

The Bulrush
Unit 23
Yanchep Central Shopping Centre
2 Peony Boulevard
Yanchep
WA6035

Small Bar Controls

The venue will operate as a Small Bar and as such be governed by the Liquor Control Act 1988

- Maximum number of patrons will be 120
- Staff numbers will be approx. 12 depending on demand
- Music will be in line with above legislation however all care will be taken to ensure music has zero impact on neighbouring businesses and residential premises.
- Operating hours will not contravene the above act
- All staff will have appropriate training to suit their individual position description
- All emergency exits will be clearly identified and kept clear of any obstacles
- Annual and dated safety inspections will be carried out in line with requirements and documentary evidence retained on premises.

Staff Training and Responsible Service of Alcohol

- The Licensee, Company Representatives (where required) and Approved Managers will be accredited through the completion of the mandatory liquor licensing training.
- All staff employed to serve alcohol will attain a standard RSA (Responsible Service of Alcohol) licence. This will be supported by ongoing in-house training provided by the company to each staff member.
- An Approved Manager will be on the premises at all times, the Approved Manager will provide guidance and support for all staff members in line with the Liquor Control Act 1988 with regard to harm minimisation.
- Staff members will be made aware of the Director of Liquor Licensing's policies on the Responsible Promotion of Liquor, subsequently staff are encouraged to be alert for the signs of overly intoxicated patrons.
- The Bulrush will not under normal circumstances operate a Happy Hour or Drinks promotion that encourages excessive alcohol intake over a short period of time.
- We will discourage any activity that could result in excessive consumption of alcohol (such as drinking competitions) or the promotion of alcohol involving excessive or rapid consumption of alcohol.
- Low and non-alcoholic beverages are available on the premise and glasses of tap water are available, free of charge, upon request at all times.
- Security staff will be supplied by the shopping centre owners and where required The Bulrush will engage an external security company to ensure safety is 100% in focus.
- Toilet facilities are maintained using the Director of Liquor Licensing's Standards of Licensed Premises Policy.

Juveniles

- We do not serve alcohol to persons under the age of 18 years.

- If there is any doubt as to whether a person is 18 years of age or over, staff members must request that the person provide proof of age.
- The only acceptable proof of age are:
 - Current Australian Driver's Licence with a Photograph
 - A current passport
 - Proof of Age card or equivalent issued in an Australian state or territory
- Intoxicated Patrons
- Intoxicated persons or those displaying signs of intoxication will be refused service of alcohol (unless discussion clarifies the issue) in a calm, courteous and non-judgmental manner, inform the patron that they will not be served with an explanation as to why they are being refused service.
- The patron can be offered water or another non-alcoholic beverage.
- Intoxicated persons will be asked to leave the premises, failure to do so may result in the intoxicated person being reported and subsequent legislation being enacted.
- In line with our duty of care to both our employees and customers and where appropriate, our staff will where possible ensure the patron has organised a safe journey to their destination.

Noise Complaints and Neighbours

- A Complaint Resolution Procedure is in place at the premises, and any complaint received will undergo the process outlined in the Complaint Resolution Procedure.
- Staff will clean up the immediate surrounds of the premises each night including the open areas in front of the venue.
- All non-fixed furniture will be placed inside the premises at the end of each day
- Patrons are required to disperse from the property in an orderly manner and be considerate of neighbouring businesses and residents.
- The Licensee (or representative) and Approved Manager will take necessary action to ensure all activities carried out on premise will not exceed the noise levels stipulated under the Environmental Protection (Noise) Regulations 1997.

Food Service

- Food is delivered, stored, prepared and served in a safe and hygienic way, as per the City of Wanneroo and WA Health Regulations.
- Staff will clear food plates and clean surrounding areas, including the approved alfresco area before, during and after food service.
- Food preparation, storage and service areas will be kept clean at all times.

Trading Hours

The permitted hours will be as per Section 98AA of the Liquor Control Act 1988:

- Monday to Saturday 6.00am – midnight
- Sunday 10.00am – midnight (as per trading conditions)
- New Year's Day from immediately after 12 midnight on New Year's Eve to 2 am and then in accordance with (a) or (b);
- Good Friday or Christmas Day from 12 noon to 10 pm, but only for liquor sold ancillary to a meal supplied by the licensee;
- ANZAC Day from 12 noon to 12 midnight.

