



Barrel Farm

Public Interest Assessment

East Corner Pty Ltd
47898 South Coast Hwy, Albany
Western Australia 6330

PUBLIC INTEREST ASSESSMENT

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APPLICATION DETAILS

Applicants Name: EastCorner Pty Ltd
ACN 636 749 706 ABN 83 636 749 703
Applying For: Tavern Licence (Liquor Control Act 1988 WA)
Premises Name: Barrel Farm
Premises Location: 47898 South Coast Highway Albany, Western Australia 6330

INTRODUCTION & BACKGROUND

The owner of 47898 (Lot 6) South Coast Highway is EastCorner Pty Ltd. The directors of EastCorner Pty Ltd are Mr Anthony Buxton, Ms Sally Buxton and Ms Holly Buxton. Anthony and the Buxton family are also owners and operators of Yilgarnia Wines Pty Ltd.

Yilgarnia and the Buxton family currently operate a cellar door, restaurant, vineyard and winery, under Producers' Liquor License No. 61880077966 on their farm located in Redmond. To enable Yilgarnia Wines to remain a viable enterprise, and to expand and operate at a greater capacity, the Buxton family have identified the need to relocate their cellar door and restaurant to a higher profile location. As such, the family formed EastCorner Pty Ltd and purchased a small farm on South Coast Hwy near the outskirts of Albany.

During the planning process, the business model formulated is for the project to be two- staged. Stage one is to build a cellar door and restaurant and named Barrel Farm, and stage two is to establish a vineyard and build a microbrewery. Wine sold at the Barrel Farm will be grown and produced in the existing Yilgarnia vineyard and winery, and all craft beer brewed on-site will be sold in the cellar door and restaurant.

After a great deal of time, effort and in consultation with numerous stakeholders, in April 2021 development planning approval was granted to EastCorner Pty Ltd by the City of Albany (P2200582) for a Winery/Cellar Door, Restaurant and Microbrewery at 47898 South Coast Hwy Albany.

A building permit was subsequently granted in mid-2022 and earthworks began. Construction is now well advanced with the building locked up and the internal fit-out, landscaping and play areas underway. The entrance, driveway and carpark have been formed, and renovation of the original stone dairy and shed has started.

After a recent inspection of the Yilgarnia Wines premises, Mr Roger Longhurst, liquor licensing officer from the Department of Racing, Gaming and Liquor visited the construction site of the Barrel Farm. Advice was given that considering the two stages of this project, and the size and quality of the venue, in the long term a Tavern License would be the most suitable liquor license.

Based on this advice, a change in use application has been made to the City of Albany from a Winery, Restaurant and Microbrewery to a Tavern. This application to include a Tavern was supported and approved by the City of Albany on 5 March 2024, reference P2230340.

The Buxton family bring decades of experience in the beverage, hospitality and wine tourism industry to their new project, Barrel Farm. They are passionate and dedicated participants in the Great Southern wine, tourism and viticultural sector, and are committed to establishing a high quality, successful and enduring venue.

