

IN THE LIQUOR LICENSING DIVISION OF WESTERN AUSTRALIA

IN THE MATTER OF AN APPLICATION BY **VARSIITY NEDLANDS PTY LTD** FOR AN EXTENDED TRADING PERMIT FOR ONGOING HOURS FOR PREMISES KNOWN AS **VARSIITY BAR**, 88 BROADWAY, CRAWLEY

PUBLIC INTEREST SUBMISSIONS

Date of Document: The 29 day of April 2024

Filed on behalf of: The Applicant

.Prepared by:

Fraser & Associates Lawyers
PO Box 326
BAYSWATER WA 6933

Telephone No: 0422 570 104
Reference No: PLF:1040
Solicitor: Peter Fraser

The contents of these submissions and the attachments to them are subject to copyright. They may not be reproduced or published without the prior written consent of Fraser & Associates Lawyers by any person except in the case of bona fide use by the licensing authority and the parties to the Application.



1. The Applicant has filed an application for an Extended Trading Permit for Ongoing Hours ("the ETP") for premises known as Varsity Bar, located at 88 Broadway, Crawley ("the Venue").



VARSIITY BAR, NEDLANDS

2. The ETP is required to operate throughout the whole of the licensed areas of the Venue. Patron accommodation numbers for the Venue are set at:
 - (a) Main Bar: 285 pax'; and
 - (b) Terrace: 90 pax.
3. A copy of the Venue's **Maximum Accommodation Certificate** is annexed and marked "**Annexure A**".
4. Upon approval, the ETP will permit the Venue to trade between the hours of 6:00am and 10:00am on a Sunday, in circumstances where there is a live telecast of an Ultimate Fighting Championship ("UFC") event being shown.
5. Currently, when there is a UFC event on, the Venue is only permitted to open and trade as an unlicensed restaurant and is not permitted to sell liquor until 10:00am.
6. If the ETP is granted, the Venue would be permitted to cater to the liquor requirements of those patrons attending the Venue during UFC events held at the Venue on a Sunday morning, prior to 10:00am and then beyond in accordance with the usual trading hours.

Proposed Trading Conditions

7. The Applicant proposes the following trading condition to apply, should the ETP be approved:
 - (a) Voluntary notification to local Police and Shire offices of intention to trade, no less than 48 hours prior to the proposed trading morning.

Ultimate Fighting Championship

8. The UFC is the largest mixed martial arts (MMA) organisation in the world. The UFC showcases the best international fighters using a variety of martial arts styles and disciplines.





9. The UFC is televised live each week on a Sunday with the timetabling of events including Early Preliminaries, Preliminaries and the Main Card. Events are held around the world predominantly in Las Vegas where the UFC is based.
10. During UFC events, participants compete in fights using a combination of boxing, wrestling, judo and various other martial arts, these combined skills are referred to as “mixed martial arts”, or MMA. The combination of all of these sports makes the UFC very popular with a diverse group of fans and patrons of the Venue, as with around the world.
11. UFC matches take place inside The Octagon, an eight-sided structure comprised of metal chain-link fencing. The fence is six feet high and allows for 30 feet of space from point to point within The Octagon.
12. Each UFC bout is a series of five-minute rounds, with a one-minute rest period between rounds. Non-title fights last for three rounds, while championship UFC fights are five rounds in duration.
13. There are currently 5 different UFC weight classes, being:
 - Lightweight;
 - Welterweight;
 - Middleweight;
 - Light Heavyweight; and
 - Heavyweight.
14. Annexed and marked “**Annexure B**” is a copy of **UFC Events Held in 2023**, with “**Annexure C**” showing the **Current Events Arranged for 2024** so far. Annexure C provides details of the location and time the events will be held based on Western Standard Time, which confirms the requirement for the ETP.
15. The Venue’s **Redline Floor Plan** is annexed and marked “**Annexure D**”. It is proposed that the ETP would operate in the whole of the licensed area of the Venue.

16. A **Site Map** for the Venue is annexed and marked “**Annexure E**”, which provides an overview of the neighbourhood in closest proximity to the Venue.
17. Annexed and marked “**Annexure F**” is a copy of the Venue’s **Food and Beverage Menu**.



18. The Venue’s features include:
 - (a) A bar service area;
 - (b) Internal dining areas providing seated dining with a range of seating options provided;
 - (c) Terrace area with seated dining options;
 - (d) Audio visual experience, with several giant screens for patrons to enjoy watching the fights on; and
 - (e) Function space for those patron who wish to attend as a group and pre-book a function area.

Varsity Pty Ltd (“Varsity”)

19. Operating since 2013, Varsity is a Western Australian success story with proven performance across now 10 venues, all of which trade under a type of Tavern class licence and operate based on the Varsity business model. These venues are listed below:
 - (a) Varsity Bar, (Nedlands) (pax 375), Tavern;
 - (b) Varsity Bar Waterford (pax 332), Tavern;
 - (c) Varsity Morley (pax 1,003), Tavern;
 - (d) Varsity Bar Joondalup (pax 510), Tavern;
 - (e) Varsity Northbridge (pax 200), Tavern Restricted;

- (f) Varsity Freo (pax 384), Tavern Restricted;
- (g) Varsity Innaloo (pax 600), Tavern Restricted;
- (h) Northshore Tavern & Bistro (pax 3350), Tavern;
- (i) Varsity Midland (pax TBA), Tavern, (under renovations); and
- (j) Varsity Cannington (pax 800), Tavern Restricted.

(“the Varsity Venues”)

20. Varsity promises, and delivers, an inclusive, vibrant, fun and entertaining experience with something for everyone. All of the Varsity Venues are designed to appeal to all age groups, with the median age of patrons being 35 years.



VARSITY BAR JOONDALUP



VARSITY WATERFORD



VARSITY NEDLANDS

21. The Varsity brand and overall target vibe is intentionally designed to make anyone feel at home. Varsity embraces the peculiarities of each of its sites to create special and unique features that make each location quite distinctive, whilst consistently achieving a high level of service and food standards, together with sports entertainment that is extremely popular and are major drawcards at each of the Varsity Venues. It is extremely important to the Applicant for brand consistency

and customer service that patrons can enjoy the same level of services at each of the Varsity Venues.

22. The operation of the ETP has been sought at all of the Varsity Venues to ensure that all Varsity patrons, regardless of where they live in the Perth metro area are able to enjoy watching the UFC on a Sunday morning over the same trading periods.
23. The Varsity business model clearly differentiates the brand from other types of licensed venues that operate in WA and fall under the banner of a “traditional sports bar”. Each of the Varsity Venues prides itself on distinguishing features in each of its fit-outs, the Varsity brand offers a level of services that separates it from the “traditional” sports bar label and is committed to staying true to the Varsity brand of creating a vibrant and interactive setting for its patrons to enjoy.
24. In their own words Varsity identifies who they are by distinguishing what they are not:

“We are not a traditional pub.

Varsity does not stay open late blasting loud live music and spilling rowdy revellers onto the streets. Period.

We are not just a sports bar.

While we are proudly Perth’s home of sports experiences we are not a sports-obsessed bar where food and family friendly experiences are reduced to an afterthought.

We are not just a uni student hangout.

While we stay true to our American college / street skater culture origins, Varsity has matured into so much more to so many people.

We are not just another burger bar.

You won’t see Varsity tussle with the healthy grilled burger elite at awards night. Sure, our burgers are famous and delicious (and they’re what helped put Varsity on the map), but they don’t solely define us.

We are not a cliché’d family restaurant.

We aren't in the company of large, franchises cookie-cutter family restaurants where the experience is polished and predictable."

(Source: varsity.com.au)



PICTURE: VARSITY FREMANTLE

25. All of the Varsity Venues act as a strong destination attractor within its local area, with a large community base. Each has a proven ability to draw from a wide catchment area, reflecting Varsity's wide appeal, particularly for special events and live telecasts of particular sporting events, of which the UFC is one of them.



26. On average 59% of visitors reside within a 15 minute drivetime to each of the existing sites, revealing also the significant local community support that each Varsity venue generates.
27. Evidence supporting paragraphs 25 and 26 above is reflected in the Surveys provided as part of these submissions in Annexure G.

