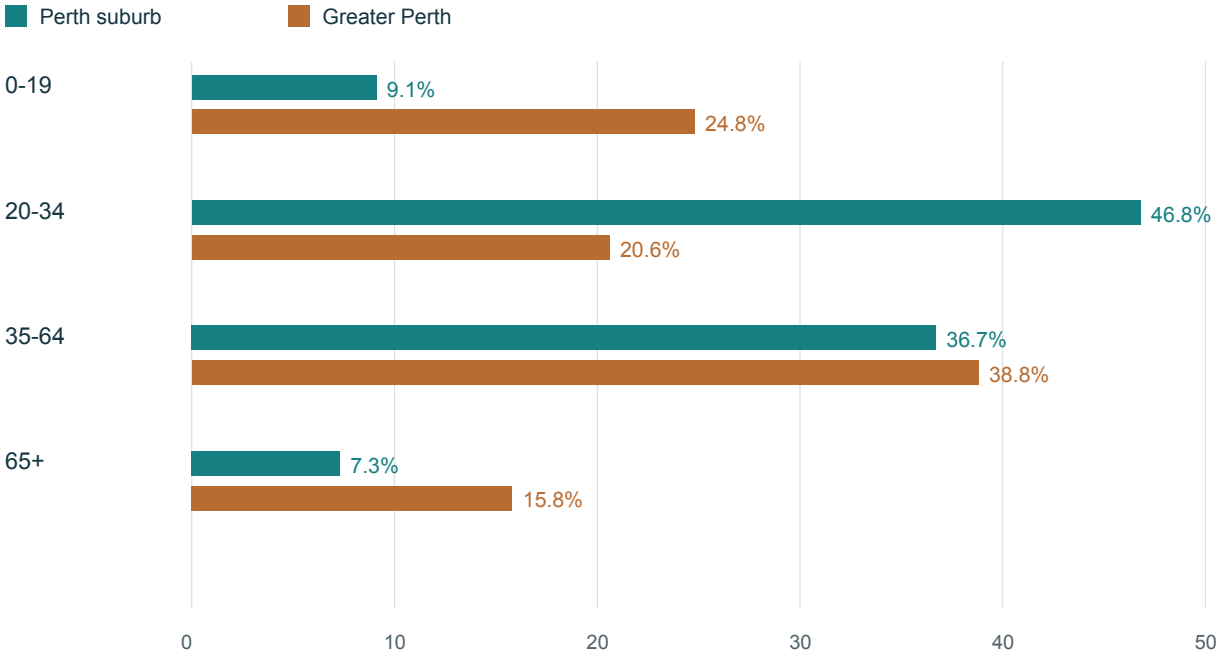
Sources: ABS 2021 Census QuickStats, SAL51230 and 5GPER. Census year: 2021.

https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL51230

https://www.abs.gov.au/census/find-census-data/quickstats/2021/5GPER

Resident age and employment

Figure 3. Age profile (% of usual residents)



Age groups calculated by summing published five-year counts, dividing by total usual residents and rounding to one decimal. ABS privacy adjustments and rounding mean totals may not equal 100%.

Residents' employment context

2021 Census measure	Perth suburb	Greater Perth
In labour force (% of residents aged 15+)	69.4%	65.2%
Professionals (% of employed residents aged 15+)	36.2%	23.7%
Cafes/restaurants (% of employed residents aged 15+)	6.8%	2.4%

Employment data describe the suburb's usual residents rather than jobs located there. Labour-force status was not stated for 12.2% in Perth suburb and 5.1% in Greater Perth.

Sources: ABS 2021 Census QuickStats, Perth (SAL51230) and Greater Perth (5GPER), checked 17 September 2026. Census year: 2021.

https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL51230

https://www.abs.gov.au/census/find-census-data/quickstats/2021/5GPER

The places around Lupe's

3.3 Community facilities and accommodation

We completed a desktop screening of the standard 2km locality using current provider, City and public mapping records. It covers publicly identifiable schools, childcare, worship, health, support, accommodation and residential uses. Confidential refuges are not mapped or listed. The purpose is to identify the people and places that may be affected, then set out the practical way we will manage our later trade. [7-17, 34-39]

Category	Facility and public address
Childcare	Buggles Childcare, Brookfield Place, 125 St Georges Terrace, Perth - within the same Brookfield Place property [36]
Education	St George's Anglican Grammar School, 50 William Street and 441 Murray Street, Perth [7]
Education	Mercedes College, Victoria Square, Perth [8]
Childcare	Goodstart Perth Kaadidjiny Maya, 240 St Georges Terrace, Perth [9]
Worship	St George's Cathedral, 38 St Georges Terrace, Perth [10]
Worship	All Saints Chapel, Allendale Square, 77 St Georges Terrace, Perth [11]
Worship	St Mary's Cathedral, Victoria Square, Perth [11]
Hospital	Royal Perth Hospital, 197 Wellington Street, Perth [12]
Community support	Ruah Engagement Hub and Safe Night Space, 247 James Street, Northbridge [13]
Community support	Tranby Engagement Hub, 10/5 Aberdeen Street, Perth [14]
Alcohol and drug treatment	Next Step East Perth Outpatient Services, 32 Moore Street, East Perth [34]
Local government	City of Perth, Council House, 27 St Georges Terrace, Perth [35]
Hotel	Parmelia Hilton, 14 Mill Street, Perth [15]
Hotel	Holiday Inn Perth City Centre, 778-788 Hay Street, Perth [16]
Hotel	COMO The Treasury, 1 Cathedral Avenue, Perth [17]
Serviced apartments	Citadines St Georges Terrace Perth, 185 St Georges Terrace, Perth [38]
Residential apartments	Lawson Apartments, 2-4 Sherwood Court, Perth - about 390m straight-line from the Brookfield Place reference point [37]
Residential apartments	Condor Tower, 22 St Georges Terrace, Perth - within the 2km screening locality [39]

Buggles is a long-day-care centre with ordinary weekday hours ending at 6:30pm. Its children and families are not expected to be present during the proposed midnight-to-2am period. The centre's location still reinforces the need to keep public areas clean, accessways clear and any post-close noise or bottle disposal controlled. [36]

3.3 continued - nearby residents and accommodation

The residential and accommodation receptors are material to this application. The closest publicly verified permanent residential building is Lawson Apartments, while hotel and serviced-apartment guests are closer to the venue. Our underground setting, controlled entrance, later-night supervision, clear accessways and complaint response are directed to those neighbours. We will not dispose of bottles noisily late at night and will work with Brookfield precinct management if a recurring concern is raised.

Our desktop sources did not identify a publicly listed aged-care home or hospice inside the 2km circle. This is not a claim that no such service exists. It means no location is represented as absent without confirmation. The hospital, alcohol and drug service, homelessness services, childcare, schools, worship sites, accommodation and verified residential buildings above are the publicly identifiable uses considered in this assessment.

We also recognise the needs of people using the hospital and community support services. Our team will keep access clear, respond to concerns and assist vulnerable or unwell people appropriately.

The 2km assessment locality

Figure 4. Indicative geographic screening area

We have shown the standard 2km locality around Brookfield Place, with a closer view of the nearby facilities and hotels on the next page.

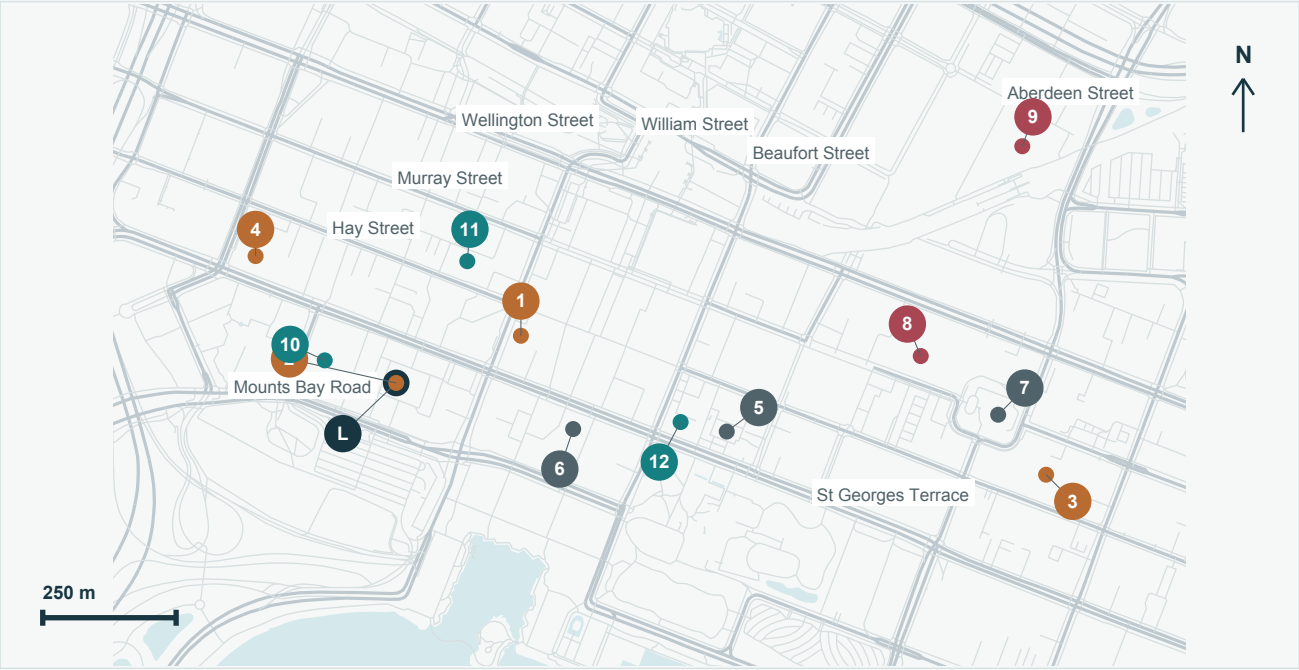


Map data: © OpenStreetMap contributors, ODbL 1.0. https://www.openstreetmap.org/copyright. Geographic data retrieved 17 September 2026. North up; local equirectangular projection using WGS84 coordinates. Distances are approximate straight-line distances, not walking distances.

Indicative locality map centred on the mapped building at 125 St Georges Terrace. The centre is a building reference; the circle does not represent our licensed boundary. The numbered map shows selected nearby facilities and hotels.

Nearby community uses

Figure 5. Detailed location map and numbered key



Key	Mapped place	Approx. distance
L	Lupe's / Brookfield Place reference	Reference
1	St George's school - 50 William St	250 m
2	Buggles - Brookfield Place	0 m
3	Mercedes College	1,230 m
4	Goodstart - 240 St Georges Tce	350 m
5	St George's Cathedral	630 m
6	All Saints Chapel / Allendale Square	340 m
7	St Mary's Cathedral	1,130 m
8	Royal Perth Hospital	980 m
9	Tranby / 5 Aberdeen St	1,250 m
10	Parmelia Hilton	140 m
11	Holiday Inn Perth City Centre	260 m
12	COMO The Treasury	540 m

Locations use building or facility reference points. Approximate straight-line distances are rounded to the nearest 10m. Addresses and provider sources are listed in section 3.3.

Other facilities listed in section 3.3 are not plotted: St George's school at 441 Murray Street, Ruah at 247 James Street, Next Step at 32 Moore Street and Council House at 27 St Georges Terrace. Map: © OpenStreetMap contributors, https://www.openstreetmap.org/copyright.

4. Looking after our customers

4.1 Responsible service throughout the night

Our team will stay engaged with customers throughout their visit. Many join us after dinner, and we will keep food available throughout our own opening hours. We will assess each person's condition on arrival and during service, with an approved manager, trained staff and controlled entry supporting the extra hours.

Our commitments are straightforward:

- We will check identification, refuse service to intoxicated people and share service refusals between the bar and entrance team.
- We will keep food, free drinking water and non-alcoholic choices available throughout opening hours, and follow our licence restrictions on drinks and promotions.
- We will count everyone on the premises against our 95-person limit and keep exits clear.
- We will roster staff to supervise the bar, entrance and departures, with licensed crowd controllers where required. We will coordinate with precinct security while keeping responsibility for our venue.
- We will keep CCTV operating, retain recordings for at least 28 days and ensure our managers can retrieve footage when required.
- We will record incidents, refusals and complaints, review them regularly and adjust our approach where needed.

Figure 6. How we will manage each night



People who may need additional support

4.1 Continued - supporting different needs

We have considered the people who live, work, visit and use support services in the CBD, as well as our expected customers. Royal Perth Hospital, Next Step, Ruah and Tranby serve people with different health and support needs. Their presence reinforces the importance of responsible service and a respectful response to anyone who needs help. [12-14, 34]

During the additional midnight-to-2am period, our team will continue checking each person's condition and respond promptly to distress or vulnerability. The following measures complement our identification checks, service refusals, food, water and non-alcoholic choices. They reflect the person-centred approach in WA's Mental Health and Alcohol and Other Drugs Strategy 2026-2031. [33]

Aboriginal and Torres Strait Islander people

We expect the additional risk to Aboriginal and Torres Strait Islander people from this proposal to be limited, provided the controls set out in this assessment are maintained. Our application keeps the existing premises and 95-person limit, with alcohol consumed on site under staff supervision and no packaged liquor or takeaway sales. Food, water, non-alcoholic choices and active monitoring of service will continue throughout the extra hours. These features are the basis for our assessment of the proposal's additional risk.

Where a person is intoxicated, distressed or otherwise vulnerable, staff will involve the approved manager, refuse alcohol where required and respond to the person's immediate welfare needs. With their consent, we will help them contact a trusted person or appropriate support service; emergencies will receive immediate assistance.

Children and young adults

Our intended customer age range does not replace age checks. We will verify identification where required, refuse alcohol to anyone under 18 and watch for attempts to obtain drinks for an underage person. We will monitor service to younger adults with the same attention to drinking pace and condition as every other customer.

People experiencing alcohol-related harm, mental ill-health or distress

Staff will refer concerns to the approved manager, respond calmly and refuse alcohol where required. We will respond to the person's immediate needs without trying to diagnose them. If someone appears medically unwell or in immediate danger, we will seek emergency assistance. Where appropriate and with consent, we will help contact a trusted person or support service.

People experiencing homelessness or financial hardship

We will treat people with dignity and keep access to surrounding services clear. We will assess behaviour and immediate welfare needs individually. Staff will have access to current public support-service contacts and will not pressure someone to keep purchasing alcohol.

People affected by harassment, violence or coercion

We will respond promptly when a customer reports feeling unsafe, including women and LGBTQIA+ customers. Our manager will take concerns seriously, assist the person to contact someone they trust and seek security or emergency assistance where necessary. These responsibilities continue throughout the extra hours.

