

सौमा sauma

Doon Holdings Pty Ltd
as trustee for the Sauma Unit Trust
applicant for the unconditional grant of a tavern restricted licence
(conversion from restaurant licence)

in respect of premises situated at
198-206 William Street (cnr James Street), Perth

and to be known as
Sauma

Public Interest Assessment




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1. Introduction and background

- 1.1. Doon Holdings Pty Ltd (ACN 104 384 661) as trustee for the Sauma Unit Trust is the holder of the restaurant licence numbered 6060150590 trading as Sauma and two extended trading permits numbered 0214188920 in respect of an alfresco area (**alfresco ETP**) and numbered 0217247321 authorising liquor to be sold without a meal (**LWM ETP**).
- 1.2. Sauma restaurant is situated at 198-206 William Street (cnr James Street), Perth and is a very established and popular 180 pax Indian themed dining, drinking and socialising venue which has been operating for nine years. It has a strong focus on WA produce, including native ingredients and supporting WA hospitality and the WA arts sector.
- 1.3. The applicant seeks the unconditional grant of a tavern restricted licence pursuant to sections 33, 37, 38 41(1)(c), 68 and 98(1) of the Liquor Control Act 1988 (WA) (**Act**), to replace the restaurant licence and LWM ETP. This Public Interest Assessment (**PIA**) supports the application.
- 1.4. If the tavern restricted licence is granted, the applicant intends to contemporaneously surrender the restaurant licence and LWM ETP.
- 1.5. This PIA has been prepared in accordance with both the Act and the policy of the Director of Liquor Licensing, "Public interest assessment policy"¹ (**PIA policy**).
- 1.6. As directed in the PIA policy, the applicant has applied a "common-sense approach" to the contents of this PIA and therefore, provided a level of detail considered appropriate for the circumstances. However, further information, submissions and evidence can be provided if necessary.
- 1.7. This PIA has been verified by the sole director of the applicant company in the attached Statutory Declaration, confirming the accuracy of the statements attributed to the applicant and regarding the Sauma business and premises and also confirming the applicant's commitment to the proposal as set out in this PIA.
- 1.8. Attached to this PIA is evidence from 158 people via a public survey, 100% of whom have expressed not only support for the application but indicated an intention to use the expanded liquor services at Sauma if the new licence is approved. That evidence also confirms the high regard the public has for Sauma with many glowing remarks from participants about the existing venue.

2. Brief outline of the application and applicant

- 2.1. Sauma has built a strong reputation for offering Indian street-food inspired dishes using local, native ingredients and strongly supporting WA farmers and producers and being an ambassador to the notion of eating local. None of these aspects is intended to change. Sauma will continue to operate mainly as a dining venue, producing and selling food with a large amount of seating for dining during nearly all trading times.

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

- 2.2. Sauma offers a unique cultural culinary experience with a fusion of Indian flavours and styles combined with uniquely Western Australian produce and other WA-centric characteristics including supporting the WA arts.
- 2.3. However, the existing restaurant licence and LWM ETP are too restrictive to enable the applicant, as licensee, to properly cater for modern consumer requirements which include relaxed and flexible ways to eat, drink and socialise and enhanced function options
- 2.4. Under the existing restaurant licence the premises must operate mainly for the production and supply of substantial meals at all times. The kitchen must be open at all times producing meals, no bar service is permitted and patrons may only have liquor when seated at a dining table. The applicant merely seeks approval to:
- 2.4.1. sell liquor to patrons via a bar, thereby allowing patrons to stand-up when they have a drink in-hand if they wish and not be subject to any obligation to be seated at all times when they have liquor in-hand and
- 2.4.2. reduce the menu and kitchen opening times such that there is a short break in the meal service.

Only a tavern restricted licence can appropriately authorise trading in this manner.

- 2.5. The tavern restricted licence will enable the licensee to have a more flexible menu and kitchen. The licensee intends to continue providing a strong food focus with its full menu service available at most times.

- 2.6. The licensee applicant is an independent, privately owned and operated Western Australian company. The sole director, Gurpreet Bagga, pictured right, is a renowned chef. Mr Bagga established Sauma in 2015 and has built it into a go-to gastronomic destination for people seeking Indian cuisine.



- 2.7. Sauma's ethos is inspired by the memories, flavours and dishes of Mr Bagga's childhood in Dehradun, a charming hillside town nestled in the picturesque Himalayan foothills.
- 2.8. Well known hospitality publication, Broadsheet, published the following regarding Sauma and Mr Bagga²:

² <https://www.broadsheet.com.au/perth/northbridge/restaurants/sauma>

With Sauma, chef and restaurateur Gurps Bagga brings a taste of the Indian streets to Northbridge. The techniques are authentic, but Bagga likes to emphasise the influence of WA on the food. This mix of influences is a play on Bagga's own story. He was brought up in India, then moved to Western Australia at 16.

There are the obvious crowd pleasers, such as Shark Bay prawns and Cone Bay barramundi curry. Then there are dishes not likely to shift in the same numbers but which nonetheless find their fans. Case in point: *bheji fry*, a typical Indian street dish that makes lamb brains the hero and mixes with caramelised onions, tomatoes and a flaky paratha.

While Bagga has kept prices around the \$15 mark for many dishes, there's no less care taken. Produce is Western Australian and some dishes are prepared over days, not hours. The tamarind lamb ribs is char-grilled, braised, rested, marinated and then fried for service. End to end, it takes two days.

But the biggest plus might be the drinks. You won't find the lacklustre offering of a run-of-the-mill curry house here. Sauma has a good wine list, with lots of local choice. Young Henrys and Feral Brewing are on tap.

- 2.9. Sauma's Instagram has well over 6,000 followers³ and Facebook has nearly 4,000 followers and likes⁴.
- 2.10. Mr Bagga's community-mindedness and dedication to quality local produce motivated him to team-up with chef Scott Bridger from Bib & Tucker for the City of Perth's Plateful Perth event on 30 August 2023. It was a specialty ticketed event featuring a blend of native Australian ingredients, traditional Indian spices, and a celebration of bold flavours.
- 2.11. This application represents a natural progression in the Sauma business. As it has grown in popularity, it now needs to evolve with slightly more flexible liquor licensing trading privileges to accommodate modern consumer expectations and requirements. The applicant has received considerable demand from patrons for more flexible service.

3. The premises

- 3.1. Sauma is a bright and inviting contemporary hospitality environment, aspects of which are depicted below.

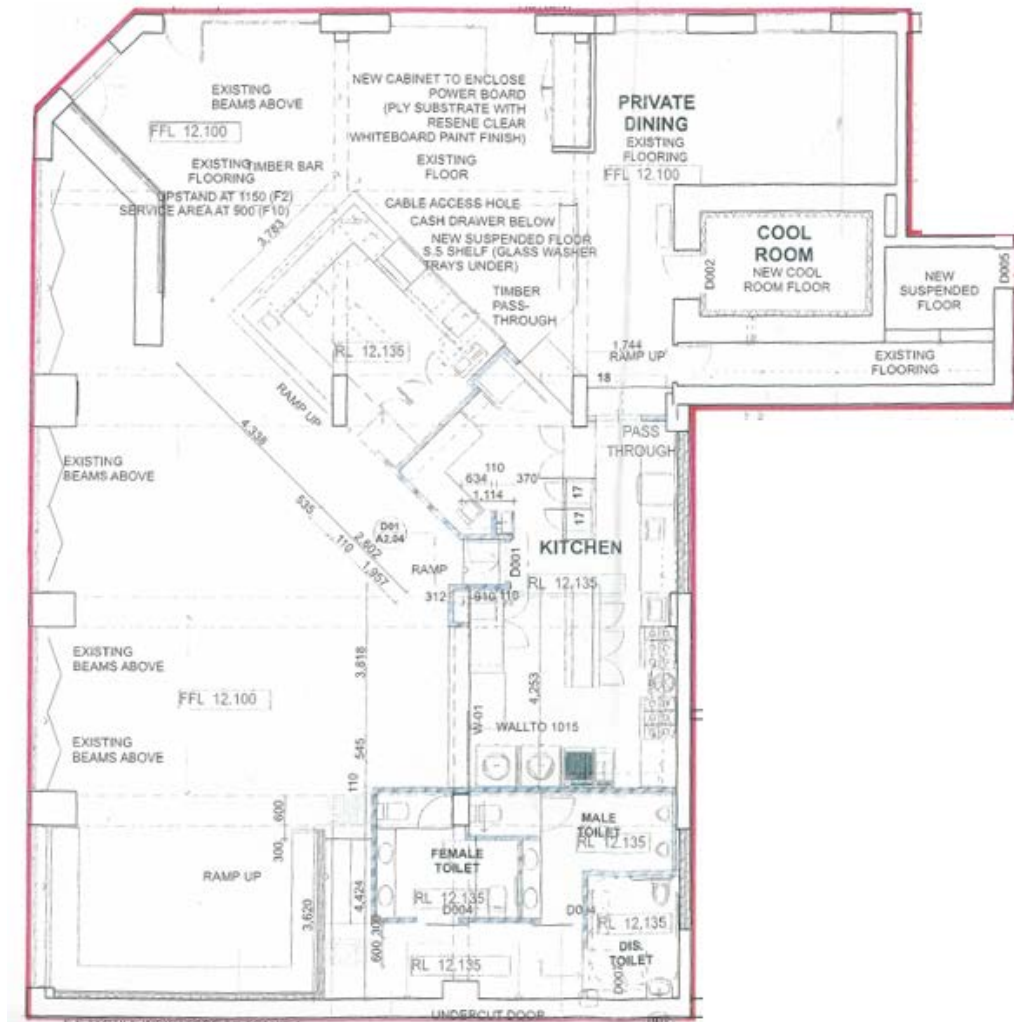
³ <https://www.instagram.com/saumaperth/?hl=en>

