

# Community Impact Assessment Form

## Part 1 – Overview

### Introduction

A Community Impact Submission assists the licensing authority to assess whether it is in the community interest for an application for a liquor licence to be granted. It is also a valuable document for informing the community about the proposed nature of the business to be conducted.

Applicants should ensure they read the Community Impact Assessment Guidelines prior to completing this form. Depending on the nature of your application, you may feel it is more appropriate to complete a submission which you can provide in lieu of this form.

**Note:** Please be aware that this form, and any attachments, will be made public by the licensing authority on the Consumer and Business Services website.

### Completing a Community Impact Submission

There is no requirement for a Community Impact Submission to be prepared by legal counsel or industry consultants. Applicants can complete their own Community Impact Submission after liaising with the relevant key stakeholders and interest groups in the community and obtaining all other required information. Applicants are required to show, as part of their application, that they have engaged with members of the community and any relevant stakeholders. Evidence of this may include petitions, survey results and/or letters of support.

Because each community is different, the level of detail required in a Community Impact Submission will be different for each application. The required level of detail is subject to the complexity of the application and the impact the grant of the application will have on the surrounding community.

This form has been developed to assist applicants to obtain the required information necessary for the application to be determined. Applicants may choose to prepare a submission in lieu of this form and may attach additional documents to support their application.

Regardless of whether this form or a submission is completed addressing the criteria in the Community Impact Assessment Guidelines, the final Community Impact Submission must be lodged with the licence application. The licensing authority can then determine the application based on all the relevant information contained in the application and the Community Impact Submission.

### Locality

As part of their Community Impact Submission, applicants must provide details regarding the community in the locality of the proposed licensed premises and any amenity issues which may affect the locality.

The term 'locality' refers to the area surrounding the proposed licensed premises. Please see the Community Impact Assessment Guidelines for more information.



## Part 2 – Application Details

Liquor Licence Number *(Required if application relates to existing licence)*

Ref No. L20774

Premises/Proposed Premises Name

The Monkey Bar Port Noarlunga

Physical Address of Premises/Proposed Premises

2/11 Gawler Street, Port Noarlunga, South Australia, 5167

## Part 3 – Nature of the Business

### Description of the nature of the business conducted or to be conducted under the licence.

3.1 Describe the 'locality' of your business/proposed business. Provide an explanation as to why this locality has been selected and from where you expect to draw customers.

*A guide to 'locality' can be found in the Community Impact Assessment Guidelines.*

Business's within 2 kilometre radius of The Monkey Bar 'The Locality' that are likely to be impacted by our operation include:

Keg and Barrel -Tequila and Taco's - Boony's Restaurant & Pizzeria - Harvest of India - Agatha's Food Store - The Flour Store - Cafe Cody - Ampika's Kitchen - Port Noarlunga Memorial Bowling Club - Port Noarlunga Football and Sports Club - Christies Sailing Club - Blue C Cafe - Licensed Premises: Seabree's Homewares, Cafe & Wine - Blue Pepper - Trattoria Di Roma - Fasta Pasta Christies Beach - Christies Beach Sports and Social - Southern Dart League Inc - Southern Hummer Hire - Ocean Garden Chinese Restaurant.

The Monkey Bar has chosen Port Noarlunga as it has an established reputation for great cafes, niche business's, restaurants and eateries. While the majority of surrounding business's have existing liquor licences, The Monkey Bar aims to set it's self apart by providing unique art class/session experiences, art workshops and selection of local products and alcohols.

We do not feel that any of the above business's will be negatively impacted by our proposed licence. We feel that our proposed licence will offer diversity of options for customers and as a result increase the profile of the area as a whole.

- 3.2 Provide a detailed description of the proposed business, including a description of your products, facilities and services in terms of key features and potential customers. Include information about the liquor services/additional liquor services you will be providing (e.g. bar) and the range/additional range of liquor you intend to sell/supply.

The Monkey Bar Port Noarlunga will provide an art studio space and structured art classes, together with 'paint and sip' Art class sessions, where, alcohol, paint, canvas and brushes will be provided, guided by an experienced instructor who will lead the group step by step through the process. Sessions will be booked online only and run for a specified duration (approx 2 hours).

Throughout the 'paint and sip' sessions we will be showcasing local alcohol (beer, wine and spirits) from South Australian producers, together with local food and produce made off site. People of all skill levels can attend our 'paint and sip' sessions and have a great time, painting and socialising over a canvas and glass of Vino.

The Monkey Bar will offer an art studio space, seating/tables, standing areas, male, female and disabled toilets and groovy music. We aim to provide a pre-booked art studio and gallery, for patrons either heading to or leaving the existing eateries Port Noarlunga has to offers.

