DATED on the 12th day of AUG 2015

AVOCADOS RESTAURANT AND RECEPTION CENTRE

Public Interest Assessment Submission

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1. Introduction

1.1. The Applicant, Ozhaven Pty Ltd (Applicant) is applying to the Director of Liquor Licensing for the unconditional grant of a hotel license in respect of the premises known as Avocados, located at Lot 2 (No.2) Mount Street, Kelmscott.

1.2. The Director of the Applicant is Giuseppe Tobia. Giuseppe completed a course in Liquor Licensing on 28 June 2007 with a nationally accredited institution.

1.3. The Applicant has considered the various licenses under the Act and wishes to apply for a Hotel License to allow alcohol to be supplied to lodgers as well as patrons to the accommodation facility.

1.4. Section 41 (4) of the Liquor Control Act 1988 ("the Act") for a Hotel License states that:

41(4) Unless it is a small bar licence or a tavern licence, a hotel licence —

(a) subject to subsection (5) and to any variation under subsection (6), is subject to the condition that the licensee provides guest accommodation for any person; and

(b) subject to subsection (5) and without limiting section 64, is subject to any condition imposed by the licensing authority requiring meals to be provided to lodgers.

1.5. The Applicant currently operates an accommodation and function venue known as 'Avocados'.

1.6. Avocados is an integrated facility that is suitable for both corporate and private functions. The 3.03 hectare property currently has 20 beautiful river view chalets to meet the accommodation needs of clients and tourists.

1.7. There is also a function room and a restaurant with indoor and outdoor seating both overlooking the river and waterfall.

1.8. The property is surrounded by avocado trees.

1.9. At the Avocados, comprehensive meeting and banquet facilities are designed to accommodate up to 120 guests. There are 4 chic banquet halls equipped with state of the art technology to accommodate the needs of corporate clients and business travellers intending to host functions, meetings and seminars.

1.10. The facilities on the property are also well catered for hosting wedding ceremonies and parties. The picturesque natural bush setting and the flowing Canning River also add to the charm of Avocados as a fine wedding location.

1.11. Avocados aims to attract local residents, corporate clients and tourists wishing to explore the Perth hills.
1.12. Avocados is currently operating on a BYO service. Patrons are advised to bring in their own alcohol which will be served responsibly by the staff operating the function centre. Responsible service of alcohol is not new to Avocados and the Applicant believes that this application will fulfil the requirements noted in the Act.

2. Locality

1.13. The relevant locality for the purpose of this Public Interest Assessment (PIA) is determined to be 3km radius around Avocados pursuant to the Director of Liquor Licensing’s PIA Policy. Avocados is located along Brookton Highway, a 3km drive from Albany Highway. It is surrounded by semi-rural residences.

1.14. The property sits alongside Canning River in the Perth foothills in between the suburbs of Kelmscott, Roleystone and Mount Nasura.

1.15. According to Google Maps, the Proximity of the premises to bordering suburbs are as follow:
   - Approximately 3.5km to suburb of Kelmscott – 45mins walk
   - 4.2km – 6mins by car without traffic to Kelmscott
   - 7km – 10mins by car to Armadale
   - 6km to Armadale
   - 1h 20mins walk to Armadale

1.16. It can be also seen from this image that the proposed licensed premises is located some distance away from any residential properties.

1.17. There are abundant parking facilities within the site as evidenced in the site plan.
1.18. The suburbs of Kelmscott, Roleystone, Mount Nasura will be used by the Applicant as being representative of the locality for the purposes of the demographic study in these submissions.

2. Demographics of Locality

2.1. The Drug and Alcohol Interagency Framework for WA 2011-2015 has identified several 'at risk' groups and sub-communities.