THE PREMISES

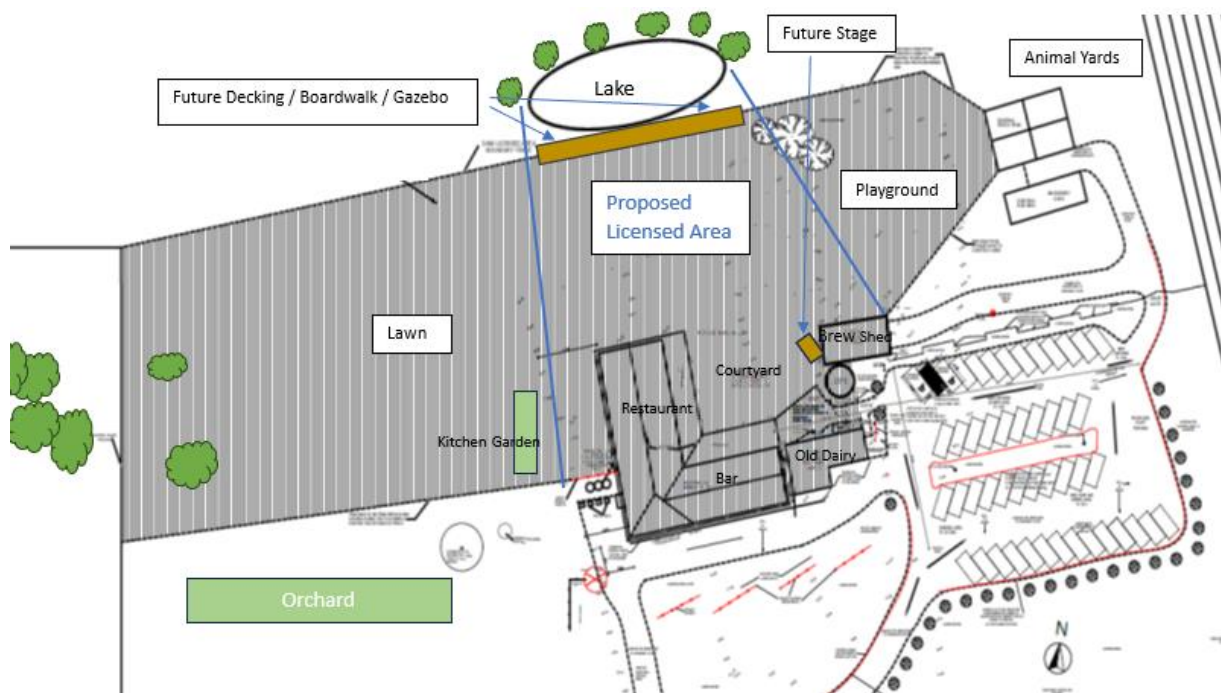
The Barrel Farm is situated on a 43-acre farming property, 47898 South Coast Hwy, Marbelup. This property is zoned for general agricultural use, and is currently stocked with 65 ewes and their lambs. It is divided into a number of pastured paddocks, together with small stands of native trees and vegetation. A natural stream flows through the undulating farm all-year-round, and a large dam is positioned alongside.

Set on a farm, the Barrel Farm will provide a relaxed, family friendly venue which will appeal to all ages. Large grassed lawn areas and landscaped native gardens will provide spacious areas for picnics and space for kids to run. A cubbyhouse has been built and a nature-based playground has been designed to keep children occupied, safe and happy. Patrons will have a rural vista overlooking the farm, natural stream, dams and farm animals, and experience a real sense of being in the country.

A number of separate areas have been created in this build and its surrounds. There is a restaurant designed for sit-down dining with tables and chairs, and a recycled brick fireplace and lounge for casual conversation and socialising.

The second main room will be a more casual space with bench style tables and stools. An area of the bar will be dedicated for wine tasting and appreciation, and retail sales.

Both the restaurant and bar rooms will have large opening doors onto a wide veranda and courtyard. This outdoor space is orientated to capture the sun and block out the cool southerly and westerly winds, providing a protected and inviting area for patrons. Outdoor tables and seating will be provided in the courtyard, and picnic blankets and bean bags for the adjoining grassed area. The play ground will be visible from the courtyard and lawned area, allowing parents to socialise whilst supervising their children.





Drawing of North Elevation showing veranda and doors into restaurant



Drawing of Courtyard showing verandas and two entry doors into bar and restaurant



Work in Progress showing Shed, Old Ironstone Dairy & New Building with Courtyard in Centre



Work in Progress of New Building



Eastern side of Venue showing main entrance between old dairy & tank from the carpark



Main Entrance – blending the old original farm buildings with the new

MANNER OF TRADE

Facilities & Services

The new building will comprise of 2 main rooms, the restaurant/café and the bar area. These rooms are lined the natural birch wood ply and have large windows that overlook the farm. Bookings will be taken for tables in the restaurant and bar rooms, and walk-ins will be able to be seated in the bar, veranda and courtyard spaces. A large amount of seating will be provided and generally, at most times, there will be sufficient seating for all patrons.



