



## **PART B – SHIRE OF MUNDARING**

**1. Declarations of Due Consideration**

**2. Disclosure of Interests**

**3. Form 1 DAP Applications**

- 3.1 Lot No. 500 (No. 6-18) Owen Road, Parkerville - Proposed Additions and Alterations at the Parkerville Tavern Site - DAP/26/03048

**4. Form 2 DAP Applications**

Nil

**5. Section 31 SAT Reconsiderations**

Nil

**Part B – Item 3.1 – LOT NO. 500 (NO. 6-18) OWEN ROAD,  
PARKERVILLE – PROPOSED ADDITIONS AND ALTERATIONS  
AT THE PARKERVILLE TAVERN SITE**

**Form 1 – Responsible Authority Report  
(Regulation 12)**

<b>DAP Name:</b>	Metro Outer DAP
<b>Local Government Area:</b>	Shire of Mundaring
<b>Applicant:</b>	Urbis
<b>Owner:</b>	Richmond Hill Pty Ltd
<b>Value of Development:</b>	\$3.2 million
<b>Responsible Authority:</b>	Shire of Mundaring
<b>Authorising Officer:</b>	Megan Griffiths – Director Place and Community
<b>LG Reference:</b>	OW 1.6-18
<b>DAP File No:</b>	DAP/26/03048
<b>Application Received Date:</b>	21 January 2026
<b>Report Due Date:</b>	15 April 2026
<b>Application Statutory Process Timeframe:</b>	90 Days
<b>Attachment(s):</b>	1. Location Plan. 2. Applicant’s Planning Report 3. Development Plans 4. Acoustic Report 5. Heritage Impact Statement 6. Schedule of Submissions

**Responsible Authority Recommendation**

That the Metro Outer DAP resolves to:

1. **Accept** that the DAP Application reference DAP/26/03048 is appropriate for consideration as a “Tavern” land use and is compatible with the zoning objectives of the Shire of Mundaring Local Planning Scheme No. 4.
2. **Approve** DAP Application reference DAP/26/03048 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Shire of Mundaring Local Planning Scheme No. 4, subject to the following conditions:

**Conditions**

1. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

2. The development shall comply with the approved plans unless approval is granted by the Shire of Mundaring for any minor variation made necessary by detailed design.
3. The landowner(s) shall either:
  - i) Provide public art on the subject site, with a minimum value of \$32,000 [Option 1]; OR
  - ii) Pay \$32,000, which equates to 1% of the construction cost for the overall development, in lieu of providing public art on the subject site [Option 2].

If Option 1 is elected, the public art design shall be submitted to and approved by the Shire prior to lodgement of the Building Permit application.

The public art shall be installed prior to commencement of use/occupation of any part of the development and thereafter maintained for the life of the development to the satisfaction of the Shire.

If Option 2 is elected, the cash-in-lieu amount shall be paid in full to the Shire prior to lodgement of the Building Permit application.

Prior to the practicable completion of the proposed works the public art shall be installed, and be maintained thereafter, by the landowner to the Shire's satisfaction.

4. Prior to the practicable completion of the proposed decking, shade sails and pavilion structure, the fencing shall be installed in accordance with the acoustic assessment, and be maintained thereafter, by the landowner to the Shire's satisfaction.
5. All stormwater must be managed onsite to prevent erosion and transportation of water borne pollutants, to the satisfaction of the Shire of Mundaring.
6. Measures to protect the significant trees during construction works shall include Tree Protection Zones (TPZs) in accordance with AS 4970-2007. Protection of trees on development sites require the TPZs to be fenced, creating a physical barrier from construction impacts.
7. The maximum occupancy of the premises being up to 300 people at any one time.
8. Livestock shall not be kept within the on site irrigation area.
9. An amended site plan being provided as part of the building permit application showing at least 31 on site car parking bays being provided on site to the Shire's satisfaction.
10. Prior to the practicable completion of the proposed decking, shade sails and pavilion structure, the car parking bays shall be provided in accordance with the Shire approved amended site plan, and be maintained thereafter, to the Shire's satisfaction.

11. Fencing within the street setback area shall be visually permeable to the Shire's satisfaction.

### Advice Notes

1. With regard to Conditions 4 and 11, it is the responsibility of the landowner to obtain any necessary approvals or satisfy any other obligations under the *Dividing Fences Act 1961*.
2. With regard to Condition 7, the applicant and the landowner are advised that this maximum occupancy applies as the total hydraulic loading of the tavern must not exceed 9,800 L/day due to the limitations of the on-site effluent disposal system.

### Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	Local Planning Scheme No.4 (LPS4)
Local Planning Scheme - Zone/Reserve	Local Centre
Structure Plan/Precinct Plan	Parkerville Precinct Plan
Structure Plan/Precinct Plan - Land Use Designation	N/A
Use Class and permissibility:	Tavern – Use not listed in the Zoning Table of LPS4
Lot Size:	1.49ha
Existing Land Use:	Tavern
State Heritage Register	No
Local Heritage	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area
Design Review	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other
Bushfire Prone Area	Yes
Swan River Trust Area	No

### Proposal:

Development approval is sought for the following proposed works on the subject site:

- A new amenities block.
- Refurbishment of an existing pizza area.
- A new pavilion at the current marquee location
- New playground equipment.
- A new timber deck for existing outdoor seating which occupies 1630sqm of a possible 1798sqm licensed area.

- Like-for-Like replacement of the front fence.
- Replacement of approximately 50m of western boundary fencing with 1.8m high Colorbond to meet acoustic requirements.
- Installation of lighting.
- Installation of shade sails.

Plans originally received as part of this application also proposed a new outbuilding (shed) and new fencing for an animal enclosure, however, these are no longer shown to be proposed on amended plans received (refer to **Attachment 3**).

The current land use (being a Tavern) is to remain unchanged.

The applicant has advised the following:

*“The application does not propose any changes to existing operations, staff numbers, or the licensed patron area. The upgrades to the amenities block will not alter or increase the capacity of the effluent disposal system, as this would be subject to a separate application under the Liquor Control Act 1988. The refurbishment is focused on enhancing the user experience and will not increase the footprint or total size of the licenced area.”*

## **Background:**

### Description of Site and Locality

The subject land is 1.49ha in area and moderately slopes from north to south. The lot is largely square in shape. Vehicle access to the subject site is obtained from Owen Road via a crossover and driveway adjacent to its eastern lot boundary.

The site contains various trees, both exotic (non-native) and native types. The native types being located towards the north-western portion of the site.

The site is bounded by Local Centre-zoned sites to the east, Residential-zoned lots coded R2.5 and R5 to the west, and a Local Reserve (known as Alice Hebb Park) to the north.

According to the current Department of Fire and Emergency Services (DFES) mapping of bushfire prone areas, the subject site is identified as being bushfire prone.

*Below – The subject site viewed from Owen Road*



Site History (relevant decisions)

**1902** - A wine and beer licence was obtained by the landowner for a timber weatherboard and iron-roofed house which existed on the subject site. The premises were known as the Railway Hotel.

**28 January 1977** – Shire approval granted for a hay and feed shed to the west of the tavern. The approved site plan shows proposed pens for emus, kangaroos, sheep, goats and calves, and bird cages, towards the western side of the subject site.

**24 July 1990** – Council resolved to approve a development application to rebuild a tavern on the subject site following fire damage which occurred in 1990. The approved site plan shows a tavern building, a shed, and 31 car parking bays towards the eastern side of the site.

**16 June 1997** – Development approval granted for internal alterations to the tavern building. Amongst others, it is a condition of this decision that the provision of no less than 31 parking bays shall be provided.

**8 March 2016** – Council resolved to adopt a local Heritage List which shows the subject site as having a significance category 2 (Considerable) meaning:

*“High degree of integrity/ authenticity; very important to the heritage of the locality  
Expectations: Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.”*

The subject site still exists on the local Heritage List.

**21 May 2025** – A certificate of approval was issued by the Shire under the *Health (Miscellaneous Provisions) Act 1911, Section 178(1) of the Health Act*, which restricts the maximum capacity of the subject site to 300 persons. The following table is from this certificate.

<b>OVERALL MAXIMUM BUILDING CAPACITY</b>		<b>300</b>
<i>Public Building Area</i>	<i>Floor Area (m2)</i>	<i>Maximum Accommodation</i>
<b>Front Bar</b>	<b>39</b>	<b>39</b>
<b>Back Bar</b>	<b>56</b>	<b>50</b>
<b>Dining Room</b>	<b>70</b>	<b>70</b>
<b>Games Area</b>	<b>32</b>	<b>32</b>
<b>Courtyard</b>	<b>46</b>	<b>46</b>
<b>Beer Garden</b>	<b>1596</b>	<b>100</b>

**Note: The hydraulic capacity of the effluent disposal system limit the maximum accommodation to 300 people throughout the premises at any one time.**

#### Heritage Importance of the Site

The subject site is listed under the Shire’s Local Heritage Survey (LHS) and its local Heritage List.

The building used as a tavern on the site is listed on the Shire’s LHS as the ‘Parkerville Hotel’. It is recognised for its *‘very high aesthetic significance’* for the style, scale and landmark value the building has which are rare both in the Townsite and the Shire generally.

The LHS also states that the tavern has high social significance for the role and focus the place has provided and should continue to provide for Parkerville’s community.

The following Recommendation/Conservation Strategy has been taken from the Shire’s LHS Place Record for the site:

*“The Parkerville Tavern requires the highest level of protection under the Municipal Inventory and the owners be provided with the maximum encouragement to conserve the significance of the place. Any future alterations or redevelopment should respect the original fabric of the place.”*

The building has been attributed a Management Category of 2 on the Shire’s Heritage List which requires the following considerations:

*“High degree of integrity/ authenticity; very important to the heritage of the locality  
Expectations: Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place.”*

## Legislation and Policy:

### Legislation

- *Planning and Development Act 2005*;
- *Heritage Act 2018*;
- *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations);
- *Environmental Protection (Noise) Regulations 1997*;
- Metropolitan Region Scheme (MRS); and
- Shire of Mundaring Local Planning Scheme No.4 (LPS4).

### State Government Policies

- State Planning Policy 3.5 – Historic Heritage Conservation;
- State Planning Policy 7.0 - Design of the Built Environment (SPP7.0); and
- Development Control Policy 1.2 – Development Control (General Principles) (DCP 1.2).

### Structure Plans/Activity Centre Plans

N/A

### Local Policies

- Advertising Planning Applications (PS-01);
- Public Art Policy – 3.1 (LPP3.1); and
- Heritage Requirements for Planning Proposals – 3.3 (LPP3.3).
- Parkerville Precinct Plan

## Consultation:

### Public Consultation

The proposal was advertised by the Shire for a period of 28 days (6 February 2026 to 6 March 2026) in accordance with its PS-01 Advertising Planning Proposals policy.

The consultation process included the following:

- Notification being sent to landowners/occupants within 200m of the subject site, the Stoneville and Parkerville Progress Association, and Mundaring and Hills Historical Society;
- Copies of the plans and supporting documentation being made available at the Shire Administration office, and on the Shire website and its Engage Mundaring website for viewing; and
- A sign being placed adjacent to the street boundary of the subject site.

During the public consultation period 10 submissions were received. The following table summarises the issues raised, which are outlined in detail in the Schedule of Submissions under **Attachment 6**.

Issue Raised	Officer comments
The appearance of the proposed additions.	Please refer to the Compatibility of the Proposal section and the Heritage section of this report.
Whether front fencing will be installed to ensure children do not run onto the road.	This application does not propose to replace the fencing concerned. Having discussed with their client, the applicant has advised that it may be considered in the future.
Noise	Should the measures stipulated in the acoustic assessment be implemented the proposal shall comply with the <i>Environmental Protection (Noise) Regulations 1997</i> requirements. Please refer to the Noise section of this report.
Traffic	Please refer to the Car Parking and Traffic section of this report.

#### Referrals/consultation with Government/Service Agencies

- Heritage Council Western Australia.

Refer to the schedule of submissions (**Attachment 6**) for the comments received, and responses provided by Shire Officers.

With regard to the comments in the schedule of submissions which have been 'noted', Shire Officers have had regard to them (as well as the other comments) as part of the assessment process in accordance with the LPS Regulations.

#### Design Review Panel Advice

N/A

#### **Planning Assessment:**

In accordance with the LPS Regulations, regard is to be given to the potential impact the proposal may have in terms of the area's amenity and character, traffic, car parking, noise, and its relationship to development on adjoining land or on other land in the locality. These matters, amongst others, are discussed in the following sub-sections.

#### **The Nature of the Proposed Land Use**

Key performance areas of the Shire's 'Council Plan 2024-2034' are to have sustainable places and sustainable economies, the objectives for which include:

*"Preserve and promote local heritage buildings and places of interest."*

*"Support the development of vibrant, attractive and welcoming town centres and local hubs."*

*"Support local businesses to prosper."*

While the Shire generally supports local businesses, it is important to emphasise that the need for works and uses does not justify development in inappropriate locations.

The subject site is zoned 'Local Centre' under LPS4, the objectives for which are the following:

- a) *To provide for a range of retail, commercial and community uses to meet the immediate needs of individual neighbourhoods and townsites.*
- b) *To provide for appropriate uses catering to tourism activity.*
- c) *To ensure a high quality of urban design and development, in keeping with the existing character of each local centre.*
- d) *To provide a safe, convenient and accessible environment in local centres for pedestrians and cyclists.*

Whether the proposed works are compatible within their setting requires a more detailed assessment that will be discussed below.

### **The Compatibility of the Proposal**

In considering the compatibility (suitability) of the proposal, the Development Assessment Panel (DAP) is required to have regard to the following relevant planning considerations in making decisions on this development application in accordance with DCP1.2:

- Compatibility with relevant planning policies, strategies and development control criteria;
- Integration of development into the site and its surroundings;
- Traffic impacts; and
- Relevant factors of amenity and suitability.

In addition, the DAP is required to have regard to the following aims of LPS4:

*“(b) preserve and enhance the amenity of the Shire and to manage land uses so as to minimise conflicts between potentially incompatible land uses;”*

*“(g) provide adequate supply of suitable and appropriately located land for housing, employment, commercial activities, community facilities, recreation and open space to meet the needs of the community;”*

*“(l) recognise and protect places of cultural heritage significance;”*

*“(m) assist in the implementation of regional plans and policies and other elements of the State Planning Framework.”*

The term 'amenity' is defined in clause 1 of the LPS Regulations to mean 'all those factors which combine to form the character of an area and include the present and likely future amenity'.

## The Area's Character

### *Zoning and Land Uses*

The site is surrounded by what is a predominately low density Residential and Local Centre zoned areas, with a Local Reserve to the north.

The subject site was first used as public house licensed premises in 1902. The current tavern was built in the early 1990s following a fire which destroyed the previous Tavern on the subject site.

The subject area is currently not identified as potentially being rezoned under any State and/or local planning-related strategy.

### *Built Form*

The proposed works are modest in scale, ensuring the Tavern remains the dominant visual element.

The proposed structures and buildings are low in height and sympathetic in materiality. They are positioned to minimise impact on the Tavern building's primary elevations and setting, and to avoid significant intrusion into the property's street setback area.

The proposal complies with the LPS4 requirements relating to side and rear lot boundary setbacks, building height and site coverage.

The design integrates landscape and built form, retaining all of the existing trees.

### *Site Layout*

The following LPS4 requirements apply to development proposed on Local Centre zoned sites:

<b>LPS4 Requirement</b>	<b>Proposed</b>	<b>Complies?</b>
Front setback – 6m	4m	No (due to the pavilion structure)
Side setback – Nil (except where abutting land with a different zoning, in which case 3m)	More than 3m	Yes
Rear setback – Nil (except where abutting land with a different zoning, in which case 3m)	More than 3m	Yes
Maximum site coverage shall not exceed 50%	Less than 50%	Yes

<p>The building setback area from any street alignment shall only be used for one or more of the following:</p> <ul style="list-style-type: none"> <li>a) vehicular and pedestrian access;</li> <li>b) car parking for employees, customers or visitors;</li> <li>c) landscaping; and</li> <li>d) advertising signage approved by the Shire or exempted from requiring approval of the Shire by this Scheme or the Shire's Signs Local Law.</li> </ul> <p>The building setback area shall not be used for repair or dismantling of vehicles, nor for storage purposes.</p>	<p>Vehicular and pedestrian access, landscaping, fencing, a proposed pavilion structure and the existing tavern building.</p>	<p>No (due to the pavilion structure)</p>
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The Parkerville Precinct Plan for the locality states that:

*“Front setback requirements may be relaxed to accommodate more car parking to the rear, create a more pedestrian friendly environment, and to maintain a streetscape with visual consistency having regard to the small setback of the Parkerville Tavern.”*

The existing Tavern building already has a nil setback to the street (front) boundary.

The portion of the pavilion structure which will encroach into the street setback area is small in area (approximately 3sqm), unenclosed, and will be partially screened by existing vegetation and street fencing on site.

The structure will not be visible when viewed westward along Owen Road due to the tavern building (refer to the image of the subject site in the Description of Site and Locality section above).

The pavilion structure area offers varied spaces for different patron needs, including weather -protected areas, openair seating, and family- -areas. Accessibility is improved while retaining the Tavern's character.

Below – View eastward along Owen Road (subject site on the left)



Considering all of the above, in this circumstance Shire Officers consider the proposal to be consistent with forms of development able to be considered within the locality, and will not result in building bulk having a significant visual impact on the local amenity and the streetscape.

#### Car Parking and Traffic

No specific car parking requirements exist under LPS4 in relation to the Tavern land use. In such circumstances, the required amount of car parking is at the Shire's discretion having regard to the following matters stipulated under the LPS Regulations:

- “(r) The suitability of the land for the development taking into account the possible risk to human health or safety;*
- “(s) The adequacy of —*
  - (i) the proposed means of access to and egress from the site; and*
  - (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;*
- “(t) The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.”*

The applicant has advised the following:

*“The application does not propose any changes to existing operations, staff numbers, or the licensed patron area... The refurbishment is focused on enhancing the user experience and will not increase the footprint or total size of the licenced area.”*

*“The subject site is currently accessible via a crossover on Owen Road which leads to unmarked gravel car parking area that has capacity to accommodate 11 patron parking bays and 12 staff bays.”*

Considering the above, the applicant has advised that there is capacity to accommodate 23 on site car parking bays in total. However, the site plan received (refer to **Attachment 3**) shows 13 on site car parking bays near to the eastern lot boundary.

Based upon the previous development approval decisions made in 1990 and 1997 (refer to the Site History section of this report) there should be at least 31 on site car parking bays. There have been no subsequent approvals granted specifically allowing for a reduction in the required amount of on site car parking bays.

The Shire occasionally receives complaints from residents regarding vehicles associated with the Parkerville Tavern parking illegally, particularly when events are held and during holiday periods.

There appears to be adequate space available on site to accommodate these additional car parking bays without impacting any vegetation of significance, and to be designed to allow vehicles to enter and exit in a safe manner.

Considering the above, if the application is approved it is recommended that a condition be included to ensure that at least 31 car parking bays are provided on site. This being required in order to be consistent with the previous approval decisions. Also to ensure that street parking is less likely to have an impact on nearby residents and the safety of pedestrians particularly when events are held and during holiday periods.

### Noise

An acoustic assessment (**Attachment 4**) has been provided as part of the application.

Noise emissions from the proposed redevelopment of the venue have been assessed against the requirements of the *Environmental Protection (Noise) Regulations 1997*.

The acoustic assessment concludes the following:

*“The current proposed design results in patron noise complying between 7am and 10pm Monday to Saturday and 9am to 10pm on Sundays and public holidays.*

*In order for patron noise to comply during the night period the western boundary fence between the premises and the neighbour should be upgraded to a 1.8m high solid and continuous barrier. In this instance, Colourbond fencing, or similar, would be sufficient.”*

Appendix B of the acoustic assessment (on the following page) shows the location for the new fencing.

The Shire is satisfied that the requirements of the *Environmental Protection (Noise) Regulations 1997* would be complied with if such fencing was installed.

Below – Image from Appendix B of the acoustic assessment showing the location for the proposed fencing



Below – Current site layout of No. 20 Owen Road in relation to the dividing lot boundary with the Parkerville Tavern site where the new fencing is proposed.



With regard to the appearance of the proposed fencing, no specific fencing requirements exist within LPS4, the Parkerville Precinct Plan and/or any local planning policy for commercial sites.

In accordance with the Shire’s Fencing Local Law, a fence constructed of corrugated fibre reinforced pressed cement or steel sheeting is permitted – *“the height of the fence to be 1.8m except to the front setback area for which there is no minimum height but*

which is subject to clause 2.1(2)”. This clause stipulates the requirement for dividing fencing to be constructed and maintained in accordance with the Local Law.

Considering the above, there is no maximum height restriction specifically mentioned for such fencing on commercial sites. Also the type of fencing proposed complies with the Fencing Local Law.

However, it is the aim of the Shire’s Parkerville Precinct Plan to preserve and extend the character and amenity of the area. The general character of the immediately surrounding area consisting of open street setback areas which are landscaped and contain (if any) open style fencing.

Considering the location of the noise sensitive areas on No. 20 Owen Road (being the dwelling and its rear outdoor living area) and the current streetscape, and to avoid the possibility of the solid fencing being extended into the street setback area, if the application is approved it is recommended that a condition be included requiring the portion of dividing fencing within the street setback area (the area within 6m from the property’s street boundary) to be visually permeable (open style).

Natural Environment

In accordance with LPS4, the ringbarking, cutting down, topping, removal, injuring or wilful destruction of any local native vegetation is prohibited unless approved by the Shire or unless the native vegetation is exempted from compliance with this provision. Exemptions under LPS4 include, amongst others, it not being native vegetation, it being required to be removed to comply with the Shire’s firebreak notice, or to allow for the construction of an approved effluent disposal system.

In accordance with the Shire’s Local Biodiversity Strategy, northern and western portions of the subject site contain Local Natural Areas identified as being Local Reserves for Recreation (see below).



The applicant has advised that all trees on the subject site are to remain.

If the application is approved it is recommended that a condition be included to ensure significant trees are protected during construction works.

## Effluent Disposal

The total hydraulic loading of the Tavern must not exceed 9,800 L/day, due to the limitations of the on-site effluent disposal system. The hydraulic capacity of the system restricts the maximum occupancy of the premises to 300 people at any one time. This being consistent with the current Certificate of approval issued by the Shire under the *Health (Miscellaneous Provisions) Act 1911, Section 178(1) of the Health Act* (refer to the Site History section of this report).

If approved it is recommended that conditions be included to ensure that the above restrictions continue to be complied with.

## Heritage

The Shire's Local Planning Policy 3.3 - Heritage Requirements for Planning Proposals (LPP3.3) was adopted for the following purpose:

*"To provide guidance on the assessment of planning proposals involving works affecting a local heritage place(s) and/or a heritage-protected place(s)."*

LPP3.3 stipulates the following, amongst other provisions:

*"4.2.3 External additions to heritage buildings must reflect and respect the scale and character of the original structure."*

*4.2.4. Internal modifications to heritage buildings should be designed to minimise disturbance to the original structure and fabric, and leave visible traces of the original floor plan and function."*

In addition, the Parkerville Precinct Plan states that *"new buildings or extensions to existing buildings within the Local Centre zone must give consideration and integrate elements of the existing historical character of commercial buildings"*.

In accordance with the Shire's Heritage List, the subject site is listed as Category 2 for heritage significance. Category 2 is reserved for sites of 'Considerable Significance', and carries the following expectations from the Shire:

*"Conservation of the place is highly desirable. Any alterations or extensions should minimise impacts on the original site or building and reinforce the significance of the place."*

In line with the above expectations, Parkerville Tavern is being conserved. No alterations and/or additions are proposed to be made to the tavern building itself as part of the current application.

In terms of the proposal's impact from a heritage perspective, the following is advised in the applicant's heritage impact statement:

- *The Parkerville Taven is in very good condition, retaining a high degree of integrity and authenticity. The development application proposes no alterations to the c1897 -c1926 Parkerville Tavern building including the interior.*

- *The demolition works will involve the removal of existing pavers and a retaining wall, two small stages, a timber and metal shed, cyclone wire fencing, a firepit, the existing playground and shade sails, as well as an additional shed and associated fencing. All items proposed for removal are non-heritage elements, ensuring there is no impact on the c.1897 -c.1926 Parkerville Tavern building or its interior.*
- *The Pavilion complements and respects the heritage significance of the Parkerville Tavern. Its pitched gable-ended roof, timber soffit lining, and ridge alignment with the Tavern's verandah elements create a strong visual relationship between the two structures. The Pavilion's roof form mirrors that of the Tavern, reinforcing architectural cohesion. Its open-frame structure preserves key views and reduces visual impact, while its secondary scale ensures the Tavern remains the dominant feature in the streetscape. The reversible nature of the structure provides flexibility for future change without permanent impact on the heritage setting. The Pavilion replaces a temporary marquee which often used in the same location.*
- *The angled Pavilion alignment emulates that of the Tavern, and the landmark nature is not impacted reinforcing a cohesive streetscape presentation.*
- *The functions of the Parkerville Tavern remain unchanged, ensuring its continued role as a neighbourhood social hub. External upgrades to the site support the ongoing evolution of the Tavern as a successful licensed premises with a strong community focus. The alterations and upgrades enhance capacity to serve local residents while respecting the heritage significance.*

*For reasons stated above, the proposed works may be supported for approval from a heritage perspective.”*

The proposal was referred to the Heritage Council of Western Australia and the Mundaring and Hills Historical Society. No concerns were raised.

Based upon the details provided as part of the application, and having had regard to the comments received during the advertising period, the Shire has no concerns that the proposal may have a significant impact on the cultural heritage significance of the subject site.

### **Public Art Requirement**

In accordance with the Shire's Local Planning Policy 3.1 - Public Art (LPP3.1):

*“If a development generates a planning need for public art, a contribution for public art should be provided if the development is valued over \$2 million ex GST. The value of the contribution is one percent (1%) of the total estimated cost of development (including the budgeted costs for contingencies).”*

At the discretion of the Shire the proponent is required to meet their public art contribution in one or more of the following ways:

- a) By providing public art on-site or in the public realm in the vicinity of the site; or
- b) Providing a cash-in-lieu to the amount specified within the development approval condition.

The applicant has advised that they will be providing public art on site to address the requirements of LPP3.1. Plans showing this will be provided to the Shire at a later date should the application be approved by the DAP.

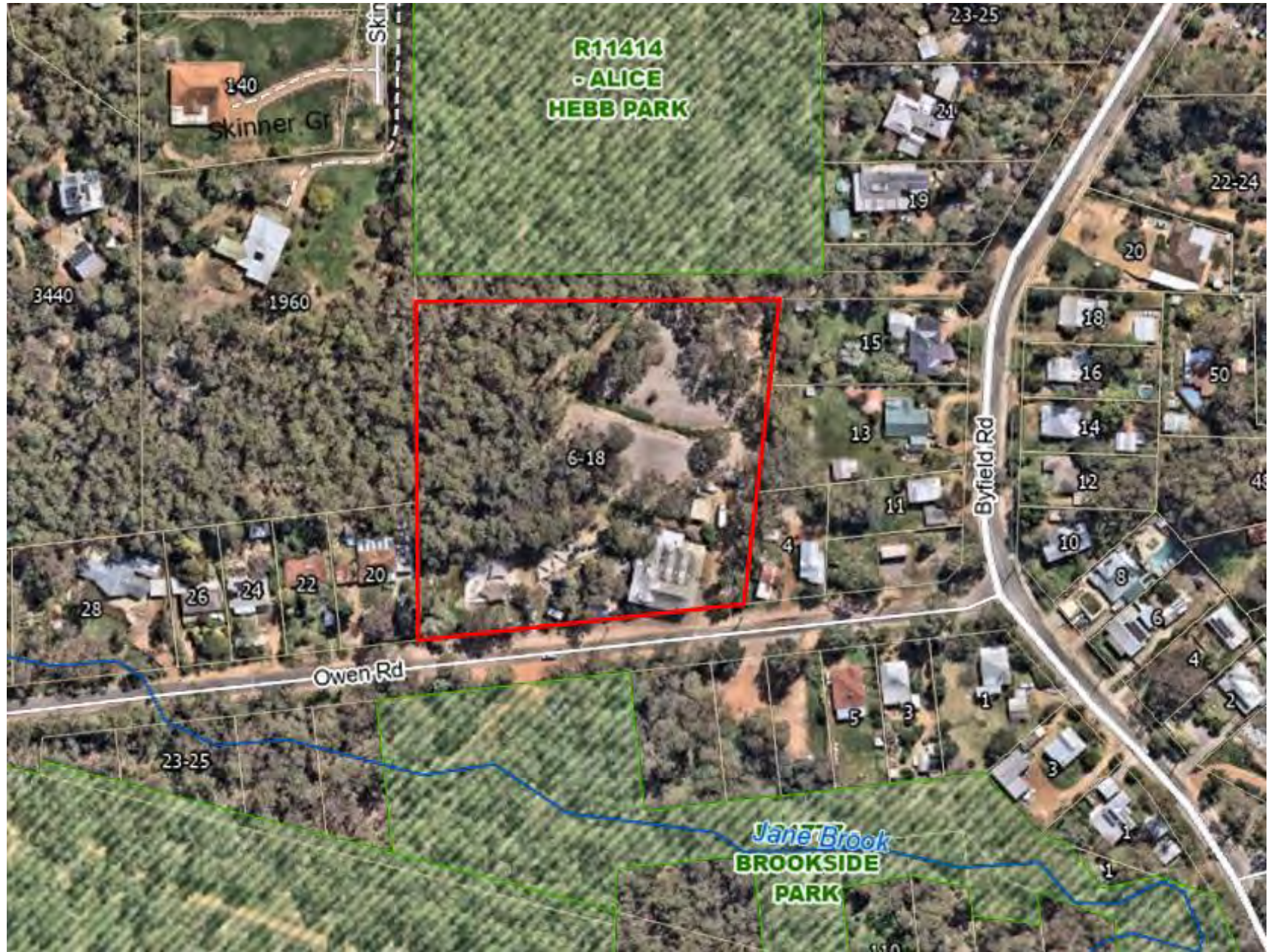
If the application is approved by the DAP it is recommended that a condition be included requiring public art to be provided or payment of a cash-in-lieu amount in order to comply with the Shire's LPP3.1.

**Conclusion:**

Having had regard to the various matters listed under the LPS Regulations, and the relevant requirements stipulated under the State and local planning framework, Shire Officers are of the opinion that the proposal will not have a significant impact on the local amenity and character subject to the inclusion of appropriate conditions.

Shire Officers consider the proposal to be consistent with forms of development able to be considered within the locality.

On balance, the scale and nature of the proposed development, and its location on the subject site, are considered to be acceptable in this circumstance. It is therefore recommended that the application be approved.





# 6 Owen Road, Parkerville - Parkerville Tavern Refurbishment

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December 2025

Prepared for: Australian Venue Co.

# Acknowledgment of Country



Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

*The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.*

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming**.

## Urbis staff responsible for this report were:

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Director                      Tim Dawkins

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Senior Consultant      Simon Shub

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Project Code              P0063801

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Report Number          DA Package for lodgement

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All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation.

Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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## Submission documents:

This report is to be read in conjunction with:

- Appendix A – Certificate of Title
- Appendix B – Development Plans
- Appendix C – Acoustic Report
- Appendix D – Heritage Impact Statement

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# Executive Summary

Australian Venue Co. (**AVC**) is seeking development approval to refurbish the Parkerville Tavern at No. 6 Owen Road, Parkerville, replacing the children's playground, installing new amenities and providing a timber deck for existing outdoor seating area.

The nature of the proposed refurbishment focuses exclusively on the existing patron experience, and does not expand on the existing NLA or footprint. The proposal respects the Heritage character of the Parkerville Tavern and does not adversely impact the heritage significance of the Tavern.

The proposal focuses on improving the patron experience at the Tavern and ensuring that there are no amenity impacts for adjoining properties. Acoustic advice has confirmed that the proposed refurbishment will comply with the *Environmental Protection (Noise) Regulations 1997* at all times.

This report has been prepared by Urbis, in collaboration with AVC and a team of specialist consultants, in support of a development application for the enhancement of the Parkerville Tavern. We are pleased to have reached this milestone and look forward to working closely with the Shire of Mundaring to deliver a well-considered and an improved outcome for this site.

# 1 The Journey

## 1.1 Site History

The Parkerville Tavern, affectionately known as “The Parky,” has been a central part of the Perth Hills community for over a century. Its history is closely tied to the late nineteenth-century development of the Shire of Mundaring, driven by the Eastern Railway and the growth of timber, quarrying, and agricultural industries. The completion of the “Mahogany Creek Deviation” in 1896 opened the area to settlement and industry, leading to the establishment of small townships along the line.

Parkerville was officially gazetted in June 1895, named in honour of Sir Stephen Henry Parker, then Chief Justice of Western Australia. The tavern site was first developed in 1896 when timber worker Joseph Ottey built a timber and iron residence overlooking the Jane Brook valley. Following Ottey’s death in 1900, his widow, Alice Ottey, obtained a wine and beer licence in 1902 and began operating the premises as the Railway Hotel. In the following decade, the property was leased to William H. Angove, who made substantial additions, secured a full Publican’s Licence, and renamed it the Parkerville Hotel.

In 1928, the earlier building was replaced with the current two-storey brick structure, designed by architect Lionel Bowser Cumpston in the Inter-War Old English style and built by A.A. McLennan. A fire in 1990 caused extensive damage to the main bar and roof, but reconstruction was completed and the building reopened in 1991. In 1995, the Alice Hebb Reserve conservation area, located directly north of the Parkerville Tavern, was subdivided from the original 22-acre block.

Over the decades, “The Parky” became known for its vibrant social life, including popular Sunday sessions in the 1970s, and remains a much-loved gathering place. Today, the Parkerville Tavern blends its heritage charm with a welcoming atmosphere for locals and visitors alike.



## 1.2 The Project Team

This development application is supported by:

<b>Discipline</b>	<b>Consultant</b>
<b>Architect</b>	Cross Rowett
<b>Acoustic</b>	Herring Storer
<b>Heritage</b>	Urbis
<b>Planning</b>	Urbis

## 1.3 Pre-Lodgement Engagement

The project team met with the Shire of Mundaring in October 2025, and on 2 November 2025, a request was submitted to the Shire's Development Control Group (DCG). The project proposal was refined based on the feedback received, and the updated proposal is now subject of this application.

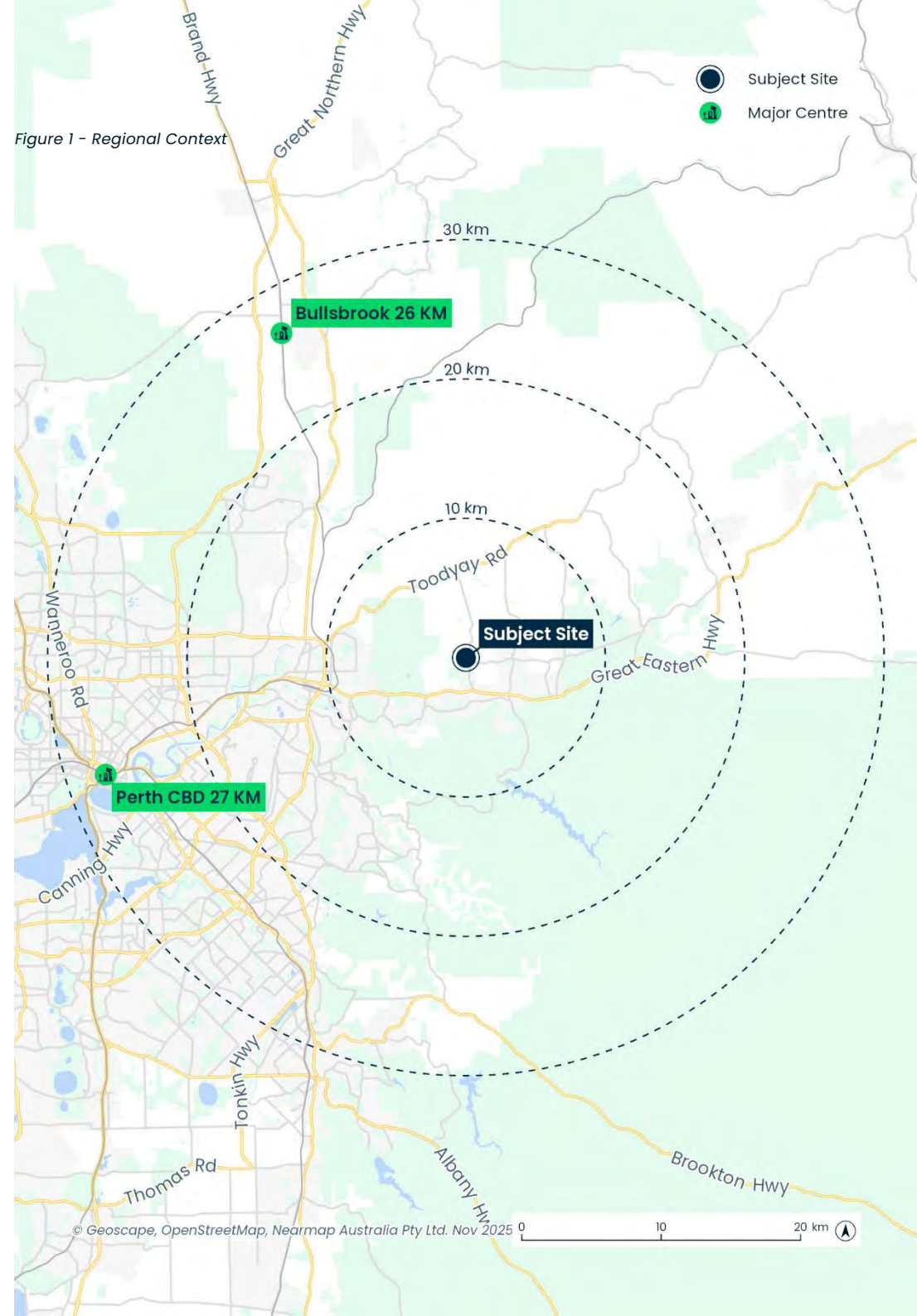
# 2 The Site and Locality

## 2.1 Regional Context

The subject site is located within the Shire of Mundaring local government area and is situated along the eastern end of Owen Road within the Parkerville Local Centre. More broadly, the site is located 27km from the Perth CBD.

The site has direct access to Owen Road which is a Local Distributor Road that runs east-west.

The regional context of the site is displayed in **Figure 1**.



## 2.2 Local Context

Locally, the site sits nearby the juncture of Owen Road and Byfield Road. The site resides within the Parkerville Local Centre and is surrounded by a mixture of residential dwellings (to the north-east, east and west), public open space on the southern side of Owen Road.

Immediately surrounding the site includes areas of natural vegetation, which forms part of Alice Kerr Park located to the North and garden areas of No. 13 and No. 15 Byfield Road north-east of the Tavern. No. 20 Owen Road is situated approximately 20m west of the existing children’s playground on the subject site.

The local context is illustrated in **Figure 2**.

## 2.3 The Site

The entirety of the proposed works sits within Lot 500 (No. 6) Owen Road, Parkerville (refer **Table 1** and **Appendix A**), shown in **Figure 3**.

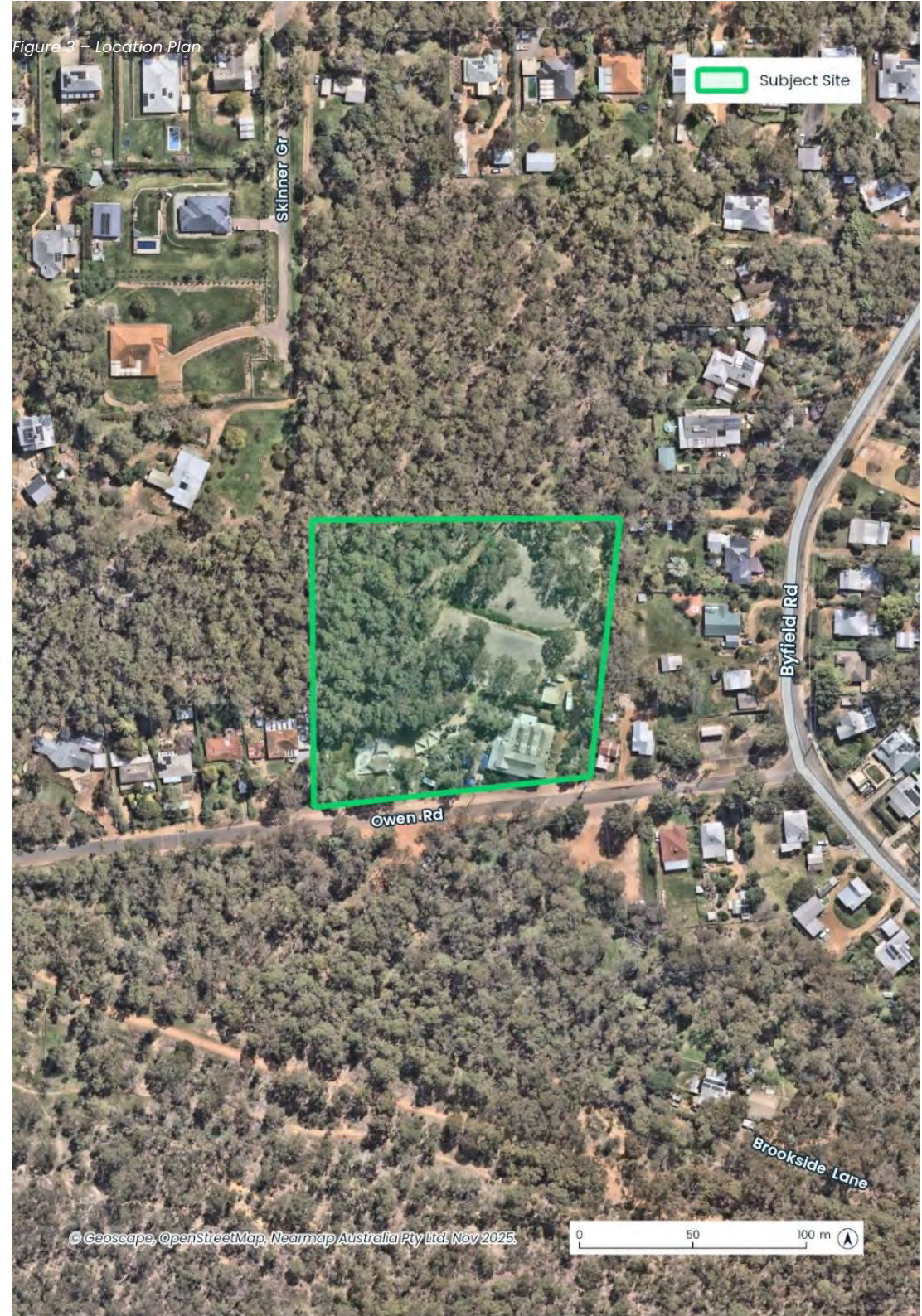
Table 1 - Site Details

Lot No.	Diagram	Vol/Folio	Lot Area	Registered Proprietor
500	79068	2745/999	1.4923 Hectares	RICHMOND HILL PTY LTD OF 55 ARCHDEACON STREET, NEDLANDS

Figure 2 - Local Context



Figure 3 – Location Plan



## 2.4 Existing Development

Existing on-site is the Parkerville Tavern (formerly a hotel), which is a two-storey brick and Tin building that features expansive timber verandas, projecting roof gables and detailing that reflects the Federation Free Style and Arts and Crafts character of the late 19th to early 20th century. There are later additions to the rear of the site. Surrounding the tavern is an alfresco area that frames the existing stream that passes through the site. The subject site is separated, by wooden and steel wire fencing, into 3 distinct areas:

- First Third: Parkerville Tavern, outdoor area, and parking
- Middle Third: Drainage Area.
- Rear Third

The subject site slopes by 10m from 207.89 AHD at the north (rear) to 187.89 AHD at Owen Road.

## 2.5 Existing Access and Car Parking

The subject site is currently accessible via a crossover on Owen Road which leads to unmarked gravel car parking area that has capacity to accommodate 11 patron parking bays and 12 staff bays.

# 3 Heritage Significance and Built Form

The existing building on the subject site was constructed between c.1897 and c.1926 and is listed on the Shire of Mundaring's Local Planning Scheme No. 4 (LPS 4) Heritage List as the Parkerville Tavern. The Tavern is recognised as a place of considerable significance, with very high aesthetic value for its style, scale and landmark presence, and high social value for its long-standing role as a focal point for the Parkerville community.

The project team has undertaken detailed research into the history of the Parkerville Tavern and has sought to ensure the proposed works are sympathetic to the local centre's scale and character, while complementing the existing venue and maintaining its well-known identity as a welcoming social hub for residents and visitors alike.

## 3.1 Statement of Significance

The Shire of Mundaring has assigned the Parkerville Tavern with the following Statement of Significance:

*The Parkerville Tavern has very high aesthetic significance for the style, scale and landmark value the building has which are both rare in the Townsite and the Shire generally. The Tavern also has high social significance for the role and focus the place has provided and should continue to provide for Parkerville's community.*

Parkerville Tavern is overall, of considerable significance to the Shire of Mundaring. There is no known Conservation Management Plan grading of the cultural heritage significance of elements and zones.

In accordance with the Shire's Local Planning Policy 3.13 'Heritage requirements for planning proposals', Urbis has prepared a Heritage Impact Statement, which is discussed in section 6.2 and available in full at **Appendix D**.



# 4 Parkerville Tavern

## 4.1 Functionality

This application seeks development approval for refurbishments to enhance the functionality, amenity and patron experience at the Parkerville Tavern, without any change to the existing heritage fabric. The refurbishment works include:

- A new amenities block
- Refurbishment of the existing pizza area
- A new pavilion at the current marquee location
- New playground equipment
- A new timber deck for existing outdoor seating which occupies 1780m<sup>2</sup> of a possible 1798m<sup>2</sup> licensed area.
- Like-for-Like replacement of the front fence
- Replacing the existing shed with a new shed.
- Replacement of approximately 50m of western boundary fencing with 1.8m high Colorbond to meet acoustic requirements.
- Installation of public art
- Installation of lighting along the existing stream
- Installation of shade sails
- New play equipment

The application does not propose any changes to existing operations, staff numbers, or the licensed patron area. The upgrades to the amenities block will not alter or increase the capacity of the effluent disposal system, as this would be subject to a separate application under the *Liquor Control Act 1988*. The refurbishment is focused on enhancing the user experience and will not increase the footprint or total size of the licenced area.



# 5 Diversifying the Hospitality Offering

## 5.1 10 Principles of Good Design

The following section provides analysis of how the proposed refurbishment of the venue builds upon the 10 Design Principles contained in State Planning Policy 7.0 – Design of the Built Environment (**SPP 7.**)

### 5.1.1 Principle 1 – Context and Character

***Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.***

The refurbishment is informed by the Parkerville Tavern’s long history and its role within the local centre. New outdoor areas complement the established character of Owen Road, using materials and forms that reference the Tavern and the surrounding hills. New elements such as the pavilion and amenities block are visually recessive, sympathetic in materiality, and positioned to minimise impact on the building’s primary elevations and setting.

### 5.1.2 Principle 2 – Landscape Quality

***Good design recognises that together, landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.***

The design integrates landscape and built form, respecting Landscape Protection Areas and retaining all existing trees. This approach delivers an outdoor dining experience that reflects the natural Perth Hills setting.



### 5.1.3 Principle 3 – Built Form and Scale

***Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.***

New structures are modest in scale, ensuring the Tavern remains the dominant visual element. The pavilion, amenities block, and replacement shed are single-storey and located to the rear or side, avoiding intrusion into the principal frontage. Decking and seating areas integrate with existing spaces without overwhelming the heritage fabric.

### 5.1.4 Principle 4 – Functionality and Build Quality

***Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life cycle.***

The refurbishment improves operational efficiency and visitor amenity through upgraded facilities and enhanced outdoor spaces. Materials and finishes are durable, low-maintenance, and compatible with the Tavern's heritage character.

### 5.1.5 Principle 5 – Sustainability

***Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.***

Existing trees are retained, and a sustainable landscape strategy reduces irrigation demand. Waste is managed in line with Shire guidelines, and the proposal supports sustainable transport choices by maintaining current parking arrangements and leveraging proximity to public transport.

### 5.1.6 Principle 6 – Amenity

***Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.***

The outdoor area offers varied spaces for different patron needs, including weather-protected areas, open-air seating, and family-friendly zones. Accessibility and inclusivity are improved while retaining the Tavern's established charm.

### 5.1.7 Principle 7 – Legibility

***Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.***

The proposal maintains a clearly defined entry from Owen Road and intuitive circulation ensure patrons can easily navigate between indoor areas of the Tavern and outdoor dining areas.

### 5.1.8 Principle 8 – Safety

***Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.***

Safe access and circulation are provided for patrons, staff, and service vehicles. Lighting improvements enhance visibility without detracting from heritage character or causing glare.

### 5.1.9 Principle 9 – Community

***Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.***

The refurbishment revitalises dated structures into a vibrant, community-focused hospitality space. The renewed outdoor area caters to

multiple generations, encourages social interaction, and supports the cultural life of Parkerville.

### **5.1.10 Principle 10 – Aesthetics**

***Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.***

The design blends the Tavern’s established character with contemporary garden elements, using natural materials, planting, and open structures to create a warm and inviting atmosphere.

# 6 Specialist Technical Inputs

## 6.1 Acoustic Report

An Acoustic Report has been prepared by Herring Storer to demonstrate compliance with the Environmental Protection (Noise) Regulations 1997 (EP Regulations). This full report is provided at **Appendix C**.

The assessment considered noise from patrons and music, with predictions modelled against the EP Regulations.

Herring Storer concluded that patron noise will achieve compliance with the EP Regulations, subject to the installation of a 1.8m solid and continuous barrier along the western boundary. This measure is proposed as part of the proposed works, refer to **Attachment A**.

Noise emissions from existing activities, including performances at the existing outdoor stage, continue to be successfully managed through the venue's noise management plan, which is included as an attachment to **Appendix C**.

## 6.2 Heritage Impact Statement

A Heritage Impact Statement has been prepared by Urbis to demonstrate that the proposed works do not impact the cultural heritage significance of the subject site. This full report is provided at **Appendix D**.

The Heritage Impact Statement has concluded that:

- The Parkerville Tavern is a heritage place of considerable significance within the Town of Parkerville, Shire of Mundaring. The Parkerville Tavern, a local neighbourhood centre, is located on a sloping site next to low density housing and bordered by natural bushland, with views over Jane Brook in Brookland Park.

- The Parkerville Tavern is in very good condition, retaining a high degree of integrity and authenticity. The development application proposes no alterations to the c1897 -c1926 Parkerville Tavern building including the interior.
- The works involve the removal of existing pavers and a retaining wall, two small stages, a timber and metal shed, cyclone wire fencing, a firepit, the existing playground and shade sails, as well as an additional shed and associated fencing. All items proposed for removal are non-heritage elements, ensuring there is no impact on the c.1897 -c.1926 Parkerville Tavern building or its interior.
- The Pavilion complements and respects the heritage significance of the Parkerville Tavern. Its pitched gable-ended roof, timber soffit lining, and ridge alignment with the Tavern's verandah elements create a strong visual relationship between the two structures. The Pavilion's roof form mirrors that of the Tavern, reinforcing architectural cohesion. Its open-frame structure preserves key views and reduces visual impact, while its secondary scale ensures the Tavern remains the dominant feature in the streetscape. The reversible nature of the structure provides flexibility for future change without permanent impact on the heritage setting. The Pavilion replaces a temporary marquee which often used in the same location.
- The angled Pavilion alignment emulates that of the tavern, and the landmark nature is not impacted reinforcing a cohesive streetscape presentation.
- The functions of the Parkerville Tavern remain unchanged, ensuring its continued role as a neighbourhood social hub. External upgrades to the site support the ongoing evolution of the Tavern as a successful licensed premises with a strong community focus. The alterations and upgrades enhance capacity to serve local residents while respecting the heritage significance.

For reasons stated above, the proposed works may be supported for approval from a heritage perspective.