⁴ <https://www.facebook.com/saumaperth/>





- 3.2. The premises layout is relatively simple with an open-plan arrangement for the majority of the floor area. There is one private dining room, large kitchen and a central feature serving bar which is intended to become more accessible to patrons under a tavern restricted licence.
- 3.3. No physical changes to the premises are proposed to the premises.
- 3.4. The following is an extract of the approved plan (which excludes the alfresco ETP area):



- 3.5. There is one main entrance at the corner of James and William Streets and a side entrance on James Street.
- 3.6. The well-established premises is ideally located in the heart of the Northbridge-Perth entertainment district, alongside the Perth Cultural Centre. Further particulars regarding the surrounding area are provided in subsequent sections of this PIA.

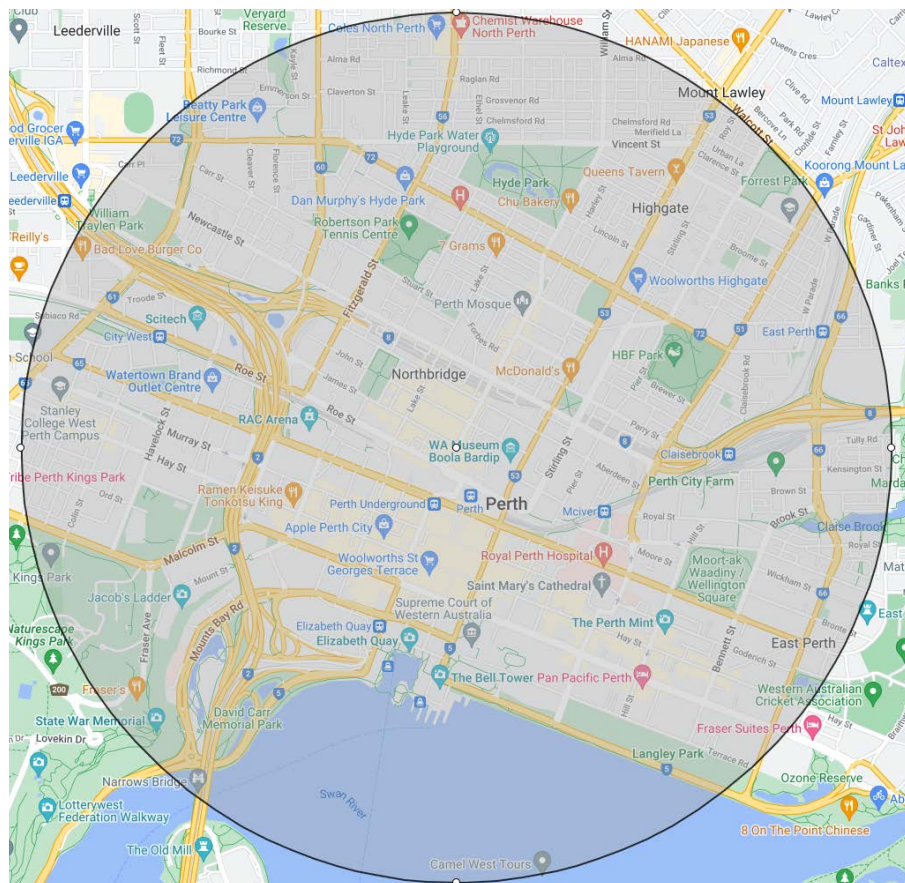
4. Manner of trade

- 4.1. The applicant intends to continue operating Sauma with a very similar manner of trade. Very little will be changed. The same style of operation will be maintained. As explained previously, Sauma will continue to focus on the production and supply of substantial meals.
- 4.2. The applicant seeks to be authorised to do the following, which it cannot currently do:
 - 4.2.1. sell liquor to patrons via a bar, thereby allowing patrons to stand-up when they have a drink in-hand if they wish and not be subject to any obligation to be seated at all times when they have liquor in-hand and

- 4.2.2. reduce the menu and kitchen opening times such that there is a break in the meal service.
- 4.3. There is no intention to convert to a traditional public barn style pub and nor is there any intention to sell packaged take-away liquor.
- 4.4. The applicant has no intention of selling the following:
 - 4.4.1. liquor in such a way that might encourage rapid consumption of the liquor (for example, but not limited to, unadulterated spirit or liqueur in a shot glass);
 - 4.4.2. drinks generally known as laybacks, shots, shooters, test tubes, jelly shots, blasters or bombs or any other emotive title.
- 4.5. The standard trading hours permitted under the Act for a tavern restricted licence are sought to be approved, namely namely, 6am-12mn Monday to Saturday and 10am to 12mn Sunday with exceptions for New Year's Day, ANZAC Day, Good Friday and Christmas Day. These hours are fewer than currently authorised under the restaurant licence. Actual opening times will generally be from late morning to late evening with the kitchen opening until around 10pm.
- 4.6. Live entertainment in the form of low-key music and stand-up comedians are intended to be provided to patrons from time to time for added ambiance and experience.
- 4.7. The applicant intends to participate more actively in local festivals under the tavern restricted licence which will enable greater ability to do so.
- 4.8. Functions and events of varying kinds are popular at Sauma. Attached is a copy of the applicant's current function package information which clearly indicate beautiful, food-focused options. The applicant has an increasing demand for weddings, which it currently cannot fulfil due to the licence restrictions. Approval of this application will enable the applicant to address that demand.
- 4.9. The applicant is an avid supporter of local artists, performers and the local arts scene. It provides catering services to local theatres, particularly the Blue Room Theatre for which it has a special menu and has assisted with events at the Theatre.
- 4.10. Nothing is proposed to change in terms of the food menu and drinks list. The same popular and ever-changing food and drink options will be maintained. Copies of the current menu and drinks list are attached. Many of the drink options have been selected to complement the Indian flavourings.
- 4.11. As stated previously, food and even substantial meals, will be available during most trading hours. The kitchen will operate until around 10pm.
- 4.12. A range of non-alcoholic drinks (other than/in addition to water) are intended to be available at all times as occurs now at Sauma.
- 4.13. Juveniles will need to be accompanied by a responsible adult at all times when on the licensed premises (excluding juveniles working on the premises in accordance with the Act and policies of the Director of Liquor Licensing).

5. Locality

- 5.1. In the Western Australian liquor licensing jurisdiction, “[t]he term ‘locality’ ...refers to the area surrounding the proposed licensed premises. This locality will be the area most likely to be affected by the granting of an application in relation to amenity issues”⁵.
- 5.2. “Amenity” means the “amenity, quiet and good order of the locality”⁶ and has been interpreted by the Supreme Court, Court of Appeal as follows:
- “...the term ‘amenity’ in s 38(4)(b) “is concerned with whether and, if so, to what extent the granting of the application would be likely to have any positive or negative effects or consequences upon the overall character, quality and enjoyment of life within the locality”⁷.
- 5.3. “Locality” is “intended to mean the geographical area surrounding, and relatively close to, the proposed site”⁸ subject to other considerations as to the vicinity of the proposed premises⁹.
- 5.4. The PIA policy states that a 2km radius “will generally apply to any suburb located within 15kms of the Perth CBD”. The following Google Maps image depicts a 2km radius.



⁵ PIA policy

⁶ Section 38(4)(b) of the Act

⁷ *Australian Leisure and Hospitality Group Pty Ltd v Commissioner of Police* [2020] WASCA 157 [184]-[186] (Buss P)

⁸ *Liquorland (Australia) Pty Ltd v Director of Liquor Licensing* [2021] WASC 366 [190] (Archer J)

⁹ *Liquorland (Australia) Pty Ltd v Director of Liquor Licensing* [2021] WASC 366 [190] (Archer J); section 38(4)(c) of the Act

- 5.5. However, the PIA also says that “depending on the nature of the application, the licensing authority may also determine the locality outside the ‘Specification of Locality’ guide. Where an applicant considers that the locality set out in this policy is not suitable having regard to its intended nature of business, the applicant may make submissions as to the appropriate size of the locality to the specific nature of the proposed business.”
- 5.6. The applicant considers that the area covered by the suburb of Northbridge and the Perth Cultural Centre adjacent to it (**locality**) is most relevant as the locality for this application as it is the area covered by Northbridge and the Perth Cultural Centre that is likely to be most impacted by the upgraded licence at Sauma.

