Dymesbury

789 Chester Pass Road, Willyung WA 6330



Application for a tavern restricted licence

Public Interest Assessment - Section 38 Submissions

September 2026

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1. Introduction

1.1. Dymesbury Entertainment Pty Ltd will be making an application to the Licensing Authority for a tavern restricted licence for premises located 789 Chester Pass Road, Willyung WA 6330.

1.1.1. *"Formerly known as Dymesbury Lodge, this project seeks to preserve and celebrate the traditional values and rich heritage that are deeply embedded within the Great Southern community of Albany. Having long served as a cherished gathering place, the building has played an important role in the lives of many locals, and this redevelopment aims to revive the sense of community and vibrancy it once provided."* – William Haynes, Director of Dymesbury Entertainment Pty Ltd

1.2. The applicant proposes to re-open the facility, which up until recently, traded as a wedding and functions venue under a restaurant licence.

1.3. The venue is around 1,000sqm, sitting on a 6,000sqm block of land.

1.4. Bought by William Haynes – the sole Director of the applicant company, it is Mr. Haynes' intention to revitalise this premises into a renewed destination location for celebrations and gatherings.

1.5. These submissions have been drafted by Canford Hospitality Consultants Pty Ltd in consultation with Mr. Haynes, and references to the applicant or the applicant's opinion relate to him.

1.6. Section 38(4) sets out the matters to which the Licensing Authority may have regard in respect of public interest submissions, as follows;

1.6.1. *"The harm or ill health that might be caused to people, or any group of people, due to the use of liquor; and*

1.6.2. *The impact on the amenity of the locality in which the licensed premises, or proposed licensed premises are, or are to be, situated; and*

1.6.3. *Whether offence, annoyance, disturbance or inconvenience might be caused to people who reside or work in the vicinity of the licensed premises or proposed licensed premises; and*

1.6.4. *Any other prescribed matter".*

1.7. The objects of the Act are expressed at s.5 of the Act, which states that the primary objects of the Act are –

1.7.1. *"To regulate the sale, supply and consumption of liquor; and*

1.7.2. *To minimise harm or ill-health caused to people, or any group of people, due to the use of liquor, and*

1.7.3. *To cater for the requirements of consumers for liquor and related services, with regard to the proper development of the liquor industry, the tourism industry and other hospitality industries in the State."*

1.8. Section 5(2) of the Act also includes the following Secondary Objects;

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

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

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

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

1.9. Further Section 5(3) states *"If, in carrying out any function under this Act, the licensing authority considers that there is any inconsistency between the primary objects referred to in subsection (1) and the secondary objects referred to in subsection (2), the primary objects take precedence".*

1.10. In the ALDI South Fremantle decision (A180692358, refusing an application for a conditional grant of a liquor store licence[1]), dated 22nd March 2019, at paragraph 26, the Director said;

1.10.1. "*None of the primary objects of the Act take precedence over each other, however, where conflict arises in promoting the objects of the Act, the licensing authority must weigh and balance the competing interests in each case*[11] *and it is a matter for the licensing authority to decide what weight to give to the competing interests and other relevant considerations*".[12]

1.11. The licensing authority regulates the sale, and supply of alcohol. It seeks to strike a balance between catering for the requirements for liquor and liquor related services whilst minimising the potential for harm and ill-health to the community through the abuse of alcohol. So, the framework exists for the granting of new liquor licences in appropriate circumstances.

1.12. Through these submissions, the applicant will demonstrate how this proposed tavern restricted licence will properly and responsibly cater to the diverse consumer requirements for alcohol and related licensed services in the locality.

[1] Decision of Director of Liquor Licensing A180692358 – ALDI South Fremantle (2019)

2. The Locality

2.1. In the Liquorland Karrinyup Supreme Court decision (WASC [2021] 366[2]) Archer J made the following observations in relation to setting the appropriate locality for an application. In Liquorland Southern River WASC [2024] 128[3] Lemonis J agreed with these observations.

2.1.1. It denotes an area that surrounds, and is geographically close to, the location of the proposed premises. It was not intended to equate to the area(s) from which consumers would come.

2.1.2. It is intended to connote the same concept of neighbourhood and in that context means the geographical area surrounding the proposed site.

2.1.3. The legislature intended to capture the geographical area surrounding, and relatively close to, the proposed site, being the neighbourhood of the site.

2.1.4. The shape and size of the locality may be influenced by topographical features (including man-made features such as roads) and areas from which the proposed site could be accessed reasonably easy on foot or push-bike.

2.1.5. If there is a community in the area of the proposed site, the geographical spread of that community may also influence the shape and size of the locality.

2.1.6. It is impossible to prescribe a specific test to be applied or even an exhaustive list of the factors that will or may be relevant in the determination of the locality in any given case, and

2.2. The Director's Form 2A provides guidance on the appropriate locality to be considered for demographic reporting and description of the local community, as required for a liquor licence application of this type.

2.2.1. *"You need to provide profile information from the locality that is within a certain distance to your intended business. If your intended business is:*

2.2.1.1. *within 15km of the Perth CBD, the locality is a radius of 2km of it*

2.2.1.2. *anywhere else (unless remote), the locality is a radius of 3km of it*

2.2.1.3. *in a remote area, you should make a submission on what the appropriate size of the locality should be. Remote areas are those where the nearest town is at least 200km away and Perth is at least 400km away.*

2.2.2. *If you think the above definitions of locality are not appropriate for your intended business, make a separate submission on what you think the size should be.*

2.2.3. *Please outline the population characteristics in the locality. Helpful demographic information will include the total population, estimated population growth, average age, income and employment status, and the type of people who live and work in the community.*

2.2.4. *List the community buildings in the locality If any of the following are in the locality, please provide their names and addresses: schools and educational institutions, hospitals, hospices, aged care*

[2] Liquorland (Australia) Pty Ltd v Director of Liquor Licensing [2021] WASC 366
[3] Liquorland (Australia) Pty Ltd v Director of Liquor Licensing [2024] WASC 128

facilities, churches/places of worship, drug and alcohol treatment centres, short term accommodation or refuges, childcare centres, or a local government.

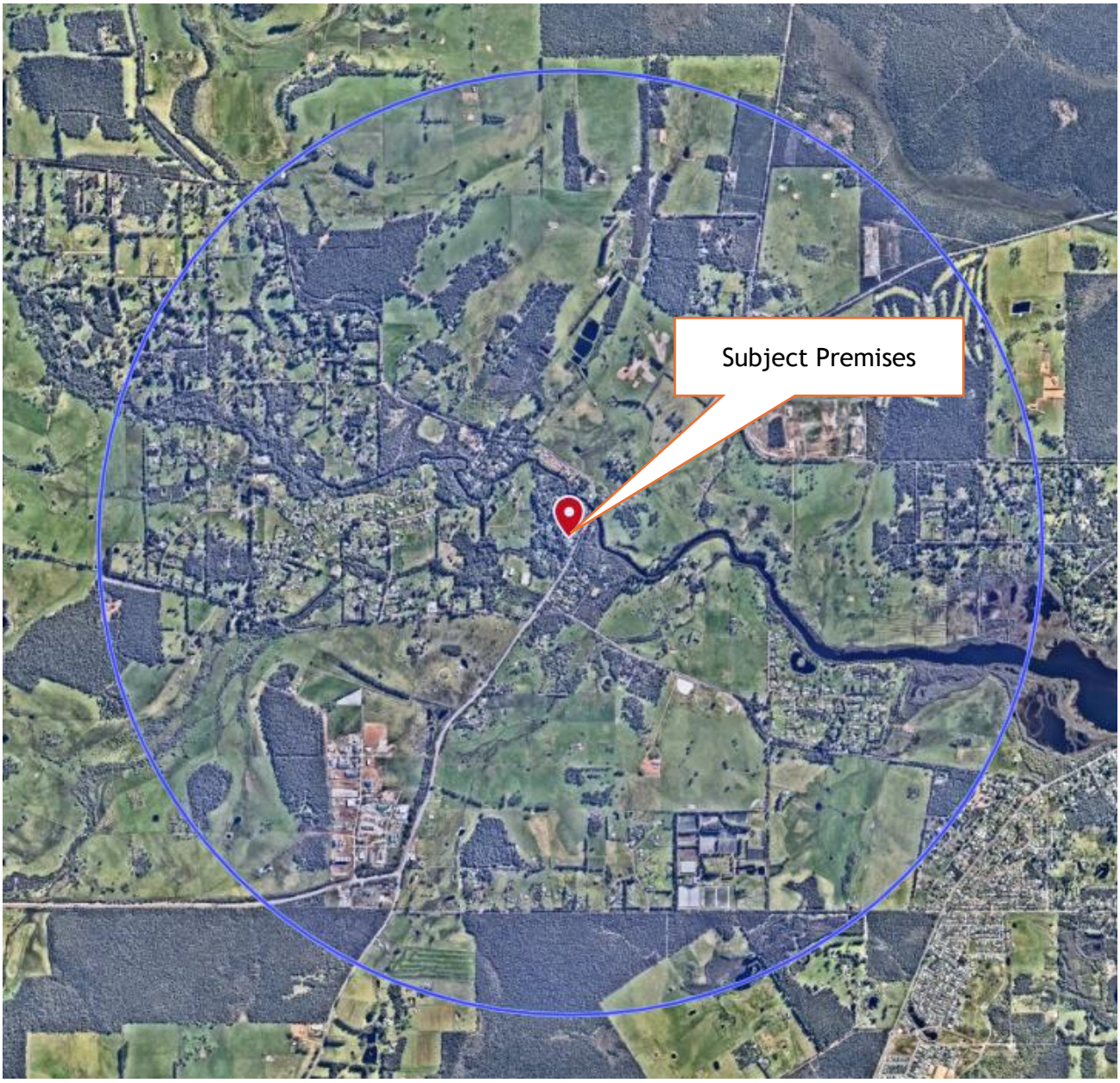
2.3. To give effect to these instructions this section will consider;
- 2.3.1. The physical location of the subject premises,
- 2.3.2. The presence of natural or human made boundaries that define the locality,
- 2.3.3. The perception of local community relevant to that locality,
- 2.3.4. The appropriate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

2.4. The physical location of the subject premises;
- 2.4.1. The subject premises are located off of Chester Pass Road, about 10km northeast of Albany.