The Bulrush (Small bar & Lounge)
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Cover letter

Please see comments below with regards the operational intent for The Bulrush in Yanchep Central.

Proposed use.

The intention is to change use from café (Formerly Full Flava Café) to Small Bar (The Bulrush). Our intention is to create a small bar offering a different type venue for Yanchep, we will focus on a friendly small/wine bar feel engaging local suppliers and employees where we can. Food will be available to patrons in line with kitchen hours – we expect this to be approx. 90% utilisation.

Proposed Hours (subject to demand – we expect 10pm close Sunday to Thursday)

Monday	11.00am – 12.00am
Tuesday	11.00am – 12.00am
Wednesday	11.00am – 12.00am
Thursday	11.00am – 12.00am
Friday	11.00am – 12.00am
Saturday	11.00am – 12.00am
Sunday	11.00am – 12.00am

Proposed Staff Numbers

12 (includes security/bar/Kitchen)

Proposed Patron Numbers

120 (in line with small bar licence)

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Yanchep Central

Local Planning Policy No 2.8

- a) Maximum number of patrons; 120
- b) Proposed operating hours; Premises open hours 9:00am – 12:00am Monday to Sunday (Alcohol Service from 11:00am – 12:00am Monday to Sunday and in line with Small Bar Licence restrictions) these hours are the maximum we would open, at our bar in Joondalup we open 12 noon every day close by 9pm every night other than Friday and Saturday unless a special occasion occurs.
- c) Site plan showing all areas likely to be used by patrons, including any proposed outdoor dining areas and areas external to the site (public spaces, footpath, car parking, car parking, taxi rank, ride share and public transport services);
- d) Location of existing or proposed educational establishment, childcare centre, or public place of worship within 200 meters of proposed premises; The following childcare centres, schools or places of worship are as follows Busy Bees Nursery 1.2Kms, Tiny Kingdom Early Learning Centre 450 meters, Yanchep Lagoon Primary School 400 meters, Yanchep Secondary College 1Km. Yanchep Community Church 1.8Kms.
- e) Location of existing licenced premises within the locality; Bottle Shops BWS immediately adjacent to location, The Bottle-O 300m, Yanchep Inn 7.5Kms.
- f) Operational management plan detailing measures to minimise the impact of the proposal on the amenity of the surrounding area. Depending on the type of use proposed, matters to be addressed may include noise management rubbish disposal and collection, deliveries, security, complaint management and patron control.
 - The premises form part of the Yanchep Central Shopping Centre, as such the following has been agreed with the landlord.
 - Rubbish disposal is in line with other tenants we will utilise existing rubbish management facilities.
 - Deliveries will be approximately 3 per week (Kegs, Food, Alcohol) all will be delivered during normal working hours and will not be noisy or cause parking, access/egress issues.
 - Noise management will be in line with the small bar licence directive, live music will be easy listening (ie Jazz/Soul) this will be managed to enhance the shopping centre experience.
 - Our overhead costs include paying for Security provided by the shopping centre however, we will probably engage a security company as we start to understand the demographic.
 - Complaint management will be elevated to the business owners within 24 hours of any incident and will be closed out as soon as possible, we also have a house policy in place that is approved by the licencing department.
 - We have taken care to design the outside area with a privacy type wall which allows shopping centre patrons to access the shopping centre without issue.

- We will also be posting house rules in the premises regarding acceptable behaviour, we adopt a one strike banning rule and will enforce standards around appearance, language, and abuse.
- g) Any other plan or information Council may reasonably require including, but not limited to, a Traffic Impact Assessment and Noise Impact Assessment prepared by an appropriately qualified professional.
 - We do not expect any traffic or noise impact
 - The shopping centre has a large car park (spaces in the 100s)
 - There is no immediate parking to any elevation of the premises.
 - There is no direct pedestrian access into traffic from the premises.