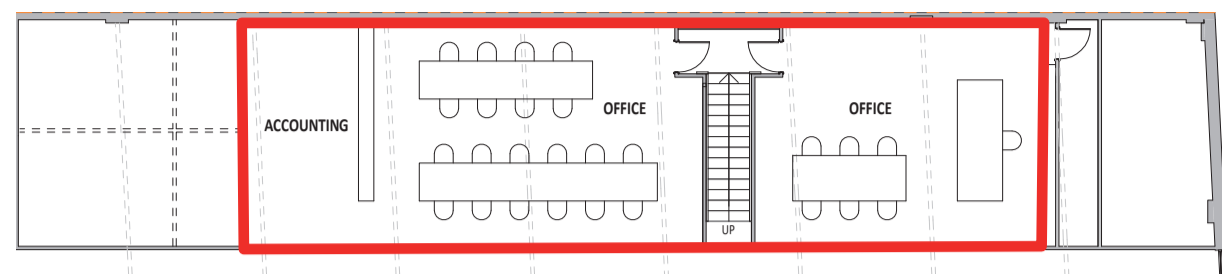
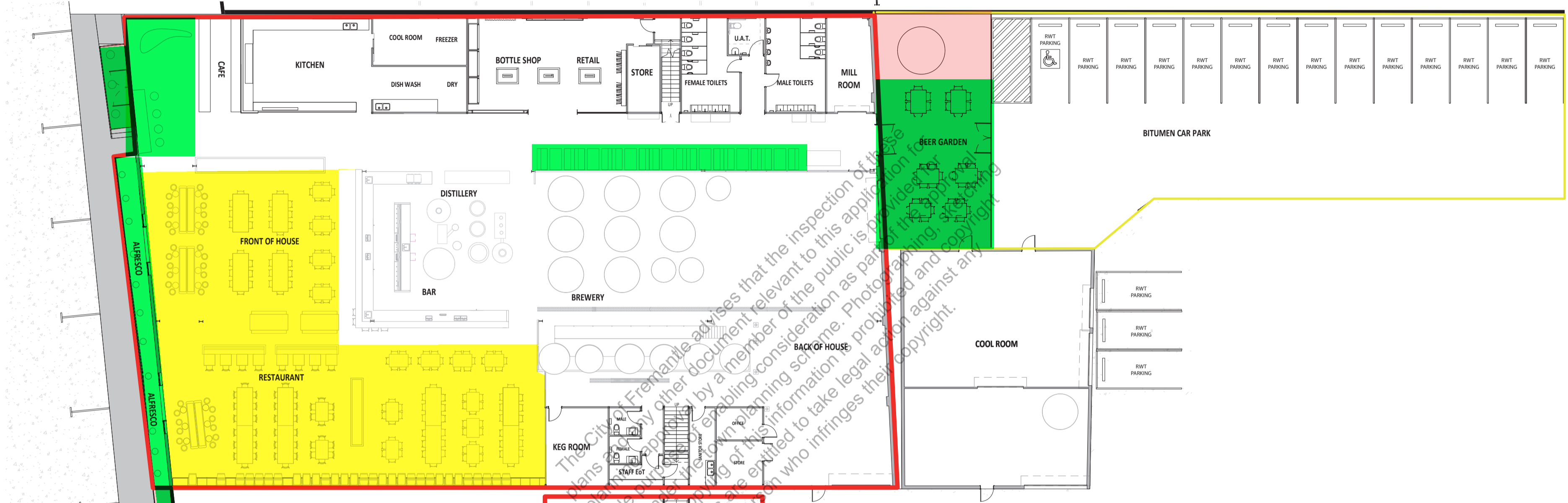