2.5. The presence of natural or human made boundaries that define the locality.
- 2.5.1. The boundaries surrounding the premises are;
  - 2.5.1.1. Majority trees and regional bushland,
  - 2.5.1.2. Chester Pass Road – a defining feature of the locality as it is a connecting route from Albany to the Great Southern communities,
  - 2.5.1.3. King River that flows through Willyung, is a major natural boundary.
- 2.5.2. The premises is predominantly surrounded by large landholdings, open paddocks, scattered rural-residential properties and nearby accommodation uses.

2.6. The perception of the local community and/or key advisers relevant to that community.
- 2.6.1. The subject premises is currently pending approval from the City of Albany for tavern land use. At the time of lodging these submissions, the City has indicated their support for revitalising Dymesbury Lodge under this new use.
- 2.6.2. The perception of the local community is discussed in further detail throughout these submissions, via a witness survey / objective witness evidence.

2.7. The appropriate locality for the demographic study.
- 2.7.1. Per Form 2A – the applicant is adopting a 3km radius from the premises as being the appropriate locality for the demographic study.
- 2.7.2. Further, this same radius / locality will be used to establish a 'profile of the local community' and for a report on the community buildings in the locality.
- 2.7.3. A map showing this 3km radius is below.



2.7.4. This locality brings in the following suburbs;
- 2.7.4.1. Willyung,
- 2.7.4.2. Millbrook,
- 2.7.4.3. King River, and
- 2.7.4.4. Lower King

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

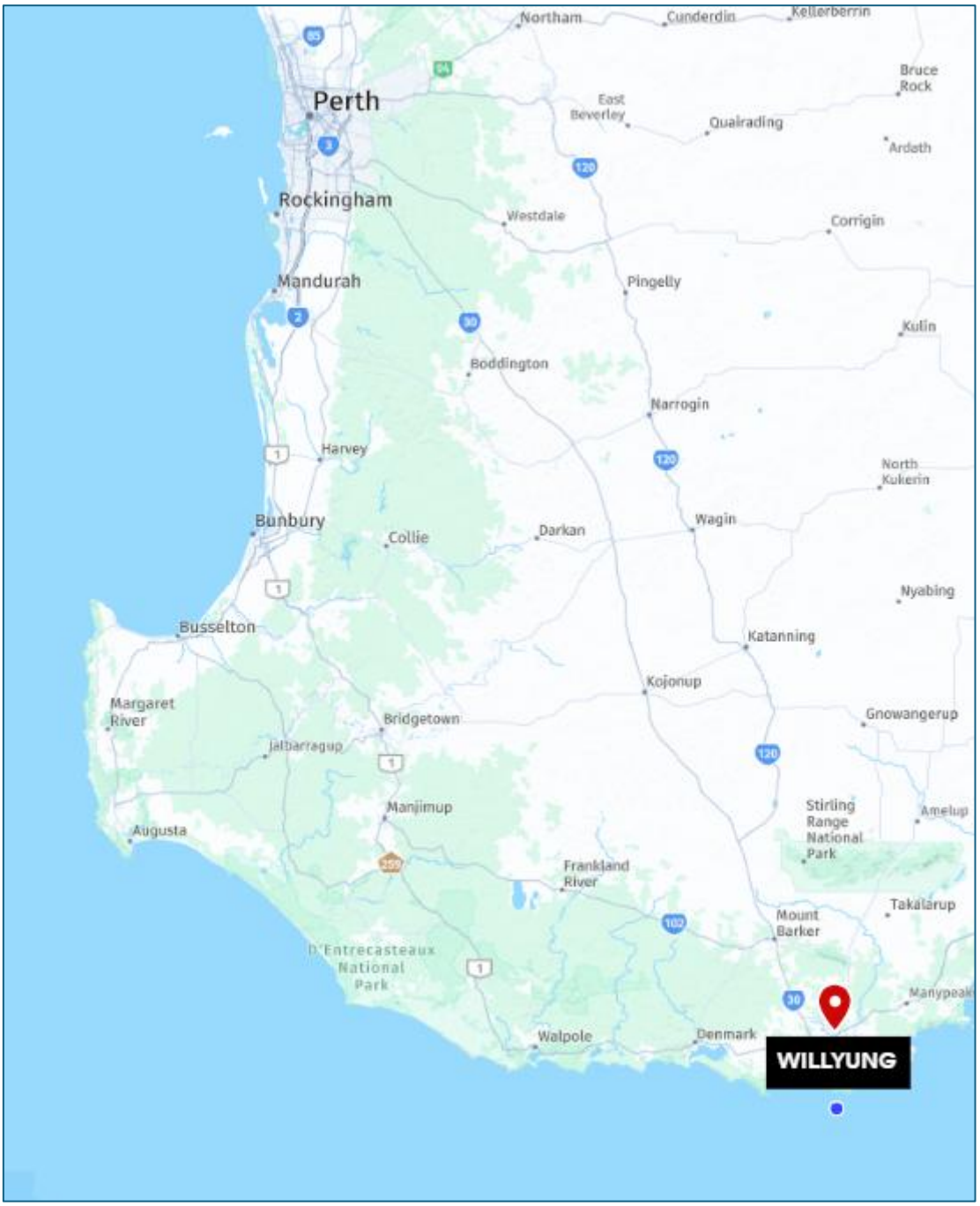

Subject Premises
Warren Rd
Millbrook Rd
Willyung Creek
Bon Accord Rd
Albany Happy Days Caravan Park
Weston Ridge
King River Palms Caravan Park
Scouts WA Adventure Centre - Kebaup Gilcreek
King Harry Park
Gilcree Scout Camp
Sherwood Golf Park - Albany
Willyung Rd
Norwood Rd
Balgownie Equine Centre
Bindaree Farmstay
The cabin at Bindaree

3. Profile of the local community

3.1. The subject premises and the surrounding suburbs exist within the City of Albany.

3.2. Willyung (the suburb in which the subject premises are located) exists approximately 380km South-East of the Perth CBD.

3.3. It is a small rural locality situated to the north-east of Albany, forming part of the broader Great Southern region. It is a regional community made up of rural residential properties, lifestyle lots, farming land, accommodation uses, and people who regularly travel along Chester Pass Road between Albany and surrounding localities.



3.4. Per the 2021 ABS Census, 635 people live within the suburb of Willyung.
3.5. The surrounding community is a dispersed regional community. People living in Willyung, King River, Millbrook, Lower King and nearby parts of Albany will regularly travel a good distance for work, shopping, school, social activities, hospitality and community events.
3.6. The road running through Willyung (and on which the subject premises sits) is Chester Pass Road – a key route that connects Albany with inland Great Southern communities.
3.7. **Community Buildings in the locality**
3.8. Per the directive of Form 2A, at paragraph 3.3., available on the Public Interest Assessment policy website (last amended September 2024);
  3.8.1. *"If any of the following are in the locality, please provide their names and addresses: Schools and educational institutions, hospitals, hospices aged care, facilities, churches/places of worship, drug and alcohol treatment centres, short term accommodation or refuges, childcare centres or a local government.*
3.9. Below is a list of these community venues, within 3km of the subject site.
3.10. Schools / Educational institutions
  3.10.1. N/A
3.11. Hospitals
  3.11.1. N/A
3.12. Hospices
  3.12.1. N/A
3.13. Aged Care
  3.13.1. N/A
3.14. Church / Places of Worship
  3.14.1. N/A
3.15. Drug and alcohol treatment centres
  3.15.1. N/A
3.16. Short term accommodation or refuges
  3.16.1. Kings River Palms Caravan and Camping Grounds - 795 Chester Pass Rd, Willyung WA 6330
3.17. Childcare Centres
  3.17.1. N/A
3.18. Local Government
  3.18.1. N/A
3.19. Section 4 of these submissions discusses the demographics of Willyung and the surrounding areas.