Consumer Requirement

28. The reasonable requirements of consumers and how those needs would be met by the grant of the Application are matters relevant to public interest considerations raised under section 33 of the Act and also to the objects of the Act as stated in sections 5(1)(c) and 5(2)(a).
29. The Applicant has gathered feedback from consumers who live in and around the Locality who were invited to complete a survey relating to the proposal for the Venue, in order to obtain feedback concerning consumer requirement.
30. Annexed and marked “**Annexure G**” is a bundle of 128 **Consumer Requirement Surveys** that were collected by the Applicant (“the Survey”), together with a Survey Summary.
31. The Survey establishes that the relevant section of the public supports the Application for the Venue to operate under the ETP. The Survey reflects significant support for the Application to be granted, including the following results:
 - (a) Being in close proximity to the University of Western Australia (“UWA”), it is of no surprise that a high number of the Venue’s patrons who support the Application were aged in their 20s (46%);
 - (b) Over 36% of survey participants were aged in their 30’s and 40’s;
 - (c) 100% of survey participants confirmed that they would like to attend the Venue during ETP trading hours to watch the UFC;
 - (d) 99% of survey participants confirmed that they want to watch live UFC telecasts on a Sunday morning; and
 - (e) Over 100% of survey participants indicated that the Venue was their preferred location to watch live telecasts of UFC.
32. In the present case, it is evident from the Consumer Requirement evidence gathered by the Applicant, together with the Locality’s demographic profile (provided in the Locality submissions) that:
 - (a) There is a demand for the ETP to operate during the period of 6:00am and 10:00am for the purposes of patrons viewing live screenings of the UFC on Sundays;

- (b) The Venue will be well patronised during the ETP trading hours by a wide range of consumers from the Locality and the surrounding areas;
 - (c) There is demand for the Venue to offer its services and facilities during the ETP trading hours;
 - (d) The ETP will enhance the entertainment offers available within the Locality that targets the live screening of boxing and martial arts related sporting events; and
 - (e) Improve the opportunities to socialise in the Locality.
33. During the ETP trading hours, the Varsity Business Model will be applied at the Venue which will help foster a sense of community engagement that is not just focused on eating and drinking but also entertainment and social interaction with one another. The Applicant submits that an important ingredient in the Varsity brand's success and ability to create a welcoming and safe environment in all of the Varsity venues is the common element of sport.
34. Based on the Applicant's experience in operating the Venue, the sporting events that Varsity presents at each of its venues have the uncanny ability to bring people together as very few other things can. Sport has the power to bring people together, regardless of their age, race or gender and allows patrons to talk to one another through a common interest, which builds connections and creates rapport.
35. Approval of the Application will create a unique location within the Locality where members of the public can socialise and watch UFC in a safe and fun environment that encourages social interaction and a sense of community.
36. It is the Applicant's intention to file further evidence in relation to the requirements of consumers, once it has been determined:
- (a) whether any objection(s) have been filed, and if so, whether the objection(s) have been accepted by the Director of Liquor Licensing ("the Director"); and
 - (b) once the Director has determined whether the matter will be determined on the papers or by way of a hearing.

Section 38(4)(a) – Harm or Ill Health

At Risk Groups

37. The Directors of Varsity have an excellent trading history at all of the highly successful licensed premises that they are associated with. The Applicant submits that it will manage the Venue during the ETP in the same professional and responsible manner.

38. The Director in his policy entitled *Public Interest Assessment Requirements and Application Procedures*, has identified at risk groups as follows:

“At risk groups” have been identified and may include; ‘children & young people’, ‘aboriginal people and communities’, ‘people from regional, rural and remote communities’, families, ‘people in low socio-economic areas’, ‘mining communities’, ‘communities that experience high tourist numbers.’

39. Given the location of the Venue, it is reasonable to assume that due to the range of people attracted to the Locality, there will be persons who fall within one or more of these categories.

40. The Drug and Alcohol Interagency Strategic Framework for Western Australia 2011 – 2015 identifies the following “at risk” groups and sub-communities. Based upon the Applicant’s knowledge of the area and experience in the Hospitality industry and the patronage it receives at the Venue, it makes the following comments with respect to the “at risk” groups identified.

41. Overall, the standard of the fit-out and manner of operations at the Venue indicate that it will be unlikely to attract a significant proportion of ‘at risk’ sectors of the community as noted in the following paragraphs:

- (a) Young people: Based on its style of operations, proposed services and the demographics of the Locality, the Venue does attract those persons who attend UWA, with many students also residing in the area. The University has a significant footprint in the suburb of Crawley.

As noted in paragraph 20 of these submissions, the median age of patrons attracted to the Varsity Venues is 35 years. With reference to the common ages of the Survey participants in Annexure G and the demographics in the Locality Submissions (Annexures C, D and E) the demand for the ETP is from a wide demographic.

- (b) Aboriginal persons: The patron base at the Varsity Venues does not include a notable number of “at risk” Indigenous persons at any of the Venue’s current locations and the Applicant expects this will remain unchanged during ETP trading hours.
 - (c) Persons from regional, rural and remote communities: The quality of the fit-out and manner of operations and price point of its foods results in the Venue not attracting a significant proportion of ‘at risk’ sectors of regional, rural and remote communities and the Applicant does not expect this to change during ETP trading hours.
 - (d) Families: Based on the Applicant’s experience in screening UFC events at the Venue, it is not expected that the UFC will appeal to this demographic during ETP trading hours.
 - (e) Migrant groups from non-English speaking countries: Based on the Applicant’s experience in screening UFC events at the Venue, it is not expected that the UFC will appeal to this demographic during ETP trading hours.
 - (f) People in low socioeconomic areas: Taking into consideration the proposed quality fit-out, the style of operations at the Venue and the price point of its food and beverages, the Applicant submits that based on the Venue’s trading experience, persons suffering disadvantage generally do not patronise the Venue and does not expect this to change during ETP trading hours.
 - (g) Mining communities or communities with high numbers of itinerant workers: This does not apply to the Venue.
 - (h) Communities that experience high tourist numbers: The Applicant does expect to provide services to visitors to the Locality. Based on the Venue’s proposed quality fit-out, the style of operations and the price point of its food and beverages the Applicant submits that it is unlikely to attract a significant proportion of ‘at risk’ tourists during the ETP.
42. The Applicant will strictly maintain and enforce responsible service of alcohol guidelines and will follow the Venue’s Harm Minimisation practices at all times.

Health

43. The Health Department no longer provides access to publications relating to alcohol-related harm for regions of WA on their website and therefore this data is not accessible to the Applicant.
44. Annexures E and I to the Locality Submissions reveals that asthma, arthritis and mental health conditions are the most prevalent long term health conditions suffered by residents in both the City of Perth and City of Nedlands
45. Also noted in Annexure E was that 64.8% of City of Perth residents had no long-term health conditions.

Crime Prevention Through Environmental Design

46. The Location and design of the Venue is within the guidelines and principles outlined in the "Designing/Planning Guidelines".
47. The Venue:
 - (a) is located in an area that has been zoned for the proposed use and is therefore compatible with neighbouring uses;
 - (b) has specific entry/exit locations for patrons, allowing areas to be easily monitored by staff and surveillance equipment;
 - (c) is located in a well-defined private space, well suited to meet the needs of its patrons;
 - (d) consists of well-designed areas that are monitored by experienced approved managers and staff who will be responsible for monitoring patron behaviour; and
 - (e) will assist in the passive surveillance of the streetscape by activating the area around the Venue in the early hours of Sunday morning.
48. The grant of the Application will enhance the amenity of the Locality by the patron type that it will attract and the hospitality and entertainment services that it will provide, which will encourage further activity throughout the day within the Locality.
49. The Applicant will maintain a strict zero tolerance policy with respect to anti- social behaviour at the Venue.

Crime

50. **Crime Statistics for the suburb of Nedlands** obtained from the WA Police website for the period 2014/15 – 2023/24 are annexed and marked “**Annexure H**”.
51. **Crime Statistics for the suburb of Crawley** obtained from the WA Police website for the period 2014/15 – 2023/24 are annexed and marked “**Annexure I**”.
52. Specific statistics on alcohol-related offences that have occurred in the Locality are no longer available from the WA Police, who have previously advised the Applicant’s Solicitors that it is *“against WA Police policy to release detailed alcohol related offence statistics prior to the lodgement of a Liquor Licence Application”*.
53. As noted on the WA Police website, the crime statistics provided in Annexures H and I are reported based on the location of where the offence occurred and may be influenced by a wide range of factors that include population, infrastructure, seasonal trends and the extent to which crime is reported or detected by police. Such factors should be considered when interpreting the statistics annexed to these submissions.
54. No statistics are available in relation to alcohol-related crime.
55. Any statistic provide by WA Police should be treated with caution as statistics generally only refer to alleged offences and not convictions. In the absence of statistics in relation to the rates of conviction, it is uncertain how reliable these statistics are.
56. The Applicant submits that when regard is had to the proposed operation of the ETP (particularly its focus upon the provision of food), and the Venue’s past trading history, the Venue should be considered a “low risk” for alcohol related harm.

Anti-Social Behaviour

57. The Venue does not share the following features which are sometimes associated with other similar licenced premises' that have been associated with alcohol-related anti-social behaviour and aggression:
 - (a) Unattractive, poorly furnished, poorly maintained premises give a message to patrons that the managers anticipate physical violence and associated damage to furnishings (Graham, K, Larocque, L, Yetman, R, Ross, TF and

Guistre, E, (1980) "Aggression and Bar Room Environments" Journal of Studies on Alcohol, 41 pp277-Aggression has been significantly correlated with poorly maintained, unclean and unattractive bar environments, Homel, R and Clark, J, 1994 "*The Prediction and Prevention of Violence in Pubs and Clubs*" (Crime Prevention Studies 3, 146). Annexed and marked "**Annexure J**".