Find a Kaleidoscope of Food and Arts in Northbridge.

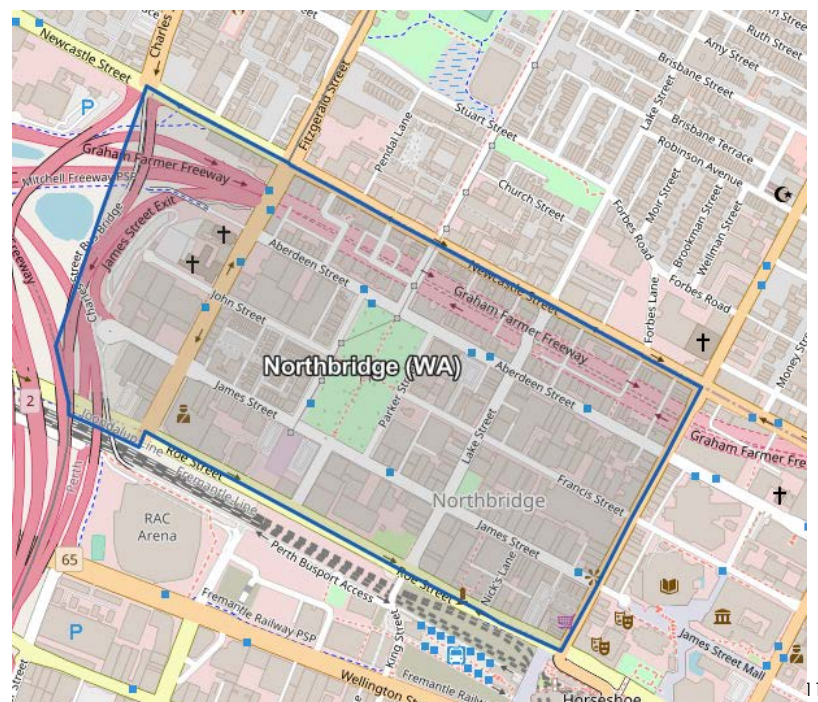
This cultural hub, just a five minute walk from the Perth City, is renowned for its shopping, cafés, restaurants and entertainment venues.

The neighbourhood is home to Perth's Chinatown and offers great coffee and brunch options, vintage stores, local fashion, homewares and small bars. William Street is bursting with young designers whose quirky stores will delight even the most discerning fashionista. You'll find unique pieces that are fashion-forward, the perfect gift for someone who has everything or hard to find designer pieces from overseas.

Northbridge is also home to the [Perth Cultural Centre](#) which houses the [WA Museum Boola Bardip](#), the State Theatre of Western Australia, the Perth Institute of Contemporary Art and the [Art Gallery of Western Australia](#), home to the State Art Collection and showcases more than 1,000 pieces of national and international art.

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- 5.7. The suburb of Northbridge is pictured below and the Perth Cultural Centre just to the right:



¹⁰ <https://www.destinationperth.com.au/destination/northbridge>

¹¹ <https://www.abs.gov.au/census/find-census-data/search-by-area>

- 5.8. The nature and character of the local community comprises residents, workers, visitors and passers-by within the locality, including tourists. The estimated resident population of Northbridge is 3,352¹².
- 5.9. Statistics have been identified and assessed for both Northbridge and the whole the City of Perth to provide a fulsome picture of the surrounding area. No statistics for the Perth Cultural Centre itself could be identified.
- 5.10. The average person living in the Northbridge, based on Australian Bureau of Statistics (**ABS**) Census data for residents¹³:
- 5.10.1. is a 31 year old male, who has never been married and is living as a couple without children in a flat or apartment,
 - 5.10.2. does not identify as Indigenous,
 - 5.10.3. has attended or is attending tertiary level education,
 - 5.10.4. was born in Australia, has English speaking ancestry and speaks only English at home,
 - 5.10.5. has no religious affiliation,
 - 5.10.6. is earning \$1,049 per week and
 - 5.10.7. has no long-term health condition.
- 5.11. The average person living in the City of Perth, based on ABS Census data for residents¹⁴:
- 5.11.1. is a 33 year old man who has never been married and is living as a couple without children in a flat or apartment,
 - 5.11.2. does not identify as Indigenous,
 - 5.11.3. has attended or is attending tertiary level education,
 - 5.11.4. was born in Australia, has English speaking ancestry and speaks only English at home,
 - 5.11.5. has no religious affiliation,
 - 5.11.6. is earning \$1,053 per week and
 - 5.11.7. has no long-term health condition.

6. Harm or ill-health – section 38(4)(a)

- 6.1. The applicant acknowledges that harm and ill-health can potentially occur as a consequence of the supply of liquor in the community. Harm and ill-health factors have been considered with reference to the liquor services proposed and for the purposes of preparing this PIA including specifically harm and ill-health factors referred to in the PIA policy in the context of selling liquor at Sauma under the alternative licence.

¹² <https://profile.id.com.au/perth/about?WebID=180>

¹³ 2021: <https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL51159>

¹⁴ 2021: <https://www.abs.gov.au/census/find-census-data/quickstats/2021/LGA57080>

6.2. The applicant has sought to identify at risk groups and sub-communities referred to in the PIA policy who may be present in the locality. The following table addresses some of the groups of people described as “at risk” in the PIA policy that are identifiable from ABS Census data¹⁵ in terms of the suburb of Northbridge and City of Perth local government area. Statistics for the whole of the State have been included for context and comparison.

ABS Census category	Northbridge	City of Perth	Western Australia
Aboriginal and Torres Strait Islander people (percentage of population)	2.0%	1.3%	3.3%
Juveniles - percentage of people under 19	6.7%	11.4%	24.8%
Average age	31	33	38
Ancestry – top response	English (22.5%)	English (24.1%)	English (37.6%)
Country of birth – top response	Australia (32.3%)	Australia (36.3%)	Australia (62%)
Country of birth – second top response	England (5.2%)	China (6.2%)	England (7.4%)
Median weekly income – personal	\$1,049	\$1,053	\$848
Median weekly income – family	\$2,335	\$2,480	\$2,214
Median weekly income – household	\$1,853	\$1,931	\$1,815
Couple family without children	69.7%	65.8%	38.8%
Couple family with children	18.8%	22.4%	44.6%
One parent family	8.7%	9%	15.1%
Household composition – family	46.1%	47.4%	71.2%
Household composition – single (or lone)	39.1%	43%	25.4%

¹⁵ 2021: <https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL51159> and <https://www.abs.gov.au/census/find-census-data/quickstats/2021/LGA57080>

- 6.3. The PIA policy refers to the following as being “at risk groups and sub-communities”. As required by the PIA policy the applicant has sought to identify the following which may be present in Northbridge and the Perth Cultural Centre and provides the following comments.
- 6.3.1. Children and young people:
- 6.3.1.1. The statistics contained in the table above indicate that significantly fewer children and young people live in Northbridge.
- 6.3.2. Aboriginal people and communities:
- 6.3.2.1. The statistics contained in the table above indicate that there are fewer people than the State average living in Northbridge who identify as being Aboriginal.
- 6.3.2.2. The applicant acknowledges that there are people living in or visiting the locality, including in Northbridge, who identify as being Aboriginal and who have formed community units. There is nothing especially culturally sensitive relating to the licensed services proposed which might affect them.
- 6.3.2.3. Sauma will continue to be a welcoming and inviting venue if it operates under a tavern restricted licence, where anyone should feel comfortable.
- 6.3.3. People from regional, rural and remote communities:
- 6.3.3.1. The locality is well within the metropolitan area and therefore, not part of any regional, rural or remote community.
- 6.3.3.2. The applicant acknowledges that people from such communities may visit the locality. They would almost certainly be regarded as tourists.
- 6.3.3.3. As a welcoming and inviting venue, people from regional, rural and remote communities should feel welcomed at Sauma.
- 6.3.4. Families:
- 6.3.4.1. The statistics indicate that a much lower percentage of the local resident community includes families compared to the State on average.
- 6.3.5. Migrant groups from non-English speaking countries:
- 6.3.5.1. The ABS statistics indicate that there is a larger than average portion of migrants living in Northbridge compared to the State average.
- 6.3.5.2. Nearly three quarters of the resident population was born outside Australia.