4. Demographics of the locality

4.1. The Director advises that applicants *"need to provide profile information from the locality"*, and *"The better you capture the characteristics of the local community, the better the (Director) will be able to understand the potential impact the grant of your application could have on the public interest"*.

4.2. In Form 2A the Director provides guidance on the data and information he would find useful when applicants consider the demographic make-up of the subject locality. In that document applicants are tasked to provide an *"outline the population characteristics in the locality. Helpful demographic information will include the total population, estimated population growth, average age, income and employment status, and the type of people who live and work in the community.'*

4.3. On page 39 of the Western Australian Mental Health Promotion, Mental Illness, Alcohol and Other Drug Prevention Plan 2018-2025 the following priority population groups are identified.

4.3.1. *Aboriginal peoples and communities;*
4.3.2. *LGBTIQ+ individuals and communities;*
4.3.3. *Youth;*
4.3.4. *Victims of trauma;*
4.3.5. *Children affected by parental mental illness and/or harmful alcohol and other drug use;*
4.3.6. *People at-risk of experiencing homelessness;*
4.3.7. *Military veterans;*
4.3.8. *People within the criminal justice system;*
4.3.9. *People with an existing mental illness;*
4.3.10. *Regional, remote and rural populations;*
4.3.11. *Fly-In-Fly-Out workers and families;*
4.3.12. *Carers, families and supporters of consumers of mental health, alcohol and other drug services (in particular, children); and*
4.3.13. *People with lived experience of mental health and/ or alcohol and other drug-related issues.*

4.4. The applicant notes that the Western Australian Mental Health Commission has since released the *Western Australian Mental Health and Alcohol and Other Drugs Strategy 2026-2031*, which is described as guiding the transformation of Western Australia's mental health and alcohol and other drugs systems over the next five years. That Strategy adopts a broader system-wide approach and refers to targeted approaches for certain priority areas and population groups. It does not appear to replace the priority population groups listed in the 2018–2025 Prevention Plan in a directly equivalent list. Accordingly, the applicant continues to rely on the priority population groups identified in the 2018–2025 Prevention Plan for the purpose of the demographic assessment below, while acknowledging the newer Strategy as the current overarching strategic document.

4.5. The applicant will consider all thirteen groups above for which data is readily available. The following groups were unable to be considered however, as data is not available for them.

4.5.1. *LGBTIQ+ individuals and communities;*
4.5.2. *Victims of trauma;*
4.5.3. *Children affected by parental mental illness and/or harmful alcohol and other drug use;*

4.5.4. *People at-risk of experiencing homelessness;*
4.5.5. *People within the criminal justice system;*
4.5.6. *People with an existing mental illness;*
4.5.7. *Fly-In-Fly-Out workers and families*
4.5.8. *Carers, families and supporters of consumers of mental health, alcohol and other drug services (in particular, children); and*
4.5.9. *People with lived experience of mental health and/ or alcohol and other drug-related issues.*

4.6. So, in summary, the Applicant will provide data on the following;
4.6.1. Total population,
4.6.2. Estimated population growth,
4.6.3. Average age,
4.6.4. Income,
4.6.5. Employment status,
4.6.6. Aboriginal peoples and communities,
4.6.7. Youth,
4.6.8. Military veterans, and
4.6.9. Regional, remote and rural populations,

4.7. For the purpose of this demographic study, the applicant has selected relevant Census topics from the Australian Bureau of Statistics (ABS) website (www.abs.gov.au) to provide an indication of the prevalence of each of the priority population groups within the locality and compared them with the same information for the State (Western Australia).

4.8. The applicant will be considering the 2021 census data relating to the suburbs specified in paragraph 2.7.4.

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

ABS Census 2021	Willyung	Millbrook	King River	Lower King	Western Australia
People	635	284	278	1,890	2,660,026
Median Age	43	46	50	48	38
Aboriginal and Torres Strait Islander People	1.7%	1.4%	3.2%	3.8%	3.3%
Age					
Persons aged 15 - 24	10.8%	7.9%	11.0%	9.9%	11.8%
Persons aged 65+	18.0%	21.8%	25.2%	22.5%	16.1%
Ancestry					
Australian	47.2%	59.5%	43.2%	41.6%	29.7%
English	46.9%	41.5%	42.8%	51.4%	37.6%
Scottish	13.5%	7.7%	10.1%	11.9%	8.7%
Participaction in the labour force	68.3%	60.1%	65.3%	58.7%	63.9%
Employment Status					
Works part time	37.2%	35.9%	35.1%	39.8%	32.0%

Occupation Managers Professionals	16.0% 13.1%	14.5% 21.4%	20.3% 7.4%	9.7% 21.2%	12.3% 22.0%
Median Weekly Income Family	$2,299	$2,272	$2,015	$1,904	$2,214
No long-term health conditions	63.1%	60.6%	50.7%	57.8%	61.2%
Australian Defence Force service Previously served (and not currently serving)	2.4%	5.0%	2.5%	3.6%	2.6%
Family Composition Couple Family without children Couple Family with Children	50.6% 54.3%	48.6% 45.8%	52.0% 38.7%	47.9% 39.0%	38.8% 44.6%
Dwelling Count Occupied private dwellings	91.6%	86.6%	90.5%	89.4%	89.1%
Tenure Type Owned Outright Owned with a mortgage	36.2% 46.9%	50.0% 36.9%	51.6% 26.3%	45.7% 40.8%	29.2% 40.0%

4.10. The purpose of considering the demographic data is to assess whether the suburbs included in the locality, being Willyung, Millbrook, King River and Lower King, contain demographic or socio-economic features that may increase the risk of alcohol-related harm or amenity impacts when compared with Western Australia as a whole.

4.11. **Aboriginal people and communities.**

4.11.1. Across the locality, the proportion of Aboriginal and Torres Strait Islander people is generally at or below the State. While Lower King is slightly above the State figure, the locality as a whole does not show a material overrepresentation of this priority group.

4.11.2. Conclusion – This priority group is not materially overrepresented in the locality when compared with Western Australia.

4.12. **Children and young people.**

4.12.1. The proportion of persons aged 15 to 24 is lower than the State figure of 11.8% in Willyung, Millbrook, King River and Lower King, with each suburb recording between 7.9% and 11.0%.

4.12.2. Conclusion – This priority group is underrepresented in the locality when compared with Western Australia.

4.13. **Older adults.**

4.13.1. The percentage of persons aged 65 years and over is higher than the State figure of 16.1% in each suburb within the locality.

4.13.2. That is a relevant factor, but it is not, of itself, adverse to the application because the proposed premises is intended to operate as a food, function and family-friendly destination venue rather than a high-turnover drinking venue.

4.13.3. Conclusion – Older adults are overrepresented in the locality, but this does not indicate a material public interest concern.

4.14. **People from rural and remote communities.**

4.14.1. The locality is clearly regional and rural-residential in character. This is reflected in the surrounding land uses, the dispersed settlement pattern and the relationship of the suburbs to Albany and the broader Great Southern region. While regional and rural populations are identified as a priority population, the Census data for this locality shows several stabilising features when compared with the State, including comparatively high home ownership, generally strong family incomes, high rates of occupied private dwellings and a predominantly settled residential profile.

4.15. **Military Veterans.**

4.15.1. It can be said that there is some local overrepresentation, but not to a level that suggests a material adverse risk arising from the grant of this application.

4.16. **When the broader socio-economic indicators for the locality are compared with Western Australia, the locality generally performs at or above the State benchmark.**

4.16.1. Labour force participation is stronger than the State figure in Willyung and King River, broadly comparable in Millbrook, and lower in Lower King.

4.16.2. Median weekly family income is higher than the State figure in Willyung and Millbrook, slightly lower in King River and lower in Lower King. Overall, the locality presents as relatively stable and not materially disadvantaged when compared with the State. It is to be expected that income levels for population centres outside the Perth metro area may be lower as a rule.

4.16.3. Health and housing indicators are also generally favourable. Willyung and Millbrook record a higher proportion of people with no long-term health conditions than the State, while King River and Lower King are lower, which is consistent with their older median age profiles. Home ownership is materially stronger than the State in each suburb, with higher outright ownership and generally strong rates of owned dwellings, indicating a settled and stable locality.

4.17. **Conclusion** - The locality appears comparatively stable, settled and socio-economically sound, with strong home ownership, generally favourable income and employment indicators, and no material overrepresentation of most identified priority groups.

5. Outlet Density Report

5.1. According to the previous iteration of the policy document "Public Interest Assessment", applicants for a restricted tavern licence were required to consider licensed premises, which may trade in a manner similar to what is proposed, within 500 metres of the proposed premises.

5.2. The updated policy has no specific, stated requirement for this to be undertaken. In the absence of more recent guidance the applicant has adopted the 500m radius for this PIA.

5.3. In August of 2026, the applicant searched the website of the Department of Racing, Gaming and Liquor, for existing liquor licences within 500m of the proposed premises.

5.4. The applicant then;

5.4.1. Considered all suburbs that contribute to this 500m radius.

5.4.2. Restricted their search to premises that exist within 500m of the subject premises, and

5.4.3. Eliminated any premises which may not trade in a manner similar to what is permitted under a tavern restricted licence.