We will also provide a space fitted with chess table's and board games.

- 3.3 Provide details, if applicable, of the type of food to be provided at your premises.

*You may wish to include a copy of your menu/proposed menu, if applicable.*

The Monkey bar has established relationships with local produces to supply (produced off site) the following local products:

- Local cheese and produce boards.
- Local finger-food.
- Local almonds and mixed nut bowls.

3.4 Provide details, if applicable, of the type of entertainment to be provided at your premises.

The Monkey Bar will provide 'paint and sip' Art classes, where, alcohol, paint, canvas and brushes will be provided, guided by an experienced instructor who will lead the group step by step through the process. sessions will be booking only and run for a specified duration (2 hours).

- Art studio and creativity sessions with featured artists.
- Board games and Chess will be available all hours.

3.5 Provide details, if applicable, of the type of accommodation to be provided at your premises.

Not Applicable

3.6 Does the community support your proposed business? Provide evidence of consultation.

*You may include information such as customer surveys, letters of support, statements from potential/existing customers, a petition, etc.*

We have had overwhelming support for the proposal. As the owner of The Monkey Bar, I am, and have been of the local community for over 25 years. I have floated the idea with multiple members of the Port Noarlunga Business & Tourism Association with overwhelming support.

The surrounding business owners we have discussed our proposal with have agreed that the concept would fit in well with the existing businesses.

PETITION -

"I would love something like what has been proposed by The Monkey Bar - It will add to our towns vibes' - Velvet Oaks - Local Business Owner (To The Table) and Port Noarlunga Resident - 0413 061 139

"Great idea, we need more community focused businesses - I'll come down for a drink on a Sunday" - Mat Harrington - Port Noarlunga Resident. - 0423 283 822

"I support the proposal for the Monkey Bar. Cool and Funky business is what Port Noarlunga is all about." - Rachell Bell - Port Noarlunga Resident.

"I would love to see something like the Monkey Bar open in Port Noarlunga - We need these types of business's to keep our township vibrant." - Deb Sorensen - Office Manager Ray White Real Estate - Port Noarlunga / Christies Beach - 0408 316 011.

"I would love to pop into the Monkey Bar on a Saturday arvo and enjoy a local alcoholic beverage" - Mark Roberts - Local Resident and local business owner of Adelaide Insurance Builders.

"I support the Monkey Bar to open in Port Noarlunga. It sounds like a great idea." - Daniel Farrugia - Local resident and community member.

## Part 4 – Harm

**Description of the potential harm or health impacts that may be caused to people, or any group of people within the local community area, due to grant of this application.**

4.1 Are there any 'at-risk' groups or sub-communities within the locality? If yes, please provide details and a statement addressing how the grant of this application will impact on those groups/sub-communities.

Surrounding Businesses - Most neighbouring properties are zoned commercial and have existing liquor licences - We will ensure that all patrons act respectfully when on our premises and do not loiter after trading hours.

'At Risk' group within the locality (2km radius) include: Port Noarlunga Primary School and Kindergarten, the Port Noarlunga Art Institute, Perry Park Retirement Village and Port Noarlunga township and jetty precinct (dry zones), We are located a considerable distance from all of the above mentioned and do not feel our operation would impact these groups what so ever.

Local Community - We have relatively limited trading hours and will predominantly be operating booked sessions with controlled alcohol consumption. In comparison to existing surrounding business's (with liquor licences), we would not expect that our activities would impact to the local community beyond what existing township businesses are doing. We are very much anti pollution - we will ensure that all products are product wrapping are kept on our premises and recycled where possible.

4.2 Are there any community buildings, facilities and areas within the locality? If yes, please list and provide addresses or a map of where these buildings/facilities/areas are located in relation to your premises/proposed premises. Please also provide a statement as to how the grant of this application may impact on persons using those buildings/facilities/areas.

*This may include:*

- *schools and educational institutions;*
- *hospitals, drug and alcohol treatment centres;*
- *accommodation or refuges for young or disadvantaged people;*
- *child care centres;*
- *recreational areas;*
- *places of worship;*
- *dry areas; and*
- *any other area where young people may congregate or be attracted to.*

*The Community Impact Portal ([cbs.sa.gov.au/ciportal](http://cbs.sa.gov.au/ciportal)) may assist you in answering you in answering this question.*

The Port Noarlunga Arts Institute is located approximately 300 metres from our tenancy, however there is no direct line of sight and we very much doubt this will be impacted by our operation.

Port Noarlunga Primary School and Kindergarten is located within approximately 700m distance from our premises, however due the steep topography of the township we do not feel our operation would impact the school what so ever.

We do note that the Port Noarlunga township and jetty precinct and beach are dry zones - we aim to ensure patrons respect this to full effect.