# 7 Assessment

## 7.1 State Planning Assessment

### 7.1.1 Metropolitan Region Scheme

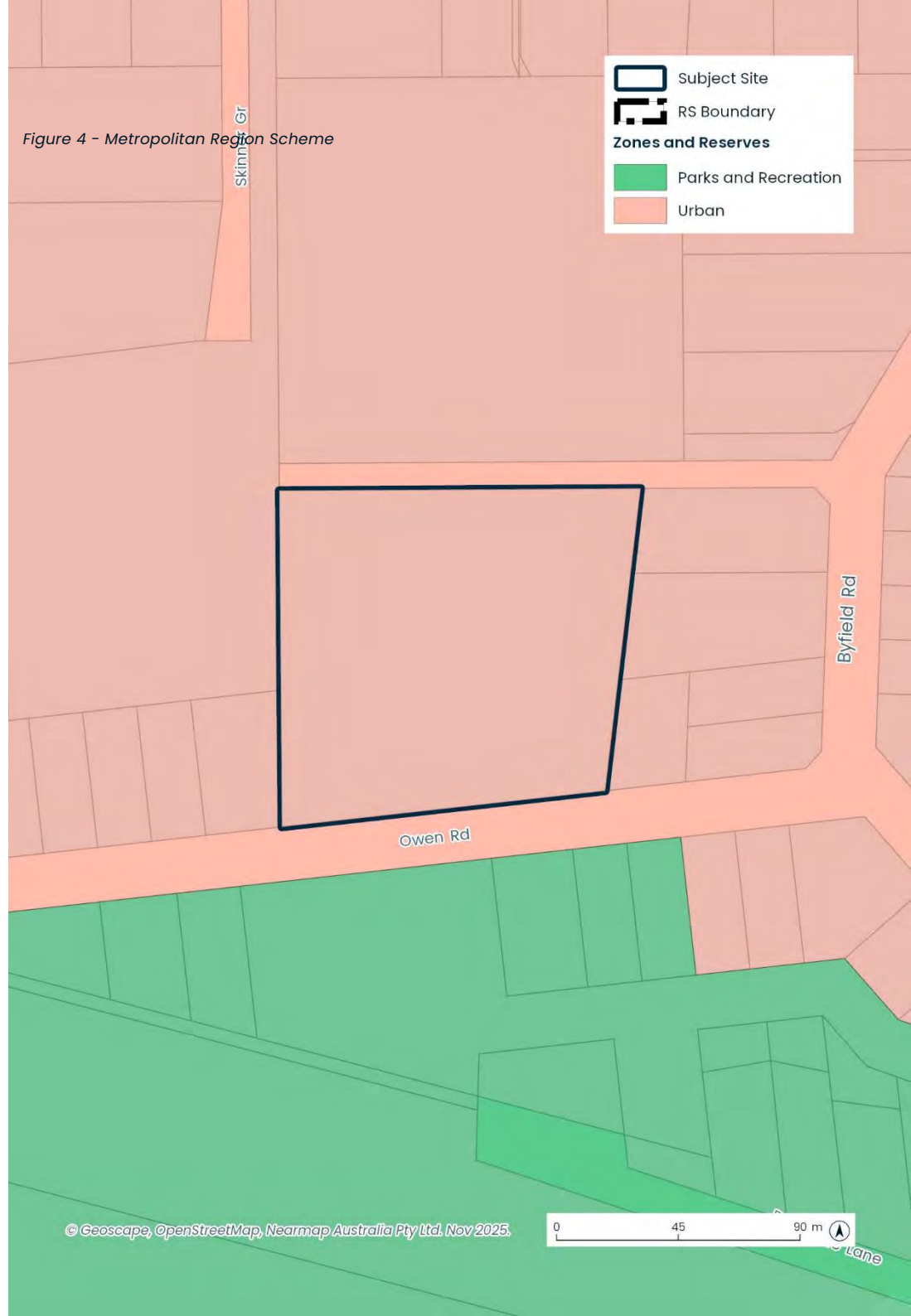
The subject site is zoned Urban by the Metropolitan Region Scheme, as depicted in **Figure 4**.

### 7.1.2 State Planning Policy 3.7 'Bushfire'

The subject site is designated by the Department of Fire and Emergency Services (DFES) as being bushfire prone and requires consideration against State Planning Policy 3.7 'Bushfire' and the associated guidelines. The nature of the proposal (refurbishment to existing buildings) does not increase the intensity of the development, does not seek an increase in patrons or employees and is therefore exempt from the requirement to prepare a Bushfire Management Plan.

### 7.1.3 State Planning Policy 7.0 – Design of the Built Environment

The proposed development addresses the 10 principles contained within SPP 7.0 – refer to assessment in section 5. 1.



## 7.2 Local Planning Assessment

### 7.2.1 Shire of Mundaring Local Planning Strategy

The Shire of Mundaring Local Planning Strategy (**the Strategy**) has been prepared to set out the long-term planning directions for the Shire and to guide land use planning with the Shire over the next 10 to 15 years. The Strategy is intended to be read in conjunction with LPS 4, which is discussed further in section 7.2.2.

The proposed refurbishments are consistent with the objectives, aims and subsidiary aims and objectives as detailed in **Table 2**.

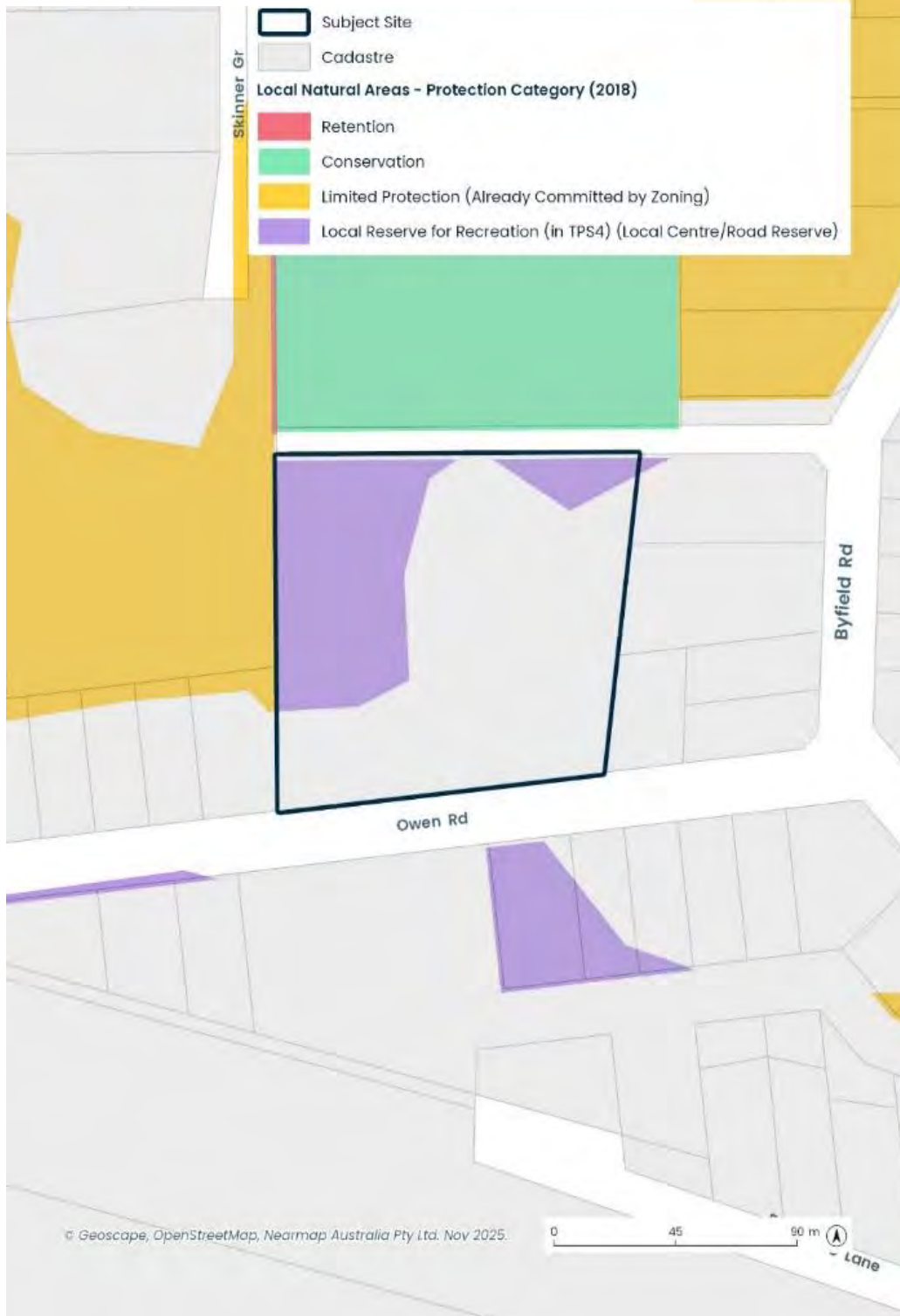
Table 2 – Subsidiary aims and objectives of Shire of Mundaring Local Planning Strategy

Objective	Comment
To manage development to actively contribute to the Shire's unique character and to protect and enhance its natural hills environment	The refurbishment respects the site's heritage and reinforces its contribution to the Shire's unique character and natural hills setting
To sustain the Shire's hills heritage and village identity	Refer to section 3 and 6.2.
To provide for tourism opportunities which encourage visitors to experience Mundaring's natural environment, heritage and the arts	The refurbishment will strengthen the Tavern's appeal as a destination, attracting visitors to experience local heritage and the surrounding natural environment.
To protect and enhance key environmental assets	The proposal enhances existing environmental assets on the subject site.
To identify, enhance and preserve elements of cultural significance	Refer to section 3 and 6.2.

### Local Natural Areas

The Strategy includes Local Natural Areas inclusive of Conservation Priorities, based on the Local Biodiversity Strategy. This is to assist with making decisions on planning proposals affecting Local Natural Areas and investment of resources to managing Local Natural Areas. These priority levels have also been taken into account in assigning levels of protection. Local Natural Areas are identified as having one of three conservation priorities (P1, P2 or P3) based on a range of ecological values. As shown in **Figure 5**, the subject site is affected by Local Natural Areas, however the proposal is retaining all trees on-site.

Figure 5 - Local Natural Areas



Shire of Mundaring Local Planning Scheme No. 4

The subject site is zoned 'Local Centre' by LPS 4. Clause 2.1 of LPS 4 reinforces the relationship between the Shire's Local Planning Strategy and LPS 4. The proposal, as discussed in section 1.4.1 is consistent with the Local Planning Strategy.

The proposed refurbishments are consistent with the aims of LPS 4, as described in **Table 3**.

Table 3 - Aims of LPS 4

Objective	Comment
(b) Preserve and enhance the amenity of the Shire and to manage land uses so as to minimise conflicts between potentially incompatible land uses.	The refurbishments will comply with the <i>Environmental Protection (Noise) Regulations 1997</i> and maintain the amenity of neighbouring residential properties. .
(d) preserve the Shire's biodiversity and environmental values through appropriate protection of areas of significant native vegetation, valuable habitat areas and other areas of environmental value	The subject site is located within a Local Natural Area, and all existing trees will be retained.
(i) promote and facilitate the development of local centres throughout the Shire to meet the immediate commercial needs of local communities	The refurbishments will enhance the customer experience and support the role of the Parkerville Local Centre.
(l) recognise and protect places of cultural heritage significance;	The subject site is listed on the Shire's LPS 4 Heritage List, and the proposed works do not

detract from its cultural heritage significance – refer to sections 3.0, 6.2 and **Appendix 4**.

The proposed works are consistent with the objectives of the Local Centre Zone as described in **Table 4**.

Table 4 - Objectives of the Local Centre Zone

Objective	Comment
(a) To provide for a range of retail, commercial and community uses to meet the immediate needs of individual neighbourhoods and townsites.	The proposed refurbishments reinforce the existing commercial use within the Parkerville Local Centre.
(b) To provide for appropriate uses catering to tourism activity	The refurbishments will enhance the site's appeal to visitors and support local tourism.
(c) To ensure a high quality of urban design and development, in keeping with the existing character of each centre.	The proposed refurbishments have carefully considered the existing Heritage Fabric and character of the subject site, delivering a high-quality design outcome.
(d) To provide a safe, convenient and accessible environment in local centres for pedestrians and cyclists.	The refurbishments will maintain safe and convenient access for pedestrians and cyclists.

The proposed works are consistent with the development standards that apply to all zones and those specific to the Local Centre, as described in **Tables 5** and **Table 6**.

Table 5 - Development Standards

Development Requirement	Comment
<p><b>5.7.1</b>     <u>Precinct Plans</u></p> <p>The Parkerville Village Centre Precinct Plan is deemed to be a Precinct Plan under LPS 4.</p>	<p>Refer to assessment contained within section 7.2.3</p>
<p><b>5.7.6</b>     <u>Stormwater Drainage</u></p> <p>Development shall employ water sensitive urban design approaches to stormwater drainage.</p>	<p>Stormwater will be retained on-site.</p>
<p><b>5.7.7</b>     <u>Effluent Disposal</u></p> <p>Where access to a reticulated sewerage system is not available, on-site effluent disposal facilities are to be provided to treat and dispose of any effluent generated on the site. Soil permeability, nutrient retention characteristics, soil microbial purification ability, slope and distance to groundwater and surface water must be demonstrated to be appropriate for the proposed system.</p>	<p>No change is proposed to the current capacity or method of effluent disposal.</p>
<p><b>5.7.8</b>     <u>Landscaping</u></p> <p>The area, distribution and type of landscaping of individual sites required by this Scheme shall be determined in the context of each proposed development, but shall be generally in</p>	<p>Existing trees and landscaping will be retained.</p>

accordance with the following principles:

- b) landscaping shall consist primarily of local indigenous and low water-use species (with the exception of environmental weeds).
- c) the required landscaping shall be visible from the adjacent street(s) or public places.
- d) landscaping should complement the design of building facades.
- e) consideration should be given to the desirability of integrating landscape planting with stormwater management in order to achieve best practice water sensitive design outcomes.
- f) consideration should be given to the desirability of providing shade trees within or adjacent to the development so as to improve the microclimate for users of the site; and
- g) safe and convenient pedestrian access to and within the development site shall be provided or maintained.

**5.7.11**     Preservation of Amenity

<p>A development requiring planning approval under this Scheme shall not be approved if, in the opinion of the Shire, the proposed materials, design, colour(s), texture(s) or reflectivity of such development would unreasonably</p>	<p>The proposed refurbishment is situated ~18m from the boundary of No. 20 Owen Road. The nature of the development, at-</p>
--	--

adversely impact on the visual amenity of the locality

grade, does not result in any adverse visual impact to the adjoining property to the west (No. 20 Owen Road).

<p><b>5.7.12</b>    <u>Vegetation Protection</u></p> <p>The ringbarking, cutting down, topping, removal, injuring or wilful destruction of any local native vegetation is prohibited unless approved by the Shire or unless the native vegetation is exempted from compliance with this provision pursuant to clause 5.7.12.3.</p>	<p>Not applicable – no vegetation will be removed.</p>
--	--

<p><b>5.7.13</b>    <u>Local Natural Areas</u></p> <p>Where clearing of vegetation in a Local Natural Area is proposed by or would be a consequence of a Scheme Amendment, Structure Plan, subdivision or development requiring planning approval, the Shire may require or recommend that the subdivider or landowner prepare, or cause to be prepared, a Native Fauna and Flora Report and Management Plan to the satisfaction of the Shire prior to supporting or approving the proposal, or prior to clearing the land.</p>	<p>A portion of the subject site is located within an identified Local Natural Area, as depicted in <b>Figure 5</b>. Refer to section 7.2.1, the refurbishment does not remove any trees.</p>
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<p><b>5.7.16</b>    <u>Building Height</u></p> <p>The maximum height of any building within the Scheme area shall be 10 m, unless otherwise specified in the Scheme, an adopted Structure Plan or adopted Precinct Plan</p>	<p>The proposed refurbishment satisfies this requirement.</p>
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<p><b>5.7.20</b>    <u>Vehicle Parking</u></p> <p>The car parking requirements for various land uses are set out in Table 2. Unless otherwise approved by the Shire, car parking spaces shall be provided for a use in accordance with the requirements of Table 2</p>	<p>There is no change to the area licensed for patrons and therefore no change to parking requirements</p>
--	--

<p><b>5.7.30</b>    <u>Light overspill</u></p> <p>Floodlights, spotlights and all other forms of lighting shall be constructed, oriented and controlled so as not to:</p> <p style="margin-left: 40px;">a) adversely impact on the amenity of any adjacent residents;</p>	<p>Lighting will be controlled to ensure that it does not adversely impact the amenity of adjoining properties.</p>
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<p><b>5.7.31</b>    <u>Outbuildings</u></p> <p>Outbuildings shall:</p> <p style="margin-left: 40px;">a) be used only for purposes ancillary to the primary use of the land.</p> <p style="margin-left: 40px;">b) notwithstanding any other provision of the Scheme, be constructed no closer to the primary street alignment than the front building line of the dwelling on the lot unless, in the opinion of the Shire, the location of the dwelling and/or other constraints on the site make it impractical to locate the outbuilding behind the front building line.</p>	<p>Refer to assessment in <b>Table 6</b>.</p>
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- c) not be constructed on land having a slope exceeding 20%; and
- d) not have a ratio of length to width exceeding 3:1.

- Maximum wall height shall be 3.5 metres.
- Maximum roof height shall be 4.5 metres:
- The wall height will not exceed 3.5m
- The roof height will not exceed 4.5m.

Table 6 - Development Requirements for the Local Centre Zone

Development Requirements	Comment
<p><b>5.13.3</b> <u>Development setbacks, site cover and plot ratio</u></p> <p>Development setbacks, site coverage and plot ratio for any particular site shall be as specified in an adopted Precinct Plan</p>	<p>Refer to section 7.2.3 for setbacks.</p>
<p>Where development setbacks, site coverage and plot ratio for a particular site are not specified in an adopted Precinct Plan, the following requirements shall apply:</p> <ul style="list-style-type: none"> <li>b) Maximum site coverage shall not exceed 50%</li> <li>c) Maximum plot ratio shall not exceed 0.6.</li> </ul>	<p>The proposed refurbishment is setback in accordance with the Parkerville Village Centre Precinct Plan. The subject site complies with the site coverage and plot ratio.</p>
<p><b>5.13.6</b> Outbuildings</p>	<ul style="list-style-type: none"> <li>• Total Area shall not exceed 70m<sup>2</sup> or 10% of the area of the lot, whichever is the lesser;</li> <li>• Has an area of 13.5m<sup>2</sup></li> </ul>

<ul style="list-style-type: none"> <li>• the minimum setbacks to side, rear and secondary street boundaries for outbuildings shall be as follows:               <ul style="list-style-type: none"> <li>○ Side: 1 metre</li> <li>○ Rear: 1 metre;</li> </ul> </li> </ul>	<p>The replacement shed is setback at least 20m from both side boundaries and approximately 50m from the northern boundary.</p>
<ul style="list-style-type: none"> <li>• outbuildings shall be located entirely behind the rear of the dwelling on the lot unless constructed in the same materials as and having colours matching those of the dwelling; and</li> </ul>	<p>Not applicable</p>
<ul style="list-style-type: none"> <li>• the external surface of outbuildings, other than roof cladding, shall not include metallic silver, except where the total area of all outbuildings on the lot does not exceed 20 m<sup>2</sup></li> </ul>	<p>The materials associated with the outbuilding will satisfy this requirement.</p>

## 7.2.2 Parkerville Village Centre Precinct Plan

The Parkerville Village Centre Precinct Plan includes objectives and development guidelines for the subject site. An assessment of the objectives is provided in **Table 7**.

Table 7 - Parkerville Village Centre Precinct Plan Objectives

Objective	Comment
1 Protect and enhance the Precinct's village atmosphere and lifestyle within a rural bushland setting.	The refurbishment respects the Tavern's heritage values and maintains its role in the rural bushland village setting.
2 Protect and enhance the quality of life for residents	The proposed refurbishment will not impact the amenity of the adjoining properties and will comply with the <i>Environmental Protection (Noise) Regulations 1997</i> .
6 Maintain and enhance the community identity and sense of place by focusing on the significant environmental, historical and commercial features of the Village Centre.	Refer to section 3.0, 6.2.2 and <b>Appendix D</b> .
8 Maintain the informal rural characteristics of the streetscape	The proposed works build upon the existing materials and structures on-site, maintaining views of the natural landscape which are consistent with the informal rural characteristics of the Owen Street Streetscape.

12 Provide guidance for the provision of adequate services to accommodate future populations and integrating future commercial development into the existing historical character, with an emphasis on fitting in with the landscape amenity.	As demonstrated by the responses above and compliance with the guidelines (see <b>Table 8</b> ), the proposal fits in with the landscape amenity of the locality.
---	---

Section 5 'Guidelines and Strategies' target specific areas of concerns for the Shire. **Table 8** provides an assessment against relevant guidelines.

Table 8 - Parkerville Precinct Guidelines for Local Centres

Guideline	Comment
<b>C3</b> Building character and materials for commercial buildings to be sympathetic to the historic character of existing commercial buildings with particular regard to: <ul style="list-style-type: none"> <li>a) Avoidance of reflective materials</li> <li>b) The provision of verandahs to provide pedestrian shelter and enhance building and streetscape appearance</li> <li>c) The provision of pitched roofing of wrought iron colorbond or tile, being heritage red, olive, mist green, rustic orange, brown or similar and various tones of these colours.</li> <li>d) Utilising an indigenous landscaping theme to integrate the development into the hill's environment; and</li> <li>e) Car parking sympathetic to the amenity of the Local Centre and</li> </ul>	Refer to section 3.0, 6.2 and <b>Appendix D</b> .

should be located to the rear of commercial developments where practically possible. On some narrower lots this may require the sharing of vehicle access.

**C5** Setbacks

Front setbacks requirements may be relaxed to accommodate more car parking to the rear, create a more pedestrian friendly environment, and to maintain a streetscape with visual consistency having regard to the small setback of the Parkerville Tavern

The proposed refurbishments respect the primary street setback of the Parkerville Tavern and does not restrict patron mobility through this area.

**H1** Heritage

Any development and/or modifications to heritage site 71 (Parkerville Tavern) in the Shire's Municipal Inventory to be in accordance with the Statement of Significance and Conservation Strategy as stipulated in the Shire's Municipal Heritage Inventory.

Refer to section 3.0, 6.2 and **Appendix D**.

**E5** Tree Preservation and Enhancement

All landowners within the Precinct are encouraged to comply with the provisions of Town Planning Scheme No. 3 Part V Division 1 – Tree Preservation and Enhancement, and particularly clauses 5.1 – 5.3(b) and 5.3(d) to 5.4.

The proposed refurbishment does not propose any change to the existing trees on-site.

## 7.2.3 Matters for Consideration

Schedule 2, part 9, clause 67(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions) sets out matters to be considered in the assessment of development applications. An assessment against the relevant matters is contained in **Table 9**.

Table 9 - Matters for Consideration

Clause	Matter	Comment
(a)	The aims and provisions of this Scheme	Refer to section 7.2.2.
(fa)	Any local planning strategy for this scheme endorsed by the Commission	Refer to section 7.2.1
(g)	Any local planning policy for the Scheme Area	Refer to section 7.2.5.
(h)	Any structure plan or local development plan that relates to the development	Refer to section 7.2.3
(k)	The built heritage conservation of any place that is of cultural heritage significance	Refer to section 3.0, 6.2 and <b>Appendix D</b> .
(m)	the compatibility of the development with its setting, including – <ul style="list-style-type: none"> <li>(i) the compatibility of the development with the desired future character of its setting; and</li> <li>(ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely</li> </ul>	The proposed refurbishment respects the heritage significance of the subject site and is entirely compatible with the desired future character of the Parkerville Village Precinct.

	effect of the height, bulk, scale, orientation and appearance of the development;	The built form of the refurbishment respects the established character within Parkerville and on Owen Road.
(n)	The amenity of the locality including the following – (i) Environmental impacts of the development (ii) The character of the locality (iii) Social impacts of the development	The proposed refurbishment does not pose any environmental impacts.  The proposal respects the “Village” character of the Parkerville Local Centre.  The proposal seeks to improve the dining experience for existing patrons and will comply with the <i>Environmental Protection (Noise) Regulations 1997</i> .
(p)	whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	The proposal retains all trees on-site.
(t)	The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.	The proposed refurbishment of the existing outdoor seating area will not generate additional traffic and will not overwhelm the road network.

## 7.2.4 Local Planning Policies

### 7.2.4.1 Local Planning Policy 3.1 ‘Public Art’

The value of the proposed refurbishment works (\$2 million) meet the eligibility requirements of Local Planning Policy 3.1 ‘Public Art’ (LPP 3.1). In accordance with clause 4.1.3 of LPP 3.1, this application proposes to install public art on-site.

### 7.2.4.2 Local Planning Policy 3.3 ‘Heritage Requirements for Planning Proposals’

Local Planning Policy 3.13 ‘Heritage requirements for planning proposals’ (LPP 3.3) provides guidance for the assessment of planning proposals involving works. The proposed refurbishment satisfies the relevant general assessment criteria, as described in **Table 10**.

Criteria	Comment
<b>4.2.1</b> New works at local heritage places and/or at heritage-protected places should: <ul style="list-style-type: none"> <li>b. minimise disturbance to the original landscape setting and anything of cultural heritage significance on the site as much as possible.</li> <li>c. seek to maintain or enhance the specific heritage values and significance identified for that place.</li> <li>d. complement the heritage significance of the place; and</li> <li>e. retain the visual prominence of the place when viewed from the public realm.</li> </ul>	Refer to section 3.0, 6.2 and <b>Appendix D</b> .

**4.2.10** The Shire will take into account the public benefit of proposed modifications, including adaptation that enables continued access, visitor use and appreciation of the history and significance of the site

Refer to section 3.0, 6.2 and **Appendix D.**

**4.2.19** Proposed works should not adversely affect any historical feature, and any significant landscaping and/or other natural features on the site.

Refer to section 3.0, 6.2 and **Appendix D.**

---

## 8 Conclusion

The proposed refurbishment of the Parkerville Tavern represents a well-considered upgrade that enhances the venue's functionality, amenity and patron experience, while preserving its heritage significance and established character. The works have been designed to be sympathetic to the Tavern's historic fabric, ensuring no adverse impact on the building or its setting, and retaining all existing trees and landscaping.

The refurbishment does not alter operations or expand the licensed area beyond its current capacity. It will not generate additional traffic or impact parking demand, and it maintains safe and convenient access for pedestrians and cyclists.

This application and accompanying technical reports demonstrate that –

- The proposed works do not impact the Heritage Significance of the Parkerville Tavern.
- The proposal will maintain compliance with the *Environmental Protection (Noise) Regulations 1997*.
- The proposal is consistent with the Shire of Mundaring's planning framework.

Urbis, Australian Venue Co. and the broader project team look forward to working with the Shire of Mundaring throughout the assessment process to deliver a respectful outcome for this site.



# Disclaimer

This report is dated 4 December 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Australian Venue Co. (**Instructing Party**) for the purpose of Planning (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations.

# *Appendix* **A**

Certificate of Title

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2745 999

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 500 ON DIAGRAM 79068

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

RICHMOND HILL PTY LTD OF 55 ARCHDEACON STREET, NEDLANDS

(AF L374715 ) REGISTERED 15/7/2010

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. O409489 LEASE TO GALLIPOLI ENTERPRISES PTY LTD, JIGL ENTERPRISES PTY LTD, BOTH OF 47A KIRWAN STREET FLOREAT WA 6014, AS JOINT TENANTS EXPIRES: SEE LEASE. REGISTERED 19/5/2020.
  - O409490 EXTENSION OF LEASE. REGISTERED 19/5/2020.
  - O409491 TRANSFER OF LEASE O409489, LESSEE NOW TARYN ENTERPRISES PTY LTD OF UNIT 3 4 MOUNTAIN VIEW KELMSCOTT WA 6111 REGISTERED 19/5/2020.
  - P786461 EXTENSION OF LEASE. REGISTERED 14/11/2023.
  - Q164961 TRANSFER. LESSEE NOW AVC OPERATIONS PTY LIMITED OF LEVEL 3 616 ST KILDA ROAD MELBOURNE VIC 3004 REGISTERED 8/10/2024.
2. Q037092 MORTGAGE TO POLICE & NURSES LTD REGISTERED 24/6/2024.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: D79068  
PREVIOUS TITLE: 1563-999  
PROPERTY STREET ADDRESS: 6 OWEN RD, PARKERVILLE.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF MUNDARING

NOTE 1: O392145 SECTION 138D TLA APPLIES TO CAVEAT O005887

# *Appendix* *B*

Development Plans

# PARKERVILLE TAVERN - BEER GARDEN DEVELOPMENT

PROPOSED BEER GARDEN REDEVELOPMENT @  
No 6 (LOT 500) OWEN ROAD PARKERVILLE WA 6081

**cross  
rowett**



## DRAWING SCHEDULE

NO.	SHEET TITLE
A050	EXISTING SITE & DEMO PLAN
A100	SITE PLAN OVERALL
A200	ALFRESCO FLOOR PLAN
A300	ELEVATION & SECTIONS
A400	PROPOSED PAVILION
A500	PROPOSED AMENITIES



**EXISTING SITE & DEMOLITION PLAN**  
 SCALE - 1:250 @ A1

--- DENOTES EXISTING STRUCTURES / ELEMENTS / TO BE REMOVED.

REV	DESCRIPTION	DATE
A	ISSUED FOR CLIENT & CONSULTANT REVIEW	04.12.25
B	ISSUED FOR CLIENT & CONSULTANT REVIEW	12.12.25
C	ISSUED FOR DEVELOPMENT APPLICATION	18.12.25



**SITE PLAN OVERALL**  
SCALE: 1:250 @ A1

**LEGEND**

- 01 EXISTING TAVERN
- 02 PROPOSED NEW AMENITIES
- 03 EXISTING PIZZA AREA TO BE MADE GOOD
- 04 NEW PAVILION AT EXISTING MARQUEE LOCATION
- 05 EXISTING CREEK WITH NEW LIGHTING ILLUMINATION
- 06 NEW AND ADDITIONAL SHADE SAILS AT EXISTING LOCATIONS
- 07 NEW PLAYGROUND EQUIPMENT
- 08 NEW DECK STRUCTURE
- 09 EXISTING CARAVAN BAR WITH PROPOSED ALTERATIONS
- 10 EXISTING STAGE
- 11 NEW SHED IN EXISTING LOCATION
- 12 ANIMAL PEN INCLOSURE WITH NEW FENCING AS REQUIRED
- 13 REPLACE EXISTING FRONT FENCING TO MATCH EXISTING
- 14 PROPOSED NEW ARTWORK INSTALLATION
- 15 REPLACE 50 METERS APPROX. OF WESTERN FENCING WITH 1.8M HIGH COLORBOND FENCE TO COMPLY WITH ACOUSTIC REPORT

**NEW DECK FINISHES**

- STRUCTURE & HANDRAILS - GALVANISED STEEL
- DECKING BOARDS - GREY IRONBARK TIMBER
- GARDEN PLATER WALLS - LIMESTONE BLOCKS

**NEW PAVILION FINISHES**

- COLUMNS & BEAMS - COLOUR, MONUMENT
- ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE
- SOFFIT LINING - IRONBARK TIMBER BATTENS

**NEW AMENITIES FINISHES**

- WALLS - LYSAGHT CUSTOM ORB, COLOUR MONUMENT
- COLUMNS & BEAMS - GALVANISED STEEL
- ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE
- SOFFIT LINING - IRONBARK TIMBER BATTENS

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Lot 500  
D 79068  
1.4923 ha

- LEGEND**
- 01 EXISTING TAVERN
  - 02 PROPOSED NEW AMENITIES
  - 03 EXISTING PIZZA AREA TO BE MADE GOOD
  - 04 NEW PAVILION AT EXISTING MARQUEE LOCATION
  - 05 EXISTING CREEK WITH NEW LIGHTING ILLUMINATION
  - 06 NEW AND ADDITIONAL SHADE SAILS AT EXISTING LOCATIONS
  - 07 NEW PLAYGROUND EQUIPMENT
  - 08 NEW DECK STRUCTURE
  - 09 EXISTING CARAVAN BAR WITH PROPOSED ALTERATIONS
  - 10 EXISTING STAGE
  - 11 NEW SHED IN EXISTING LOCATION
  - 12 ANIMAL PEN INCLOSURE WITH NEW FENCING AS REQUIRED
  - 13 REPLACE EXISTING FRONT FENCING TO MATCH EXISTING
  - 14 PROPOSED NEW ARTWORK INSTALLATION

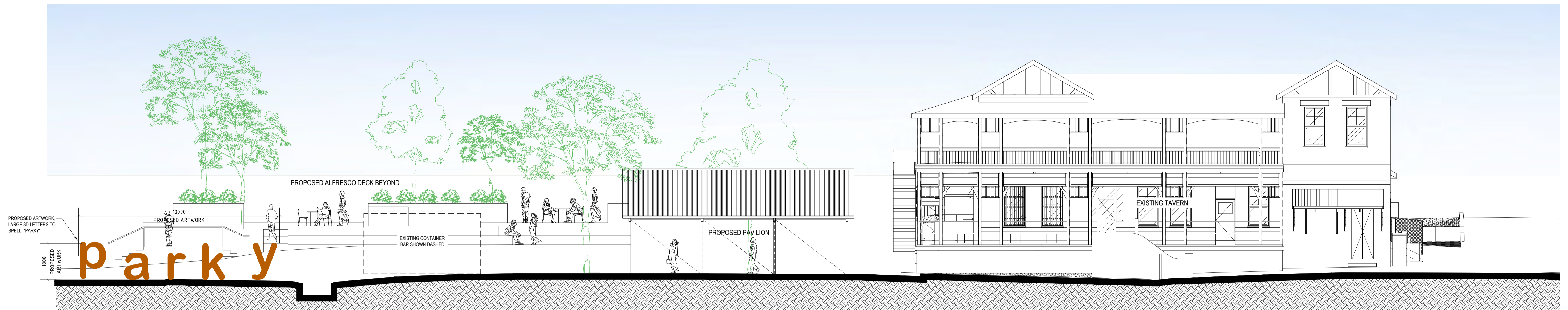
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- STRUCTURE & HANDRAILS - GALVANISED STEEL
  - DECKING BOARDS - GREY IRONBARK TIMBER
  - GARDEN PLATER WALLS - LIMESTONE BLOCKS

- NEW PAVILION FINISHES**
- COLUMNS & BEAMS - COLOUR, MONUMENT
  - ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE
  - SOFFIT LINING - IRONBARK TIMBER BATTENS

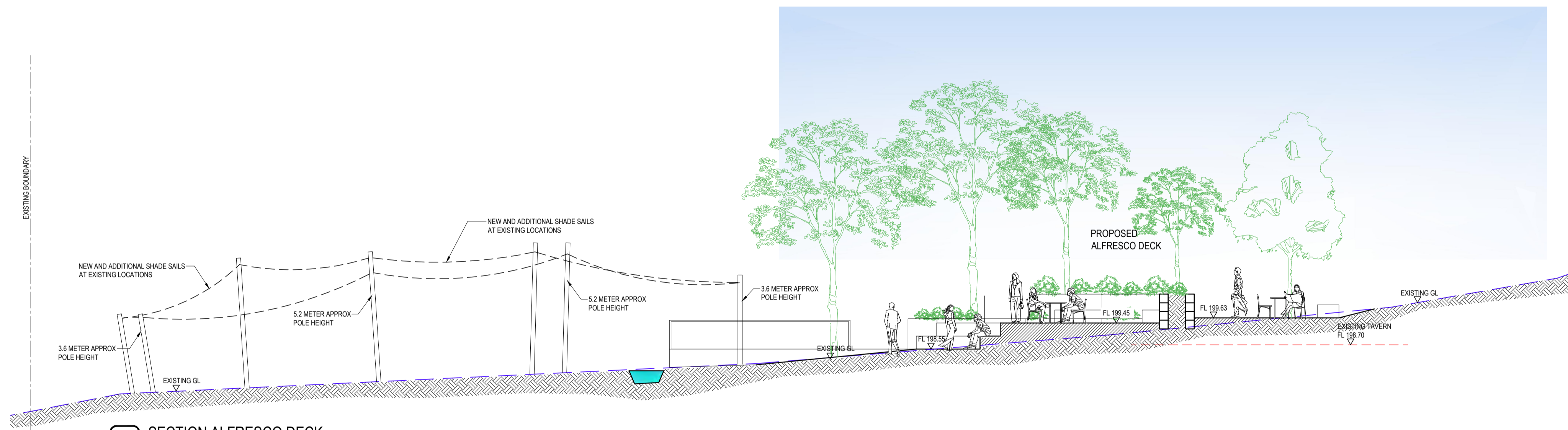
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  - ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE
  - SOFFIT LINING - IRONBARK TIMBER BATTENS

ALFRESCO FLOOR PLAN  
SCALE - 1:150 @ A1

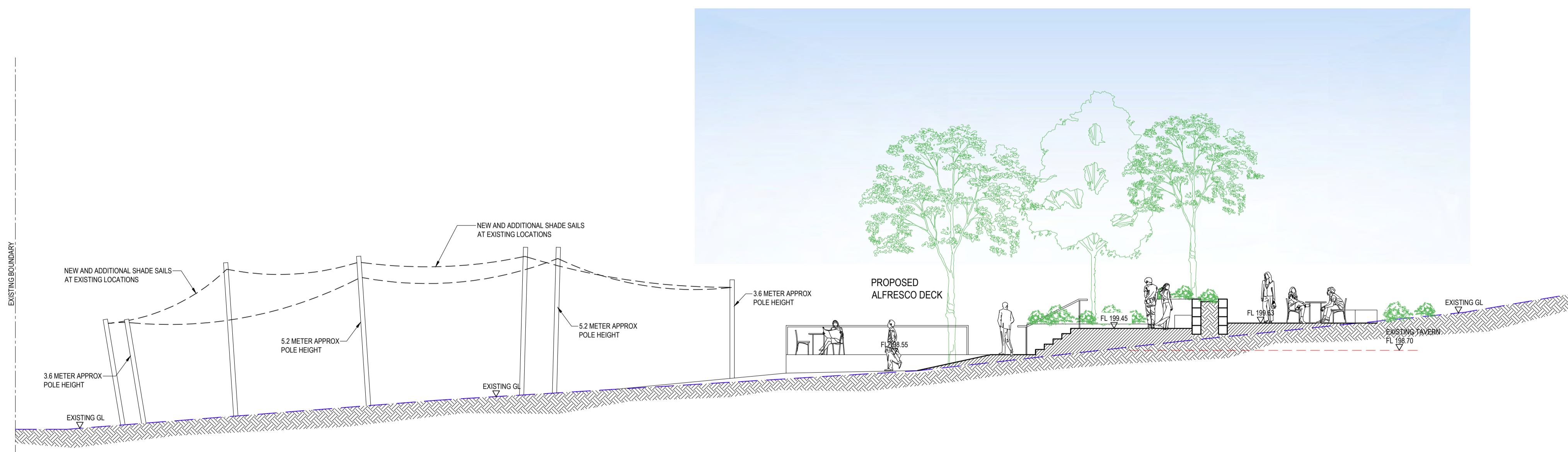
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**SOUTH ELEVATION (VIEW FROM OWEN ROAD)**  
SCALE - 1:100 @ A1



**SECTION ALFRESCO DECK A**  
SCALE - 1:100 @ A1



**SECTION ALFRESCO DECK B**  
SCALE - 1:100 @ A1

**NEW DECK FINISHES**

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- DECKING BOARDS - GREY IRONBARK TIMBER
- GARDEN PLATER WALLS - LIMESTONE BLOCKS

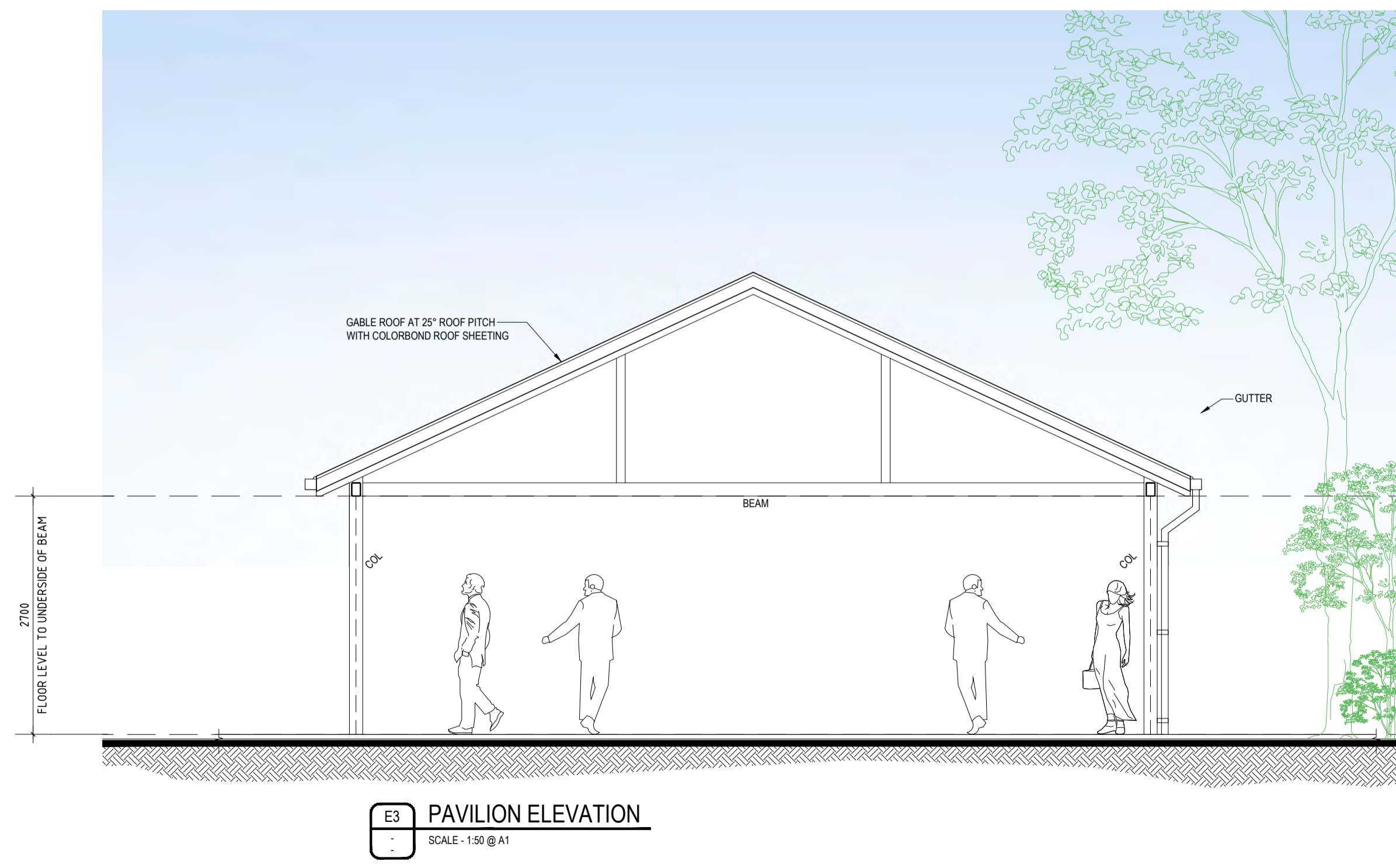
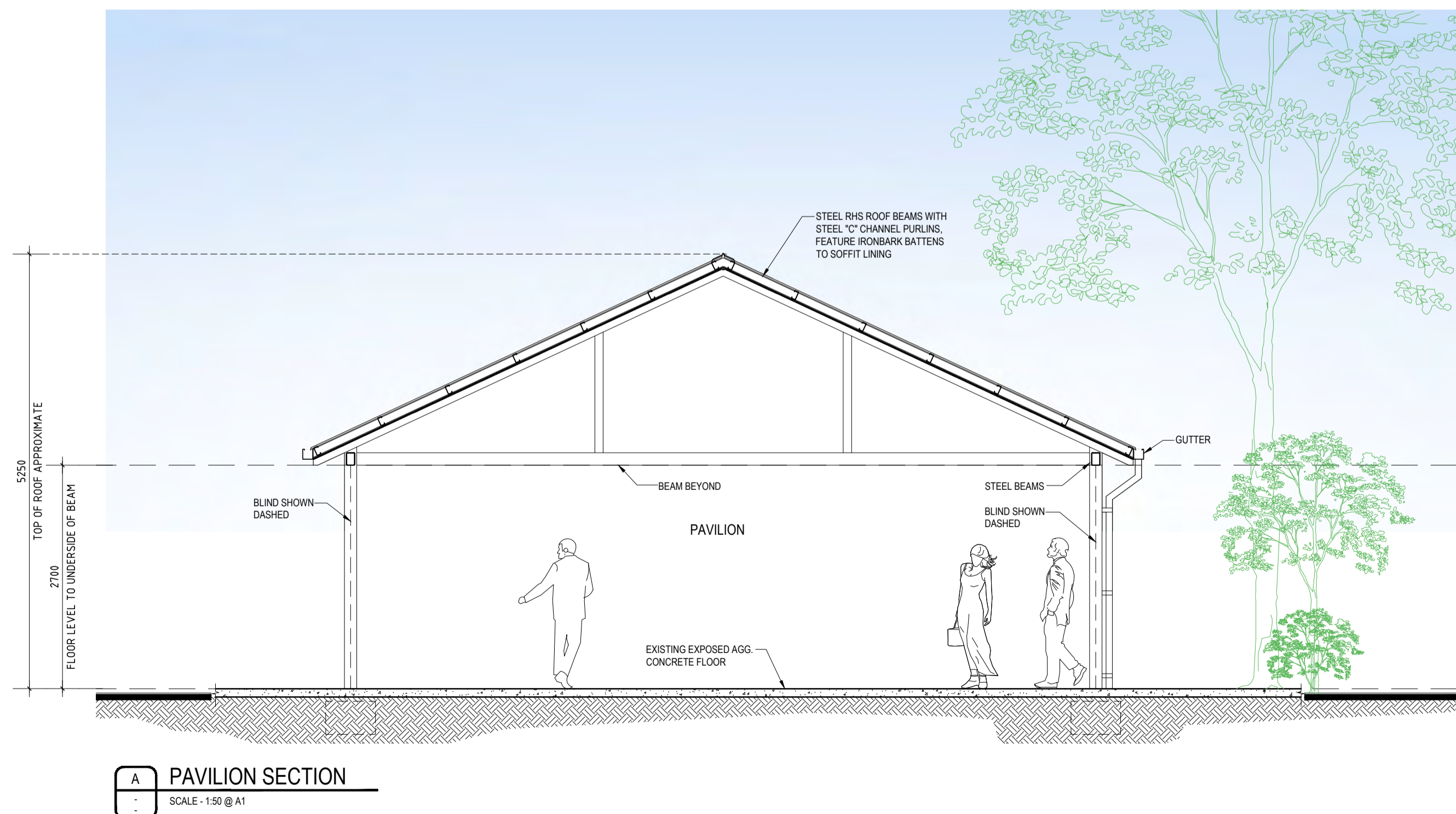
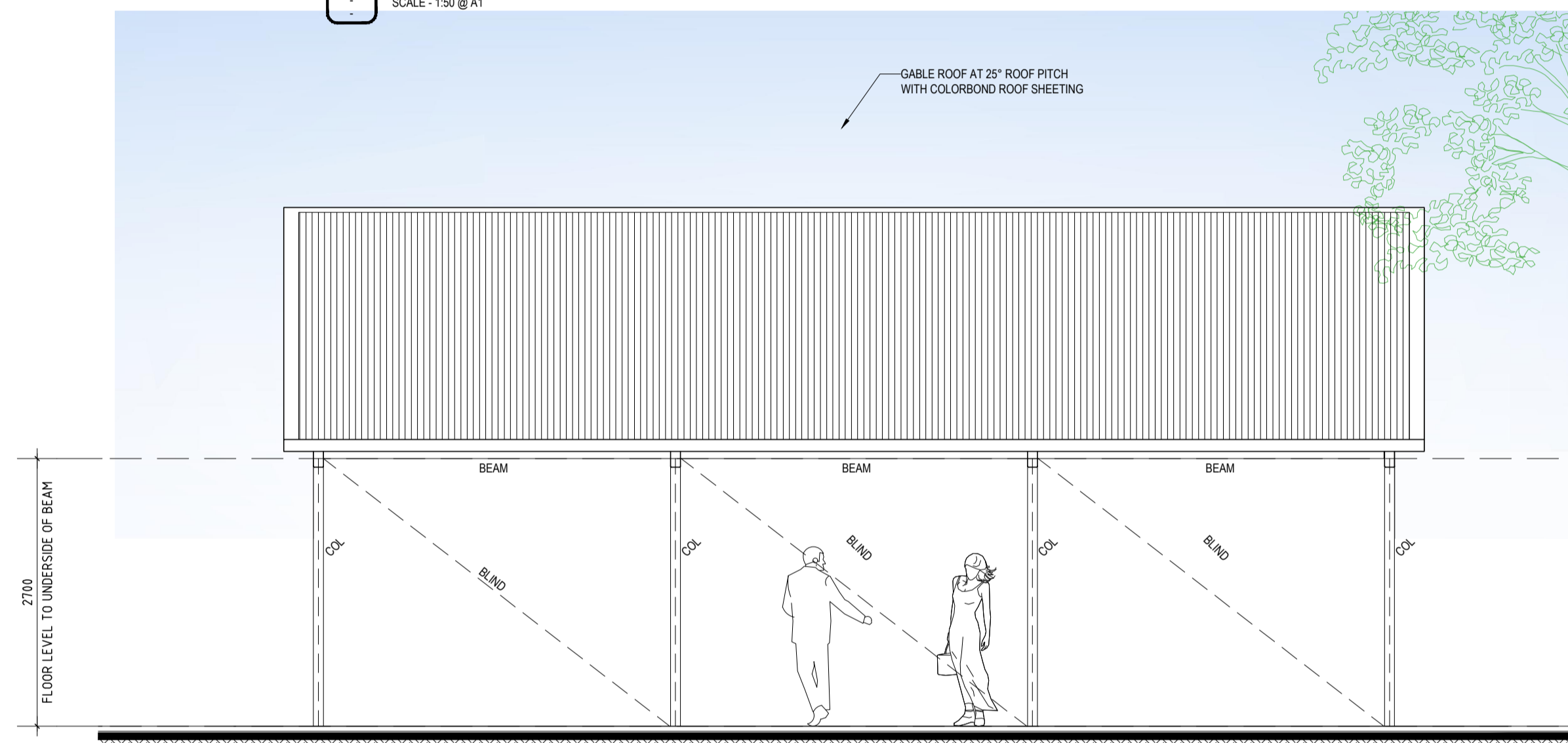
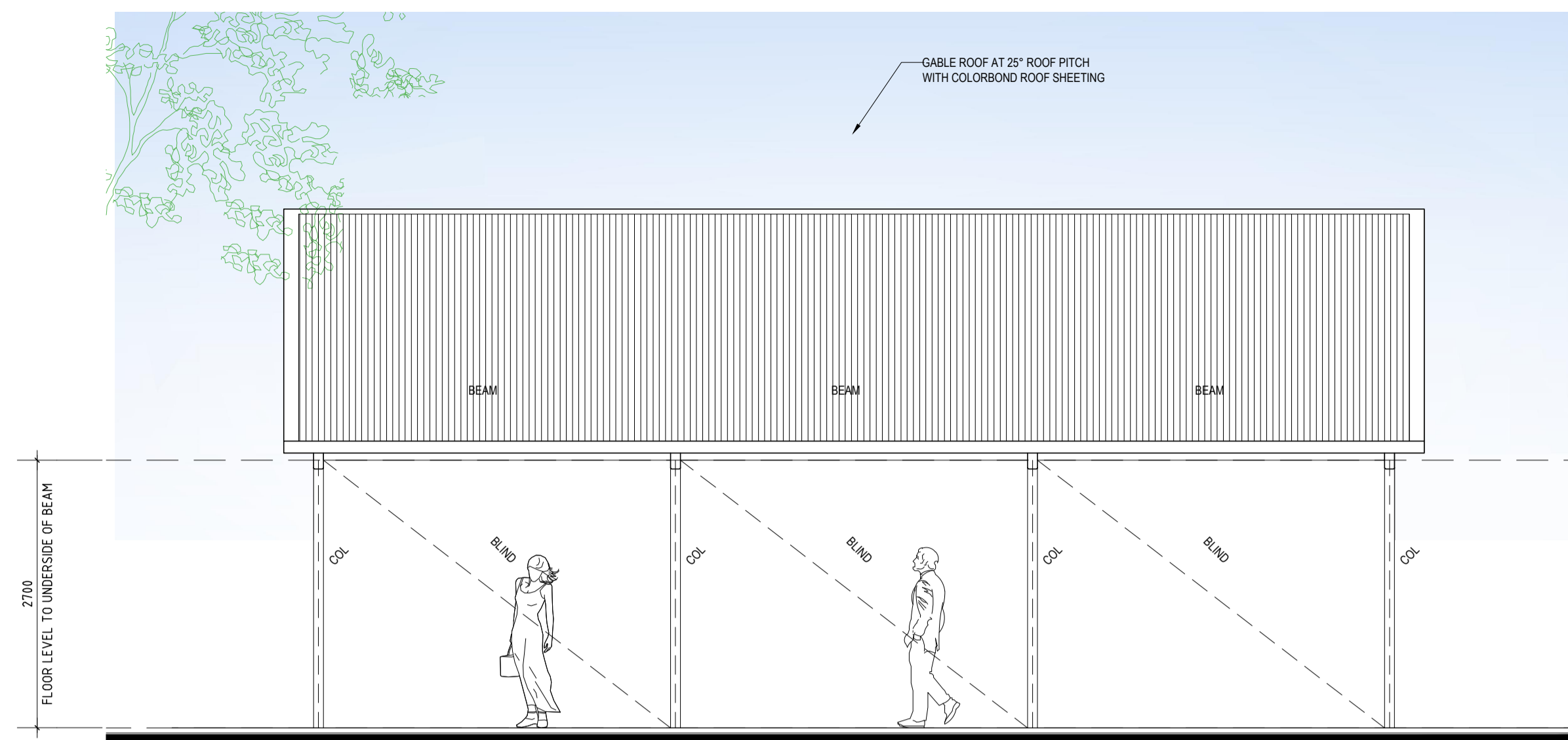
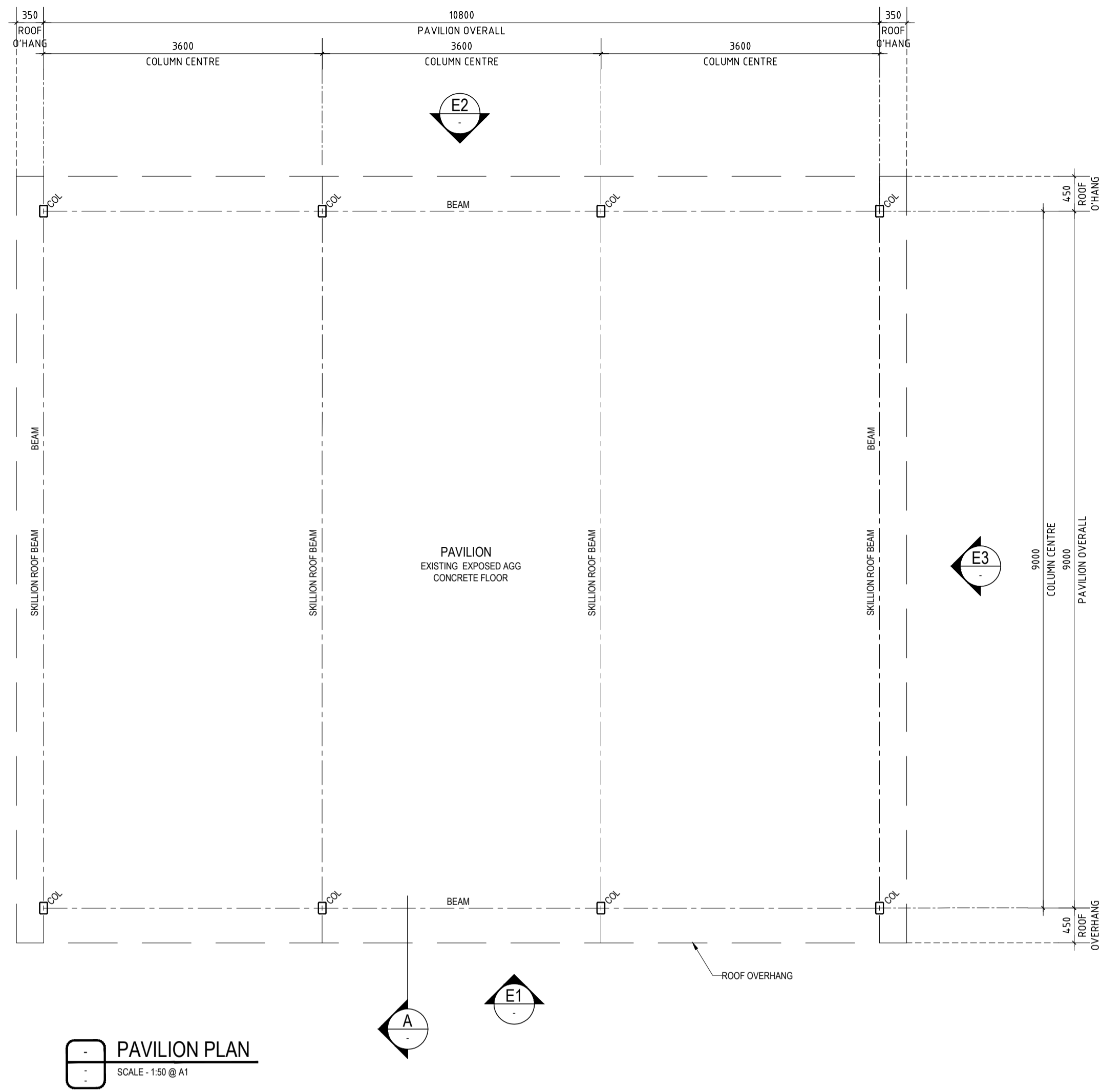
**NEW PAVILION FINISHES**