The Venue has a high quality fit-out and will be well maintained:

- (b) Poor ventilation and smokey air, inconvenient bar access and inadequate seating, high noise levels and overcrowding (Grahame et al 1980, Homel and Clark et al). The applicant in its design of the Venue has incorporated both extensive seating, as well as easily accessible bar areas.

The Venue is non-smoking, well set out and ventilated with substantial seating:

- (c) Graham et al (1980) found that aggression was more likely in bars where there was dancing and pool playing.

There are no dance floors areas at the Venue.

Pool tables are a feature at the Varsity Venues and there is no evidence that pool playing at any of these locations have caused aggression or anti-social behaviour.

- (d) There is greater aggression when bar staff are very aggressive, and do not engage in responsible serving practices (Homel and Clark, 1994, etc. al) and/or little control is exercised over patrons' behaviour. Graham et al 1980. Aggression has been found to be more likely in bars where drunkenness is frequent (Graham et al 1980, Homel and Clark 1994) and where there are discounted drinks and other drink promotions.

This is not the case at the Venue; and

- (e) The availability of food (especially full meals) has been associated with a reduced risk of aggression in bars (Graham, K (1985) "Determinants of Heavy Drinking and Drinking Problems — the Contribution of the Bar Environment"; Single and T Storm (EDS) "Public Drinking and Public Policy, Toronto Addiction Research Foundation".

The Venue has a strong focus on food and meal options will be available throughout the Venue's ETP trading hours.

58. It is submitted that the Venue, with its continued commitment to top quality food and meal options, together with family-friendly entertainment falls within that category of venues where the consumption of alcohol is not the primary focus for patrons.
59. Due to these features, it is submitted that the Applicant's venue is much less likely to be associated with alcohol-related violence and aggression.

Section 38(4) (b) – Impact on Amenity

60. When considering the impact that the grant of the Application will have upon the amenity of the Locality, it is relevant to consider:
- (a) the net benefits to the local community through the introduction of additional events in the Locality on weekends that will improve the amenity of the area, motivating residents to socialise locally, further activating the area and creating a community hub for like-minded sporting enthusiasts.
 - (b) the immediate locale within which the Venue operates and the services it already provides to the local community.
 - (c) the positive impact that Varsity's brand recognition and its popularity add to the appeal of the Locality as a destination attractor, bringing new business into the area on Sundays.
 - (d) as a destination attractor, the Venue will substantially add to the activation of the Locality on Sunday mornings increasing the passive surveillance of the area and supporting crime prevention.
 - (e) the Venue is in a mixed-use area and is therefore compatible with other uses and complements existing services provided.
 - (f) the additional variety, choice and standard of licensed hospitality services that will become available in the Locality through the activation of the ETP.
61. Planning authorities have recognised the need to meet the growing demands of Perth residents and those visiting areas. Localities across the metropolitan area need to ensure that they provide a greater variety of services to meet the needs

and tastes of a wide and growing consumer base that will help to attract new residents and also motivate visitation.

62. All sectors of the community seek out hospitality and entertainment services. Both LGA's planning strategies noted in Annexures A – D of the Locality Submissions aim to create activity centres across these area, which are mixed-use and offer a vibrant, safe and amenity rich area that services the local community.
63. Their common objectives are supported by the findings in the Entertainment Surveys (Annexure K & L).
64. The Venue's proposed sports entertainment offer during the ETP hours is consistent with the style of entertainment that the Venue already offers throughout the week and therefore the style of services provided at the Venue during the ETP trading hours will remain unchanged. Approval of the ETP will allow the Venue to offer UFC fans the opportunity to enjoy this sport live in a social and licensed setting, which is currently not available within the Locality.
65. By reason of the above, the Applicant submits that the grant of the Application will positively contribute to the amenity of the Locality by:
 - (a) Encouraging more people to visit and socialise in the Locality, particularly on a Sunday;
 - (b) Enhancing the vibrancy of the Locality and the surrounding streetscape on a Sunday;
 - (c) Offering a safe licensed venue for residents to visit and enjoy to watch live UFC;
 - (d) Adding to the choice of licensed hospitality services that are available in the Locality for the purposes of socialising, enjoying entertainment (i.e. UFC) with quality bar and dining services also available;
 - (e) Supporting the future sustainability of local businesses trading in the surrounding area of the Venue and within the Locality by attracting increased custom to the area.

Section 38(4)(ca) – Effect on tourism & community

66. Tourism WA's publications, **Tourism WA: Perth Entertainment Precincts (2017)** ("the Entertainment Survey"), extracts are annexed and marked "**Annexure K**" and **Perth Entertainment Precincts Research 2022 / Final Report** ("the Final

Entertainment Survey”) extracts are annexed and marked “**Annexure L**”. Both offer insights into what are the strongest drivers for consumers generally in choosing a licensed venue.

67. With reference to Annexure L, the weekends are the most popular time to visit any precinct (Page 30), with over 3 in 5 of visits being with a partner, and more than half with friends (Page 32).
68. Each precinct was ‘known’ for different activities, although it is relevant for this application that Events was one of the drawcards that motivated the public to visit a precinct (Annexure L, page 36). Both Perth and Nedlands identified as part of their Strategic Planning (Annexures A and D respectively in the Locality Submissions) that creating more reasons to visit the Locality and creating added attractions would help to increase visitor numbers and stimulate activity centres.
69. The provision of liquor services also rates highly as a key finding, together with extended trading hours (Page 90, Annexure L. These findings support the ETP.
70. The key findings from both Annexure K and L reveals what the general public value when selecting a location to go and socialise in. It also highlights the importance of hospitality venues continually enhancing and reinvigorating services in order to achieve an exciting and vibrant atmosphere that is a driver for ongoing visitation.
71. The Entertainment Survey provides an insight into the key drivers for consumers visiting a licensed premise. Factors that consumers considered when choosing a venue to socialise in, included, but were not limited to:
 - (a) Safety of the venue;
 - (b) The venue’s atmosphere;
 - (c) Availability of food and liquor services;
 - (d) Good reviews/popularity;
 - (e) Opening hours (e.g. extended trading hours); and
 - (f) Live music or other live entertainment.

(Annexure K, page 24, Annexure L, page 90)

72. Considerations for selecting a venue included:

- (a) Whether food is served;
 - (b) Whether alcohol served;
 - (c) Live Entertainment;
 - (d) Opening Hours; and
 - (e) The Venue's atmosphere. (Annexure K, page 24)
73. In the Final Entertainment Survey, 43% of participants aged 35 – 54 years indicated they were attracted to tavern style venues. (Page 85)
74. Those aged 55+ years are also attracted to tavern style venues (30%). (Annexure K, page 86)
75. Overall, the parties attracted to a tavern style venue largely consisted of:
- (a) Friends (60%);
 - (b) Partner (54%); and
 - (c) Work colleagues (18%). (Annexure L, page 32)
76. Tavern/Sports Bar style venues were found to be one of the most visited class of venue in the Entertainment Survey and the perception was that that this type of licensed premises:
- (a) Added vibrancy to an area;
 - (b) Provided entertainment; and
 - (c) Made an area more appealing and more likely to be visited.
- (Annexure L, pages 94 & 104)
77. Significantly, when considering the following factors, the Venue is well-suited to meet the demands of local residents and visitor during the ETP hours based on the proposed:
- (a) Provision of food and liquor services;
 - (b) Live sporting entertainment;
 - (c) Extended trading hours; and

- (d) The demographics of Varsity's patron base and those within the Locality.
78. The Applicant submits that the Venue and its proposed style of operations during ETP trading hours will be a positive addition to the amenity of the Locality and will help to better meet the consumer requirements of the local community and visitors for a greater range of entertainment and events to enjoy, particularly on weekends.
79. In addition, the Applicant submits that the additional visitors to the Locality on a Sunday will have a flow on effect on other businesses within the Locality.

Community

80. The Venue will be the only licensed venue in the Locality to present live UFC events on a Sunday morning.
81. Consumer requirement for this event is clearly evidenced in the Surveys that the Applicant has gathered from the general public and provided in Annexure G in these submissions.

Section 38(4)(c) - Offence, Annoyance, disturbance and inconvenience

82. It is submitted that the granting of the Application will not cause offence, annoyance, disturbance and/or inconvenience to residents, business owners or persons passing through the Locality.
83. The Venue and its staff will take all reasonable steps to control the behaviour of patrons whilst at the Venue and as they enter and leave the Venue.
84. The Venue will comply with the Environment Protection (Noise) Regulation 1997 and the requirements of the City of Perth.
85. The Applicant submits that the successful track record of the Venue, together with the management of other Varsity Venues that have operated previously with an occasional ETP for sporting events are a testament to the highly successfully Varsity Business Model that will be maintained during the ETP. The Applicant will ensure that these high standards are upheld at the Venue during the ETP with respect to harm minimisation strategies and RSA.
86. By reason of all of the foregoing, the Applicant does not foresee that any significant offence, annoyance, disturbance or inconvenience will be caused by the granting of the Application.