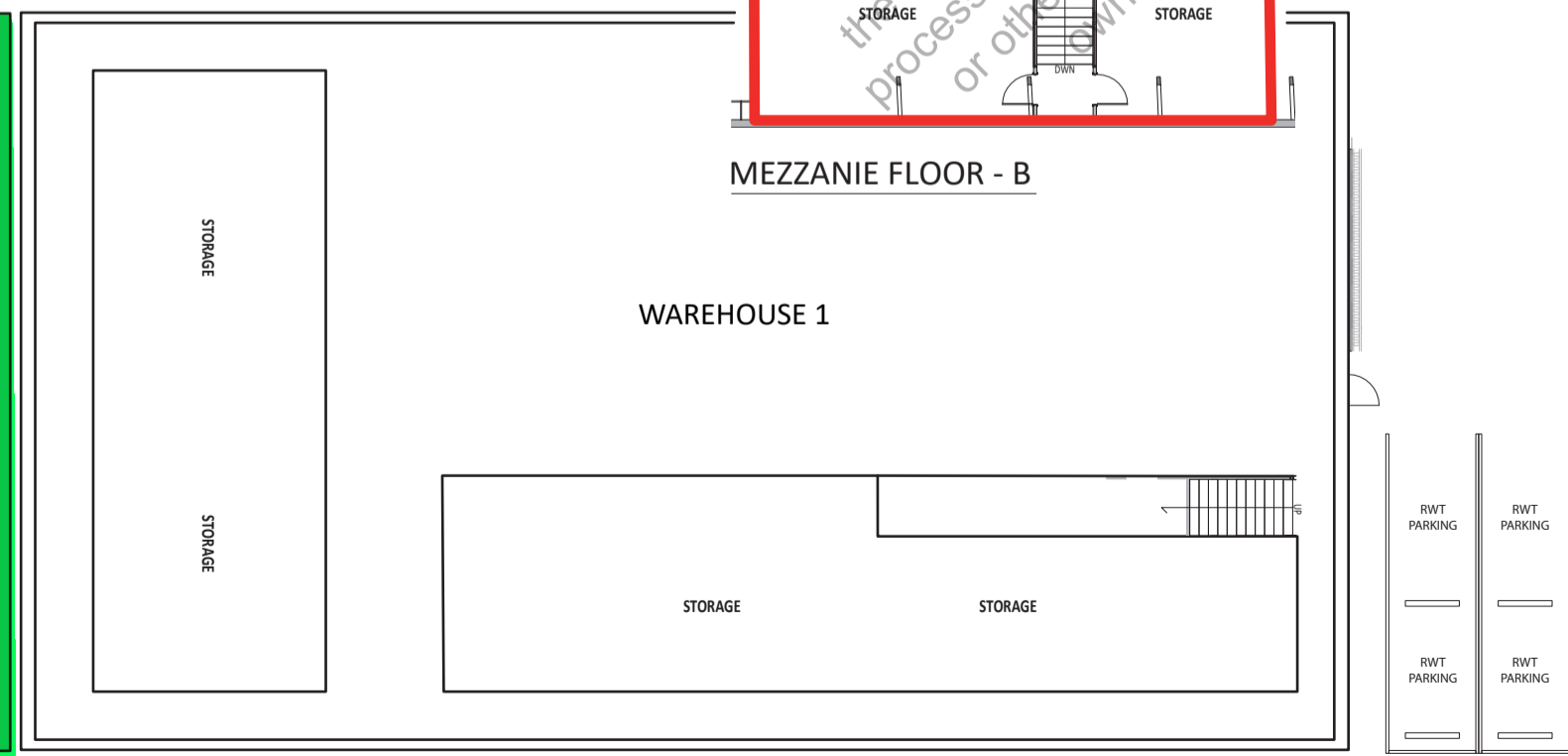
MEZZANIE FLOOR - A



New additional seating area - 270m² dining area
 Existing approved seating area - 375m² dining area
 = PROPOSED NEW LICENCE
 = CURRENT LICENCE



MEZZANIE FLOOR - B



CITY OF FREMANTLE
These Plans Form Part Of

VA0026/25

8 Oct 2025

Planning Department
City of Fremantle
8 William Street
Fremantle WA 6160

To whom it may concern,

RE: Application to Amend Licensed Area – 218 Marine Terrace, South Fremantle (DA0005/19)

I am writing to formally request an amendment to the licensed area associated with Running With Thieves, located at 218 Marine Terrace, South Fremantle. This application is submitted in accordance with the original development approval (DA0005/19), granted on 5 June 2019, for a Change of Use to Tavern and associated alterations.