- COLUMNS & BEAMS - COLOUR, MONUMENT
- ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE
- SOFFIT LINING - IRONBARK TIMBER BATTENS

**NEW AMENITIES FINISHES**

- WALLS - LYSAGHT CUSTOM ORB, COLOUR MONUMENT
- COLUMNS & BEAMS - GALVANISED STEEL
- ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE
- SOFFIT LINING - IRONBARK TIMBER BATTENS

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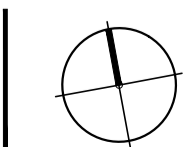
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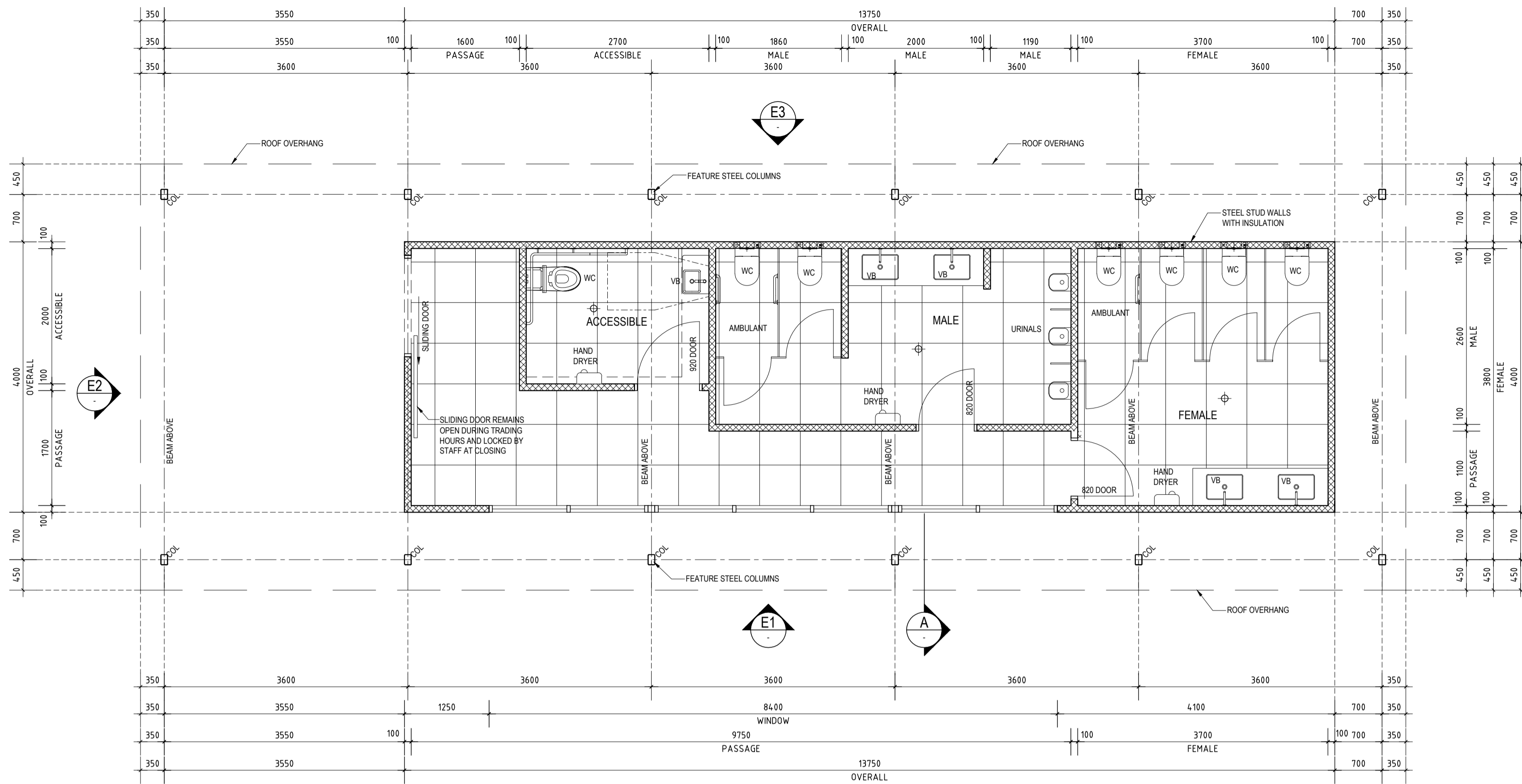
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- FEATURE EXPOSED STEEL BEAMS & ROOF RAFTER BEAMS
- ELECTRICALLY OPERATED DROP DOWN BLIND

**NEW PAVILION FINISHES**

- COLUMNS & BEAMS - GALVANISED STEEL
- ROOF - OPAL LASERLITE "TRIMDEK" PROFILE
- SOFFIT LINING - GREY IRONBARK TIMBER BATTENS

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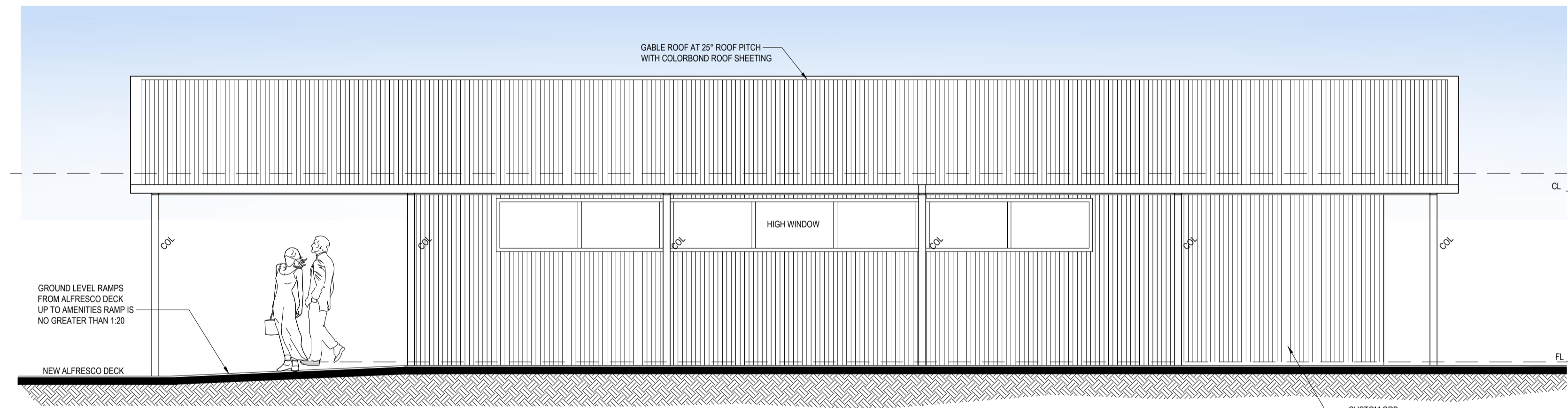


**AMENITIES PLAN**  
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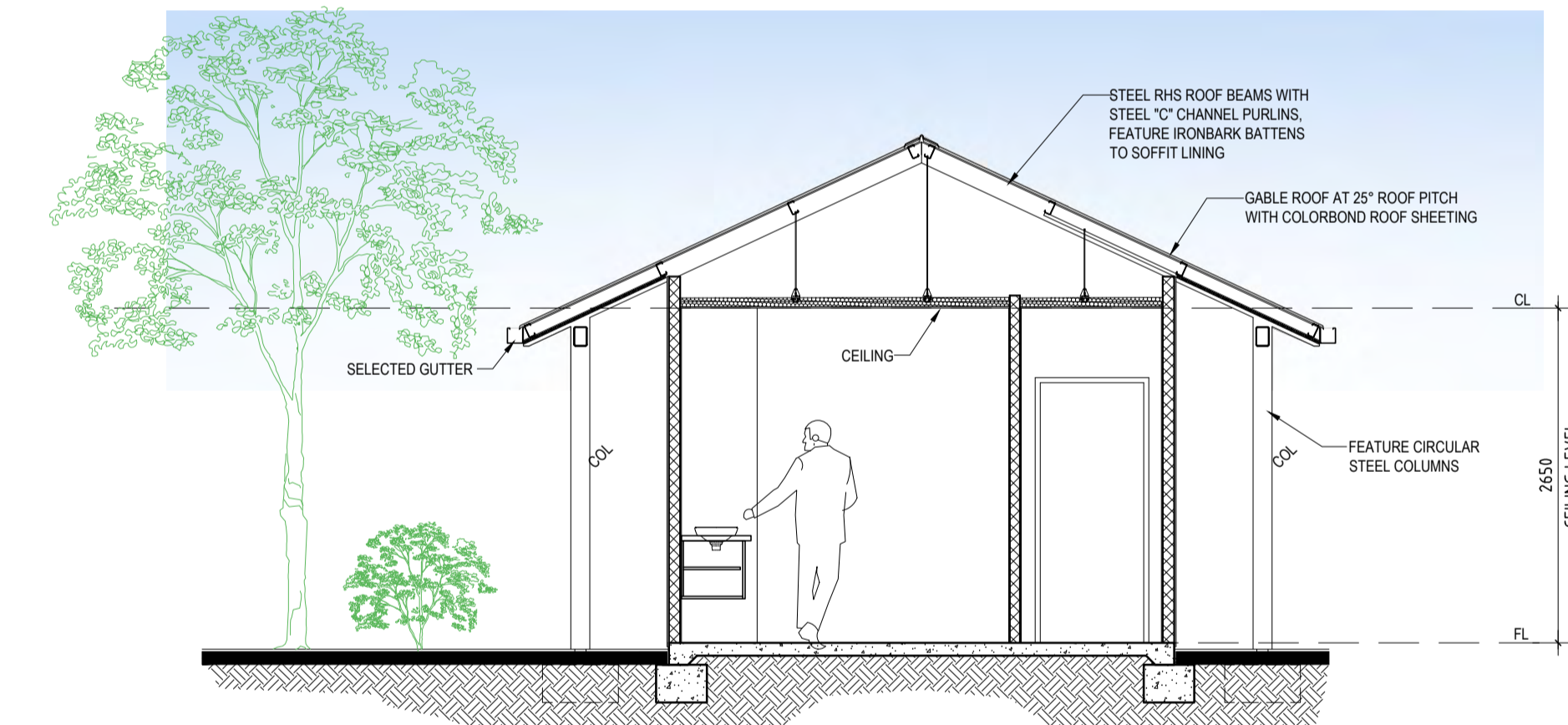
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	FEATURE EXPOSED STEEL BEAMS & ROOF RAFTER BEAMS
	ELECTRICALLY OPERATED DROP DOWN BLIND

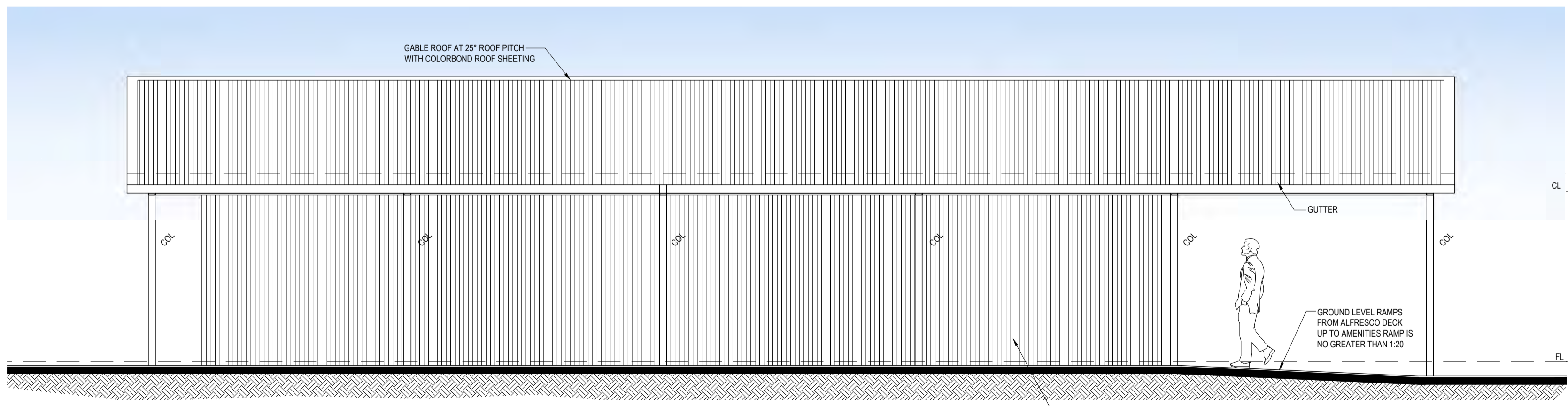
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COLUMNS & BEAMS	GALVANISED STEEL
ROOF	LYSAGHT "TRIMDEK", COLORBOND DUNE
SOFFIT LINING	GREY IRONBARK TIMBER BATTENS



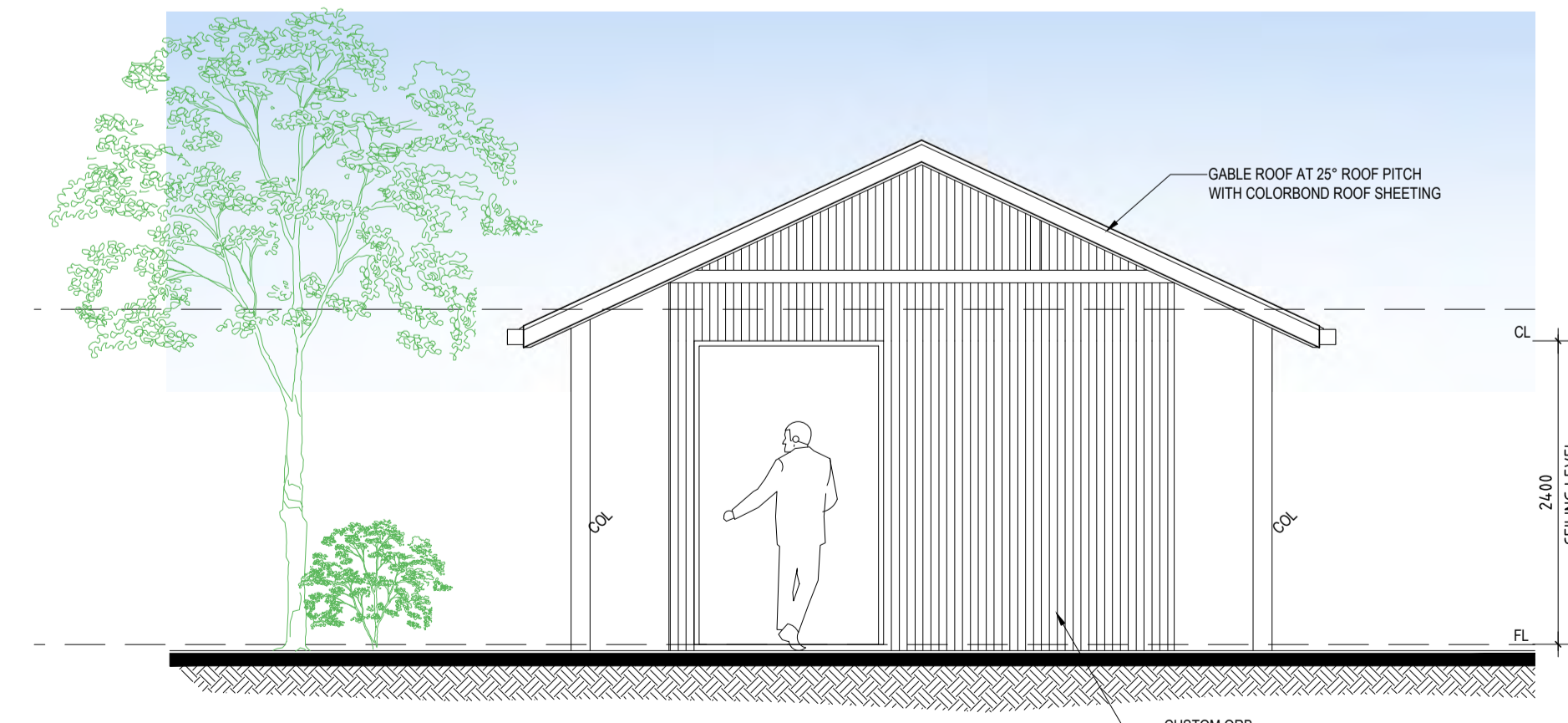
**E1 AMENITIES ELEVATION**  
SCALE - 1:50 @ A1



**A AMENITIES SECTION**  
SCALE - 1:50 @ A1



**E3 AMENITIES ELEVATION**  
SCALE - 1:50 @ A1



**E2 AMENITIES ELEVATION**  
SCALE - 1:50 @ A1

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# *Appendix* **C**

Acoustic Report



**URBIS**

**PARKERVILLE TAVERN**

**PARKERVILLE**

**ACOUSTIC ASSESSMENT**

**NOVEMBER 2025**

**OUR REFERENCE: 35674-3-25431**



DOCUMENT CONTROL PAGE

**ACOUSTIC ASSESSMENT**  
**PARKERVILLE TAVERN, PARKERVILLE**

Job No: 25431

Document Reference: 35674-3-25431

FOR

**URBIS**

**DOCUMENT INFORMATION**

<b>Author:</b>	Aidan Strumpher	<b>Checked By:</b>	George Watts
<b>Date of Issue:</b>	27 <sup>th</sup> November 2025		

**REVISION HISTORY**

Revision	Description	Date	Author	Checked
1	Comments	2/12/25	AS	GW
2	Updated for NMP	10/12/25	AS	GW

**DOCUMENT DISTRIBUTION**

Version No.	Destination	Electronic Copy
3	Urbis Attn: Simon Shub Email: <a href="mailto:sshub@urbis.com.au">sshub@urbis.com.au</a>	✓

## CONTENTS

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2.	SUMMARY	1
3.	CRITERIA	1
4.	MODELLING	4
5.	ASSESSMENT	4
6.	CONCLUSION	5

## APPENDICES

A	SITE MAP
B	NOISE CONTOURS
C	PARKERVILLE TAVERN NOISE MANAGEMENT PLAN

## 1. INTRODUCTION

Herring Storer Acoustics was commissioned through Urbis to carry out an assessment of noise emissions associated with the proposed redevelopment of the outdoor patron area of the Parkerville Tavern in Parkerville. This assessment assesses predicted noise emissions from the venue at the nearby residences with respect to the *Environmental Protection (Noise) Regulations 1997*.

It is understood that noise emissions from existing activities including performances at the outdoor stage are currently successfully managed through the venue's noise management plan, attached in Appendix C. This noise management plan will continue to be in effect going forward.

## 2. SUMMARY

Noise emissions from the proposed redevelopment of the venue have been assessed against the requirements of the *Environmental Protection (Noise) Regulations 1997*.

The current proposed design results in patron noise complying between 7am and 10pm Monday to Saturday and 9am to 10pm on Sundays and public holidays.

In order for patron noise to comply during the night period the western boundary fence between the premises and the neighbour should be upgraded to a 1.8m high solid and continuous barrier. In this instance, Colourbond fencing, or similar, would be sufficient.

## 3. CRITERIA

The allowable noise level at the surrounding locales is prescribed by the *Environmental Protection (Noise) Regulations 1997*. Regulations 7 & 8 stipulate maximum allowable external noise levels. For residential premises, this is determined by the calculation of an influencing factor, which is then added to the base levels shown below. The influencing factor is calculated for the usage of land within two circles, having radii of 100m and 450m from the premises of concern. For other types of premises (i.e. commercial, industrial and utilities), the allowable or assigned noise levels are fixed for different times of the day.

**TABLE 3.1 - BASELINE ASSIGNED OUTDOOR NOISE LEVEL**

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L <sub>A 10</sub>	L <sub>A 1</sub>	L <sub>A max</sub>
Noise sensitive premises: highly sensitive area	0700 - 1900 hours Monday to Saturday (Day)	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day Period)	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days (Evening)	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35 + IF	45 + IF	55 + IF
Industrial and Utility Premises	All Hours	65	80	90

Note: L<sub>A10</sub> is the noise level exceeded for 10% of the time.  
 L<sub>A1</sub> is the noise level exceeded for 1% of the time.  
 L<sub>Amax</sub> is the maximum noise level.  
 IF is the influencing factor.

It is a requirement that received noise be free of annoying characteristics (tonality, modulation and impulsiveness), defined below as per Regulation 9.

**“impulsiveness”** means a variation in the emission of a noise where the difference between  $L_{Apeak}$  and  $L_{Amax Slow}$  is more than 15 dB when determined for a single representative event;

**“modulation”** means a variation in the emission of noise that –

- (a) is more than 3dB  $L_{A Fast}$  or is more than 3 dB  $L_{A Fast}$  in any one-third octave band;
- (b) is present for more at least 10% of the representative assessment period; and
- (c) is regular, cyclic and audible;

**“tonality”** means the presence in the noise emission of tonal characteristics where the difference between –

- (a) the A-weighted sound pressure level in any one-third octave band; and
- (b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3 dB when the sound pressure levels are determined as  $L_{Aeq,T}$  levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as  $L_{A Slow}$  levels.

If the above characteristics exist and cannot be practicably removed, then any measured level is adjusted according to Table 3.2 below.

**TABLE 3.2 - ADJUSTMENTS TO MEASURED LEVELS**

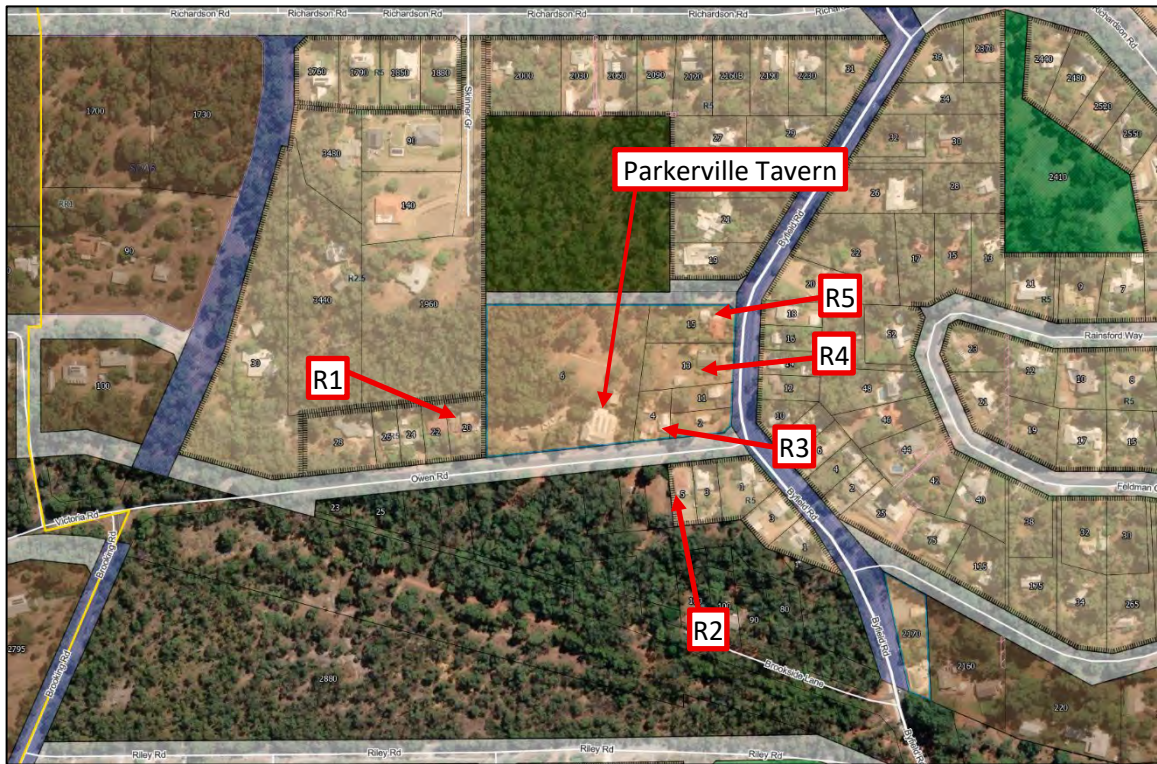
Adjustment where noise emission is not music			Adjustment where noise is emission is music	
Where <b>tonality</b> is present	Where <b>modulation</b> is present	Where <b>impulsiveness</b> is present	Where <b>impulsiveness</b> is not present	Where <b>impulsiveness</b> is present
+5 dB(A)	+5 dB(A)	+10 dB(A)	+10 dB(A)	+15 dB(A)

Note: These adjustments are cumulative to a maximum of 15 dB.

The nearest noise sensitive sites have been identified as the neighboring the premises and across Owen Road as indicated in Figure 3.1. The influencing factor for these sites has been calculated as listed in Table 3.3.

**TABLE 3.3 – INFLUENCING FACTOR**

Component	R1 and R2	R3, R4 and R5
Commercial within 100m	30%	45%
Influencing factor (rounded)	1	2



**FIGURE 3.1 – AREA MAP**

The assigned levels for the receiver groups are outlined in Table 3.4.

**TABLE 3.4 - ASSIGNED OUTDOOR NOISE LEVEL**

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L <sub>A</sub> 10	L <sub>A</sub> 1	L <sub>A</sub> max
R1, R2	0700 - 1900 hours Monday to Saturday (Day)	46	56	66
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day Period)	41	51	66
	1900 - 2200 hours all days (Evening)	41	51	56
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	36	46	56
R3, R4, R5	0700 - 1900 hours Monday to Saturday (Day)	47	57	67
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day Period)	42	52	67
	1900 - 2200 hours all days (Evening)	42	52	57
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	37	47	57

#### 4. MODELLING

Noise emissions from the venue were modelled using the noise modelling program SoundPlan and calculated using the CONCAWE algorithm and environmental conditions per the DWER *Draft Guideline: Assessment of environmental noise emissions* (2022).

Patron noise was modelled using a sound power level of 60 dB(A) per patron spread evenly throughout the outdoor patron areas.

Two situations were examined

- S1 Existing wire fence between the premises and 20 Owen Road
- S2 1.8m solid and continuous (for example colorbond) fence between the premises and 20 Owen Road.

Calculated noise levels received at noise sensitive premises associated with patron noise are summarised in Table 4.1.

**TABLE 4.1 – CALCULATED PATRON NOISE LEVELS dB(A)**

Receiver	S1	S2
R1	38	35
R2	27	27
R3	30	30
R4	27	27
R5	28	28

#### 5. ASSESSMENT

Calculated noise emissions are assessed against the requirements of the *Environmental Protection (Noise) Regulations 1997* below.

Patron noise is assessed against the L<sub>A10</sub> assigned levels.

**TABLE 5.1 – S1 PATRON NOISE ASSESSMENT (dB(A))**

Receiver	Assessable Level	Day		Evening and Sunday		Night	
		Assigned Level	Exceedance	Assigned Level	Exceedance	Assigned Level	Exceedance
R1	38	46	Complies	41	Complies	36	+2
R2	27	46	Complies	41	Complies	36	Complies
R3	30	47	Complies	42	Complies	37	Complies
R4	27	47	Complies	42	Complies	37	Complies
R5	28	47	Complies	42	Complies	37	Complies

Notes: Day refers to 0700 - 1900 hours Monday to Saturday.  
 Evening/Sunday refers to 1900 - 2200 hours all days and 0900 - 1900 hours Sunday and Public Holidays.  
 Night refers to 2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays.

With the existing fence noise emissions associated with patron noise exceed the assigned level at R1 during the night period and comply at all other times.

In order to comply at R1 during the night period the boundary fence between the premises and the neighbour at R1 could be upgraded to a 1.8m high solid and continuous barrier. In this instance, the barrier could be constructed of colourbond fencing or similar.

**TABLE 5.2 – S2 PATRON NOISE ASSESSMENT (dB(A))**

Receiver	Assessable Level	Day		Evening and Sunday		Night	
		Assigned Level	Exceedance	Assigned Level	Exceedance	Assigned Level	Exceedance
R1	35	46	Complies	41	Complies	36	Complies
R2	27	46	Complies	41	Complies	36	Complies
R3	30	47	Complies	42	Complies	37	Complies
R4	27	47	Complies	42	Complies	37	Complies
R5	28	47	Complies	42	Complies	37	Complies

Notes: Day refers to 0700 - 1900 hours Monday to Saturday.

Evening/Sunday refers to 1900 - 2200 hours all days and 0900 - 1900 hours Sunday and Public Holidays.

Night refers to 2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays.

## 6. CONCLUSION

Noise associated with the proposed redevelopment of the outdoor patron area of the Parkerville Tavern was assessed against the requirements of the *Environmental Protection (Noise) Regulations 1997*.

Patron noise was found to comply during the day, evening and Sunday and public holiday regulatory periods i.e. between 7am and 10pm Monday to Saturday and 9am to 10pm on Sundays and public holidays. Compliance during the night can be achieved by improving the boundary fence to the most affected neighbour.

# **APPENDIX A**

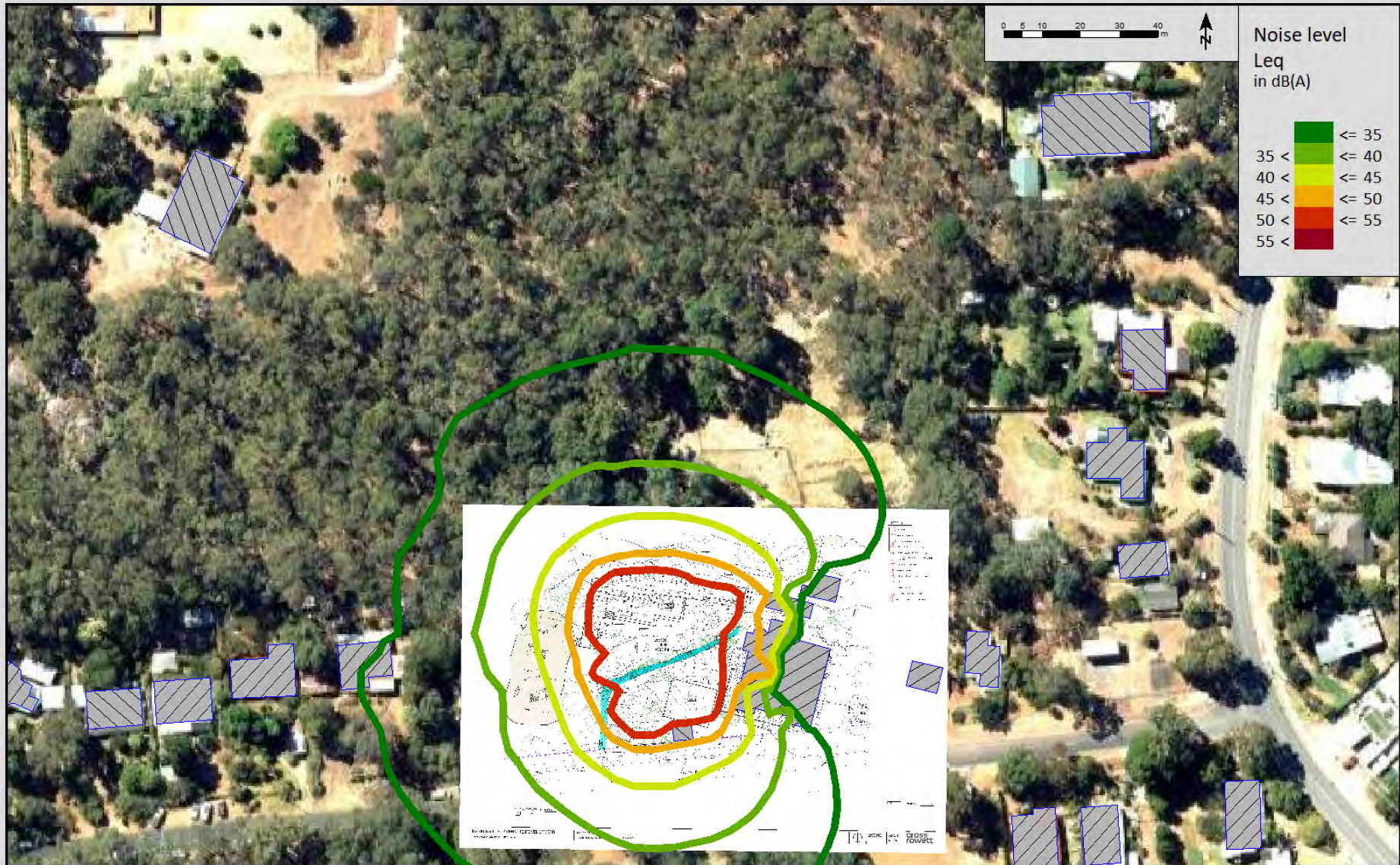
PLAN

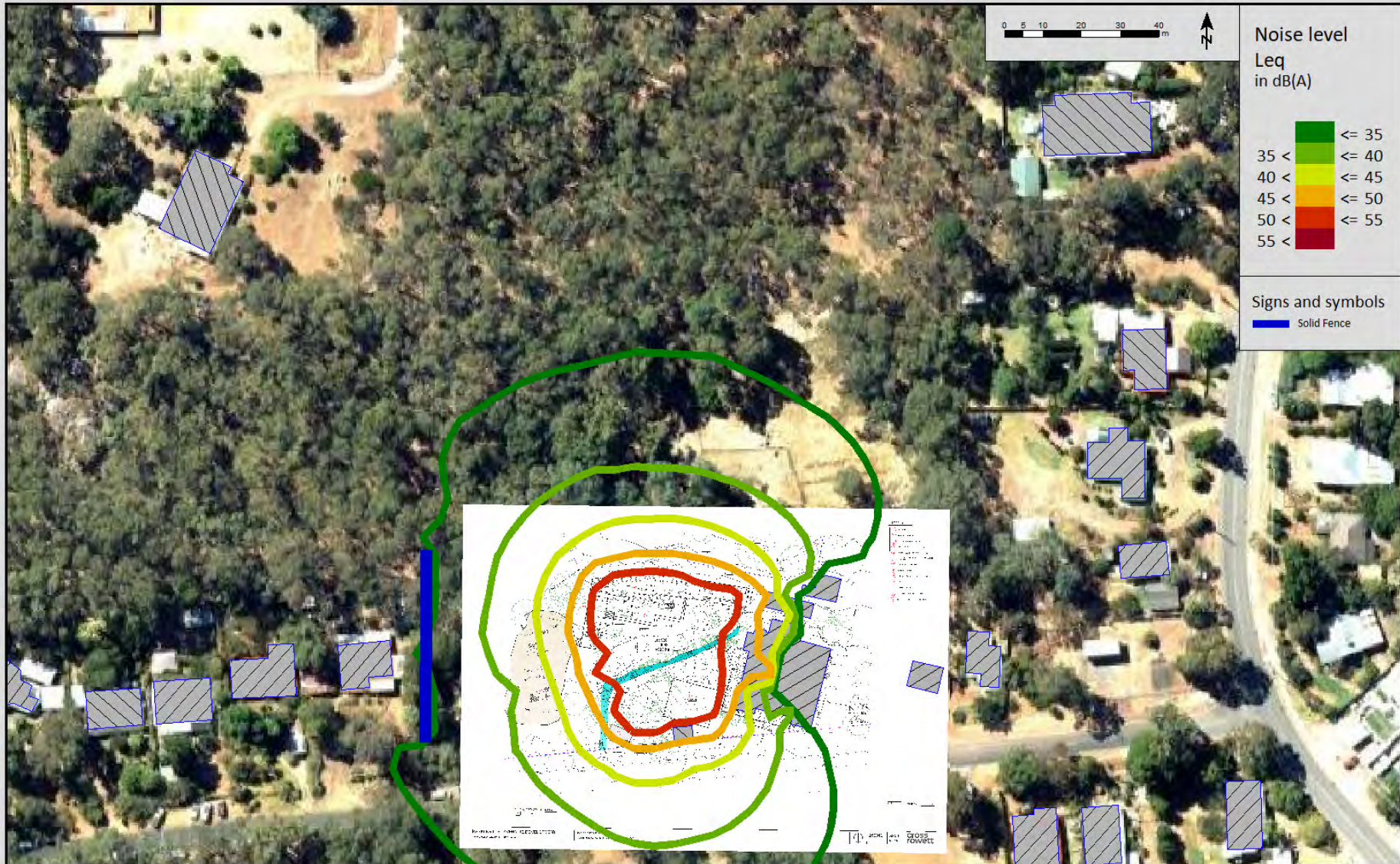


REV	DESCRIPTION	DATE
A	ISSUED FOR PERMIT APPLICATION	04.02.22

# **APPENDIX B**

## NOISE CONTOURS





Herring Storer Acoustics  
Job No - 25431

Parkerville Tavern  
Patron Noise  
1.8m Fence

## **APPENDIX C**

### **PARKERVILLE TAVERN NOISE MANAGEMENT PLAN**

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# Noise Management Plan

## DOCUMENT INFORMATION

<b>Document Name:</b>	Noise Management Plan	<b>Author</b>	Parkerville Tavern
<b>Date of Issue:</b>			

## REVISION HISTORY

Revision	Description	Date	Author	Checked
V0.01	Draft	15 Sept 2022	TM	
V0.02	Draft including clarifications from Acoustic Consultants Australia	19 Oct 2022	TM	
V0.03	Draft	23 Nov 2022	TM	

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## **1. Introduction**

### **1.1 Overview**

This Noise Management Plan (NMP) has been prepared by the Parkerville Tavern in conjunction with Acoustic Consultants Australia with all reasonable skill, care, and diligence, and taking account of the timescale and resources allocated to it. Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

The Parkerville Tavern located at 6 Owen Road is a tavern that has operated a licensed premises and entertainment venue since 1902. Located in a valley and with nearby residents, this Noise Management Plan has been developed to consider the impact of the tavern's activities on surrounding environment and community.

### **1.2 Regional, Community and Economic Benefits**

The Parkerville Tavern makes a significant contribution to the Perth hills economy and community.

It is estimated that the direct contribution to the local economy from the operations at The Parkerville Tavern is in the vicinity of \$2 million per annum. There can be no doubt that the Parkerville Tavern also makes a substantial indirect contribution to the economy - first by attracting visitors to Parkerville who then potentially become return visitors with their friends and family, and by promoting Parkerville in a positive manner online and in the media.

The Parkerville Tavern also makes an intrinsic contribution to the social capital of the community, with multiple initiatives engaging the local community and providing support to those in need in the community through measures including, but not limited to, sponsorship, fund raising activities and the pay it forward meal initiative.

## **2. Purpose of the Noise Management Plan**

This Noise Management Plan (NMP) outlines the commitments made by the Parkerville Tavern located at 6-18 Owen Road, Parkerville, regarding management of noise emissions. The NMP has been developed to address concerns of nearby residents and to provide transparency into the venue's procedures and plans around noise.

Music and crowd were identified as the principal sources of noise with potential to exceed enforceable noise limits under the State Regulations and at present administrative/operational management measures are recommended in this NMP aimed to reduce noise to acceptable levels. This plan also outlines structural/environmental measures to be subject to cost benefit analysis.

### **2.1 Scope of Use**

This plan is applicable for outdoor events held in the beer garden with amplified music or voice.

### **2.2 Objectives of the Noise Management Plan**

The Parkerville Tavern is situated in a valley and, as is the experience with most properties in hills locations, any noise from the property travels through the valley.

The key objective of the noise management plan will be to actively engage with nearby residents to manage resident expectations and the impacts of noise emissions during outdoor events with amplified noise.

An additional result of achieving this objective should be a minimisation of complaints received, which reduces the risk of ongoing issues and compliance investigations.

Finally, the noise management plan is designed to achieve realistic noise reduction goals for the venue and the community.

## 2.2 Purpose and Approach

The purpose of the noise management plan is to:

- to identify and confirm appropriate noise limits for this historic and culturally significant public venue.
- establish practical noise management controls and limits under the Environmental Protection (Noise) Regulations 1997.
- identify appropriate noise management administrative, operational, structural, and environmental measures to reduce impacts as far as practicable.
- to engage with residents on noise impacts and controls.

The approach is to:

- provide ongoing communication and controls with nearby residents through planned and regular communication,
- receive and respond to feedback from residents, the Shire of Mundaring, and musicians
- manage and respond to complaints through a Complaint Management Procedure, and
- assess control methods using cost benefit analyses.

## 2.3 Roles and Responsibilities

### Noise Management Officer:

Staff member or contractor appointed by the Parkerville Tavern to be responsible for noise monitoring and management of noise complaints received via phone or in person during live music.

### Parkerville Management Team:

T'Anne Mills, Jenae Sorgiovanni, Kelly Chandler & Karen Mummery have the authority to respond to noise complaints and meet with Shire staff or residents to discuss noise and other impacts of the tavern on the surrounding community.

## 3. Context

### 3.1 Background and Context of Noise Emissions

The difference in usage between the Venue and the surrounding properties requires that the Venue implements a Noise Management Plan to manage sound emissions from the Venue to the surrounding noise sensitive premises.

The tavern is located at 6-18 Owen Road Parkerville, as identified in the Local Planning Scheme No. 4, zoned as 'Local Centre'.

This plan is to be read in conjunction with the Parkerville Tavern Noise Management Study (Report 10.00395R-01) prepared by Acoustic Consultants Australia. This information is available on request by contacting [info@parkervilletavern.com.au](mailto:info@parkervilletavern.com.au)

### 3.2 Applicable Legislation

This plan is to be read in conjunction with and in the context of The Environmental Protection (Noise) Legislation 1997

**Table 1** adopted from the assessment summarises the assigned noise levels, which are applicable noise limit targets for purposes of compliance with the Environmental Protection (Noise) Regulations 1997 (EPNR).

**Table 1 - WA EPNR Assigned Noise Levels**

Types of premises receiving noise	Time of Day	Assigned Level (dB)		
		L <sub>A10</sub>	L <sub>A1</sub>	L <sub>AMax</sub>
Noise Sensitive Premises: Highly Sensitive Area	0700 to 1900 Mon to Sat	48	58	68
	0900 to 1900 Sun and P/Hols	43	53	68
	1900 to 2200 All days	43	53	58
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	38	48	58
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80

Note: A 10 dB penalty will apply to music noise emissions in this case where noise levels are audible and dominant off site.

## 4. Administrative Noise Controls

Administrative noise controls are those measures that relate to how the venue and events operate to minimise amenity impacts from noise.

### 4.1 Operations

The Parkerville Tavern has a long- history of live outdoor music. The outdoor music season runs October to April, weather permitting, on Friday & Saturday nights, and on Sunday afternoons/evenings.

Friday & Saturday nights are limited to solo and duos, while Sunday afternoon (or Sunday Session) is typically a band in keeping with the tradition of bands playing on a Sunday afternoon since the late 60s. This results in 30 or less band performances in a year.

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The key **operational controls** in place include:

- Cessation of amplified music by 9pm Friday & Saturday, 7pm Sunday
- Friday and Saturday night live music is played either indoors (in cooler weather) or outdoors adjacent to the veranda and beer garden door of the venue. This minimises noise spill into Owen Road.
- All musicians (solo, duo and bands) have been advised that from October 2023, no on-stage monitors (fold backs) will be permitted. We have encouraged the transition to in ear monitors over the course of the 2022/2023 outdoor music season.
- Drums are not to be amplified through the PA System (microphones may be fitted, but only for the purpose of using through in-ear monitors)
- Special concert-style events will be limited to 2 per music season (Oct – Apr) and will be managed through Regulation 18 Application (Non-Complying Event)

#### Reasonable Volume Test

In-house, without the presence of a calibrated noise meter, a Reasonable Volume Test is employed using the following guidelines:

- Friday & Saturday Outdoors. Ability to hold a conversation over the music at table 202 (5-6 metres from speakers)
- Sunday Outdoors. Ability to hold a conversation over the music at 10m from the stage (between table 305 and lower beer garden retaining wall)

#### 4.2 Staff Induction

During Duty Manager induction and training, Duty Managers will be made aware of requirements of this Noise Management Plan and what is required to ensure that The Parkerville Tavern events comply with this Plan.

Where outdoor, amplified music is present, the rostered-on Duty Manager will act as the Noise Management Officer to review noise levels, control volumes, and respond to noise complaints.

#### 5. Structural Controls

Structural noise controls include physical measures that create barriers to noise emissions, to reduce the amount of noise that reaches neighbouring premises.

The Parkerville Tavern is committed to performing cost benefit analyses of various structural noise controls to provide enhanced interim and long-term noise controls.

Controls investigated to date:

- Hay bale wall around the back and half sides of stage results in a 28dB reduction below the height of the wall
- Acoustic curtains can be used to a height of 3.5m around the back and sides of stage to achieve a reduction of 18dB.

Neither of these controls are suitable as long-term noise controls but can be employed over a season (hay bales) and combined with curtains on one-off non-complying events.

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## 5.1 Structural Development

As part of the Parkerville's Tavern ongoing commitment to improving noise outcomes for impacted premises, cost-benefit analyses for the following developments will be performed:

- **Permanent noise monitoring and logging** so accurate levels can be quickly accessed.  
Cost benefit analysis timeframe: Jul-Sep 2023. Delivery time frame: Oct – Dec 2023
- **Stage structure design** with the input of acoustic consultants to better contain and direct noise into the beer garden and reduce spill into Owen Road.  
Cost benefit analysis timeframe: Oct - Dec 2023. Delivery time frame: Oct - Dec 2024
- **Beer Garden entry** structure to reduce noise reflection from the front of the tavern and spilling eastward along Owen Road.  
Cost benefit analysis timeframe: Oct - Dec 2023. Delivery time frame: Oct - Dec 2024

Following the completion of each cost-benefit analysis a decision will be made on the financial feasibility of implementing the development and the Noise Management Plan updated with findings.

## 6. Communication

### 6.1 Nearby Residents

To provide ongoing communication with nearby residents, a 2-monthly letter drop (October – April) will include:

- Details for upcoming events.
- Mobile phone number for Duty Manager so that residents may call at any time to discuss music, events or lodge a complaint (see complaint management procedure).
- A standing invite to make an appointment with member(s) of the Parkerville Management Team to discuss noise or any other community impacts.
- Updates to Administrative or Structural Noise controls with a request for feedback.

A copy of each letter will be provided to the Shire of Mundaring so they can forward to any resident who may not have received a letter and who may have a concern regarding noise emissions.