- Children and Young People
- Aboriginal people and communities
- Families
- Migrant groups from non-speaking countries
- Communities with experiencing high tourist numbers
- People from regional, rural and remote communities
- People in low socio-economic areas
- Mining communities or communities with high itinerant workers

2.2. The following table presents a statistical summary of ‘at-risk’ groups within the locality vis-à-vis Western Australia
2.2.1. **Children and young people**

The number of children and young people in Kelmscott and Mount Nasura is slightly lower than the State’s average. There are more children and young people living in Roleystone. The number of resident young adults aged 20-24 in Kelmscott, Roleystone and Mount Nasura is lower than the state’s average. This may be due to economic opportunities lying elsewhere.

2.2.2. **Aboriginal people and communities**

The number of people in this ‘at-risk’ group is significantly lower than the state.

2.2.3. **Families**

There are, on average, more couple families with children in Roleystone as compared to the same in Kelmscott, Mount Nasura and the State. Correspondingly, there are less one

---

<table>
<thead>
<tr>
<th>“At risk groups”</th>
<th>Western Australia</th>
<th>Kelmscott</th>
<th>Roleystone</th>
<th>Mt. Nasura</th>
</tr>
</thead>
<tbody>
<tr>
<td>Children and young people</td>
<td>26.3%</td>
<td>25.3%</td>
<td>27.4%</td>
<td>24.3%</td>
</tr>
<tr>
<td>Aged 0-14</td>
<td>19.7%</td>
<td>18.1%</td>
<td>20.1%</td>
<td>16.7%</td>
</tr>
<tr>
<td>Aged 15-19</td>
<td>6.6%</td>
<td>7.2%</td>
<td>7.3%</td>
<td>7.6%</td>
</tr>
<tr>
<td>Aged 20-24</td>
<td>7.1%</td>
<td>6.7%</td>
<td>4.7%</td>
<td>6.6%</td>
</tr>
<tr>
<td>Aboriginal people and communities</td>
<td>3.1%</td>
<td>2.5%</td>
<td>0.5%</td>
<td>1%</td>
</tr>
</tbody>
</table>

**Families – Family composition**

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Western Australia</th>
<th>Kelmscott</th>
<th>Roleystone</th>
<th>Mt. Nasura</th>
</tr>
</thead>
<tbody>
<tr>
<td>Couple family without children</td>
<td>38.8%</td>
<td>38.98%</td>
<td>41.6%</td>
<td>44.8%</td>
</tr>
<tr>
<td>Couple family with children</td>
<td>44.9%</td>
<td>38.9%</td>
<td>48.6%</td>
<td>42%</td>
</tr>
<tr>
<td>One parent family</td>
<td>14.5%</td>
<td>20.2%</td>
<td>9.1%</td>
<td>12.8%</td>
</tr>
<tr>
<td>Other family</td>
<td>1.8%</td>
<td>1.9%</td>
<td>0.7%</td>
<td>0.3%</td>
</tr>
</tbody>
</table>

Migrant groups from non-English speaking countries | See below

Communities that experience high tourist numbers | See below

People from regional, rural and remote communities | See below

People in low socio-economic areas | See below

Mining communities or communities with high itinerant workers | See below
parent families with children in Roleystone as compared to the other comparative suburbs and the State. This suggest that the suburb of Roleystone is, characteristically, very different to the suburbs of Kelmscott and Mount Nasura even though the suburbs adjoin each other.

In general, the Armadale region has a relatively young population, with a high percentage of young people compared to the Perth metropolitan average.

2.2.4. Migrant groups from non-English speaking countries

There is no direct statistics from ABS Census 2011 regarding migrant groups from non-English speaking countries. However, the information on ‘Ancestry by Birthplace of Parents’ provides a general indicator of migrant groups from non-English speaking countries.