Perry Park Aged Care Village is located approximately 1 kilometre from our tenancy. Again, this is a considerable distance from us and with minimal expected impact on the village.

Being local Port Noarlunga Residents, community is everything to us, we will ensure all 'at risk' groups within close proximity to us are not effected by our operations.

4.3 What policies and procedures will you implement to minimise any potential harm or health impacts to these 'at-risk' groups or sub-communities?

We aim to uphold great communication and be proactive to ensure no surrounding business or community member is negatively impacted by our trading.

Policies we will implement to minimise the harm on the 'at risk' groups noted above include:

- Regulated trading hours and days with all staff trained to minimise harm to 'at risk' groups.
- Booked session times (trading times) with controlled alcohol consumption.
- Responsible serving and monitoring of patrons.
- Dedicated storage area for bottles and cans (not visible from the street)
- CCTV of our premises and surrounding area's to monitor and record all patrons activities - the premises will also be signed to proactively encourage responsible behaviour.
- Hourly perimeter checks of our tenancy to ensure compliant behaviour from patrons.
- Open feedback forum in which anyone can communicate any issues they have to us.

## Part 5 – Social Impact and Amenity

### Description of the locality in which the premises/proposed premises is located to assess any social impact on the community.

5.1 Describe the locality in which the premises/proposed premises is located.

*This may include crime statistics, social profile information such as population and unemployment in relation to relevant council areas, and the location of existing licensed premises, including the type of licensed premises (e.g. General and Hotel, Restaurant and Catering, etc.) The Community Impact Portal ([cbs.sa.gov.au/ciportal](https://cbs.sa.gov.au/ciportal)) may assist you in answering this question.*

As per the 2016 census - 2,918 people live in Port Noarlunga (State Suburbs). Of these 48.0% were male and 52.0% were female. Aboriginal and/or Torres Strait Islander people made up 1.0% of the population. The median age of people in Port Noarlunga (State Suburbs) was 45 years. 1,244 people living in Port Noarlunga in 2016 were employed, of which 56% worked full-time and 42% part-time.

Local surrounding liquor licences include:

- Keg and Barrel -Tequila and Taco's - Boony's Restaurant & Pizzeria - Harvest of India - Agatha's Food Store
- The Flour Store - Cafe Cody - Ampika's Kitchen - Port Noarlunga Memorial Bowling Club - Port Noarlunga Football and Sports Club - Christies Sailing Club - Blue C Cafe - Licensed Premises: Seabree's Homewares, Cafe & Wine - Blue Pepper - Trattoria Di Roma - Fasta Pasta Christies Beach - Christies Beach Sports and Social - Southern Dart League Inc - Southern Hummer Hire - Ocean Garden Chinese Restaurant - Port Noarlunga Hotel (not listed on the Community Interest Portal)

5.2 Provide construction details of your premises/proposed premises.

*This may include information about the materials, finishes and acoustic treatments.*

We are occupying the existing tenancy of previous liquor licence holders Lino and Ramble Wine's. No further construction is necessary.

## **Part 6 – Cultural, Recreational, Employment and Tourism Impacts**

### **Description of any cultural, recreational, employment or tourism benefits for the locality.**

6.1 Will the proposed licensed premises provide economic benefits or any additional employment opportunities and to what level?

The Monkey Bar will be employing local, part time staff to operate creating local jobs and employment. A portion of the business will be showcasing local and historic art exhibitions, running art classes and offering local produce which are all considered to provide positive tourism, cultural and recreational benefits to the locality.

We would expect that the business become a 'go to' for local tourism, together with providing entertainment and a recreational experience for the local community.

## Part 7 – Conclusion and Summary

**When making a determination on your application, the Licensing Authority must also have regard to whether the application is in the public interest.**

7.1 How will the additional liquor outlet benefit the local and broader community?

The Monkey Bar will be a local venue run for the community, operated by members of the community.

We will be employing local part time staff and aim to create a venue that the community will be proud of. The Monkey Bar will add to the abundance of existing amazing local businesses / venues in the Port Noarlunga Township, offering a unique experience not like anything else that currently exists in the area. In addition to providing a venue that the local community can enjoy, we expect the business to attract tourism, with positive economic flow on's to the broader community.

## Part 8 – Checklist

**In support of your application, please provide the following documents, where applicable, noting that they will be made public. Any information you do not wish to be made public should be redacted or omitted prior to submission.**

- Map and report regarding the locality generated through the Community Impact Portal. The Community Impact Portal can be found at [cbs.sa.gov.au/ciportal](https://cbs.sa.gov.au/ciportal).
- Business plan/plan of management
- Site or property plan, floor plan and/or photographs/artists impressions of site/building