Notification letters are provided for residents living within the area bounded by:

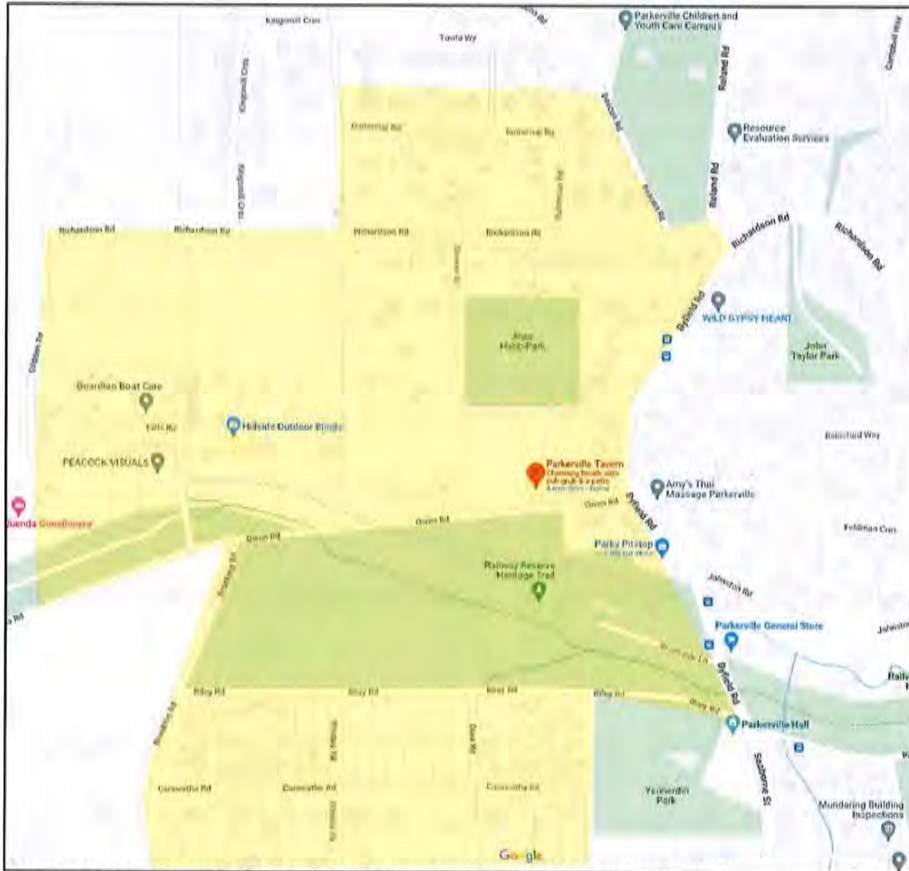
- Byfield Rd from Riley Rd to Roland Rd
- Roland Rd from Byfield Rd to Richardson Rd East
- Richardson Rd East from Roland Rd to Gliddon Rd
- Buttercup Rd from Richardson Rd East to Duncombe Dr
- Duncombe Dr from Buttercup Rd to Richardson Rd East
- Skinner Gr
- Brooking Rd from Richardson Rd East to end of cul-de-sac
- Gliddon Rd
- Falls Rd from Gliddon Rd to Owen Rd
- Owen Rd from Falls Rd to Byfield Rd
- Brooking Rd from Owen Rd to Carawatha Rd
- Riley Rd from Brooking Rd to Byfield Rd
- Carawatha Rd
- Windoo Rd
- Dura Rd

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This area represents approximately 170 residencies.



Map showing letter drop coverage for nearby residents

The area selected has been determined based on location of historic noise complainants to the Shire of Mundaring. We will continue to receive feedback from residents and the Shire to review the coverage for letter drops.

## 6.2 Complaints Procedure

In the correspondence to nearby residents, they are encouraged to, in the first instance, report any complaints directly to The Parkerville Tavern.

On receipt of a complaint via phone or in person, the complaint is recorded by the Duty Manager (Noise Management Officer) or a member of the Parkerville Tavern Management Team using the [Noise Complaint Form](#) and the [Reasonable Volume Test](#) will be employed.

Complaints received via email may not be reviewed and responded to immediately as emails are typically not monitored outside normal business hours (9am – 5pm Monday to Friday).

Where the volume is found to be above the guidelines used for the Reasonable Volume Test, the artist(s) will be instructed to reduce the volume immediately so the guidelines are met.

Where the volume is found to meet the guidelines of the Reasonable Volume Test and considering

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factors such as wind direction and strength, the artist will be told of the complaint and asked to review the volume paying particular attention to elements that are known to travel further (bass and drum components).

Outcomes from the noise complaint will be recorded on the [Noise Complaint Form](#) by the Noise Management Officer.

The complaint will be logged in the [Noise Complaint Register](#) and reviewed within 2 business days by a member of the Parkerville Tavern Management Team to check for commonalities with previous complaints as particular bands, styles of music and prevailing weather conditions.

Where common elements are found from complaints in the same music season, operational changes will be trialled to reduce the likelihood of similar complaints being received in the future. For example, this may be that certain bands are not re-booked without changes to their PA set up, or that during certain prevailing weather conditions, the volume is further reduced.

Where a complainant provides an email address, a formal response will be sent from a member of the Parkerville Tavern Management Team

## **7. Records and Review**

### **7.1 Record Keeping**

Copies of:

- Noise Management Plan
- Nearby Resident Letters
- Completed Noise Complaint Forms
- Emailed Complaints
- Noise Complaints Register
- Formal Responses to Complaints

Will be retained for a minimum of 3 years.

### **7.2 Review**

The Noise Management Plan (this document) is to be reviewed annually.

More frequent reviews will be triggered for example, following the completion of a cost benefit analysis for structural developments, in the event of non-compliance, feedback from impacted residents, or as reasonably required in writing by the Shire of Mundaring in the event of ongoing complaints.

Such reviews will consider whether additional advice from an independent, suitably qualified acoustic consultant is required to undertake detailed noise monitoring and modelling, and to identify any additional noise mitigation strategies.

It is understood that noise monitoring has been conducted by the Shire's Environmental Health Office utilising Department of Environment Regulation's equipment and analysts. It may also be appropriate to request a peer review of this information to determine if there are any further practical or management measures can be implemented to better manage noise emissions.

**Next Review: September 2023**

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**8. Addenda**  
**8.1 Sample Noise Complaint Form**  
**Noise Complaint Form**

**COMPLAINANT INFORMATION**

Residence Street \_\_\_\_\_

Phone Number \_\_\_\_\_

Email Address \_\_\_\_\_

(For Response)

**EVENT INFORMATION**

Date & Time \_\_\_\_\_

Event or Band \_\_\_\_\_

Course of Action \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Wind Direction & Speed \_\_\_\_\_

(From BOM Observations: <http://www.bom.gov.au/wa/observations/perth.shtml>)

Complaint Received By \_\_\_\_\_

**OFFICE USE ONLY**

- Details Added to Complaint Register
- Response provided to Complainant
- Feedback provided to Event Manager/Booking Agent/Band

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W/A 60R1

## 8.2 Sample Noise Complaint Register

Date (including Day)	Time	Band or Artist	Wind Speed & Direction	Street	Method: Phone/Email/ In Person	Duty Manager
Sunday 27 Nov 2022	6.45PM	Hatrick	NW 32km/hr	Carawatha Rd	Email	T'Anne Mills



# *Appendix* *D*

Heritage Impact  
Statement

# Heritage Impact Statement

## *Parkerville Tavern*

December 2025

Prepared for: Australian Venue Co.



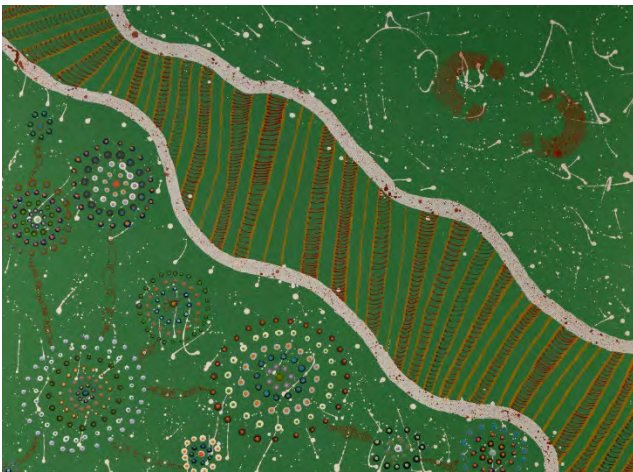
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Project Code	P0063801
Report Number	DRAFT-01
Report Number	FINAL

## Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming**.



*The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.*

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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# Executive Summary

This Heritage Impact Statement has assessed the potential impacts of Australian Venue Company's proposed external upgrades to the Parkerville Tavern, 6 Owen Road, Parkerville. The new works include a Pavilion, amenities block, terraced timber deck/stage, loose furniture, additional shade structures, new playground equipment, and upgraded animal enclosure fencing, all designed to enhance the site's functionality and community use.

The site has an individual heritage listing on the Shire of Mundaring's Local Heritage Survey and Heritage List – *Parkerville Tavern* (Heritage site no.28) and is management Category 2, Considerable: Very important to the heritage of the locality and conservation of the place is highly desirable.

This report has found the following:

- The Parkerville Tavern is a heritage place of considerable significance within the Town of Parkerville, Shire of Mundaring. The Parkerville Tavern, a local neighbourhood centre, is located on a sloping site next to low density housing and bordered by natural bushland, with views over Jane Brook in Brookland Park.
- The Parkerville Tavern is in very good condition, retaining a high degree of integrity and authenticity. The development application proposes no alterations to the c1897 –c1926 Parkerville Tavern building including the interior.
- The demolition works will involve the removal of existing pavers and a retaining wall, two small stages, a timber and metal shed, cyclone wire fencing, a firepit, the existing playground and shade sails, as well as an additional shed and associated fencing. All items proposed for removal are non-heritage elements, ensuring there is no impact on the c.1897 –c.1926 Parkerville Tavern building or its interior.
- The Pavilion complements and respects the heritage significance of the Parkerville Tavern. Its pitched gable-ended roof, timber soffit lining, and ridge alignment with the Tavern's verandah elements create a strong visual relationship between the two structures. The Pavilion's roof form mirrors that of the Tavern, reinforcing architectural cohesion. Its open-frame structure preserves key views and reduces visual impact, while its secondary scale ensures the Tavern remains the dominant feature in the streetscape. The reversible nature of the structure provides flexibility for future change without permanent impact on the heritage setting. The Pavilion replaces a temporary marquee which often used in the same location.
- The angled Pavilion alignment emulates that of the Tavern, and the landmark nature is not impacted reinforcing a cohesive streetscape presentation.
- The functions of the Parkerville Tavern remain unchanged, ensuring its continued role as a neighbourhood social hub. External upgrades to the site support the ongoing evolution of the Tavern as a successful licensed premises with a strong community focus. The alterations and upgrades enhance capacity to serve local residents while respecting the heritage significance.

For reasons stated above, the proposed works may be supported for approval from a heritage perspective.

# 1 Introduction

## 1.1 Background

Australian Venue Company (AVC) are planning to upgrade the Parkerville Tavern, Lot 500, 6 Owen Road (subject site) in two stages. This Heritage Impact Statement has been prepared for external upgrades, the first stage of works. Short term accommodation, located to the rear of the site, is planned for Stage two. The subject site is included on the Shire's Heritage List. This Heritage Impact Statement has been prepared to accompany the Development Application for Stage One works.

## 1.2 Site Location

The Parkerville Tavern, Parkerville, Shire of Mundaring, is located in the foothills of the Darling Range escarpment, 27km from the Perth CBD. John Forrest National Park, a State Registered heritage site and popular recreation area attracting 130,000 annual visitors, is located nearby.

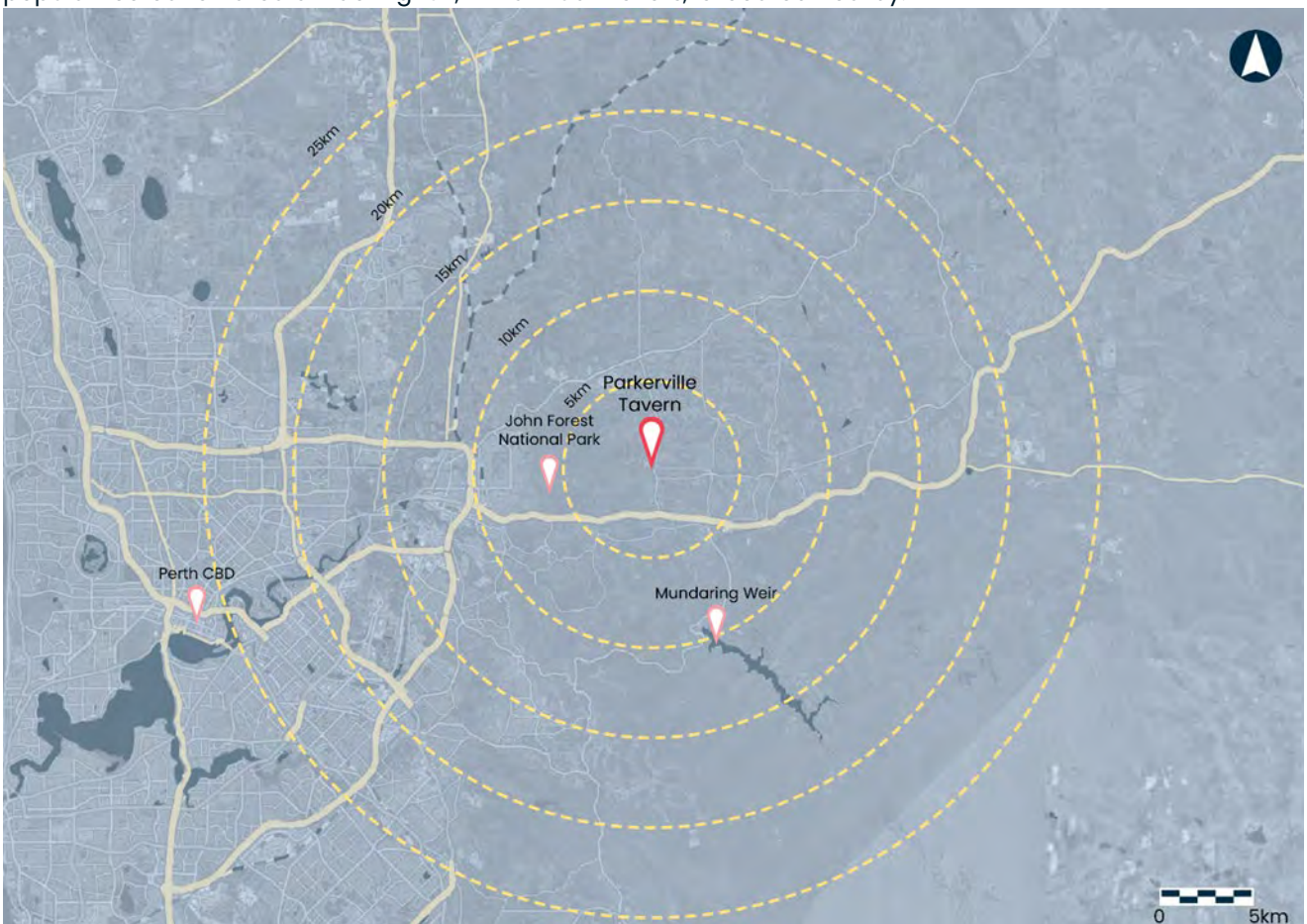


Figure 1: Map showing location of the Subject Site in context of wider Perth metropolitan region

Source: Nearmaps 2025 with Urbis overlay.

## 1.3 Methodology & Relevant Documents

This report has been prepared by Caroline Stokes (Associate Director) and Dena Charles (Heritage Assistant). Marc Beattie (Director, Heritage) has reviewed and endorsed the report.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

The following resources have been considered in preparation of this report;

- HCWA Preparing A Local Planning Policy For Local Heritage Schedule 1 Impact matrix
- Shire of Mundaring Local Heritage Survey 2025
- Shire of Mundaring Heritage List 2025
- DPLH InHerit website and MyPlan Maps 2025

# 2 Site Context

## 2.1 Setting

The subject site, 6 Owen Road, Parkerville, is located in a low density residential area in Parkerville; with natural bushland within the north-west corner of the site, and Byfield Park conservation reserve to the north. On the south side of Owen Road lies Brookside Park with Jane Brook. The Parkerville Tavern and carpark are located on the south-east corner of the site. Landscaped outdoor courtyard areas are located on the south-western side of the site. Parkerville Tavern is prominently located on an angled alignment close to Owen Road, which also offers on-street parking.



Figure 2: Aerial photograph of the existing condition of the Parkerville Tavern. Heritage curtilage is red dashed line.

Source: DPLH 2025 with Urbis overlay

## 2.2 Exterior Description

The Parkerville Tavern is a prominent landmark. The Parkerville Tavern building is not square to the lot boundary and angles to allow oblique views toward the primary southern elevation. The double storey face-brick hotel features twin gables, a double storey timber and pitched iron roof. The verandah incorporates timber posts, exposed rafters, curved valances, brackets, and timber balustrades. The front two-storey section, dating from around 1926, is designed in the Federation Arts and Craft style.

Entry is via a flight of stairs leading to the raised ground-floor level, which sits on a rendered foundation. The front facade is characterised by rows of timber double-hung windows with rendered lintels. Doorways with fanlights and sidelights are located on both the ground and first floors, accessed from wrap-around verandahs along the southern and western elevations.

On the western side, stairs connect the ground-floor verandah to lower outdoor levels. Midway along the western verandah, an accessible opening leads directly to the external courtyard. A fire escape stair also links the verandah to the courtyard. Four walkway bridges cross a brook's gully. The landscaped setting includes mature marri trees, low hedges, and other vegetation. Shade-cloth structures and umbrellas provide cover for outdoor seating. Dense natural bushland occupies the north-west corner of the site.

A low ashlar-coursed limestone wall defines the courtyard's southern edge (along Owen road) with an opening built around a tree stump. Beyond this, a log post-and-rail fence extends to the site's western corner. The western courtyard also contains a playground and lawn areas.

To the east of the Tavern is a bitumen driveway and gravel car park. At the rear lies the remaining portion of the original inn (c.1897) – a single-storey rendered section with four hipped iron roofs. Two small timber and metal sheds sit along the north-west boundary, enclosed by a cyclone fence. A large colorbond shed is located at the rear.

In the north-east corner, two terraced clearings mark the proposed location for future Stage Two short term accommodation. As the current Development Application relates solely to external works, the Tavern's interior does not form part of this heritage assessment.



Figure 3 Street frontage Parkerville Tavern, south entrance

Source: Urbis 2025



Figure 4 Existing playground, west end of site

Source: Urbis 2025



Figure 5 Existing courtyard, west

Source: Urbis 2025



Figure 6 Timber sheds and lawn, mature vegetation behind, Northwest of site

Source: Urbis 2025



Figure 7 View from east. Left: c1926 addition Right: c1897 original Inn single storey section

Source: Urbis 2025



Figure 8 Western post and rail fence with playground behind

Source: Urbis 2025



Figure 9 East driveway to carpark

Source: Urbis 2025



Figure 10 Caravan bar, courtyard tables and umbrellas, west of Parkerville Tavern. Post and rail log fence in the street front.

Source: Urbis 2025



Figure 11 Parkerville Tavern south-west corner

View from Owen Road

Source: AVC



Figure 13: Parkerville Tavern West facade and courtyard

Parkerville Tavern West facade and courtyard

Source: AVC



Figure 12: Looking eastwards, Parkerville Tavern with marquee

Source: Google Streetview

# 3 Historical Overview

## 3.1 Aboriginal History

The Noongar People are the Traditional Custodians of the Southwest of Western Australia, with a continuous cultural presence extending back at least 50,000 years.<sup>1</sup> Across this region, distinct language groups, including the Whadjuk, shared and continue to share an intricate system of laws, customs, and spiritual beliefs. These knowledge systems are deeply tied to the landscape, with mythological beings such as the Waugal (Rainbow Serpent) creating and protecting waterways, and stories embedded in the land and sea that connect people to Country through ceremony, law, and daily practice.<sup>2</sup>

Prior to European settlement of the area, the east of the Canning River (roughly occupying the region which would in the future include the Shire of Mundaring) was occupied for thousands of years by the Beeloo people, part of the Whadjuk language group. The name Mundaring is believed to originate with the word 'Mundar-ing', with the first syllable emphasized. This meant 'a high place on a high place'.<sup>3</sup>

## 3.2 Post Settlement History

The Shire of Mundaring developed during the late nineteenth century as part of the Eastern Railway and the growth of the timber, quarrying, and agricultural industries in the Perth Hills. The completion of the "Mahogany Creek Deviation" of the Eastern Railway in 1896 opened the area to settlement of industry, facilitating the establishment of a number of small townships.<sup>4</sup>

Parkerville was officially gazetted as a suburban area in June 1985, its name honouring Sir Stephen Henry Parker, then Chief Justice of Western Australia. The township emerged along the newly completed railway line, which provided access to Perth and encouraged the establishment of local businesses. By the early 1900s the area supported a modest residential population.<sup>5</sup>

The Parkerville Tavern site was developed in 1896 when Joseph Ottey constructed a timber and iron residence overlooking the Jane Brook valley. Following Ottey's death in 1900, his widow, Alice Ottey, obtained a wine and beer license in 1902 and began operation the premises as the Railway Hotel.<sup>6</sup>

In the following decade, the property was leased to William H Angove, who made substantial additions and secured a full Publican's License, subsequently renaming the establishment the Parkerville Hotel. In 1928<sup>7</sup>, the earlier building was added to with current two-storey brick structure, designed by architect Lionel Bowser Cumpston in the inter-War Old English style and constructed by A. A. McLennan.<sup>8</sup>

The hotel continued to serve the local community throughout the mid-twentieth century, with modest internal and external alterations to accommodate changing licensing and hospitality requirements. In 1990, a fire caused extensive damage to the main bar and roof structure. Reconstruction was undertaken, and the

---

<sup>1</sup> Dortch, J. and Dortch, C., 2001. History from the Caves: 50,000 years of Aboriginal occupation in the Leeuwin Naturaliste region. *Landscape*, vol. 17, no. 1, pp. 41-47

<sup>2</sup> Macintyre, 2004, p. 1.

<sup>3</sup> Shire of Mundaring, 2025. Local Heritage Survey

<sup>4</sup> The Parkerville Tavern. n.d. History & Heritage. <https://parkervilletavern.com.au/history-heritage/>

<sup>5</sup> Ibid

<sup>6</sup> Shire of Mundaring. 2025. Local Heritage Survey p. 214

<sup>7</sup> In the Shires place record form, the date of the addition is 1926.

<sup>8</sup> The Parkerville Tavern. n.d. History & Heritage. <https://parkervilletavern.com.au/history-heritage/>

building reopened to the public in 1991.<sup>9</sup> In 1995, Alice Hebb Reserve conservation area was subdivided from the original 22 acre block.

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<sup>9</sup> The Parkerville Tavern. n.d. History & Heritage. <https://parkervilletavern.com.au/history-heritage/>  
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# 4 Heritage Significance

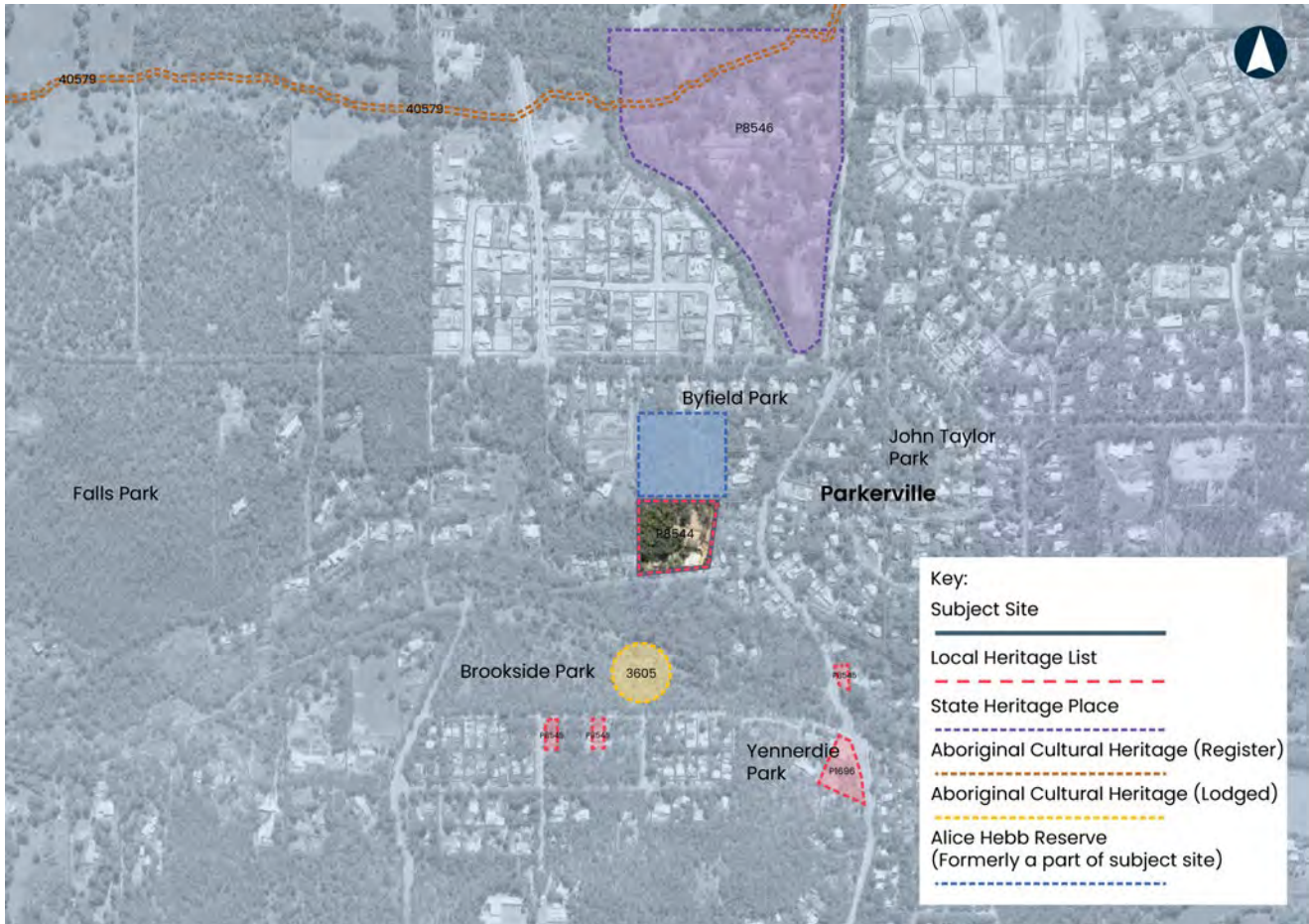


Figure 14 Shire of Mundaring's Heritage Curtilage, dashed red, extends to the boundary of the subject site.

Source: DPLH with Urbis overlay

## 4.1 Heritage Listings

### 4.1.1 Historic Heritage Listings

The cultural heritage significance of the subject site is recognised through the following heritage listings.

Table 1: Heritage Listings

Shire of Mundaring Statutory Listings		
Name	Notes	
Heritage List	Adopted 08 March 2016, HCWA place id. 08544	
Shire of Mundaring Non-Statutory listings		
Name	Management Category	Notes
Site No. 38 Local Heritage Survey	Management Category 2: Considerable. Very important to the heritage of the locality. Conservation of the place is highly desirable.	(formerly site 71 in the Municipal Heritage Inventory) Local Heritage Survey 2025

## HCWA State Register of Heritage Places

HCWA assessed that the subject site lies below the threshold for a State Registered heritage place, in May 1999.

### Other Listings

Name	Notes
HCWA Statewide Hotel Survey	01 Nov 1997
Classified by the National Trust	11 Oct 1997

### 4.1.2 Adjacent Heritage Listings

The subject site is located near an Aboriginal heritage site, and State Registered place P8547 Parkerville Children's Home & Cemetery (Figure 14). The listings are sufficiently removed from the scope of works to not be impacted.

### 4.1.3 Aboriginal Heritage Listings

Aboriginal Site 3605 Brookfield Park is located nearby. This site is lodged with DPLH, and is recorded to be an 'engraving', and is with a defined boundary (Figure 14).

## 4.2 Statement of Significance

The Shire of Mundaring has assigned the Parkerville Tavern with the following Statement of Significance:

*The Parkerville Tavern has very high aesthetic significance for the style, scale and landmark value the building has which are both rare in the Townsite and the Shire generally. The Tavern also has high social significance for the role and focus the place has provided, and should continue to provide for Parkerville's community.*

Parkerville Tavern is overall, of considerable significance to the Shire of Mundaring. There is no known Conservation Management Plan grading of the cultural heritage significance of elements and zones.

### 4.2.1 Integrity/Authenticity

The Shire of Mundaring Local Heritage Survey place record states that Parkerville Tavern is in very good condition and retains a high degree of Integrity. The prominent landmark two-storey building is an addition from 1926. The single storey building to the rear is presumably part of the original Inn. Most of the original 1926 fabric is intact.

Parkerville Tavern retains a high level of Authenticity. An original timber residence (c1897) is no longer extant, however the post 1897 rear single storey rendered brick and iron roof section remains. Widow Alice Ottey obtained a licence and re-named the premises the Railway Hotel in 1902. The heritage place has operated as a hotel from 1902 up until 2025.

# 5 The Proposal

The proposed works in the development application are listed below:

## 5.1 Proposed Works

Table 2: Proposed Works

Proposed Works	Comments
<p><b>Construction of a New Pavilion:</b></p> <p>Demolition:</p> <ul style="list-style-type: none"> <li>Paving, loose furniture, landscape elements</li> </ul> <p>Proposed new works:</p> <ul style="list-style-type: none"> <li>Galvanised Steel structure, skillion roof</li> <li>Opal polycarbonate roof sheet</li> <li>Grey ironbark timber battens soffit linin</li> </ul>	<p>The proposed pavilion replaces a temporary marquee which is often used in the same location and satisfies operational needs for an outdoor shelter and function space.</p> <p>The proposed location of the pavilion has been carefully considered to align with the angled orientation of the Tavern and mirrors the Tavern's alignment on the lot. It has a pitched gable-ended roof facing Owen Road. It is separate to the Parkerville Tavern, however, is a sympathetic design with the existing character and is a reversible structure.</p> <p>It's proposed to sit forward of the primary building line to accommodate the terraced ground levels in the beer garden.</p> <p>The back of the pavilion is located by an existing retaining wall.</p>
<p><b>Construction of an external amenities block</b></p> <p>Demolition:</p> <ul style="list-style-type: none"> <li>pavers and one terrace retaining wall</li> <li>four steps</li> </ul> <p>Proposed new works:</p> <ul style="list-style-type: none"> <li>Amenities block; with external walls lined in custom orb in Dulux monument</li> </ul>	<p>The amenities block aligns with an existing terrace upon the sloped site. It is a long rectangular structure with an entrance opening onto the western outdoor areas with a pitched gable-ended roof. The amenities block is setback 2.8m from the c1897 section.</p>
<p><b>New Stage and terraced deck</b></p> <p>Demolition:</p> <ul style="list-style-type: none"> <li>Timber and metal shed</li> <li>Cyclone wire fence</li> <li>firepit</li> </ul> <p>Proposed new works:</p> <ul style="list-style-type: none"> <li>terraced timber deck/stage</li> <li>loose furniture</li> <li>new and additional shade structures</li> </ul>	<p>The stage/terrace deck utilises the site slope, while providing a safe and flat area for patron seating. No additional seats are proposed. Demolished and new landscape features are not of heritage significance.</p>
<p><b>New playground equipment</b></p> <p>Demolition:</p> <ul style="list-style-type: none"> <li>Existing playground and shade sails</li> </ul> <p>Proposed new works:</p> <ul style="list-style-type: none"> <li>New playground equipment</li> </ul>	<p>Replacement of the existing playground equipment and shade sails with new ones in the same location</p>

## New shed and fencing

Demolition:

- Existing cyclone fencing
- Existing shed

Proposed new works:

- New animal enclosure fencing
- New shed in existing shed location

Replace the existing fencing and shed with new fencing and shed in a similar location

## 5.2 Relevant Plans



Figure 15 Parkerville Tavern south-west corner. Approximate location of the proposed pavilion in dashed green

Source: AVC with Urbis overlay

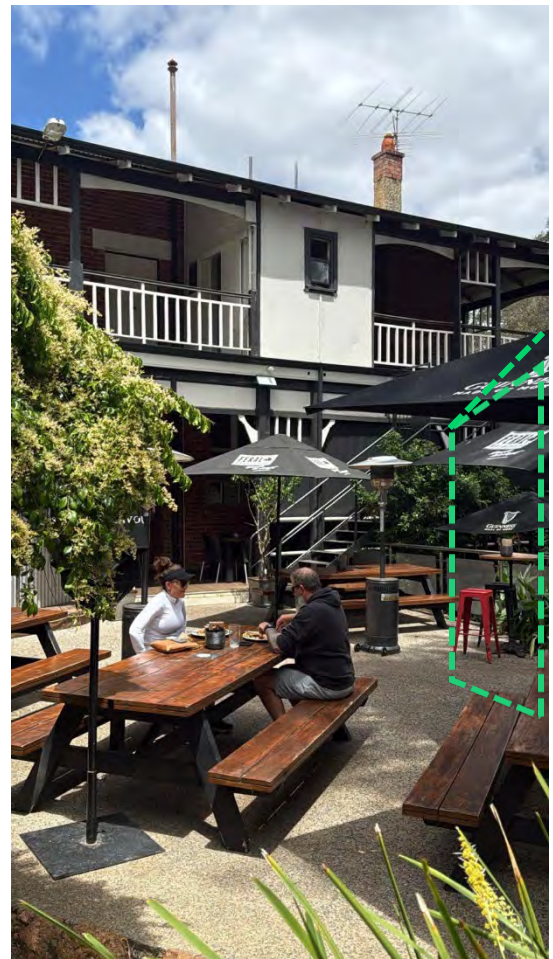


Figure 16 Parkerville Tavern west facade. Approximate location of the proposed pavilion in dashed green

Source: AVC with Urbis overlay





Figure 19 Enlarged detail floor plan. Source: Crossrowett

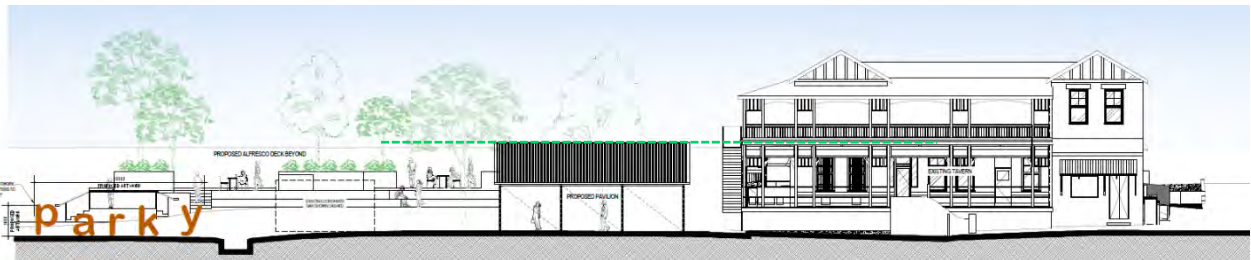


Figure 20 View from Owen Road. L-R: Stage/deck, existing caravan bar, proposed Pavilion, c1926 Parkerville Tavern, driveway. Dashed green line indicates the alignment with the Parkerville Tavern's verandah valance.

Source: Crossrowett

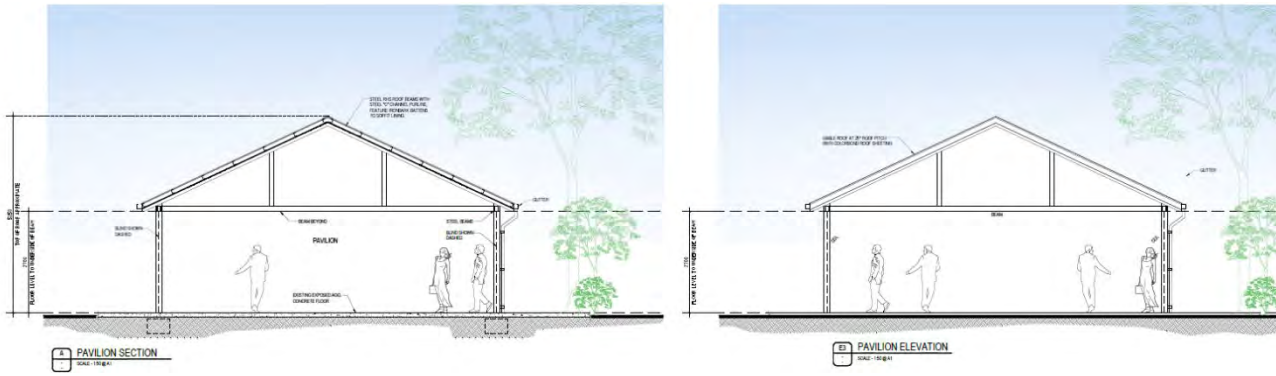


Figure 21 Cross section through the Pavilion.

Dimensions: 5250 top of roof estimate at front, 2700 floor to beam underside.

Source: Crossrowett

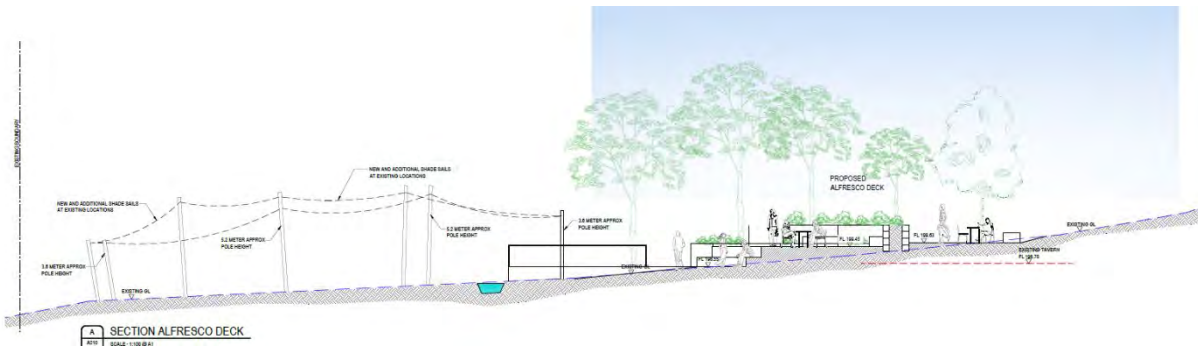


Figure 22 Section through the proposed terraced stage/deck

Source: Crossrowett



Figure 23 South-west street view from Owen Road. The landmark nature is best appreciated from the western approach, and the building is angled on its lot. The proposed pavilion emulates this alignment and does not impact it. Source: Crossrowett



Figure 24 Oblique view from Owen Road shows alignment of horizontal elements, and the predominance of Parkerville Tavern

Source: Crossrowett

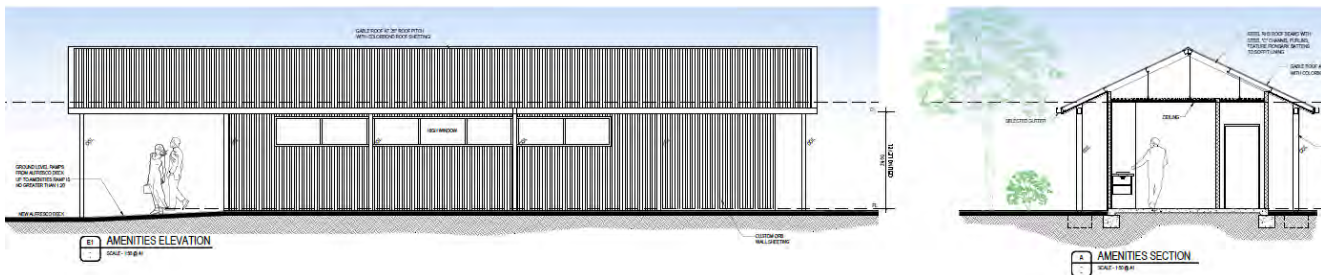


Figure 25 Amenities Block elevation & section Source: Crossrowett

# 6 Assessment of Heritage Impact

The following impact assessment has assessed the potential heritage impacts of the proposed works at the *Parkerville Tavern* utilising the HCWA’s ‘Statement of Heritage Impact’ assessment guidelines.<sup>10</sup>

Table 3: Assessment of Heritage Impact against the Shire of Mundaring’s Statement of Significance

Statement of Significance	Potential Impact	Mitigation and Conservation Benefits
<p><i>The Parkerville Tavern has very high aesthetic significance for the style, scale and landmark value the building has which are both rare in the Townsite and the Shire generally.</i></p>	<p><b>Minor Impact</b></p> <p>Redevelopment works include:</p> <p><b>New Pavilion</b></p> <ul style="list-style-type: none"> <li>▪ The landmark nature is best appreciated from the western approach (Figure 13). The pavilion frontage is set forward of the western Parkerville Tavern corner due to the location of the retaining walls of the outdoor area. This will partially block traditional views of Parkerville Tavern when travelling eastwards. Being a post and beam structure, sightlines to the Tavern remain through the frame structure. When viewed travelling westwards, there is minimal impact.</li> <li>▪ The pavilion is smaller in scale and Parkerville Tavern remains the dominant landmark.</li> <li>▪ The pavilion may change the appearance of the place, however, is reversible and does not impact the aesthetic value of the Parkerville Tavern as a landmark.</li> </ul> <p><b>Amenities Block</b></p> <ul style="list-style-type: none"> <li>▪ The amenities block is set behind the c1897 single storey section of the Tavern. This will partially block views of c1897 portion. These views are not</li> </ul>	<ul style="list-style-type: none"> <li>▪ The Pavilion responds sensitively to the heritage significance of the Parkerville Tavern. Its pitched gable roof form and timber soffit lining complement the Tavern’s pitched twin gable roof and timber verandah detailing. The Pavilion’s pitched roof mirrors the pitched roof of the Tavern.</li> <li>▪ The angled alignment emulates that of the Tavern, and the landmark nature is not impacted reinforcing a cohesive streetscape presentation.</li> <li>▪ The Pavilion’s pitching height of 2.7 metres at the front, reduces visual dominance despite its proximity to the Tavern. The open-frame structure maintains visual permeability into the site, and its ridge alignment with the Tavern’s verandah valance strengthens the visual relationship between the two structures.</li> <li>▪ Scaled as a secondary element, the Pavilion retains the Tavern’s primacy in the streetscape. Its reversible construction ensures that the intervention is not permanent, preserving the ability to return</li> </ul>

<sup>10</sup> HCWA Preparing A Local Planning Policy For Local Heritage Schedule 1 Impact matrix

significant historically nor aesthetically.

**No impact**

- Proposed demolition works and new works, terraced timber deck/stage, loose furniture, additional shade structures, new playground equipment, and upgraded animal enclosure fencing, have no perceived impact on the aesthetic values.

the site to its original state if required.

- The Amenities Block is also a reversible freestanding construction and is single storey in a complementary pitched gable roof form, mirroring the pitched hip roof forms to the rear of the c1897 section of the Tavern. Colours of the cladding are clearly distinct from the c1897 original Inn walls (cream).

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*The Tavern also has high social significance for the role and focus the place has provided and should continue to provide for Parkerville's community.*

**Positive Impact**

- The function of the Parkerville Tavern will be enhanced, allowing improved use as a neighbourhood social hub.
- Redevelopment of the external areas of the subject site supports the ongoing evolution of Parkerville Tavern, a successful licensed premises with a neighbourhood social focus.

N/A

# 7 Conclusion

This Heritage Impact Statement has assessed the potential impacts of AVC's proposed external upgrades to the Parkerville Tavern, 6 Owen Road, Parkerville. The proposed works include a Pavilion, amenities block, terraced timber deck/stage, loose furniture, additional shade structures, new playground equipment, and upgraded animal enclosure fencing, all designed to enhance the site's functionality and community use.

The site has an individual heritage listing on the Shire of Mundaring's Local Heritage Survey and Heritage List – *Parkerville Tavern* (Heritage site no.28) and is management Category 2, Considerable: Very important to the heritage of the locality and conservation of the place is highly desirable.

This report has found the following:

- The Parkerville Tavern is a heritage place of considerable significance within the Town of Parkerville, Shire of Mundaring as a local landmark and much enjoyed community venue. The Parkerville Tavern, a local neighbourhood centre, is located on a sloping site next to low density housing and bordered by natural bushland, with views over Jane Brook in Brookland Park.
- The Parkerville Tavern is in very good condition, retaining a high degree of integrity and authenticity. The development application proposes no alterations to the c1897 –c1926 Parkerville Tavern building including the interior.
- The demolition works will involve the removal of existing pavers and a retaining wall, two small stages, a timber and metal shed, cyclone wire fencing, a firepit, the existing playground and shade sails, as well as an additional shed and associated fencing. All items proposed for removal are non-heritage elements, ensuring there is no impact on the c.1897 –c.1926 Parkerville Tavern building or its interior.
- The Pavilion complements and respects the heritage significance of the Parkerville Tavern. Its pitched gable-ended roof, timber soffit lining, and ridge alignment with the Tavern's verandah elements create a strong visual relationship between the two structures. The Pavilion's roof form mirrors that of the Tavern, reinforcing architectural cohesion. Its open-frame structure preserves key views and reduces visual impact, while its secondary scale ensures the Tavern remains the dominant feature in the streetscape. The reversible nature of the structure provides flexibility for future change without permanent impact on the heritage setting. The Pavilion replaces a temporary marquee which often used in the same location.
- The angled Pavilion alignment emulates that of the Tavern, and the landmark nature is not impacted reinforcing a cohesive streetscape presentation.
- The functions of the Parkerville Tavern remain unchanged, ensuring its continued role as a neighbourhood social hub. External upgrades to the site support the ongoing evolution of the Tavern as a successful licensed premises with a strong community focus. The alterations and upgrades enhance capacity to serve local residents while respecting the heritage significance.

For reasons stated above, the proposed works may be supported for approval from a heritage perspective.



# Disclaimer

This report is dated 18 December 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd **(Urbis)** opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Australian Venue Co. **(Instructing Party)** for the purpose of Heritage Impact Statement **(Purpose)** and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

# Appendix A

# Architectural Drawings

# PARKERVILLE TAVERN - BEER GARDEN DEVELOPMENT

PROPOSED BEER GARDEN REDEVELOPMENT @  
No 6 (LOT 500) OWEN ROAD PARKERVILLE WA 6081

**cross  
rowett**



## DRAWING SCHEDULE

NO.	SHEET TITLE
A050	EXISTING SITE & DEMO PLAN
A100	SITE PLAN OVERALL
A200	ALFRESCO FLOOR PLAN
A300	ELEVATION & SECTIONS
A400	PROPOSED PAVILION
A500	PROPOSED AMENITIES



**EXISTING SITE & DEMOLITION PLAN**  
 SCALE - 1:250 @ A1

DENOTES EXISTING STRUCTURES / ELEMENTS / TO BE REMOVED.