In Kelmscott, the top 5 non-English speaking countries from which both parents were born overseas, being a percentage of the total responses, are as follows:

- Italian (4.3%); Chinese (1.4%); Polish (1.4%); Spanish (0.4%); Croatian (0.38%)

In Roleystone, the top 5 non-English speaking countries from which both parents were born overseas, being a percentage of the total responses, are as follows:

- Italian (4.1%); Chinese (1.2%); Polish (1.1%); Hungarian (0.31%); Spanish (0.25%)

In Mount Nasura, the top 5 non-English speaking countries from which both parents were born overseas, being a percentage of the total responses, are as follows:

- Italian (4.6%); German (3.4%); Chinese (1.35%); Polish (0.85%); Croatian (0.43%)

2.2.5. Communities that experience high tourist numbers

There are no specific statistics on tourist numbers in Kelmscott, Roleystone and Mount Nasura. As many tourist attractions are located within Roleystone, it is expected that Roleystone will experience a higher number of tourists compared to Kelmscott and Mount Nasura. Additionally, those three suburbs form the eastern boundary of Perth Metropolitan area being a gateway to regional tourist destinations.

Nonetheless, Armadale Visitor Centre numbers provide a cursory indication of the number of tourists visiting Armadale. These figures are extracted from the City of Armadale Tourist Destination Strategy 2015-2019.

These figures do not represent a complete visitation profile of the region.

<table>
<thead>
<tr>
<th>Financial Year</th>
<th>Intrastate</th>
<th>Interstate</th>
<th>International</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012/13</td>
<td>6995</td>
<td>873</td>
<td>1068</td>
<td>8,936</td>
</tr>
<tr>
<td>2013/14</td>
<td>10,648</td>
<td>1,127</td>
<td>1,097</td>
<td>12,872</td>
</tr>
</tbody>
</table>

2.2.6. People from regional, rural and remote communities

The locality surrounding Avocados does not contain regional, rural or remote communities. However it is possible that people from such communities may visit or pass by the locality for the purpose of work or leisure.
2.2.7. People in low socio-economic areas

The table below is a comparison of both Kelmscott and Roleystone against Western Australia. In general, the statistics show that Roleystone’s residents are slightly well-off compared to the State while Kelmscott is not. These numbers are based on the Australian Bureau of Statistics 2011 Census of Population and Housing.

<table>
<thead>
<tr>
<th></th>
<th>WA</th>
<th>Kelmscott</th>
<th>Roleystone</th>
<th>Mt Nasura</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Age of persons</td>
<td>36</td>
<td>38</td>
<td>41</td>
<td>43</td>
</tr>
<tr>
<td>Median total personal income</td>
<td>662</td>
<td>566 (-15%)</td>
<td>706 (+6.6%)</td>
<td>635 (-4.5%)</td>
</tr>
<tr>
<td>($/weekly)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Median total family income</td>
<td>1,722</td>
<td>1,401 (-19%)</td>
<td>1,974 (+14.6%)</td>
<td>1780 (+3.4%)</td>
</tr>
<tr>
<td>($/weekly)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Median total household income</td>
<td>1415</td>
<td>1,156 (-19%)</td>
<td>1,811 (28%)</td>
<td>1577 (+11.4%)</td>
</tr>
<tr>
<td>($/weekly)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Median mortgage repayment</td>
<td>1950</td>
<td>1,647 (-16%)</td>
<td>2,000 (+2.65%)</td>
<td>1700 (-13%)</td>
</tr>
<tr>
<td>($/monthly)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Median rent</td>
<td>300</td>
<td>280</td>
<td>295</td>
<td>300</td>
</tr>
<tr>
<td>($/weekly)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2.2.8. Mining communities with high itinerant workers

The locality is clearly not a mining communities. While the Census does not provide information to the number of itinerant workers in the locality, it may be assumed that such workers would work in orchards within the locality.

2.2.9. Summary of ‘at-risk’ groups

The locality appears to be a stable locality with a below average representation of the priority population groups. The Applicant has put in place a Harm Minimisation Plan to manage any potential of undue harm or ill health.