Restaurant / Café facing North overlooking the farm



Bar area with bar module in position

A seasonal menu will offer meals, tapas, snacks and desserts. Food, coffee and drink orders will be placed at the bar or by QR code, and served at the patron's table. This table serve will encourage the consumption of food. No seating will be provided at the bar, discouraging excessive alcohol consumption.

A small room in the original stone dairy will be available for a limited function and corporate service in the future.

With multiple market gardens in the region growing top quality fruit and vegetables, local seasonal fresh produce will be sourced from these growers. Fresh greens and herbs will also come from our own farm vegetable garden. Spring lamb grown on the Yilgarnia farm will be served, along with fish freshly caught by local fisherman. Dairy products such a cheese will be purchased from a local dairy farmer and cheesemaker.

- Entertainment:

A large nature-based play ground is being built. There will be a fort and wooden deck built around a cluster of mature native peppermint trees, a wooden boat, climbing platform and cubby house for the little ones. A full-size grassed oval with football and soccer goals will be maintained for the older kids to run and play. For the wet and cold days, an area inside will be designated for children to draw and play board games.

Low-level background music will be played. On occasion, local musicians and artists will be engaged to play live music that is suitable for families and in keeping with the rural setting.

A function centre that hosts large parties and events with loud music late into the night is not the purpose of this venue.



Tree Fort and Cubby House overlooking lake and farm in background



Climbing Frame, Hopping Log & Wooden Boat with Courtyard in background

- Beverages:

It is intended that Barrel Farm will essentially be the cellar door for Yilgarnia Wines. Wine produced and marketed by Yilgarnia will be available for tastings and sold for consumption on the premises. The only packaged liquor available for sale from the designated retail bar space will be produced and marketed by Yilgarnia.

As stated earlier, the second stage of this project is the operation of the microbrewery. Once production is underway, it is intended that approximately 6 styles of beer will be brewed, including low and mid strength. This beer will be available for tasting and consumption on the premises. Only beer brewed onsite at the Barrel Farm will be available as a packaged take-away.

Several non-alcoholic beverages will be available at all times including tea, coffee, milkshakes, spiders, sparkling water, homemade cordials and soft drinks. Rain water will be provided free of charge.

Food will always be available during opening hours.

- Trading Hours:

Tavern Operating hours approved by the City of Albany are:

Monday to Saturday 10.00am to 10.00pm

Sundays & Public Holidays 11.00am to 9.00pm

Allowances may need to be made for variations within this time range for different days and different times of the year. For example, during the winter season Barrel Farm may limit opening to five days per week, closing at 7pm. Opening hours will ultimately depend on demand and viability.

- Capacity:

The City of Albany is yet to issue an accommodation certificate for this premises, however a maximum patron capacity of 300 is expected (in accordance to the Building Code of Australia and Health (Public Building) Regulations 1992).

A CCTV security system will be installed to assist with the monitoring of patronage. The Duty Manager will be responsible for monitoring numbers, and has a duty of care to ensure a safe environment for all patrons.

Target Market

This venue will predominately attract families, but also be appealing to people of all ages. It will draw customers from the local City of Albany and neighbouring communities of Denmark and Mount Barker.