REV	DESCRIPTION	DATE
A	ISSUED FOR CLIENT & CONSULTANT REVIEW	04.12.25
B	ISSUED FOR CLIENT & CONSULTANT REVIEW	12.12.25
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**SITE PLAN OVERALL**  
SCALE: 1:250 @ A1

**LEGEND**

- 01 EXISTING TAVERN
- 02 PROPOSED NEW AMENITIES
- 03 EXISTING PIZZA AREA TO BE MADE GOOD
- 04 NEW PAVILION AT EXISTING MARQUEE LOCATION
- 05 EXISTING CREEK WITH NEW LIGHTING ILLUMINATION
- 06 NEW AND ADDITIONAL SHADE SAILS AT EXISTING LOCATIONS
- 07 NEW PLAYGROUND EQUIPMENT
- 08 NEW DECK STRUCTURE
- 09 EXISTING CARAVAN BAR WITH PROPOSED ALTERATIONS
- 10 EXISTING STAGE
- 11 NEW SHED IN EXISTING LOCATION
- 12 ANIMAL PEN INCLOSURE WITH NEW FENCING AS REQUIRED
- 13 REPLACE EXISTING FRONT FENCING TO MATCH EXISTING
- 14 PROPOSED NEW ARTWORK INSTALLATION
- 15 REPLACE 50 METERS APPROX. OF WESTERN FENCING WITH 1.8M HIGH COLORBOND FENCE TO COMPLY WITH ACOUSTIC REPORT

**NEW DECK FINISHES**

- STRUCTURE & HANDRAILS - GALVANISED STEEL
- DECKING BOARDS - GREY IRONBARK TIMBER
- GARDEN PLATER WALLS - LIMESTONE BLOCKS

**NEW PAVILION FINISHES**

- COLUMNS & BEAMS - COLOUR, MONUMENT
- ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE
- SOFFIT LINING - IRONBARK TIMBER BATTENS

**NEW AMENITIES FINISHES**

- WALLS - LYSAGHT CUSTOM ORB, COLOUR MONUMENT
- COLUMNS & BEAMS - GALVANISED STEEL
- ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE
- SOFFIT LINING - IRONBARK TIMBER BATTENS

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- LEGEND**
- 01 EXISTING TAVERN
  - 02 PROPOSED NEW AMENITIES
  - 03 EXISTING PIZZA AREA TO BE MADE GOOD
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  - 13 REPLACE EXISTING FRONT FENCING TO MATCH EXISTING
  - 14 PROPOSED NEW ARTWORK INSTALLATION

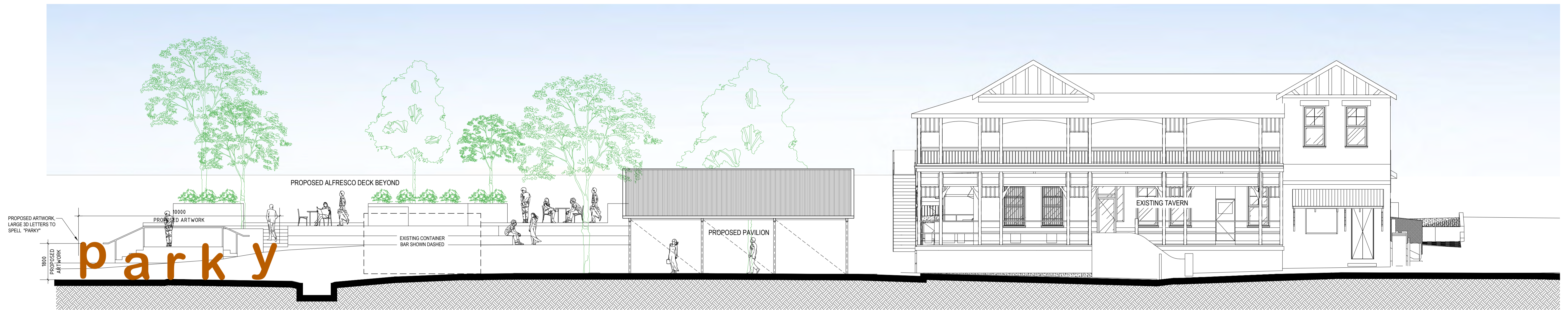
- NEW DECK FINISHES**
- STRUCTURE & HANDRAILS - GALVANISED STEEL
  - DECKING BOARDS - GREY IRONBARK TIMBER
  - GARDEN PLATER WALLS - LIMESTONE BLOCKS

- NEW PAVILION FINISHES**
- COLUMNS & BEAMS - COLOUR, MONUMENT
  - ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE
  - SOFFIT LINING - IRONBARK TIMBER BATTENS

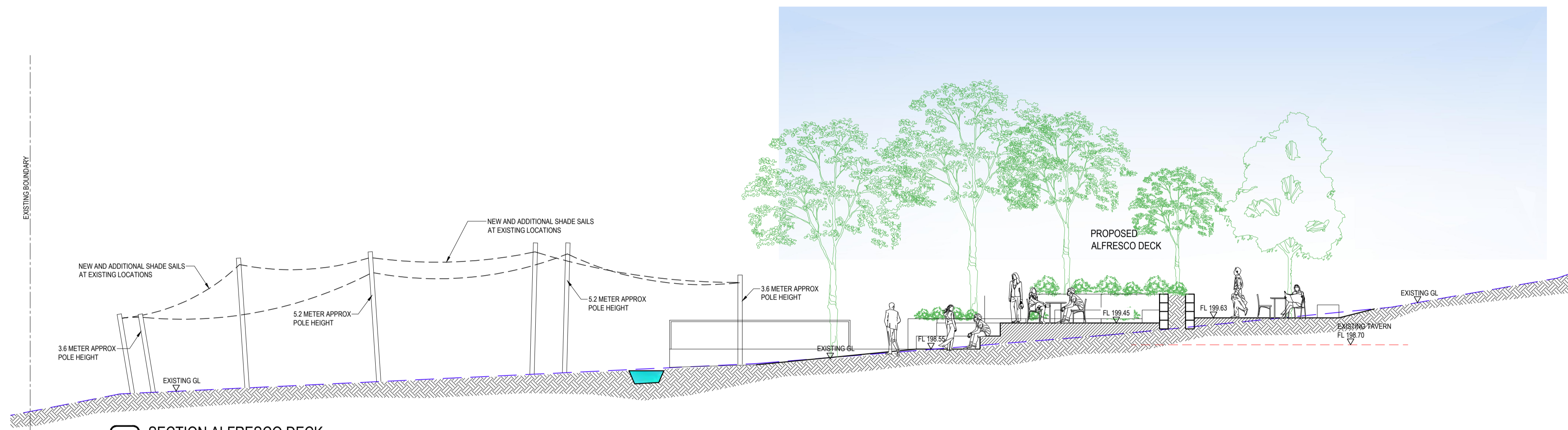
- NEW AMENITIES FINISHES**
- WALLS - LYSAGHT CUSTOM ORB, COLOUR MONUMENT
  - COLUMNS & BEAMS - GALVANISED STEEL
  - ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE
  - SOFFIT LINING - IRONBARK TIMBER BATTENS

**ALFRESCO FLOOR PLAN**  
SCALE - 1:150 @ A1

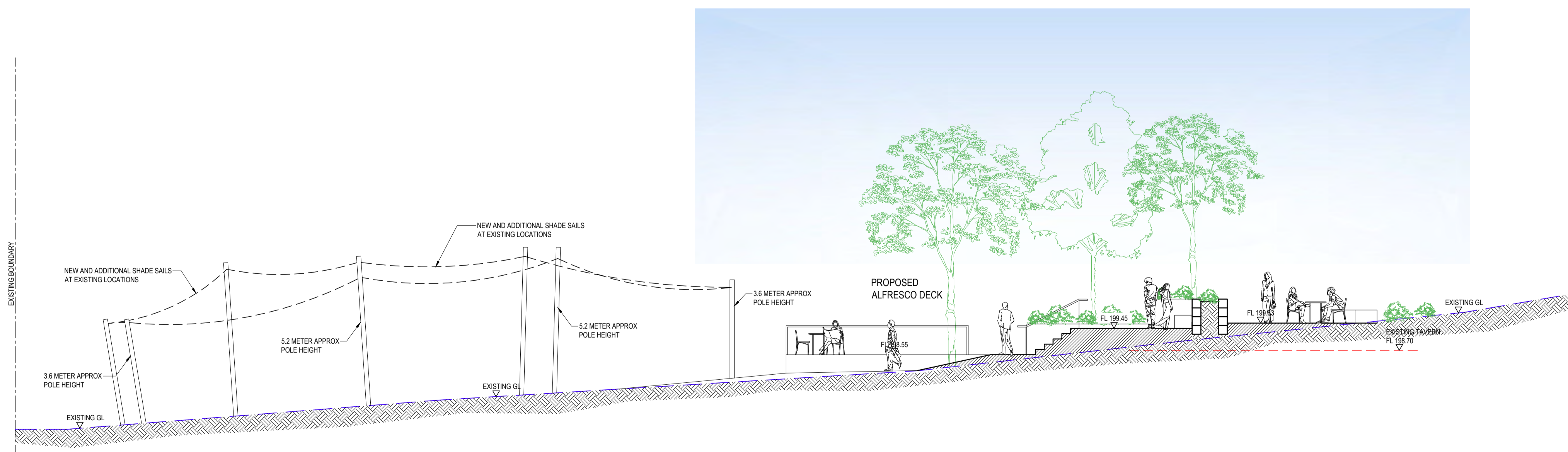
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**SOUTH ELEVATION (VIEW FROM OWEN ROAD)**  
SCALE - 1:100 @ A1



**SECTION ALFRESCO DECK A**  
SCALE - 1:100 @ A1



**SECTION ALFRESCO DECK B**  
SCALE - 1:100 @ A1

**NEW DECK FINISHES**

- STRUCTURE & HANDRAILS - GALVANISED STEEL
- DECKING BOARDS - GREY IRONBARK TIMBER
- GARDEN PLATER WALLS - LIMESTONE BLOCKS

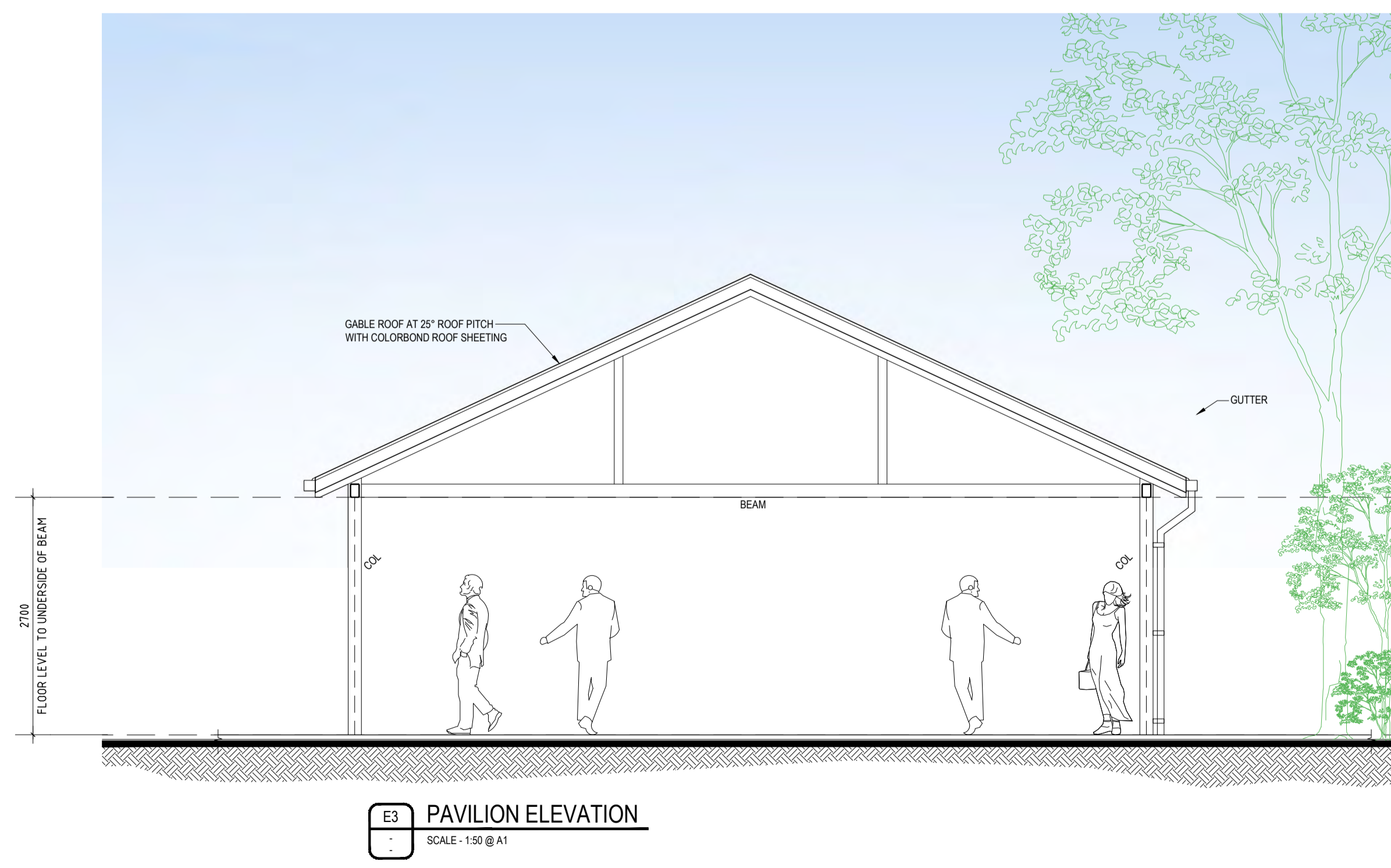
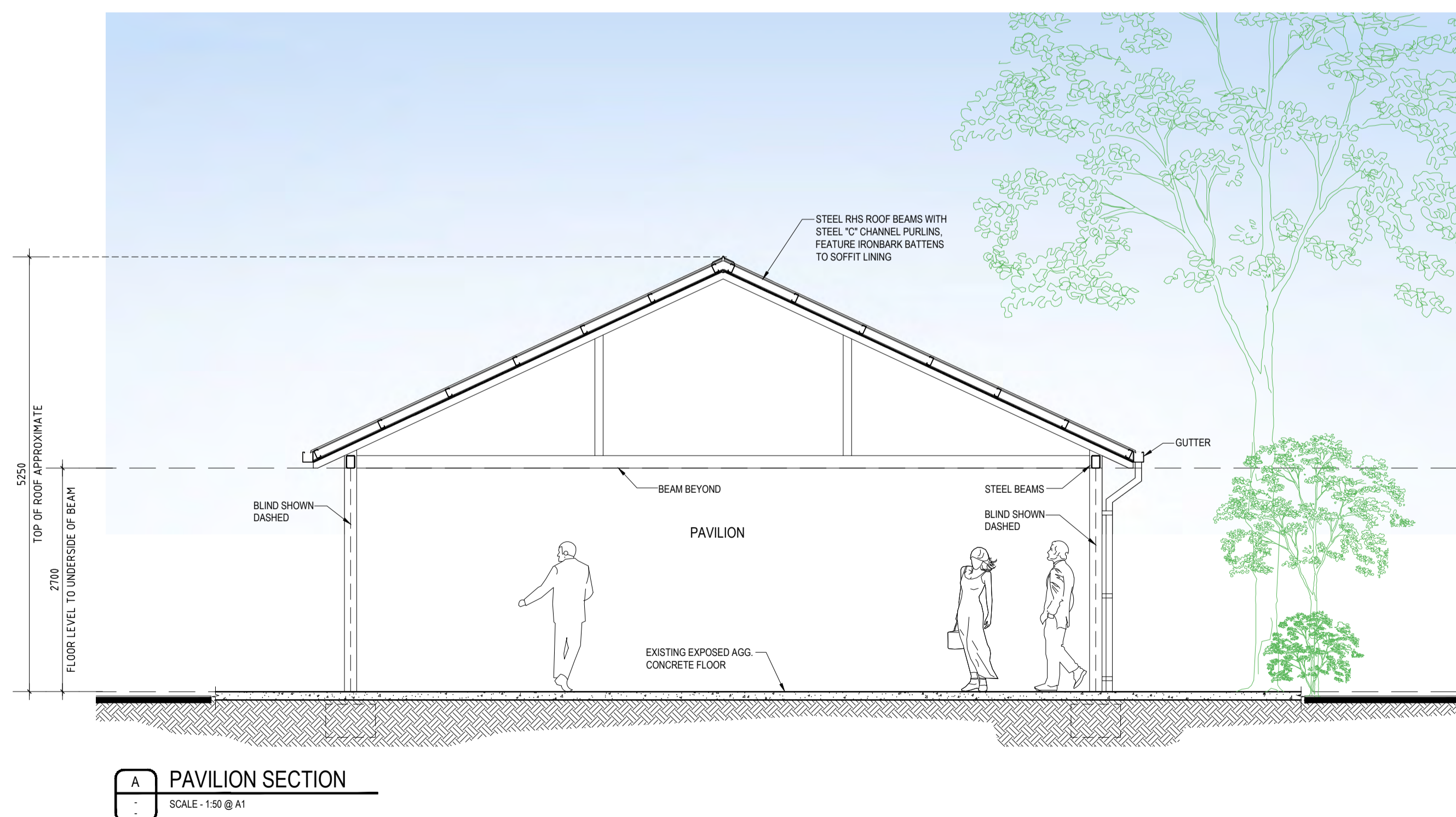
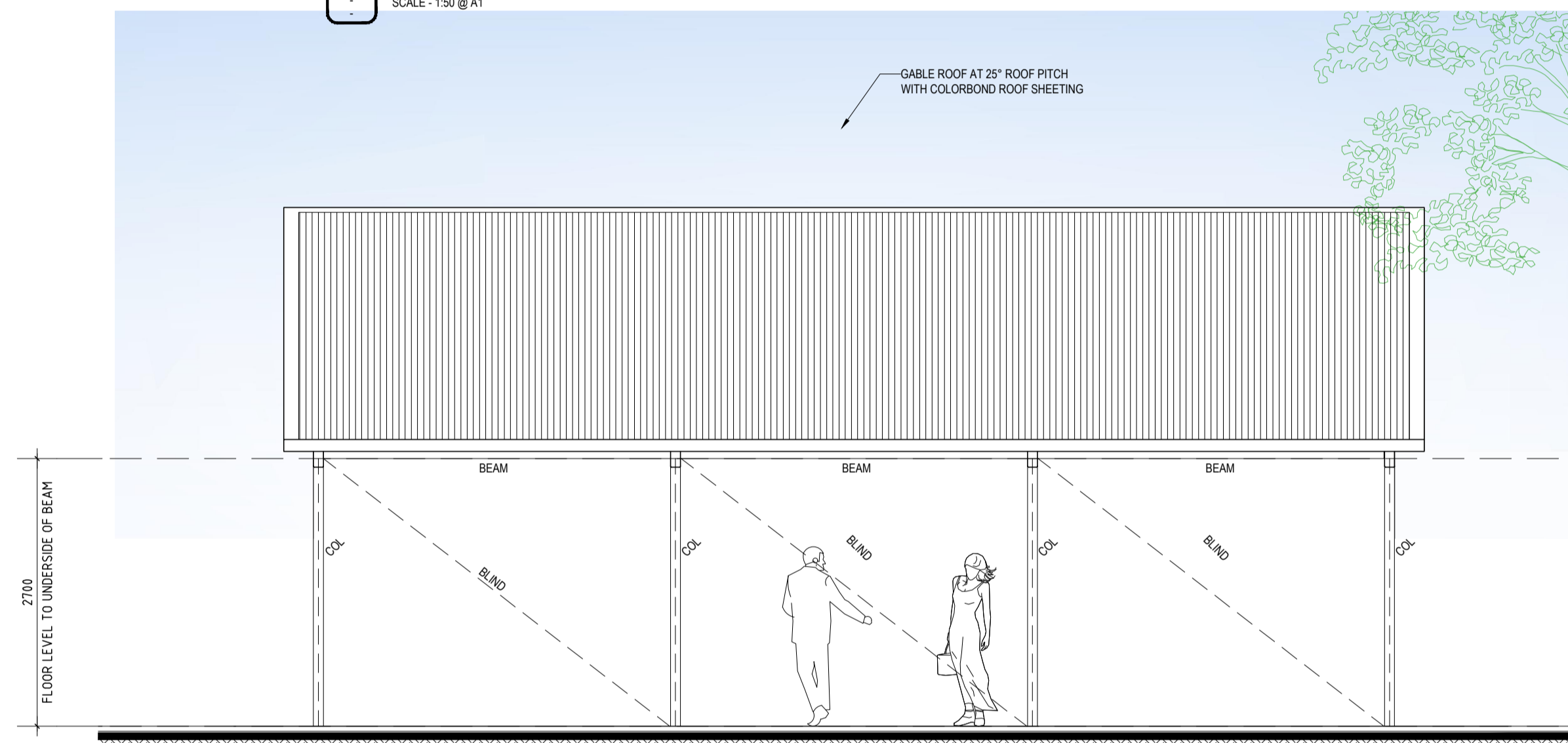
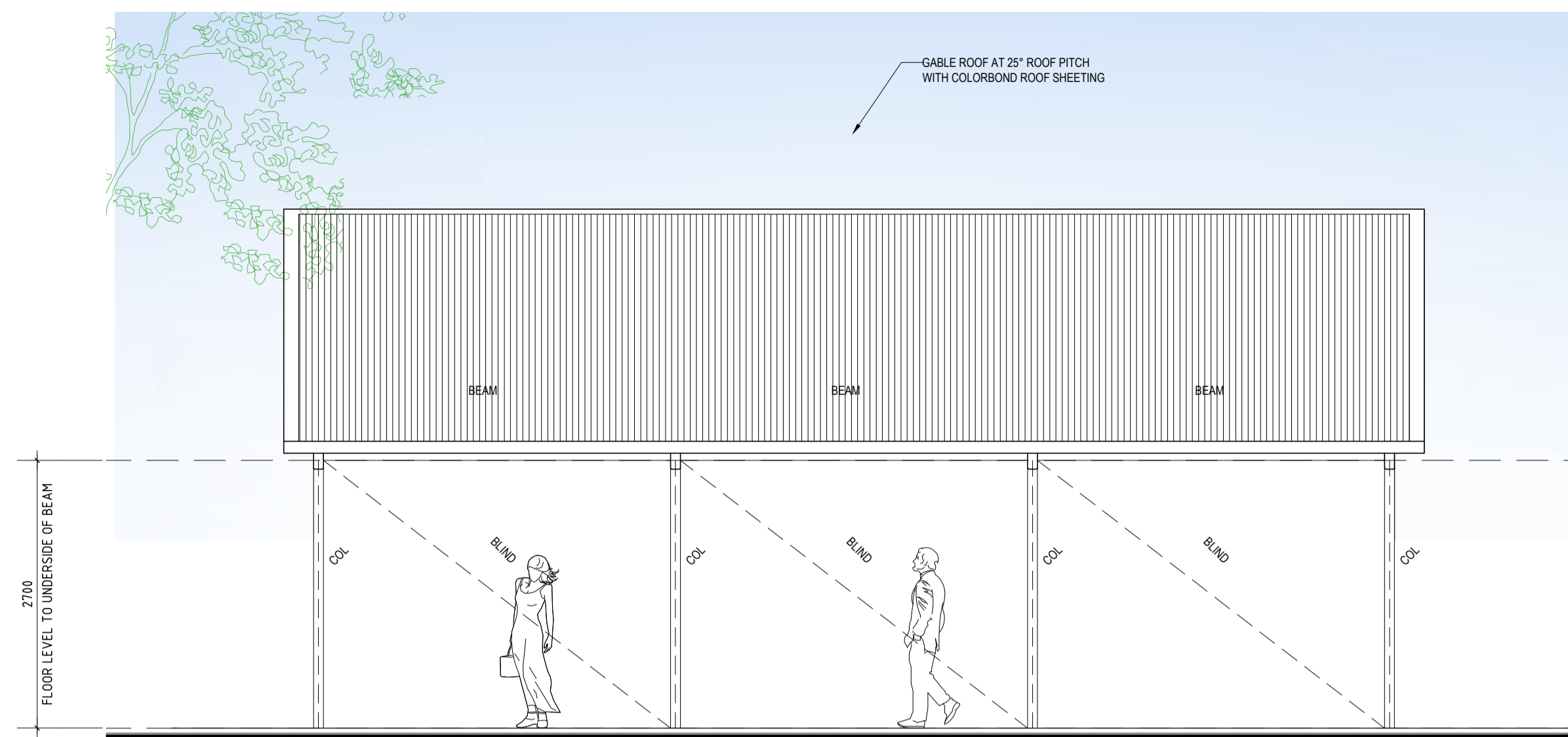
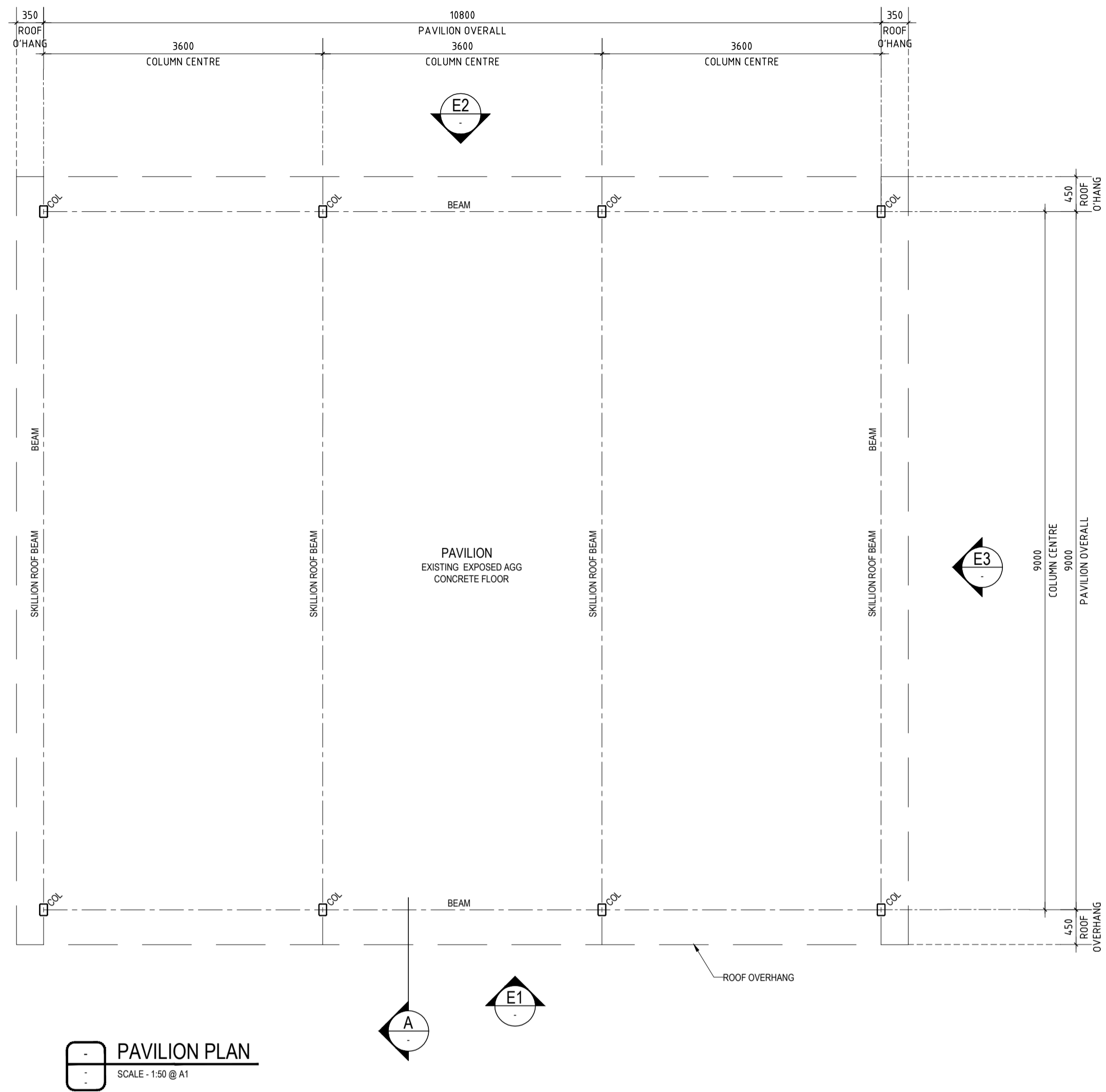
**NEW PAVILION FINISHES**

- COLUMNS & BEAMS - COLOUR, MONUMENT
- ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE
- SOFFIT LINING - IRONBARK TIMBER BATTENS

**NEW AMENITIES FINISHES**

- WALLS - LYSAGHT CUSTOM ORB, COLOUR MONUMENT
- COLUMNS & BEAMS - GALVANISED STEEL
- ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE
- SOFFIT LINING - IRONBARK TIMBER BATTENS

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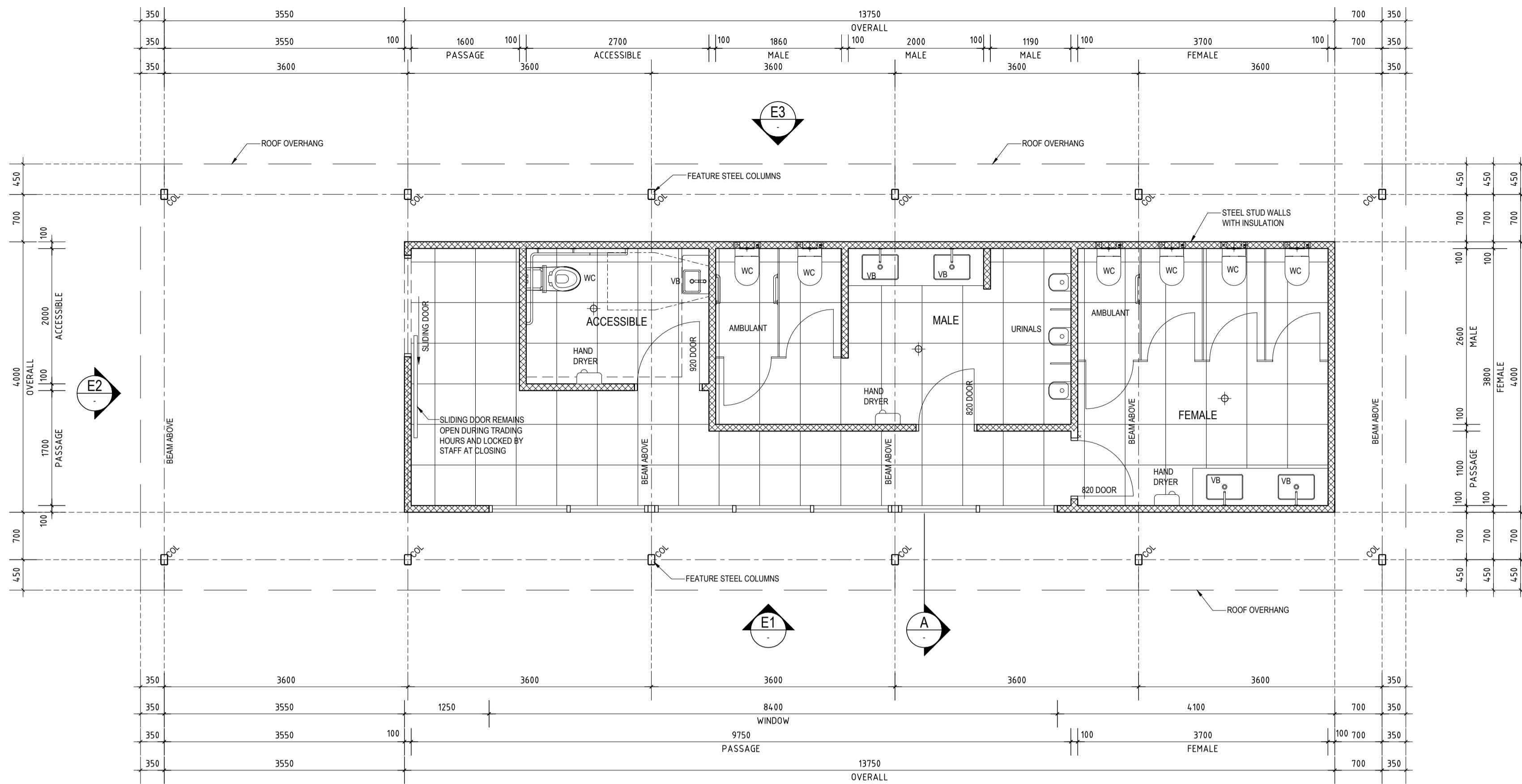
**LEGEND**

- FEATURE STEEL COLUMN
- FEATURE EXPOSED STEEL BEAMS & ROOF RAFTER BEAMS
- ELECTRICALLY OPERATED DROP DOWN BLIND

**NEW PAVILION FINISHES**

- COLUMNS & BEAMS - GALVANISED STEEL
- ROOF - OPAL LASERLITE "TRIMDEK" PROFILE
- SOFFIT LINING - GREY IRONBARK TIMBER BATTENS

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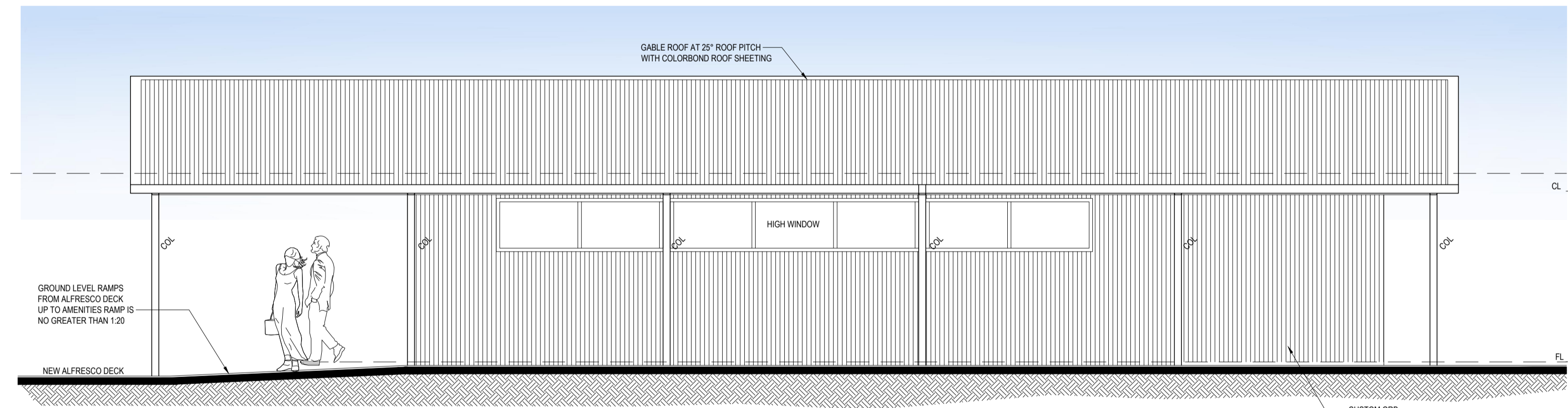


**AMENITIES PLAN**  
SCALE - 1:50 @ A1

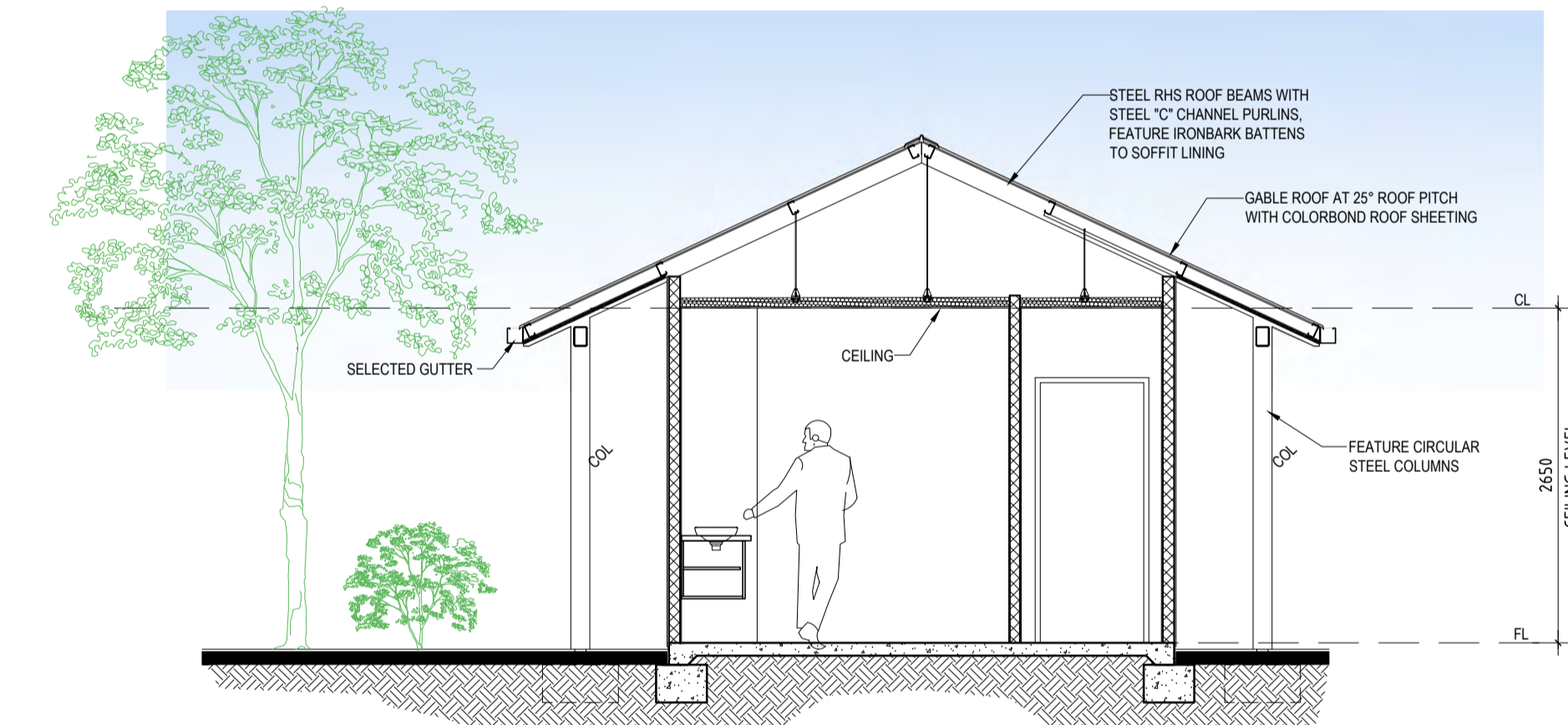
LEGEND	
	FEATURE STEEL COLUMN
	FEATURE EXPOSED STEEL BEAMS & ROOF RAFTER BEAMS
	ELECTRICALLY OPERATED DROP DOWN BLIND

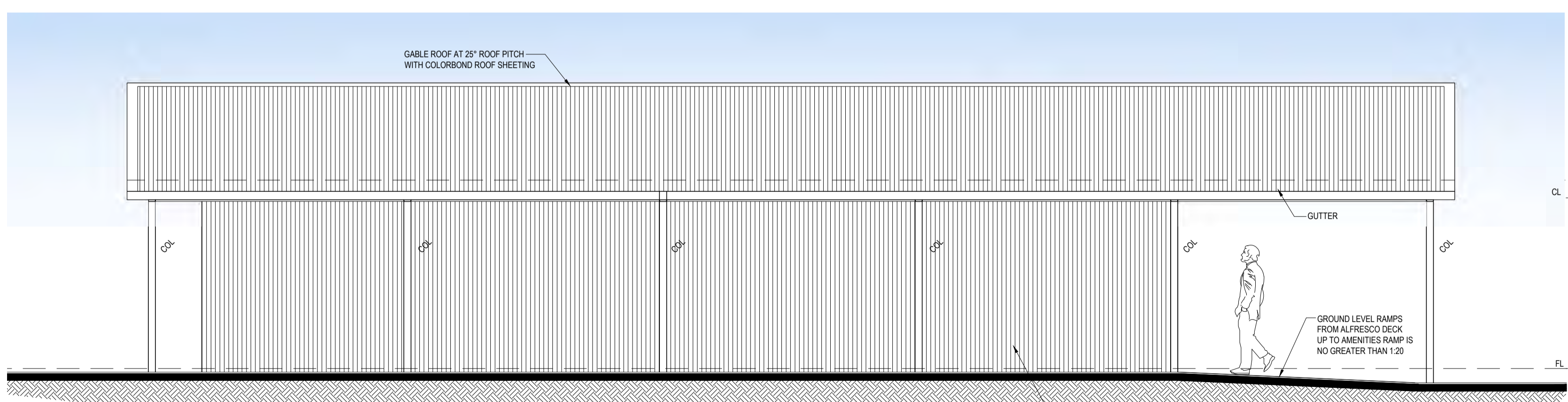
NEW AMENITIES FINISHES	
WALLS	LYSAGHT CUSTOM ORB, COLOUR MONUMENT
COLUMNS & BEAMS	GALVANISED STEEL
ROOF	LYSAGHT "TRIMDEK", COLORBOND DUNE
SOFFIT LINING	GREY IRONBARK TIMBER BATTENS



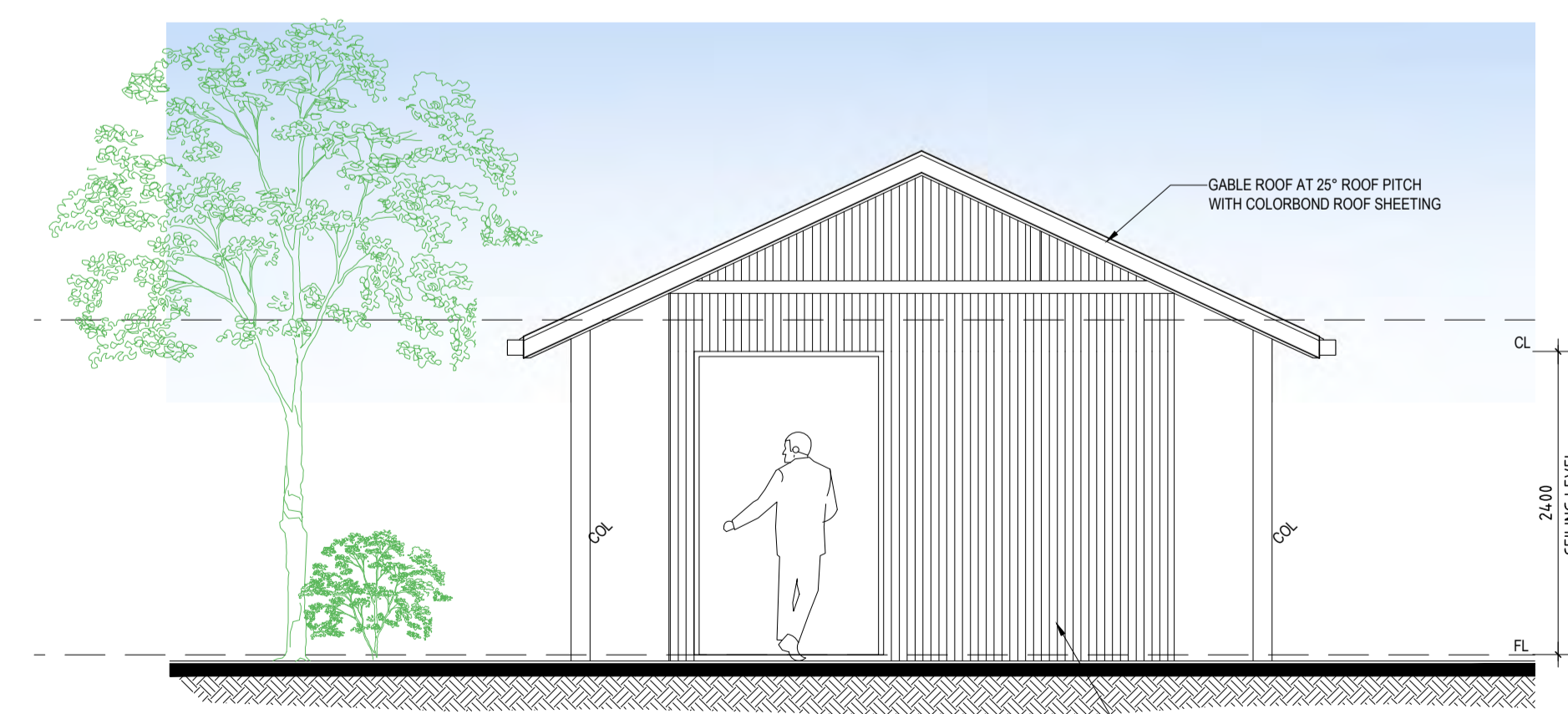
**E1 AMENITIES ELEVATION**  
SCALE - 1:50 @ A1



**A AMENITIES SECTION**  
SCALE - 1:50 @ A1



**E3 AMENITIES ELEVATION**  
SCALE - 1:50 @ A1



**E2 AMENITIES ELEVATION**  
SCALE - 1:50 @ A1

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Shaping cities  
and communities  
for a better future.

# PARKERVILLE TAVERN - BEER GARDEN DEVELOPMENT

PROPOSED BEER GARDEN REDEVELOPMENT @  
No 6 (LOT 500) OWEN ROAD PARKERVILLE WA 6081

**Cross  
rowett**



## DRAWING SCHEDULE

NO.	SHEET TITLE
A050	EXISTING SITE & DEMO PLAN
A100	SITE PLAN OVERALL
A200	ALFRESCO FLOOR PLAN
A300	ELEVATION & SECTIONS
A400	PROPOSED PAVILION
A500	PROPOSED AMENITIES



**EXISTING SITE & DEMOLITION PLAN**  
 SCALE - 1:250 @ A1

DENOTES EXISTING STRUCTURES / ELEMENTS / TO BE REMOVED.

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C	ISSUED FOR DEVELOPMENT APPLICATION	18.12.25
D	ISSUED FOR DEVELOPMENT APPLICATION	13.02.26



**LEGEND**

- 01 EXISTING TAVERN
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- 03 EXISTING PIZZA AREA TO BE MADE GOOD
- 04 NEW PAVILION AT EXISTING MARQUEE LOCATION
- 05 EXISTING CREEK WITH NEW LIGHTING ILLUMINATION
- 06 NEW SHADE SAIL AT EXISTING LOCATION
- 07 NEW PLAYGROUND EQUIPMENT
- 08 NEW DECK STRUCTURE
- 09 EXISTING CARAVAN BAR WITH PROPOSED ALTERATIONS
- 10 EXISTING STAGE

**NEW DECK FINISHES**

- STRUCTURE & HANDRAILS - GALVANISED STEEL
- DECKING BOARDS - GREY IRONBARK TIMBER
- GARDEN PLATER WALLS - LIMESTONE BLOCKS

**NEW PAVILION FINISHES**

- COLUMNS & BEAMS - COLOUR, MONUMENT
- ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE

**NEW AMENITIES FINISHES**

- WALLS - LYSAGHT CUSTOM ORB, COLOUR MONUMENT
- COLUMNS & BEAMS - GALVANISED STEEL
- ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE

**SITE PLAN OVERALL**  
SCALE: 1:250 @ A1

REV	DESCRIPTION	DATE
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D	ISSUED FOR DEVELOPMENT APPLICATION	23.01.26
E	ISSUED FOR DEVELOPMENT APPLICATION	13.02.26

LEGEND

- 01 EXISTING TAVERN
- 02 PROPOSED NEW AMENITIES
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- 10 EXISTING STAGE

NEW DECK FINISHES

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- DECKING BOARDS - GREY IRONBARK TIMBER
- GARDEN PLATER WALLS - LIMESTONE BLOCKS

NEW PAVILION FINISHES

- COLUMNS & BEAMS - COLOUR, MONUMENT
- ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE

NEW AMENITIES FINISHES

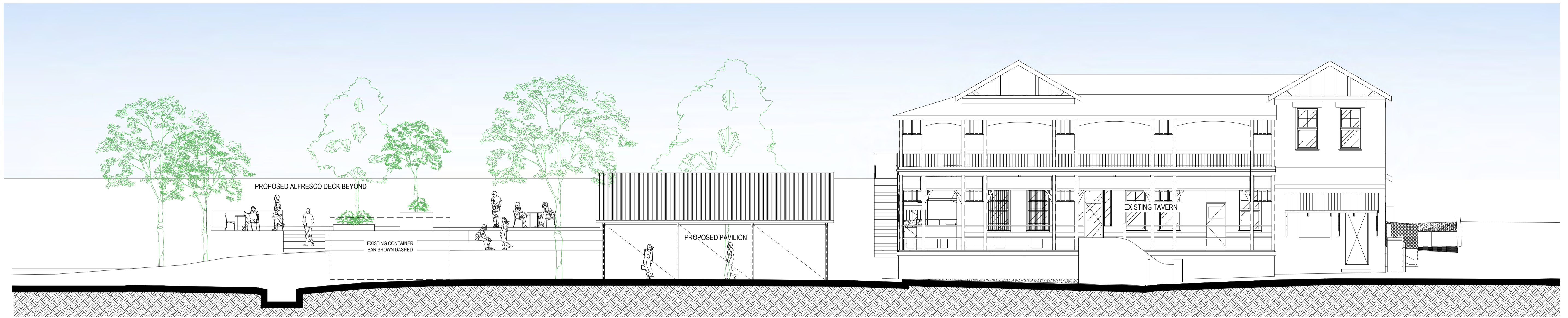
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- COLUMNS & BEAMS - GALVANISED STEEL
- ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE



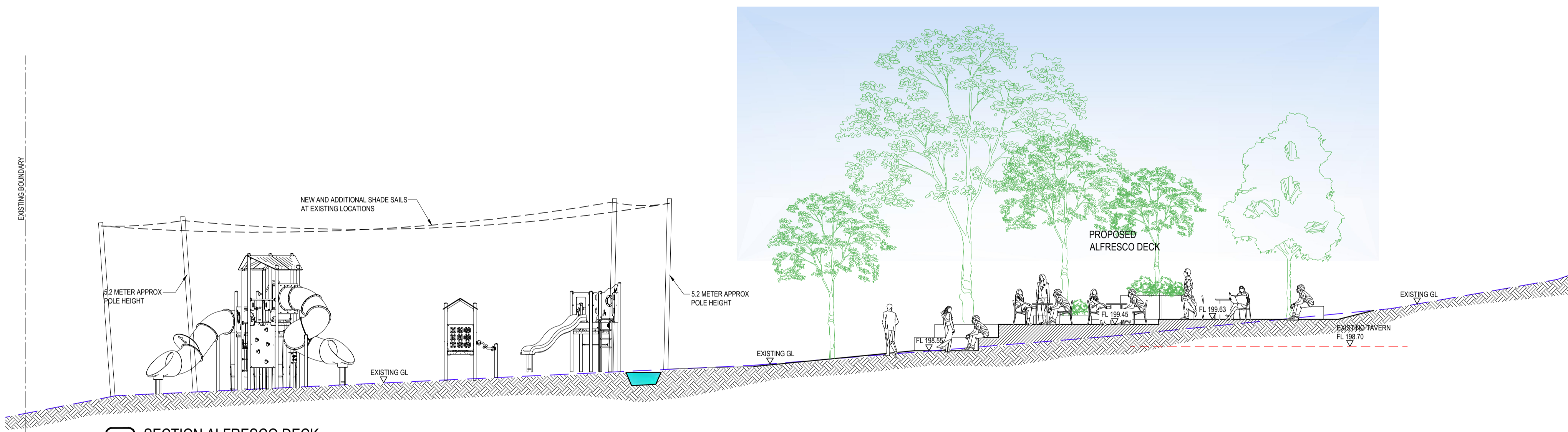
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ALFRESCO FLOOR PLAN  
SCALE - 1:150 @ A1

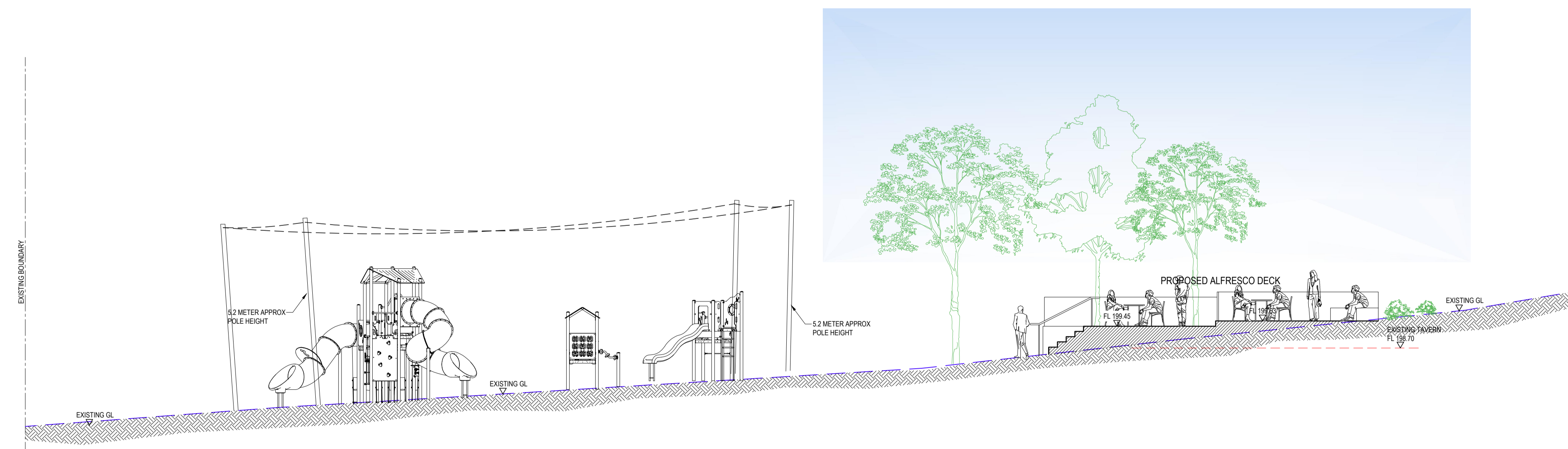
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E	ISSUED FOR DEVELOPMENT APPLICATION	13.02.26



**SOUTH ELEVATION (VIEW FROM OWEN ROAD)**  
SCALE - 1:100 @ A1



**A SECTION ALFRESCO DECK**  
SCALE - 1:100 @ A1



**B SECTION ALFRESCO DECK**  
SCALE - 1:100 @ A1

**NEW DECK FINISHES**

- STRUCTURE & HANDRAILS - GALVANISED STEEL
- DECKING BOARDS - GREY IRONBARK TIMBER
- GARDEN PLATER WALLS - LIMESTONE BLOCKS

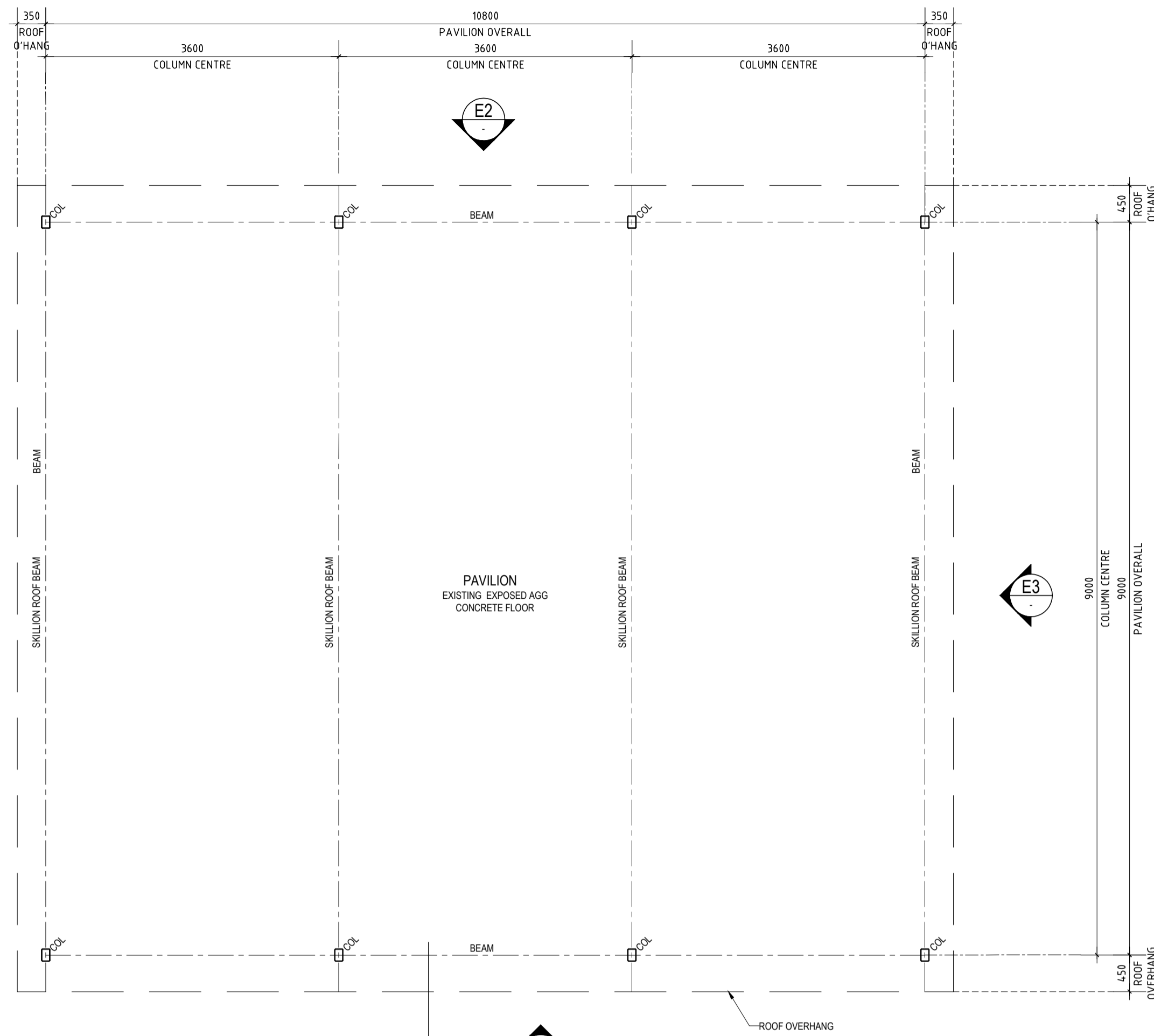
**NEW PAVILION FINISHES**

- COLUMNS & BEAMS - COLOUR, MONUMENT
- ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE

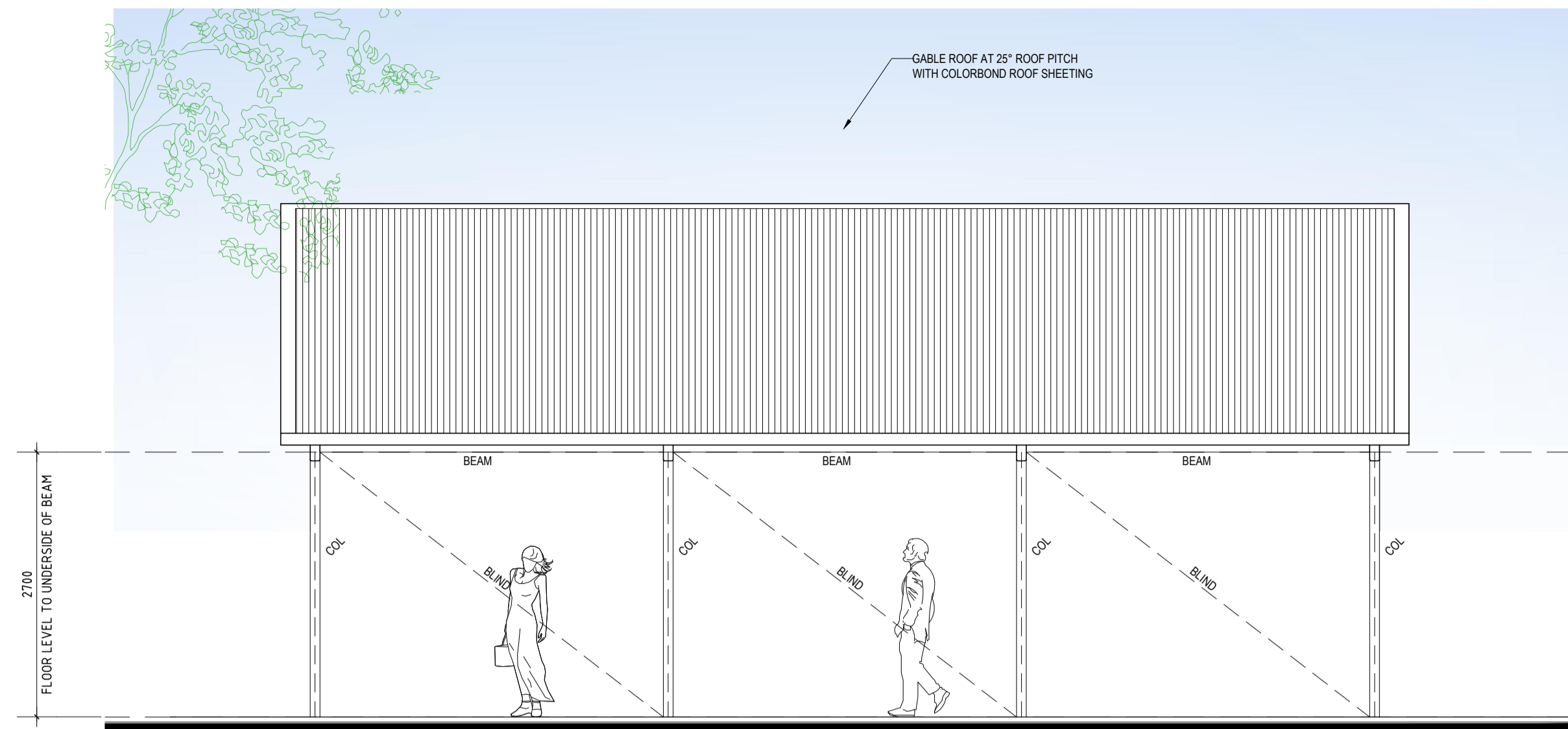
**NEW AMENITIES FINISHES**

- WALLS - LYSAGHT CUSTOM ORB, COLOUR MONUMENT
- COLUMNS & BEAMS - GALVANISED STEEL
- ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE

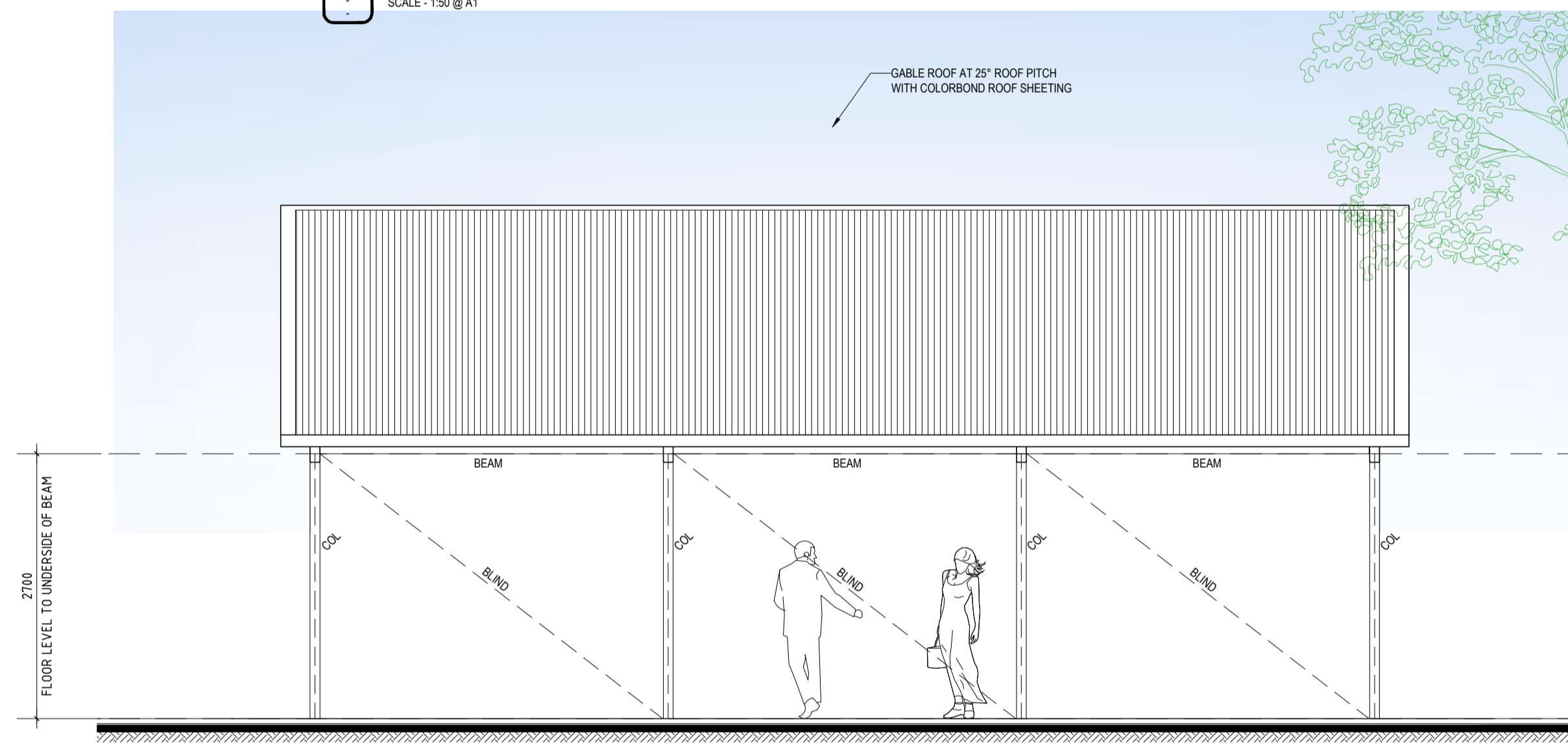
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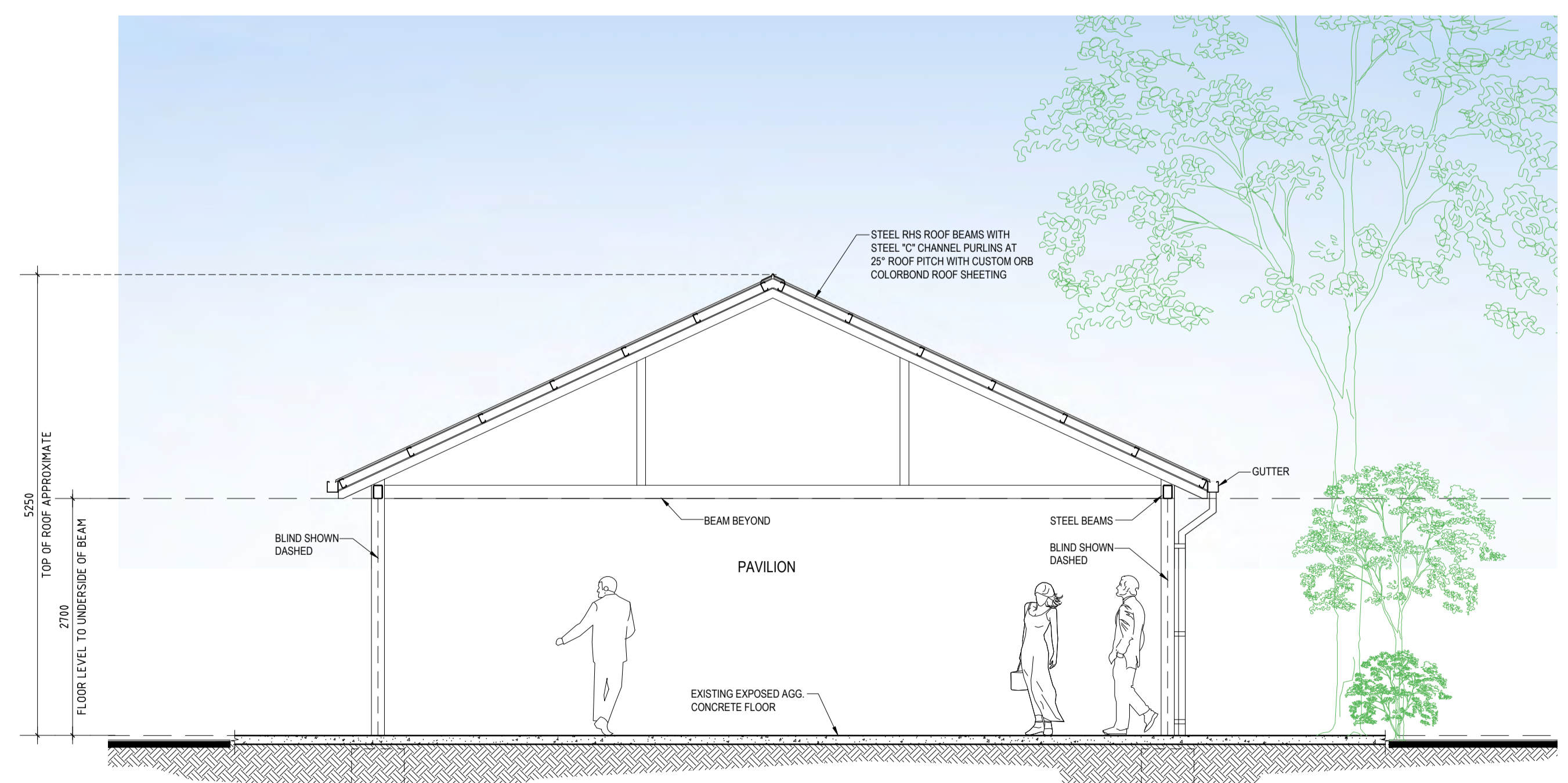
**PAVILION PLAN**  
SCALE - 1:50 @ A1



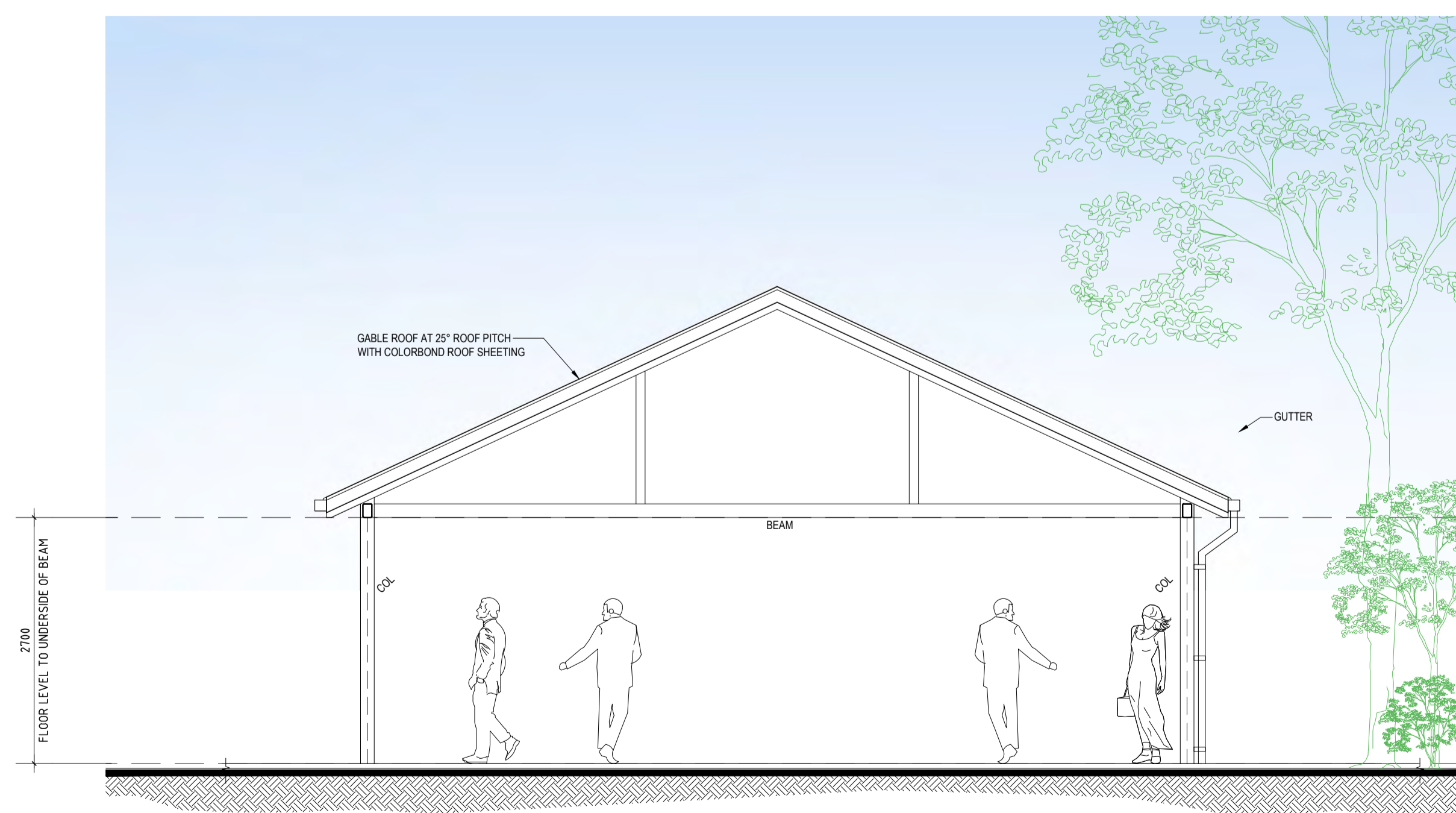
**E1 PAVILION ELEVATION**  
SCALE - 1:50 @ A1



**E2 PAVILION ELEVATION**  
SCALE - 1:50 @ A1



**A PAVILION SECTION**  
SCALE - 1:50 @ A1



**E3 PAVILION ELEVATION**  
SCALE - 1:50 @ A1

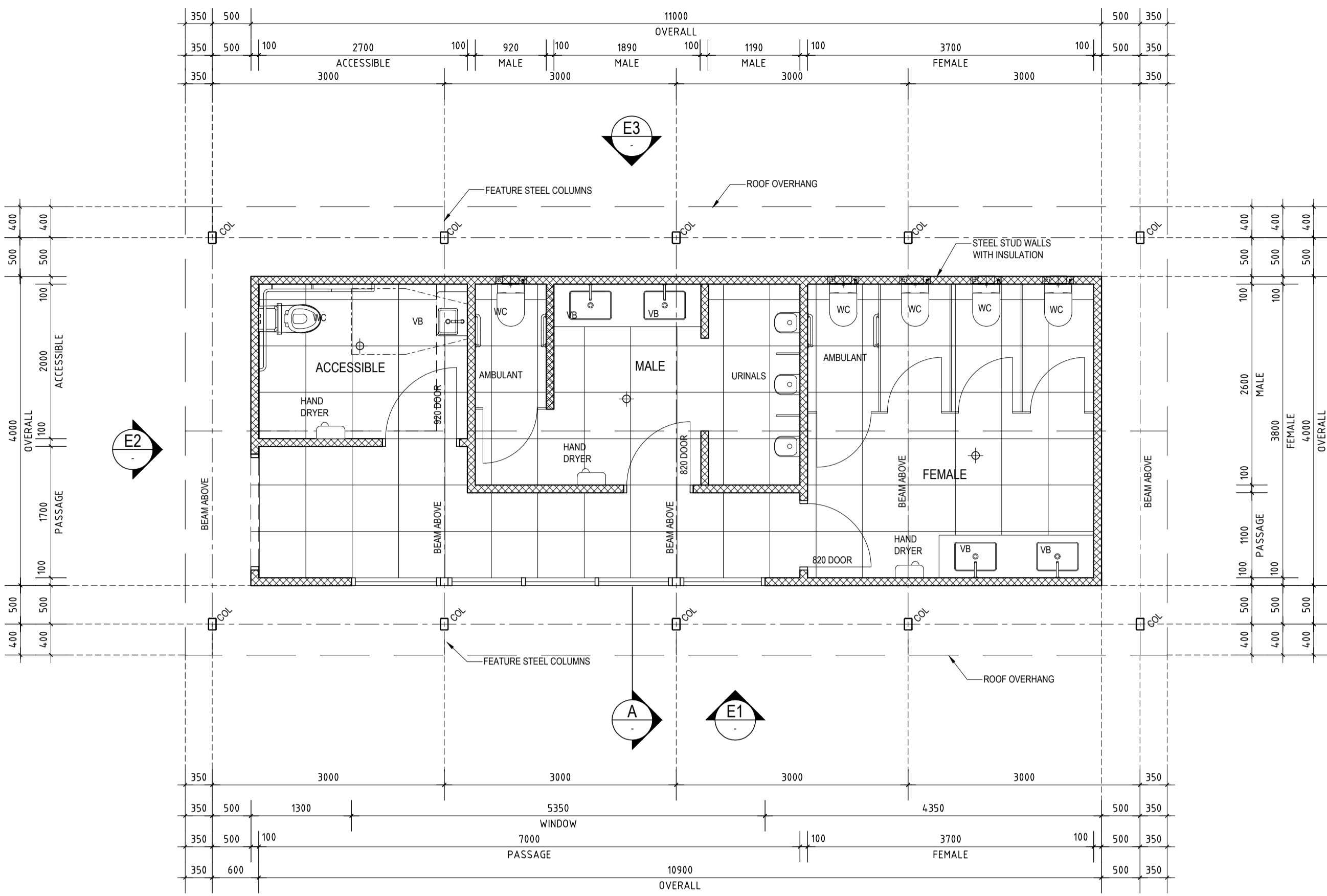
**LEGEND**

- FEATURE STEEL COLUMN
- FEATURE EXPOSED STEEL BEAMS & ROOF RAFTER BEAMS
- ELECTRICALLY OPERATED DROP DOWN BLIND

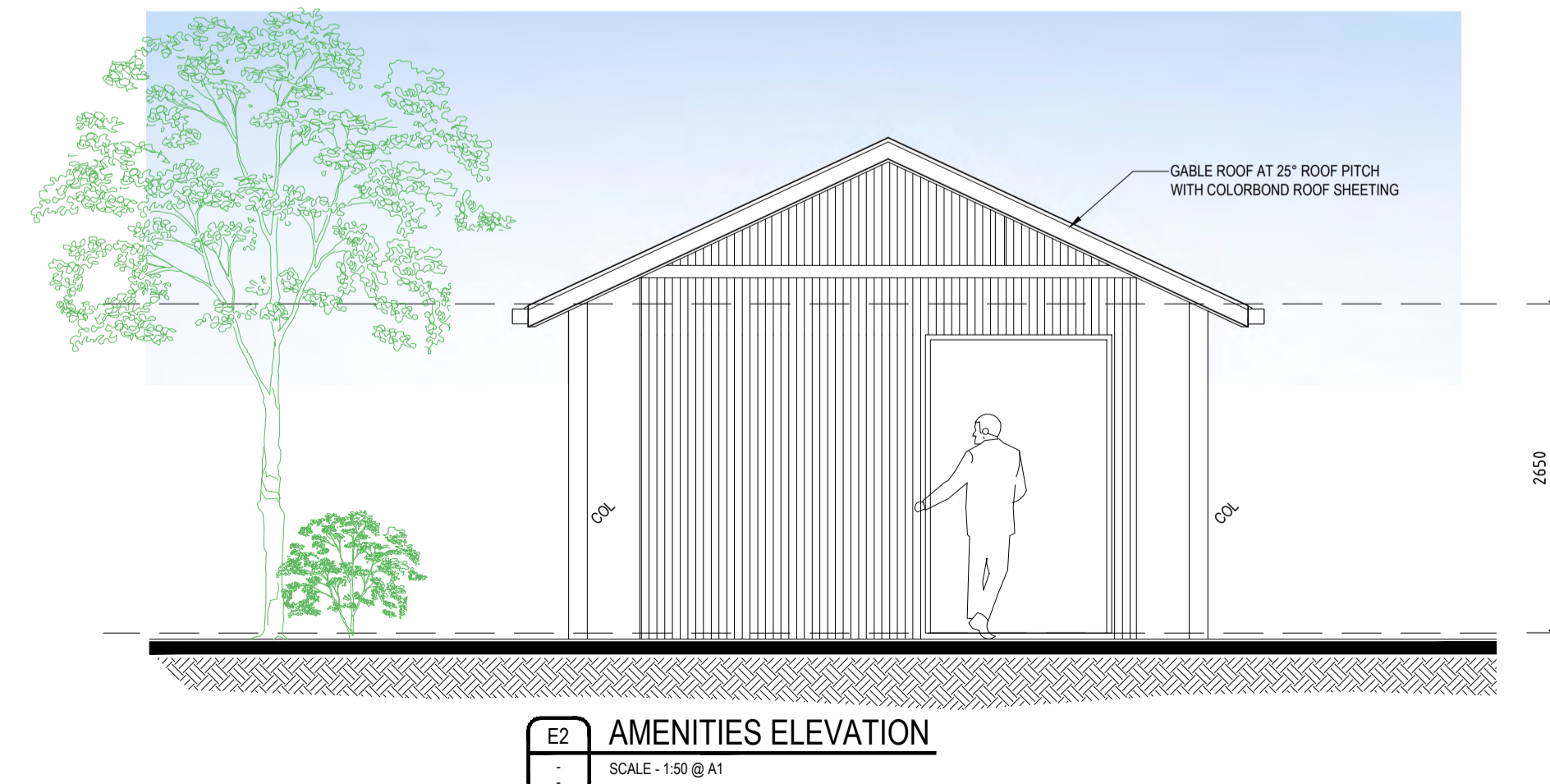
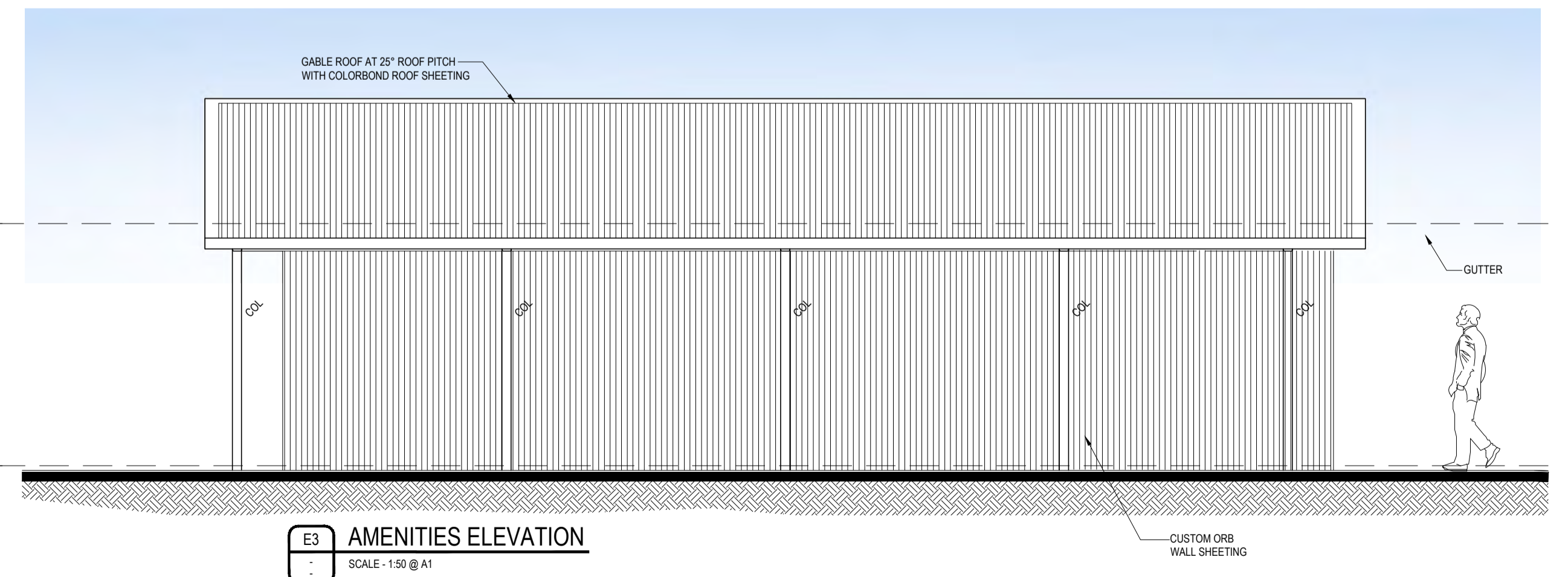
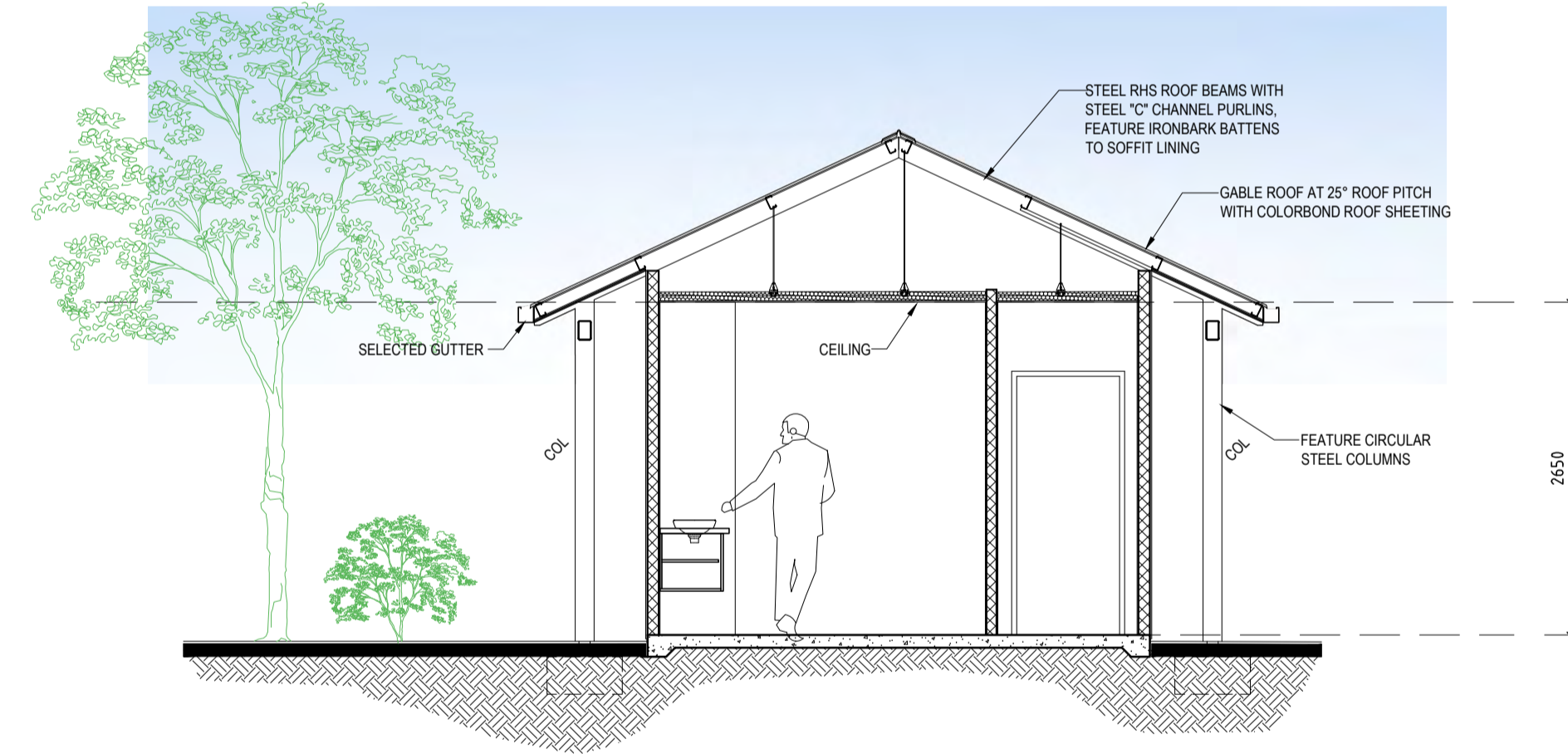
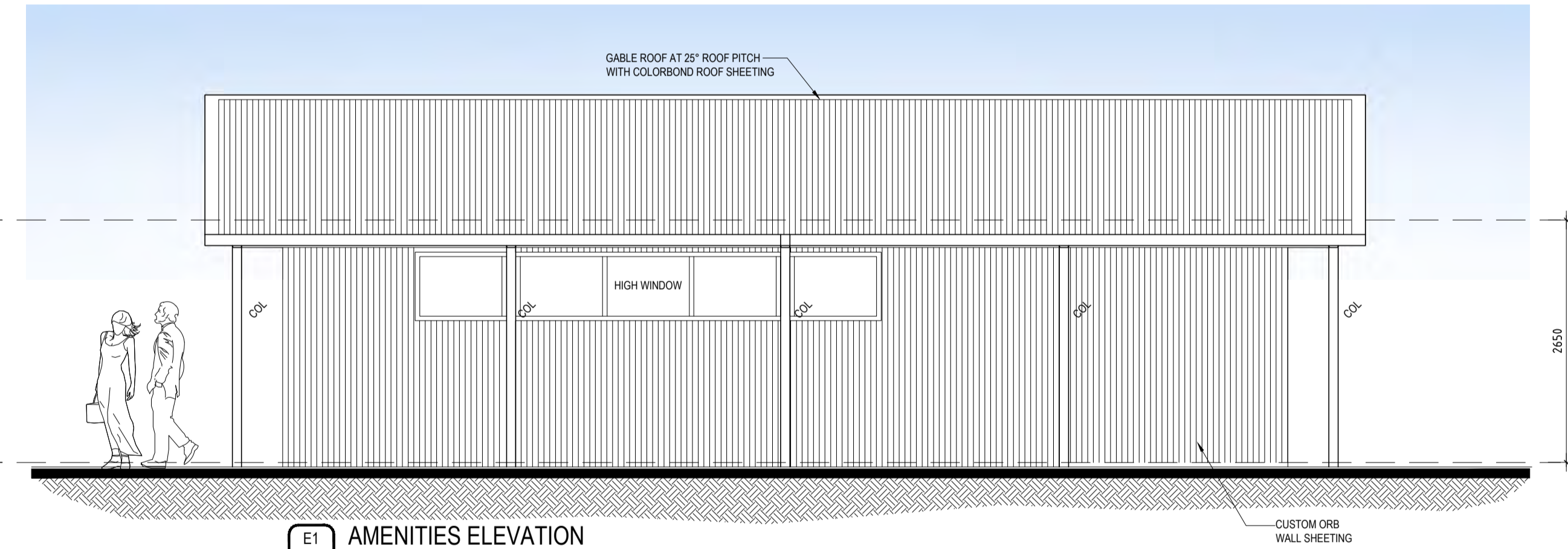
**NEW PAVILION FINISHES**

- COLUMNS & BEAMS - GALVANISED STEEL
- ROOF - OPAL LASERLITE "TRIMDEK" PROFILE
- SOFFIT LINING - GREY IRONBARK TIMBER BATTENS

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**AMENITIES PLAN**  
 SCALE - 1:50 @ A1



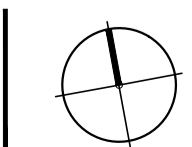
**LEGEND**

- FEATURE STEEL COLUMN
- BEAM FEATURE EXPOSED STEEL BEAMS & ROOF RAFTER BEAMS
- BLIND ELECTRICALLY OPERATED DROP DOWN BLIND

**NEW AMENITIES FINISHES**

- WALLS - LYSAGHT CUSTOM ORB, COLOUR MONUMENT
- COLUMNS & BEAMS - GALVANISED STEEL
- ROOF - LYSAGHT "TRIMDEK", COLORBOND DUNE
- SOFFIT LINING - GREY IRONBARK TIMBER BATTENS

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**URBIS**

**PARKERVILLE TAVERN**

**PARKERVILLE**

**ACOUSTIC ASSESSMENT**

**NOVEMBER 2025**

**OUR REFERENCE: 35674-3-25431**



DOCUMENT CONTROL PAGE

**ACOUSTIC ASSESSMENT**  
**PARKERVILLE TAVERN, PARKERVILLE**

Job No: 25431

Document Reference: 35674-3-25431

FOR

**URBIS**

**DOCUMENT INFORMATION**

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## 1. INTRODUCTION

Herring Storer Acoustics was commissioned through Urbis to carry out an assessment of noise emissions associated with the proposed redevelopment of the outdoor patron area of the Parkerville Tavern in Parkerville. This assessment assesses predicted noise emissions from the venue at the nearby residences with respect to the *Environmental Protection (Noise) Regulations 1997*.

It is understood that noise emissions from existing activities including performances at the outdoor stage are currently successfully managed through the venue's noise management plan, attached in Appendix C. This noise management plan will continue to be in effect going forward.

## 2. SUMMARY

Noise emissions from the proposed redevelopment of the venue have been assessed against the requirements of the *Environmental Protection (Noise) Regulations 1997*.

The current proposed design results in patron noise complying between 7am and 10pm Monday to Saturday and 9am to 10pm on Sundays and public holidays.

In order for patron noise to comply during the night period the western boundary fence between the premises and the neighbour should be upgraded to a 1.8m high solid and continuous barrier. In this instance, Colourbond fencing, or similar, would be sufficient.

## 3. CRITERIA

The allowable noise level at the surrounding locales is prescribed by the *Environmental Protection (Noise) Regulations 1997*. Regulations 7 & 8 stipulate maximum allowable external noise levels. For residential premises, this is determined by the calculation of an influencing factor, which is then added to the base levels shown below. The influencing factor is calculated for the usage of land within two circles, having radii of 100m and 450m from the premises of concern. For other types of premises (i.e. commercial, industrial and utilities), the allowable or assigned noise levels are fixed for different times of the day.

**TABLE 3.1 - BASELINE ASSIGNED OUTDOOR NOISE LEVEL**

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L <sub>A</sub> 10	L <sub>A</sub> 1	L <sub>A</sub> max
Noise sensitive premises: highly sensitive area	0700 - 1900 hours Monday to Saturday (Day)	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day Period)	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days (Evening)	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35 + IF	45 + IF	55 + IF
Industrial and Utility Premises	All Hours	65	80	90

Note: L<sub>A</sub>10 is the noise level exceeded for 10% of the time.  
 L<sub>A</sub>1 is the noise level exceeded for 1% of the time.  
 L<sub>A</sub>max is the maximum noise level.  
 IF is the influencing factor.

It is a requirement that received noise be free of annoying characteristics (tonality, modulation and impulsiveness), defined below as per Regulation 9.

**“impulsiveness”** means a variation in the emission of a noise where the difference between  $L_{Apeak}$  and  $L_{Amax Slow}$  is more than 15 dB when determined for a single representative event;

**“modulation”** means a variation in the emission of noise that –

- (a) is more than 3dB  $L_{A Fast}$  or is more than 3 dB  $L_{A Fast}$  in any one-third octave band;
- (b) is present for more at least 10% of the representative assessment period; and
- (c) is regular, cyclic and audible;

**“tonality”** means the presence in the noise emission of tonal characteristics where the difference between –

- (a) the A-weighted sound pressure level in any one-third octave band; and
- (b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3 dB when the sound pressure levels are determined as  $L_{Aeq,T}$  levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as  $L_{A Slow}$  levels.

If the above characteristics exist and cannot be practicably removed, then any measured level is adjusted according to Table 3.2 below.

**TABLE 3.2 - ADJUSTMENTS TO MEASURED LEVELS**

Adjustment where noise emission is not music			Adjustment where noise is emission is music	
Where <b>tonality</b> is present	Where <b>modulation</b> is present	Where <b>impulsiveness</b> is present	Where <b>impulsiveness</b> is not present	Where <b>impulsiveness</b> is present
+5 dB(A)	+5 dB(A)	+10 dB(A)	+10 dB(A)	+15 dB(A)

Note: These adjustments are cumulative to a maximum of 15 dB.

The nearest noise sensitive sites have been identified as the neighboring the premises and across Owen Road as indicated in Figure 3.1. The influencing factor for these sites has been calculated as listed in Table 3.3.

**TABLE 3.3 – INFLUENCING FACTOR**

Component	R1 and R2	R3, R4 and R5
Commercial within 100m	30%	45%
Influencing factor (rounded)	1	2



**FIGURE 3.1 – AREA MAP**

The assigned levels for the receiver groups are outlined in Table 3.4.

**TABLE 3.4 - ASSIGNED OUTDOOR NOISE LEVEL**

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L <sub>A</sub> 10	L <sub>A</sub> 1	L <sub>A</sub> max
R1, R2	0700 - 1900 hours Monday to Saturday (Day)	46	56	66
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day Period)	41	51	66
	1900 - 2200 hours all days (Evening)	41	51	56
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	36	46	56
R3, R4, R5	0700 - 1900 hours Monday to Saturday (Day)	47	57	67
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day Period)	42	52	67
	1900 - 2200 hours all days (Evening)	42	52	57
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	37	47	57

#### 4. MODELLING

Noise emissions from the venue were modelled using the noise modelling program SoundPlan and calculated using the CONCAWE algorithm and environmental conditions per the DWER *Draft Guideline: Assessment of environmental noise emissions* (2022).

Patron noise was modelled using a sound power level of 60 dB(A) per patron spread evenly throughout the outdoor patron areas.

Two situations were examined

- S1 Existing wire fence between the premises and 20 Owen Road
- S2 1.8m solid and continuous (for example colorbond) fence between the premises and 20 Owen Road.

Calculated noise levels received at noise sensitive premises associated with patron noise are summarised in Table 4.1.

**TABLE 4.1 – CALCULATED PATRON NOISE LEVELS dB(A)**

Receiver	S1	S2
R1	38	35
R2	27	27
R3	30	30
R4	27	27
R5	28	28

#### 5. ASSESSMENT

Calculated noise emissions are assessed against the requirements of the *Environmental Protection (Noise) Regulations 1997* below.

Patron noise is assessed against the L<sub>A10</sub> assigned levels.

**TABLE 5.1 – S1 PATRON NOISE ASSESSMENT (dB(A))**

Receiver	Assessable Level	Day		Evening and Sunday		Night	
		Assigned Level	Exceedance	Assigned Level	Exceedance	Assigned Level	Exceedance
R1	38	46	Complies	41	Complies	36	+2
R2	27	46	Complies	41	Complies	36	Complies
R3	30	47	Complies	42	Complies	37	Complies
R4	27	47	Complies	42	Complies	37	Complies
R5	28	47	Complies	42	Complies	37	Complies

Notes: Day refers to 0700 - 1900 hours Monday to Saturday.  
Evening/Sunday refers to 1900 - 2200 hours all days and 0900 - 1900 hours Sunday and Public Holidays.  
Night refers to 2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays.

With the existing fence noise emissions associated with patron noise exceed the assigned level at R1 during the night period and comply at all other times.

In order to comply at R1 during the night period the boundary fence between the premises and the neighbour at R1 could be upgraded to a 1.8m high solid and continuous barrier. In this instance, the barrier could be constructed of colourbond fencing or similar.

**TABLE 5.2 – S2 PATRON NOISE ASSESSMENT (dB(A))**

Receiver	Assessable Level	Day		Evening and Sunday		Night	
		Assigned Level	Exceedance	Assigned Level	Exceedance	Assigned Level	Exceedance
R1	35	46	Complies	41	Complies	36	Complies
R2	27	46	Complies	41	Complies	36	Complies
R3	30	47	Complies	42	Complies	37	Complies
R4	27	47	Complies	42	Complies	37	Complies
R5	28	47	Complies	42	Complies	37	Complies

Notes: Day refers to 0700 - 1900 hours Monday to Saturday.

Evening/Sunday refers to 1900 - 2200 hours all days and 0900 - 1900 hours Sunday and Public Holidays.

Night refers to 2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays.

## 6. CONCLUSION

Noise associated with the proposed redevelopment of the outdoor patron area of the Parkerville Tavern was assessed against the requirements of the *Environmental Protection (Noise) Regulations 1997*.

Patron noise was found to comply during the day, evening and Sunday and public holiday regulatory periods i.e. between 7am and 10pm Monday to Saturday and 9am to 10pm on Sundays and public holidays. Compliance during the night can be achieved by improving the boundary fence to the most affected neighbour.

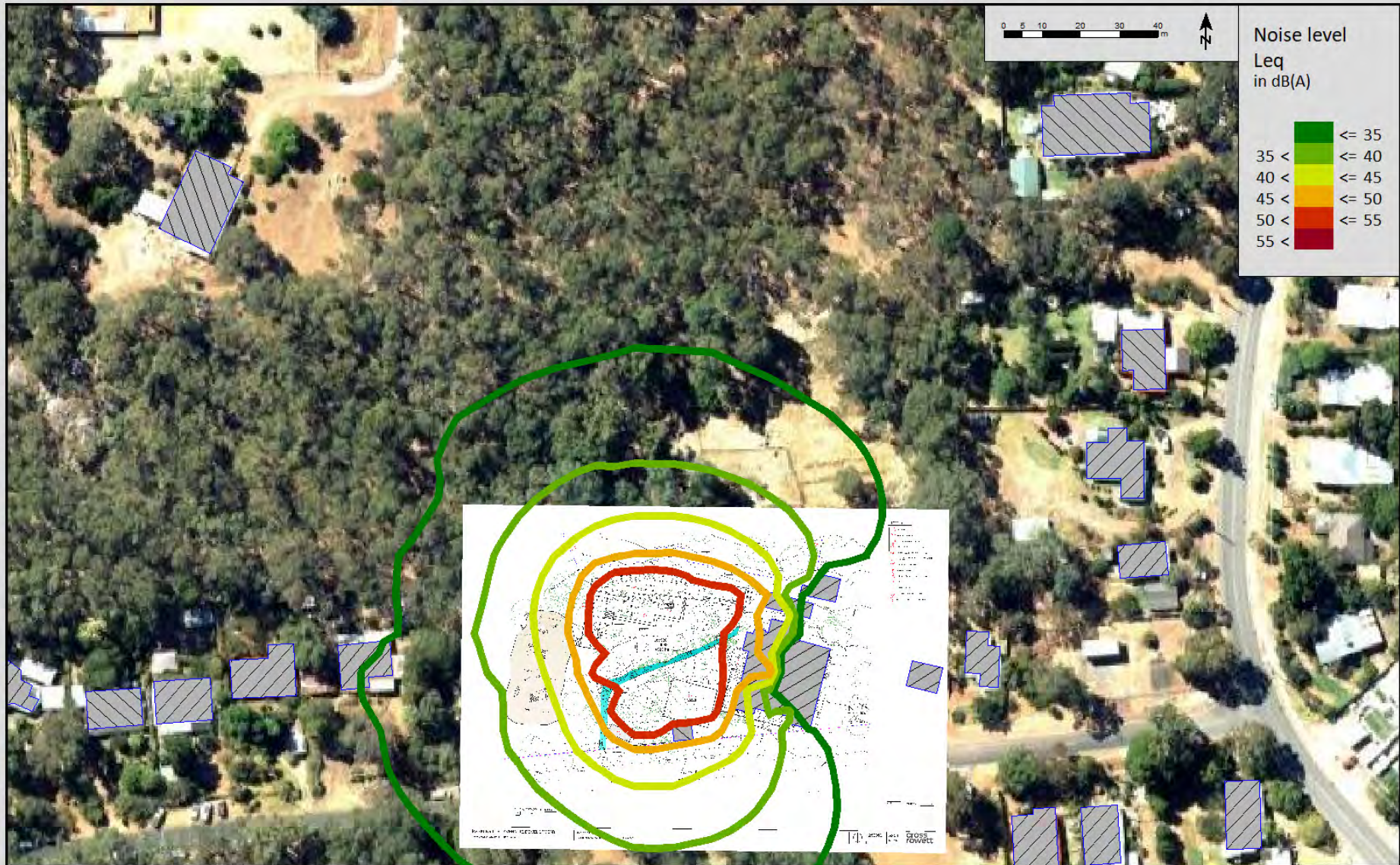
# **APPENDIX A**

PLAN



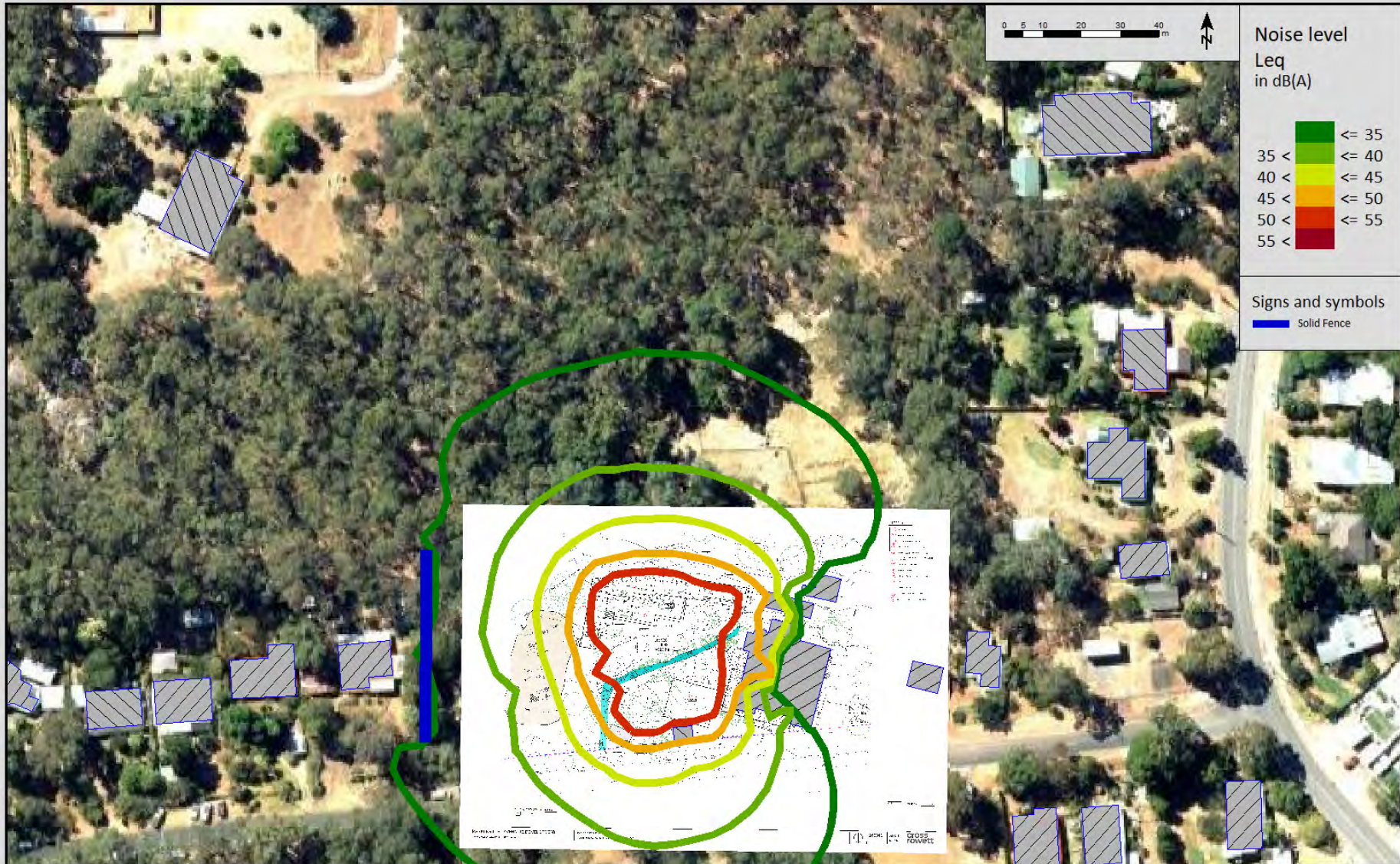
# **APPENDIX B**

## **NOISE CONTOURS**



Herring Storer Acoustics  
Job No - 25431

Parkerville Tavern  
Patron Noise



Herring Storer Acoustics  
Job No - 25431

Parkerville Tavern  
Patron Noise  
1.8m Fence

## **APPENDIX C**

### **PARKERVILLE TAVERN NOISE MANAGEMENT PLAN**

OPENING HOURS  
SEVEN DAYS A WEEK  
11AM UNTIL LATE, 7 DAYS  
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6-18 OWEN ROAD  
PARKERVILLE  
WA 6081

## Noise Management Plan

### DOCUMENT INFORMATION

<b>Document Name:</b>	Noise Management Plan	<b>Author</b>	Parkerville Tavern
<b>Date of Issue:</b>			

### REVISION HISTORY

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V0.01	Draft	15 Sept 2022	TM	
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## 1. Introduction

### 1.1 Overview

This Noise Management Plan (NMP) has been prepared by the Parkerville Tavern in conjunction with Acoustic Consultants Australia with all reasonable skill, care, and diligence, and taking account of the timescale and resources allocated to it. Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

The Parkerville Tavern located at 6 Owen Road is a tavern that has operated a licensed premises and entertainment venue since 1902. Located in a valley and with nearby residents, this Noise Management Plan has been developed to consider the impact of the tavern's activities on surrounding environment and community.

### 1.2 Regional, Community and Economic Benefits

The Parkerville Tavern makes a significant contribution to the Perth hills economy and community.

It is estimated that the direct contribution to the local economy from the operations at The Parkerville Tavern is in the vicinity of \$2 million per annum. There can be no doubt that the Parkerville Tavern also makes a substantial indirect contribution to the economy - first by attracting visitors to Parkerville who then potentially become return visitors with their friends and family, and by promoting Parkerville in a positive manner online and in the media.

The Parkerville Tavern also makes an intrinsic contribution to the social capital of the community, with multiple initiatives engaging the local community and providing support to those in need in the community through measures including, but not limited to, sponsorship, fund raising activities and the pay it forward meal initiative.

## 2. Purpose of the Noise Management Plan

This Noise Management Plan (NMP) outlines the commitments made by the Parkerville Tavern located at 6-18 Owen Road, Parkerville, regarding management of noise emissions. The NMP has been developed to address concerns of nearby residents and to provide transparency into the venue's procedures and plans around noise.

Music and crowd were identified as the principal sources of noise with potential to exceed enforceable noise limits under the State Regulations and at present administrative/operational management measures are recommended in this NMP aimed to reduce noise to acceptable levels. This plan also outlines structural/environmental measures to be subject to cost benefit analysis.

### 2.1 Scope of Use

This plan is applicable for outdoor events held in the beer garden with amplified music or voice.

### 2.2 Objectives of the Noise Management Plan

The Parkerville Tavern is situated in a valley and, as is the experience with most properties in hills locations, any noise from the property travels through the valley.

The key objective of the noise management plan will be to actively engage with nearby residents to manage resident expectations and the impacts of noise emissions during outdoor events with amplified noise.

An additional result of achieving this objective should be a minimisation of complaints received, which reduces the risk of ongoing issues and compliance investigations.

Finally, the noise management plan is designed to achieve realistic noise reduction goals for the venue and the community.

## 2.2 Purpose and Approach

The purpose of the noise management plan is to:

- to identify and confirm appropriate noise limits for this historic and culturally significant public venue.
- establish practical noise management controls and limits under the Environmental Protection (Noise) Regulations 1997.
- identify appropriate noise management administrative, operational, structural, and environmental measures to reduce impacts as far as practicable.
- to engage with residents on noise impacts and controls.