5.5. This resulted in there being 1 premises which may trade in a manner similar to a restricted tavern which are situated within 500m;

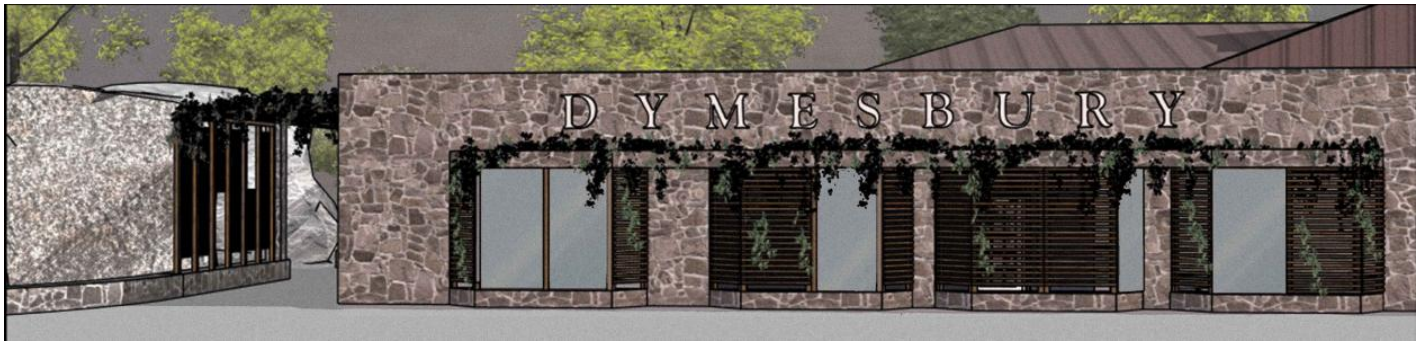
No.	Licence Ref	Licence Type	Premises Name	Address
1	6020003764	Tavern	King River Tavern	1606 - 1612 Millbrook Road KING RIVER WA 6330

5.6. The aerial image below shows the premises with a 500m radius it.



6. Proposed Style of Operation

6.1. Dymesbury will be a new destination location for those living in and around Willyung.



6.2. The revival of this premises will come with a revamped bar and restaurant.

6.3. Dymesbury will also operate as a premium function space, with indoor and outdoor options for weddings, parties and general celebratory events.

6.4. The applicant aims to target a wide variety of clientele, including local families, and those in nearby towns within the City of Albany.

6.5. The proposed site is located on Chester Pass Road, around 10km away from the centre of Albany.

6.6. Dymesbury Entertainment Pty Ltd will be investing substantially into the redevelopment of this property – spending upwards of $750,000 on renovations, inclusive of;

6.6.1. An upgraded / refitted kitchen,

6.6.2. A new long style cocktail & wine bar facility,

6.6.3. Redevelopment of the two main function rooms,

6.6.4. A refined interior dining space offering high-quality share-style small plates, complemented by an indoor alfresco area with timber shutters opening to the exterior,

6.6.5. Renovation and upkeep of the large green outdoor areas, inclusive of rock /garden features.

6.7. The premises (across all patron access areas, inclusive of function space) is approximately 1,000sqm.

6.8. The entire premises has been designed with the idea of family friendly 'local', and providing an upmarket hospitality experience, different from the typical pubs in the region.

6.9. The applicant envisages that entertainment will be in the form of low-key, pre-recorded or acoustic music. On occasion there will be other types of musical entertainment provided, for events such as weddings.

6.10. If this application is approved, what will be created is a local tavern promoting responsible drinking practices, food and a family friendly atmosphere.

6.11. The applicant intends to trade within the standard hours as laid out in Section 98 of the Act, as they allow for flexibility of trade.

6.12. However, it is the intention of the applicant to amend and / or tighten these hours as needed, depending on community demand.

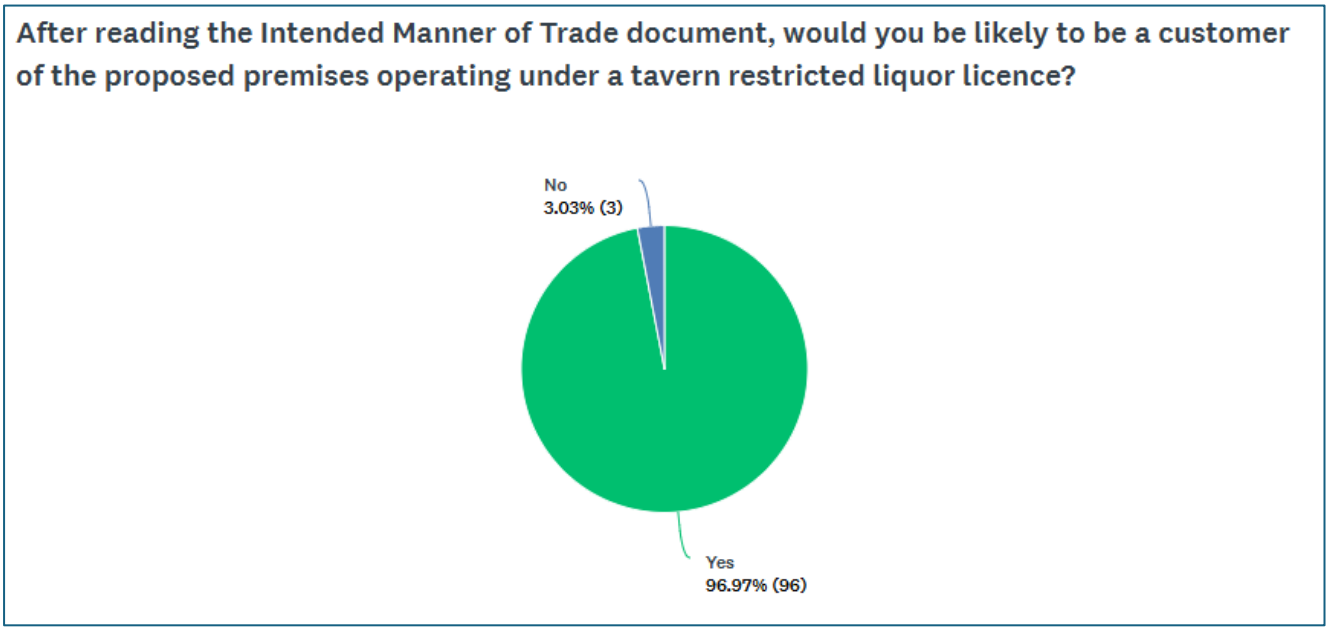
6.13. It is expected that trading until midnight will occur on occasion, particularly for celebratory events (i.e. Weddings and Birthdays).

6.14. As required by the Liquor Control Act, Dymesbury Entertainment Pty Ltd will have at least one approved manager on duty at all times the premises are open for trade and all staff will be trained in the responsible service of alcohol.

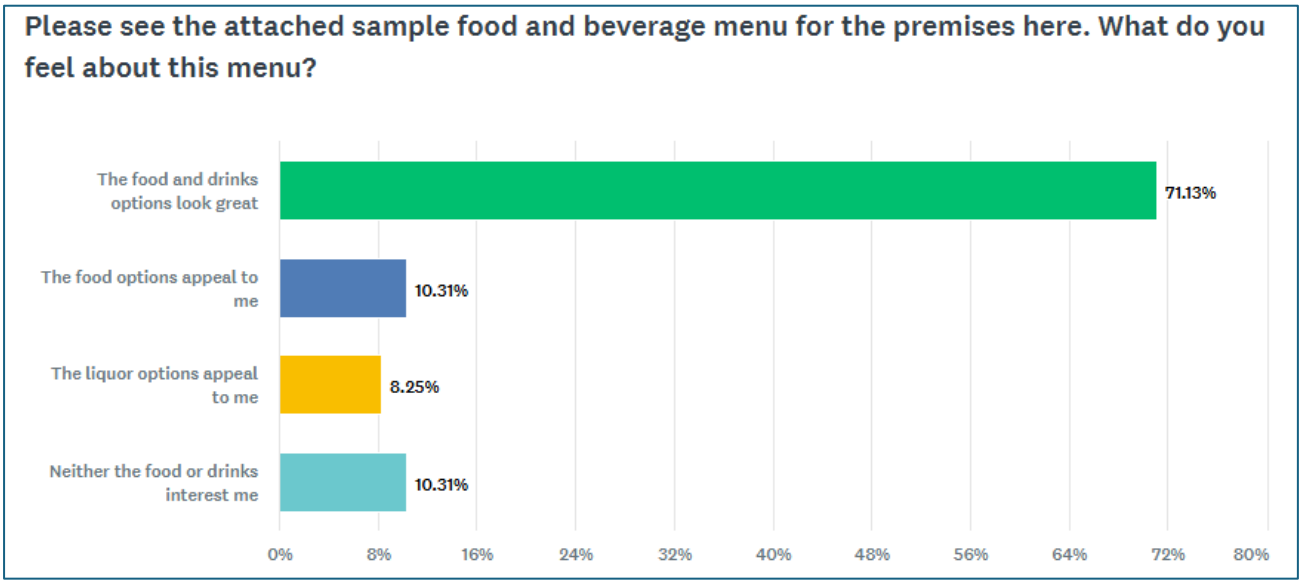
6.15. Dymesbury intends to become the premium restaurant and function space in the local area.