Conclusion

87. The Applicant submits that it is in the public interest for the Application to be granted as:
- (a) the grant will not result in harm or ill-health due to the consumption of liquor;
 - (b) the approval of the Application will meet the requirements of Varsity's UFC fans that live in the Locality and the surrounding areas.
 - (c) the approval of the Application will enhance the services and facilities that will be available for the community and visitors to enjoy, in particular live screenings of UFC events in a licensed environment;
 - (d) the grant of the Application will add to the services and attractions that are available within the Locality on a Sunday;
 - (e) the Application supports both LGA's planning objectives in relation to increasing attractions and activating the Locality;
 - (f) the grant will not result in any significant antisocial behaviour, noise or disturbance due to the operation of the ETP. The Venue will continue to operate under the Varsity Business Model, providing a safe and friendly licensed premises that will appeal to a wide range of age groups that live and/or visit the Locality.
88. In all the circumstances, the Application should be granted.



FRASER & ASSOCIATES LAWYERS
Solicitors for the Applicant

IN THE LIQUOR LICENSING DIVISION OF WESTERN AUSTRALIA

IN THE MATTER OF AN APPLICATION BY **VARSIITY NEDLANDS PTY LTD** FOR AN EXTENDED TRADING PERMIT FOR PREMISES KNOWN AS **VARSIITY BAR**, 88 BROADWAY, CRAWLEY

LOCALITY SUBMISSIONS

Date of Document: The 29 day of April 2024

Filed on behalf of: The Applicant

Prepared by:

Fraser & Associates Lawyers
PO Box 326
BAYSWATER WA 6933

Telephone No: 0422 570 104
Reference No: PLF:1040
Solicitor: Peter Fraser

The contents of these submissions and the attachments to them are subject to copyright. They may not be reproduced or published without the prior written consent of Fraser & Associates Lawyers by any person except in the case of bona fide use by the licensing authority and the parties to the Application.



1. The Applicant has filed an application for an Extended Trading Permit (Ongoing Hours) ("the ETP") for premises known as Varsity Bar located at 88 Broadway, Crawley ("the Venue").



VARSIITY BAR, NEDLANDS

2. The Applicant is seeking the ETP to allow them to trade outside of their normal trading hours, permitting the Venue to trade between the hours of 6:00am and 10:00am on a Sunday, in circumstances where there is a live telecast of an Ultimate Fighting Championship (“UFC”) event being shown.
3. The ETP is required to operate throughout the whole of the licensed areas of the Venue.
4. Currently, when there is a UFC event on, the Venue is only permitted to open and trade as a restaurant and is not permitted to sell liquor until 10:00am.
5. If the ETP is granted, the Venue would be permitted to cater to the liquor requirements of those patrons attending the Venue during UFC events held at the Venue on a Sunday morning.

The Locality

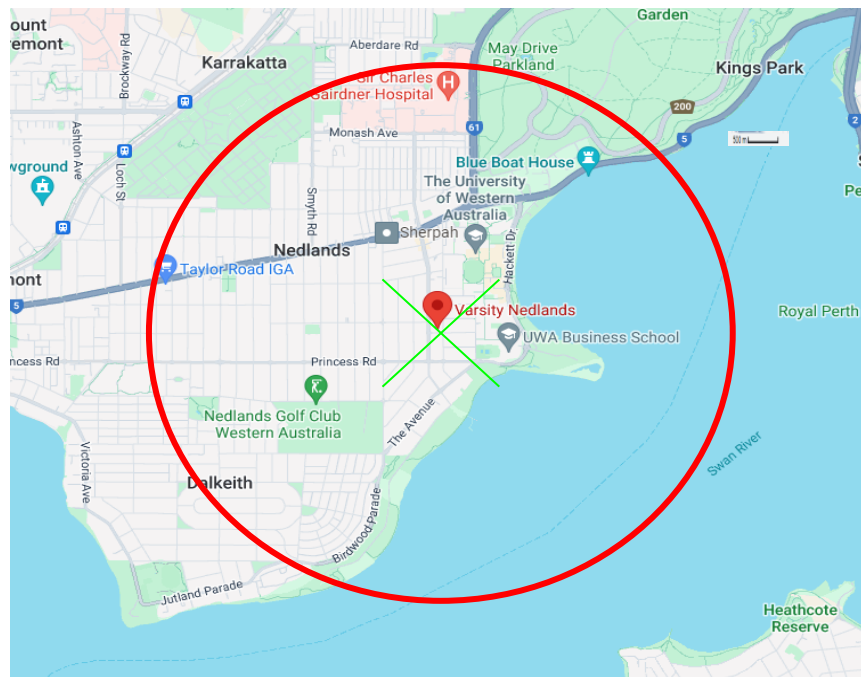


FIGURE 1: LOCALITY MAP

6. A 2km radius defines the Locality based on the Director’s policy titled "Specification of Locality" ("the Policy"). The Venue is approximately 6.5kms from the Perth CBD. For the purposes of this submission, the defined locality (as shown in Figure 1 above) includes the suburbs (whole or in part) of:
 - Nedlands;
 - Crawley;

- Kings Park;
 - Dalkeith;
 - Karrakatta; and
 - Claremont.
7. It is submitted that the neighbourhoods of Crawley and Nedlands are the areas most likely to be affected by the grant of the Application. However, the Applicant suggests that approval of the ETP will have a positive impact generally on the residents living in the City of Nedlands and the City of Perth, as the Venue will offer live sports entertainment services that has broad appeal throughout the wider community in both these local government areas.

Crawley - Nedlands



8. The neighbourhood of Crawley-Nedlands is an affluent area of Perth, Western Australia. The Venue is situated centrally in this neighbourhood.
9. The section of Crawley where the Venue is situated, is part of the LGA of the City of Perth. The other part the suburb of Crawley is attached to the City of Nedlands.
10. The neighbourhood of Crawley-Nedlands is best described as a mixed character neighbourhood, meaning the area exhibits a variety of characteristics including diverse architectural styles, mixed land use, has a range of socio-economic backgrounds, incomes and cultural influences which creates a blend of lifestyles and a requirement for

a wide range of amenities. For instance, features within the area and its immediate surrounds includes:

- Matilda Bay Foreshore;
- University of Western Australia (“UWA”);
- Low-cost housing for students attending neighbouring University of Western Australia
- Wealthy homes in the southern half of the area;
- Nedlands Golf Course (private, members 9-hole championship layout);
- Commercial areas that include local shopping centres, hotels/taverns, restaurants and a small cinema (Windsor Cinema) along both sides of Stirling Highway;
- Medical facilities with considerable working populations including: The Lions Eye Institute, Sir Charles Gairdner Hospital, QEII Medical Centre, Perth Children’s Hospital and Hollywood Private Hospital.



Broadway Fair Shopping Centre



11. The Venue is located at the Broadway Fair Shopping Centre (“the Shopping Centre”) in the City of Nedland’s Broadway precinct (“the Precinct”). The Shopping Centre was built in 1972 and is an iconic, vibrant community hub that offers a diverse range of boutique

retailers, hospitality outlets and business tenants, with over 50 specialty stores. Spread across three levels, the Shopping Centre hosts several community events throughout the year to engage with the community.

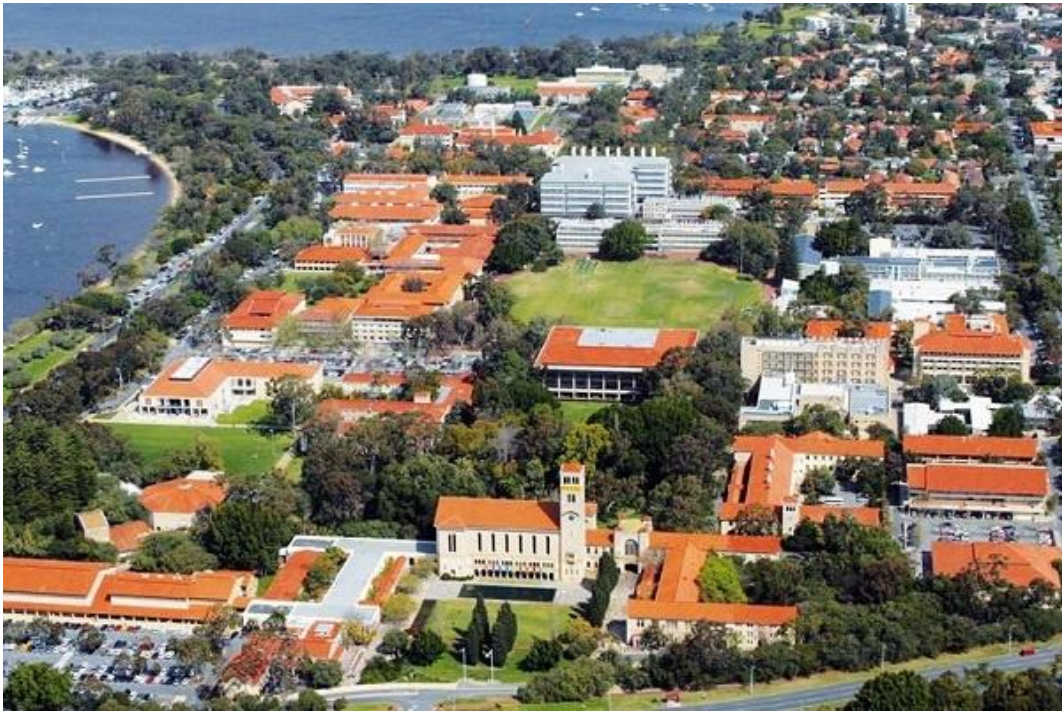


12. The Venue is a key tenant with the Shopping Centre which draws local residents, students and workers to the site and plays a significant role in activating the area.
13. The Precinct is a mixed-use zone that is focused on contributing to the creation of a high amenity area, which the Venue actively contributes to. (Source: <https://www.nedlands.wa.gov.au/documents>)
14. The Applicant submits that the ETP will not interfere with the businesses operating in the Shopping Centre as the additional hours of trade that the Venue is proposing to operate will be on a Sunday morning prior to the Shopping Centre's opening hours.