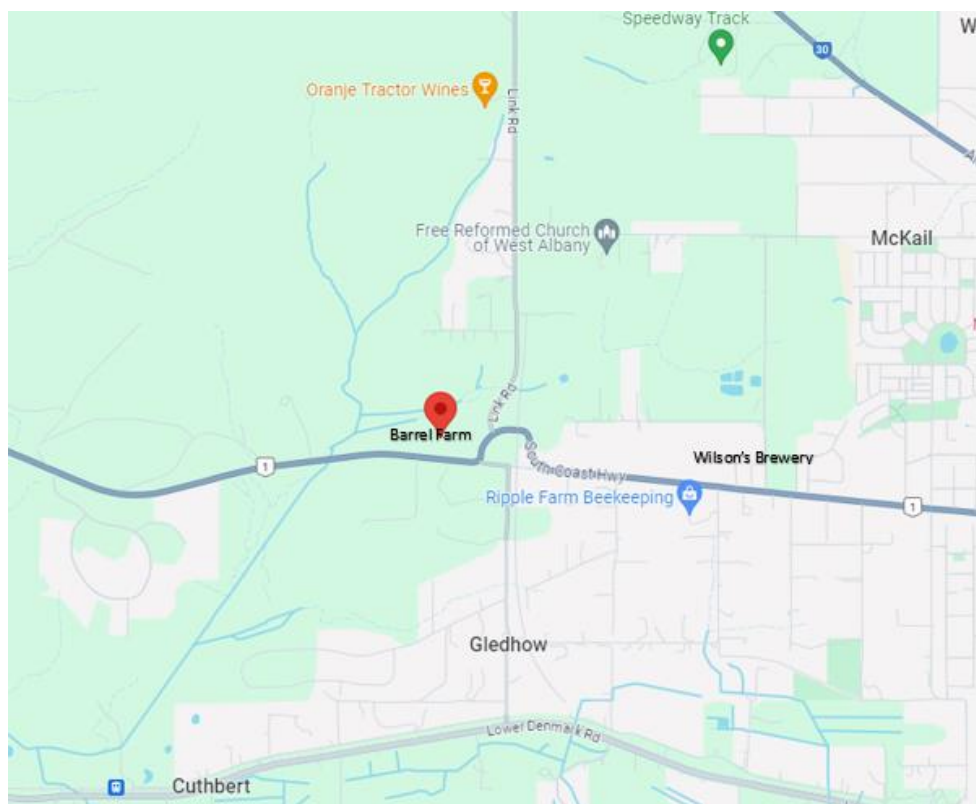
The South Coast of WA attracts large tourist numbers during the warmer months and school holidays. The Barrel Farm in its farm setting, will have strong appeal to tourists especially from the city. The Great Southern is well known for producing premium quality wines, and together with the growth of beer tourism the Barrel Farm will create much interest in the region.

Distinguishing Features

The Barrel Farm will be clearly distinguishable from other tavern licensed outlets simply due to its farm and rural setting. This is a unique venue like no other in the Albany Region. The development aims to highlight to patrons the connection between farm life, farm produce and the final products customers ultimately consume.

LOCALITY

According to the PIA guidelines, the term locality refers to a 3km radius surrounding the proposed licensed premises, in this case the Barrel Farm Albany. That area is depicted in the following Google Map:



The City of Albany has a population of 40,434 (ABS 2022) and a land area of 4,310 square kms. The city encompasses a rural area surrounding a regional township that services the Great Southern Region. The Barrel Farm is situated in Albany's rural area, approximately 8.5 kms from the centre of the city.

HARM OR ILL-HEALTH – Section 38(4)(a)

At Risk Groups

The following table seeks to assist in identifying so-described at risk groups present in the locality and wider Albany community (ABS Census 2021 data) that may be impacted by the proposed premises:

Risk Groups	Albany	Western Australia
Children and young people (0-14)	17.4%	18.6%
Aboriginal and/or Torres Strait Islander people	3.9%	3.3%
Medium Age	26	24
Families (Households) with children	53.4%	61.3%
Households where a non-English language is spoken	7.7%	21.2%
Unemployment rate	3.9%	5.1%
Median weekly income – personal	\$710	\$848
Long term mental health condition	10.7%	8.3%

Children & Young People

Statistics contained in the above table reveal a slightly lower population of children and young people compared to the State average.

Juveniles will only be permitted entry to Barrel Farm if accompanied by a parent or guardian. Trained staff with current RSA's will only accept valid IDs with a photograph in the form of a current Australian driver's license, valid passport or Proof of Age Card.

Aboriginal and Torres Strait Islander People

Statistics contained in the above table indicate a higher population of residents identifying as Aboriginal compared to the State average, although the medium age being slightly older.

Barrel Farm will warmly welcome Aboriginal and Torres Strait Islander people, and people from all backgrounds and culture, and will be an inclusive venue. The venue will encourage a healthy attitude towards food and beverages.

Families

The above table highlight that Albany has a lower percentage of families with children than the State average. Although the Albany and Great Southern Region is attractive to many retirees, families still make up a significant portion of our community.