6.16. In the witness questionnaire, respondents were asked, *"After reading the Intended Manner of Trade document, would you be likely to be a customer of the proposed premises operating under a tavern restricted liquor licence?"*

6.17. Of the 99 responses to the question, **96 (96.97%)** said, "**Yes**".

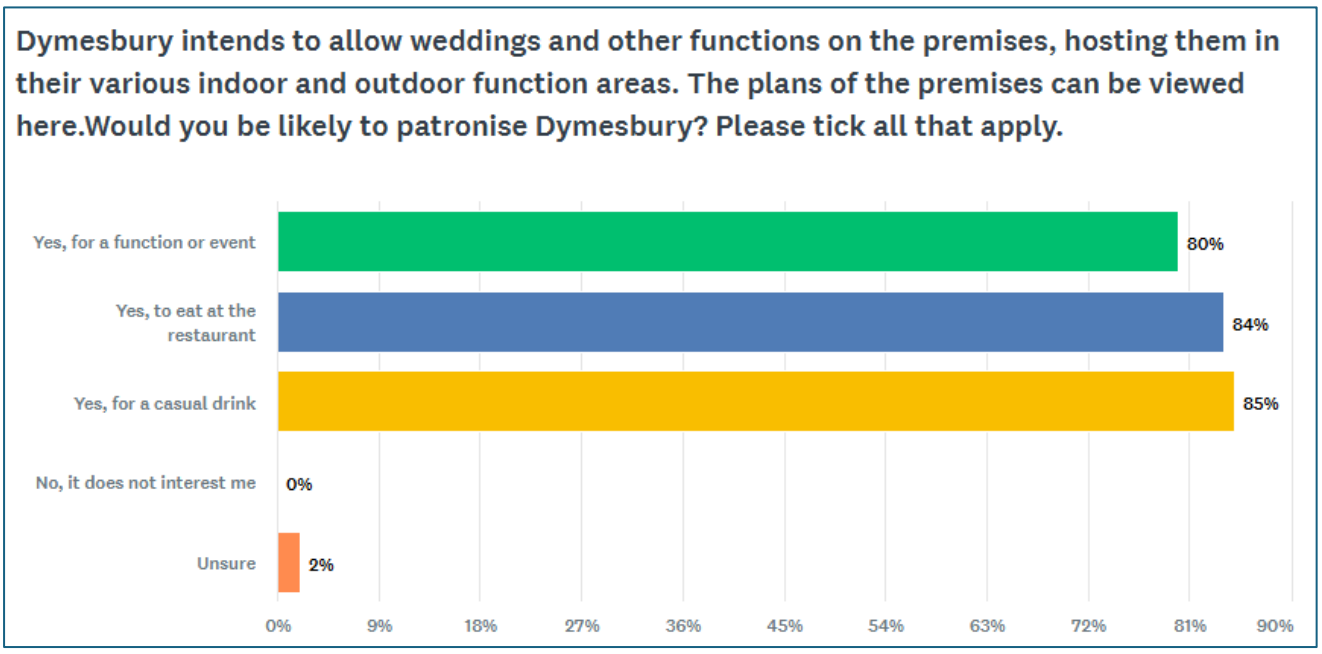


6.18. Respondents were then asked about the proposed sample food and beverage menus for the premises. Their responses are graphed below;



6.19. Lastly in questions relating to style and operation, respondents were asked, "Dymesbury intends to allow weddings and other functions on the premises, hosting them in their various indoor and outdoor function areas. The plans and photos of the premises can be viewed here… Would you be likely to patronise Dymesbury? Please tick all that apply".

6.20. Their answers are shown in the bar chart below.



6.21. The witness responses to the three questions above show strong support for the proposed style of operation. Respondents overwhelmingly indicated that they would be likely to attend Dymesbury if it operated under a tavern restricted licence, and the responses to the menu, wedding and function-related questions show clear interest in the premises being used as a restaurant, function and celebration venue.

7. Applicant's Background & Experience

7.1. William (Bill) Haynes is the sole Director of the applicant company.

7.2. Bill has worked most of his career as a manager and business owner in industries including farming, construction, project managing and mining.

7.3. Firstly, inheriting the responsibilities of the family farm then running his own businesses such as Bills at Tenterden (agricultural and supplies hardware business) and Environmental Rehab WA (land rehabilitation, auditing and exploration business).

7.4. From there professional appointments have included times as Operations Manager, General Manager, Projects Manager, Government appointments in Main Roads and as a trainer/lecturer at Tafe and time as a state dealer.

7.5. Bill has worked in roles that have had up to 60 employees under his management.

7.6. He has a strong knowledge of budgeting, auditing, OHS, compliance, machinery operations, training and project management.

7.7. He currently owns and operates a successful mining rehabilitation company.

7.8. Bill's many years of experience, detailed above, puts him in good stead to re-open and operate Dymesbury.

7.9. His strong leadership skills in combination with his expertise across his many senior roles provide a good foundation to handle the complexities of running a large-scale hospitality venue from both an operational and practical perspective.

7.10. The purchase of Dymesbury was an economic decision to take the previously successful function centre and return it to its former glory by revitalizing and upgrading its service facilities.

7.11. The name of the venue facilitates a high level of goodwill in the town of Albany, as a large number of the population have passed through / by the premises since 1981 for marriages, functions and other special events.

7.12. Lastly, Bill is a local to the area and is working closely with his son to realise the vision of Dymesbury. This project is a personal family endeavour, and the community will take comfort in knowing that those behind this project are not only capable, but will clearly put a level of care into Dymesbury that is deserved.

8. Objective Witness Support

8.1. The applicant conducted a witness survey to gather objective evidence for the support of this application. The survey (attachment DB01) was prepared and distributed online throughout late July and August 2026.

8.2. Respondents to the survey were provided access to the following documents.

8.2.1. An intended manner of trade document (Attachment DB02).

8.2.2. Prospective plans and elevations of the premises (attachment DB03).

8.2.3. A sample of aspirational food & drink menus from other hospitality premises (indicative only) (attachment DB04)

8.3. A total of 117 people completed the survey. The applicant declares that 62 extra people attempted the survey but did not put in any data. These respondents have been removed as they have no bearing on the final results.

8.4. All raw witness data has been lodged with these submissions (attachment DB05).

8.5. These surveys provide the Director with an insight into the opinions of people from the local community and others who resort to the area and are most likely to be affected by the grant of this licence.

8.6. Of the 108 respondents who answered the question relating to what suburb they live in;

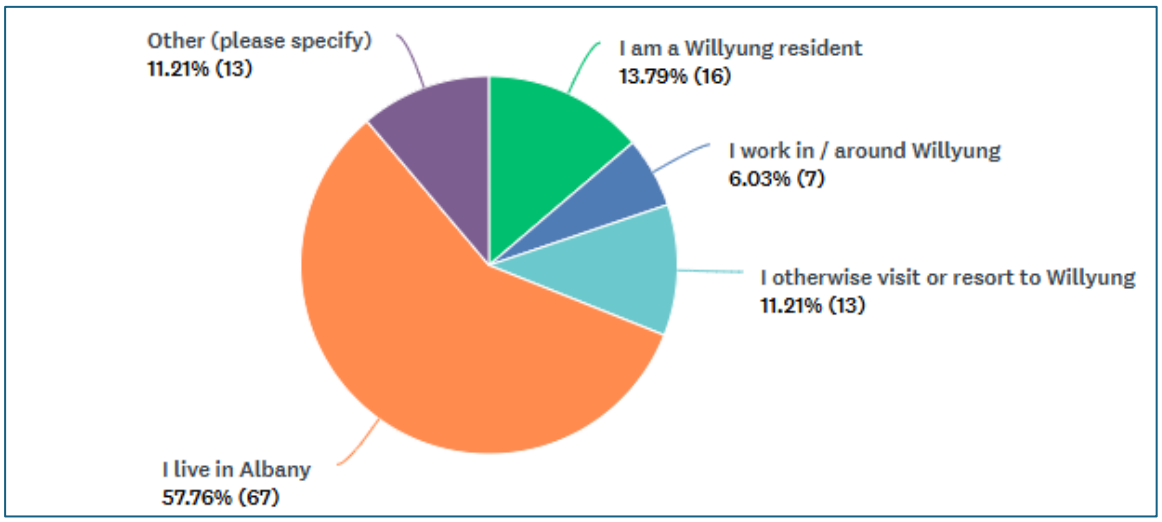
8.6.1. **26 (approxmately 25%)** said they were from either Willyung (the suburb where the subject premises is), or from an adjacent suburb – King River, Warrenup or Millbrook

8.6.2. **Only 7 respondents to the survey** said they were from a suburb outside of the City of Albany Local Government Area.