3. Location Report

3.1. The dangers of misuse of alcohol is well documented at the national and state level. In 2008, the Department of Health WA commissioned a report Impact of Alcohol on the Population of Western Australia. The results from this project indicate that the harmful effects of alcohol consumption were evident in both acute and chronic conditions and had a significant impact on the entire population of WA, particularly among young people.
The Applicant is aware that the City of Armadale has identified alcohol-related harm one of the top ten priorities that has to be dealt with following the report by the City of Armadale entitled *Public Health and Wellbeing Plan 2014-2017*.

The information below is specific to the Statistical Local Area of Armadale and extracted from a report by the Drug and Alcohol Office entitled *Alcohol-related hospitalisations and deaths in Western Australia; Regional Profile: South Metro - Drug and Alcohol Office Surveillance Report 2014*.

6.3.1. Avocados understands and acknowledges that the City of Armadale has identified alcohol-related harm one of the top ten priorities that has to be dealt with following the report by the City of Armadale entitled *Public Health and Wellbeing Plan 2014-2017*.

6.3.2. While there are readily available crime statistics by the West Australian Police of Kelmscott, Roleystone and Mount Nasura being the suburbs within the relevant locality, the crime statistics does not indicate which crime is alcohol related. These crime statistics are attached. (Attachment 1)

### 4. Nature and Impact to the Local Community –Section 38(4)(b)

4.1. Avocados is situated in between the suburbs of Kelmscott and Roleystone. Brookton Highway connects Roleystone to Kelmscott. The highway is utilised by many commuters, tourists and freight vehicles.

4.2. Kelmscott is a south-eastern suburb of Perth, in the local government area of the City of Armadale. It is 23 km southeast of Perth along the Albany highway.

4.3. Roleystone is situated next to Kelmscott within the local government area of the City of Armadale. It is 30km southeast of Perth and 8km Northeast from Armadale. Roleystone has nature reserves, residential gardens and orchards in relatively large blocks. Araluen Botanic...
Park and Araluen Country Club are located within the suburb. Tourism, Arts and Craft, and agriculture are the main source of income for Roleystone.

4.4. There are currently two licensed premises near Avocados, ‘Zia Ristorante’ and ‘Roley’s on the Ridge’. However, the proximity of both premises to Avocados exceeds 500m.

4.5. There are also no liquor stores selling packaged liquor within the area.

4.6. The proposed premises will provide the local community with an excellent location to rest and relax and enjoy the natural beauty of Perth Hills landscape and atmosphere.

4.7. Avocados will add to the vibrancy of Perth Hills and the City of Armadale. As more upmarket food and beverage destinations are created in the Armadale region, this will attract a more sophisticated clientele.

4.8. In time, the image of the City of Armadale and the suburbs within it will improve. Additionally, as more residential estates are to be developed in the suburbs of City of Armadale, the overall socio-economic standings in the area will improve.

4.9. Avocados aims to provide an excellent destination to meet the leisure needs of locals and tourists alike.

4.10. Guests or patrons of Avocados who are currently staying at the premises will be permitted to takeaway any packaged liquor to their rooms.

4.11. It is not expected that Avocados will have a negative impact on the amenity of the locality.

5. Benefits for the Community

5.1. Having a hotel licence will improve the image and standing of Perth hills as a tourist and gastronomic destination.

5.2. A hotel licence will allow customers and visitors to have a comfortable and convenient integrated licensed facility (restaurant, hotel and function centre) as a platform to explore the Perth Hills region.

5.3. Visitors and tourist alike need not travel to Kelmscott or Armadale to purchase alcohol to accompany their meals. Alcohol may be supplied conveniently yet responsibly on the proposed premises.

5.4. The proposed trading hours of operations are to be within the prescribed hours of trading under a hotel licence. With this in mind, the employment benefits to the community will be significant. Most, if not all, of the staff shall be sourced and employed from within the locality. This shall promote further economic growth within the specific locality and the Perth Hills region as a whole.
5.5. Having Avocados as a licenced premise will fall in line with the City of Armadale Strategic Community plan 2013-2028 and Tourism Destination Strategy 2015 - 2019.