- 6.3.5.3. Of the six top responses to the ABS Census question of “country of birth”, only two have English as the dominant language (Australia and England).
- 6.3.5.4. Notwithstanding what is contained in the PIA policy, the presence of people in the locality who may be migrants from non-English speaking countries should not be regarded as a negative factor in this case. The proposal for a tavern restricted licence at Sauma contains nothing that should be regarded as culturally inappropriate or sensitive for people from those countries.
- 6.3.5.5. As explained elsewhere in this PIA, Sauma is a marvellous example of Indian culture and offers the public an authentic Indian-cuisine-hospitality experience, thereby contributing enormously to the wonderful cultural diversity in the locality.
- 6.3.6. People in low socio-economic areas:
 - 6.3.6.1. People living in Northbridge enjoy much higher than average incomes, based on the ABS data referred to in the table above.
 - 6.3.6.2. Socio-Economic Indexes for Areas measure the relative level of socio-economic disadvantage and/or advantage based on a range of ABS Census characteristics. According to the Index of Relative Socio-economic Advantage and Disadvantage for local government areas in Western Australia, the City of Perth ranks very highly at number 14 out of 138¹⁶ indicating that its residents enjoy relatively advantageous socio-economic conditions.
- 6.3.7. Mining communities or communities with a high number of itinerant workers:
 - 6.3.7.1. There is no mining known to be occurring in the locality and therefore, no mining community to be concerned with.
 - 6.3.7.2. It has not been possible to identify the number of itinerant workers in the locality. Whilst it is acknowledged that there may be some, there is nothing to indicate an unusually high number of them.
 - 6.3.7.3. People who may be from mining communities and who may be itinerant workers will be welcome and should feel comfortable at Sauma in its relaxed and inclusive.

¹⁶ <https://profile.id.com.au/perth/seifa-disadvantage>

- 6.3.8. Communities that experience high tourist numbers:
- 6.3.8.1. As would be well within the specialist knowledge of the licensing authority, Northbridge is an established tourist destination. It is promoted as such and attracts a large number of tourists. Therefore, the community in the locality does experience high tourist numbers.
 - 6.3.8.2. This factor supports the grant of the application because Sauma will cater better for tourists with more flexible trading privileges.
 - 6.3.8.3. Overnight visitor statistics published by Tourism WA in May 2024 show that the City of Perth recorded nearly 2.5 million visitors in 2023¹⁷.
 - 6.3.8.4. Further information regarding tourism in the relevant locality is provided elsewhere in this PIA.
- 6.4. It is important to reiterate that Sauma will continue to be a very inclusive venue, comfortable and inviting for people of all persuasions, subject only to provisions of the Act in terms of entry. The venue currently attracts a mature-aged patronage. The average age of participants in the public survey supporting the applicant is 38¹⁸.
- 6.5. The statistical information above has not revealed any stand-out at risk group or sub-community and no factors of unusual or obvious concern relating to at risk groups and sub-communities.
- 6.6. As required by the PIA Policy, the applicant has considered whether there are other groups of people who may be vulnerable or more at risk than the average person, who live in, work in or visit the locality and who may not be identifiable from the ABS statistics set out above. In this regard, the applicant has also considered matters relevant under section 37(3)(b) of the Act and the following have been identified and considered:
- 6.6.1. Hospitals – the nearest is Royal Perth Hospital on Wellington Street, East Perth.
 - 6.6.2. Churches – the nearest is the Greek Orthodox Cathedral of Saints Constantine and Helen, at the corner of Francis and Parker Streets, Northbridge.
 - 6.6.3. Day care centres – the Learning Sanctuary Kings Square is the closest, on the opposite side of the trainline.
 - 6.6.4. Schools – St Georges Anglican Grammar School on William Street, Perth is the nearest. EF International Language Campus, which is closer, on Queen Street, Perth, teaches English to adults.

¹⁷ City of Perth Overnight Visitor Factsheet 2023, prepared by Tourism WA Insights and Planning, May 2024: <https://www.tourism.wa.gov.au/Markets-and-research/Destination-insights/Pages/Local-Government-Area-fact-sheets.aspx#/> and PDF copy available if required and requested

¹⁸ This is an approximation based on the average of the ages provided by participants in the survey whereby participants' ages have been handwritten and some unclearly stated

- 6.6.5. Alcohol treatment centres – St John of God Social Outreach on Wellington Street, Perth has been identified as the nearest.
- 6.6.6. Aged care facilities – none could be identified in or near the locality.
- 6.7. Of the various places identified above, none is within approximately 200m. Most are all several hundred metres away and no person is expected to need to walk directly past Sauma to access those places.
- 6.8. None of the places above are even visible from Sauma.
- 6.9. Importantly, none of these places is located close enough to Sauma so as to be likely to be adversely affected by the more flexible licensed services and facilities.
- 6.10. The nearest residential home is believed to be an apartment at 8 James Street, approximately 550m away. The applicant already has a large and regular patronage of local residents and intends to better accommodate them if operating under a tavern restricted licence through increased flexibility for them.
- 6.11. Alcohol related hospitalisations and deaths associated with the locality itself were sought to be identified, as suggested by the PIA policy, but no current information could be identified. Further, “due to different classification systems and alcohol as a contributing factor not being recorded within all health datasets, challenges exist in quantifying the incidence of alcohol-related injuries in WA.”¹⁹.
- 6.12. Nonetheless, the applicant acknowledges that hospitalisation and death can potentially result for some people as a consequence of their use of liquor. The applicant also acknowledges that alcohol related incidents are commonly reported in the media as having occurred in Northbridge.
- 6.13. Studies and reports published in the last couple of years have revealed that Australians are generally drinking at less risky levels and in a more responsible manner. The proportion of Australians aged 14 years and older who drink liquor on a daily basis has been declining steadily since 2013. People drinking on average more than two standard drinks per day has also been declining over that period.²⁰
- 6.14. The 2021 ABS Census revealed the following for residents of Northbridge²¹ which are positive indicators:
- 6.14.1. Much lower rates of all but one category of long-term health conditions compared with the State averages.
- 6.14.2. The large majority of residents reported having no long-term health condition.

¹⁹ Alcohol-related injuries in Western Australia Position Paper, by Injury Matters, dated April 2022, at page 2 (www.injurymatters.org.au) – copy of the paper available if required

²⁰ Alcohol, tobacco & other drugs in Australia, last updated 20 April 2022:

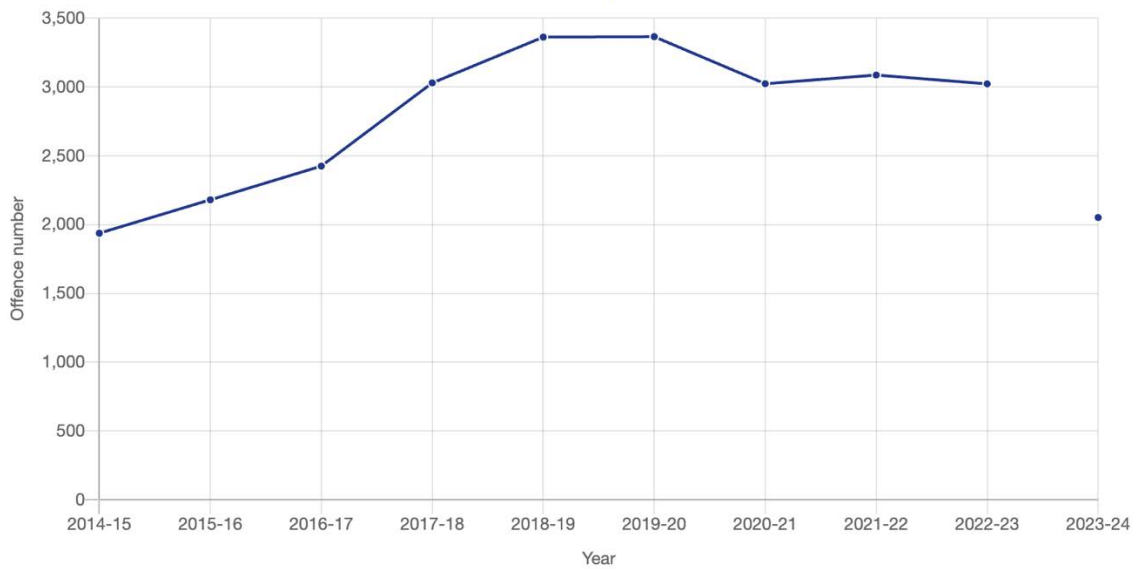
<https://www.aihw.gov.au/reports/alcohol/alcohol-tobacco-other-drugs-australia/fact-sheets>

²¹ 2021: <https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL51159>

- 6.14.3. The only health condition which rated slightly higher is “mental health” which is not described with any particular connection to alcohol.
- 6.14.4. The highest rating or most common long term health condition after “mental health” is “asthma” which is not generally known for its association with use of alcohol.
- 6.15. Sauma will continue to operate in a very similar manner to that which has been without notable incident for the nine years the applicant has been operating. Under the tavern restricted licence the premises will continue to provide a lot of seating and have a strong food focus.
- 6.16. The location is designated and designed for precisely the type of business proposed. It is the State's leading entertainment and hospitality precinct. This is a fact well-within the specialist knowledge of the licensing authority.
- 6.17. With food continuing to be the main feature of Sauma, liquor will be closely associated with and promoted to accompany, food. This aspect of the operation will minimise potential harm and ill-health consequences.
- 6.18. Given the circumstances outlined in this section of the PIA and other risk management aspects to the venue, the licensing authority should be easily satisfied with positive findings in terms of section 38(4)(a) of the Act.
- 6.19. As is relevant under the PIA policy, groups of Aboriginal people known to be living, or operating as a community unit, in the locality have been considered. They are known to be present in the area and may potentially patronise the venue. The proposal for the licence conversion is not unusual or sensitive to any particular cultural factor and in fact, promotes aspects of Indigenous culture through the use of native ingredients.
- 6.20. Sauma is not known to have caused any adverse impact on local Aboriginal people in its history and is confidently expected to be very unlikely to adversely impact on any Aboriginal community nearby if operating under the tavern restricted licence.
- 6.21. In terms of crime in the locality, the applicant has considered the following broad and general offence data published by WA Police²² over the last ten years as a rough indicator for the suburb of Northbridge. The information below is of unproven police incident records and consists of graphical trends followed by the breakdown of different types of alleged offences.