8.6.3. **That leaves the other 93% of respondents being within the City of Albany Local Government Area, further 72% of the respondents say they live further than 2km from the proposed premises**. The applicant submits that, while some respondents may be located further from the proposed premises than might be expected in a metropolitan context, this is normal for regional projects where communities are more geographically dispersed.

8.7. Of the **113** responses received to the question, when asked, *"How long have you lived at the above address?",* approximately **60%** have been at their listed address for more than 5 years, with an additional **31%** having lived at their listed address for 1-5 years.

8.8. When asked, "*What best describes you?*", the following responses were received.



8.9. Respondents are shown to be from the area, from Albany (the nearest major regional town) or they resort to / live in Willyung. Those who selected 'Other' stated they lived in a nearby suburb, or that they regularly pass through Willyung.

8.10. All of the data presented above show that the respondent pool is made up of persons who would be most impacted by this application and venue.

8.11. This application is intended to restore and activate a known regional venue for the benefit of the broader Albany and Great Southern community, including people who live in nearby suburbs, people who regularly travel through Willyung, and people who would reasonably resort to Dymesbury for hospitality, functions, weddings and other social occasions.

8.12. Whilst the respondent pool is spread – it simply reflects how regional communities are. The data above still show that respondents (on the whole) live, work or commute nearby.

8.13. Further questions and respondent answers are detailed throughout these submissions to assist the Director in assessing the public interest criteria contained in Section 38 of the Liquor Control Act (1988).

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

10.1. Section 38(4)(a) of the Liquor Control Act (1988) asks the applicant to consider *"the harm or ill-health that might be caused to people, or any group of people, due to the use of liquor."*

10.2. In this section the applicant assesses the risk with respect to the harm or ill-health that might be caused to people, or groups of people within the locality should this licence be granted.

10.3. The demographics of the locality have been discussed in Section 4 of these submissions and concluded there are no significant concerns in respect of the identified priority groups.

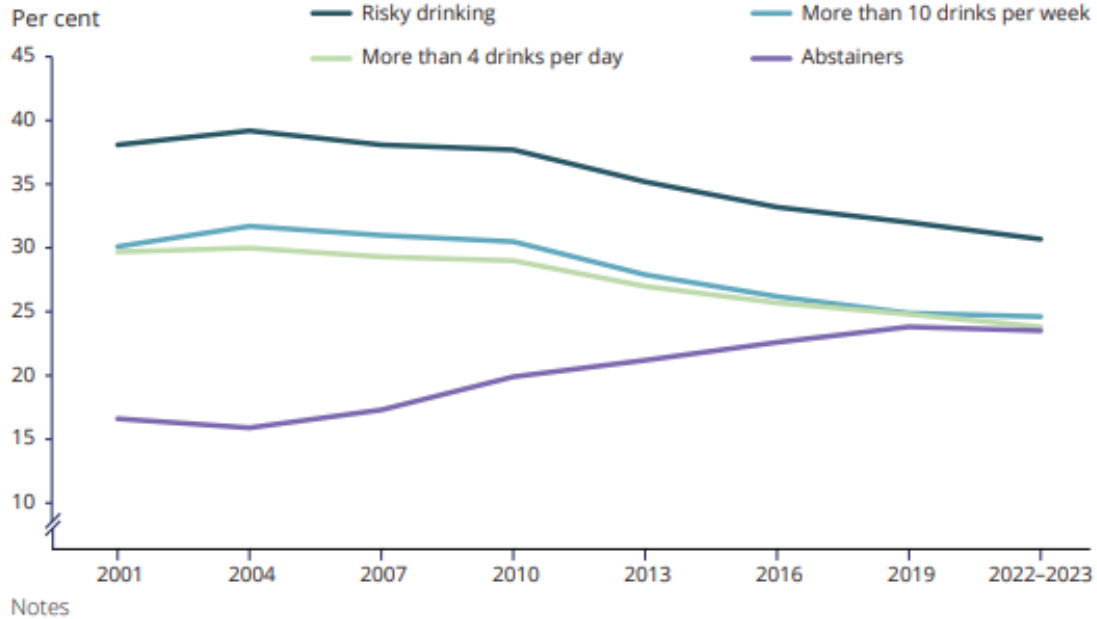
10.4. The snippet below is taken from Australia's Health 2024 in brief (a report from the Australian Institute of Health and Welfare).

Long-term decline in risky drinking

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

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

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

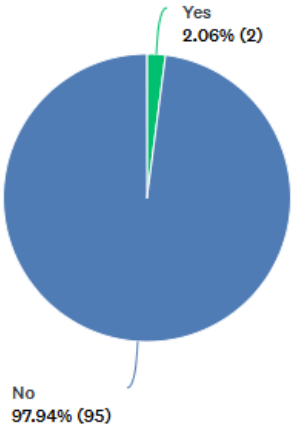


Notes

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

10.5. Other points of note from this report, specific to alcohol consumption;
  10.5.1. Abstaining from alcohol is increasing – the proportion of First Nations people aged 18 and over who reported they 'had not consumed alcohol in the last 12 months or have never consumed alcohol' rose from 19% in 2001 to 26% in 2018–19.
  10.5.2. 3 in 10 (31%) people aged 14 and over consumed alcohol in ways that put their health at risk in 2022 – 2023 – down from 4 in 10 (39%) in 2004.
10.6. In a separate Alcohol Factsheet provided as part of this report, it is noted that;
  10.6.1. The proportion (%) of Australians aged 14+ drinking daily continues to decline (6% in 2016, to 5.4% in 2019 and most recently, 5.2% in 2022- 23).
10.7. The applicant has provided a detailed Harm Minimisation Plan which is included in the application documents to manage any potential for increased harm or ill-health. This can be viewed in attachment DB07
10.8. **Criminal/offence Statistics**
10.9. To further satisfy Section 38(4)(a), the licensee sought to investigate the incidence of alcohol related offences within the locality as recorded by the WA police. However, no statistics were available on the WA Police website in relation to alcohol related crime for any towns or suburbs in WA.
10.10. While general crime statistics are available, the applicant does not consider it appropriate or useful to include them in this application. Willyung is a small rural locality with a very low population base and any suburb-level crime data is therefore likely to be easily distorted by a small number of incidents, and incapable of providing a reliable indication of alcohol-related risk connected with the proposed premises.
10.11. The larger Albany townsite is approximately 9.5km away. Data for Albany would not fairly or accurately reflect the likely impact of this application.
10.12. The applicant submits that the more probative evidence for this application is the nature of the proposed operation, the demographic profile of the locality, the absence of relevant sensitive community venues within the 3km locality, the low outlet density immediately surrounding the premises, and the opinions of the local community via witness evidence. Considered together, those matters point to a safe and controlled application.
10.13. Dymesbury is not proposed as a high-volume drinking venue, late-night entertainment precinct or discount liquor offering. It is proposed as a managed tavern restricted venue centred on meals, weddings, functions and planned social occasions.
10.14. In the witness survey, witnesses were asked if there are any groups of people in the locality who, in their opinion, would be at risk of increased and undue harm should this application for a tavern restricted licence be granted. A vast majority of respondents answered "**No**" (**97.94%**).

Are there any people or groups of people who you believe are likely to suffer increased and undue harm or ill-health if this licence is granted?



11. A report on the amenity of the locality - Section 38(4)(b)

11.1. The licensee is required to consider both the positive and the negative potential impacts of these applications on the amenity of the locality.

11.2. The applicant believes that through this proposed tavern restricted licence, Dymesbury will be adding value and amenity to the locality. The applicant reiterates the following:

11.2.1. There is only one other licensed premises which trades as a tavern within 500m,

11.2.2. The applicant is reviving a currently unoccupied and unused wedding and function centre, and restoring it to a premium hospitality premises for the enjoyment of the Willyung and wider community,

11.2.3. Outside of Albany town centre, high-quality hospitality options are limited. Not only is this premises going to provide an option for patrons to try somewhere new for a drink or meal, but it will provide a premium, controlled function space that people can utilise for celebrations and events.

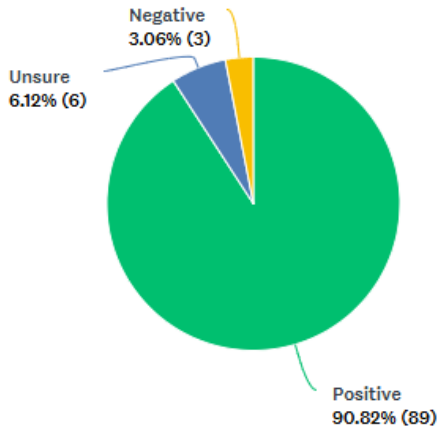
11.3. The applicant accepts that the grant of the licence may create some additional localised impacts, particularly during larger functions, weddings or events that trade later into the evening. The most realistic impacts are increased vehicle movements on Chester Pass Road and in and around the premises, together with some event-related noise from patrons arriving, leaving, gathering outdoors or attending occasional live music events.

11.4. Those impacts should be acknowledged because the premises is in a rural-residential setting, near scattered dwellings and short-stay accommodation, rather than in an established town centre or entertainment precinct.