Public Transport

15. The Shopping Centre is centrally located within easy reach of public transport bus services.
16. These services connect Crawley to various destinations across Perth and the surrounding areas, as well as nearby train stations.

University of Western Australia



17. The University of Western Australia (“UWA”) is located approximately 250m from the Venue. The Venue services both UWA’s students, staff members and visitors to the Uni.
18. Established in 1911, UWA is regarded as one of the world’s top research-intensive universities. It is a member of the prestigious Group of Eight, a coalition of the best research-intensive universities in Australia and one of the two Australian members of the Worldwide Universities Network, a partnership of 18 research-led universities. UWA is also a foundation member of the Matariki Network of high-quality, research-intensive universities with a particular focus on student experience.
19. In 2022, the FTE student cohort was 19,560 and for staff 3,150. (Source: annualreport.uwa.edu.au)
20. UWA hosts a large contingent of international students. The University has approximately 4,000 international student enrolments, with many living on-campus or nearby in private accommodation. Those studying/working at UWA rely on the Shopping Centre for their day-to-day needs, as well as recreation and entertainment requirements. (Source: uwa.edu.au/about-us/location-and-campus)

Existing Liquor Services

21. Existing Tavern class licences operating in the Locality are:

- (a) Captain Stirling Hotel – Closed with no plans by the current licensee to renew lease;
- (b) The Hampden Hotel (1.35km from the Venue) – not open on Sundays; and
- (c) Steve’s Fine Wine & Food (522m from the Venue) – open 8:00am – 11:00pm on Sundays.

Local Government Authority

22. For the purposes of Section 69 of the Act, the City of Perth is the local government authority which may lodge an intervention pursuant to the provisions of section 69(7) of the Act.



FIGURE 2: BOUNDARY MAP, CITY OF PERTH

23. As a result of an unsuccessful effort to amalgamate metropolitan local governments in 2016, WA State government expanded the boundary of the City of Perth to incorporate a portion of the City of Nedlands that included UWA and surrounding residential areas.
24. The City Perth, with the support of the City of Nedlands, currently work together to develop the Crawley-Nedlands neighbourhood, which is home to some of State’s major institutions including UWA and the QEII Medical Precinct. Planning for the further development of these institutions also involves consideration to the surrounding neighbourhood with greater demand for housing, retail outlets and other services to ensure the community has high level of amenities and services available to them.

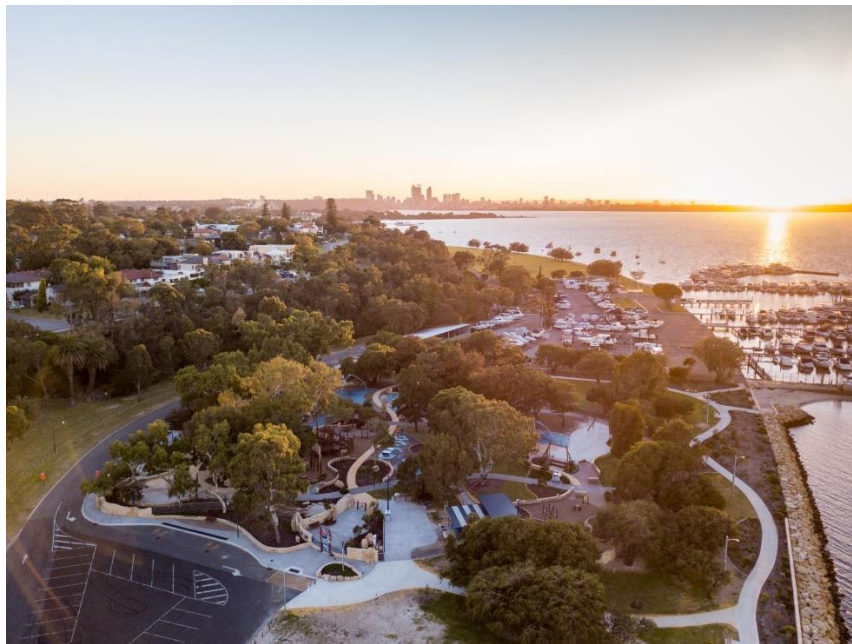
25. As the Venue is located close to the borders of the City of Perth and the City of Nedlands and is within the Crawley-Nedlands neighbourhood, details in relation both local government areas have been provided as part of these submissions.

City of Perth

26. The City of Perth covers Perth's city centre, the Northbridge Entertainment Precinct and surrounding suburbs. It is known for its cultural diversity, historic architecture and its vibrant entertainment precincts. Well known attractions include the Swan River, Barrack Square, Perth Cultural Centre, Elizabeth Quay, RAC Arena, Kings Park and Matilda Bay. It also serves as a hub for business, retail, health, education and tourism.

City of Nedlands

27. The City of Nedlands is known for its beautiful parks, beaches and vibrant community. The City of Nedland's most predominant features include a number of iconic natural attractions including the Swan River and Cottesloe Beach. The LGA sits adjacent to UWA, which is part of the City of Perth.



CRAWLEY-NEDLANDS NEIGHBOURHOOD

City of Perth

28. The City of Perth aims to create a city that is vibrant, connected and progressive, where *“people want to live, visit, work, study and invest in as part of their everyday life”*.
29. A Strategic Plan has been formulated by the City of Perth based on its planning objectives as a guide to achieving the desired vision for the Perth LGA by 2029.

30. The City's **Strategic Community Plan, 2019 - 2029** ("the Perth Strategic Plan") is annexed and marked "**Annexure A**".
31. The Strategic Plan is based on achieving a vibrant and attractive location for both Perth residents, city works and visitors to enjoy.
32. How the City wishes to be perceived globally is based on its vision, which also takes into consideration the needs and wants of its residents. This is reflected in the following quotes from the Strategic Plan:

"We aim to partner with stakeholders to build a sense of vibrancy that has a focus on neighbourhood precincts, place planning and economic growth to assist Perth compete on the world stage as a great destination.

With the help and support of the community, key stakeholders and our skilled staff, we can create a city that is vibrant, connected and progressive. A city that people want to see, want to live in and want to visit and have as part of their everyday life. This is the City of Perth's commitment."

"Liveable vibrant city where people want to work, live and visit. A safe and activated city that celebrates its diversity, sense of community and unique cultural, sporting and lifestyle choices."

"Create a strong sense of community vibrancy, connection and involvement."

"Promote Perth as a great, vibrant place to visit."

"A city with a diverse and resilient economy capitalising upon its unique competitive advantages and innovative reputation, attracting sustainable investment in tourism, entertainment, commerce, technology and trade."

"the City of Perth is focussed on creating a capital city that is liveable and vibrant, where people want to live, work and visit. It should be a safe and activated city that celebrates its diversity and sense community, promoting unique cultural, sporting and lifestyle choices."

33. The ETP Application supports the City of Perth's **Urban Design Framework** ("the Framework"), extracts are annexed and marked "**Annexure B**". The City of Perth's key objectives relevant to the present Application are:

- (a) Global Status

- Recognition as a city of international significance in the Asia Pacific region and the primary Western gateway to Australia.

(b) Vibrancy

- Providing premier entertainment facilities able to present world class performances.
- Creating a sophisticated CBD.

(c) Liveability

- Attracting a diversity of inner-city residents.
- Providing a city within which residents are able to live play and shop locally and in which workers, residents and visitors will feel, and be, safe.

(Pages 19 – 25, 28, 34 – 72)

34. The Framework describes the importance of the City of Perth creating a vibrant and appealing location that draws people to the area:

“...it is absolutely vital that the City centre embodies the vibrancy, culture, power and prosperity of Western Australia, both to those people who live here and those who visit us from afar.” (Page 28)

35. Both the Venue and the Varsity brand are destination attractors, due to its distinctive hospitality services and sports theme concept. The ETP supports the visions of both the vision and purpose of creating a vibrant and exciting place to live and visit.

36. The ETP will motivate visitors and local day-trippers to come into the Locality on a Sunday and will expand on the unique live sports screening services that it can offer its patrons.