²² <https://www.police.wa.gov.au/Crime/CrimeStatistics#/start>, as at 27 May 2024

NORTHBRIDGE Offences per Financial Year



Type of Offence	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Homicide	-	1	2	-	-	-	1	1	-	-
Sexual Offences	25	24	25	27	42	38	69	69	64	39
Assault (Family)	43	72	67	78	79	73	86	82	103	81
Assault (Non-Family)	365	369	354	382	533	414	587	584	492	355
Threatening Behaviour (Family)	2	2	1	3	4	7	6	9	11	12
Threatening Behaviour (Non-Family)	24	48	53	55	52	36	51	80	102	77
Deprivation of Liberty	-	4	2	-	1	1	1	2	2	1
Robbery	14	23	22	25	38	30	30	35	24	19
Dwelling Burglary	24	34	27	35	28	35	14	20	22	9
Non-Dwelling Burglary	35	40	39	40	50	29	39	23	30	15
Stealing of Motor Vehicle	26	30	18	22	25	18	22	23	19	11
Stealing	651	827	839	880	1,016	875	755	721	661	418
Property Damage	214	196	219	190	187	203	214	190	154	124
Arson	4	3	2	1	3	1	1	-	1	1
Drug Offences	266	336	495	413	425	685	382	371	527	441
Graffiti	15	16	40	38	35	30	32	36	61	40
Fraud & Related Offences	216	130	209	828	817	859	689	792	684	384
Breach of Violence Restraint Order	13	25	11	13	28	32	45	49	66	24
Total of Selected Offences	1,937	2,180	2,425	3,030	3,363	3,366	3,024	3,087	3,023	2,051

Notes:
 - Crime statistics are extracted quarterly from the WA Police Force Incident Management System.
 - Crime statistics are provisional and subject to change.

- 6.22. The statistics above reveal the lowest number of incident reports for the last (approximately) seven years which should be regarded as a positive factor.
- 6.23. The premises has not historically suffered, nor been the cause of, notable criminal incidents. It will continue to be equipped with CCTV, staff trained to monitor and deal with crime and illuminated premises to minimise the risk of crime and other adverse incidents.

- 6.24. Further in terms of this harm and ill-health section of the PIA, strict policies will apply in respect of juveniles. No liquor will be sold or supplied to juveniles or anyone who is suspected of trying to obtain liquor for a juvenile at any other time. Entry will be refused to anyone who cannot satisfactorily prove they are over 18 or be shown to be under the proper responsibility of a genuine guardian acting as a parent.
- 6.25. None of the information provided in the preceding sub-paragraphs, nor in the applicant's consumer survey reveal any unusual or concerning harm or ill-health factor. The opinion of respondents in the applicant's public survey is almost unanimous that they do not consider harm, ill-health, offence, annoyance, disturbance, inconvenience or adverse impact on amenity will be caused.
- 6.26. There is nothing to indicate that Sauma operating under the alternative licence class as proposed will result in any undue harm or ill-health in the community.
- 6.27. Nothing unusual, alarming or concerning arises from the information provided in preceding paragraphs as regards harm or ill-health associated with this application. The risk factors are no different from many licensing applications and lower than some. The positive trading history of Sauma to date is an excellent indication of likely future trading. As stated previously, the venue will operate in a very similar manner under the new licence if approved.

7. Impact on amenity – section 38(4)(b)

- 7.1. “Our entertainment capital, Northbridge attracts people from across Perth and beyond, drawn to lively and gritty nightlife, diverse food scene, independent retailers and creatives. The hub of a pulsing culture and arts scene, there is a true sense of inner-city community.”²³
- 7.2. Perth “is the centre for civic, cultural, administrative, tourism and commercial services, and the hub of greater Perth's public transport system”.²⁴
- 7.3. The amenity in this case would be well-known to the licensing authority. In fact, Sauma is located only approximately 340m from the Department of Local Government, Sport and Cultural Industries.
- 7.4. Sauma's closest neighbours include the Perth Cultural Centre as referred to previously, which houses the redeveloped WA Museum Boola Bardip, State Theatre, Blue Room Theatre, the Perth Institute of Contemporary Art and the Art Gallery of WA. Chinatown is also nearby. The applicant has a close relationship with the Blue Room Theatre. As stated previously, it has provided catering services to the Theatre and assisted with Theatre events. The applicant has a special menu for Theatre catering. The applicant has also previously provided catering and support to the State Theatre.
- 7.5. Northbridge is connected to the Perth CBD via Yagan Square and Perth City Link, through which Sauma is easily accessed on-foot.

²³ <https://perth.wa.gov.au/en/live-and-work/neighbourhoods/northbridge>

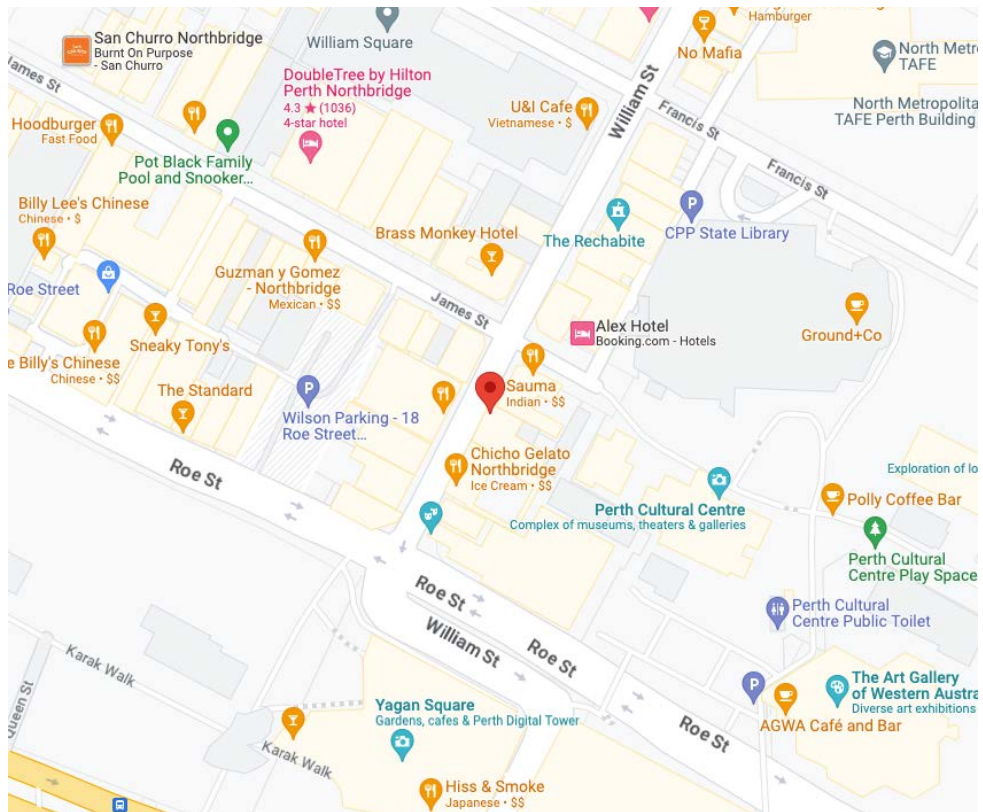
²⁴ City of Perth Local Planning Strategy, Part One – The Strategy, December 2022 at page 9 (PDF copy available upon request – 112 pages, or accessible here: <https://engage.perth.wa.gov.au/draft-local-planning-strategy>)

- 7.6. The premises is within a heritage listed building on the State Register of Heritage Places, representing work by prominent architects from the late 1800s. The upper story of the building houses staff facilities plus a separate tenancy used by Western Australia's longest running artists' collective, Gotham Arts Studios.
- 7.7. Sauma is surrounded by a diverse mix of businesses and architecture including a range of different licensed and unlicensed hospitality businesses.
- 7.8. The image below provides a high level snapshot²⁵ of the City of Perth indicating the density and level of activity in the area.