5-6. Being a good neighbour

5.1 Our underground setting and noise control

Lupe's is an enclosed underground venue within Brookfield's commercial precinct. The separation from street level helps contain sound within the premises. In our day-to-day operating experience, sound from inside the bar is not audible on the footpath immediately above us.

We see our underground location as a practical strength of the application. It provides physical separation between activity within the bar and the public areas above.

During the additional hours, staff will check the entrance and surrounding public areas and deal promptly with any disturbance. Doors will be kept closed where compatible with safe access, ventilation and emergency exits. We will avoid noisy bottle disposal late at night and keep the entrance clean.

6.1 Our responsibility to people nearby

We will keep neighbouring accessways clear and supervise customers around our entrance so people living, working or staying nearby can use the area without obstruction or disturbance. Our manager will respond promptly to concerns, record complaints and follow up with the people affected. We will review recurring issues with precinct management and adjust our arrangements where needed.

7. Why later hours are in the public interest

7.1 A later option for a different kind of night out

A good evening economy gives people a choice about how they spend their time. Our customers want to sit down, talk, enjoy a cocktail and stay with their friends. For our core 25-45 audience, that experience remains appealing after midnight.

We hear and see that preference in our own venue. When a full room has to leave at midnight, people looking for another cocktail bar with booth seating have to find an alternative that offers the same experience. A nightclub does not necessarily meet that need. Keeping Lupe's open would preserve a place they have already chosen and add another late option in this part of the CBD.

Our booths are important to that offer. They allow small groups to settle in for conversation, celebrate an occasion or catch up after a busy week. A later closing time would make that social experience available to people whose evening starts after dinner or work.

A more complete evening in the CBD

Hospitality works best when the different parts of an evening fit together. Dinner, an event and a drink afterwards can each support a different venue. We already see that pattern when customers join us after eating nearby.

Trading until 2am would let Lupe's complement the surrounding restaurants and hotels for longer. It would give diners another reason to stay in the precinct, visitors another experience close to their accommodation, and late-finishing workers a place to meet friends. It would also let groups continue an enjoyable evening without having to change venues simply because we have reached midnight.

Character, culture and the visitor experience

People remember places with personality. We have put artwork and visual detail throughout Lupe's, so the bar feels like an experience in its own right. The food, cocktails, intimate booths and underground setting all contribute to that identity.

We want Perth to have more of the memorable places that make a city worth exploring. Distinctive small venues contribute to its cultural character, give people something to recommend to visiting friends and help turn a trip into an experience worth repeating. Keeping them viable protects that variety.

As Perth develops as an international city, there is room for a wider range of evening experiences across different ages and preferences. Our request would add to that choice at a familiar small-bar scale, with food, cocktails and socialising remaining central to what we offer.

The value of time together

A city should make room for living

We believe the public interest includes the simple enjoyment of living in a city. A birthday with friends, a date or a long conversation matters to the people sharing it. Those moments deserve consideration alongside jobs and spending when we think about what makes Perth a good place to live.

The OECD's wellbeing framework recognises the importance of social connections, work-life balance and how people experience their lives. [26] For us, that points to a straightforward principle: a city should give people room to enjoy their free time. Two more hours at Lupe's would give adults whose evenings begin later more opportunity to do that in a setting they enjoy. Ordinary pleasure is part of a city's value.

Somewhere to maintain real friendships

Friendships need time together and somewhere to meet. The WHO Commission on Social Connection identifies places where people gather, including cafes, as part of the social infrastructure that supports connection. [27]

Our booths offer a shared place outside home and work where friends can catch up face to face. For people juggling different schedules, the chance to meet later can make an evening together easier to arrange. Keeping Lupe's available after midnight would preserve that meeting place for longer. We see public value in giving people time and space to maintain the relationships that matter to them.

Fair access for people who finish work late

The people who help Perth enjoy its evenings deserve time to enjoy their own. A chef, hotel employee or theatre worker finishing an evening shift may have little time to meet friends before midnight. UCL's Data After Dark research identifies how daytime-focused schedules can restrict night workers' access to leisure and social activities. [28]

A 2am closing time would give people finishing late more opportunity to sit down together after work. Seven-night approval matters because their days off and working weeks differ. We want to make a social evening available to people whose free time starts later. That is a question of fair access to city life.

Making more of the city we already have

An evening together with different drinking preferences

A group of friends should be able to stay together even when some choose alcohol and others do not. NSW's night-economy toolkit recognises the importance of experiences that appeal beyond alcohol consumption. [32]

At Lupe's, food, non-alcoholic drinks, artwork and conversation are part of the experience throughout our opening hours. Extending that offer until 2am would allow someone choosing a non-alcoholic drink or food to remain part of the same evening as their friends. We want the extra time to be useful to the whole group, with each person comfortable making their own choice about what to order.

More use from an existing space

Lupe's already has the rooms, booths, kitchen and fit-out needed to host this experience. Our request would make those facilities available for longer within the same premises and capacity. The benefit comes from using an existing city space more fully.

London's Night Time Commission recommends considering how existing spaces and activities can serve people later in the day. [29] Our application offers a practical example at a small scale: more hours of public use from an established underground venue. That gives Perth another way to develop its evening life through places and investment already here.

A CBD with reasons to visit beyond the working day

A strong city centre needs reasons for people to visit voluntarily, including on days they do not come in for work. ABS figures show that 36% of employed Australians usually worked from home in August 2025. That is a national figure, but it illustrates why city centres need to respond to changing work patterns. [30] OECD research also identifies remote work and changing shopping habits as pressures on central-area footfall. [31]

Our contribution is a social destination people can choose to visit in its own right. Later hours would let that purpose continue beyond the office day and across the week. Developing reasons to come into Perth for friendship and leisure helps broaden the CBD's role and its sources of activity. We see Lupe's as one small part of a city centre that people use because they want to be there.

A stronger night-time economy

Supporting Perth's direction

The City's Capital City Plan recognises the value of a well-managed night economy and supports advocacy for adjusted trading hours. Its Economic Development Strategy 2025-2028 seeks distinctive visitor experiences, longer stays and activity across peak and off-peak periods, alongside safety and accessibility. [18, 19]

We want to put that direction into practice at Lupe's. Our request connects a later customer experience with an existing hospitality precinct, a modest capacity and a plan for service, noise and departures. It gives people an additional reason to spend their evening in the CBD.

What Sydney's experience shows

Sydney has recognised that the value of a city after dark extends across hospitality, culture, employment and tourism. NSW Treasury's 2020 Sydney 24-hour Economy Strategy cited an estimated $16 billion in potential economic uplift from developing Greater Sydney's night-time economy. [21]

NSW has since refreshed its 24-Hour Economy Strategy and pursued reforms supporting diverse venues, connected precincts and night workers. In January 2026, it announced the removal of the remaining major lockout conditions, including the 3:30am last-drinks restriction, with a focus on controls tailored to individual venues, responsible service and management plans. [22, 23]

The useful lesson for Perth is to consider the whole contribution a well-run venue can make after dark. Choice, culture and economic activity deserve a place alongside the practical management of each venue. We ask for Lupe's to be considered on that basis: an underground cocktail and taco bar with seated social space, an established after-dinner audience and a 95-person limit.

Jobs, suppliers and a sustainable small business

Our staff care about the experience we create. Later trade would support more paid hours in our bar, food-service and closing teams on the nights we open late. It would also help us sustain the skills and service that customers come back for.

The benefits extend through the business. Stronger trading would help us cover wages and rent, pay food and beverage suppliers, and keep buying the cleaning, maintenance and other services needed to operate. Those are practical connections between one small venue and the wider hospitality economy.

Rising operating costs put pressure on our business, while our sales are concentrated in the later part of the evening. Being able to trade when customers want to be with us would help us meet those costs and continue investing in the venue and its people. A viable Lupe's means retaining jobs, supplier relationships and a distinctive place for people to enjoy in Perth.

Why these hours fit Lupe's

7.2 Responding to the way our customers go out

Our trade builds after dinner and most of our revenue comes after 10pm. We want our hours to reflect when people actually want to be here, with attentive service throughout their visit.

We are asking for the same closing time across the week because dinners, events, work patterns and celebrations take place on different nights. A seven-night permit would let us respond to those occasions and choose our opening nights according to demand.

The contribution we want to make

Our application brings together practical public benefits:

- More late-night choice for people who want a cocktail-bar experience with booth seating.
- A more complete evening around Brookfield, complementing nearby restaurants, hotels and events.
- A distinctive venue that adds artwork, personality and cultural character to Perth's hospitality offering.
- Additional paid working hours and support for the suppliers and services behind the venue.
- A sustainable small business retaining hospitality jobs, supplier relationships and a distinctive CBD venue.
- A later offer within an existing underground venue, supported by food, a 95-person limit and active management of service and departures.
- More opportunities for friendship and leisure, including for people who finish work late and groups with different drinking preferences.
- Fuller use of an existing city space and another reason to visit the CBD beyond the working day.

Conclusion

We are asking to trade until 2am every night because Lupe's has something worthwhile to offer Perth during those hours: a comfortable place to sit, enjoy food and cocktails, and spend time with friends. Our customers already choose that experience. When midnight arrives with people still enjoying their evening, being able to stay would make a real difference to them.

Our trade builds after dinner. Later hours would fit the way people use our venue and give those finishing work late more opportunity to enjoy the city themselves. Approval across the week would let us respond to their different schedules, as well as dinners, events and celebrations that happen on different nights.

We believe the public interest includes making Perth a city people enjoy spending time in. Places to maintain friendships, celebrate and share an unhurried conversation are part of a good life. Our booths, artwork and underground setting give those moments a distinctive home. Keeping that experience available for longer would add to the reasons people choose to come into the CBD.

We would do this within our existing premises, retaining our 95-person limit including staff, food service and existing licence conditions. Our enclosed lower-ground setting helps contain sound, and our team would continue to supervise service throughout the additional hours.

The benefits would also reach the people who help us operate: our staff, suppliers and service providers. Trading through the hours when customers want to be here would strengthen our ability to sustain those relationships and keep contributing to Perth's hospitality community.

We have put care and character into Lupe's because we want it to be a lasting part of this city. Two more hours would help us build on what people already value about it. For these reasons, we ask that our application for ongoing trading until 2am, seven nights a week, be approved.

Sources

[1] WA Government, Public Interest Assessment, Form 2A, Part 3 locality guidance. https://www.wa.gov.au/government/publications/public-interest-assessment

[2] WA Government, Extended trading permits. https://www.wa.gov.au/government/publications/extended-trading-permits

[3] Lupe's website and menu. https://lupes.com.au/ and https://lupes.com.au/menu-2/

[4] ABS, 2021 Census QuickStats, Perth suburb and locality SAL51230. https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL51230

[5] City of Perth, Annual Report 2024-25, municipal profile, page 18. https://perth.wa.gov.au/-/media/Project/COP/COP/COP/Documents-and-Forms/Council/Documents/Annual-Reports/City-of-Perth-Annual-Report-2024---2025.pdf

[6] ABS, 2021 Census QuickStats, Greater Perth 5GPER. https://www.abs.gov.au/census/find-census-data/quickstats/2021/5GPER

[7] St George's Anglican Grammar School. https://www.stgeorges.wa.edu.au/enrolment/contact

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Licence reference: Small Bar Licence 6340146226, Little Death Pty Ltd, Lupe's Cerveceria.

Map data: © OpenStreetMap contributors, ODbL 1.0. https://www.openstreetmap.org/copyright

Public sources checked 17 September 2026. Geographic definitions and calculation notes are provided with the charts and maps.

Appendix A: Lupe's proposed floor plan

This appendix reproduces Wright Feldhusen drawing A1.01, revision 1, dated 30 August 2024, for the proposed internal fit-out at Lupe's, Tenancy HLG105, Brookfield Place. The original A3 drawing follows this page.

Appendix: Form 2A declaration

Part 8 - Declaration

I declare that the contents of this document and attachments are true, correct and complete and that I have made all reasonable inquiries to obtain the information required.

I acknowledge that under section 159 of the Liquor Control Act 1988 it is an offence to provide false, misleading or incomplete information in this document.

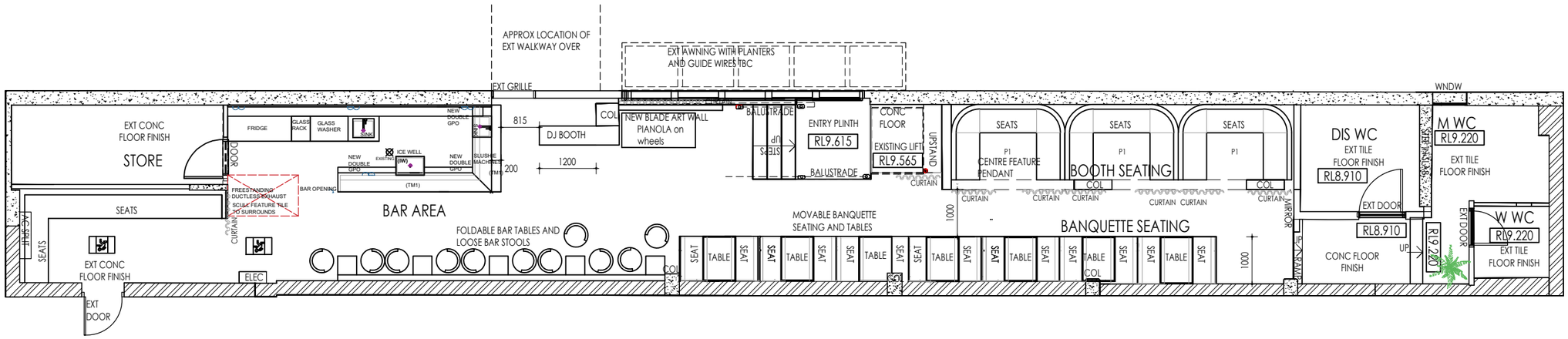
For Little Death Pty Ltd

Name of authorised signatory: _____

Position: _____

Signature: _____

Date: _____



LUPE'S FLOOR PLAN SCALE 1:100

No.	REVISION	DATE
1	ISSUED FOR COMMENT	30.08.2024
A0	ISSUED FOR COMMENT	08.08.2024

wrightfeldhusen

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Architects Reg No. 1989

PROPOSED NEW INTERNAL FIT OUT
LUPE'S

TENANCY -- No 125 ST GEORGES TERRACE
BROOKFIELD PLACE, PERTH WA

PROPOSED FLOOR PLAN

JOB NO.	2105_2	ISSUE	REVISION	DRAWING
DRAWN	RF	A	1	A1.01
SCALE	1:100 at A3			
DATE	30.08.2024			

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Lupe's Cerveceria

Public interest assessment

Application for ongoing trading until 2am, seven nights a week

Little Death Pty Ltd | Small Bar Licence 6340146226

HLG 105 Brookfield Place, 125 St Georges Terrace, Perth WA 6000

Application A670116027 | Lodged 18 September 2026 | Revised 7 October 2026

This revised assessment replaces the version lodged on 18 September 2026. It adds the further information requested in the Department's letter of 24 September 2026: how food is provided throughout our trading hours (section 2.4), how the premises will be managed during the extended hours (section 4.2 and Appendix A), and our section 5 submissions, including the letters of support we have received (section 6.2). Our submission on the Director's Safety and Security at Licensed Premises policy is provided separately.