The approach is to:

- provide ongoing communication and controls with nearby residents through planned and regular communication,
- receive and respond to feedback from residents, the Shire of Mundaring, and musicians
- manage and respond to complaints through a Complaint Management Procedure, and
- assess control methods using cost benefit analyses.

## 2.3 Roles and Responsibilities

### Noise Management Officer:

Staff member or contractor appointed by the Parkerville Tavern to be responsible for noise monitoring and management of noise complaints received via phone or in person during live music.

### Parkerville Management Team:

T'Anne Mills, Jenae Sorgiovanni, Kelly Chandler & Karen Mummery have the authority to respond to noise complaints and meet with Shire staff or residents to discuss noise and other impacts of the tavern on the surrounding community.

## 3. Context

### 3.1 Background and Context of Noise Emissions

The difference in usage between the Venue and the surrounding properties requires that the Venue implements a Noise Management Plan to manage sound emissions from the Venue to the surrounding noise sensitive premises.

The tavern is located at 6-18 Owen Road Parkerville, as identified in the Local Planning Scheme No. 4, zoned as 'Local Centre'.

This plan is to be read in conjunction with the Parkerville Tavern Noise Management Study (Report 10.00395R-01) prepared by Acoustic Consultants Australia. This information is available on request by contacting [info@parkervilletavern.com.au](mailto:info@parkervilletavern.com.au)

### 3.2 Applicable Legislation

This plan is to be read in conjunction with and in the context of The Environmental Protection (Noise) Legislation 1997

**Table 1** adopted from the assessment summarises the assigned noise levels, which are applicable noise limit targets for purposes of compliance with the Environmental Protection (Noise) Regulations 1997 (EPNR).

**Table 1 - WA EPNR Assigned Noise Levels**

Types of premises receiving noise	Time of Day	Assigned Level (dB)		
		L <sub>A10</sub>	L <sub>A1</sub>	L <sub>AMax</sub>
Noise Sensitive Premises: Highly Sensitive Area	0700 to 1900 Mon to Sat	48	58	68
	0900 to 1900 Sun and P/Hols	43	53	68
	1900 to 2200 All days	43	53	58
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	38	48	58
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80

Note: A 10 dB penalty will apply to music noise emissions in this case where noise levels are audible and dominant off site.

## 4. Administrative Noise Controls

Administrative noise controls are those measures that relate to how the venue and events operate to minimise amenity impacts from noise.

### 4.1 Operations

The Parkerville Tavern has a long- history of live outdoor music. The outdoor music season runs October to April, weather permitting, on Friday & Saturday nights, and on Sunday afternoons/evenings.

Friday & Saturday nights are limited to solo and duos, while Sunday afternoon (or Sunday Session) is typically a band in keeping with the tradition of bands playing on a Sunday afternoon since the late 60s. This results in 30 or less band performances in a year.

#### OPENING HOURS

SEVEN DAYS A WEEK

11AM UNTIL LATE, 7 DAYS

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The key **operational controls** in place include:

- Cessation of amplified music by 9pm Friday & Saturday, 7pm Sunday
- Friday and Saturday night live music is played either indoors (in cooler weather) or outdoors adjacent to the veranda and beer garden door of the venue. This minimises noise spill into Owen Road.
- All musicians (solo, duo and bands) have been advised that from October 2023, no on-stage monitors (fold backs) will be permitted. We have encouraged the transition to in ear monitors over the course of the 2022/2023 outdoor music season.
- Drums are not to be amplified through the PA System (microphones may be fitted, but only for the purpose of using through in-ear monitors)
- Special concert-style events will be limited to 2 per music season (Oct – Apr) and will be managed through Regulation 18 Application (Non-Complying Event)

#### Reasonable Volume Test

In-house, without the presence of a calibrated noise meter, a Reasonable Volume Test is employed using the following guidelines:

- Friday & Saturday Outdoors. Ability to hold a conversation over the music at table 202 (5-6 metres from speakers)
- Sunday Outdoors. Ability to hold a conversation over the music at 10m from the stage (between table 305 and lower beer garden retaining wall)

#### 4.2 Staff Induction

During Duty Manager induction and training, Duty Managers will be made aware of requirements of this Noise Management Plan and what is required to ensure that The Parkerville Tavern events comply with this Plan.

Where outdoor, amplified music is present, the rostered-on Duty Manager will act as the Noise Management Officer to review noise levels, control volumes, and respond to noise complaints.

#### 5. Structural Controls

Structural noise controls include physical measures that create barriers to noise emissions, to reduce the amount of noise that reaches neighbouring premises.

The Parkerville Tavern is committed to performing cost benefit analyses of various structural noise controls to provide enhanced interim and long-term noise controls.

Controls investigated to date:

- Hay bale wall around the back and half sides of stage results in a 28dB reduction below the height of the wall
- Acoustic curtains can be used to a height of 3.5m around the back and sides of stage to achieve a reduction of 18dB.

Neither of these controls are suitable as long-term noise controls but can be employed over a season (hay bales) and combined with curtains on one-off non-complying events.

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## 5.1 Structural Development

As part of the Parkerville's Tavern ongoing commitment to improving noise outcomes for impacted premises, cost-benefit analyses for the following developments will be performed:

- **Permanent noise monitoring and logging** so accurate levels can be quickly accessed.  
Cost benefit analysis timeframe: Jul-Sep 2023. Delivery time frame: Oct – Dec 2023
- **Stage structure design** with the input of acoustic consultants to better contain and direct noise into the beer garden and reduce spill into Owen Road.  
Cost benefit analysis timeframe: Oct - Dec 2023. Delivery time frame: Oct - Dec 2024
- **Beer Garden entry** structure to reduce noise reflection from the front of the tavern and spilling eastward along Owen Road.  
Cost benefit analysis timeframe: Oct - Dec 2023. Delivery time frame: Oct - Dec 2024

Following the completion of each cost-benefit analysis a decision will be made on the financial feasibility of implementing the development and the Noise Management Plan updated with findings.

## 6. Communication

### 6.1 Nearby Residents

To provide ongoing communication with nearby residents, a 2-monthly letter drop (October – April) will include:

- Details for upcoming events.
- Mobile phone number for Duty Manager so that residents may call at any time to discuss music, events or lodge a complaint (see complaint management procedure).
- A standing invite to make an appointment with member(s) of the Parkerville Management Team to discuss noise or any other community impacts.
- Updates to Administrative or Structural Noise controls with a request for feedback.

A copy of each letter will be provided to the Shire of Mundaring so they can forward to any resident who may not have received a letter and who may have a concern regarding noise emissions.

Notification letters are provided for residents living within the area bounded by:

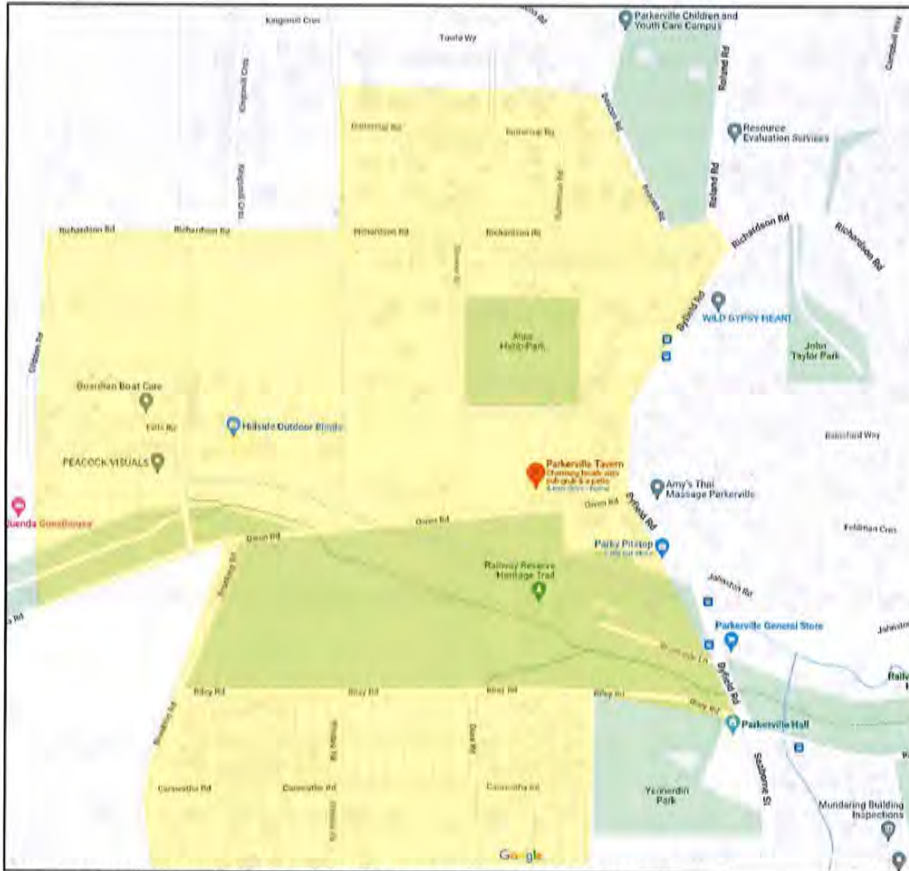
- Byfield Rd from Riley Rd to Roland Rd
- Roland Rd from Byfield Rd to Richardson Rd East
- Richardson Rd East from Roland Rd to Gliddon Rd
- Buttercup Rd from Richardson Rd East to Duncombe Dr
- Duncombe Dr from Buttercup Rd to Richardson Rd East
- Skinner Gr
- Brooking Rd from Richardson Rd East to end of cul-de-sac
- Gliddon Rd
- Falls Rd from Gliddon Rd to Owen Rd
- Owen Rd from Falls Rd to Byfield Rd
- Brooking Rd from Owen Rd to Carawatha Rd
- Riley Rd from Brooking Rd to Byfield Rd
- Carawatha Rd
- Windoo Rd
- Dura Rd

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This area represents approximately 170 residencies.



Map showing letter drop coverage for nearby residents

The area selected has been determined based on location of historic noise complainants to the Shire of Mundaring. We will continue to receive feedback from residents and the Shire to review the coverage for letter drops.

## 6.2 Complaints Procedure

In the correspondence to nearby residents, they are encouraged to, in the first instance, report any complaints directly to The Parkerville Tavern.

On receipt of a complaint via phone or in person, the complaint is recorded by the Duty Manager (Noise Management Officer) or a member of the Parkerville Tavern Management Team using the [Noise Complaint Form](#) and the [Reasonable Volume Test](#) will be employed.

Complaints received via email may not be reviewed and responded to immediately as emails are typically not monitored outside normal business hours (9am – 5pm Monday to Friday).

Where the volume is found to be above the guidelines used for the Reasonable Volume Test, the artist(s) will be instructed to reduce the volume immediately so the guidelines are met.

Where the volume is found to meet the guidelines of the Reasonable Volume Test and considering

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factors such as wind direction and strength, the artist will be told of the complaint and asked to review the volume paying particular attention to elements that are known to travel further (bass and drum components).

Outcomes from the noise complaint will be recorded on the [Noise Complaint Form](#) by the Noise Management Officer.

The complaint will be logged in the [Noise Complaint Register](#) and reviewed within 2 business days by a member of the Parkerville Tavern Management Team to check for commonalities with previous complaints as particular bands, styles of music and prevailing weather conditions.

Where common elements are found from complaints in the same music season, operational changes will be trialled to reduce the likelihood of similar complaints being received in the future. For example, this may be that certain bands are not re-booked without changes to their PA set up, or that during certain prevailing weather conditions, the volume is further reduced.

Where a complainant provides an email address, a formal response will be sent from a member of the Parkerville Tavern Management Team

## **7. Records and Review**

### **7.1 Record Keeping**

Copies of:

- Noise Management Plan
- Nearby Resident Letters
- Completed Noise Complaint Forms
- Emailed Complaints
- Noise Complaints Register
- Formal Responses to Complaints

Will be retained for a minimum of 3 years.

### **7.2 Review**

The Noise Management Plan (this document) is to be reviewed annually.

More frequent reviews will be triggered for example, following the completion of a cost benefit analysis for structural developments, in the event of non-compliance, feedback from impacted residents, or as reasonably required in writing by the Shire of Mundaring in the event of ongoing complaints.

Such reviews will consider whether additional advice from an independent, suitably qualified acoustic consultant is required to undertake detailed noise monitoring and modelling, and to identify any additional noise mitigation strategies.

It is understood that noise monitoring has been conducted by the Shire's Environmental Health Office utilising Department of Environment Regulation's equipment and analysts. It may also be appropriate to request a peer review of this information to determine if there are any further practical or management measures can be implemented to better manage noise emissions.

**Next Review: September 2023**

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**8. Addenda**  
**8.1 Sample Noise Complaint Form**  
**Noise Complaint Form**

**COMPLAINANT INFORMATION**

Residence Street \_\_\_\_\_

Phone Number \_\_\_\_\_

Email Address \_\_\_\_\_

(For Response)

**EVENT INFORMATION**

Date & Time \_\_\_\_\_

Event or Band \_\_\_\_\_

Course of Action \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Wind Direction & Speed \_\_\_\_\_

(From BOM Observations: <http://www.bom.gov.au/wa/observations/perth.shtml>)

Complaint Received By \_\_\_\_\_

**OFFICE USE ONLY**

- Details Added to Complaint Register
- Response provided to Complainant
- Feedback provided to Event Manager/Booking Agent/Band

**OPENING HOURS**

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## 8.2 Sample Noise Complaint Register

Date (including Day)	Time	Band or Artist	Wind Speed & Direction	Street	Method: Phone/Email/ In Person	Duty Manager
Sunday 27 Nov 2022	6.45PM	Hatrick	NW 32km/hr	Carawatha Rd	Email	T'Anne Mills



# Heritage Impact Statement

## *Parkerville Tavern*

December 2025

Prepared for: Australian Venue Co.



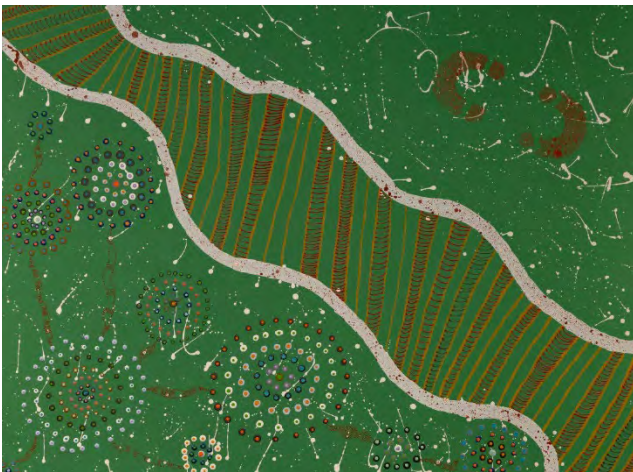
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Project Code	P0063801
Report Number	DRAFT-01
Report Number	FINAL

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*The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.*

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# Executive Summary

This Heritage Impact Statement has assessed the potential impacts of Australian Venue Company's proposed external upgrades to the Parkerville Tavern, 6 Owen Road, Parkerville. The new works include a Pavilion, amenities block, terraced timber deck/stage, loose furniture, additional shade structures, new playground equipment, and upgraded animal enclosure fencing, all designed to enhance the site's functionality and community use.

The site has an individual heritage listing on the Shire of Mundaring's Local Heritage Survey and Heritage List – *Parkerville Tavern* (Heritage site no.28) and is management Category 2, Considerable: Very important to the heritage of the locality and conservation of the place is highly desirable.

This report has found the following:

- The Parkerville Tavern is a heritage place of considerable significance within the Town of Parkerville, Shire of Mundaring. The Parkerville Tavern, a local neighbourhood centre, is located on a sloping site next to low density housing and bordered by natural bushland, with views over Jane Brook in Brookland Park.
- The Parkerville Tavern is in very good condition, retaining a high degree of integrity and authenticity. The development application proposes no alterations to the c1897 –c1926 Parkerville Tavern building including the interior.
- The demolition works will involve the removal of existing pavers and a retaining wall, two small stages, a timber and metal shed, cyclone wire fencing, a firepit, the existing playground and shade sails, as well as an additional shed and associated fencing. All items proposed for removal are non-heritage elements, ensuring there is no impact on the c.1897 –c.1926 Parkerville Tavern building or its interior.
- The Pavilion complements and respects the heritage significance of the Parkerville Tavern. Its pitched gable-ended roof, timber soffit lining, and ridge alignment with the Tavern's verandah elements create a strong visual relationship between the two structures. The Pavilion's roof form mirrors that of the Tavern, reinforcing architectural cohesion. Its open-frame structure preserves key views and reduces visual impact, while its secondary scale ensures the Tavern remains the dominant feature in the streetscape. The reversible nature of the structure provides flexibility for future change without permanent impact on the heritage setting. The Pavilion replaces a temporary marquee which often used in the same location.
- The angled Pavilion alignment emulates that of the Tavern, and the landmark nature is not impacted reinforcing a cohesive streetscape presentation.
- The functions of the Parkerville Tavern remain unchanged, ensuring its continued role as a neighbourhood social hub. External upgrades to the site support the ongoing evolution of the Tavern as a successful licensed premises with a strong community focus. The alterations and upgrades enhance capacity to serve local residents while respecting the heritage significance.

For reasons stated above, the proposed works may be supported for approval from a heritage perspective.

# 1 Introduction

## 1.1 Background

Australian Venue Company (AVC) are planning to upgrade the Parkerville Tavern, Lot 500, 6 Owen Road (subject site) in two stages. This Heritage Impact Statement has been prepared for external upgrades, the first stage of works. Short term accommodation, located to the rear of the site, is planned for Stage two. The subject site is included on the Shire's Heritage List. This Heritage Impact Statement has been prepared to accompany the Development Application for Stage One works.

## 1.2 Site Location

The Parkerville Tavern, Parkerville, Shire of Mundaring, is located in the foothills of the Darling Range escarpment, 27km from the Perth CBD. John Forrest National Park, a State Registered heritage site and popular recreation area attracting 130,000 annual visitors, is located nearby.

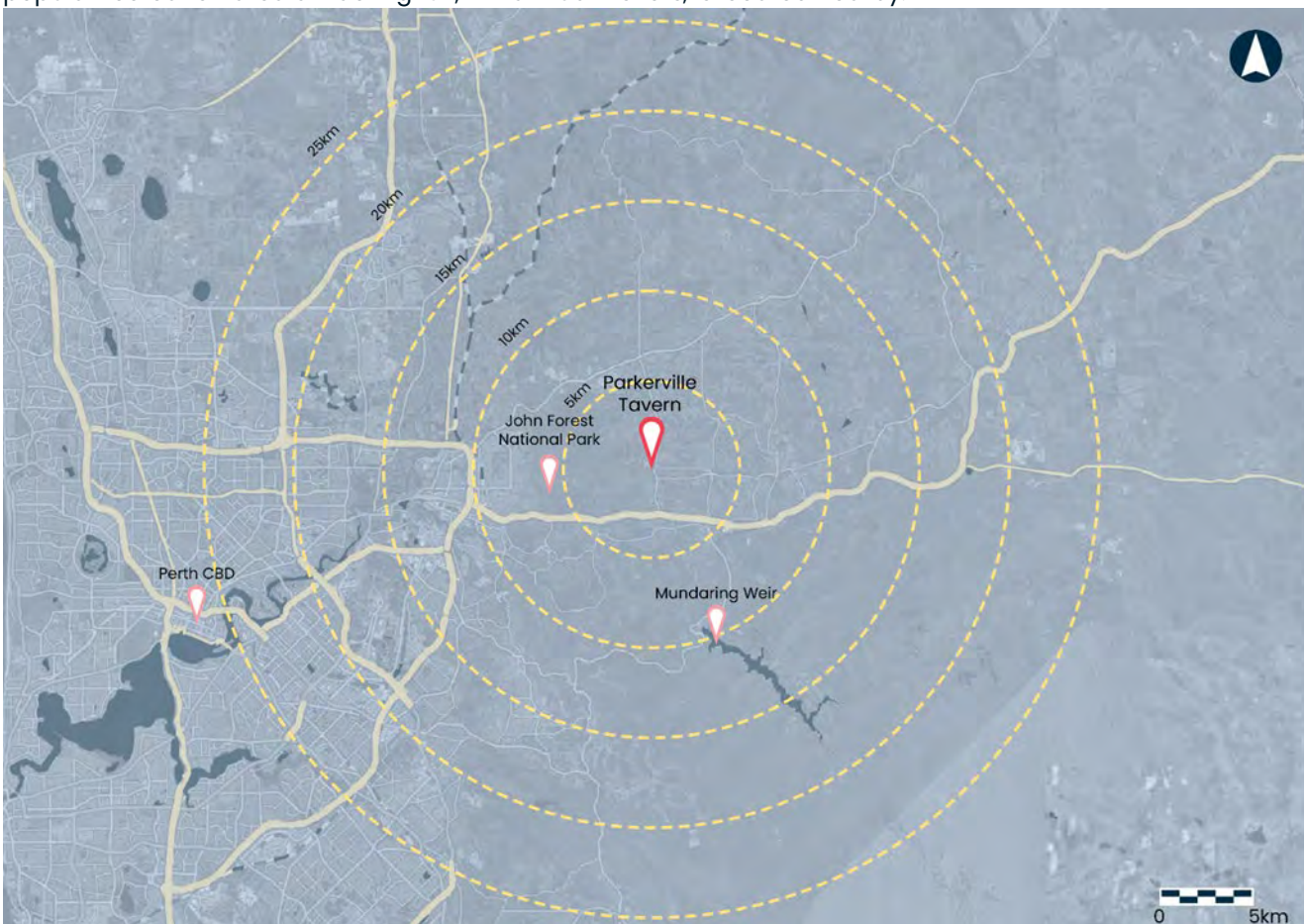


Figure 1: Map showing location of the Subject Site in context of wider Perth metropolitan region

Source: Nearmaps 2025 with Urbis overlay.

## 1.3 Methodology & Relevant Documents

This report has been prepared by Caroline Stokes (Associate Director) and Dena Charles (Heritage Assistant). Marc Beattie (Director, Heritage) has reviewed and endorsed the report.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

The following resources have been considered in preparation of this report;

- HCWA Preparing A Local Planning Policy For Local Heritage Schedule 1 Impact matrix
- Shire of Mundaring Local Heritage Survey 2025
- Shire of Mundaring Heritage List 2025
- DPLH InHerit website and MyPlan Maps 2025

# 2 Site Context

## 2.1 Setting

The subject site, 6 Owen Road, Parkerville, is located in a low density residential area in Parkerville; with natural bushland within the north-west corner of the site, and Byfield Park conservation reserve to the north. On the south side of Owen Road lies Brookside Park with Jane Brook. The Parkerville Tavern and carpark are located on the south-east corner of the site. Landscaped outdoor courtyard areas are located on the south-western side of the site. Parkerville Tavern is prominently located on an angled alignment close to Owen Road, which also offers on-street parking.



Figure 2: Aerial photograph of the existing condition of the Parkerville Tavern. Heritage curtilage is red dashed line.

Source: DPLH 2025 with Urbis overlay

## 2.2 Exterior Description

The Parkerville Tavern is a prominent landmark. The Parkerville Tavern building is not square to the lot boundary and angles to allow oblique views toward the primary southern elevation. The double storey face-brick hotel features twin gables, a double storey timber and pitched iron roof. The verandah incorporates timber posts, exposed rafters, curved valances, brackets, and timber balustrades. The front two-storey section, dating from around 1926, is designed in the Federation Arts and Craft style.

Entry is via a flight of stairs leading to the raised ground-floor level, which sits on a rendered foundation. The front facade is characterised by rows of timber double-hung windows with rendered lintels. Doorways with fanlights and sidelights are located on both the ground and first floors, accessed from wrap-around verandahs along the southern and western elevations.

On the western side, stairs connect the ground-floor verandah to lower outdoor levels. Midway along the western verandah, an accessible opening leads directly to the external courtyard. A fire escape stair also links the verandah to the courtyard. Four walkway bridges cross a brook's gully. The landscaped setting includes mature marri trees, low hedges, and other vegetation. Shade-cloth structures and umbrellas provide cover for outdoor seating. Dense natural bushland occupies the north-west corner of the site.

A low ashlar-coursed limestone wall defines the courtyard's southern edge (along Owen road) with an opening built around a tree stump. Beyond this, a log post-and-rail fence extends to the site's western corner. The western courtyard also contains a playground and lawn areas.

To the east of the Tavern is a bitumen driveway and gravel car park. At the rear lies the remaining portion of the original inn (c.1897) – a single-storey rendered section with four hipped iron roofs. Two small timber and metal sheds sit along the north-west boundary, enclosed by a cyclone fence. A large colorbond shed is located at the rear.

In the north-east corner, two terraced clearings mark the proposed location for future Stage Two short term accommodation. As the current Development Application relates solely to external works, the Tavern's interior does not form part of this heritage assessment.



Figure 3 Street frontage Parkerville Tavern, south entrance

Source: Urbis 2025



Figure 4 Existing playground, west end of site

Source: Urbis 2025



Figure 5 Existing courtyard, west

Source: Urbis 2025



Figure 6 Timber sheds and lawn, mature vegetation behind, Northwest of site

Source: Urbis 2025



Figure 7 View from east. Left: c1926 addition Right: c1897 original Inn single storey section

Source: Urbis 2025



Figure 8 Western post and rail fence with playground behind

Source: Urbis 2025



Figure 9 East driveway to carpark

Source: Urbis 2025



Figure 10 Caravan bar, courtyard tables and umbrellas, west of Parkerville Tavern. Post and rail log fence in the street front.

Source: Urbis 2025



Figure 11 Parkerville Tavern south-west corner

View from Owen Road

Source: AVC



Figure 13: Parkerville Tavern West facade and courtyard

Parkerville Tavern West facade and courtyard

Source: AVC



Figure 12: Looking eastwards, Parkerville Tavern with marquee

Source: Google Streetview

# 3 Historical Overview

## 3.1 Aboriginal History

The Noongar People are the Traditional Custodians of the Southwest of Western Australia, with a continuous cultural presence extending back at least 50,000 years.<sup>1</sup> Across this region, distinct language groups, including the Whadjuk, shared and continue to share an intricate system of laws, customs, and spiritual beliefs. These knowledge systems are deeply tied to the landscape, with mythological beings such as the Waugal (Rainbow Serpent) creating and protecting waterways, and stories embedded in the land and sea that connect people to Country through ceremony, law, and daily practice.<sup>2</sup>

Prior to European settlement of the area, the east of the Canning River (roughly occupying the region which would in the future include the Shire of Mundaring) was occupied for thousands of years by the Beeloo people, part of the Whadjuk language group. The name Mundaring is believed to originate with the word 'Mundar-ing', with the first syllable emphasized. This meant 'a high place on a high place'.<sup>3</sup>

## 3.2 Post Settlement History

The Shire of Mundaring developed during the late nineteenth century as part of the Eastern Railway and the growth of the timber, quarrying, and agricultural industries in the Perth Hills. The completion of the "Mahogany Creek Deviation" of the Eastern Railway in 1896 opened the area to settlement of industry, facilitating the establishment of a number of small townships.<sup>4</sup>

Parkerville was officially gazetted as a suburban area in June 1985, its name honouring Sir Stephen Henry Parker, then Chief Justice of Western Australia. The township emerged along the newly completed railway line, which provided access to Perth and encouraged the establishment of local businesses. By the early 1900s the area supported a modest residential population.<sup>5</sup>

The Parkerville Tavern site was developed in 1896 when Joseph Ottey constructed a timber and iron residence overlooking the Jane Brook valley. Following Ottey's death in 1900, his widow, Alice Ottey, obtained a wine and beer license in 1902 and began operation the premises as the Railway Hotel.<sup>6</sup>

In the following decade, the property was leased to William H Angove, who made substantial additions and secured a full Publican's License, subsequently renaming the establishment the Parkerville Hotel. In 1928<sup>7</sup>, the earlier building was added to with current two-storey brick structure, designed by architect Lionel Bowser Cumpston in the inter-War Old English style and constructed by A. A. McLennan.<sup>8</sup>

The hotel continued to serve the local community throughout the mid-twentieth century, with modest internal and external alterations to accommodate changing licensing and hospitality requirements. In 1990, a fire caused extensive damage to the main bar and roof structure. Reconstruction was undertaken, and the

---

<sup>1</sup> Dortch, J. and Dortch, C., 2001. History from the Caves: 50,000 years of Aboriginal occupation in the Leeuwin Naturaliste region. *Landscape*, vol. 17, no. 1, pp. 41-47

<sup>2</sup> Macintyre, 2004, p. 1.

<sup>3</sup> Shire of Mundaring, 2025. Local Heritage Survey

<sup>4</sup> The Parkerville Tavern. n.d. History & Heritage. <https://parkervilletavern.com.au/history-heritage/>

<sup>5</sup> Ibid

<sup>6</sup> Shire of Mundaring. 2025. Local Heritage Survey p. 214

<sup>7</sup> In the Shires place record form, the date of the addition is 1926.

<sup>8</sup> The Parkerville Tavern. n.d. History & Heritage. <https://parkervilletavern.com.au/history-heritage/>

building reopened to the public in 1991.<sup>9</sup> In 1995, Alice Hebb Reserve conservation area was subdivided from the original 22 acre block.

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<sup>9</sup> The Parkerville Tavern. n.d. History & Heritage. <https://parkervilletavern.com.au/history-heritage/>  
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# 4 Heritage Significance

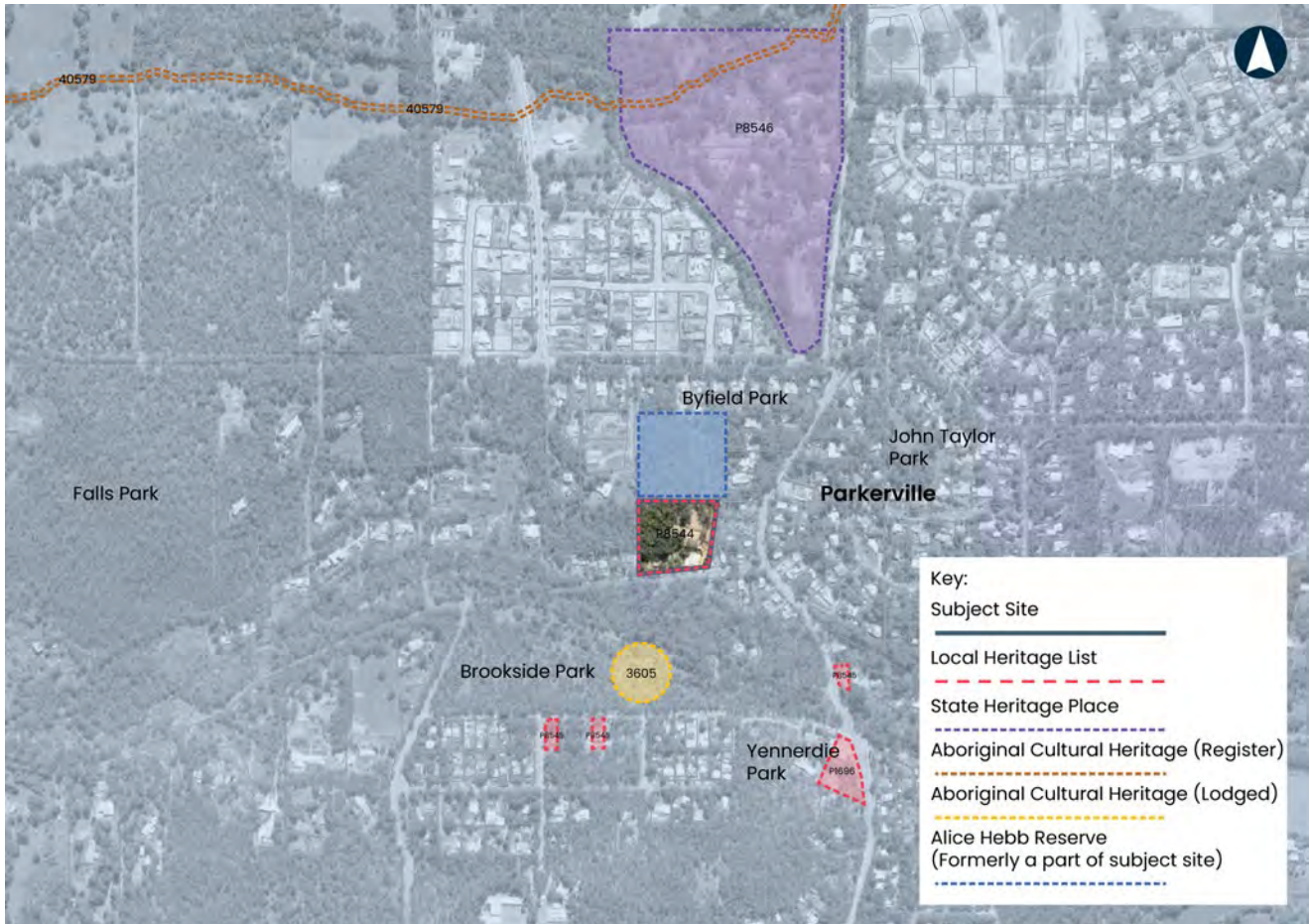


Figure 14 Shire of Mundaring's Heritage Curtilage, dashed red, extends to the boundary of the subject site.

Source: DPLH with Urbis overlay

## 4.1 Heritage Listings

### 4.1.1 Historic Heritage Listings

The cultural heritage significance of the subject site is recognised through the following heritage listings.

Table 1: Heritage Listings

Shire of Mundaring Statutory Listings		
Name	Notes	
Heritage List	Adopted 08 March 2016, HCWA place id. 08544	
Shire of Mundaring Non-Statutory listings		
Name	Management Category	Notes
Site No. 38 Local Heritage Survey	Management Category 2: Considerable. Very important to the heritage of the locality. Conservation of the place is highly desirable.	(formerly site 71 in the Municipal Heritage Inventory) Local Heritage Survey 2025

## HCWA State Register of Heritage Places

HCWA assessed that the subject site lies below the threshold for a State Registered heritage place, in May 1999.

### Other Listings

Name	Notes
HCWA Statewide Hotel Survey	01 Nov 1997
Classified by the National Trust	11 Oct 1997

### 4.1.2 Adjacent Heritage Listings

The subject site is located near an Aboriginal heritage site, and State Registered place P8547 Parkerville Children's Home & Cemetery (Figure 14). The listings are sufficiently removed from the scope of works to not be impacted.

### 4.1.3 Aboriginal Heritage Listings

Aboriginal Site 3605 Brookfield Park is located nearby. This site is lodged with DPLH, and is recorded to be an 'engraving', and is with a defined boundary (Figure 14).

## 4.2 Statement of Significance

The Shire of Mundaring has assigned the Parkerville Tavern with the following Statement of Significance:

*The Parkerville Tavern has very high aesthetic significance for the style, scale and landmark value the building has which are both rare in the Townsite and the Shire generally. The Tavern also has high social significance for the role and focus the place has provided, and should continue to provide for Parkerville's community.*

Parkerville Tavern is overall, of considerable significance to the Shire of Mundaring. There is no known Conservation Management Plan grading of the cultural heritage significance of elements and zones.

### 4.2.1 Integrity/Authenticity

The Shire of Mundaring Local Heritage Survey place record states that Parkerville Tavern is in very good condition and retains a high degree of Integrity. The prominent landmark two-storey building is an addition from 1926. The single storey building to the rear is presumably part of the original Inn. Most of the original 1926 fabric is intact.

Parkerville Tavern retains a high level of Authenticity. An original timber residence (c1897) is no longer extant, however the post 1897 rear single storey rendered brick and iron roof section remains. Widow Alice Ottey obtained a licence and re-named the premises the Railway Hotel in 1902. The heritage place has operated as a hotel from 1902 up until 2025.

# 5 The Proposal

The proposed works in the development application are listed below:

## 5.1 Proposed Works

Table 2: Proposed Works

Proposed Works	Comments
<p><b>Construction of a New Pavilion:</b></p> <p>Demolition:</p> <ul style="list-style-type: none"> <li>Paving, loose furniture, landscape elements</li> </ul> <p>Proposed new works:</p> <ul style="list-style-type: none"> <li>Galvanised Steel structure, skillion roof</li> <li>Opal polycarbonate roof sheet</li> <li>Grey ironbark timber battens soffit linin</li> </ul>	<p>The proposed pavilion replaces a temporary marquee which is often used in the same location and satisfies operational needs for an outdoor shelter and function space.</p> <p>The proposed location of the pavilion has been carefully considered to align with the angled orientation of the Tavern and mirrors the Tavern's alignment on the lot. It has a pitched gable-ended roof facing Owen Road. It is separate to the Parkerville Tavern, however, is a sympathetic design with the existing character and is a reversible structure.</p> <p>It's proposed to sit forward of the primary building line to accommodate the terraced ground levels in the beer garden.</p> <p>The back of the pavilion is located by an existing retaining wall.</p>
<p><b>Construction of an external amenities block</b></p> <p>Demolition:</p> <ul style="list-style-type: none"> <li>pavers and one terrace retaining wall</li> <li>four steps</li> </ul> <p>Proposed new works:</p> <ul style="list-style-type: none"> <li>Amenities block; with external walls lined in custom orb in Dulux monument</li> </ul>	<p>The amenities block aligns with an existing terrace upon the sloped site. It is a long rectangular structure with an entrance opening onto the western outdoor areas with a pitched gable-ended roof. The amenities block is setback 2.8m from the c1897 section.</p>
<p><b>New Stage and terraced deck</b></p> <p>Demolition:</p> <ul style="list-style-type: none"> <li>Timber and metal shed</li> <li>Cyclone wire fence</li> <li>firepit</li> </ul> <p>Proposed new works:</p> <ul style="list-style-type: none"> <li>terraced timber deck/stage</li> <li>loose furniture</li> <li>new and additional shade structures</li> </ul>	<p>The stage/terrace deck utilises the site slope, while providing a safe and flat area for patron seating. No additional seats are proposed. Demolished and new landscape features are not of heritage significance.</p>
<p><b>New playground equipment</b></p> <p>Demolition:</p> <ul style="list-style-type: none"> <li>Existing playground and shade sails</li> </ul> <p>Proposed new works:</p> <ul style="list-style-type: none"> <li>New playground equipment</li> </ul>	<p>Replacement of the existing playground equipment and shade sails with new ones in the same location</p>

## New shed and fencing

Demolition:

- Existing cyclone fencing
- Existing shed

Proposed new works:

- New animal enclosure fencing
- New shed in existing shed location

Replace the existing fencing and shed with new fencing and shed in a similar location

## 5.2 Relevant Plans



Figure 15 Parkerville Tavern south-west corner. Approximate location of the proposed pavilion in dashed green

Source: AVC with Urbis overlay

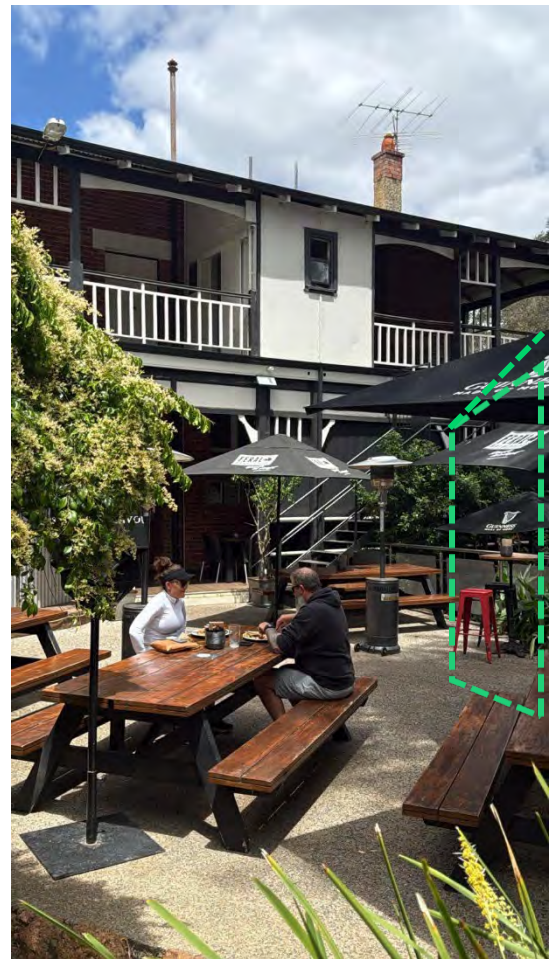


Figure 16 Parkerville Tavern west facade. Approximate location of the proposed pavilion in dashed green

Source: AVC with Urbis overlay



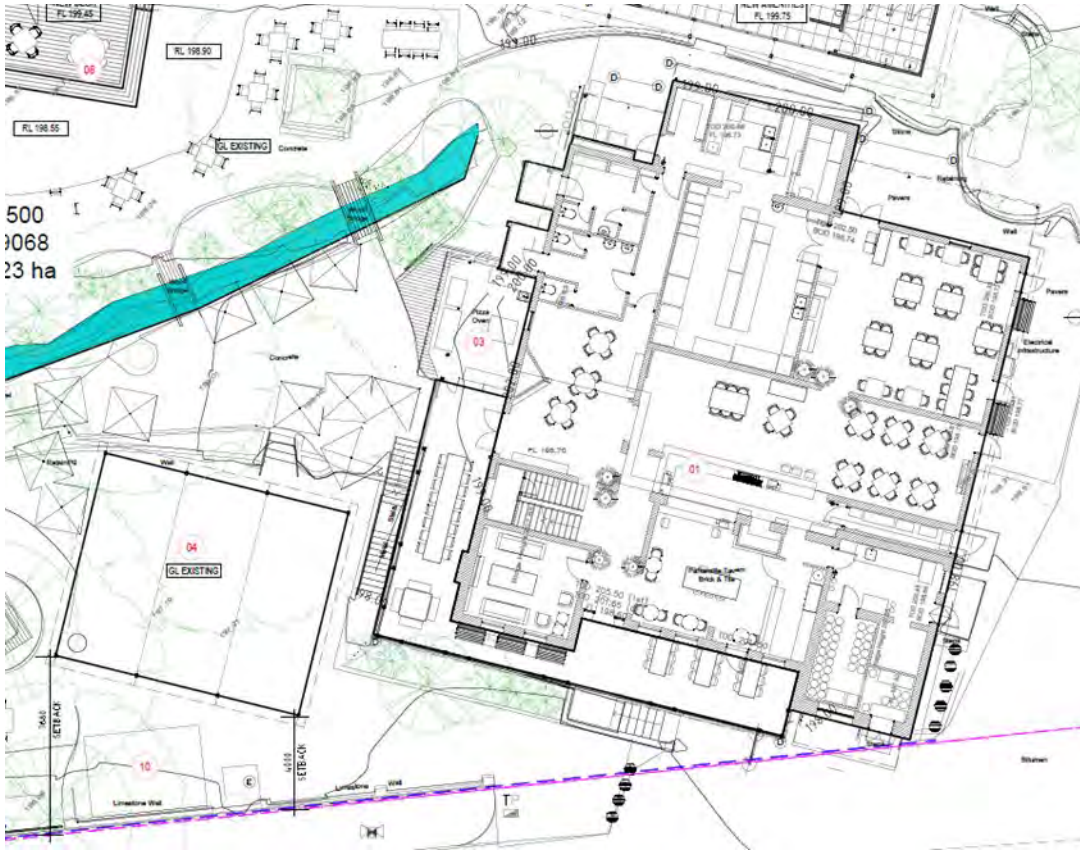


Figure 19 Enlarged detail floor plan. Source: Crossrowett

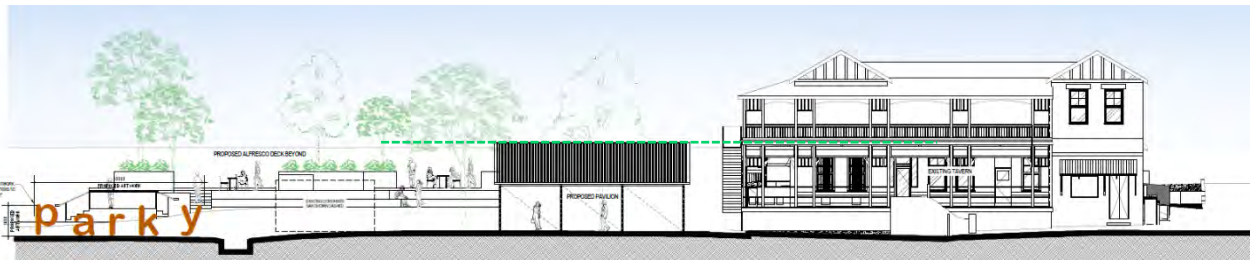


Figure 20 View from Owen Road. L-R: Stage/deck, existing caravan bar, proposed Pavilion, c1926 Parkerville Tavern, driveway. Dashed green line indicates the alignment with the Parkerville Tavern's verandah valance.

Source: Crossrowett

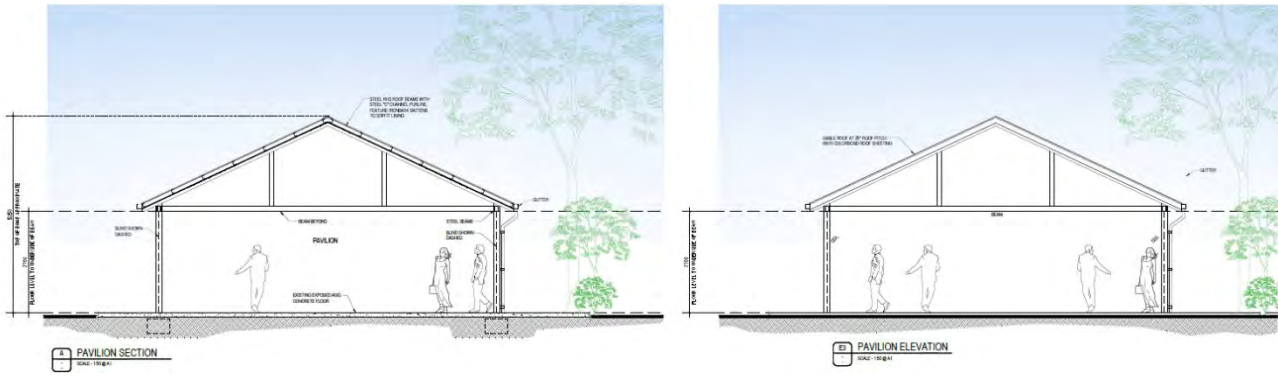


Figure 21 Cross section through the Pavilion.

Dimensions: 5250 top of roof estimate at front, 2700 floor to beam underside.

Source: Crossrowett

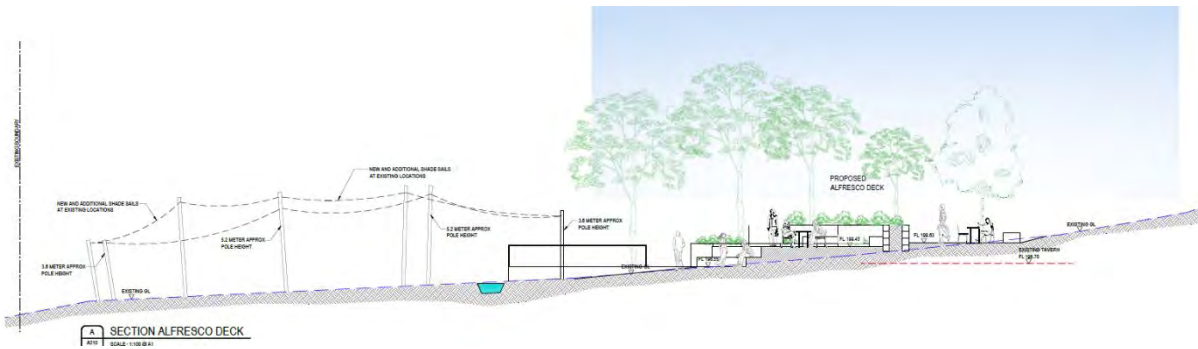


Figure 22 Section through the proposed terraced stage/deck

Source: Crossrowett



Figure 23 South-west street view from Owen Road. The landmark nature is best appreciated from the western approach, and the building is angled on its lot. The proposed pavilion emulates this alignment and does not impact it. Source: Crossrowett



Figure 24 Oblique view from Owen Road shows alignment of horizontal elements, and the predominance of Parkerville Tavern

Source: Crossrowett

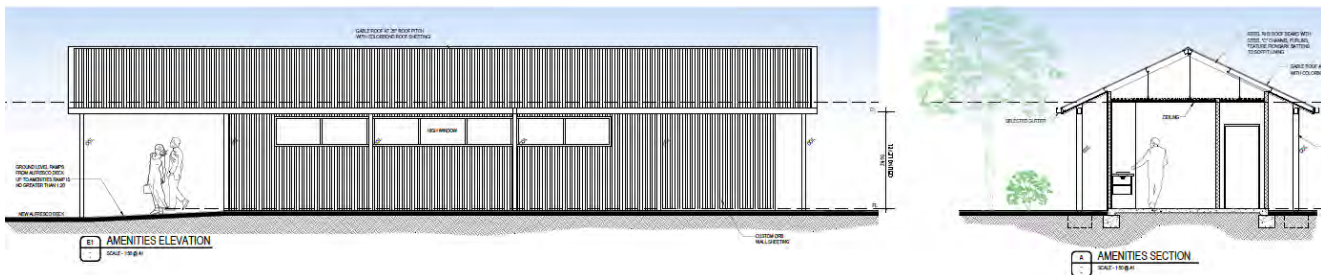


Figure 25 Amenities Block elevation & section Source: Crossrowett

# 6 Assessment of Heritage Impact

The following impact assessment has assessed the potential heritage impacts of the proposed works at the *Parkerville Tavern* utilising the HCWA’s ‘Statement of Heritage Impact’ assessment guidelines.<sup>10</sup>

Table 3: Assessment of Heritage Impact against the Shire of Mundaring’s Statement of Significance

Statement of Significance	Potential Impact	Mitigation and Conservation Benefits
<p><i>The Parkerville Tavern has very high aesthetic significance for the style, scale and landmark value the building has which are both rare in the Townsite and the Shire generally.</i></p>	<p><b>Minor Impact</b></p> <p>Redevelopment works include:</p> <p><b>New Pavilion</b></p> <ul style="list-style-type: none"> <li>The landmark nature is best appreciated from the western approach (Figure 13). The pavilion frontage is set forward of the western Parkerville Tavern corner due to the location of the retaining walls of the outdoor area. This will partially block traditional views of Parkerville Tavern when travelling eastwards. Being a post and beam structure, sightlines to the Tavern remain through the frame structure. When viewed travelling westwards, there is minimal impact.</li> <li>The pavilion is smaller in scale and Parkerville Tavern remains the dominant landmark.</li> <li>The pavilion may change the appearance of the place, however, is reversible and does not impact the aesthetic value of the Parkerville Tavern as a landmark.</li> </ul> <p><b>Amenities Block</b></p> <ul style="list-style-type: none"> <li>The amenities block is set behind the c1897 single storey section of the Tavern. This will partially block views of c1897 portion. These views are not</li> </ul>	<ul style="list-style-type: none"> <li>The Pavilion responds sensitively to the heritage significance of the Parkerville Tavern. Its pitched gable roof form and timber soffit lining complement the Tavern’s pitched twin gable roof and timber verandah detailing. The Pavilion’s pitched roof mirrors the pitched roof of the Tavern.</li> <li>The angled alignment emulates that of the Tavern, and the landmark nature is not impacted reinforcing a cohesive streetscape presentation.</li> <li>The Pavilion’s pitching height of 2.7 metres at the front, reduces visual dominance despite its proximity to the Tavern. The open-frame structure maintains visual permeability into the site, and its ridge alignment with the Tavern’s verandah valance strengthens the visual relationship between the two structures.</li> <li>Scaled as a secondary element, the Pavilion retains the Tavern’s primacy in the streetscape. Its reversible construction ensures that the intervention is not permanent, preserving the ability to return</li> </ul>

<sup>10</sup> HCWA Preparing A Local Planning Policy For Local Heritage Schedule 1 Impact matrix

significant historically nor aesthetically.

**No impact**

- Proposed demolition works and new works, terraced timber deck/stage, loose furniture, additional shade structures, new playground equipment, and upgraded animal enclosure fencing, have no perceived impact on the aesthetic values.

the site to its original state if required.

- The Amenities Block is also a reversible freestanding construction and is single storey in a complementary pitched gable roof form, mirroring the pitched hip roof forms to the rear of the c1897 section of the Tavern. Colours of the cladding are clearly distinct from the c1897 original Inn walls (cream).