37. In line with the Varsity concept and brand, the ETP will encourage people who have a similar interest in UFC, to engage and socialise with one another in a vibrant, interactive and safe setting.

“Looking to the future, there is recognition that the need for increased density and the intensification of the urban experience offered by the City, must go hand in hand with creating more activities for people to engage in.” (Page 34)



Local Economy

38. The City of Perth's **Economic Development Strategy, 2022 – 2032** ("the Economic Strategy" are annexed and marked "**Annexure C**". The Economic Strategy reinforces the City's aspirations that is "liveable, sustainable and prosperous."
39. The City's economic strategies relevant to the Application are:
- **A City Reasserted** - Regain and expand the primacy of Perth as the centre for business and economic activity;
 - **A City Reimagined Position** - Perth as a place where people want to be day and night;
 - **A City that Leads** - Champion a can-do culture and unified proposition for Perth.
 - **A City on the Global Stage** - Celebrate and leverage Perth's unique position in the world and strong international connections;
 - **A City for Commerce** - Enhance existing identity, position for diverse and emerging sectors, and attract, retain, and support local businesses.

(Pages 11, 13 – 15, 17 – 19)

40. Significant to the current application is the City of Perth's intended actions with respect to achieving a Reimagined city centre by partnering and delivering:
- (a) Programs to promote the City as an extended hours destination; and
 - (b) Precincts that support private investment and activation.

(Page 14)

City of Nedlands

Nedlands Strategic Community Plan

41. The City of Nedland's overall vision is to service and foster a "*diverse community where people can live through the different ages and stages of their lives*", which is an acknowledgement of the changing face of the residential population living in the area.
42. The Vision for the City of Nedlands includes having easy access to community hubs with a mix of parks, shops, community and sporting facilities that are inclusive and facilitate people coming together and supporting the development of strong local relationships and networks. (page 23)
43. The City of Nedland's key strategic priorities includes improving amenities for local residents, workers and visitors in order to advance the LGA's liveability to ensure it remains appealing by creating a liveable, inclusive and prosperous city for all members of the community.
44. The Strategic Plan also highlights the need to foster economic growth by facilitating "*the provision and continued evolution of a viable and conveniently accessible network of attractive activity centres*", as well as supporting non-retail uses within activity centres. The Shopping Centre, with the Venue as a tenant demonstrates how this is successfully occurring within the Locality. (Page 35)
45. Extracts from the City of Nedland's **Strategic Community Plan, Nedlands 2028** ("the Nedlands Strategic Plan") are annexed and marked "**Annexure D**".
46. Key strategic priorities centre on making the City of Nedlands more appealing and vibrant in order to attract people to live, work, invest and visit the area, which will help to stimulate activity and commercial centres.
47. A vibrant local economy is one of the City of Nedland's desired outcomes noted in their Strategic Plan, which includes revitalising commercial areas to retain, support and attract businesses (Page 15 & 41)
48. Both the Venue and the Varsity brand are destination attractors, due to its distinctive hospitality services and sports theme concept. The ETP supports the shared vision and objectives of the City of Perth and the City of Nedlands in creating a vibrant and exciting neighbourhood for the local community to live, work and visit.



VARSITY BAR, NEDLANDS

SEIFA

49. The SEIFA Index for the City was recorded in 2021 at 1,040.4, reflecting a much lower level of disadvantage being experienced by residents in the City OF Perth, when compared to the Perth Metropolitan Area and Greater Perth. The Crawley-Nedlands neighbourhood achieved a score of 1028.5. (Refer to Figure 2 below)

SEIFA by Local Government Area SEIFA by profile area

Select index: Disadvantage reset ↻

City of Perth's small areas and benchmark areas

Area	2021 index	Percentile
East Perth (Claisebrook)	1,064.8	82
East Perth (Waterbank)	1,063.9	82
Inner Perth	1,055.0	76
UWA-QEII Precinct Plan	1,052.5	74
Nedlands	1,050.7	73
West Perth	1,050.7	73
Central Perth (East)	1,047.6	71
Central Perth	1,041.1	67
City of Perth	1,040.4	67
Central Perth (West)	1,034.7	63
Northbridge	1,032.0	61
East Perth (Langley-Waterbank)	1,031.1	61
City of Sydney	1,030.6	60
Crawley - Nedlands	1,028.5	59
East Perth (Langley)	1,024.0	56
Perth Metropolitan Area	1,020.0	54
Greater Perth	1,020.0	54

FIGURE 2: SEIFA INDEX

(Source: www.arcgis.com/apps/mapviewer/index)

City of Perth Demographics

50. A copy of the 2021 ABS **Quickstats for the City of Perth** are annexed and marked “**Annexure E**” (“City of Perth QuickStats”).
51. With reference to paragraph 20 of the PIA, the median age of Varsity patrons is 35 years reflecting a mature patron base, this matches well with the median age of residents in the City of Perth (33 years).
52. The City of Perth Quickstats reported that:
 - (a) The City’s Indigenous population made up 1.3% of the population.
 - (b) Whilst Australians were the largest group of residents (approximately 36%), the other main countries of birth noted for residents were:
 - (i) China (excludes SARs and Taiwan) (6.2%);
 - (ii) England (5.6%);
 - (iii) India (4.4%);
 - (iv) Malaysia (2.9%) and
 - (v) New Zealand (2.1%).
 - (c) 52.5% of residents only spoke English at home, the other main languages spoken at home were:
 - (i) Mandarin (8.4%);
 - (ii) Spanish (2.5%);
 - (iii) Cantonese (2.4%);
 - (iv) Indonesian (1.5%); and
 - (v) Japanese (1.5%).
 - (d) Couples without children totalled nearly 66% of residents. Single/lone residents (including those who were separated, divorced or widowed) made up nearly 67% of all residents.
 - (e) 6.1% of the City’s residents were unemployed.

(f) The top five (5) occupations reveal a mix of professional/white collar workers and retail workers, which represent the diverse socio-economic backgrounds of residents, which includes a large cohort of persons who are students:

- Professionals (36.8%);
- Manages (13.5%);
- Community & Personal Service Workers (12.5%);
- Clerical & Administration Workers (10.6%); and
- Technicians a& Trades Workers (9.1%).

53. Residents aged between 20 – 29 years made up over 28% of the population in the City of Perth, much higher than the median age for the State and nationally, largely due to the number of education facilities that operate within the City of Perth
54. It is projected that the City of Perth will experience continued residential growth with respect to students, health professionals, administration, due to the planned expansion of UWA and QEII. (page 17)

City of Nedlands Demographics

55. Extracts from the City of Nedland’s **Council Plan 2023 – 33** (“the Council Plan”) are annexed and marked “**Annexure F**” indicate that the estimated residential population in 2021 – 2022 was 22,977, with a median age of 43 years. Indigenous residents made up 0.4%, significantly lower than the State (3.3%). (Page 6)
56. The City of Nedlands is one of the most affluent LGA’s in Australia, with a high level of residents (66%) having undertaken post-secondary education, considerably higher than the State average of 38%. (Page 6)
57. The SEIFA Index was recorded in 2021 at 1159, reflecting a much lower level of disadvantage being experienced by residents in the City of Nedlands, when compared to most other LGAs in Western Australia. The employment rate was recorded in the 2022 June quarter at 1.6%. (Page 7)
58. Copies of the 2021 ABS Quickstats for the following areas are annexed and marked as noted below:
- (a) **Suburb of Crawley - “Annexure G”** (“Crawley QuickStats”).

- (b) **Nedlands, Local Government Area - "Annexure H"** ("City of Nedlands QuickStats").

59. The median age of residents in the City of Nedlands was 43 years of age.
60. Crawley Quickstats show a residential population that is quite unique being predominantly made up of students who are living in the area and attending UWA, this is reflected in:
- (a) the median age of residents being 24 years;
 - (b) 68% of residents having never married;
 - (c) 78% of residents were recorded in the Crawley Quickstats as attending university or other higher education;
 - (d) A cultural mix of residents as expected in such an academic environment with the most common country's of birth being:
 - (i) Australia (4.38%);
 - (ii) China (excludes SARs and Taiwan) (10.3%);
 - (iii) England (4.2%);
 - (iv) Singapore (3.8%);
 - (v) Indonesia (3.5%); and
 - (vi) India (3.3%).
 - (e) Apart from those persons only speaking English at home (56.5%), other languages used at home included, but not limited to: Mandarin, Indonesian, Cantonese, Vietnamese and Urdu.
 - (f) Nearly 40% of residents were recorded as not being in the labour force.
 - (g) For those residents who were employed, the top 3 occupations were, Professionals (33.3%), Community & Personal Service Workers (24.8%) and Sales Workers (10.9%).
 - (h) 68% of the population recorded no long-term health conditions, with asthma, arthritis and mental health being most common.