5.5.1. Community Aspirations - Residents envision increased recreational services, continued development of urban centres, a growth in the community spirit, a safe environment and cultural diversity as the major factors shaping the City’s future. The City’s relaxed lifestyle, natural landscapes, broad expanses of parkland and convenient access to modern shopping and dining facilities were valued most by community members. (City of Armadale, Strategic Community Plan 2013-2028, p.4);

5.5.2. The City of Armadale, Corporate Business Plan 2014-2019 aims to, amongst other things, promote Armadale nationally and internationally in partnership with State and Regional tourism initiatives (Strategy – 3.4.2). Specifically, the City is determined to explore opportunities for short-stay accommodation in Armadale by investigating the feasibility/business case for quality short-stay/tourist accommodation. The City also aims to develop partnerships with relevant business and community organisations to deliver a “Spring into Armadale” promotion.

5.5.3. The proposed premises will help market and promote the locality of the City of Armadale to resident’s stakeholders and the wider West Australian community (Corporate Business Plan 2014-2019, Strategy – 3.4.3)

5.6. The proposed premises will provide a picturesque avenue for patrons to hold private and corporate functions.

5.7. This will add to and improve the image and standing of Perth foothills region, and the City of Armadale. Importantly, by creating an integrated resort facility, Avocados contributes positively to the branding of City of Armadale as a suitable alternative to the Swan Valley region as a tourist destination.

5.8. From a macro perspective, this will benefit Western Australia tourist market as a whole. The development of Avocados and the proposed licence premises will fit into the strategic plan of the City to promote tourism and economic growth.

5.9. The management of Avocados have consulted with the City of Armadale regarding improvements of its “tourism product”. (Attachment 2 - email response from City of Armadale dated 25 Jun 2015)

6. Public Interest – Section 38(2)

6.1. Pursuant to Section 38(2) of the Act, the Applicant must satisfy the licensing authority that granting the application in the public interest.

6.2. The Applicant has garnered the support from the City of Armadale and the public as evidenced by the letters of support and witness petitions.

6.3. As the operator of a wedding and function venue, there is strong demand for the Applicant to have a hotel license in place to cater for the needs of the clients. Currently the premises is BYO and clients have provided feedback of the inconvenience. The grant of a hotel license will provide guests with the opportunity to enjoy a meal complimented with alcoholic and
non-alcoholic beverages as well as having the benefits of a function venue and accommodation.

6.4. The grant of a hotel license will facilitate eco-tourism and food & beverage tourism in Perth's foothills region. It will encourage and improve the appeal of Perth hills as an alternative destination to the Swan valley region for corporate clients, tourist and residents.

6.5. The Applicant is committed to providing a safe environment for patrons to dine in and consume alcoholic beverages. The Applicant has also put in place a Harm Minimisation Plan to ensure that there will be no harm or ill-health to the community.

6.6. The location of Avocados is also sufficiently remote and ‘at-risk’ groups are not likely to loiter at or near the premises.

6.7. The patrons of Avocados are likely to be visiting the premises for a function or event and young children will be accompanied by their parents or guardians.

6.8. In keeping with the nature of the venue, patrons will be encouraged to book accommodation on the premises as well to eliminate the need for driving after consumption of alcohol.

6.9. There are some public transport options within close proximity to the premises.

6.9.1. Transperth Bus route 241 operates from just outside the proposed premises. Route 243 operates from Kelmscott Station; or

6.9.2. Patrons may make taxi bookings. Alternatively, the hotel can make such bookings on the patrons’ behalf.

7. Harm or ill-health – Section 38(4)(a)

7.1. The Applicant is confident that the approval of this application will have a minimal impact on the locality and has implemented the following guidelines to eliminate any harm that may arise.

