

24<sup>th</sup> February 2025

The Director  
Liquor Licensing Division  
Department Racing Gaming and Liquor  
Gordon Stephenson House  
Level 2/140 William St  
Perth WA 6000

Dear Sir,

**The Leederville Hotel and The Garden Extended Trading Permit Variation Application**

**Premises Address: 742 Newcastle Street, Leederville WA 6007**

**Licensee: Newox Pty Ltd**

Please find enclosed our application dated the 24<sup>th</sup> February 2025, we are requesting to vary our existing extended trading permit (permit number 0214399020) for The Leederville Hotel and The Garden, licence number 6020043869.

We wish to trade in all others areas (not already covered under the existing 2am authorisation for Fridays and Saturdays) of the licenced premises Friday, Saturday and Sunday 12midnight to 1am the following day.

*We do not wish to make any changes to the existing authorisations and conditions on the current permit (0214399020), rather add the above request as an additional authorisation.*

In support of our application, we hereby submit our Public Interest Assessment.

The Leederville operates 7 days per week and offers lunch and dinner 7 days with breakfast available from 8am on weekends.

‘The Leederville Precinct’, which includes the areas known as The Leederville Hotel, The Garden, Servo, Servo Yard Bar, and The Red Room is a large, licenced venue which is at the heart of the entertainment precinct in the Leederville CBD. The request for an ETP - Ongoing Hours has been carefully considered to further develop the dining and entertainment options in this culturally and socially vibrant precinct.

The Licensee has reviewed the Director’s Policy on ‘Extended Trading Permits – Ongoing and acknowledges the importance of adhering to the conditions stipulated. The venue has operated with an ongoing hours ETP within specific areas of the venue for 10+ years and has demonstrated compliance.

The Leederville has applied for 9 one-off ETP’s for hours and 2 one-off AVC’s (for ongoing hours permit) in the past 3 years. While the number of permits applied for by Leederville might seem small, it's important to consider the potential reasons behind this, these include cost and feasibility of obtaining ETP’s. The application process and the unknown of approvals until close to the date discourages more frequent applications. The Leederville has a wealth of ideas that could benefit from such flexibility.

The Leederville is surrounded by numerous cafes, restaurants and other licensed premises including the following which are the small bars, taverns and nightclubs within the immediate vicinity including:

- The Hip-E Club
- Fibber McGee's
- Vicky Browns Bar (applied for an ongoing hours ETP in 2024)
- Robert's On Oxford
- Amani Bar
- Jagga Daku Indian Gastro Pub (applied for an ongoing hours ETP in 2024)
- Naber + IIII
- Niche Bar
- Powells Fromagerie & Wine Bar

### **Profile of local community:**

- As of the [2021 ABS Census](#) Leederville is home to 3686 residents with the median age of the population of Leederville being 35 years;
- 66.7% of the population of Leederville are between 20 and 59 years (26.5% alone is aged between 25 and 34);
- 46.7% of the Leederville population are professionals, 66.8% are full time workers with the median weekly household income being \$2,316.
- 30.5% are couple family with children. The Leederville Precinct caters to all ages, our amenities for families include excellent pram access, parents room, children's play area, children's menus and 18 highchairs.
- The Leederville collaborates with City of Vincent and Leederville Connect to assist in delivering community-orientated events such as the Open Streets events, Arty Farty Kids Christmas Party and Leedy Artsfest in the Leederville Village Square and Electric Lane. We are ongoing sponsors of the Subiaco Football Club (based at Leederville Oval).
- The following community amenities are withing a 2km radius:
  - Aranmore Catholic Primary School - 20 Brentham St, Leederville 6007
  - Aranmore Catholic College - 41 Franklin St, Leederville 6007
  - Mount Hawthorn Primary School Margaret Kindergarten - 45 Richmond St, Leederville
  - School of Isolated and Distance Education - 164-194 Oxford St, Leederville 6007
  - West Leederville Primary School - 58 Northwood St, West Leederville 6007
  - North Metropolitan TAFE – Leederville Oxford St &, Richmond St, Leederville 6007
  - Tall Tree Early Learning - Level 2/636 Newcastle St, Leederville 6007
  - Leederville Early Childhood Centre - 244 Vincent St, Leederville 6007
  - Sparrow Early Learning - 170 Railway Parade, West Leederville 6007
  - Kidz Galore - 100 Railway St, West Perth WA 6005
  - Foyer Oxford - Foyer Oxford, 196 Oxford St, Leederville 6007
  - YMCA HQ - 60a Frame Ct, Leederville WA 6007
  - Abbotsford Private Hospital - 61/69 Cambridge St, West Leederville WA 6007
  - Rosewood Aged Care - 67 Cleaver St, West Perth 6005
  - Emerald Life - 78 Kimberley St, West Leederville 6007
  - Villa Pelletier Southern Cross Care - 48 Ruislip St, West Leederville 6007
  - Every Nation Church Perth - Loftus Recreation Centre, 99 Loftus St, Leederville 6007
  - Henderson Memorial Presbyterian Church - 101 Kimberley St, West Leederville 6007
  - Heart for the City Church Central - 8 Cleaver St, West Perth 6005
  - Department of Local Government, Sport and Cultural Industries - 246 Vincent St, Leederville 6007
  - City of Vincent - 244 Vincent St, Leederville 6007