11.5. However they will be mitigated by strong management strategies as outlined in the applicant's harm minimisation documents (attachment DB07).

11.6. Respondents to the witness questionnaire were asked, *"If this application is approved, do you think it may change the amenity of the locality either in a positive or negative way?"* Their answers are graphed below, with an overwhelming majority saying it will have a positive impact;

If this application is approved, do you think it may change the amenity of the locality, either in a positive or negative way?



11.6.1. Elaborating on their answers:

11.6.1.1. Respondent 5 said, *"The area would benefit economically from the provision of new dining and drinking options, as well as benefiting Albany economically as a whole through the attraction of tourists and holidaymakers."*

11.6.1.2. Respondent 21 said, *"It has been a dead spot for a long while and in the past was a vibrant function centre and close to our hearts as a wedding venue for many people from our Ongerup Borden Gnowangerup Jerramungup region. Chester Pass Road is the main route from the hinterland so the traffic entry will need some adjustments."*

11.6.1.3. Respondent 30 said, *"It will provide an additional venue at a beautiful location for local residents and their families as well as guests staying at the caravan parks in the area."*

11.6.1.4. Respondent 31 said, *"It's a beautiful building going to waste Albany needs a large function centre for weddings & events"*

11.6.1.5. Respondent 35 said, *"It operated for years as a function centre with shop at front selling the most delicious pies with no adverse effect to the surrounding community."*

11.6.1.6. Respondent 73 said, *"It will be wonderful to see this place resurrected. Will bring energy back to the area."*

11.6.1.7. Respondent 82 said, *"It has the potential to draw people to the area & a great option for those of us out Bayonet Head and further out to go somewhere close"*

11.6.1.8. Respondent 107 said, *"It will give local people an upmarket place to go, bringing together families in the community and also providing local jobs to people who live in the area"*

11.7. The witnesses' responses show strong community support for the application and are indicative of the amenity the premises is expected to provide to the local community.

11.8. Whilst the applicant acknowledges there may be some impact on the locality from the grant of this application, it is clearly shown in the survey evidence that the local community believes it will be of a positive nature, and there is a strong sentiment in favour of the re-opening of this venue, and in the granting of this licence.

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

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

12.1.1. *"whether offence, annoyance, disturbance or inconvenience might be caused to people who reside or work in the vicinity of the licensed premises or proposed licensed premises".*

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

12.2.1. The applicant takes its responsibilities towards the local community very seriously and will provide an open channel for communication with locals. They too are locals and want to do all they can to see this venue thrive and be a hub for the community.

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

12.2.3. This venue already existed in a previous iteration as a wedding and function centre. This proposal is quite similar, with the addition of a dining offering. The community has been familiar with this venue trading, and it is not something new to them.

12.3. The applicant also proposes the following measures:

12.3.1. Prompt and polite response to any noise complaint in respect of the operations of the venue.

12.3.2. Adherence to responsible service of liquor, and responsible consumption of liquor practices at the venue.

12.3.3. Encouraging patron awareness of the rights of neighbours and others who reside, work, recreate or otherwise resort to the locality, especially when leaving the venue, and

12.3.4. The approved manager will also ensure the last patrons leave safely and quietly.

12.4. In the witness survey, respondents were asked if the granting of this application will cause annoyance, offence, inconvenience or disturbance to anyone in the locality. **95%** of persons who responded to this question answered "**No**".

12.5. There were a couple of comments relating to the potential for increases in traffic. The applicant is aware of this and will take management measures to keep this potential to a minimum. It should be remembered this premises was once operational as a wedding and function centre and survey responses clearly show strong support for this proposal to re-open it. Further, Dymesbury is not promoting itself to be a high-turnover drinking premises. Patrons to the premises are expected to be spread across meal periods, booked functions and planned visits.

13. Impact on tourism, culture and the community

13.1. **Impact on tourism**

13.1.1. Dymesbury will add a premium regional hospitality and function venue to Albany's tourism offering.

13.1.2. The venue will support visitor spending by attracting weddings, events and destination dining.

13.1.3. Its location on Chester Pass Road gives it practical appeal to visitors travelling through the Great Southern.

13.2. **Impact on culture**

13.2.1. Dymesbury will revive a venue with long-standing local history as a place for weddings, functions and social gatherings.

13.2.2. The redevelopment will preserve the site's character while returning it to active community use.

13.2.3. The proposed style of operation supports food, hospitality and celebration rather than high-risk drinking activity.

13.3. **Impact on community**

13.3.1. The proposal will create a positive gathering place for locals, families and visitors.

13.3.2. It will provide a controlled venue for events, weddings and celebrations in a rural-regional setting.

13.3.3. Survey evidence shows strong community support and little concern about adverse impacts.

13.4. Below are excerpts from attachment DB06, a letter of support from Tourism WA, that reinforces the above sentiments;

13.4.1. *"Tourism Western Australia (Tourism WA) understands that the applicant is seeking a Tavern Restricted Licence to establish a premium hospitality venue to be known as Dymesbury.*

13.4.2. *In 2025, domestic visitors took 362,000 overnight trips to the City of Albany in addition to 42,000 trips by international visitors, contributing a total of $431 million to the local economy.*

13.4.3. *The establishment of a premium functions and events space in Albany, including a refurbished wine and cocktail style bar, will enable hosting of seasonal events that contribute to the vibrancy of the area as a destination for both visitors and locals.*

13.4.4. *It is noted that the applicant intends to establish a restaurant on site in the future, which will be a valuable addition to the diversity of hospitality offerings for visitors to Albany and the broader Great Southern region.*

13.4.5. *On this basis, Tourism WA is pleased to provide this letter of support for a Tavern Restricted liquor licence for Dymesbury.*

13.4.6. *Please note that while Tourism WA is supportive of the licence application, this letter does not commit any financial assistance from this agency."*

14. Section 5(1)(a) of the Liquor Control Act 1988

14.1. Section 5(1)(a) of the *Liquor Control Act 1988* provides that one of the primary objects of the Act is:

14.1.1. *"to regulate the sale, supply and consumption of liquor".*

14.2. This is one of the three primary objects of the Act. It does not take precedence over the other primary objects, nor is it subordinate to them. The licensing authority is therefore required to consider it together with the other primary objects, including harm minimisation and catering for consumer requirements for liquor and related services, having regard to the proper development of the liquor, tourism and hospitality industries.

14.3. The word "regulate" should not be treated as synonymous with "restrict", "reduce" or "refuse". Regulation may involve restriction in some circumstances, but it may also involve approval subject to appropriate statutory controls, licence conditions and responsible management obligations.

14.4. In that sense, the object in section 5(1)(a) recognises that the sale, supply and consumption of liquor is a lawful activity capable of being authorised and managed under the Act. The question is not whether liquor should be available at all, but whether the proposed sale, supply and consumption of liquor can be properly regulated in the circumstances of the particular application.

14.5. The applicant submits that it can. The proposed licence would bring the sale, supply and consumption of liquor at Dymesbury within the formal licensing regime imposed by the Act, including approved manager requirements, responsible service obligations, licence conditions, compliance obligations and the harm minimisation measures addressed elsewhere in these submissions.

14.6. The proposed premises are not intended to operate as a high-risk or high-turnover drinking venue. The applicant proposes a tavern restricted venue with a strong food, function and family-friendly focus, including dining, weddings, private functions and other celebratory occasions in a controlled and supervised setting.

14.7. The grant of the application would therefore not be inconsistent with the object of regulation. Rather, it would allow the sale, supply and consumption of liquor to occur at the premises in a lawful, supervised and accountable way, subject to the regulatory framework established by the Act.

14.8. The applicant also submits that the grant of the application is capable of being accommodated within the existing licensed environment in the locality. The premises would only be the second licensed tavern or tavern restricted style premises within the locality, and the evidence addressed elsewhere in these submissions indicates that the locality is presently underserviced with quality licensed food and beverage options.

14.9. In those circumstances, section 5(1)(a) should not be treated as a reason to refuse the application. The applicant submits that the proposed licence is consistent with that object because it will permit liquor to be sold, supplied and consumed at Dymesbury only within the regulated, supervised and responsible framework required by the Act.

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

15.1. Section 5(1)(b) states that a primary object of the Act is;

15.1.1. *"To minimise harm or ill-health caused to people, or any group of people, due to the use of liquor"*;

15.2. Being one of three primary objects means that it is of equal importance to the other two primary objects of the Act.

15.3. In its decision granting a liquor store licence to Woolworths Warnbro[4] the Liquor Commission noted;

"*40. The potential for harm or ill-health is a powerful public interest consideration when determining an application (refer Lily Creek supra). Consequently, it is relevant for the licensing authority to consider the level of alcohol-related harm, due to the use of liquor, which is likely to result from the grant of the application. As Wheeler J stated in Executive Director of Public Health v Lily Creek International & Ors [2001] WASCA 410:*
"This does not mean that only the increased harm which may result from the specific premises in question is to be considered; rather it seems to me that must necessarily be assessed against any existing harm or ill health so as to assess the overall level which is likely to result if a particular application is granted. Where, as occurs in probably the majority of cases, the existing level of alcohol related harm is no greater than that which appears to be commonly accepted in the community, the distinction is probably not significant.