Dress Standards

7.2. The Applicant will refuse entry to the licensed area to any person wearing a jacket or any other clothing or accessory, or any visible body markings bearing patches or insignia of any Outlaw Motor Cycle Gangs, not limited to but including the Outlaw Motorcycle Gangs listed below:

- Coffin Cheaters
- Club Deroes
- God Garbage
- Gypsy Jokers
- Outlaws
- Rebels
- Comancheros
- Mongols
- Hells Angels
- Rock Machine
13

- Finks
- Bandidos
- Lone Wolf

Noise

7.3. Sources of noise from Avocados
- Access and egress of patrons’ vehicles and delivery trucks
- Customer noise from the premises
- Music played in the restaurant or function centre
- Live music played outdoors (including music played during weddings)

7.4. The function room will be enclosed. Any music or noise will be severely restricted.

7.5. The external area may possibly cater to functions such as wedding ceremonies. Any noise generated by such functions are not usually loud or over-bearing. This is evidenced in the acoustic assessment of Avocados’ premises conducted in October 2012. (Attachment 3 - acoustic assessment)

7.6. There are very few residential properties within 200 metres of the proposed premises.

7.7. Brookton highway is used by commuters, tourists and freight vehicles frequently. The population density of the immediate area is not high. The noise produced from Avocados during operational hours should have little or no impact on the existing ambient noise generated by road traffic. Therefore, the noise impact on the locality is very low.

7.8. Management strategies to reduce noise impact in the locality include ensuring that noise generated by speakers or amplifiers be reduced to a lower level after an appropriate timing. Furthermore, staff of the premises will kindly remind patrons to keep the noise level low in order not to disturb the peace and quiet of neighbouring residential areas.

7.9. The designated car park area are in the middle of the 3.034 hectare lot. Any vehicle noise generated from within the property will not severely impact on the surrounding area.

7.10. As of the date of this application, Avocados have yet to receive any noise complaint from the neighbours.

Anti-social activities

7.11. The location of the proposed premises is fairly withdrawn from Armadale and Kelmscott and from the Armadale Trans Perth train line.

7.12. There is one Trans Perth bus line (Route 241) servicing the route to the proposed premises.

7.12.1. The lack of public transport infrastructure is listed in the City of Armadale’s Tourism Destination Strategy 2015-2019 as a factor impeding the growth of tourism in the area. Due to the lack of public transport infrastructure available, it is unlikely that the source of anti-social activities will be external.
7.13. Admittedly, it is possible that any anti-social activities will be from within Avocados. There is always a likelihood of patrons of any licenced premises to disturb or inconvenience local residents. However, due to the locality and residential density around Avocados and along Brookton highway, the impact of any disturbances are significantly minimised. With further supervision from Avocados’ management and wait staff, the anti-social impact on the neighbours will be further restricted.

Vandalism, litter and criminal acts

7.14. It is unlikely that the grant of liquor licence will create or increase vandalism, litter or criminal acts in the proposed premises. The proposed premises cater to a specific group of patrons unlike a local liquor store. Patrons of the proposed premises are there to enjoy the food and function in a controlled setting. As the proposed premises will be supervised by qualified staff including a duty manager, this will ameliorate the possibility of acts of vandalism, litter or criminal acts, violent crime and the like from happening.

7.15. The location of the proposed premises is not easily accessible in comparison to a restaurant, café or liquor in the city centre. Anti-social elements are not expected to loiter around the area due to the inaccessibility of Avocados. Therefore, taking into account the target clientele, the proposed facilities and services of Avocados and the location of the premises, the potential impact of the proposed premises on vandalism, litter and criminal acts are very low if at all.

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

8.1. The management of Avocados shall strictly abide with The House Management Policy and Code of Conduct (Attachment 4) along with the Management Plan. (attachment 5)

8.2. The management and staff of Avocados are committed to the responsible service of alcohol. To achieve that, Avocados will ensure that all staff are RSA trained and qualified.