**Minimising the potential for alcohol to cause harm:**

- All staff involved in the sale and supply of liquor will be required to undergo and complete the appropriate RSA training in accordance with Section 33 and 103A of the Act.
- A copy of each staff member's RSA certificate will be kept on premises in a Training Register as per the Director's Policy relating to Training.
- Duty Managers and up hold the higher qualification Manage Licensed Premises (MLP1) and are approved managers who support the staff in their daily duties.
- Select team members are trained to administer first aid and a trained first aid officer is on duty during trading hours at all times.
- The Licensee is committed to the continued responsible service of alcohol at all times.
- The Leederville also provides staff with comprehensive in-house training focused on customer service, product knowledge, and harm minimisation, including preventing undue intoxication and anti-social behaviour.
- In close collaboration with the WA Police, juveniles without a guardian, persons displaying gang colours and known troublemakers are always refused entry.
- The Leederville has in recent years been extensively redeveloped and is now repositioned in the market such that it is heavily oriented towards the sale of food.
- Recognising the growing trend towards 'low and no' alcohol The Leederville Precinct caters to those seeking enjoyable social experiences without compromising their health or preferences with a generous and diverse range of zero and low ABV options inclusive of zero alcohol beer, wine and mocktails.
- The Leederville also throughout the year runs events such as 'Wellness Weekend', where we offer free community led mornings and activities such as rooftop yoga, pilates, F45 pop-ups and kids karate classes.

**Impact on the amenity, quiet or good order of the locality:**

- The nearby Leederville train station provides an excellent means of ingress and egress to The Leederville Precinct and the Leederville entertainment precinct generally.
- Being a major entertainment precinct close to the CBD there is also regular public buses and is a hub for taxis and ride share operators to operate in.
- Leederville has a range of parking options, 5 parking lots within close walking distance with 680+ parking bays, plus generous street parking within the vicinity.
- The Licensee submits that there have been no recent known alcohol-related breaches at the premises and believes that their experience, combined with the Harm Minimisation Plan implemented during all hours of operation, will minimise and mitigate any potential undue harm or ill-health to the locality, subject to the grant of the application in the public interest.
- The Leederville keeps music at conversational level. On busier operating nights when there are DJ's limiters are set on the audio equipment to ensure the venue is compliant with Environmental Protection (Noise) Regulations 1997.
- The Leederville Precinct has installed a sophisticated digital CCTV system which covers both the venues internal and external areas with 62 cameras.
- Complementing the premises' internal CCTV system, the City of Vincent has made significant strides in public safety by installing a comprehensive CCTV network across Leederville. This developing surveillance network contributes to the safety and security of patrons in the Leederville locality, including those visiting The Leederville Precinct. The presence of this surveillance system is a testament to the city's commitment to maintaining a safe and secure environment for all residents and visitors. This aligns with the premises' objectives to ensure patron safety, especially during extended trading hours. [City of Vincent Safer Vincent Plan.](#)
- The external surrounds of the hotel are lit as per Australian Standard 1158.