The proposed change is limited to an expansion of the licensed area, as indicated in the attached revised floor plan ("UPDATED RWT FLOOR PLAN – NEW PROPOSED LICENCE"). There is **no increase to patron capacity**; instead, this amendment is intended to create a more spacious, safer, and more functional environment for staff and customers. The expansion will allow improved traffic flow, better service access, and compliance with RSA and patron comfort standards.

We confirm that all other aspects of the original development approval remain unchanged and in full compliance. In support of this request, please find below our responses addressing the original conditions and advisory notes:

Response to Development Approval Conditions (DA0005/19)

1. **Use and Plans:** The proposal remains within the scope of the approved use (Tavern). The updated licensed area aligns with the original intent and does not involve structural changes requiring separate approval.
2. **Stormwater:** No changes to drainage infrastructure are proposed. Existing stormwater discharge will remain contained and managed on-site.

3. **Vehicle Crossover and Car Parking:** No modifications are proposed to the existing car park or access. Line marking and disabled bay compliance are unchanged.
4. **Vehicle Access and Circulation:** All access areas remain operational and compliant. No alterations proposed.
5. **Ongoing Maintenance:** We continue to maintain car parking and circulation areas to required standards.
6. **Roof Equipment:** All existing mechanical equipment is screened or positioned discreetly. No new rooftop installations are proposed.
7. **Bicycle Facilities:** We confirm the provision of at least 4 Class 1 bicycle racks and 4 lockers, located in the rear staff access area.
8. **Waste Management Plan:** A revised Waste Management Plan has been included with this submission to reflect current operations, bin placement, and collection processes.

Additional Compliance Notes

- **Food Act 2008:** All food service areas comply with the Food Act and AS 4674-2004. No change to existing kitchen or bar fit-out.
- **Signage:** We have an active application with the City of Fremantle, reference# City of Fremantle Planning inquiry - Signage - Running with thieves - DA0129/25
- **Western Power & DWER:** There are no proposed structural changes or earthworks requiring further consultation with utility or environmental authorities.

Thank you for your consideration of this application. We remain committed to working cooperatively with the City of Fremantle to ensure the venue operates in a safe, compliant, and community-conscious manner. Should you require any further documentation or clarification, I am available to discuss.

Attachments:

1. Updated Floor Plan – Proposed Licensed Area
2. Revised Waste Management Plan
3. Bicycle Rack and Locker Details

The City of Fremantle advises that the inspection of these plans and any other document relevant to this application for planning approval by a member of the public is provided for the sole purpose of enabling consideration as part of the approval process under the town planning scheme. Photographing, sketching or other copying of this information is prohibited and copyright owners are entitled to take legal action against any person who infringes their copyright.

Running With Thieves

Justification Statement – Licensed Area Amendment

218 Marine Terrace, South Fremantle WA 6162

Date: 13 June 2025

Overview This statement outlines the rationale for the proposed amendment to the licensed floor area at Running With Thieves. This application seeks to extend the licensed footprint within the existing building envelope, without any increase to the previously approved patron capacity.

Key Points of Justification

1. **No Increase to Patron Numbers**

The existing approved patron capacity of 450 PAX (281 seats inside, 22 on the licensed veranda) remains unchanged. The proposed amendment is solely for spatial distribution purposes.

2. **Improved Safety & Comfort**

Expanding the licensed footprint will reduce congestion, improve crowd flow, and enhance RSA compliance, particularly during peak service periods.

3. **Operational Functionality**

The additional area provides flexibility for staff circulation, clearer access to service areas, and better delineation of front-of-house and production zones.

4. **No Structural or External Alterations**

The proposed area is already enclosed within the approved building structure. There is no change to the site footprint, external façade, or roofline.