8.3. The management and staff are trained to recognise breaches of the Code of Conduct and to respond appropriately.

8.4. All staff will be trained to:

8.4.1. Identify, handle and refuse service to intoxicated persons;
8.4.2. Check the identity of patrons who do not appear to be of legal age for the consumption of alcohol;
8.4.3. Identify, handle and defuse disorderly and anti-social behaviour; and
8.4.4. Understand their responsibilities under the Liquor Licensing Act.

8.5. All staff will also be trained to handle complaints and to direct complaints to a duty-manager.
8.6. The approved manager has completed the required Liquor Licensing training course. The approved manager is also trained to deal with any complaints or inappropriate situations.

8.7. A CCTV camera system has been installed around the premises to identify and respond to any potentially problematic situations.

8.8. Tapas and full sized meals will be provided to patrons. The sale of food will be promoted to patrons with drinks to encourage them to have food with drinks. This will lessen the chances of patrons being intoxicated.

8.9. Liquor may be served to seated patrons. Alternatively, patrons may purchase liquor from the existing and proposed new bar area.

8.10. The bulk of liquor provided will be wines, beers and ciders. A small percentage of hard liquor and cocktail drinks will also be available.

8.11. There will be minimal advertising or liquor promotions.

8.12. There will be no sound or music amplification in the alfresco area.

8.13. Sound and music amplification is permitted in the enclosed function room and restaurant area. This area is enclosed and will reduce the noise level emitted. The Applicant also requested a Acoustic Assessment in October 2012 which states that the noise emissions are compliant with the assigned noise level (Attachment 3).

8.14. Music is required to be turned down by 10pm and all functions are required to end by 11pm according to the Avocados house policy.

8.15. The proposed licensed area comprising of the restaurant, function room and alfresco area is brightly lit.

8.16. The maximum accommodation numbers are:
- Restaurant – 90 pax
- Function room – 100 pax
- Alfresco area – 100 pax
- Chalets – 20 rooms

8.17. Staff are also required to adopt the following practices when checking the ID of patrons:
8.17.1. Examination of ID will be conducted in a well-lit area where alterations will be more obvious. If required, staff may ask a patron to move somewhere else that has better lighting.
8.17.2. Patrons will be asked to remove their ID from their wallets or purses for inspection.
8.17.3. Staff must hold the ID in their own hands for inspection.
8.17.4. Only an approved form of identification – photographic driver’s license, proof of age card issued by a Government Department, Australian or Foreign Passport- will be accepted.
8.17.5. Staff must check the date of birth on the card to confirm the age of the patron and compare the photo with the patron presenting the ID.
8.17.6. The ID will also be examined to check that it has not been tampered with.
8.17.7. Staff shall ensure that the ID includes a hologram or other security feature.
8.18. Service will be refused to any person who appears under-age and does not have acceptable ID.

8.19. Any suspected fake, defaced or falsely presented ID will be confiscated and handed over to the WA Police.

9. Community Stakeholders

Schools and Educational institutions

<table>
<thead>
<tr>
<th>School/Institution</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good Shepard Catholic School</td>
<td>Arbuthnot Street, Kelmscott WA</td>
</tr>
<tr>
<td>Clifton Hills Primary School</td>
<td>50 Connell Avenue, Kelmscott WA</td>
</tr>
<tr>
<td>Kingsley Primary School</td>
<td>11 Lathwell Street, Armadale WA</td>
</tr>
<tr>
<td>Kelmscott Primary School</td>
<td>River Road, Kelmscott WA</td>
</tr>
<tr>
<td>Armadale Primary School</td>
<td>1 Carradine Road, Armadale</td>
</tr>
<tr>
<td>Kelmscott Senior High School</td>
<td>50 Third Avenue, Kelmscott</td>
</tr>
<tr>
<td>Sowilo Community High School</td>
<td>U ½ Gillam Drive, Kelmscott</td>
</tr>
</tbody>
</table>