**Impact on the people who live or work nearby, and weather they might suffer offence, annoyance, disturbance or inconvenience:**

- The Leederville Precinct employs a full-time maintenance team working 7 days per week who not only attend to our venue but the area's directly surrounding including Electric Lane at the rear and the extensive footpath area at the front of the venue to ensure they are always kept clean and tidy.
- The Leederville Precinct works closely with our Security contractor to ensure that we have a regular base of personnel that are familiar with the clientele and management policies.
- Being the largest venue in the locality it is clear that the Leederville Precinct is a pivotal reason that locals and tourist travel to the Oxford entertainment precinct. The side effect is a boost to the local trade for retailers and hospitality businesses. In general the venue does not offend or annoy any local businesses or workers in the area.
- To the best of our knowledge and belief there have been no complaints made to either the Department of Racing Gaming and Liquor or the Liquor Enforcement Unit in regard to the, operation of the venue or the behaviour of its patrons by people who reside or work in the vicinity of the licensed premises in recent years.

**Impact on tourism, culture and the community:**

- Leederville is a locality that strongly focuses on entertainment, food, beverage, and hospitality, and The Leederville Precincts extended hours will further develop its vibrancy.
- The Leederville Precinct is located within the City of Vincent, Leederville is [described as](#):
  - *Leederville is the largest of Vincent's town centres. It forms part of Boorloo – Noongar land belonging to the Whadjuk people of the Noongar nation. The Leederville Town Centre has a unique mix of retail, civic uses, restaurants, bars and residential dwellings which all function in a cohesive environment and flourish together as one mixed-use hub. As some suburbs in Perth's inner-city ring have gentrified over time, Leederville has retained a grungy feel whilst developing a unique, vibrant and youthful atmosphere.*
- The City of Vincent is bounded by the City of Stirling, the City of Perth, the City of Subiaco, and the City of Bayswater and is centrally located in close proximity to the Perth CBD.
- The Leederville Precinct, and the Leederville entertainment area in general, has long been a major destination for visitors to Perth well as locals.
- The thriving Leederville dining and entertainment area is recognised by [Tourism WA](#) as one of eleven (11) Entertainment Precincts in Greater Perth.
- A more vibrant and active Leederville Precinct not only benefits local businesses but also contributes to the overall economic health of the community. By extending operating hours and attracting a larger clientele, Leederville can create more job opportunities and boost the local economy. And further support the local WA liquor, hospitality and tourism industry.
- The Leederville Precinct were finalists in the AHA Hospitality for a number of awards including best outdoor venue and best metropolitan restaurant.
- The Leederville Precinct continues to receive positive feedback from customers and holds high google ratings from genuine customers that is on an upward trajectory.
  - The Leederville Precinct 4.6
  - The Garden 4.1
  - Servo 4.4
  - The Leederville Hotel 4.0
  - The Red Room 4.5
- Patrons who wish to socialise longer on weekend evenings do not have to leave the safety of our premises and go to a nightclub, for example.

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- Leederville Precinct is not just a destination for delicious food and drinks; it's also a vibrant hub for social activities. The venue collaborates with local dance groups, including salsa, to host regular dance nights that have requested to run past midnight.
- Additionally, Leederville's popular dating nights have also expressed a desire to operate with later hours, catering to those seeking a more extended social experience.
- As a popular destination for sports viewing, extended operating hours allows us to showcase a wider range of international sporting events, providing fans with the opportunity to gather, cheer, and enjoy the excitement of live matches.
- With extended operating hours the Leederville Precinct could offer greater flexibility for booking Fringe World acts and other events. By providing a wider range of available times, Leederville can accommodate the diverse schedules of performers and audiences who are not only local but interstate and international, ensuring a more convenient and enjoyable experience for everyone.

The Licensee submits that with all the development recently completed, currently underway, and planned for the near future in and around Leederville as a suburb, including more high-density residential housing and office space, quality hospitality amenities are required to satisfy the contemporary needs and expectations of the people moving into those areas to live, work, and recreate. This includes more high-quality, safe, late-night licensed premises that provide an alternative to nightclubs in the locality. The Licensee submits that, based on these PIA submissions, the request for the approval of the ETP (Ongoing Hours) on Friday, Saturday and Sunday 12midnight to 1am the following day is in the public interest.

Please contact the undersigned if you require any further information.

Yours sincerely,



Ella-Maree Chambers-Hobbs  
Office Manager  
Leederville Hotel and The Garden