7.9. Perth is a busy and emerging city with a density of buildings and land uses. Perth and Northbridge are both intended and in fact designed, for multiple hospitality services of varying types. It is more than appropriate and in fact essential that flexibility in services and facilities be provided in a capital city. The application to improve and expand licensed privileges at Sauma will contribute greatly in this regard.



7.10. The following images from Google Maps show the area immediately surrounding Sauma:



²⁵ <https://perth.wa.gov.au/future-perth/community-snapshot>

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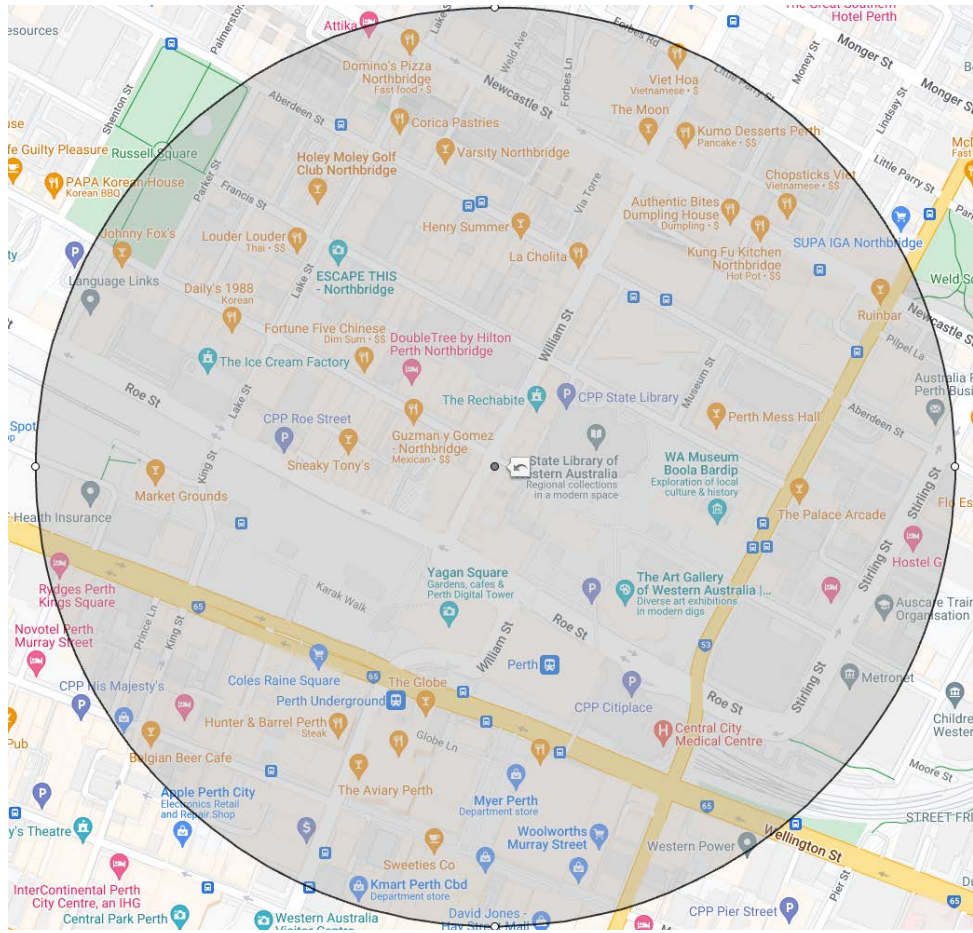
- 7.11. As stated previously, the applicant does not seek to make any physical changes to the premises with this application. It will continue to look and feel mainly like a restaurant and will continue to sit harmoniously at the corner of James and William Streets, with its attractive and inviting front façade shown again as follows:



- 7.12. As required by the PIA policy, the applicant has considered "the location of all existing licensed premises within 500 metres... nature of services provided by the other licensed premises; and...the level of access to, and diversity of the services". The 500m radius is shown below, followed by the list of 194 licensed premises which exist as both active and suspended licences in that area and their location (excluding Sauma)²⁶.

²⁶ <https://portal.dlgsc.wa.gov.au/licencesearch?status=Current&suburb=NORTHBRIDGE&group=Liquor+Premises> listed in the order as listed on the database of the Department of Local Government Sport and Cultural Industries

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- | | | | |
|----------|---|----------|---|
| 7.12.1. | Coconut Grove Tavern,
161 James Street | 7.12.11. | The William Street Bird,
167-181 William Street |
| 7.12.2. | The Deen, 84 Aberdeen
Street | 7.12.12. | Universal Bar, 221 William
Street |
| 7.12.3. | Johnny Fox's, 203 James
Street | 7.12.13. | Peter's Cellars, 264
William Street |
| 7.12.4. | An Sibin Pub, 147 James
Street | 7.12.14. | Lake Street Liquor
Supply, 52 Lake Street |
| 7.12.5. | The Brass Monkey, 109
William Street | 7.12.15. | Efes Café and Kebab
House (Northbridge), 137
James Street |
| 7.12.6. | Picabar, 51 James Street | 7.12.16. | The Spaniard, 158 James
Street |
| 7.12.7. | Nevermind Smallclub,
108-114 Aberdeen Street | 7.12.17. | Midori Japanese
Restaurant, 152-154
James Street |
| 7.12.8. | Butterfly 73, 73 Francis
Street | 7.12.18. | The Moon, shop 3, 323
William Street,
Northbridge |
| 7.12.9. | Northbridge Brewing
Company, 44 Lake
Street | 7.12.19. | Daily's 1988, 155 James
Street |
| 7.12.10. | Outback Jacks –
Northbridge, 124 James
Street | | |

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7.12.20.	The Lake Street Café, 78 Lake Street	7.12.40.	Aisuru Sushi, Lot 100, 208-210 William Street
7.12.21.	Noren Sushi X Skewer Bar, shop 5, 160-166 James Street	7.12.41.	Galaxy Lounge Restaurant, 1 st and 2 nd floor, 65 Francis Street
7.12.22.	U & I Café, 4 & 5/45 Francis Street	7.12.42.	Red Chilli Sichuan Restaurant (Perth), Unit 1, 191 James Street
7.12.23.	La Cholita, 279 William Street	7.12.43.	Paramount Nightclub, 163 James Street
7.12.24.	Sinabro, 100 Francis Street	7.12.44.	Northbridge Social, 232 William Street
7.12.25.	Bivouac, 198 William Street	7.12.45.	The Library Nightclub, 69 Lake Street
7.12.26.	Palsaik Perth, 71-73 Lake Street	7.12.46.	Connections Night Club, 81 James Street
7.12.27.	James Parker, Unit 2, 182 James Street	7.12.47.	The Penthouse Club Perth, 230 William Street
7.12.28.	That Oasis Restaurant, 49-51 Lake Street	7.12.48.	Air Nightclub, 139 James Street
7.12.29.	Fortune Five Chinese Restaurant, 108A James Street	7.12.49.	Blue to the Bone, 174 James Street
7.12.30.	Louder Louder, 47 Lake Street	7.12.50.	Rapture Nightclub, 78 James Street
7.12.31.	The Culinary Workshop, 3/171 James Street	7.12.51.	Jack Rabbit Slims, 133 Aberdeen Street
7.12.32.	Yes Please Perth, Unit 1, 182 James Street	7.12.52.	Geisha Bar, 135A James Street
7.12.33.	Perth Thailicious, 160 James Street	7.12.53.	The Republic Night Club, 66 Lake Street
7.12.34.	Moon Flower Chinese Restaurant & Karaoke, 66 Francis Street	7.12.54.	The Blue Room, 51-53 James Street
7.12.35.	Bangkok Brothers Northbridge, 91 James Street	7.12.55.	Bar Shanghai, 123 James Street
7.12.36.	The Bonsai Restaurant & Café Lounge, 30-36 Roe Street, Northbridge	7.12.56.	Pot Black Family Pool & Snooker Centres, 106 James Street
7.12.37.	The Bite, 57 Aberdeen Street	7.12.57.	Hit Studio Karaoke Box, 60-64 Francis Street
7.12.38.	Hong King Barbecue House Restaurant, 76 Francis Street	7.12.58.	Northbridge Taxation Social Club Inc, Ground Floor, 45 Francis Street
7.12.39.	Guzman Y Gomez, 87 James Street	7.12.59.	WOW Karaoke, 21b Lake Street