5. **Consistency with Original DA Approval**

The use remains compliant with DA0005/19 – “Change of Use to Tavern.” The proposed extension falls within the already developed footprint and maintains compliance with the approved plans dated April 2019.

6. **Community Amenity**

Improved spacing contributes to a quieter, more ordered environment, helping maintain the positive relationship with surrounding businesses and residents.

7. **Licensing Compliance**

The amendment ensures that all areas where alcohol is served and consumed are clearly designated, aiding staff enforcement and satisfying regulatory expectations.

Additional Community & Accessibility Considerations

Courtesy Bus for Patron Transport

Running With Thieves operates a dedicated courtesy bus to assist patrons with transport to and from nearby public transit hubs, including Fremantle Train Station and surrounding bus services. This initiative supports responsible service of alcohol (RSA) practices and

encourages the use of public transport, reducing congestion and parking demand in the immediate area.

Ample Public Parking Access

In addition to promoting public transport use, the venue benefits from extensive public parking facilities directly across the road. These bays offer safe, accessible options for patrons who choose to drive, further supporting smooth operational flow and reducing potential impact on surrounding residential streets.

Parking Justification in Accordance with Clause 4.7.3 of LPS4

In accordance with clause 4.7.3 of the City of Fremantle Local Planning Scheme No. 4, this application seeks support for the continued shortfall in on-site car parking for the extended licensed footprint. The following points demonstrate how the proposal meets Council's criteria:

- **Availability of Car Parking in the Locality:**

There is extensive public parking located directly across Marine Terrace from the venue, including both time-limited and unrestricted street parking bays. These provide safe and convenient access for patrons.
 - **(ii) Availability of Public Transport in the Locality:**

The venue is located within walking distance of major public transport services, including bus routes along South Terrace and access to Fremantle Train Station.
 - **(iii) Reduction in Demand Due to Usage Patterns:**

Patron attendance is typically staggered and concentrated during evenings and weekends, when local demand for nearby commercial parking is lower. This results in more efficient shared use of public parking resources.
 - **(iv) Existing Use Deficiency:**

The original development approval acknowledged a 60-bay shortfall (15 provided out of 75 required), which was accepted by Council. This proposal increases on-site parking to 21 bays, representing a proportional response to the expanded licensed area.
 - **(v) Legal Arrangements:**

No formal shared parking agreements are in place; however, public parking demand is met by nearby facilities and the availability of a courtesy bus.
 - **(viii) Other Relevant Considerations:**
 - A dedicated courtesy bus service is operated by the venue to transport patrons to and from Fremantle Train Station and nearby locations, supporting reduced private vehicle usage.
 - Encouragement of non-driving patrons aligns with responsible service of alcohol (RSA) best practices.
 - A detailed Noise Management Plan and operational limits for the beer garden will be submitted to ensure the extended use has minimal impact on surrounding residents and businesses.
-

Operational Times & Noise Management Plan (South Terrace Beer Garden)

To further support this application and address community amenity concerns, Running With Thieves proposes the following voluntary measures in relation to the new South Terrace beer garden area:

- The new beer garden areas will voluntarily close by 10:00 PM each evening, despite the venue's extended trading approval to midnight. These areas are primarily utilised during daylight and early evening hours and rarely required late at night.
- A physical barrier will be constructed between the beer garden and neighbouring residential properties to assist with sound attenuation. We are open to suggestions from the City of Fremantle regarding the design and materials for this structure.
- Use of the beer garden will be limited during late evenings and weekends, with a focus on daytime patronage. This aligns with the area's operational patterns and existing community expectations.
- A formal Noise Management Plan will be developed and submitted alongside the Variation Application. This report will include strategies for sound minimisation and outline operational limitations in the beer garden.
- We are committed to complying with all acoustic reporting requirements requested by the City of Fremantle as part of this process.

Conclusion The proposal supports the City of Fremantle's goals for safe, vibrant, and well-managed licensed venues. This expansion enables more responsible service and enhances the experience of all patrons while respecting the original development conditions.

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