9.2 Hospitals, hospices, aged care facilities

<table>
<thead>
<tr>
<th>Hospital/Institution</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Armadale-Kelmscott Memorial Hospital</td>
<td>3056 Albany Highway, Armadale</td>
</tr>
<tr>
<td>Belrose Care Kelmscott</td>
<td>89 Clifton Street, Kelmscott</td>
</tr>
<tr>
<td>Southside Care</td>
<td>18a Gillam Drive, Kelmscott</td>
</tr>
<tr>
<td>Amana Living Thomas Scott Village</td>
<td>63 Ypres Road, Kelmscott</td>
</tr>
<tr>
<td>Juniper Sarah Hardey</td>
<td>222 Cammilo Road, Kelmscott</td>
</tr>
</tbody>
</table>

9.3 Churches/places of worship

<table>
<thead>
<tr>
<th>Church/Place</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Churches of Christ in WA Inc.</td>
<td>1 Croyden Road, Roleystone</td>
</tr>
<tr>
<td>Champion Lakes Christian Church</td>
<td>30 Brant Road, Kelmscott</td>
</tr>
<tr>
<td>Anglican Church of Australia</td>
<td>4 River Road, Kelmscott</td>
</tr>
<tr>
<td>Jesus Christ of Latter Day Saints</td>
<td>105 Carawatha Avenue, Armadale</td>
</tr>
<tr>
<td>Kelmscott Baptist Church</td>
<td>29 Third Avenue, Kelmscott</td>
</tr>
<tr>
<td>The Good Shepherd Catholic Church</td>
<td>42 Streich Avenue, Kelmscott</td>
</tr>
<tr>
<td>Westminster Presbyterian Church</td>
<td>Lot 194 River Road, Kelmscott</td>
</tr>
</tbody>
</table>

9.4 Child care centres

<table>
<thead>
<tr>
<th>Childcare Centre</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goodstart Early Learning</td>
<td>2 Caroline Street, Mount Nasura</td>
</tr>
</tbody>
</table>
9.5 **Local government authority**

9.5.1 Police stations

*Armadale Police Station*  
23 Prospect Road, Mount Nasura

**10 Consultation of Stakeholders**

The Applicant will provide a Notice of the Application to residents and business within a 200 metres radius, and stakeholders within the locality.

A copy of the Public Interest Assessment Submission will be available for public perusal at Avocados.

**11 Summary**

The Applicant hereby submits this Public Interest Assessment to support the application for the grant of a Hotel Licence for the premises known as Avocados located at 2 Mount Street, Kelmscott, WA.

Avocados is focused on providing a family friendly restaurant and function centre in a natural bush setting for local residents, tourists, business travellers and corporate clients. The Applicant is mindful of the risk and problems associated with alcohol, and in relation to those ‘at-risk’ groups especially families, children and young people. The operations of Avocados have not encountered any complaints of noise and anti-social activities from the neighbouring residents.

The management and staff of Avocados are committed to a high standard of service and responsible service of alcohol. On the balance, the Applicant considers that the grant of a Hotel Licence will be in the public interest. This application is also widely supported by 119 local residents as evidenced in the witness petitions. (Attachment 6)

The applicant has also advised Gary White and Frank Wisby, registered proprietors of the residences closest to Avocados of its intention to apply for a liquor license. Both parties have tendered letters to confirm that they have no objections. (Attachment 7)

The Applicant hereby requests that the Director of Liquor Licensing approve the grant of a Hotel License.

**Attachments:**

1. Crime Statistics for the locality
2. Letter from the City of Armadale in relation to tourism development
3. Acoustic Assessment dated October 2012
5. Management Plan
6. Petition in support of liquor license application
7. Letters from Gary White and Frank Wisby