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7.12.60.	Ezra Pound, Shops 14-17 Williams Lane, 189 William Street	7.12.79.	Open by Duotone, Tenancy 06, 45 Francis Street
7.12.61.	Frisk Espresso, U 31, 103- 105 Francis Street	7.12.80.	K Town Restaurant, 63 Aberdeen Street
7.12.62.	Tiki As FK, 91A James Street	7.12.81.	Francoforte Spaghetti Bar, 4/189 William Street
7.12.63.	Holey Moley Golf Club, cnr Francis and Lake Streets	7.12.82.	Munchy Monk, Unit 7, 189 William Street
7.12.64.	The Mustang Bar, 46 Lake Street	7.12.83.	Billy Lee's Chinese Restaurant, Shop 15, 60- 66 Roe Street
7.12.65.	The Standard Perth, 28 Roe Street	7.12.84.	Wonderbowl WA, Tenancy 1, William Square, 45 Francis Street
7.12.66.	State Theatre of Western Australia, 174 William Street	7.12.85.	Gami Chicken, Unit 10 William Square, 235 William Street
7.12.67.	DoubleTree by Hilton Perth, 100 James Street	7.12.86.	Xiaolongkan Perth, Unit 2, 191 James Street
7.12.68.	Golmok Sikdang Korean Contemporary, Shop 5, 60-66 Roe Street	7.12.87.	Izakaya Grill, Shop 10, 60-66 Roe Street
7.12.69.	Munchee Corner, Shop 8, 60-66 Roe Street	7.12.88.	Sup So Good, Unit 3, 297 William Street
7.12.70.	Tosaka, Unit 2, 305 William Street	7.12.89.	Little China Girl, 68 Roe Street
7.12.71.	Chimek, 77A James Street	7.12.90.	Is Donburi Dining Room, Tenancy 2 William Square, 45 Francis Street
7.12.72.	Buda Buda Restaurant, 65 Francis Street	7.12.91.	2 Fat Indians @ Doubletree Hilton, Tenancy 1, Level 1, The Double Tree by Hilton, 100 James Street
7.12.73.	Royals Chicken and Burgers Northbridge, 258 William Street	7.12.92.	Hitomebore, 105-113 Aberdeen Street
7.12.74.	Nene Chicken Northbridge, 82 James Street	7.12.93.	Sumiya Gin on James, 101 James Street
7.12.75.	Uncle Billy's Chinese Restaurant, Shop 9, 60- 66 Roe Street	7.12.94.	Old Lane Street Eats, Unit 17, 68 Roe Street
7.12.76.	Since Restaurant, Ground Floor, 74 Francis Street	7.12.95.	Happy Family Inn, Shop 1, 60-66 Roe Street
7.12.77.	My Bayon, 313 William Street	7.12.96.	Hakata Gensuke Tpri Ramen, Shop 7, 62 Roe Street
7.12.78.	City Garden Restaurant, Shop 11, 68 Roe Street		

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7.12.97.	Club Paradiso, 160 James Street	7.12.117.	Royal Seafood Restaurant, 1/91 Aberdeen Street (suspended)
7.12.98.	Australia Origin Group Pty Ltd, 50 Francis Street	7.12.118.	Kobe Teppanyaki, 63 James Street (suspended)
7.12.99.	Be Merry, 101 James Street	7.12.119.	Kingkong Grill Bar, Unit 7A, 109 James Street (suspended)
7.12.100.	Yefsi at Attika, 279 Newcastle Street	7.12.120.	Belgian Beer Café Westende, 339-347 Murray Street
7.12.101.	Lucky Chan's Laundry and Noodlebar, 311 William Street	7.12.121.	Court Hotel, 50 Beaufort Street
7.12.102.	Fu Lu Shou, Shop 7, 60-66 Roe Street	7.12.122.	Drunk Elephant Bar & Bistro, 138 Barrack Street
7.12.103.	Neon Palms, 245 William Street	7.12.123.	Arara, 16 Queen Street
7.12.104.	Convenients Northbridge, 35 Lake Street	7.12.124.	BWS – Beer Wine Spirits Murray Street, 166 Murray Street
7.12.105.	Astral Weeks, 60-66 Roe Street	7.12.125.	Seoul Mart, 133 Barrack Street
7.12.106.	iDarts NIX, 40 Francis Street	7.12.126.	Hellenic Association Club of WA Inc, 75 Stirling Street
7.12.107.	Edwards & Ida's, Shop 3, 267 William Street	7.12.127.	The Old Swan Barracks, 2-8 Francis Street
7.12.108.	The Rechabite, 224 William Street	7.12.128.	Mantra on Murray, 297-305 Murray Street
7.12.109.	Henry Summer, 69-71 Aberdeen Street	7.12.129.	Hotel Alex Perth, 214 William Street
7.12.110.	Sneaky Tony's, lot 2, 38 Roe Street	7.12.130.	Tong 86, 86 Beaufort Street
7.12.111.	Planet Royale, 12 Lake Street	7.12.131.	Baan Baan, 172 Newcastle Street
7.12.112.	Varsity Northbridge, 94 Aberdeen Street	7.12.132.	Marubang Korean Noodle & Pork, 318 William Street
7.12.113.	Bangkok Brothers Northbridge, 91 James Street	7.12.133.	Saracen Estates Pty Ltd, Ground Floor, 342 Murray Street
7.12.114.	Santos & Pecadores, Unit 1, 21 Lake Street, Northbridge	7.12.134.	Cheeky Sparrow, 317 Murray Street
7.12.115.	Seoul Korean Restaurant, 253A William Street (suspended)	7.12.135.	Reyes Lounge, Level 1, 49 King Street
7.12.116.	Marubang, Shop 1, 297 William Street (suspended)		

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7.12.136.	Murray Mews, Shop 4, 329 Murray Street		Square, Wellington Street
7.12.137.	Breve Café & Bar, 158 Murray Street	7.12.155.	Ficus, Shop US.07 Yagan Square, Wellington Square
7.12.138.	Wolfe Lane, 321 Murray Street	7.12.156.	Greenhorns, Shop 1, Raine Square, 300 Murray Street
7.12.139.	Mechanics' Institute Bar, 222 William	7.12.157.	Nando's William Street, Shop 06, Level WG, 140 William Street
7.12.140.	Varnish on King, 75 King Street	7.12.158.	CP Curry House, Tenancy 05, Ground Floor, Campus Perth, 80 Stirling
7.12.141.	Old Faithful, Shop 6/577 (lot 250), Wellington Street	7.12.159.	Chopsticks Viet Restaurant, 168 Newcastle Street
7.12.142.	Lot 20, 198-206 William Street	7.12.160.	Jom Kopitiam & Jom Delish, Unit 1, 310 William Street
7.12.143.	The Aviary, Shop 1.40, 140 William Street	7.12.161.	Lu's Kitchen, Unit 40, 80 Stirling Street
7.12.144.	Liquorland Raine Square, 300 Murray Street	7.12.162.	Heaven on Earth, Unit 2- 3, 310 William Street
7.12.145.	Rydges Perth Kings Square, 621-623 Wellington Street	7.12.163.	Est. Home of Torung Market, Shop 8, 270 William Street
7.12.146.	Novotel Perth Murray Street, 374 Murray Street	7.12.164.	Gangnam at Yagan Square, Shop GS.08, Yagan Square
7.12.147.	Kung Fu Kitchen Northbridge, Unit 2, 139 Newcastle Street	7.12.165.	Italian Street Kitchen, T23.1, Raine Square, 300 Murray Street
7.12.148.	BamBamBoo Foodchain, Shop 25, 140 William Street	7.12.166.	Grill'd William Street, Shop 13, 140 William Street
7.12.149.	East Village, Shop 14, 140 William Street	7.12.167.	Zhangliang Spicy Hot Pot, 342 William Street
7.12.150.	Ribs & Burgers, Shop 24, 140 William Street	7.12.168.	The Sewing Room, 317 Murray Street
7.12.151.	No Mafia Pasta E Vino, Tenancy 2, 252-254 William Street	7.12.169.	Wheat St, Shop GS.24 Market Hall, Yagan Square
7.12.152.	Yu Ren Ma Tou, Shop 40, 188 Newcastle Street	7.12.170.	Palace Cinemas Raine Square, 300 Murray Street
7.12.153.	Ippudo, Shop 1.2 and 1.3, KS1 Kings Square, 556 Wellington Street		
7.12.154.	Hiss & Smoke, His & Smoke unit, G25 Yagan		

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7.12.171.	Strike Bowling and B. Lucky & Sons, Shop 26, Perth City Central, 166 Murray Street, Perth	7.12.182.	FuRaiBo, Tenancy RH-2, Raine Square, 300 Murray Street
7.12.172.	Hunter & Barrel – Raine Square, Shop 22.1 Raine Square, 300 Murray Street	7.12.183.	The Royal Hotel Perth, 531 Wellington Street
7.12.173.	Lazy Lee Urban Eatery, 80 Stirling Street	7.12.184.	Caballito's, Basement Level, 26 Queen Street
7.12.174.	ANY, Ground Floor, 26 Queen Street	7.12.185.	Art Gallery of Western Australia, 25 Francis Street
7.12.175.	Zero Latency Perth, 248-252 Newcastle Street	7.12.186.	WA Museum Boola Bardip, 25 Francis Street
7.12.176.	Street Eats Eatery, Shop GN.11 Yagan Square, Perth City Link, Wellington Street	7.12.187.	Prince Lane, 356 Murray Street
7.12.177.	Gobe Bar & Eatery, 140 William Street	7.12.188.	Ruin Bar, 131 Newcastle Street
7.12.178.	Market Grounds, Tenancy 1, KS3 Kings Square	7.12.189.	Fallow, 314 William Street
7.12.179.	Palace Arcade, 84 Beaufort Street	7.12.190.	The Painted Bird Bar & Kitchen, Shop 10, 93-95 William Street (suspended)
7.12.180.	Degani Café Kings Square, Shop 3.2 Kings Square, 10 Telethon Avenue	7.12.191.	Poppo Korean & Japanese Restaurant, 137 Barrack Street (suspended)
7.12.181.	The Shoe Bar & Café, Yagan Square, 378 Wellington Street	7.12.192.	The Spaniard Tapas Bar, Wolf Lane, 790 Hay Street (suspended)
		7.12.193.	Roll'd 140, Shop 5, 140 William Street (suspended)
		7.12.194.	Small Talk, Campus Perth, Tenancy 2 and 3, 80 Stirling (suspended)
7.13.	These licensed premises operate pursuant to either a nightclub, tavern, tavern restricted, hotel restricted, liquor store, small bar, special facility, restaurant or club restricted class of licence. There is a wide variety of liquor and related services provided for the public across these different licensed premises.		
7.14.	None of the existing premises, other than Sauma, is a specialist Indian-focused dining, drinking, socialising and hospitality venue which showcases WA produce and offers the unique combination of Indian cuisine with native ingredients.		