Barrel Farm will cater for families extremely well; families being a key target market. Multiple features will be designed specifically for children and families as discussed earlier, including a large lawned area for picnics, designated area for ball sports, nature-based playground and cubby house for toddlers and a tree fort and boardwalk for older children.

Below is a sample of comments made by consumers at a recent wine tasting held by Yilgarnia in an Albany outlet:

"Albany is in dire need of a venue with space where families feel comfortable in letting their kids run around and play together."

"Can't wait for it (Barrel Farm) to open; going to be a regular catch-up place for my mother's group for morning tea and lunch."

"Albany needs a kid-friendly place for families to socialise and stay connected."

Non-English-Speaking Migrant Households

The statistics above indicate fewer people from non-English speaking countries live in the Albany locality. Nonetheless, any migrants should feel very comfortable at Barrel Farm which will not operate in any manner likely to adversely affect them.

Low socio-economic Indicators

The ABS census data show with median personal weekly income in the Albany postcode to be lower than the State average, however the Albany community benefit from a lower rate of unemployment.

Social & Health Indicators

According to Australia's Health Tracker Alcohol Report, prepared by the Mitchell Institute, Victoria University, some of Australia's wealthiest areas along with regional areas, have the highest risky drinking rates in the country.

Albany is located in regional WA and based on this data, 21% over the age of 14 drink at risky levels. There is a large variation of the percentage of risky drinkers by area in WA, ranging from 31.5 in Perth's Western suburbs through to 15.7 in Canning. When comparing regional areas, Albany has a relatively lower percentage of risky drinkers.

One statistic where Albany stood above the state average as a risk group was the percentage of people with a long-term mental health condition, as indicated in the above table. The cause of this difference was not clearly determined by the published results.

Importantly, the applicant is conscious of the adverse effects of the over consumption of alcohol. This is demonstrated by many elements of Barrel Farm including the provision of a wide range of non-alcoholic beverages, food being available during all open hours, vegetable garden and orchard, picnic area and the farm and its natural surrounds.

www.vu.edu.au/mitchell-institute/australian-health-tracker-series

ndri.curtin.edu.au/ndri/media/documents/nasdp/nasdp005.pdf

cancerwa.asn.au/wp-content/uploads/2022/07/2021-03-04-Factsheet-Alcohol-use-in-WA-drinking-patterns-and-harms

Crime Statistics for Marbelup

Type of Offence	2014-15	2015-16	2016-17	2018-19	2020-21	2021-22	2022-23	2023-24
Homicide	-	-	-	-	-	-	-	- - -
Sexual Offences	-	-	1	-	-	-	7	- - -
Assault (Family)	-	1	-	-	2	-	-	- - 2
Assault (Non-Family)	-	-	-	-	-	-	-	- - -
Threatening Behaviour (Family)	-	-	1	-	-	-	-	- - -
Threatening Behaviour (Non-Family)	-	-	-	-	-	-	-	- - -
Deprivation of Liberty	-	-	-	-	-	-	-	- - -
Robbery	-	-	-	-	-	-	-	- 1 -
Dwelling Burglary	-	-	-	-	-	-	-	1 - -
Non-Dwelling Burglary	-	-	1	-	-	-	-	1 - -
Stealing of Motor Vehicle	-	-	-	-	-	-	-	1 - -
Stealing	-	3	2	-	2	-	2	1 - -
Property Damage	-	2	-	-	-	-	-	- - -
Arson	-	-	1	-	-	-	-	- - -
Drug Offences	-	-	1	-	-	-	-	2 2 -
Graffiti	-	-	-	-	-	-	-	- - -
Fraud & Related Offences	-	-	-	-	-	-	-	- - -
Breach of Violence Restraint Order	1	-	-	-	1	-	-	- - -
Total of Selected Offences	1	6	7	5	9	6	3	2

Notes:

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

www.police.wa.gov.au/crime/crimestatistics

In terms of crime in the locality, the suburb of Marbelup has a very low incidence of crime.

Considering Marbelup is located on the outskirts of Albany, the suburb is still part of the wider Albany community. This is acknowledged by the applicant, and an increase in the rate of crime due to the opening of Barrel Farm is not anticipated. The premises will be closely monitored by CCTV and securely locked, and staff will be well trained in the handling of incidents.