Why we are applying

We run Lupe's, an underground Mexican cocktail and taco bar in Brookfield Place. We are asking to be able to trade until 2am so people can finish their evening in a place that suits them: seated with friends, enjoying a cocktail, food and conversation. We currently trade Wednesday to Saturday, and we expect to use the later hours on three or four nights a week, when our room is still full at midnight.

Our main audience is adults around 25 to 45. They often come to us after dinner to enjoy cocktails and spend time with friends. Around half our venue is made up of intimate booths. We have also put considerable work into artwork throughout the bar, making the space itself part of the experience.

We make most of our revenue after 10pm. Just as our after-dinner trade builds, midnight can arrive with a full room of people who want to stay. Closing then interrupts the kind of evening our customers have chosen. Two more hours would give them a later cocktail-bar option with somewhere to sit and allow us to serve the demand already coming through our door.

Nobody finds Lupe's by accident. Our postal address is on St Georges Terrace, but we have no street frontage: our entrance is on Brookfield Place's lower lane, behind the main building, reached from a laneway and down two flights of stairs. There is almost no passing foot traffic at our door. People come to us on purpose, usually after dinner. After midnight the precinct around us is closed - Brookfield Place's published precinct hours end at midnight from Monday to Saturday - so the extra two hours affect very few people other than the customers already with us. [24, 40]

We believe that choice matters to Perth. A city's hospitality helps shape how residents enjoy it and how visitors remember it. As Perth grows as an international destination, its evening offer should include distinctive small venues for different ages, tastes and ways of socialising. Our contribution is a character-filled underground bar with cocktails, food and booth seating for groups of friends.

Later hours would also support the people behind that experience: our staff, the suppliers we buy from and the services that keep the venue running. They would help us trade through our strongest hours, sustain the business and continue contributing to Brookfield's food and hospitality precinct.

Our lower-ground setting helps contain sound within the premises. The only thing that changes is our closing time. We will retain our 95-person limit, food service and every existing licence condition, with an approved manager and staff supervising the venue throughout the extra hours.

We are asking for a practical extension of a venue Perth already has: more choice for customers, a more complete evening in the CBD, and a stronger business supporting hospitality jobs and suppliers.

1. Our application

Licensee: Little Death Pty Ltd

Venue: Lupe's Cerveceria

Licence: Small Bar Licence 6340146226

Address: HLG 105 Brookfield Place, 125 St Georges Terrace, Perth WA 6000

We seek an ongoing extended trading permit allowing us to sell and supply liquor until 2am, seven nights a week, within our existing licensed premises.

Hours requested

We request the midnight-to-2am period on every calendar day, continuing the preceding evening's trade. The schedule below makes clear which morning follows each trading night.

Trading night	Additional hours requested
Monday	Midnight ending Monday to 2am Tuesday
Tuesday	Midnight ending Tuesday to 2am Wednesday
Wednesday	Midnight ending Wednesday to 2am Thursday
Thursday	Midnight ending Thursday to 2am Friday
Friday	Midnight ending Friday to 2am Saturday
Saturday	Midnight ending Saturday to 2am Sunday
Sunday	Midnight ending Sunday to 2am Monday

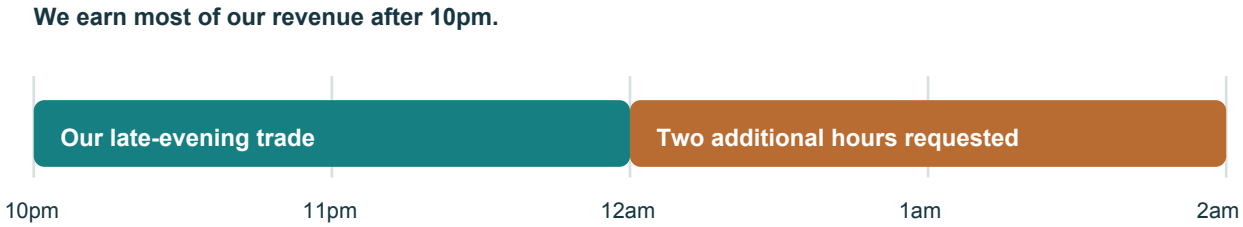
We also ask for these early-morning hours to be expressly covered on Good Friday, Christmas Day and ANZAC Day, wherever approval is available. We will trade within the hours and conditions granted. [20]

A consistent 2am closing time would give us the flexibility to open in response to customer demand, city events and the needs of visitors and workers across the week. It would give customers a clear late-night option whenever we open.

How we expect to use the permit

We currently trade Wednesday to Saturday, from 4pm, and realistically that is when we expect to use the later hours - three or four nights a week, when our room is still full at midnight - closing at midnight or earlier on quieter nights. We ask for the permit across all seven nights for flexibility: private functions and venue buy-outs, and special events, which can fall on any night. In practice, the extra hours let the people already with us finish their night. The later hours are mainly for customers who are already with us at midnight.

Figure 1. The hours we are requesting



Midnight to 2am on the nights we trade late - we expect three or four nights a week. The permit will specify any special-day conditions.

2. How we will operate

2.1 Our bar and our customers

We offer cocktails, tacos, music and a place to spend the evening with friends. Our main customer group is adults around 25 to 45 who enjoy our atmosphere, distinctive setting and booth seating. Our offer is especially suited to people who want to continue socialising after dinner.

We see customers arrive in groups after eating at restaurants in and around the CBD. That is why our trade builds later in the evening. A 2am closing time would allow us to fit more naturally into that dinner-then-drinks pattern.

Our focus will remain the same during the extra hours. Food, free drinking water, lower-strength options and non-alcoholic drinks will be available throughout opening hours. We will follow our existing licence conditions.

2.2 Our premises

Our bar is underground at Brookfield Place, 125 St Georges Terrace, within a predominantly commercial office, retail and hospitality precinct. The lower-ground location gives us an enclosed setting for the evening's activity. [24, 25]

Brookfield Place lists us as "located on the Lower Lane". Customers reach us from a laneway behind the main building and down two flights of stairs; we have no street frontage and no shopfront on St Georges Terrace. The lower lane is a small hospitality lane within the precinct: Brookfield Place also lists Bobèche, Small Print, Papi Katsu (a restaurant operated by a related company) and the forthcoming Cheeky Monkey Brewing Co. there. Brookfield Place's published precinct hours end at midnight from Monday to Saturday, and it provides 24/7 on-site security. [40, 41]

Around half the venue consists of intimate booths where groups can sit together. We have invested in artwork throughout the space, so the venue has a strong visual identity as well as a food and cocktail offering. We want people to leave remembering somewhere with character.

We will use the same premises and keep our 95-person limit, including staff. Our team will manage the entrance and keep walkways and exits clear. Later trading would extend the experience within our existing bar.

2.3 Packaged liquor

We do not sell packaged liquor or takeaway alcohol.

2.4 Food throughout our opening hours

Food is part of what Lupe's is, and condition 4 of our licence requires food to be available whenever we are open to the public. That continues through the extended hours: food will be available until we close.

The approved plan held by the Department dates from 2013 and was drawn for the previous occupant of this tenancy. Our internal fit-out was carried out to Wright Feldhusen drawing A1.01, revision 1, dated 30 August 2024 (Appendix C), which shows our kitchen beside the store and bar opening. The kitchen has been operating since we opened in January 2025. If the Director would like an updated plan lodged for the Department's records, we will provide one.

Our menu:

- Snacks and sharing dishes: totopos with frijoles and salsa verde; papas a la Diabla; guacamole with tortilla chips; elotes; queso fundido; and ceviche tostadas.
- Tacos: cauliflower; spicy chicken; beef short rib barbacoa; carnitas; Baja fish; mushroom and black bean; and Wagyu birria.

- Larger dishes: carne asada and whole roasted cauliflower.
- Desserts: churros, tres leches and paleta del día.

Ingredients are prepared in the commercial kitchen of Papi Katsu, our related restaurant on the same lower lane of Brookfield Place. Our dishes are then prepared and cooked to order in our own kitchen at Lupe's by our staff. We have no other external food provider. Food is available at all times we are open, including every hour between midnight and 2am.

3. Our local community

3.1 The people around us

Brookfield Place is part of a working, residential and visitor centre. People come to the CBD for work, hotels, dining, events and nights out, as well as living here. Our later hours would give these groups another way to enjoy the city.

We have used the standard 2km locality in Form 2A and taken a closer look at the streets around Brookfield, where our day-to-day relationship with neighbours matters most. [1]

The 2021 Census counted 13,670 residents in Perth suburb, with a median age of 33. Almost four in five occupied private dwellings were flats or apartments, and 23.1% had no registered motor vehicle. These figures describe Perth suburb rather than the exact 2km circle. [4]

Measure	Perth suburb, 2021 Census
Usual resident population	13,670
Median age	33 years
Average household size	1.8 people
Median weekly household income	$1,960
Flats or apartments	79.9% of occupied private dwellings
Rented dwellings	65.6% of occupied private dwellings
Lone-person households	44.1% of occupied private dwellings
No registered motor vehicle	23.1% of occupied private dwellings

The City of Perth's 2024-25 annual report records 34,624 residents and 241,630 local jobs across the municipality. That wider city context helps explain why a CBD bar serves more than the people living immediately around it. [5]

Our community is culturally diverse. In the 2021 Census, 150 Perth-suburb residents identified as Aboriginal and/or Torres Strait Islander people (1.1% of usual residents), while Indigenous status was not stated for 11.4%. A non-English language was used in 39.1% of households. These are suburb figures, not counts for the 2km circle. They also do not capture everyone who visits or passes through the CBD. We will provide respectful service and clear communication, responding to each person's circumstances. [4]

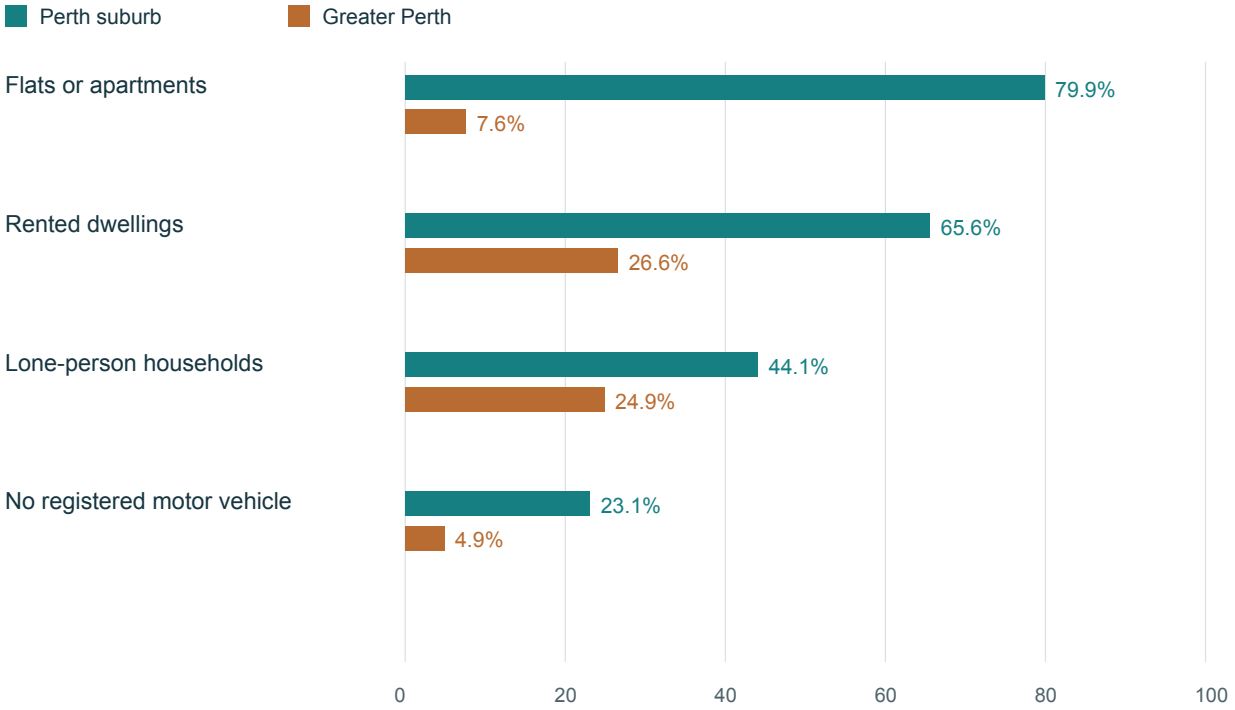
For us, the opportunity is to offer a welcoming place for people already spending time in the city. Our immediate setting is principally commercial, and our wider community includes residents and hotel guests. Consideration for neighbours and supervision of the entrance and departures will remain part of how we run the extra hours.

Population, housing and transport

Figure 2. Housing and transport compared with Greater Perth

Perth suburb had 13,670 usual residents in the 2021 Census. Its median age was 33, compared with 37 across Greater Perth. The figures describe the suburb, rather than the exact 2km locality.

Housing and transport (% of occupied private dwellings)



Published ABS percentages; excludes visitor-only and other non-classifiable households. Motor vehicles exclude motorcycles, scooters and heavy vehicles. For our later trading, this makes quiet departures and help with transport especially relevant.