41. Also, as observed by Ipp J (in Lily Creek supra) it is significant that the primary object in section 5(1)(b) is to "minimize" harm or ill-health, not to prevent harm or ill-health absolutely".

15.4. In paragraph 46 of the Supreme Court decision in respect of the National Hotel, Fremantle[5], the following conclusion is found;

15.4.1. "It is not sufficient to simply reason that, where there is already a high level of harm in the particular area, even a small increment in potential or actual harm may be determinative, without making specific findings on the evidence about the level of alcohol related harm which is likely to result from the grant of the particular application."

15.5. Paragraph 62 of the same decision reads;

15.5.1. "The appellant contends that the reasons of the Commission reveal that it considered the application was not in the public interest, but not:

(a) the positive aspects of the application that were weighed;
(b) how the Commission reached the conclusion there was a likelihood of increased harm and ill-health if the application was granted; or
(c) the degree of increased harm or ill-health that was likely to have resulted if the application was granted."

[4] Liquor Commission – Woolworths Warnbro LC 13/2011
[5] Carnegies Decision – National Hotel Fremantle [2015] WASC 208

15.6. All liquor licences have the potential to cause harm and ill health. It is a question for the licensing authority to assess whether the potential for harm in each specific application is too great, and/or outweighs the positive aspects of the application.

15.7. Therefore, in this application, the applicant is not required to show that no harm whatsoever may occur if this application is granted, only that the applicant will do all that is reasonably possible to minimise harm and ill-health that could potentially occur if this application is granted, that any potential for harm or ill-health is minimised, and is not "undue", and that the positive aspects of the application outweigh this potential for harm.

15.8. There are several key factors that limit the potential for harm and ill-health that could occur should this application be granted;

15.8.1. People will be attracted to the venue for the food and drinks, as well as for functions / events in equal measure.

15.8.2. The licensee will not use cheap drink promotions in a bid to attract customers.

15.8.3. The applicant intends to instal CCTV cameras all around the venue.

15.8.4. The applicant has a well-developed harm minimisation plan (attachment DB07).

15.8.5. The venue itself is isolated from other hospitality premises and is not within a town centre. Patrons who come to Dymesbury will view it as a destination location rather than a 'stop-in' pub.

15.8.6. Dymesbury will be advertising itself as a wedding and functions venue first, and dining / restaurant premises second. There will be no advertising that would encourage mass-drinking or be appealing to those seeking a big night out.

15.9. There is a great deal of research which shows that the drinking environment can exert significant influence on patron behaviour.

15.10. Briscoe and Donnelly (2003)[6] quoted Graham and West (2001)[7] as finding that;

15.10.1. "*The drinking setting can exert considerable influence on behaviour through expectations, physical and social characteristics of the environment, levels of intoxication allowed and the characteristics of others in the setting.*"

15.11. Additionally, Briscoe and Donnelly had the following to add;

15.11.1. *"Given the results of the present analysis, the issue of what factors distinguish the more from the less problematic premises becomes paramount in terms of planning effective interventions and/or enforcement practices to minimise alcohol-related harm."*

15.11.2. *"We also found that several licensed premises that were hotels and have 24 hour service or extended trading, did not have repeat assaults on their premises suggesting other additional factors also contribute to the risk of violence on licensed premises"*

15.11.3. *"Low comfort, high boredom, aggressive bouncers, discounted drinks, poor ventilation, lack of cleanliness, a hostile atmosphere, overcrowding and inadequate numbers of bar staff" have been "associated with alcohol related harm". Emphasis added.*

15.11.4. *"These predictive factors which are specific to the drinking venue offer considerable potential to reduce violence on licensed premises*

[6] 'Problematic Licensed Premises for Assault in Inner Sydney, Newcastle and Wollongong.' Susan Briscoe and Neil Donnelly (Available at http://anj.sagepub.com/content/36/1/18.abstract)

[7] International handbook of alcohol dependence and problems. Graham, K., & West, P.

because they are under the control of the management and relatively easy to regulate."

15.12. Further Ross Homel et al found that;

15.12.1. *"The civilising impact of comfort is consistent with the early qualitative research conducted in Sydney... the importance of comfortable seating being available was clear."*[8]

15.12.2. *"The type of venue, the style of drinking and the placing of seats have an impact on behaviour and potential conflicts and may be as worthy of attention as hours of operation."*[9]

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

[8] 'Making licensed venues safer for patrons: what environmental factors should be the focus of interventions?' Ross Homel, Russel Carvolth, Marge Hauritz, Gillian Mcilwain and Rosie Teague (available at https://www.griffith.edu.au/__data/assets/pdf_file/0004/82624/making.pdf)

[9] 'A continental ambience: Lessons in Managing Alcohol related Evening and Night - time Entertainment from Four European Capitals.' Marion Roberts, Chris Turner, Steve Greenfeild and Guy Osborne (available at http://usj.sagepub.com/content/43/7/1105.short)

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

16.1. Section 5(1)(c) states that a primary object of the Act is;

16.1.1. *"To cater for the requirements of consumers for liquor and related services, with regard to the proper development of the liquor industry, the tourism industry and other hospitality industries in the State"*;

16.2. This object was elevated to the status of primary object in the May 2007 changes to the Liquor Control Act (1988) *"to place a higher emphasis on the needs of consumers"*, as the Minister stated in the Second Reading Speech at the time.

16.3. Being a primary object means that it is of equal importance to the other two primary objects of the Act.

16.4. In other words, it is just as important for the Director to cater for the requirements of consumers as stated above, as it is to minimize the potential for harm or ill-health due to the use of liquor.

16.5. In the end it is a weighing and balancing of these equal objects which will determine whether a liquor licence should be granted or not.

16.6. The grant of this licence will clearly add to the amenity of the locality, as discussed in section 11 of this report.

16.7. The applicant also relies on the positive witness survey data addressed elsewhere in these submissions. In particular, 96 of 99 respondents, or 96.97%, indicated they would be likely to be a customer of the proposed premises operating under a tavern restricted licence. A substantial majority of respondents also considered that the grant of the application would have a positive impact on the amenity of the locality, and 95% of respondents did not consider that the grant would cause annoyance, offence, inconvenience or disturbance to persons in the locality. The applicant submits that this evidence supports the contention that the proposed premises are likely to be well received by the local community and are not expected to cause material adverse amenity impacts.

17. Conclusion

17.1. On the evidence submitted here it is open for the Director to find this application for a tavern restricted licence will benefit the Willyung community, and the broader City of Albany.

17.2. The locality has been shown to be stable, responsible and affluent (in a WA regional context). Further, the level of harm and ill health present is low.

17.3. The evidence presented in these submissions demonstrates strong support for the proposed grant of a tavern restricted licence for Dymesbury. A total of **117 people completed the witness survey**, and of the **99 respondents** who answered whether they would likely be a customer of the premises if it operated under a tavern restricted licence, **96 respondents, or 96.97%, answered "Yes".**

17.4. Respondents show a high interest in attending the premises for the purposes of dining, as well as for a function or celebration.

17.5. The broader survey data also indicates that the community does not consider the grant of this application will adversely affect amenity or increase the risk of undue harm or ill-health. In particular, **97.94%** of respondents answered that there were no groups of people in the locality who would be at risk of increased and undue harm if the application were granted, and **95%** said that the grant would not cause annoyance, offence, inconvenience or disturbance to anyone in the locality.

17.6. Lastly, further echoes of support were left when respondents were asked if they had any other comments regarding the application;

17.6.1. Respondent 3 said, *"Please approve this wonderful new venture to bring Dymesbury to life, its a win win for everyone!!"*

17.6.2. Respondent 21 said, *"Bravo for your enterprising project ! Perfect niche with other venues around King River Tavern, Bakers Junction & Strawberry Farm covering other social needs."*

17.6.3. Respondent 30 said, *"I think this is an amazing idea and full support to getting this business up and running!!"*

17.6.4. Respondent 31 said, *"Great idea & will also create more employment opportunities for Albany",*

17.6.5. Respondent 64 said, *"Would be great to see a location to have a social dinner or drink there is nowhere else in Willyung to do this",*

17.6.6. Respondent 90 said, *"Bring it on! Albany needs Dymesbury reinvigorated and a venue like this providing delicious food and drinks to Albany. It's really lacking!!",* and

17.6.7. Respondent 105 said, *"It would be great to see the venue brought back to life after being empty for so long! Would be an amazing change for Albany".*

17.7. It is, therefore, open for the licensing authority to conclude, on balance, the positive aspects of the application far outweigh any potential for negative impacts, thus clearing the way for an approval of this application.

Drafted on behalf of Dymesbury Entertainment Pty Ltd

Phil Cockman
Canford Hospitality Consultants Pty Ltd

Attachments

DB01. Hard Copy Witness Questionnaire
DB02. Intended manner of trade document
DB03. Floor plans and elevation
DB04. Food and drinks menu example
DB05. Raw Witness Data
DB06. Letter of Support Tourism WA
DB07. Harm Minimisation Plan