- (i) Of the 3,975 residents, 2.6% were identified as Indigenous, with their median age being 20 years.
61. City of Nedlands Quickstats reported that the Indigenous population made up 0.4% of the population (i.e. 87 residents).
62. Whilst residents have been predominantly born in Australia (64%), the other main countries of birth noted for residents were:
- England (6. %);
 - Malaysia (3.0%);
 - China (excluding SARs & Taiwan) (2.5%).
63. 81.5% of residents only spoke English at home, the other main languages spoken at home were:
- Mandarin (4.1%);
 - Cantonese (1.4%);
 - Italian (0.7%).
64. Couples without children comprised of 36.2% of residents. Single/lone residents made up 41.4% of all residents.
65. 3.7% of the City's residents were unemployed.
66. The top five (5) occupations reveal a mix of professional/white collar workers and retail workers, which represent the diverse socio-economic backgrounds of residents, which includes a large cohort of persons who are students:
- Professionals (46.0%);
 - Manages (18.8%);
 - Clerical & Administration Workers (9.8%);
 - Community & Personal Service Workers (8.6%); and
 - Sales Workers (6.2%).
67. The median age of residents in the City of Nedlands was 43 years old, which is compatible with the median age of Varsity patrons (35 years).

68. Residents aged between 20 – 29 years made up over 13% of the population in the suburb, higher than the median age for the State and Nation, corresponding with the large number of students living in the area due to UWA operating in the neighbourhood.
69. As indicated in Nedlands Strategic Plan (Annexure D), UWA's student population is anticipated to grow from 23,700 to 25,000, will increase demand for accommodation and a range of services including hospitality and entertainment in close proximity to the University. (Page 16)
70. It is projected that the City of Nedlands will experience continued residential growth with respect to students, health professionals, administration, due to the planned expansion of UWA and QEII. (page 17)



Liveability

71. A liveable city with thriving neighbourhoods and activated community hubs is a key goal that the City aims to achieve, which is discussed in the Strategic Plan.
72. The Chamber of Commerce and Industry in their discussion paper, **Perth Vibrancy and Regional Liveability** ("the Discussion Paper"), annexed and marked "**Annexure I**", discusses the importance of increasing the vibrancy of Perth in order to attract more people to visit and motivate them to stay longer.
73. It is submitted that the present application is consistent with the planning objectives of both LGAs and WAPC, as well as the recommendations made by the Chamber of Commerce and Industry and Tourism WA.

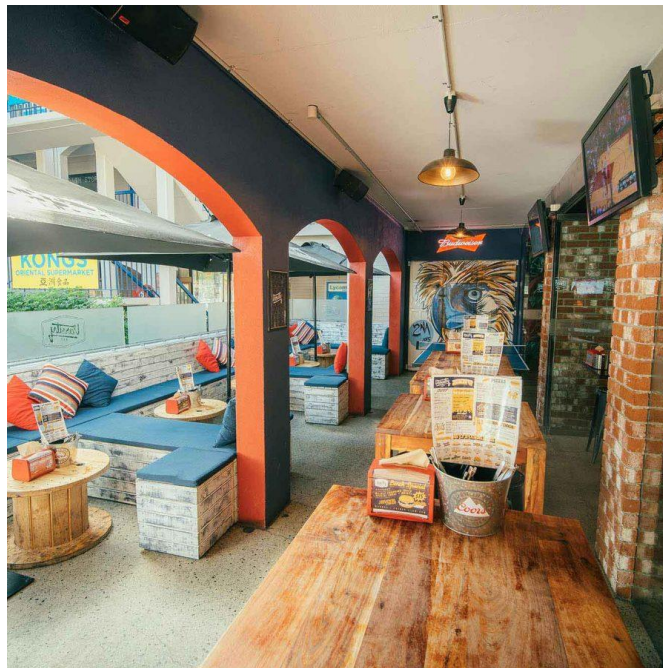
74. Planning authorities have recognised the need to meet the growing demands of Perth residents and those visiting Perth. Localities across the metropolitan area need to ensure that they provide a greater variety of services to meet the needs and tastes of a wide and growing consumer base that will help to attract new residents and also visitors. The Application supports these objectives.
75. Both the City of Perth and the City of Nedlands have implemented strategies to increase the vibrancy, attractiveness and amenities within their LGA for growing and diverse populations.

Tourism



76. In addition to the Entertainment Surveys (Annexure J and Annexure K in the PIA Submissions), key statistical data from Tourism Western Australia (“TWA”) supporting the need for the ETP is annexed and marked as set out below:
- (a) Overnight Visitor Fact Sheet – City of Perth, 2022 – **“Annexure J”**.
77. The TWA publications referred to in paragraph 49 above reflect significant tourism numbers for the City, whilst also identifying opportunities to improve overall visitor numbers.
78. The Venue meets all of the criteria listed in Annexures K and L in the PIA Submissions that influence the appeal of a venue to consumers with respect to services and location.
79. The Applicant’s proven experience in the hospitality industry and the success of the Varsity brand in WA is evidence of the high standards in both management and services that will be maintained at the Venue during the ETP trading hours and the demand for the UFC entertainment services proposed.
80. Due to the Venue’s style of operations, concept and fit-out, the Venue is a popular destination within the Locality. The grant of the ETP will add to the Venue’s appeal and increase its role within the Locality as a prominent destination attractor.

81. The Applicant submits that based upon the tourism data provided and the importance of Perth maintaining its liveability ranking (as noted in Annexure J in these submissions), there is an ongoing demand and requirement for additional attractions and a range of licensed venues that offer not only food and beverages but also entertainment and special events in the City of Perth and within the Crawley-Nedlands neighbourhood.
82. The ETP is linked closely with the Venue's sporting theme and its commitment to present regular sporting events for its patrons to enjoy. Entertainment at the Venue is strongly supported by its food focus.



VARSIY BAR, NEDLANDS

83. The Venue will support the further activation of the Locality, and particularly the Precinct, motivating the local community and visitors to visit more regularly and stay longer across the weekend, whilst adding to the vibrancy of the Precinct during the day on weekends.
84. The features and demographics of each LGA and the Crawley- Nedlands neighbourhood, along with the unique entertainment services that the Venue is proposing to offer during the ETP should be taken into consideration when determining the Application.
85. By reason of the above, the Applicant submits that the grant of the Application will positively contribute to the amenity of the Locality by:
- (a) Encouraging more people to visit the Precinct and the Locality in general, particularly on Sundays by UFC sports fans;

- (b) Offering a safe and friendly licensed venue for members of the community to watch live UFC events;
- (c) Adding to the choice of entertainment that is available in the Locality for members of the community to enjoy; and
- (d) Supporting the future sustainability of the Precinct and local businesses trading in and around this location.



FRASER & ASSOCIATES LAWYERS
Solicitors for the Applicant

IN THE LIQUOR LICENSING DIVISION OF WESTERN AUSTRALIA

IN THE MATTER OF AN APPLICATION BY **VARSITY NEDLANDS PTY LTD** FOR AN **EXTENDED TRADING PERMIT (ONGOING HOURS)** FOR PREMISES KNOWN AS **VARSITY BAR** SITUATED AT, 88 BROADWAY, CRAWLEY

LEGAL SUBMISSIONS

Date of Document: The 29 day of April 2024

Prepared by:

Fraser & Associates Lawyers
PO Box 326
BAYSWATER WA 6933

Telephone No: 0422 362 045

Reference No: PLF:1040

Solicitor: Peter Fraser

The contents of these submissions and the attachments to them are subject to copyright. They may not be reproduced or published without the prior written consent of Fraser & Associates Lawyers by any person except in the case of bona fide use by the licensing authority and the parties to the application.

The logo for Varsity Nedlands Pty Ltd, featuring the word "Varsity" in a stylized, handwritten-style font. The letters are dark blue or black, with a thick, dark blue underline that extends to the right and then curves downwards. The 'V' is particularly large and stylized.

Extended Trading Permit for Ongoing Hours

1. An extended trading permit may be granted for the purpose of authorising a licensee to sell liquor under the licence during specified hours that would not otherwise be permitted hours (section 60(4)(g) of the Act).
2. An ETP should not be issued in a way calculated to subvert the system of licence classification (*re Universal Bar and Grill (1994) 10 SR (WA) 71*).
3. The "subversion of the licence classification system" means the "imposition of conditions that will change the essential nature of the licence of the relevant class" *Beachport Properties Pty Ltd v Tyncom Pty Ltd & Ors BC 9000206 SCSA* (at page 2).
4. An Applicant for an ETP is not required to demonstrate exceptional public interest considerations in relation to applications for extended trading hours (*Hermal Pty Ltd v The Director of Liquor Licensing (2001) WASCA 356*).

5. A restriction upon extended trading hours cannot be inferred from a lack of express government guidance. Such guidance is provided by the test for an ETP and the scopes and objects of the Act. (*Hermal Pty Ltd v The Director of Liquor Licensing*, supra above).
6. Although the power exists under section 61A to limit the permitted hours authorised by extended trading permits, this power has not been exercised.
7. As such there is at present no limitation upon the trading hours that may be granted under an extended trading permit.
8. We note that:
 - (a) the 2005 *Freemantle Review of the Liquor Licensing Act* recommended that Extended Trading Permits for trading hours be restricted to 2:00am in the morning; and
 - (b) Parliament, as evidenced by debate of the Bill, Hansard 24 October 2006, page 75073 – 7541(a), intended the legislation be drafted in such a manner that the Licensing Authority could grant ETPs to beyond 2:00am, thereby rejecting the Fremantle recommendation.
9. Accordingly, an ETP permitting a venue to trade until 2:00am is:
 - (a) entirely consistent with the tenor of a Tavern (Restricted) licence;
 - (b) consistent with the hours during which Parliament envisaged a hotel or tavern could operate; and
 - (c) does not subvert the system of licence classification.