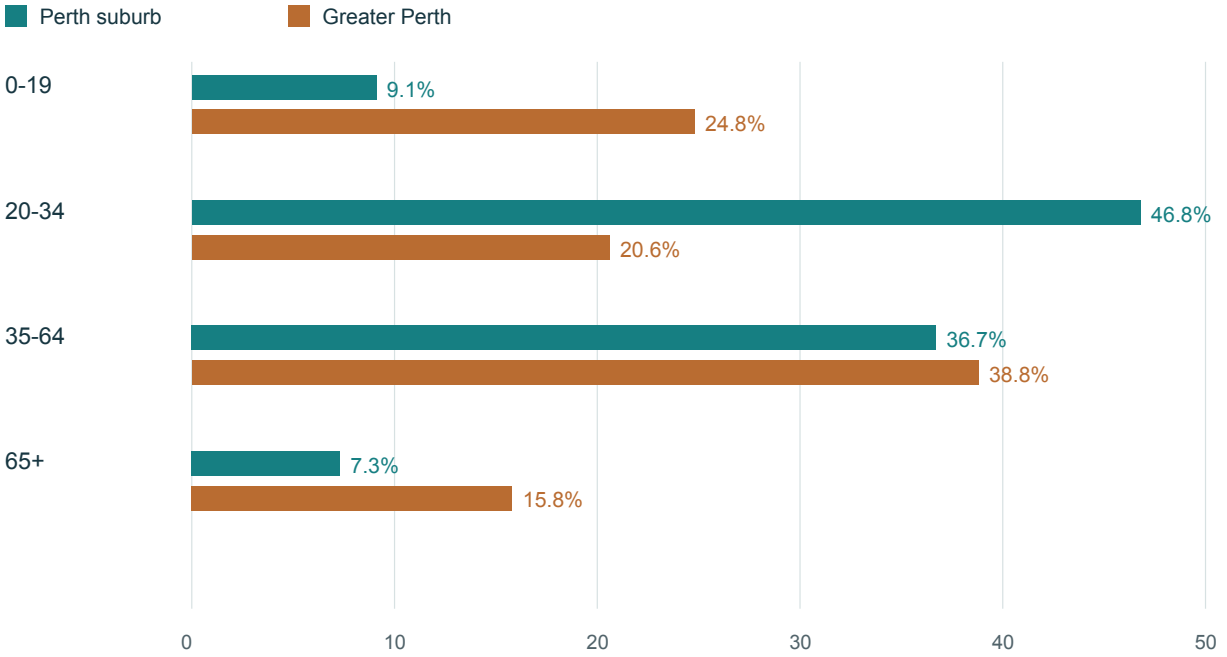
Sources: ABS 2021 Census QuickStats, SAL51230 and 5GPER. Census year: 2021.

https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL51230

https://www.abs.gov.au/census/find-census-data/quickstats/2021/5GPER

Resident age and employment

Figure 3. Age profile (% of usual residents)



Age groups calculated by summing published five-year counts, dividing by total usual residents and rounding to one decimal. ABS privacy adjustments and rounding mean totals may not equal 100%.

Residents' employment context

2021 Census measure	Perth suburb	Greater Perth
In labour force (% of residents aged 15+)	69.4%	65.2%
Professionals (% of employed residents aged 15+)	36.2%	23.7%
Cafes/restaurants (% of employed residents aged 15+)	6.8%	2.4%

Employment data describe the suburb's usual residents rather than jobs located there. Labour-force status was not stated for 12.2% in Perth suburb and 5.1% in Greater Perth.

Sources: ABS 2021 Census QuickStats, Perth (SAL51230) and Greater Perth (5GPER), checked 17 September 2026. Census year: 2021.

https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL51230

https://www.abs.gov.au/census/find-census-data/quickstats/2021/5GPER

The places around Lupe's

3.3 Community facilities and accommodation

We completed a desktop screening of the standard 2km locality using current provider, City and public mapping records. It covers publicly identifiable schools, childcare, worship, health, support, accommodation and residential uses. Confidential refuges are not mapped or listed. The purpose is to identify the people and places that may be affected, then set out the practical way we will manage our later trade. [7-17, 34-39]

Category	Facility and public address
Childcare	Buggles Childcare, Brookfield Place, 125 St Georges Terrace, Perth - within the same Brookfield Place property [36]
Education	St George's Anglican Grammar School, 50 William Street and 441 Murray Street, Perth [7]
Education	Mercedes College, Victoria Square, Perth [8]
Childcare	Goodstart Perth Kaadidjiny Maya, 240 St Georges Terrace, Perth [9]
Worship	St George's Cathedral, 38 St Georges Terrace, Perth [10]
Worship	All Saints Chapel, Allendale Square, 77 St Georges Terrace, Perth [11]
Worship	St Mary's Cathedral, Victoria Square, Perth [11]
Hospital	Royal Perth Hospital, 197 Wellington Street, Perth [12]
Community support	Ruah Engagement Hub and Safe Night Space, 247 James Street, Northbridge [13]
Community support	Tranby Engagement Hub, 10/5 Aberdeen Street, Perth [14]
Alcohol and drug treatment	Next Step East Perth Outpatient Services, 32 Moore Street, East Perth [34]
Local government	City of Perth, Council House, 27 St Georges Terrace, Perth [35]
Hotel	Parmelia Hilton, 14 Mill Street, Perth [15]
Hotel	Holiday Inn Perth City Centre, 778-788 Hay Street, Perth [16]
Hotel	COMO The Treasury, 1 Cathedral Avenue, Perth [17]
Serviced apartments	Citadines St Georges Terrace Perth, 185 St Georges Terrace, Perth [38]
Residential apartments	Lawson Apartments, 2-4 Sherwood Court, Perth - about 380m straight-line from the Brookfield Place reference point [37]
Residential apartments	Condor Tower, 22 St Georges Terrace, Perth - within the 2km screening locality [39]

Buggles is a long-day-care centre with ordinary weekday hours ending at 6:30pm. Its children and families are not expected to be present during the proposed midnight-to-2am period. The centre's location still reinforces the need to keep public areas clean, accessways clear and any post-close noise or bottle disposal controlled. [36]

3.3 continued - nearby residents and accommodation

The residential and accommodation receptors are material to this application. The closest publicly verified permanent residential building is Lawson Apartments, while hotel and serviced-apartment guests are closer to the venue. Our underground setting, controlled entrance, later-night supervision, clear accessways and complaint response are directed to those neighbours. We will not dispose of bottles noisily late at night and will work with Brookfield precinct management if a recurring concern is raised.

Our desktop sources did not identify a publicly listed aged-care home or hospice inside the 2km circle. This is not a claim that no such service exists. It means no location is represented as absent without confirmation. The hospital, alcohol and drug service, homelessness services, childcare, schools, worship sites, accommodation and verified residential buildings above are the publicly identifiable uses considered in this assessment.

We also recognise the needs of people using the hospital and community support services. Our team will keep access clear, respond to concerns and assist vulnerable or unwell people appropriately.

The 2km assessment locality

Figure 4. Indicative geographic screening area

We have shown the standard 2km locality around Brookfield Place, with a closer view of the nearby facilities and hotels on the next page.

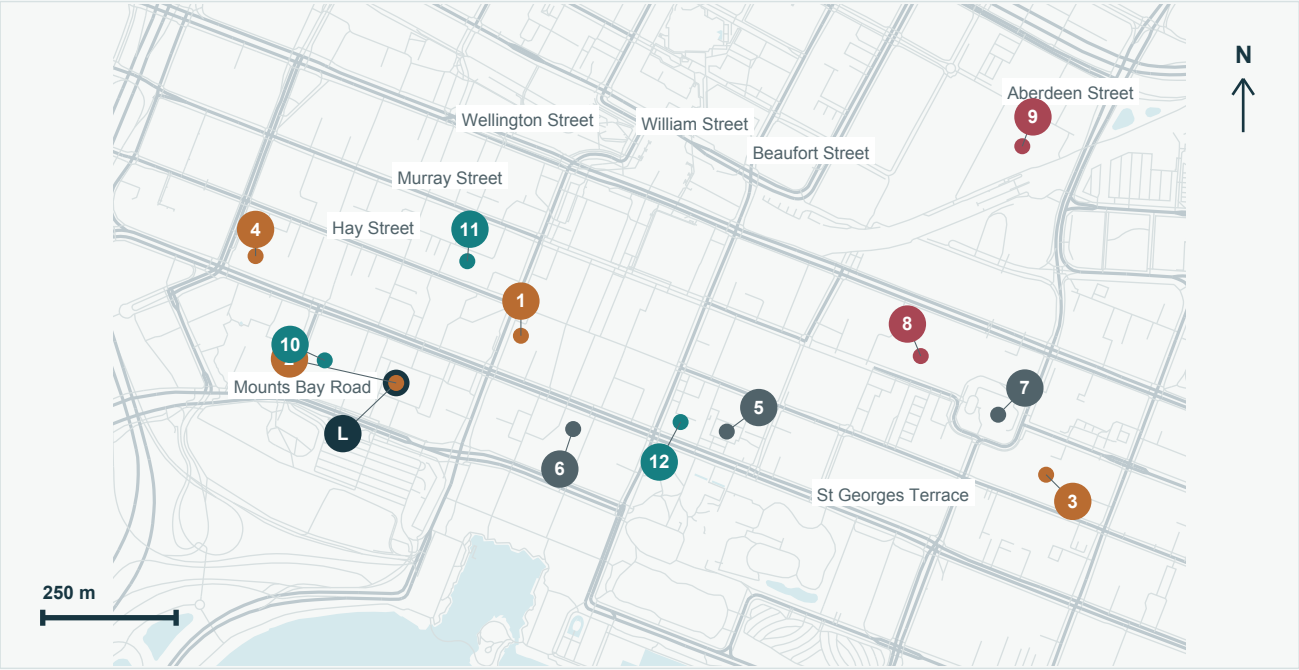


Map data: © OpenStreetMap contributors, ODbL 1.0. https://www.openstreetmap.org/copyright. Geographic data retrieved 17 September 2026. North up; local equirectangular projection using WGS84 coordinates. Distances are approximate straight-line distances, not walking distances.

Indicative locality map centred on the mapped building at 125 St Georges Terrace. The centre is a building reference; the circle does not represent our licensed boundary. The numbered map shows selected nearby facilities and hotels.

Nearby community uses

Figure 5. Detailed location map and numbered key



Key	Mapped place	Approx. distance
L	Lupe's / Brookfield Place reference	Reference
1	St George's school - 50 William St	250 m
2	Buggles - Brookfield Place	0 m
3	Mercedes College	1,230 m
4	Goodstart - 240 St Georges Tce	350 m
5	St George's Cathedral	630 m
6	All Saints Chapel / Allendale Square	340 m
7	St Mary's Cathedral	1,130 m
8	Royal Perth Hospital	980 m
9	Tranby / 5 Aberdeen St	1,250 m
10	Parmelia Hilton	140 m
11	Holiday Inn Perth City Centre	260 m
12	COMO The Treasury	540 m

Locations use building or facility reference points. Approximate straight-line distances are rounded to the nearest 10m. Addresses and provider sources are listed in section 3.3.

Other facilities listed in section 3.3 are not plotted: St George's school at 441 Murray Street, Ruah at 247 James Street, Next Step at 32 Moore Street and Council House at 27 St Georges Terrace. Map: © OpenStreetMap contributors, https://www.openstreetmap.org/copyright.

4. Looking after our customers

4.1 Responsible service throughout the night

Our team will stay engaged with customers throughout their visit. Many join us after dinner, and we will keep food available throughout our own opening hours. We will assess each person's condition on arrival and during service, with an approved manager, trained staff and controlled entry supporting the extra hours.

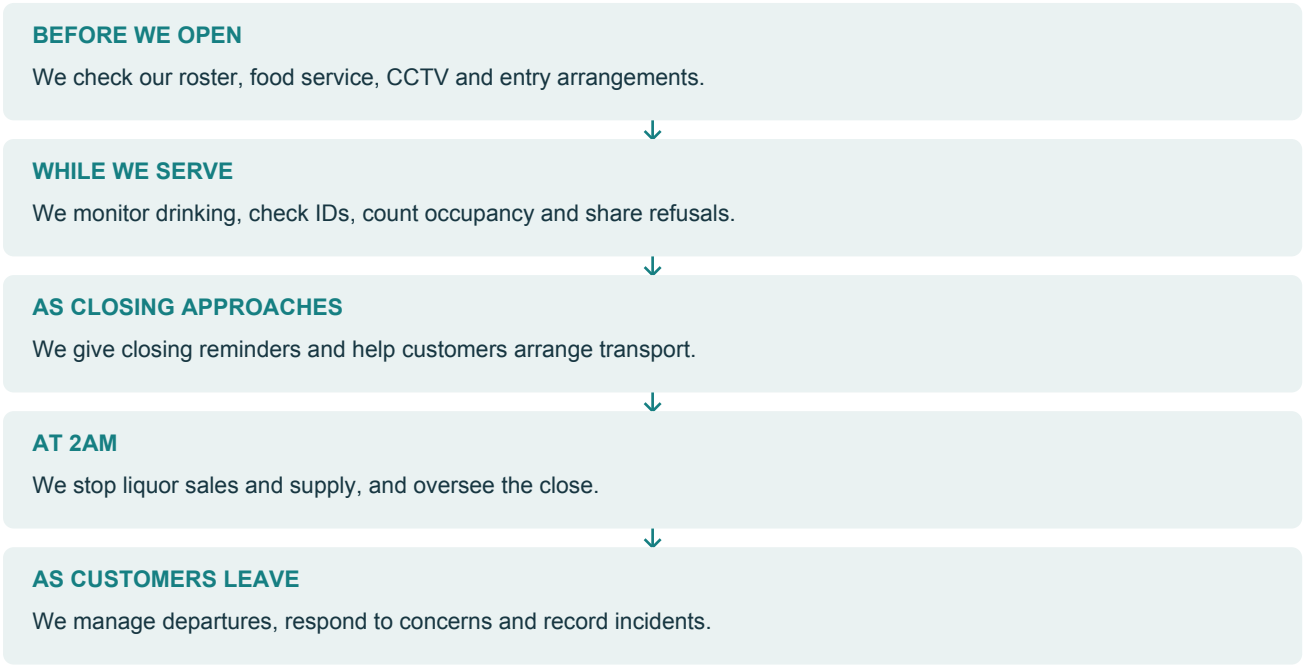
Our commitments are straightforward:

- We will check identification, refuse service to intoxicated people and share service refusals between the bar and entrance team.
- We will keep food, free drinking water and non-alcoholic choices available throughout opening hours, and follow our licence restrictions on drinks and promotions.
- We will count everyone on the premises against our 95-person limit and keep exits clear.
- We will roster an approved manager and RSA-trained staff to supervise the bar, the entrance and departures, as set out in section 4.2 and Appendix A. We will coordinate with Brookfield Place's 24/7 security while keeping responsibility for our venue.
- We will keep CCTV operating, retain recordings for at least 28 days and ensure our managers can retrieve footage when required.
- We will record incidents, refusals and complaints, review them regularly and adjust our approach where needed.

4.2 Managing the extended hours

We will run the extra two hours exactly as we run the rest of the night. An approved manager will be on the premises whenever we trade, supported by our RSA-trained staff, under all of our existing licence conditions. Our operating arrangements are summarised in Appendix A.