Harm Minimisation Strategies

This cellar door and restaurant doesn't wish to negatively impact the rural feel or amenity of the area. In fact, in doing so would have an adverse impact on the business itself, as local families, tourists and professionals are the market segment that this venue would generally appeal to.

Steps taken to maintain existing amenity and minimise potential for undue harm include, but not limited to:

- Creating and maintaining a high-quality premise, with a warm, relaxed and inviting family atmosphere. Such a setting will not appeal to, and deter unsavoury persons and disruptive behaviour
- Kid friendly areas such as a nature-based playground, large open grassed lawn to run and play, and a designated indoor area for rainy days.
- Planting and maintaining neat and tidy native garden, trees and lawn areas. Providing a broad range of areas and uses projects an image of liveliness that can create passive surveillance that is not appealing to most criminal activities
- Quality furnishings, focussing on family friendly dining, socialising and conversation
- Have a strong food focus available during all hours of trade
- Price drinks at levels high enough to discourage excessive consumption
- Providing more than ample seating for patrons
- No bar stools available at the bar to discourage excessive consumption
- Staff training on all appropriate matters, including the reinforcement of the responsible serving of alcohol and code of conduct
- Large boisterous groups such as buck's nights or pub crawls will not be permitted entry
- Water free of charge will be available at all times, along with mid-strength and non-alcoholic drinks
- Premises will be covered by CCTV, including exit, entry and delivery points
- RSA qualified staff will supervise the licensed area at all times

Holly Buxton	Management Cert # AAAML10000145472
Peter Buxton	Approved Manager # 410156-3
Anthony Buxton	ORSA101105019752
Peg Buxton	ORSA101105019744

- Premises will be well-lit, including the car parking area as well-lit areas discourage any anti-social behaviour and loitering
- Buildings will be securely locked and security monitored after hours

IMPACT ON AMENITY – Section 38(4)(b)

Neighbours and Setting

The Barrel Farm is located on a working farm, currently stocked with ewes and lambs. There is an original old iron stone dairy, machinery shed, shearing shed and stockyards also on the property.

There are four neighbours with small acreage blocks on the Northern boundary, and one large farm on the Western boundary. All of these neighbours run livestock on their properties, including cows, sheep and horses, and have many areas of natural bush. Both the Eastern and Southern boundaries adjoin land occupied by Main Roads WA.

Keeping the farm feel and providing patrons with a rural experience is the essence of the Barrel Farm. This will be an important point of difference from other outlets for the Barrel Farm.

Local native plants such as the red flowering gum *Ficofolia*, Albany bottlebrush and woolly bush, and willowing peppermint trees have been planted along boundary fences and within the property. This extra vegetation will assist in dampening noise, screening neighbours and roads, and help in maintaining the rural amenity of the area.

Existing Licensed Premises Within the Locality

Regarding services provided by existing licensed premises in the locality capable of selling packaged liquor to the general public:

Oranje Tractor Wines – 198 Link Road Marbelup (2km from venue)

Wilson's Brewery – 47768 South Coast Hwy Albany (1.4km from venue)

Cherry Boots – 25 George Street Gledhow (1.1km from venue)

All of the above businesses operate under a producer's licence.

Traffic, Parking, & Public Transport

The main car parking area is to the East of the buildings, and allows for up to 45 regular vehicles. A designated parking and turn-around area for larger vehicles such as mobile homes and vehicles towing caravans has also been catered for. A drop-off zone and disabled parking has been designated.

Overflow parking will be allowed for in the Southern paddock behind the cellar door and restaurant

Loading zones & bays are located on the southern side of the kitchen, as per site plan. Staff parking is also available on the south side of the building.

The internal driveway is constructed with compacted gravel and topped road base ensuring all weather access.

Main Roads have created a bulge on South Coast Hwy to allow the continual flow of traffic, and have formed and sealed the crossover and main entrance.

Unfortunately, there is no public transport available in this area, however Albany has a comprehensive taxi service available 7 days a week.

