

The Tipsy Toad Baldivis

Tenancy 15, 60 Furnivall Parade, BALDIVIS WA 6171.

Application for a Tavern (Restricted) Licence

Section 38 Submissions

Attachment 2 (TTB02)

Intended Manner of Trade

October 2025



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Baldivis WA 6171

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1. Introduction

- 1.1. Kellie and Paul McLauchlin of Jersey Bean Mac Pty Ltd will be applying to the Licensing Authority for the conditional grant of a tavern restricted licence for premises located at Tenancy 5, Parkland Heights Shopping centre, Baldivis WA, to be known as “The Topsy Toad Baldivis”.
- 1.2. The proposed premises is part of a developing shopping centre being built in South Baldivis to cater for the quickly expanding population of the locality.
- 1.3. The applicants currently own and operate The B Bar Baldivis, a popular bar in the same locality with outstanding reviews.
- 1.4. The reason that the applicant chose to open the Topsy Toad Baldivis is because customers of The B Bar Baldivis have said they wish the bar was bigger and could offer a family friendly area they could hang out in.
- 1.5. Additionally, the applicant feels that the new tavern, The Topsy Toad would allow them to offer a larger menu with a higher variety of food including staples like a Sunday Roast.
- 1.6. When the location was offered to operators Paul and Kellie McLauchlin, directors of Jersey Bean Mac Pty Ltd, they were excited to take it on and offer a local venue for the residents of South Baldivis.

2. Proposed Style of Operation

- 2.1. The applicant aims to target a wide variety of clientele, including local families, shoppers at the Parkland Heights Shopping Centre as well as those day tripping to the Baldivis area.
- 2.2. The proposed site is located in the Northwest area of the shopping centre. Base build and fit-out works are expected to be approximately \$1.8 million and are inclusive of;
 - 2.2.1. A large kitchen,
 - 2.2.2. A casual interior seating area and bar,
 - 2.2.3. Two outside alfresco areas that are enclosed by sound resistant walls.
- 2.3. The premises is approximately 500m² and has been designed with the idea of family friendly ‘local’ for residents of South Baldivis in mind.
- 2.4. The applicant envisages that entertainment will be in the form of low-key, acoustic music, quiz nights and the occasional themed night. As the applicants are conscious of their surroundings.
- 2.5. If this application is approved, what will be created is a local tavern promoting responsible drinking practices, food and friendly atmosphere.

2.6. The applicant intends to open the premises for the following hours;

Internal Building

2.6.1. Monday to Saturday: 10am - 10pm

2.6.2. Sundays and public holidays: 10am - 9pm

Alfresco area:

2.6.3. Monday to Thursday: 10am - 8pm

2.6.4. Friday and Saturday: 10am - 9pm

2.6.5. Sunday and Public Holidays: 10am - 8pm

2.7. The standard trading hours for a tavern as laid out in Section 98 of the Act are nonetheless being applied for here, to allow for flexibility of operation.

2.8. As required by the Liquor Control Act, The Topsy Toad Baldivis will have at least one approved manager on duty at all times the premises are open for trade and all staff will be trained in the responsible service of alcohol.

2.9. Similar to The B Bar, Topsy Toad Baldivis will be a community driven space where everyone is welcome. The applicant wishes to provide shoppers from the centre as well as the local community a welcoming environment to catch up with friends and family or stop by for a meal when at the shopping centre.

2.10. As long-term locals to Baldivis the operators of The Topsy Toad are familiar with the environment in which The Topsy Toad will be operating. They intend to employ locals to the area and provide a new offering that Baldivis does not yet have access to.

3. Background and Experience of the Applicant

3.1. The applicant company, Jersey Bean Mac Pty Ltd has two directors, Paul and Kellie McLauchlin.

3.2. Paul McLauchlin has been in the Hospitality Industry for the last 35 years.

3.3. Paul has managed and operated a number of bars and restaurants in Jersey, Glasgow and Perth.

3.4. Paul has managed over 10 licensed premises in his time.

3.5. In 2020 the applicants registered Jersey Bean Mac Pty Ltd to open The B Bar Baldivis which they have owned and operated for the past 5 years.

3.6. In this time the premises the Applicants have managed have never received an infringement, or complaint from Council, neighbours or police.

Drafted for Jersey Bean Mac Pty Ltd
by Canford Hospitality Consultants Pty Ltd

Friday, August 29, 2025