8. Offence, annoyance, disturbance or inconvenience – section 38(4)(c)

- 8.1. Sauma has an excellent trading history within the locality. It is not known to be the cause of any offence, annoyance, disturbance or inconvenience. Nonetheless, the applicant acknowledges that offence, annoyance, disturbance or inconvenience can potentially result from the conduct of business under a licence and has sought to propose a business model that is very unlikely to do so.
- 8.2. The survey evidence from members of the public in support of the application has not revealed any notable concerns in regarding to potential offence, annoyance, disturbance or inconvenience that could result from Sauma operating as proposed under the new licence.
- 8.3. The applicant proposes to implement the following strategies to “combat offence, disturbance or inconvenience” that could potentially occur²⁷:
- 8.3.1. Utilising tried and tested policies and procedures for minimising risks which have been successful at Sauma for nine years.
 - 8.3.2. Maintaining a food focus.
 - 8.3.3. Maintaining an inviting, welcoming, inclusive and passive environment.
 - 8.3.4. Closely monitoring noise emissions, especially as may affect neighbours. Liaising with neighbours, which are almost entirely businesses, to check that they are not being disturbed.
 - 8.3.5. Continuing to train staff to very high standards and refreshing that training.
 - 8.3.6. Continuing to apply strict policies in terms of expectations for patron behaviour and not tolerating unsociable, offensive or annoying conduct.
 - 8.3.7. Maintaining a CCTV system and locking the premises securely when not trading.
- 8.4. Notably, restaurants have been deemed by the licensing authority to be lower risk²⁸ and the premises will not depart drastically from its existing dining-focused model.
- 8.5. As addressed earlier on in this document, the lively, busy nature of the locality makes it ideal for the proposed licence. The locality is designed to provide hospitality, nightlife, entertainment and socialising opportunities. Sauma operating under a tavern restricted licence will be a natural and appropriate progression of the already popular venue

²⁷ PIA policy

²⁸ PIA policy

8.6. In all of these circumstances, the licensing authority should be satisfied as to section 37(3) of the Act and that no undue degree of offence, annoyance, disturbance or inconvenience would be likely to occur from Sauma mildly changing its manner of trade.

9. Tourism, community or cultural matters – section 38(4)(ca)

9.1. The following sub-paragraphs indicate that the approval of the new Sauma licence will achieve several benefits for tourism, the community and culture.

9.2. It is well within the specialist knowledge of the licensing authority that flexible trading privileges support tourism for several reasons including that other parts of the world commonly have extensive choice, diversity and flexibility in liquor services.

9.3. As addressed earlier on in this PIA, the locality has a significant tourism element. The City of Perth has published the following in relation to tourism²⁹.

- Perth has been internationally recognised for its high quality of living and has been consistently listed as one of the world's top ten most liveable cities since 2004.
- Tourism is worth \$10.1 billion to the state's economy, of which \$2.4 billion comes from international visitor spending (Y/E September 2017).
- The top three countries visiting WA are the United Kingdom, Malaysia and Singapore (Y/E December 2017).
- The State Government's goal is to attract 100,000 Chinese visitors by 2020 in order to contribute more than \$500 million to the local economy.

9.4. A published strategy designed "to strengthen Western Australia's position as an internationally-recognised destination where you can savour gourmet produce, fresh seafood, premium wines and boutique beverages (e.g. craft beers, cider and spirits)"³⁰ has been produced by Tourism WA. That document states further as follows:

"Western Australia is a gourmet traveller destination because the State has exceptional produce, and its natural beauty and culture provides the perfect setting for an all-encompassing, extraordinary tourism experience.

This strategy provides a cohesive framework to align the State's tourism, wine, agricultural and fishing industries, enabling Western Australia to deliver on visitors' demands to taste authentic local produce in spectacular surroundings".³¹

9.5. Sauma already fits perfectly into this strategy and will do so to a greater degree if operating under a tavern restricted licence, developing precisely what Tourism WA is trying to achieve.

9.6. The City of Perth aims to "[c]reate a liveable city of neighbourhoods where people love to live, work and play, by...[c]reate (sic) vibrant neighbourhood centers (sic), providing for the daily and weekly needs of residents, workers and

²⁹ <https://perth.wa.gov.au/future-perth/the-lifestyle-city>

³⁰ Tourism Western Australia Taste 2020 report at page 3 (copy attached)

³¹ Tourism Western Australia Taste 2020 report at page 3 (copy attached)

visitors with life during the day, night and on weekends"³². The application supports this goal and will assist in developing the local hospitality industry and gastronomy culture.

- 9.7. The grant will enable Sauma's showcasing and support for local, unique WA characteristics and small enterprises, including producers, farmers and artists, to be heightened and further promoted.
- 9.8. Sauma trading under a tavern restricted licence will enrich the bespoke cultural experience of combined Indian styles with native Australian ingredients.
- 9.9. Sauma's relationships with local theatres will be enhanced by the venue being able to evolve and enhance services, particularly in terms of functions. Improvements at Sauma will also result in further exposure and promotion of local arts.
- 9.10. In keeping with natural growth and development in tourism, community and culture, a popular modern venue like Sauma needs to evolve. The following are a small sample of the personal comments by members of the public in the attached survey which support this proposition:
 - 9.10.1. "Necessary" (page 27 of the survey PDF)
 - 9.10.2. "Venues need more flexibility" (page 28 of the survey PDF)
 - 9.10.3. "Needs to change for customer convenience" (page 33 of the survey PDF)
 - 9.10.4. "A good progressive idea" (page 33 of the survey PDF)
 - 9.10.5. "Will be a positive contribution to Northbridge" (page 50 of the survey PDF)
 - 9.10.6. "Need more variety in Northbridge" (page 52 of the survey PDF)

10. Key provisions in the Act

- 10.1. Matters provided for in sections 5, 33 and 38 of the Act have been taken into consideration in the preparation of the application, as evidenced by the PIA. Further submissions addressing those and other relevant provisions in the Act have been detailed in a separate set of Legal Submissions attached to this PIA.


11. Conclusion

- 11.1. The application contemplates only a relatively minor change to an existing business proven to be compliant and popular with the public. There is nothing unusual about the proposal.
- 11.2. This PIA fully addresses the PIA policy and relevant sections of the Act with specific reference to particulars of the application.

³² City of Perth Local Planning Strategy, Part One – The Strategy, December 2022 at page 7 (PDF copy available upon request – 112 pages, or accessible here: <https://engage.perth.wa.gov.au/draft-local-planning-strategy>)

- 11.3. The applicant has paid close regard to a wide variety of public interest factors relevant to the application and has presented a comprehensive proposal for the grant.
- 11.4. There are multiple factors supporting this application, including:
- 11.4.1. Survey evidence of consumer requirements.
 - 11.4.2. The uniqueness of the premises.
 - 11.4.3. Role of premises in showcasing local produce and supporting local farmers, local businesses and local arts which will be enhanced and further supported by Sauma being able to grow and develop.
 - 11.4.4. The natural progression of a popular hospitality venue.
 - 11.4.5. Modern public expectations of more flexible trading, particularly of a venue located in a designated hospitality precinct.
 - 11.4.6. The need for the premises to address demands for functions.
- 11.5. This PIA, together with the attachments referred to within, provide strong support for the application.

Dated 27 May 2024



Jessica Patterson Law & Consultancy Pty Ltd
Law practice acting for the applicant

Summary of attachments	
No.	Title/description
1.	Statutory Declaration of Gurpreet Singh Bagga
2.	Public Survey (54 sheets; 158 participants/respondents) – redacted to protect privacy
3.	Current menu
4.	Current drinks list
5.	Current function information
6.	Legal Submissions dated 27 May 2024