Public Interest

10. Section 38(4) provides that the matters the Licensing Authority may have regard to in determining whether the grant of an application is in the public interest, include:
 - (a) the harm or ill health that might be caused to people, or any group of people due to the use of liquor;
 - (b) the impact on the amenity of the Locality in which the licensed premises or proposed licensed premises are, or are to be, situated;

- (c) whether offence, annoyance, disturbance or inconvenience may be caused to people who work or reside in the vicinity of the licensed premises or proposed licensed premises; and
 - (d) any other prescribed matter.
11. Relevant to the question of the public interest are the objects of the Act which, for the purpose of the present application, relevantly include the following primary objects:
- (a) to regulate the sale, supply and consumption of liquor;
 - (b) to minimise harm or ill health caused to people or any group of people due to the use of liquor; and
 - (c) to cater for the requirements of consumers for liquor related services with regard to the development of the liquor industry, the tourist industry and other hospitality industries in the State.
12. It is submitted that when sections 5(1)(a), (b) and (c) are read in conjunction, the Licensing Authority, in regulating the sale, supply and consumption of liquor, and catering for the requirements of consumers for liquor and related services, is required to have regard to the object of minimising harm or ill health cause to people or any group of people.
13. It follows that although section 5(1)(b) is a primary object of the Act, it does not necessarily mean that when harm or ill health may be caused to people by the granting of an application no licence should be granted (*Executive Director of Public Health v Lily Creek International Pty Ltd & Ors* (2000) WASCA 258).

Section 5(1)(b): Harm and Ill-health

14. Section 5(1)(b) provides the following primary object of the Act:
- "To minimise harm or ill-health caused to people, or any group of people, due to the use of liquor."*
15. The Licensing Authority is required to consider whether the risk of increased harm is acceptable or unacceptable. It is not the position, however, that any increase is unacceptable. This is an assessment which must be made on a case-by-case basis (*Executive Director of Public Health v Lily Creek International Pty Limited & Ors* [2001] WASCA 410 at [59] per Wheeler J).

16. When considering whether the grant of the application will cause harm or ill-health to people or any group of people due to the use of liquor, the approach to be adopted is as follows:
- (a) the Licensing Authority must make findings that specifically identify the existing level of harm and ill-health in the relevant Locality due to the use of liquor;
 - (b) the Licensing Authority must make findings about the likely degree of harm to result from the grant of the application;
 - (c) the Licensing Authority must assess the likely degree of harm to result from the grant of the application against the existing degree of harm; and
 - (d) the Licensing Authority must weigh the likely degree of harm, so assessed, together with any other relevant factors to determine whether the applicant has satisfied the Licensing Authority that it is in the public interest to grant the application.

(Carnegies Realty Pty Ltd v Director of Liquor Licensing [2015] WASC 208 at page 14.)

17. 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 (*Carnegies*, supra at page 15).

Section 5(c)

18. The Act no longer provides for a "needs test".

19. Section 5(1)(c) of the Act states:

"(1) The primary objects of this Act are:

- (c) 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."*

20. In *Australian Leisure and Hospitality Group Pty Limited v Commissioner of Police & Ors [2017] WASC 88*, the Supreme Court stated:

"... I consider Section 5(1)(c) requires regard be directed to the proper development of the liquor industry, the tourism industry and other hospitality industries in the State in considering the issue of catering for consumer requirements.

Catering for consumer requirements is not be considered in isolation. The potential and opportunity for proper development of the industry (including change) is not to be ignored.

Assuming there is appropriate probity evidence, the words invite a broader ambit of matters to be considered as part of assessing the diversity of consumer requirements and how they are to be catered for". (paragraphs 67-69)

21. While indicating that it is not for the Court to prescribe the matters which may be important when considering the proper development of the liquor industry, in that matter, the Supreme Court stated:

"However, in this case, it would seem that the changing demographic of the community and the introduction of a different offering in terms of consumer choice and diversity are important matters for evaluation and the Commission ought to have a proper regard to them, which means not only stating conclusions but revealing an analysis of the relevance of those matters." (paragraph 10)

22. When considering the primary object contained in Section 5(1)(c), it is settled law that this object does not incorporate the "need" test, which was removed by amendments to the Act made by the *Liquor and Gambling Legislation Amendment Act 2006* (WA) (refer to *Australian Leisure and Hospitality Group Pty Limited v Commissioner of Police* [2016] WASC 40).

23. In *Liquorland (Australia) Pty Limited* LC 07/2017, the Liquor Commission stated:

"... The Commission has not considered the issue of "need" in determining this application. The Commission does not consider that Section 5(1)(c) of the Act imposes a positive onus on applicants to establish that there is a need or requirement for the granting of the application. That Section relates to an objective assessment of whether the granting of the application will 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. The submissions made on behalf of the Director in respect of this issue are rejected by the Commission." (Paragraph 22) (our underlining).

24. The submission referred to by the Commission is summarised at paragraph 11 of the Decision as follows:

"In written submissions dated 4 August 2016, Counsel for the Director stated that:

.....In order for the Liquor Commission to conclude that the grant of the application materially caters for the requirements of consumers for liquor, the applicant is required to, by cogent evidence, prove that there is, in fact, a consumer requirement - that is, some call by consumers for the products and services that will be offered at the premises and that the grant of the application will cater for that requirement in a way which can be said to be beneficial to the public interest."

25. A similar argument was advanced on behalf of the Director of Licensing in the matter of *ALDI Food Pty Limited* [LC 09/2017] ("the ALDI Decision").

26. At paragraph 17 of the ALDI Decision, the Commission stated:

"It is apparent that the Director wished to rely upon the Woolworth's evidence in submitting that the applicant had failed to demonstrate the degree to which the grant of the application would cater for the requirements of consumers for liquor."

27. The written submissions lodged on behalf of the Director went on to state that:

"There has to be evidence of some call by consumers for the products and services that will be offered at the proposed licensed premises."

28. This point was further developed at the hearing at which Counsel for the Delegate stated:

"... But the point being is that that statement needs to be considered in that context that the Delegate wasn't just considering the evidence provided in support of the ALDI Application, it was also in the context of the evidence put forward by Woolworths as to consumer requirement in considering that evidence as a whole."

29. To place this submission in context, the application under review in the ALDI Decision was originally considered in conjunction with an application by Woolworths for a liquor store licence in the same shopping centre the proposed ALDI store was to be located.

30. In refusing the ALDI Application at first instance, upon a consideration of both the Woolworths and the ALDI Applications, the Delegate to the Director stated:

"I have concluded that the Woolworths Application would provide greater benefits to consumers in the locality ..." (Paragraph 6 of the Decision of the Director of Liquor Licensing dated 11 May 2016).

31. The submission advanced by the Director with respect to the correct approach to be adopted under Section 5(1)(c) of the Act (reproduced above) was rejected by the Commission. The Commission stated:

"In any event, the submissions advanced on behalf of the Director were based on the misconception that Section 5(1)(c) of the Act required an applicant to establish a need or call or requirement for liquor in the locality. The submissions ignored the wording of the provisions which states that one of the primary objects of the Act is "to cater for the requirement of consumers for liquor and related services with regard to the development of the liquor industry, the tourism industry and other hospitality industries in the state." (Paragraph 19) (our underlining).

32. The Commission further stated in that case:

*"Section 5(1)(c) requires the Commission to evaluate whether the evidence before it is such that the granting of the application will cater for the requirements of consumers for liquor and related services and provides for the profitability of the liquor industry. It does not require an applicant to establish that there is a need for liquor in the relevant location. As was noted by Martino J in *Australian Leisure and Hospitality Group Pty Limited v Commissioner of Police* the "needs test" no longer applies to applications of this nature".* (paragraph 27) (our underlining)

Section 5(1)(c) and the 'balancing exercise'

33. A conflict may arise between the object of minimising harm or ill health on the one hand and catering for the requirements of consumers on the other. Neither of the primary objects under sections 5(1)(b) and 5(1)(c) should be given precedence. In such cases, the Licensing Authority undertakes a balancing exercise, weighing up considerations relevant to these and all other objects of the Act.

34. Where there is a prospect of harm or ill health being caused by the grant of a licence, and the grant would advance other objects, the resolution of the conflict that then arises will depend on the degree of importance that is to be attributed to each of the relevant factors in the particular circumstances (*Executive Director of Health v Lily Creek International Pty Limited & Ors* (2000) WASCA 25 at page 45).



FRASER & ASSOCIATES LAWYERS
Solicitors for the Applicant