Figure 6. How we will manage each night



People who may need additional support

4.1 Continued - supporting different needs

We have considered the people who live, work, visit and use support services in the CBD, as well as our expected customers. Royal Perth Hospital, Next Step, Ruah and Tranby serve people with different health and support needs. Their presence reinforces the importance of responsible service and a respectful response to anyone who needs help. [12-14, 34]

During the additional midnight-to-2am period, our team will continue checking each person's condition and respond promptly to distress or vulnerability. The following measures complement our identification checks, service refusals, food, water and non-alcoholic choices. They reflect the person-centred approach in WA's Mental Health and Alcohol and Other Drugs Strategy 2026-2031. [33]

Aboriginal and Torres Strait Islander people

We expect the additional risk to Aboriginal and Torres Strait Islander people from this proposal to be limited, provided the controls set out in this assessment are maintained. Our application keeps the existing premises and 95-person limit, with alcohol consumed on site under staff supervision and no packaged liquor or takeaway sales. Food, water, non-alcoholic choices and active monitoring of service will continue throughout the extra hours. These features are the basis for our assessment of the proposal's additional risk.

Where a person is intoxicated, distressed or otherwise vulnerable, staff will involve the approved manager, refuse alcohol where required and respond to the person's immediate welfare needs. With their consent, we will help them contact a trusted person or appropriate support service; emergencies will receive immediate assistance.

Children and young adults

Our intended customer age range does not replace age checks. We will verify identification where required, refuse alcohol to anyone under 18 and watch for attempts to obtain drinks for an underage person. We will monitor service to younger adults with the same attention to drinking pace and condition as every other customer.

People experiencing alcohol-related harm, mental ill-health or distress

Staff will refer concerns to the approved manager, respond calmly and refuse alcohol where required. We will respond to the person's immediate needs without trying to diagnose them. If someone appears medically unwell or in immediate danger, we will seek emergency assistance. Where appropriate and with consent, we will help contact a trusted person or support service.

People experiencing homelessness or financial hardship

We will treat people with dignity and keep access to surrounding services clear. We will assess behaviour and immediate welfare needs individually. Staff will have access to current public support-service contacts and will not pressure someone to keep purchasing alcohol.

People affected by harassment, violence or coercion

We will respond promptly when a customer reports feeling unsafe, including women and LGBTQIA+ customers. Our manager will take concerns seriously, assist the person to contact someone they trust and seek security or emergency assistance where necessary. These responsibilities continue throughout the extra hours.

5-6. Being a good neighbour

5.1 Our underground setting and noise control

Lupe's is an enclosed underground venue within Brookfield's commercial precinct. The separation from street level helps contain sound within the premises. In our day-to-day operating experience, sound from inside the bar is not audible on the footpath immediately above us.

We see our underground location as a practical strength of the application. It provides physical separation between activity within the bar and the public areas above.

During the additional hours, staff will check the entrance and surrounding public areas and deal promptly with any disturbance. Doors will be kept closed where compatible with safe access, ventilation and emergency exits. We will avoid noisy bottle disposal late at night and keep the entrance clean.

6.1 Our responsibility to people nearby

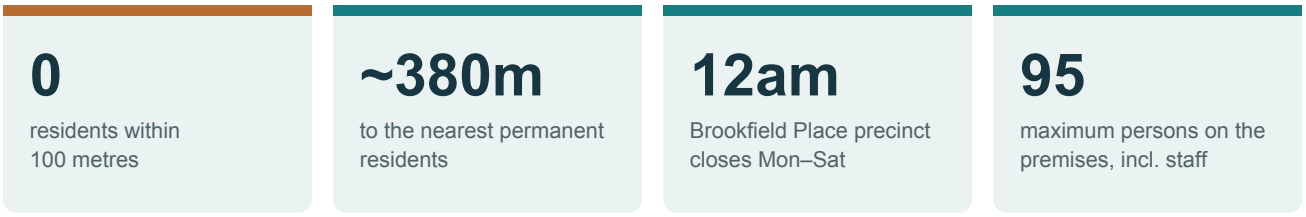
We will keep neighbouring accessways clear and supervise customers around our entrance so people living, working or staying nearby can use the area without obstruction or disturbance. Our manager will respond promptly to concerns, record complaints and follow up with the people affected. We will review recurring issues with precinct management and adjust our arrangements where needed.

6.2 Community impact and section 5

In short

We are not asking to build anything, change anything or bring anyone new to the area. Lupe's already exists, already trades every week, and sits in a hospitality precinct. This application moves one thing: our closing time, from midnight to 2am, on the nights we trade late. By midnight the precinct around us is shut. Nobody lives within 100 metres, and the community, the City, the State Government and Tourism WA have all said Perth needs more to do after dark. The only people affected by the extra two hours are the customers already with us who want to stay.

Figure 7. Lupe's at a glance



Sources: straight-line distance to Lawson Apartments, 2 Sherwood Court (OpenStreetMap geocode) [37]; Brookfield Place published precinct hours [40]; Small Bar Licence 6340146226, condition 3.

How we assessed the impact on the community

The Department asked us to set out the measures we took to assess and address the potential impact of this application on the local community. We did seven things:

- Mapped every residential building and every hotel near Lupe's, and measured the distances (point 1).
- Checked what else is open around us after midnight, using published opening hours and the latest national night-time economy data (points 2 and 7).
- Reviewed the outcome of the largest community consultation the City of Perth has run on the future of the city centre, and the plans the City adopted in response (points 3 to 6).
- Reviewed the stated positions of the key stakeholders: the City of Perth, the State Government, Tourism WA and the hotel industry (points 8 to 12).
- Reviewed the research on venue size, food, drink controls and closing times, and how the Liquor Commission has treated small bars (points 13 and 14).
- Checked how our customers get home after 2am (point 15).
- Reviewed what our customers and the wider community already say about Lupe's, and asked our customers directly (points 16 and 17).

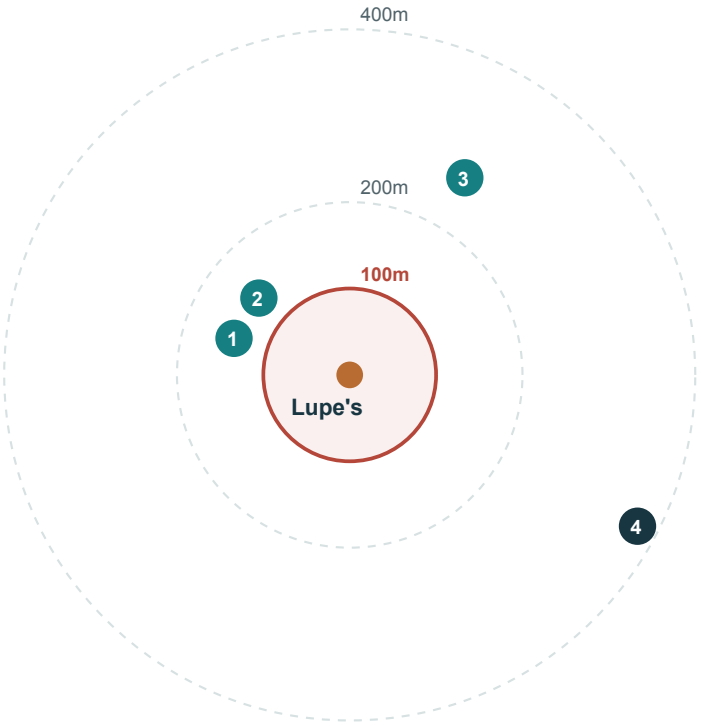
The seventeen points below set out what that evidence shows. The potential impacts, and how each is addressed, are summarised in the table that follows them.

6.2 continued - the people around us

1. Nobody lives within 100 metres

The nearest permanent residents are at Lawson Apartments, about 380 metres away, with office towers and St Georges Terrace in between. The nearest hotels face Mill Street and St Georges Terrace, not our lower lane. The City of Perth's former extended trading permit policy (CP14.4) supported small bars trading to 2am except where premises were within about 100 metres of residents. The City has told us that policy has since been revoked, so we do not rely on it, but the facts it looked at are unchanged: no one lives within 100 metres of Lupe's. [37, 43]

Figure 8. Residents and accommodation around Lupe's



1 **Parmelia Hilton**
about 140m · visitor accommodation

2 **Citadines St Georges Tce**
about 140m · visitor accommodation

3 **Holiday Inn Perth City Centre**
about 260m · visitor accommodation

4 **Lawson Apartments**
about 380m · permanent residents

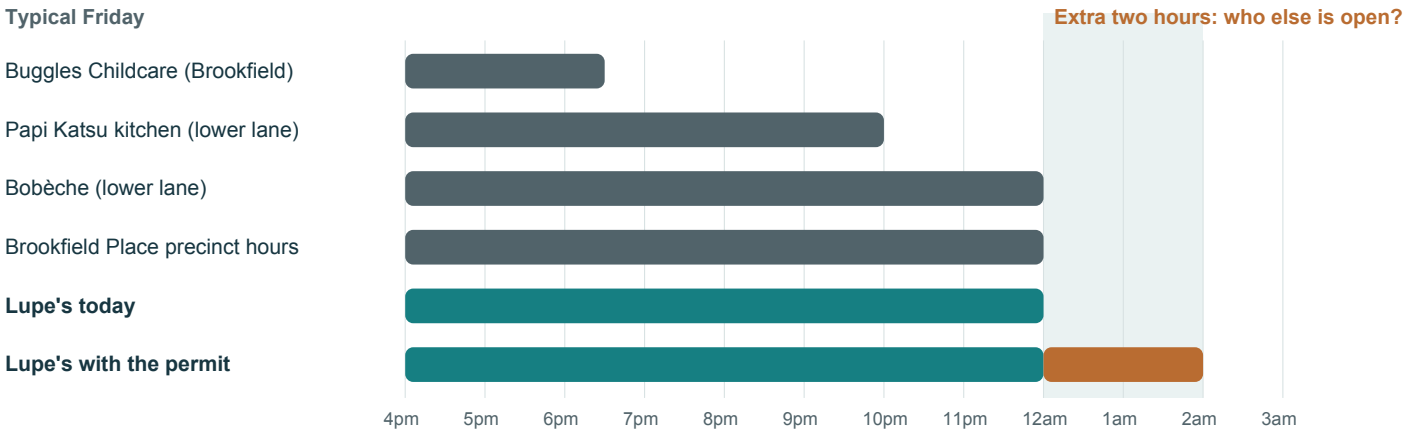
Nothing inside the red circle: no residents within 100 metres of Lupe's. North up; straight-line distances to scale.

Straight-line distances from the Brookfield Place reference point used in our locality maps, drawn to scale, north up. Geocodes: © OpenStreetMap contributors, ODbL 1.0. The red circle shows 100 metres from Lupe's.

2. After midnight, the precinct around us is closed

Brookfield Place is a commercial precinct of two office towers and five heritage buildings. Its own partner pack lists no residential component, estimates 7,000 workers within the precinct and 20,000 office workers within 100 metres, and records 24/7 on-site security. Its published precinct hours end at midnight from Monday to Saturday. The childcare centre in the building closes at 6.30pm, the kitchen of the restaurant on our lane closes at 10pm (11pm on Saturdays) and the other bar on our lane advertises closing at midnight. Between midnight and 2am there is no one working nearby, no one living nearby and no passing foot traffic. [36, 40, 41, 42, 44]

Figure 9. What is open around Lupe's on a typical Friday night



Published opening hours: Brookfield Place precinct [40]; Buggles Childcare [36]; Papi Katsu [42]; Bobèche [44]. Lupe's hours from our website and Brookfield Place store page [40]. Shaded area: the two extra hours we are asking for.

6.2 continued - support for this application

Letters of support received

Between 1 and 7 October 2026 we asked our landlord and neighbours at Brookfield Place, nearby businesses, tourism and industry bodies and our customers for their views on this application. By the time of lodgement we had received 181 letters of support. They are reproduced as received, with a register, in our separate Letters of Support document (7 October 2026).

Who wrote in support	Letters
Government and tourism: Tourism Western Australia; City of Perth Councillor Chris Patton (personal letter)	2
Our landlord: Brookfield Place property manager (BGRE)	1
Hotels: Parmelia Hilton Perth, The Terrace Hotel	2
Neighbouring and nearby businesses: Hunter & Barrel, Ladle + Press, Cheeky Monkey, One Two Five by Hub, Terrarium, Leeway, The Aviary, Balthazar	9
Other businesses and industry: including Bar Love, Plant House Sessions, and Pure Wagyu with seven other WA food businesses	14
Customers	153
Total	181

Tourism Western Australia wrote that it "supports initiatives that strengthen Perth's night-time economy and give visitors more reasons to stay in the city after dark." City of Perth Councillor Chris Patton wrote in a personal letter that he visits Lupe's regularly with friends, believes it provides a well-run and welcoming environment, and strongly supports the application. Brookfield Place's property manager confirmed the landlord's support for a permit to trade until 2am under our existing small bar licence. Neighbouring and nearby businesses, including Hunter & Barrel, Ladle + Press, Leeway, The Aviary, One Two Five by Hub and Balthazar, wrote in support, as did Bar Love, Plant House Sessions, and Pure Wagyu with seven other Western Australian food businesses.

Our customers' letters describe the same things again and again: the night ending at midnight just as the room is at its best, wanting a smaller and calmer alternative to large late-night venues, the food, the staff and how well the venue is run, and Perth needing more small bars open late.

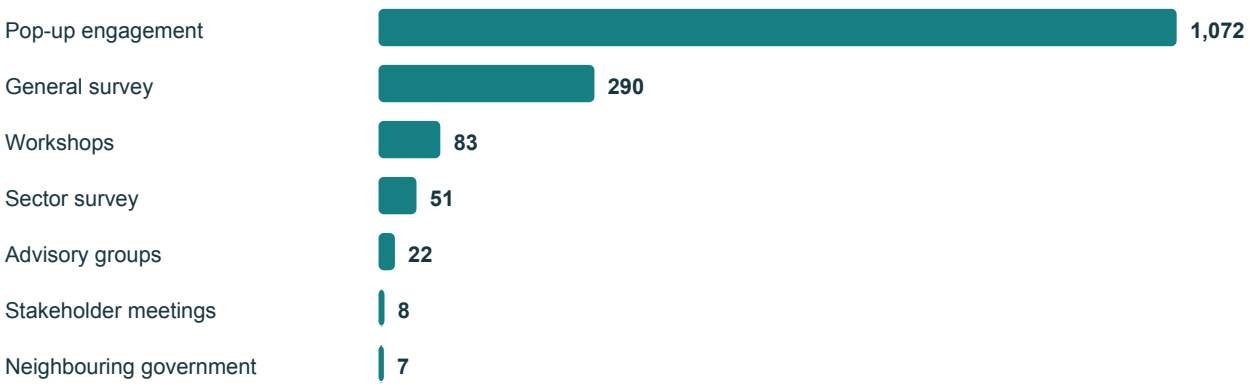
No one who responded objected to the application. The general manager of the Parmelia Hilton Perth wrote that the hotel supports the application, provided noise from patrons leaving and during trading is kept to a minimum so hotel guests are not disturbed. One business we contacted had left the city. The City of Perth has acknowledged our application to permanently extend our trading hours to 2am. It has advised that it does not provide letters of support for applications, and that if the Department asks for its comments it will consider any relevant complaints, compliance matters or other issues.