Potential Noise Impact

Adhering to the Responsible Serving of Alcohol protocols and encouraging the consumption of food will reduce the likelihood of patrons causing unacceptable noise levels and participating in anti-social behaviour. Patrons will be expected to respect the premises code of conduct principles where rowdy and disruptive behaviour will not be tolerated.

To prevent the disturbance of amenity in the area, deliveries and rubbish collections will occur between the hours of 8am and 5pm only.

Native vegetation will be planted along boundaries, driveways and parking areas to aide in the dampening of noise.

Entertainment –

The owners are aware of the need to monitor the noise impact on neighbours, specifically in relation to music and entertainment. A function centre with frequent live music and late-night entertainment is not the purpose of this venue. A family friendly venue for relaxing dining, wine appreciation and socialising are the aim of this venue.

However, music will add ambience to the cellar door and restaurant. The following scenarios provide examples:

- In-house background music will be played on an in-house system. This music will be at a volume that will allow normal conversation between patrons.
- Live music and entertainment for patrons to enjoy, especially during the warmer months, will be considered. Primarily this may occur on a Saturday or Sunday afternoon. The style of music will be suitable for families, such as local acoustic artists, jazz duet or other mild-mannered genres. There won't for example, be heavy-metal or electronic dance music as this is not in keeping with the target patrons of the venue.
- Preference is to engage local musicians and performers from the Great Southern Region of Western Australia.
- Large functions with loud live music or DJs playing late into the night or early hours of the morning are not suitable for this venue, and will not be on offer to the general public.

All music and entertainment will conclude by 7pm, or earlier.

An acoustic report has been prepared by Acoustics Consultants Australia, and submitted to and accepted by the City of Albany. Noise contour maps and extensive modelling indicate minimal cumulative noise impact on neighbours (sensitive receivers).

Compliance with the Environmental Protection Noise Regulations (EPNR) noise criteria will be achieved by implementing the following noise mitigation measures:

1. Turning off external speakers at the northern façade during the period 1900 – 2200 hours all days and 0900 – 1900 hours on Sunday and public holidays
2. Live music outside in courtyard area played at background levels only, not exceeding 73dB at listeners' location

Potential Impact on vandalism, litter, criminal acts

It is not anticipated that the venue will result in increased vandalism, litter and criminal acts for the following reasons:

Being located on a farm outside residential areas doesn't allow opportunities for vandalism and criminal acts

Patrons will primarily include families, professionals and tourists

Motion activated security cameras will be installed. Adequate lighting will allow for well-defined images

Applicants recognise that clean and well-maintained premises will discourage vandalism and criminal acts, and promote safety and encourage health social activities

Staff will continually clean away any rubbish and litter that is left on the premises

Consultation with Local Government

Consultation has been ongoing with the City of Albany prior and since the initial Development Application for a Winery, Restaurant and Microbrewery was submitted. This application was successful with planning and building permission being granted in April 2021. The City of Albany reference for the existing approval is P2200582.

Close consultation and negotiation with the City of Albany has continued with the additional change in use development application for a Tavern. This application for a Tavern was also approved, reference P2230340 dated 5 March 2024.

Over the past years, countless discussions have been held with a number of City of Albany Councillors and planning staff. All discussions have been constructive, practical and ultimately supportive. The Management and Operations Plan has been made available to the public for reference and comment, and endorsed by the City of Albany.

OFFENCE, ANNOYANCE, DISTURBANCE OR INCONVENIENCE – Section 38(4)(c)

Strategies that will be implemented to address potential offence, disturbance or inconvenience to local residents or business operators will include:

- Continued use of CCTV surveillance systems that record continuous images throughout the premises including car park, main entrance inside the building, courtyard and front lawned areas. These cameras are triggered by a motion detector.
- When using our facilities, patrons will be expected to maintain a considerate and respectful level of behaviour in accordance with our code of conduct. An example of this includes no drinking of alcohol outside the licensed area; no alcohol consumption or loitering in the car park; consumption of food promoted and encouraged.
- Owners and approved managers will work with neighbouring residents to discuss any issues which may arise from activities at the premises such as noise problems or anti-social behaviour.
- Active promotion of responsible service of alcohol at all times. Staff will have the right to refuse service to any patron deemed to be intoxicated and/or acting in an anti-social manner.

PUBLIC INTEREST – Sections 33 & 38

Benefits to Community – recreational, cultural, employment, tourism & local economy

This quality, family-based venue will manage the sale of alcohol in an appropriate manner which will create a positive impact on the City of Albany's economy and culture.

Recreational benefits include:

- Provides patrons with a positive work-life balance opportunity
- With abundant lawned area and play and picnic space, provides physical activity options in a safe and controlled environment
- Provides opportunity for healthy social interaction

Cultural benefits include:

- Encourages the community to be more socially active, engaged and inclusive
- Improves social cohesion with people from different backgrounds and ages as venue design will appeal to younger and older generations
- Draws tourists from the city giving them opportunities to experience a farm-like setting and life in the country
- Allows patrons to view farm animals, vegetable gardens, orchard and primary production/food origins

Employment benefits include:

- Job creation in the hospitality, beverage production and gardens/horticulture sector
- Skills development and training opportunities will be available, including hospitality certificates and apprenticeships

Tourism benefits include:

- Uniqueness of rural setting, farm animals, large lawned space for play and picnics and a creative nature play ground will be a tourist drawcard, attracting visitors to the Albany region
- Creates an interactive venue between the local community of tourists
- Provides a venue with a range of different experiences which give tourists an additional reason to stay longer in the Albany region

Local economy benefits include:

- Job creation for local workers
- Tourist drawcard, which has a positive flow-on effect providing opportunities and additional business in the region
- Purchasing local produce from local primary producers, tradespeople and other service and retail business provides a boost for the local economy

COMMUNITY CONSULTATION

None of the following community buildings or facilities are located within the locality (3km radius) of the proposed licensed premises:

- School and education institutions
- Hospitals, hospices or aged care facilities
- Drug and alcohol treatment centres
- Accommodation or refuges for young people
- Childcare centres
- Local government authorities
- Police Stations
- Regional office of department of indigenous affairs

There is however, a church, the Free Reform Church of Albany that is approximately 2.3km from the venue.

Residential Neighbours

Being situated on a 40-acre farm, there are no neighbours, residential or businesses, within 200 metres of this premises.

However, a number of discussions have been held with owners of the following neighbouring properties:

South Coast Hwy (one neighbour on Western Boundary)

7, 23, 39, 43 Kempton Close (4 neighbours on Northern Boundary).

The closest residential dwelling to the venue is approximately 544m.

Some neighbouring property owners on Kempton Close have expressed objections and concerns with the granting of a Tavern Licence. In summary, the primary concerns include:

- excessive late-night noise, especially from music and rowdy patrons
- lights shining onto their property
- changing neighbours' rural views
- negatively impacting capacity to undertake agricultural activities.

The City of Albany have mitigated these concerns through the application of the Operational Management Plan and imposing conditions upon the planning approval.

The remaining neighbours are supportive of this venue.

Residents from a nearby suburb, Laithwood Circuit, have also fully endorsed this project and venue.

Community Feedback

Yilgarnia and the Buxton family frequently undertake public wine tastings at different retail outlets and functions throughout the Albany region. Nothing other than complete support and praise for this unique venue has been received. The Albany community are genuinely excited for this highly anticipated venue to be open to the public.

CONCLUSION

The applicant and Buxton family bring extensive experience and knowledge in the viticultural and wine tourism and hospitality industry to their new venture, Barrel Farm.

As outlined in this Public Interest Submission, their vision and commitment to present Barrel Farm to the Albany community in a considerate, safe and responsible manner far outweigh any risk of alcohol related harm which could potentially be caused by the grant of the application.

DECLARATION

I declare that the contents of this document and attachments are true, correct and complete and that I have made all reasonable inquiries to obtain the information required.

I acknowledge that under section 159 of the Liquor Control Act 1988 it is an offence to provide false, misleading or incomplete information in this document.

Sally Buxton

Director

EastCorner Pty Ltd

14 March 2024