6.2 continued - what the community has said

3. The City's largest community consultation named extended trading hours

Between August and October 2025 the City of Perth ran what it describes as one of the most comprehensive engagement processes it has undertaken, to inform its new Capital City Plan: 1,533 community and stakeholder participants and 532 City staff, 2,065 people in total. The City's overarching conclusion was that the city centre's point of difference is its nightlife, culture and riverfront, and that "these distinct qualities should be leveraged and enhanced through strategies such as extended trading hours, curated cultural precincts, and activation that encourages workers, residents and visitors to stay longer and spend more". [45]

Figure 10. Who the City of Perth heard from



1,533 community participants in total (plus 532 City staff), August–October 2025

City of Perth, Informing the Draft Plan: Key engagement insights, participation chart (page 3) [45]. Participation counts, not votes on any particular proposal.

4. Later trading came up again and again, from every group

The City ranked its twenty key insights by how often they were raised. Night-time themes appear at number 2 (safer night-time environments), number 5 (a stronger night-time economy as critical to footfall and visitation), number 8 ("Strong calls exist to extend trading hours") and number 20 (extended night trading hours among the bold ideas). Visitors ranked "Night-time entertainment is a major drawcard" second. Residents asked for safe nightlife and places open later. Businesses named restricted trading as an obstacle to a genuine night economy. Respondents from Central Perth - our neighbourhood - said "After-hours activity is viewed as essential to safety, vibrancy and economic resilience, not just as entertainment." [45]

City of Perth engagement finding (2025)	Where it ranked
Safer night-time environments	2nd of 20 key insights
A stronger night-time economy, critical to footfall and visitation	5th of 20 key insights
"Strong calls exist to extend trading hours"	8th of 20 key insights
Extended night trading hours (bold ideas)	20th of 20 key insights
"Night-time entertainment is a major drawcard"	2nd of visitors' top 10
Strengthen night-time activity as part of everyday CBD life	7th of Central Perth's top 10

5. The City's adopted plans treat later trading as a way to make the city safer

The City's adopted framework for the city centre, Shaping Perth City Centre - Towards 2036 and Beyond, states: "Lighting, visibility, and a steady presence of people are essential for a safe and welcoming city." It lists extended trading hours, with more residents, active frontages and passive surveillance, as ways to achieve that. The adopted Capital City Plan commits to "advocacy for adjusted trading hours to support a business-forward vibrant night-time economy", and observes that a CBD dominated by weekday workers lacks after-hours energy. [18, 47]

6. Independent observation: Perth needs everyday reasons to stay after work

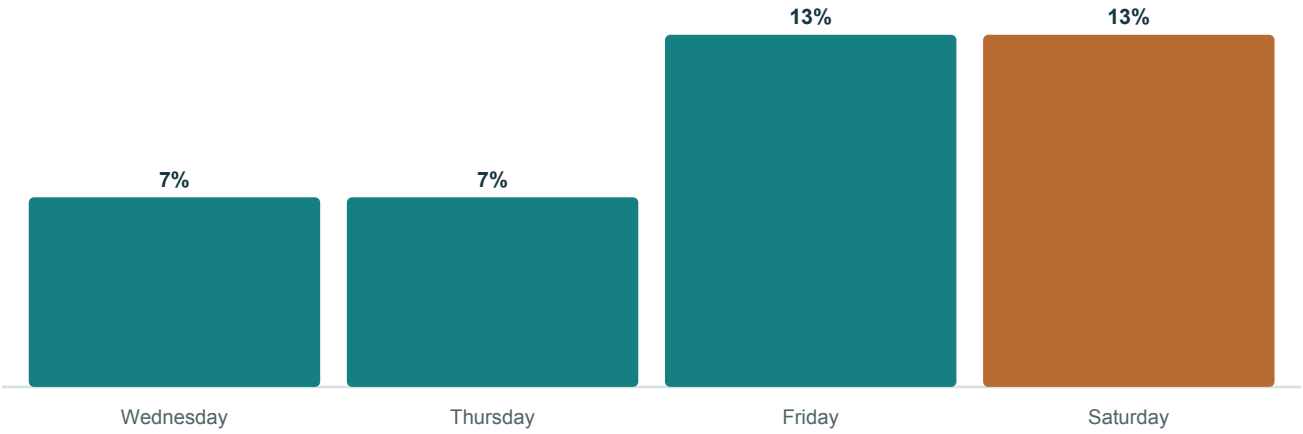
The City commissioned Gehl to count and observe public life across Central Perth (59 observational studies, 155,712 people counted, December 2024 to February 2025). Its conclusion: "Public life at night within Central Perth relies quite heavily upon programmed events and entertainment e.g. festivals, sporting fixtures and shows. Further everyday reasons to stay beyond the end of the working day are needed." A small bar trading on ordinary Wednesday to Saturday nights is exactly that kind of everyday reason. [48]

6.2 continued - demand and supply

7. Very few Perth venues are open after midnight

The Council of Capital City Lord Mayors' 2026 night-time economy report measured the opening hours of every food, drink and entertainment business in the City of Perth in May 2026. Only 7% were open between midnight and 3am on Wednesdays and Thursdays, and 13% on Fridays and Saturdays. Perth's average share of businesses open in the evening was the lowest of all seventeen cities measured. The same report identifies the city's most active evening area as "a continuous band running from Northbridge in the north through to the CBD along St Georges terrace" - where Lupe's is. [49]

Figure 11. Share of City of Perth food, drink and entertainment businesses open between midnight and 3am



Council of Capital City Lord Mayors / Ingenium Research, Measuring the Australian Night Time Economy 2026, Perth city profile, page 81 (opening-hours snapshot, May 2026) [49].

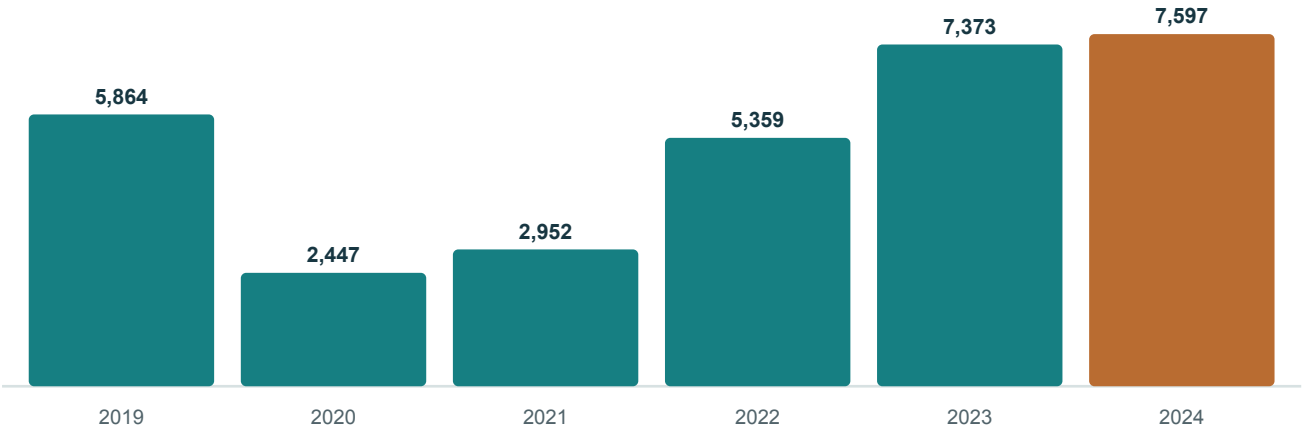
8. Perth's night-time economy is growing, and the State is building a strategy for it

In 2024/25 the City of Perth's core night-time economy supported 12,335 jobs across 666 businesses, with night-time employment 23% above its pre-pandemic level - described as the strongest employment recovery of any capital city. The same report records that "The State Government, in consultation with the City is formulating a night-time economy strategy. This will focus on activation and access to encourage visitation and boost dwell times in the city and drive regulatory reform to modernise liquor laws". The 2025-26 State Budget funds that work. [49, 58]

9. More visitors are coming to Perth, and they come to the city centre

Overnight visitors to Perth spent $7.6 billion in 2024, 30% more than in 2019. International visitor trips reached 1,007,000 in 2025, above their pre-COVID level, and the City of Perth is the local government area most visited by both international visitors (54%) and interstate visitors (37%). Tourism WA's strategy aims to grow visitor spending in Western Australia from $14 billion in 2022 to $25 billion by 2033. [50, 51, 59]

Figure 12. Overnight visitor spending in Perth ($ million)



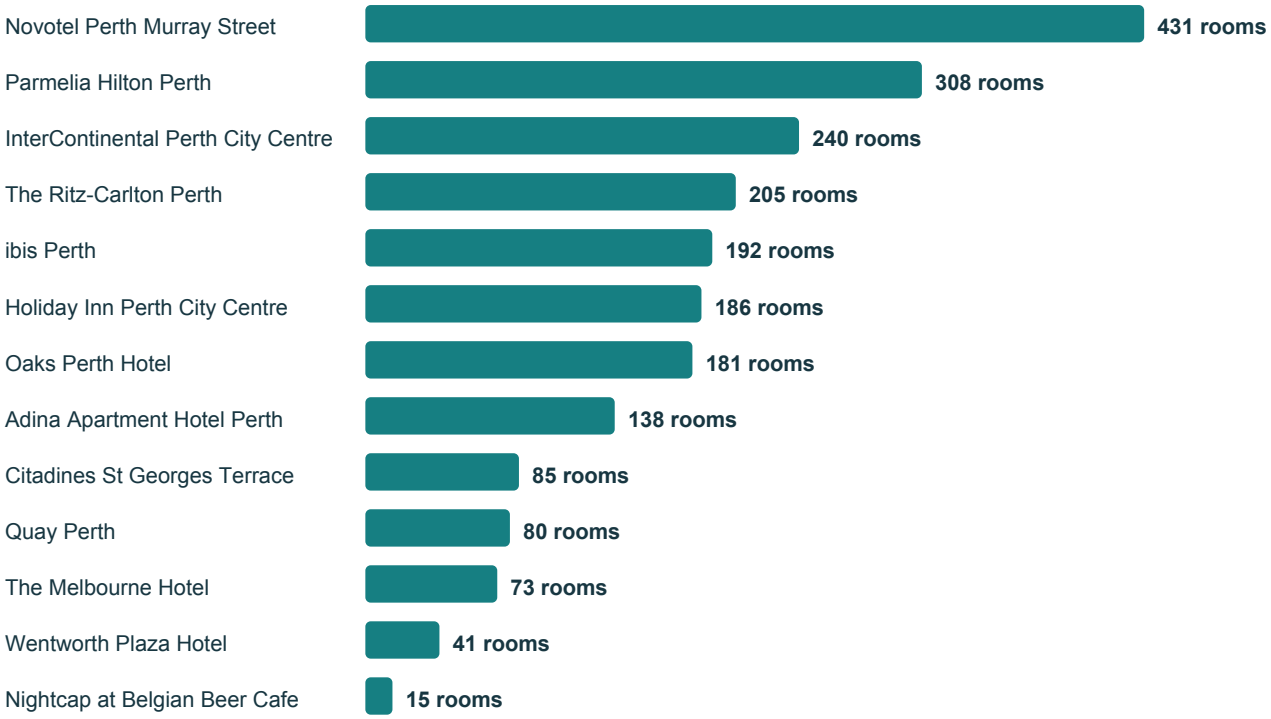
Tourism WA, Destination Perth Overnight Visitor Factsheet 2024, page 2 (Tourism Research Australia data) [50].

6.2 continued - visitors staying near us

10. Over 2,000 hotel rooms within 500 metres - and visitors say Perth goes quiet at night

Tourism WA's Perth Hotel Demand Study (December 2025) lists at least thirteen hotels and serviced-apartment properties, about 2,175 rooms, within roughly 500 metres of Brookfield Place. Perth's city hotels are among the busiest in the country: occupancy rose from 74.5% in 2019 to 79.7% in 2024. But the study found visitors "consistently cite the same gaps: limited night-time activation", and that the nine hoteliers interviewed "unanimously cited limited CBD activation after business hours. The lack of nightlife, dining, and retail diversity constrains leisure appeal and limits length of stay." Tourism stakeholders told the study Perth "goes quiet after 5pm". The hotel guests around us are exactly the people a later seated bar serves. [52]

Figure 13. Hotel rooms within about 500 metres of Brookfield Place

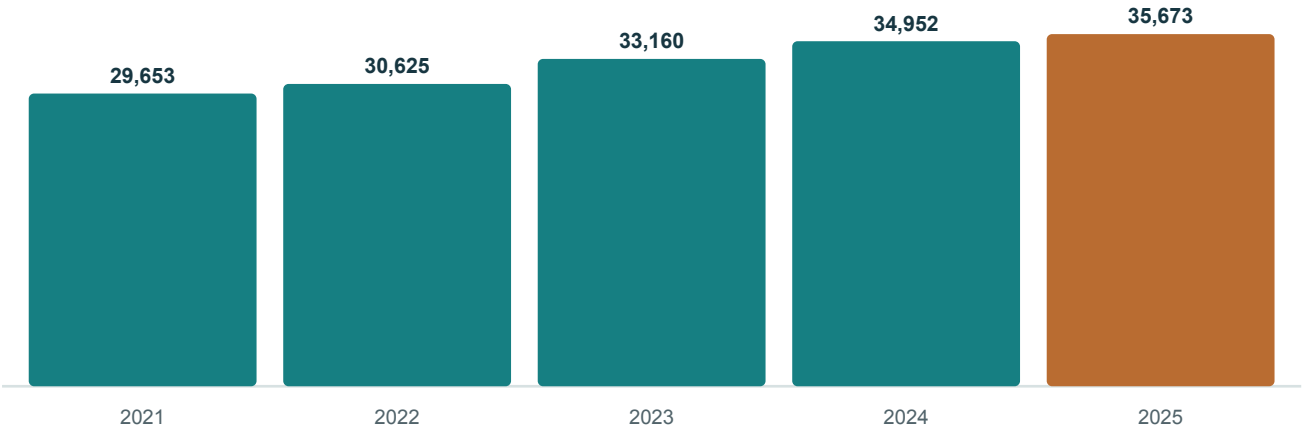


Horwath HTL for Tourism WA, Perth Hotel Demand Study (December 2025), Appendix 3 room counts (pages 114-116) [52]. Distance screening from the Brookfield Place reference point; total about 2,175 rooms.

11. More people now live and work in the city - and they are young

The City of Perth's resident population grew from 29,653 in 2021 to 35,673 in 2025, up 20% in four years. More than half of City residents (53%) are aged 20 to 39, compared with 28% across Greater Perth. There are now 261,836 jobs located in the City of Perth, up 38% since 2019. That is a large, young adult population living and working within walking distance of Lupe's, with the evening habits that go with it. [53, 54]

Figure 14. People living in the City of Perth



Australian Bureau of Statistics estimated resident population, via .id community profile for the City of Perth [53].

6.2 continued - the Government's direction

12. The State Government wants exactly this: more hospitality, more small bars, a stronger night-time economy

When it introduced the 2025 liquor reforms, the Government told Parliament: "The Cook government is committed to growing Western Australia's hospitality and tourism sectors, boosting our night-time economy and supporting vibrancy, small businesses and jobs." When the laws passed, the Minister for Racing and Gaming said: "We're backing growth in tourism, hospitality and the night-time economy with a modern liquor licensing system that works for both businesses and patrons." The reforms raised the small bar limit from 120 to 150 and made extended trading permits last for the life of the licence. In February 2026 the Minister told Parliament that small bars are the Government's flagship reform and that "Western Australia now has 324 small bars". In June 2026 the Government invited bars to trade into the early hours for the FIFA World Cup: "Whether it's a 10pm kick-off or a 2am match, fans will have more opportunities to support their team". The Department's own reform paper says the small bar licence "has played a significant role in transforming underutilised pockets of business districts and fostering a more sophisticated drinking culture." [55, 56, 57, 58, 60, 72]

Stakeholder	What they have said or done
City of Perth - community engagement (2,065 people)	Extended trading hours named as a strategy; "Strong calls exist to extend trading hours"
City of Perth - adopted plans	Extended trading hours listed as a safety measure; advocacy for adjusted trading hours
State Government - 2025 liquor reforms	Grow hospitality and tourism, boost the night-time economy; small bars the flagship reform
State Budget 2025-26	$2.9 million for liquor reform and a night-time economy strategy
Tourism WA	Grow visitor spend from $14 billion to $25 billion by 2033
Tourism WA hotel study - Perth hoteliers	Unanimously cited limited CBD activation after business hours
Brookfield Place	24/7 on-site security; a commercial precinct with 11 bars and restaurants

6.2 continued - harm and safety

13. Small venues are the lowest-risk venues

The WA liquor regulator's own annual report to Parliament describes the small bar as "a category of liquor licence that is generally accepted as low risk". A peer-reviewed study of every licensed venue in central Melbourne over seven years found that venues with a capacity of up to 100 had the lowest assault risk, and that "Venues with maximum capacities between 501 and 1000 are 6.1 times more likely to have an assault recorded compared with venues with a maximum capacity between 0 and 100." Lupe's is licensed for 95 people including staff. The Liquor Commission has also found, for a CBD small bar seeking later hours, that "placing controls on the type of drinks to be sold later in the night and the provision of food at all times would sufficiently mitigate any incremental harm". Our licence already requires both. [61, 62, 64]

Figure 15. Relative risk of an assault being recorded, by venue capacity



Miller et al. (2021), Size does matter, Alcoholism: Clinical and Experimental Research 45(6), 1298-1303: all licensed venues in central Melbourne, 2010-2016, Friday and Saturday nights [64]. Venues of 0-100 capacity are the reference group.

14. A later close means customers leave gradually, not all at once

When every venue closes at midnight, customers spill out together and look for somewhere else to go. The Liquor Commission has recognised this 'migration factor' as a contributor to anti-social behaviour, and found that with later trading "there may be a more orderly dispersal of patrons from the venue over the 12 midnight to 2:00am period with a significant reduction in the need to migrate to other premises." When England and Wales removed fixed closing times, a peer-reviewed evaluation in Manchester found "no evidence that the Licensing Act (2003) affected the overall volume of violence." [63, 65]

6.2 continued - getting home, and who we are

15. Our customers can get home safely after 2am

On Friday and Saturday nights, Transperth runs trains from the city at about 1.15am and 2.15am on the Mandurah, Yanchep, Armadale, Midland and Fremantle lines; the Mandurah Line leaves Elizabeth Quay, about 280 metres from us, at 2.16am. There is a designated taxi rank at the Parmelia Hilton, and Visit Perth records that "Supervised taxi ranks operate on Friday and Saturday night on William Street in the CBD". Our staff help customers book rideshares and taxis at close. [66, 67]

Figure 16. Getting home from Lupe's after 2am



Straight-line distances from Lupe's Google Maps location. Train times: Transperth timetables, Friday and Saturday nights [66]. Taxi ranks: Visit Perth [67]; the supervised William Street rank operates on Friday and Saturday nights.

16. Lupe's is already part of the city's visitor and cultural life

Visit Perth, the City's visitor platform, listed Lupe's among its new places to eat and drink in Perth city in 2025. The City of Perth selected Lupe's for its Plateful Perth food festival in both 2025 and 2026. Lupe's is a host venue for the Perth International Jazz Festival launch at Brookfield Place in 2025 and 2026; in 2025 some four thousand people came through the precinct between 4pm and midnight. Urban List described a room where "there's a few suits sitting at tables on a Friday night enjoying an end of week drink. But Lupe's is the kind of space that can be a lot of things to a lot of people." On Google, Lupe's is rated 4.4 from 88 reviews, with 82% giving four or five stars; one reviewer, who came with a group of 40, wrote: "PERTH needs more bars like this!!" [46, 68, 69, 70, 71]

Figure 17. What customers say: Google reviews of Lupe's



Google Maps listing for Lupe's Cerveceria, checked 30 September 2026: 88 reviews, average 4.4 stars [71].

17. Our customers' own vote: 643 to 4 in favour

On 30 September 2026 we asked our Instagram audience, in three story polls: "Would you support Lupe's getting a 2am licence?" The polls received 643 Yes votes and 4 No votes - 99.4% in favour - with 288 different people voting Yes (two of the four No voters later told us they had pressed the wrong button). 97.5% of the people who viewed the poll follow Lupe's, a bar that exists only in the Perth CBD, and 87.6% are located in Australia; 83.7% are aged 25 to 44. The poll therefore reflects the views of our own local customers. It was a simple social-media poll rather than a formal survey, and we present it on that basis. [73]

Figure 18. Instagram poll: "Would you support Lupe's getting a 2am licence?"



Instagram story polls, 30 September 2026: votes across three polls. 288 different people voted Yes [73].

Figure 19. Who saw the poll



Instagram story insights for the poll story, checked 1 October 2026: 789 viewers, 97.5% of them Lupe's followers [73].

6.2 continued - addressing the potential impacts

Potential impacts and how they are addressed

Potential impact	What the evidence shows	How it is addressed
Noise affecting residents	No residents within 100m; nearest about 380m (point 1)	Underground venue; sound not audible on the footpath above; music at conversation level (licence condition 5)
Disturbance as customers leave	Precinct closed after midnight; customers leave gradually between midnight and 2am (points 2 and 14)	Staff ask customers to leave quietly and check the entrance and laneway after close; Brookfield 24/7 security
Alcohol-related harm	Small venues carry the lowest risk; food and drink controls mitigate late-night harm (point 13)	95-person limit; food at all times; no shots, RTDs or jugs; approved manager and RSA staff; refusal of service
Customers arriving from elsewhere	Hidden underground entrance with no passing trade (points 2 and 7)	Staff assess every person on entry and refuse entry to anyone intoxicated
Getting home	Trains at 2.15am on Friday and Saturday; taxi ranks and rideshare nearby (point 15)	Staff help customers book rideshares and taxis
People who may need additional support	Addressed in section 4	Individual welfare response; emergency assistance where needed
Hotel guests nearby	About 2,175 hotel rooms within 500m; visitors ask for more to do at night (point 10)	A food-serving option with booth seating; no disturbance beyond our underground premises

The Department will also advertise this application, giving anyone in the community the opportunity to comment.

What changes, and what doesn't

Figure 20. The only change is our closing time

STAYS EXACTLY THE SAME

- Same premises and licensed area
- 95-person limit, including staff
- Food available at all times
- No takeaway, shots, RTDs or jugs
- Music at conversation level
- CCTV, RSA staff, approved manager
- Perth Liquor Accord member

CHANGES

- **Closing time: midnight → 2am**
  on the nights we trade late
  (realistically Wednesday–Saturday)

All items in the left-hand column are existing conditions of Small Bar Licence 6340146226 or our existing operation.

6.2 continued - section 5 of the Act

How the application meets the objects of the Act

Section 5(1) sets out the primary objects of the Liquor Control Act 1988: to regulate the sale, supply and consumption of liquor; to minimise harm or ill-health caused to people, or any group of people, due to the use of liquor; and 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. Section 5(2)(a) adds the secondary object of facilitating the use and development of licensed facilities, reflecting the diversity of the requirements of consumers.

Figure 21. Section 5 at a glance

s 5(1)(a) Regulate sale and supply

Every existing licence condition continues; liquor sales stop at 2am; approved manager on premises.

s 5(1)(b) Minimise harm

Small room with booth seating, food at all times, no shots/RTDs/jugs, RSA staff, closed and patrolled precinct, no residents within 100m.

s 5(1)(c) Cater for consumers, tourism and hospitality

After-dinner customers already here at midnight; visitors and hotel guests nearby; community asking for later, safe options.

s 5(2)(a) Diversity of licensed facilities

A cocktail-bar option with booth seating after midnight for people who don't want a nightclub.

Liquor Control Act 1988, section 5 (compilation as at 1 July 2026).

Regulation (s 5(1)(a)). The permit would operate under every existing condition of our licence, with an approved manager on the premises and liquor sales ending at 2am.

Minimising harm (s 5(1)(b)). The extra hours take place in a small venue with booth seating, serving food - the lowest-risk kind of licensed venue (point 13) - supervised by an approved manager and RSA-trained staff, under conditions that already ban the drinks most associated with late-night harm, in a precinct that is closed and patrolled after midnight, with no one living within 100 metres (points 1 and 2). Customers leave gradually and can get home by train, taxi or rideshare (points 14 and 15). Section 4 sets out how we look after every customer, including people who may need additional support.

Catering for consumers, tourism and hospitality (s 5(1)(c)). The community has asked the City for later, safer places to go (points 3 to 6). Very few venues are open after midnight (point 7), while visitor numbers, hotel occupancy and the city's own population are all growing (points 9 to 11), and hoteliers say the lack of nightlife limits how long visitors stay (point 10). The State Government's stated purpose is to grow hospitality, tourism and the night-time economy (point 12). Our customers arrive after dinner, and midnight often arrives with a full room of people who want to stay.

Diversity of licensed facilities (s 5(2)(a)). Not everyone who wants to stay out after midnight wants a nightclub. The extension adds a small, food-serving option with booth seating to the city's late-night choices, in the band of evening activity the City has already identified along St Georges Terrace.

7. Why later hours are in the public interest

7.1 A later option for a different kind of night out

A good evening economy gives people a choice about how they spend their time. Our customers want to sit down, talk, enjoy a cocktail and stay with their friends. For our core 25-45 audience, that experience remains appealing after midnight.

We hear and see that preference in our own venue. When a full room has to leave at midnight, people looking for another cocktail bar with booth seating have to find an alternative that offers the same experience. A nightclub does not necessarily meet that need. Keeping Lupe's open would preserve a place they have already chosen and add another late option in this part of the CBD.

Our booths are important to that offer. They allow small groups to settle in for conversation, celebrate an occasion or catch up after a busy week. A later closing time would make that social experience available to people whose evening starts after dinner or work.

A more complete evening in the CBD

Hospitality works best when the different parts of an evening fit together. Dinner, an event and a drink afterwards can each support a different venue. We already see that pattern when customers join us after eating nearby.

Trading until 2am would let Lupe's complement the surrounding restaurants and hotels for longer. It would give diners another reason to stay in the precinct, visitors another experience close to their accommodation, and late-finishing workers a place to meet friends. It would also let groups continue an enjoyable evening without having to change venues simply because we have reached midnight.

Character, culture and the visitor experience

People remember places with personality. We have put artwork and visual detail throughout Lupe's, so the bar feels like an experience in its own right. The food, cocktails, intimate booths and underground setting all contribute to that identity.

We want Perth to have more of the memorable places that make a city worth exploring. Distinctive small venues contribute to its cultural character, give people something to recommend to visiting friends and help turn a trip into an experience worth repeating. Keeping them viable protects that variety.

As Perth develops as an international city, there is room for a wider range of evening experiences across different ages and preferences. Our request would add to that choice at a familiar small-bar scale, with food, cocktails and socialising remaining central to what we offer.

The value of time together

A city should make room for living

We believe the public interest includes the simple enjoyment of living in a city. A birthday with friends, a date or a long conversation matters to the people sharing it. Those moments deserve consideration alongside jobs and spending when we think about what makes Perth a good place to live.

The OECD's wellbeing framework recognises the importance of social connections, work-life balance and how people experience their lives. [26] For us, that points to a straightforward principle: a city should give people room to enjoy their free time. Two more hours at Lupe's would give adults whose evenings begin later more opportunity to do that in a setting they enjoy. Ordinary pleasure is part of a city's value.

Somewhere to maintain real friendships

Friendships need time together and somewhere to meet. The WHO Commission on Social Connection identifies places where people gather, including cafes, as part of the social infrastructure that supports connection. [27]

Our booths offer a shared place outside home and work where friends can catch up face to face. For people juggling different schedules, the chance to meet later can make an evening together easier to arrange. Keeping Lupe's available after midnight would preserve that meeting place for longer. We see public value in giving people time and space to maintain the relationships that matter to them.

Fair access for people who finish work late

The people who help Perth enjoy its evenings deserve time to enjoy their own. A chef, hotel employee or theatre worker finishing an evening shift may have little time to meet friends before midnight. UCL's Data After Dark research identifies how daytime-focused schedules can restrict night workers' access to leisure and social activities. [28]

A 2am closing time would give people finishing late more opportunity to sit down together after work. Seven-night approval matters because their days off and working weeks differ. We want to make a social evening available to people whose free time starts later. That is a question of fair access to city life.

Making more of the city we already have

An evening together with different drinking preferences

A group of friends should be able to stay together even when some choose alcohol and others do not. NSW's night-economy toolkit recognises the importance of experiences that appeal beyond alcohol consumption. [32]

At Lupe's, food, non-alcoholic drinks, artwork and conversation are part of the experience throughout our opening hours. Extending that offer until 2am would allow someone choosing a non-alcoholic drink or food to remain part of the same evening as their friends. We want the extra time to be useful to the whole group, with each person comfortable making their own choice about what to order.

More use from an existing space

Lupe's already has the rooms, booths, food preparation area and fit-out needed to host this experience. Our request would make those facilities available for longer within the same premises and capacity. The benefit comes from using an existing city space more fully.

London's Night Time Commission recommends considering how existing spaces and activities can serve people later in the day. [29] Our application offers a practical example at a small scale: more hours of public use from an established underground venue. That gives Perth another way to develop its evening life through places and investment already here.

A CBD with reasons to visit beyond the working day

A strong city centre needs reasons for people to visit voluntarily, including on days they do not come in for work. ABS figures show that 36% of employed Australians usually worked from home in August 2025. That is a national figure, but it illustrates why city centres need to respond to changing work patterns. [30] OECD research also identifies remote work and changing shopping habits as pressures on central-area footfall. [31]

Our contribution is a social destination people can choose to visit in its own right. Later hours would let that purpose continue beyond the office day and across the week. Developing reasons to come into Perth for friendship and leisure helps broaden the CBD's role and its sources of activity. We see Lupe's as one small part of a city centre that people use because they want to be there.

A stronger night-time economy

Supporting Perth's direction

The City's Capital City Plan recognises the value of a well-managed night economy and supports advocacy for adjusted trading hours. Its Economic Development Strategy 2025-2028 seeks distinctive visitor experiences, longer stays and activity across peak and off-peak periods, alongside safety and accessibility. [18, 19]

We want to put that direction into practice at Lupe's. Our request connects a later customer experience with an existing hospitality precinct, a modest capacity and a plan for service, noise and departures. It gives people an additional reason to spend their evening in the CBD.

What Sydney's experience shows

Sydney has recognised that the value of a city after dark extends across hospitality, culture, employment and tourism. NSW Treasury's 2020 Sydney 24-hour Economy Strategy cited an estimated $16 billion in potential economic uplift from developing Greater Sydney's night-time economy. [21]

NSW has since refreshed its 24-Hour Economy Strategy and pursued reforms supporting diverse venues, connected precincts and night workers. In January 2026, it announced the removal of the remaining major lockout conditions, including the 3:30am last-drinks restriction, with a focus on controls tailored to individual venues, responsible service and management plans. [22, 23]

The useful lesson for Perth is to consider the whole contribution a well-run venue can make after dark. Choice, culture and economic activity deserve a place alongside the practical management of each venue. We ask for Lupe's to be considered on that basis: an underground cocktail and taco bar with seated social space, an established after-dinner audience and a 95-person limit.

Jobs, suppliers and a sustainable small business

Our staff care about the experience we create. Later trade would support more paid hours in our bar, food-service and closing teams on the nights we open late. It would also help us sustain the skills and service that customers come back for.

The benefits extend through the business. Stronger trading would help us cover wages and rent, pay food and beverage suppliers, and keep buying the cleaning, maintenance and other services needed to operate. Those are practical connections between one small venue and the wider hospitality economy.

Rising operating costs put pressure on our business, while our sales are concentrated in the later part of the evening. Being able to trade when customers want to be with us would help us meet those costs and continue investing in the venue and its people. A viable Lupe's means retaining jobs, supplier relationships and a distinctive place for people to enjoy in Perth.

Why these hours fit Lupe's

7.2 Responding to the way our customers go out

Our trade builds after dinner and most of our revenue comes after 10pm. We want our hours to reflect when people actually want to be here, with attentive service throughout their visit.

We are asking for the same closing time across the week because dinners, events, work patterns and celebrations take place on different nights. A seven-night permit would let us respond to those occasions and choose our opening nights according to demand.

The contribution we want to make

Our application brings together practical public benefits:

- More late-night choice for people who want a cocktail-bar experience with booth seating.
- A more complete evening around Brookfield, complementing nearby restaurants, hotels and events.
- A distinctive venue that adds artwork, personality and cultural character to Perth's hospitality offering.
- Additional paid working hours and support for the suppliers and services behind the venue.
- A sustainable small business retaining hospitality jobs, supplier relationships and a distinctive CBD venue.
- A later offer within an existing underground venue, supported by food, a 95-person limit and our existing management.
- More opportunities for friendship and leisure, including for people who finish work late and groups with different drinking preferences.
- Fuller use of an existing city space and another reason to visit the CBD beyond the working day.

Conclusion

We are asking to be able to trade until 2am because Lupe's has something worthwhile to offer Perth during those hours: a comfortable place to sit, enjoy food and cocktails, and spend time with friends. Our customers already choose that experience. When midnight arrives with people still enjoying their evening, being able to stay would make a real difference to them.

Our trade builds after dinner. Later hours would fit the way people use our venue and give those finishing work late more opportunity to enjoy the city themselves. Approval across the week would let us respond to their different schedules, as well as dinners, events and celebrations that happen on different nights.

We believe the public interest includes making Perth a city people enjoy spending time in. Places to maintain friendships, celebrate and share an unhurried conversation are part of a good life. Our booths, artwork and underground setting give those moments a distinctive home. Keeping that experience available for longer would add to the reasons people choose to come into the CBD.

We would do this within our existing premises, retaining our 95-person limit including staff, food service and existing licence conditions. Our enclosed lower-ground setting helps contain sound, and after midnight the precinct around us is closed. An approved manager and our team would supervise the venue throughout the additional hours, exactly as they do now.

The benefits would also reach the people who help us operate: our staff, suppliers and service providers. Trading through the hours when customers want to be here would strengthen our ability to sustain those relationships and keep contributing to Perth's hospitality community.

We have put care and character into Lupe's because we want it to be a lasting part of this city. Two more hours would help us build on what people already value about it. For these reasons, we ask that our application for ongoing trading until 2am, seven nights a week, be approved.

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Public sources [1]-[39] checked 17 September 2026; sources [40]-[73] checked 25-30 September 2026. Geographic definitions and calculation notes are provided with the charts and maps.

Appendix: Form 2A declaration

Part 8 - Declaration

I declare that the contents of this document and attachments are true, correct and complete and that I have made all reasonable inquiries to obtain the information required.

I acknowledge that under section 159 of the Liquor Control Act 1988 it is an offence to provide false, misleading or incomplete information in this document.

For Little Death Pty Ltd

Name of authorised signatory: _____

Position: _____

Signature: _____

Date: _____

Appendix A: How we operate during the extended hours

We operate the extra hours exactly as we operate the rest of the night, under all of our existing licence conditions and our Harm Minimisation Plan.

- An approved manager is on the premises whenever we trade.
- All staff serving liquor hold current RSA certificates, recorded in our training register.
- We check identification, refuse service and entry to intoxicated people, and keep numbers within our 95-person limit.
- Staff at the entrance keep a running headcount of everyone on the premises and stop admitting people when we reach our limit.
- Food, free drinking water, and light, mid-strength and non-alcoholic drinks are available until close.
- We do not serve shots, RTDs or jugs, and we do not sell packaged liquor.
- Music is kept at a level that permits normal conversation.
- Our CCTV operates and recordings are kept for 28 days.
- Liquor sales stop at 2am. Staff help customers arrange rideshares and taxis, ask them to leave quietly, and check the entrance and laneway after close.
- Incidents, refusals and complaints are recorded in our incident register each night and followed up by the manager.
- We contact Brookfield Place security or police whenever we need assistance.

Appendix B: Community evidence

The following pages reproduce the relevant passages from the City of Perth's published engagement findings and Capital City Plan, and Brookfield Place's published security information (exhibits CE1-A, CE1-B, CE2 and CE8), each with its original page reference and a link to the full document.

LUPE'S CERVECERIA / 25 SEPTEMBER 2026

Community evidence and source excerpts

Application A670116027 · Trading until 2am, seven nights

We want to give people already enjoying Lupe's the choice to stay longer. These published sources show that later evening options form part of the wider aspirations for Perth, and explain the managed precinct in which we operate.

We ask the Director to consider this evidence alongside our PIA and venue-specific operating arrangements. Our request retains our existing 95-person limit, including staff, within the same premises.

Evidence included

CE1-A / CE1-B · Community feedback
City of Perth engagement findings: original excerpts of the resident and business findings on page 6. Bundle page 2.

CE2 · City policy
Capital City Plan: original excerpt of the adjusted-hours action on page 40, with related context from page 28. Bundle page 3.

CE8 · Precinct security
Brookfield Place public partner pack: original security excerpt from page 23. Bundle page 4.

Why this matters to our application

Our submission is that a later option at an existing small venue can meet consumer needs and contribute to hospitality and tourism under section 5(1)(c), while adding to the choice of facilities recognised by section 5(2)(a). Our operating safeguards address harm minimisation under section 5(1)(b).

Each shaded panel contains an actual screenshot cropped from the published PDF. Captions identify the publisher and original page; clickable links open the complete source. Commentary outside the panels is our summary or submission. The City material concerns wider community priorities, rather than a vote on this particular permit.

Liquor Control Act 1988 — current compilation, section 5

Published community feedback

Source: Informing the Draft Plan: Key engagement insights from stakeholders, community and staff. Original page 6; method on page 4; Central Perth findings on page 8.

CE1-A · Resident findings, original page 6

Residents seek safe nightlife, open-later offerings, and genuine evening activation.

CE1-B · Business findings, original page 6

Trading hours and regulatory constraints limit a real night-time economy

Open the original City report — page 6 · City consultation page

What the report establishes

The City records an appetite for later evening options among residents and concern about trading constraints among businesses. Central Perth findings also connect evening activity with everyday city life and economic resilience (page 8). Safety, street disorder and amenity feature in the same consultation; they remain part of the picture.

The findings are qualitative themes. The method on page 4 explains that cohort analysis mainly draws on identifiable survey responses. They do not measure a percentage supporting Lupe's or establish demand for seven-night 2am trading.

How our proposal responds

We offer a practical way to add a later choice within an existing CBD venue. Customers could continue their evening where they already are, with our team supervising the same small premises and capacity. This is our application of the community findings to Lupe's.

CE2 / CITY OF PERTH

A published direction for later trade

Source: Capital City Plan: Towards 2036 and Beyond. Original page 40, action P1.1; related night-time economy context on page 28.

CE2 · Trading-hours action, original page 40

- Committed advocacy for adjusted trading hours to support a business-forward vibrant night-time economy.

Open the original Capital City Plan — page 40
Read the related opportunities and pressures — page 28

The wider policy context

The plan identifies revised trading hours as one way to support evening economic activity. Page 28 links well-managed nightlife with employment, tourism and the City's identity, while also identifying pressure on safety, transport and amenity. These objectives need to be considered together.

How our proposal responds

We want Lupe's to remain a distinctive place for people to spend an evening in Perth. Extending the hours of an established Mexican cocktail and taco bar would give customers more flexibility after dinner and another reason to stay in the CBD.

The additional trade would also help sustain the staff and suppliers behind our venue. Our request makes use of premises that already exist, without increasing the authorised capacity or licensed area. We ask for conditions that reflect the actual operation and the safeguards available in our precinct.

This is the City's general strategic direction. It is relevant policy context for our case, rather than written approval of Lupe's permit or an exemption from security requirements.

CE8 / BROOKFIELD PLACE PERTH

Published precinct security evidence

Source: Brookfield Place Perth Partner Information Pack 2025–2026. Original page 23, precinct amenity / security section.

CE8 · On-site security, original page 23



Open the original Brookfield pack — page 23

What the surrounding passage says

The pack confirms a permanent on-site security presence for precinct operations. The same passage explains that selected activations may require extra security, coordinated with partners through the precinct's contractor, with additional charges where agreed during the expression-of-interest process.

How it relates to our request

Lupe's operates within this managed precinct. We ask the Director to consider that existing security presence alongside our compact premises, capacity limit, management experience and proposed controls when deciding whether routine dedicated crowd controllers are necessary.

Precinct security is one part of our case. Our team remains responsible for supervising our venue, responsible service and responding promptly to concerns. The public pack does not specify a dedicated crowd-control service for Lupe's, response times or coverage of our particular access route.

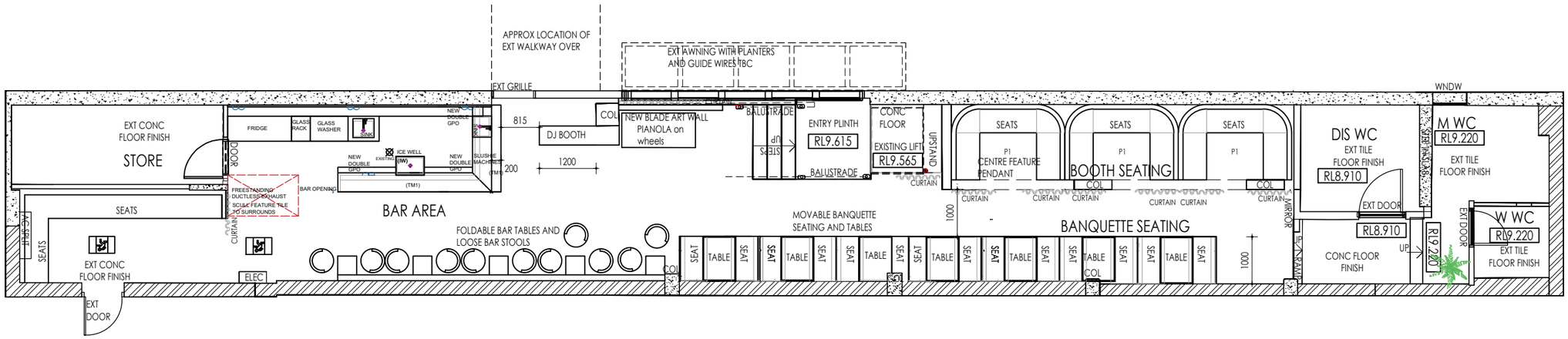
Conclusion

Taken together, these sources support the direction of our request: more choice for an evening in Perth, delivered within an existing small venue and an established managed precinct. We ask for our 2am application and security arrangements to be assessed on those circumstances and the practical safeguards set out in our submission.

Source checked 25 September 2026. This exhibit corroborates precinct arrangements; it is separate from the community feedback in CE1.

Appendix C: Lupe's fit-out floor plan

This appendix reproduces Wright Feldhusen drawing A1.01, revision 1, dated 30 August 2024, for the internal fit-out at Lupe's, Tenancy HLG105, Brookfield Place. It shows our food preparation and service area, including the freestanding ductless exhaust unit beside the store and bar opening. The drawing is marked “issued for comment”; it is our fit-out drawing, not the plan approved by the Department in 2013. The original A3 drawing follows this page.



LUPE'S FLOOR PLAN SCALE 1:100

No.	REVISION	DATE
1	ISSUED FOR COMMENT	30.08.2024
A0	ISSUED FOR COMMENT	08.08.2024

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Architects Reg No. 1989

PROPOSED NEW INTERNAL FIT OUT
LUPE'S

TENANCY -- No 125 ST GEORGES TERRACE
BROOKFIELD PLACE, PERTH WA

PROPOSED FLOOR PLAN

JOB NO.	2105_2	ISSUE	REVISION	DRAWING
DRAWN	RF	A	1	A1.01
SCALE	1:100 at A3			
DATE	30.08.2024			

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