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*The Tavern also has high social significance for the role and focus the place has provided and should continue to provide for Parkerville's community.*

**Positive Impact**

- The function of the Parkerville Tavern will be enhanced, allowing improved use as a neighbourhood social hub.
- Redevelopment of the external areas of the subject site supports the ongoing evolution of Parkerville Tavern, a successful licensed premises with a neighbourhood social focus.

N/A

# 7 Conclusion

This Heritage Impact Statement has assessed the potential impacts of AVC's proposed external upgrades to the Parkerville Tavern, 6 Owen Road, Parkerville. The proposed works include a Pavilion, amenities block, terraced timber deck/stage, loose furniture, additional shade structures, new playground equipment, and upgraded animal enclosure fencing, all designed to enhance the site's functionality and community use.

The site has an individual heritage listing on the Shire of Mundaring's Local Heritage Survey and Heritage List – *Parkerville Tavern* (Heritage site no.28) and is management Category 2, Considerable: Very important to the heritage of the locality and conservation of the place is highly desirable.

This report has found the following:

- The Parkerville Tavern is a heritage place of considerable significance within the Town of Parkerville, Shire of Mundaring as a local landmark and much enjoyed community venue. The Parkerville Tavern, a local neighbourhood centre, is located on a sloping site next to low density housing and bordered by natural bushland, with views over Jane Brook in Brookland Park.
- The Parkerville Tavern is in very good condition, retaining a high degree of integrity and authenticity. The development application proposes no alterations to the c1897 –c1926 Parkerville Tavern building including the interior.
- The demolition works will involve the removal of existing pavers and a retaining wall, two small stages, a timber and metal shed, cyclone wire fencing, a firepit, the existing playground and shade sails, as well as an additional shed and associated fencing. All items proposed for removal are non-heritage elements, ensuring there is no impact on the c.1897 –c.1926 Parkerville Tavern building or its interior.
- The Pavilion complements and respects the heritage significance of the Parkerville Tavern. Its pitched gable-ended roof, timber soffit lining, and ridge alignment with the Tavern's verandah elements create a strong visual relationship between the two structures. The Pavilion's roof form mirrors that of the Tavern, reinforcing architectural cohesion. Its open-frame structure preserves key views and reduces visual impact, while its secondary scale ensures the Tavern remains the dominant feature in the streetscape. The reversible nature of the structure provides flexibility for future change without permanent impact on the heritage setting. The Pavilion replaces a temporary marquee which often used in the same location.
- The angled Pavilion alignment emulates that of the Tavern, and the landmark nature is not impacted reinforcing a cohesive streetscape presentation.
- The functions of the Parkerville Tavern remain unchanged, ensuring its continued role as a neighbourhood social hub. External upgrades to the site support the ongoing evolution of the Tavern as a successful licensed premises with a strong community focus. The alterations and upgrades enhance capacity to serve local residents while respecting the heritage significance.

For reasons stated above, the proposed works may be supported for approval from a heritage perspective.



# Disclaimer

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In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

# Appendix A

# Architectural Drawings

# PARKERVILLE TAVERN - BEER GARDEN DEVELOPMENT

PROPOSED BEER GARDEN REDEVELOPMENT @  
No 6 (LOT 500) OWEN ROAD PARKERVILLE WA 6081

**cross  
rowett**



## DRAWING SCHEDULE

NO.	SHEET TITLE
A050	EXISTING SITE & DEMO PLAN
A100	SITE PLAN OVERALL
A200	ALFRESCO FLOOR PLAN
A300	ELEVATION & SECTIONS
A400	PROPOSED PAVILION
A500	PROPOSED AMENITIES



**EXISTING SITE & DEMOLITION PLAN**  
 SCALE - 1:250 @ A1

--- DENOTES EXISTING STRUCTURES / ELEMENTS / TO BE REMOVED.

REV	DESCRIPTION	DATE
A	ISSUED FOR CLIENT & CONSULTANT REVIEW	04.12.25
B	ISSUED FOR CLIENT & CONSULTANT REVIEW	12.12.25
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**SITE PLAN OVERALL**  
SCALE: 1:250 @ A1

**LEGEND**

- 01 EXISTING TAVERN
- 02 PROPOSED NEW AMENITIES
- 03 EXISTING PIZZA AREA TO BE MADE GOOD
- 04 NEW PAVILION AT EXISTING MARQUEE LOCATION
- 05 EXISTING CREEK WITH NEW LIGHTING ILLUMINATION
- 06 NEW AND ADDITIONAL SHADE SAILS AT EXISTING LOCATIONS
- 07 NEW PLAYGROUND EQUIPMENT
- 08 NEW DECK STRUCTURE
- 09 EXISTING CARAVAN BAR WITH PROPOSED ALTERATIONS
- 10 EXISTING STAGE
- 11 NEW SHED IN EXISTING LOCATION
- 12 ANIMAL PEN INCLOSURE WITH NEW FENCING AS REQUIRED
- 13 REPLACE EXISTING FRONT FENCING TO MATCH EXISTING
- 14 PROPOSED NEW ARTWORK INSTALLATION
- 15 REPLACE 50 METERS APPROX. OF WESTERN FENCING WITH 1.8M HIGH COLORBOND FENCE TO COMPLY WITH ACOUSTIC REPORT

**NEW DECK FINISHES**

- STRUCTURE & HANDRAILS - GALVANISED STEEL
- DECKING BOARDS - GREY IRONBARK TIMBER
- GARDEN PLATER WALLS - LIMESTONE BLOCKS

**NEW PAVILION FINISHES**

- COLUMNS & BEAMS - COLOUR, MONUMENT
- ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE
- SOFFIT LINING - IRONBARK TIMBER BATTENS

**NEW AMENITIES FINISHES**

- WALLS - LYSAGHT CUSTOM ORB, COLOUR MONUMENT
- COLUMNS & BEAMS - GALVANISED STEEL
- ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE
- SOFFIT LINING - IRONBARK TIMBER BATTENS

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- LEGEND**
- 01 EXISTING TAVERN
  - 02 PROPOSED NEW AMENITIES
  - 03 EXISTING PIZZA AREA TO BE MADE GOOD
  - 04 NEW PAVILION AT EXISTING MARQUEE LOCATION
  - 05 EXISTING CREEK WITH NEW LIGHTING ILLUMINATION
  - 06 NEW AND ADDITIONAL SHADE SAILS AT EXISTING LOCATIONS
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  - 14 PROPOSED NEW ARTWORK INSTALLATION

- NEW DECK FINISHES**
- STRUCTURE & HANDRAILS - GALVANISED STEEL
  - DECKING BOARDS - GREY IRONBARK TIMBER
  - GARDEN PLATER WALLS - LIMESTONE BLOCKS

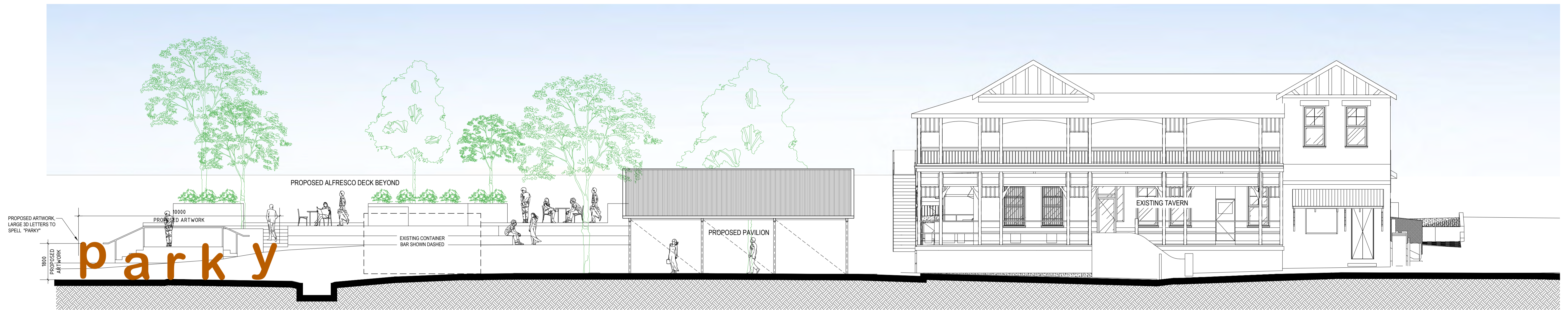
- NEW PAVILION FINISHES**
- COLUMNS & BEAMS - COLOUR, MONUMENT
  - ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE
  - SOFFIT LINING - IRONBARK TIMBER BATTENS

- NEW AMENITIES FINISHES**
- WALLS - LYSAGHT CUSTOM ORB, COLOUR MONUMENT
  - COLUMNS & BEAMS - GALVANISED STEEL
  - ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE
  - SOFFIT LINING - IRONBARK TIMBER BATTENS

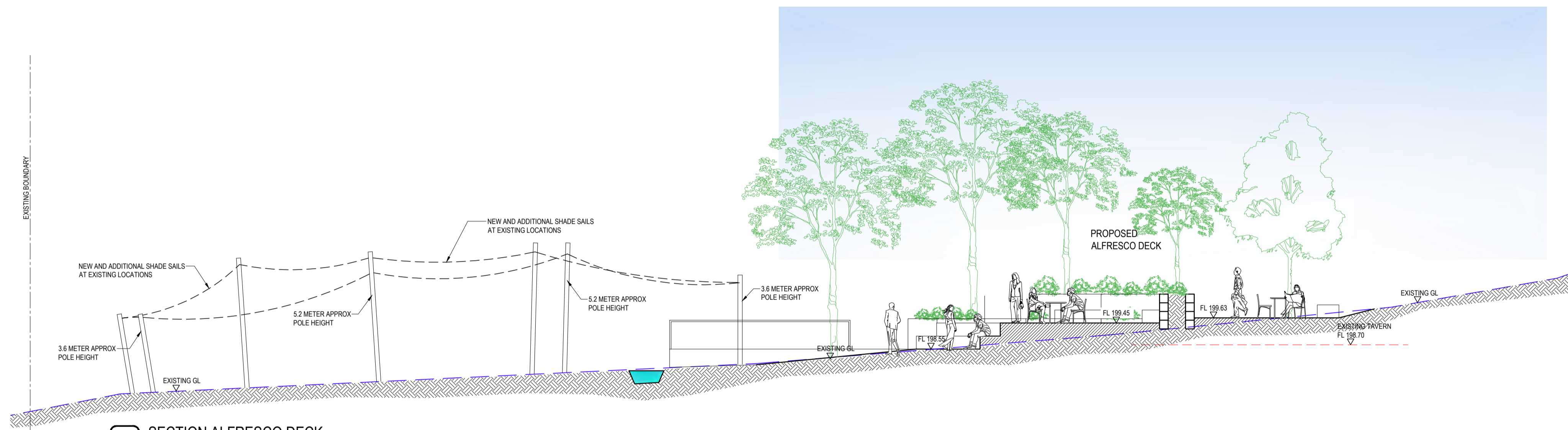
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ALFRESCO FLOOR PLAN  
SCALE - 1:150 @ A1

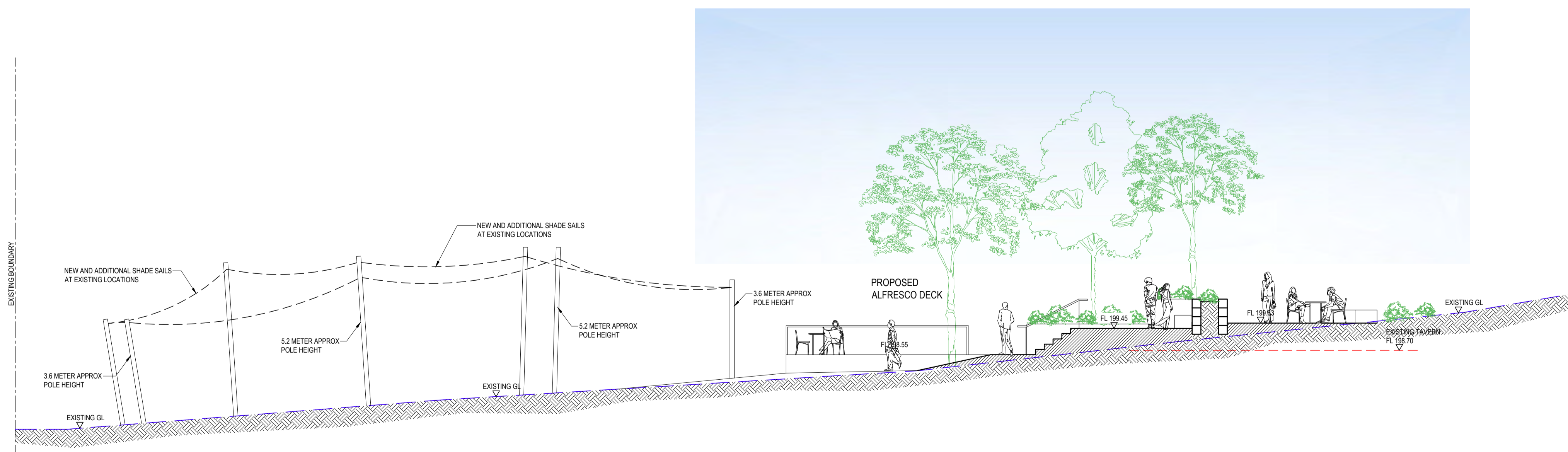
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**SOUTH ELEVATION (VIEW FROM OWEN ROAD)**  
SCALE - 1:100 @ A1



**SECTION ALFRESCO DECK A**  
SCALE - 1:100 @ A1



**SECTION ALFRESCO DECK B**  
SCALE - 1:100 @ A1

**NEW DECK FINISHES**

- STRUCTURE & HANDRAILS - GALVANISED STEEL
- DECKING BOARDS - GREY IRONBARK TIMBER
- GARDEN PLATER WALLS - LIMESTONE BLOCKS

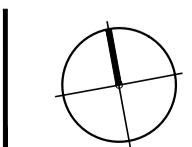
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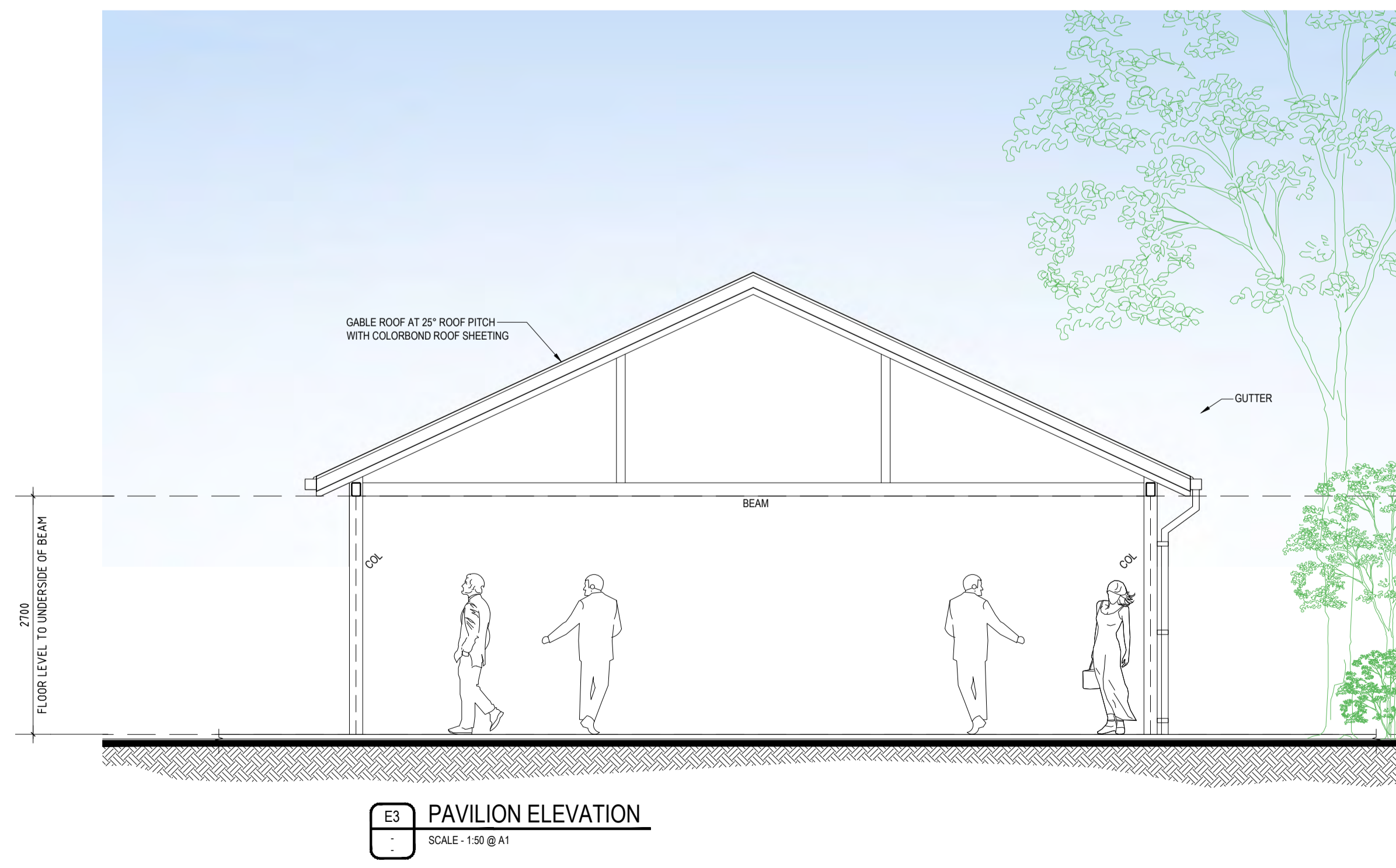
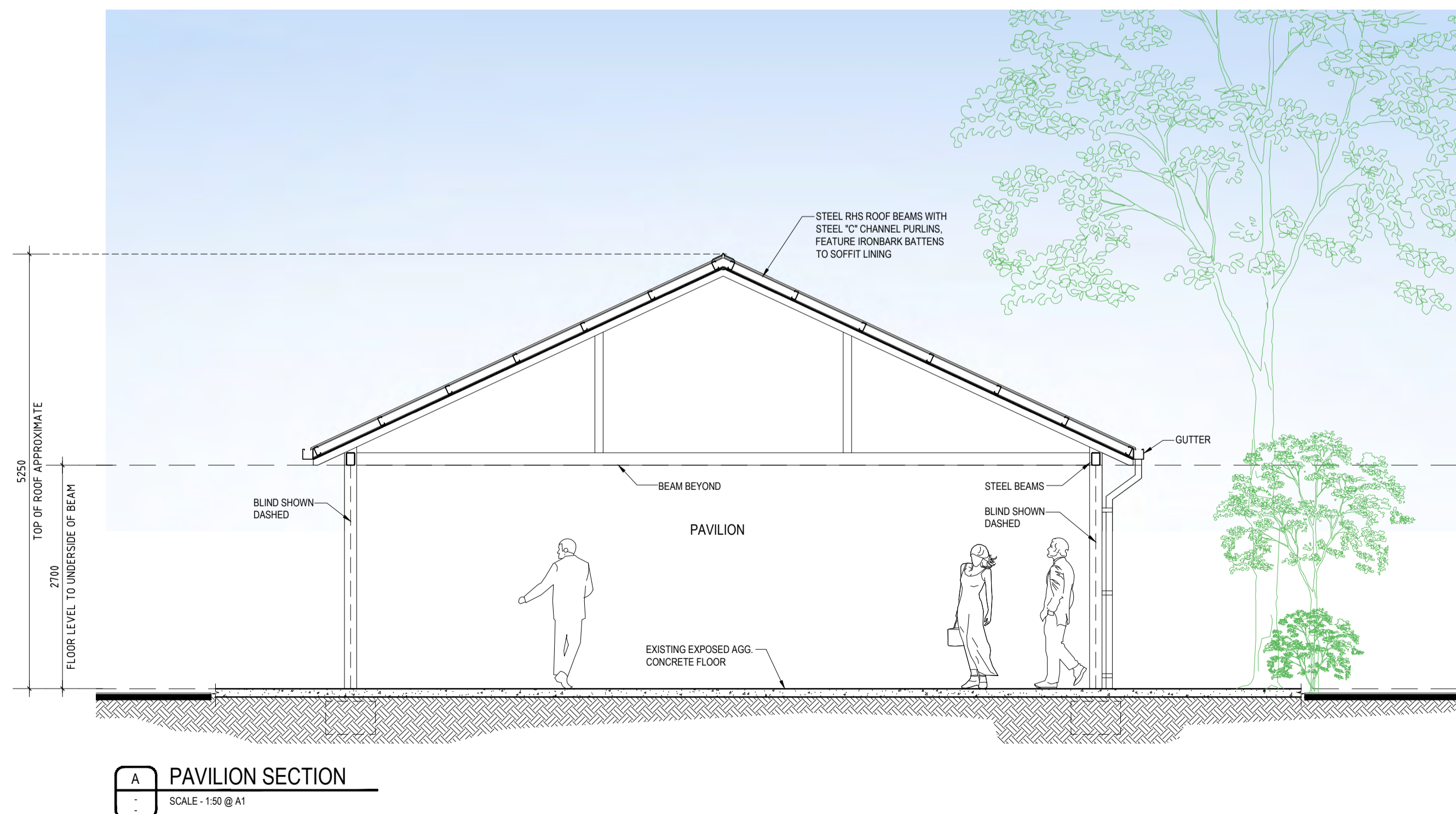
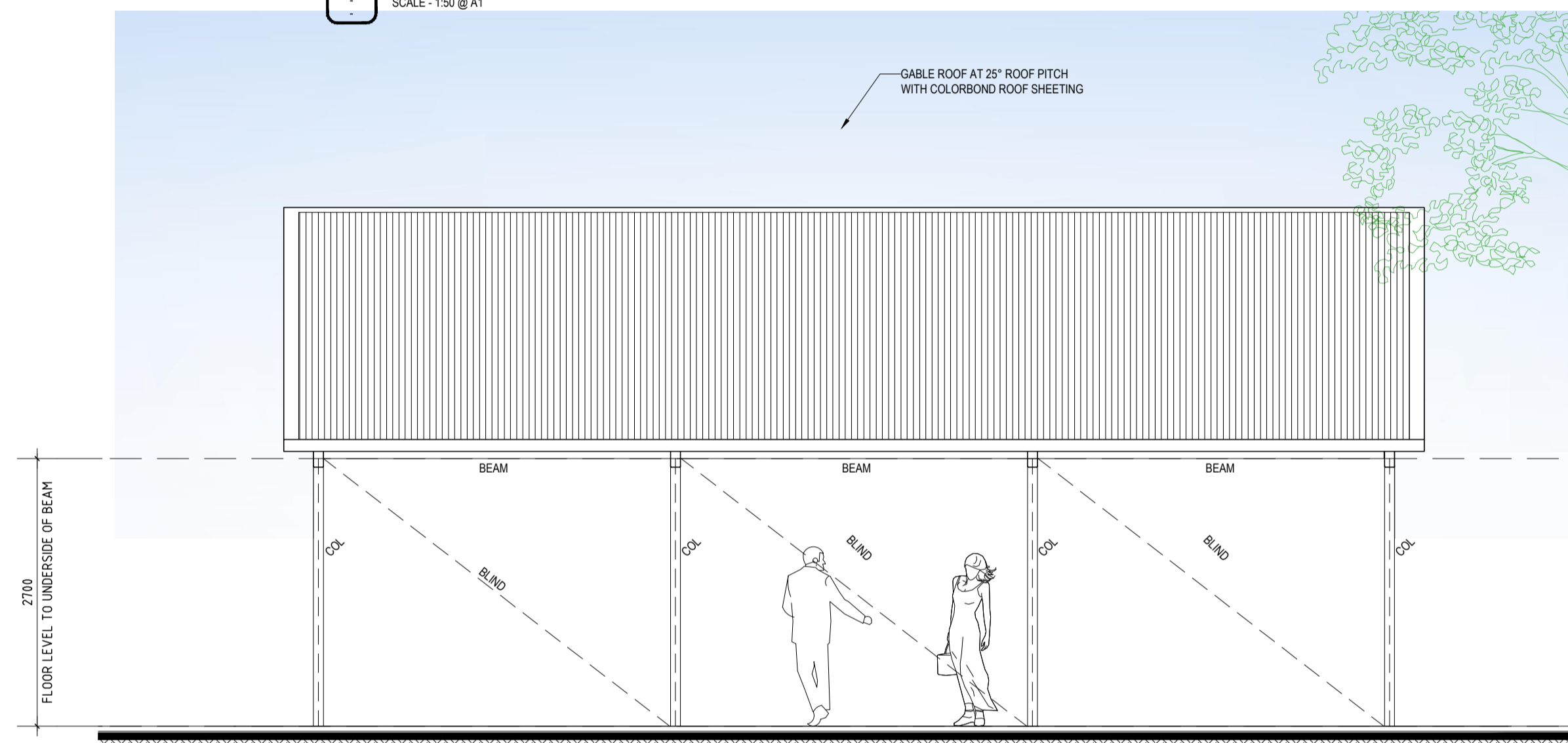
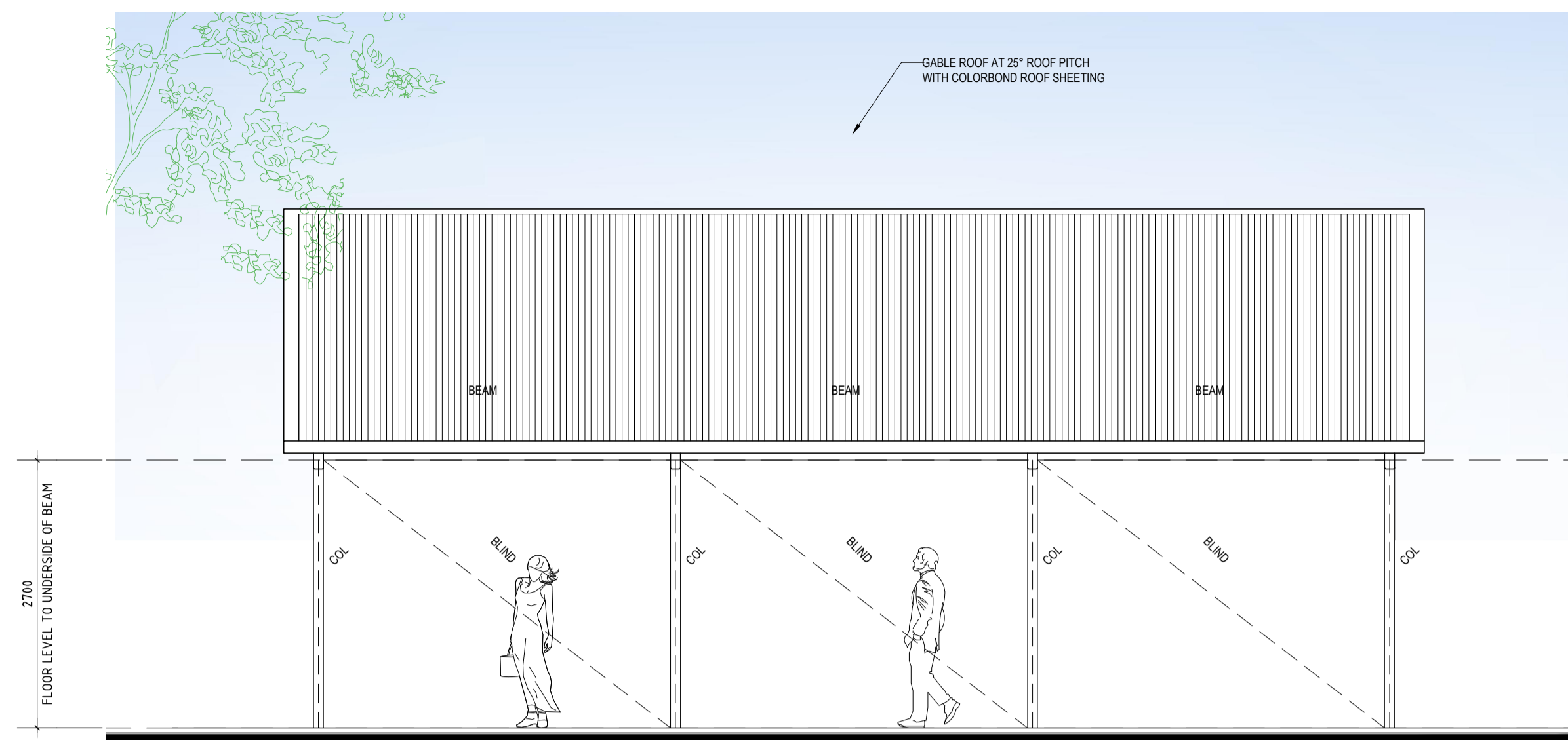
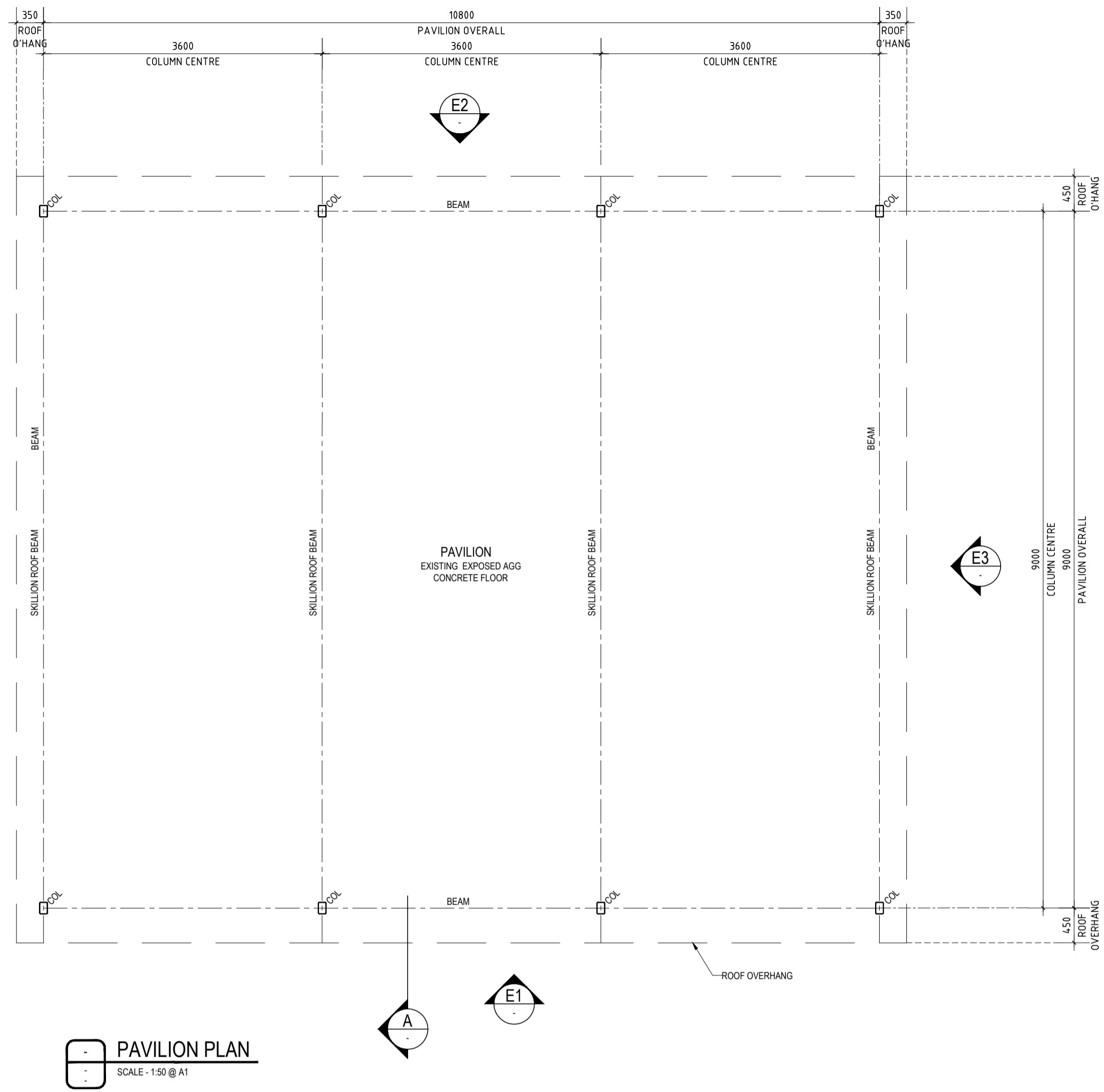
- COLUMNS & BEAMS - COLOUR, MONUMENT
- ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE
- SOFFIT LINING - IRONBARK TIMBER BATTENS

**NEW AMENITIES FINISHES**

- WALLS - LYSAGHT CUSTOM ORB, COLOUR MONUMENT
- COLUMNS & BEAMS - GALVANISED STEEL
- ROOF - LYSAGHT CUSTOM ORB, COLOUR DUNE
- SOFFIT LINING - IRONBARK TIMBER BATTENS

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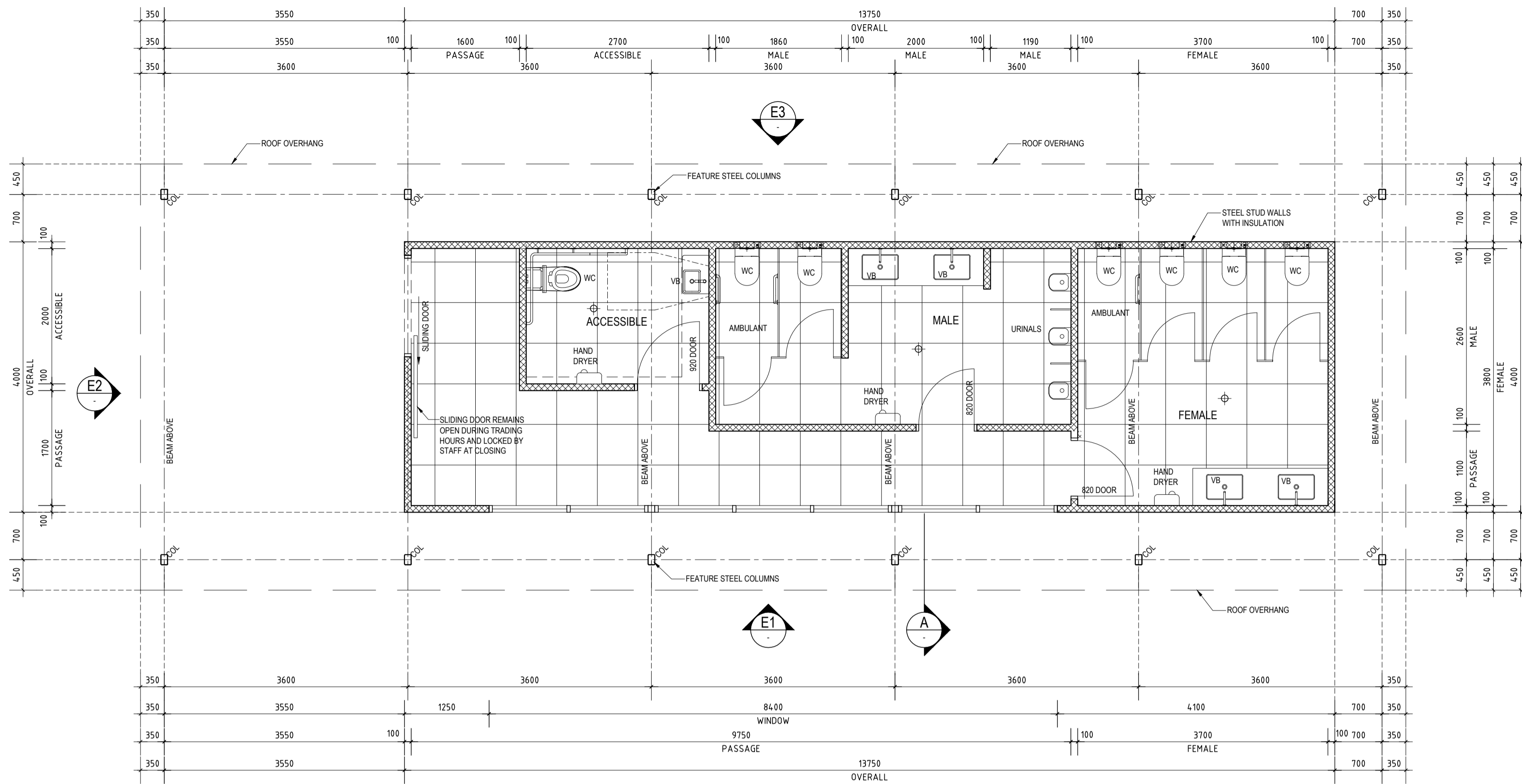
**LEGEND**

- FEATURE STEEL COLUMN
- FEATURE EXPOSED STEEL BEAMS & ROOF RAFTER BEAMS
- ELECTRICALLY OPERATED DROP DOWN BLIND

**NEW PAVILION FINISHES**

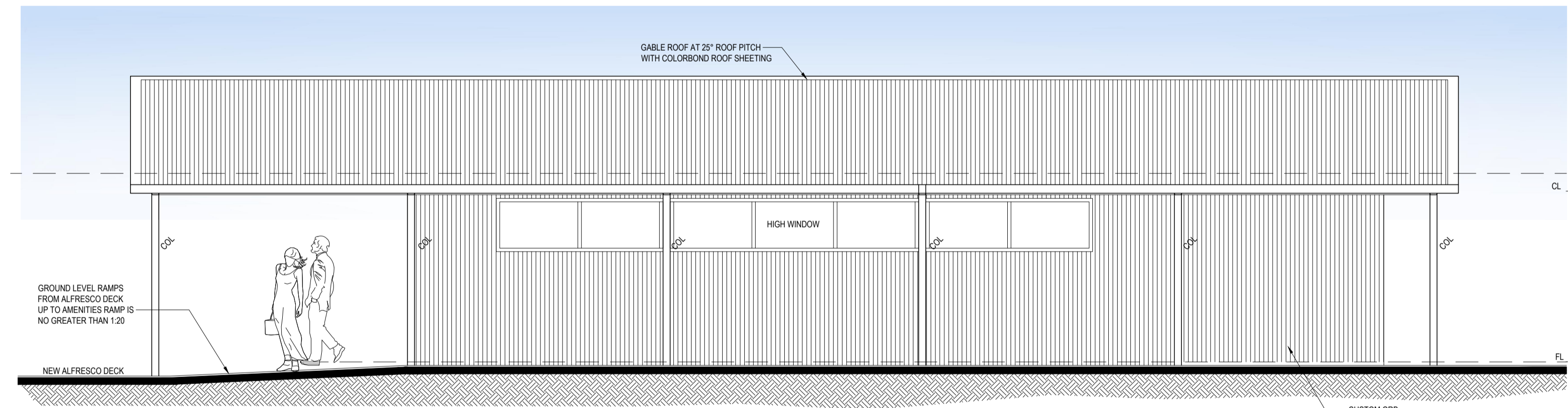
- COLUMNS & BEAMS - GALVANISED STEEL
- ROOF - OPAL LASERLITE "TRIMDEK" PROFILE
- SOFFIT LINING - GREY IRONBARK TIMBER BATTENS

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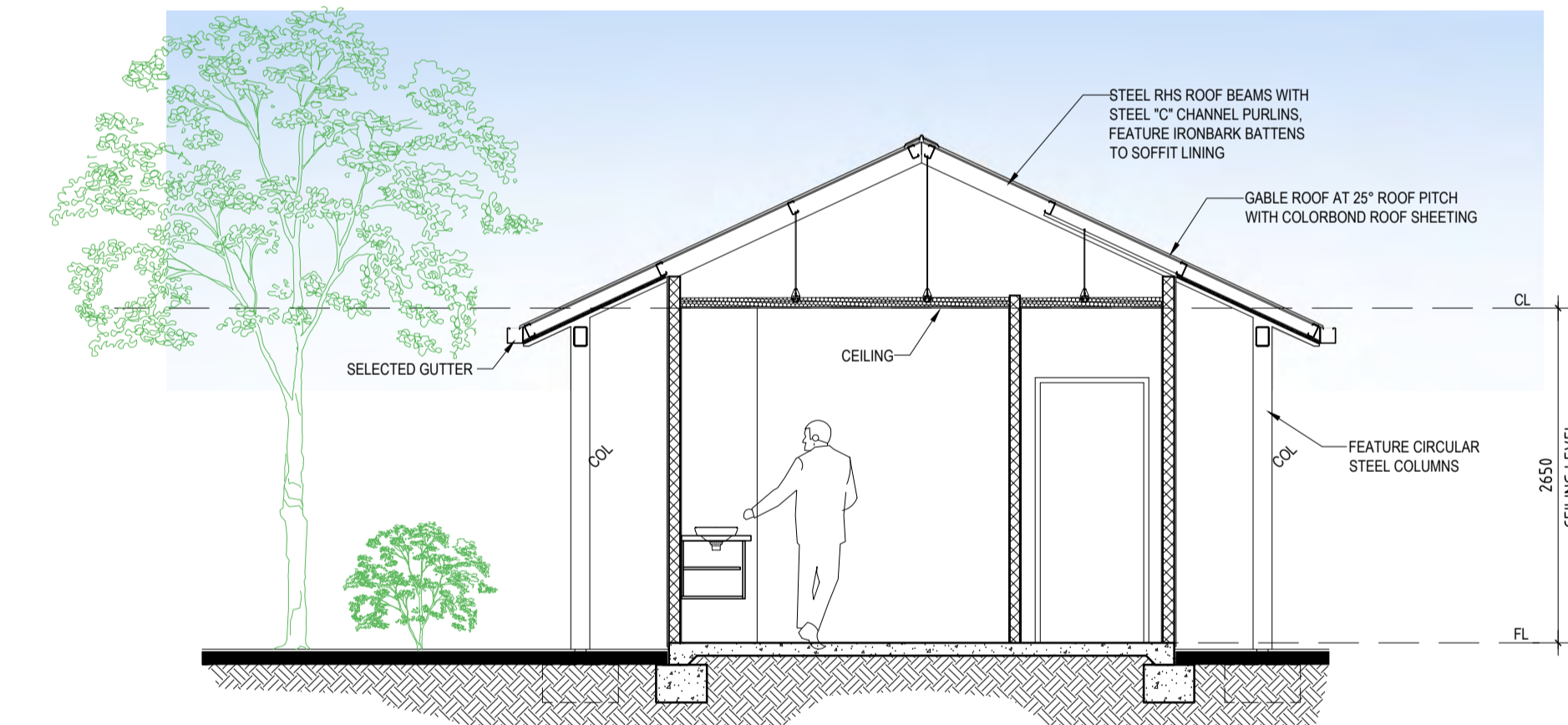


**AMENITIES PLAN**  
SCALE - 1:50 @ A1

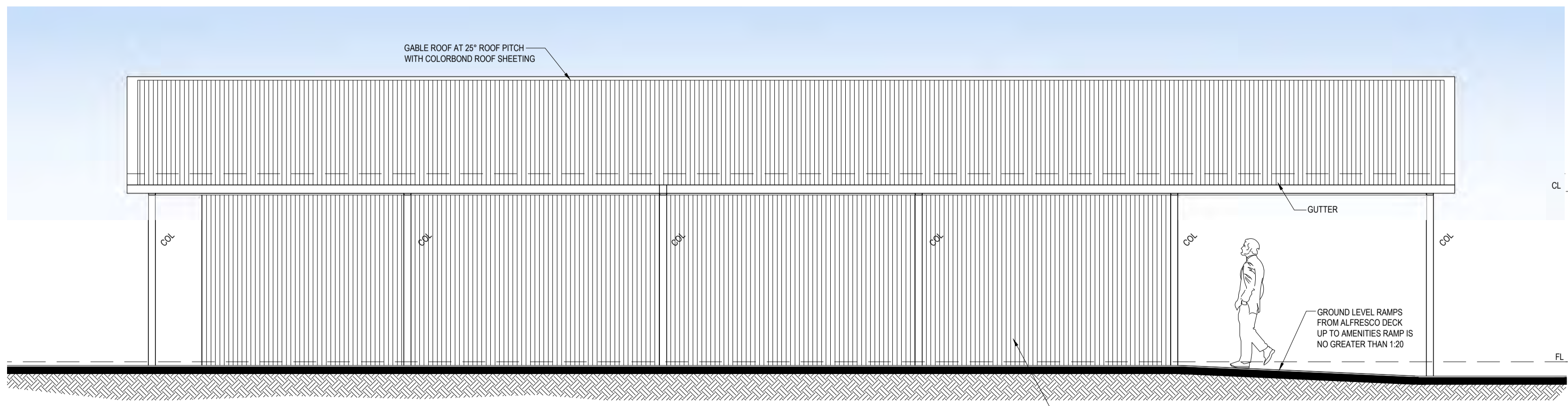
- LEGEND**
- FEATURE STEEL COLUMN
  - FEATURE EXPOSED STEEL BEAMS & ROOF RAFTER BEAMS
  - ELECTRICALLY OPERATED DROP DOWN BLIND
- NEW AMENITIES FINISHES**
- WALLS - LYSAGHT CUSTOM ORB, COLOUR MONUMENT
  - COLUMNS & BEAMS - GALVANISED STEEL
  - ROOF - LYSAGHT "TRIMDEK", COLORBOND DUNE
  - SOFFIT LINING - GREY IRONBARK TIMBER BATTENS



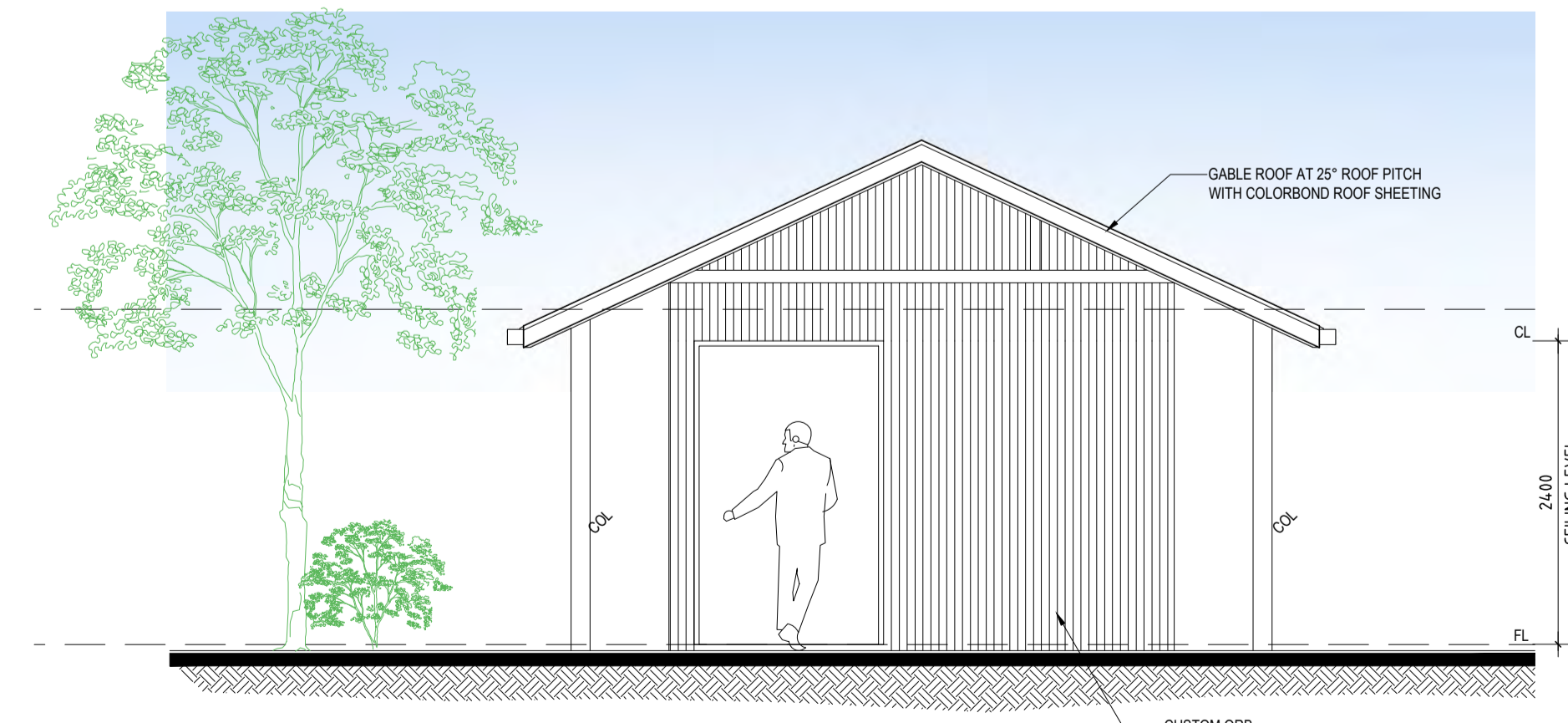
**E1 AMENITIES ELEVATION**  
SCALE - 1:50 @ A1



**A AMENITIES SECTION**  
SCALE - 1:50 @ A1



**E3 AMENITIES ELEVATION**  
SCALE - 1:50 @ A1



**E2 AMENITIES ELEVATION**  
SCALE - 1:50 @ A1

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Shaping cities  
and communities  
for a better future.

**PROPOSED ADDITIONS AND ALTERATIONS TO PARKERVILLE TAVERN – 6-18 OWEN ROAD, PARKERVILLE**  
**Schedule of Submissions**

<b>Submitter's Comments</b>	<b>Shire Comments</b>
<i>The Heritage Council previously assessed the Parkerville Tavern as not meeting the threshold for inclusion in the State Register of Heritage Places. As such we do not propose making any comment on the proposal.</i>	Noted
<i>I've had a look at the proposed additions to the parkerville tavern. My only concern is the pavilion. I don't think it's current proposed look is in alignment with the beautiful heritage look of the tavern. I think it will detract from its look. Is there possibly a way of making the structure fit with the heritage look? Otherwise, I have no concerns about the other proposed changes.</i>	Noted. Please refer to the Compatibility of the Proposal section and the Heritage section of the report.
<i>I would like to point out the safety issue of poor fencing along the road side. Many times children have found themselves on the road due to poor fencing. A like for like fencing is not safe. The Parkerville tavern has become a family friendly establishment and at times has a large amount of child visitors. Many of the parents are not supervising as they should, it should be the taverns responsibility to protect the children as best they can.</i>	Noted. This application does not propose to replace the fencing concerned. Having discussed with their client, the applicant has advised that it may be considered in the future.

<p><i>Looking forward to the upgrades. I would love if there could be consideration for the front fence to be child-proof, especially around the playground. Even a like for like fence with some mesh would be great. As a resident, I don't like to drive past the pub in case a child runs out from between the cars. As parents, my friends and I often choose different pubs as there is an added level of safety from the fences, meaning a child can't cross directly from the playground onto a busy road (especially with the bad visibility caused by cars parked along the road). I understand children are the responsibility of the their parents/caregivers but often these people are sitting at the tables and assume the children won't walk under or climb through the fence. Thank you!</i></p>	<p>Noted. This application does not propose to replace the fencing concerned. Having discussed with their client, the applicant has advised that it may be considered in the future.</p>
<p><i>I wish to object to the proposed additions and alterations. The raising of the stage area will greatly increase the noise heard at my property. Also, the proposed decking area will also increase the noise level at my property with rowdy groups of people. At a minimum, the decking area needs to have a 1.8m solid fence on the northern side, joining the proposed fence on the western boundary. I don't agree with bands playing past 9pm on a Sunday night using speakers to amplify the sound. Also, the sound specialists cannot say that db noise levels past the green boundary (as per their map) will be less than 35db (that's the sound of a whisper).</i></p>	<p>Noted. Should the measures stipulated in the acoustic assessment be implemented the proposal shall comply with the <i>Environmental Protection (Noise) Regulations 1997</i> requirements.</p>
<p><i>The MHHS has no objections to any of the proposals.</i></p> <p><i>The only criterion stipulated is that the additions and alterations do not distract from the original fabric appearance of the Parkerville Tavern.</i></p>	<p>Noted. Please refer to the Heritage section of the report</p>

<p><i>I am fully supportive of the proposed works, subject to there being a compliant accessible path of travel provided between the existing pub/restaurant building, and the new accessible sanitary facilities. It is not clear on the plans submitted how this will be achieved, and an accessible path of travel shall also be provided from the new pavilion to the accessible toilets. The existing heritage building is difficult to navigate for persons with a disability.</i></p>	<p>Noted. The proposal is deemed to be compliant with the disability access requirements under the Building legislation.</p>
<p><i>Very happy to support the proposed alterations at Parkerville Tavern. We are lucky to have such a valuable asset in our community. Its about time the amenity block is brought into the 21st Century and new play and eating spaces sound great too.</i></p>	<p>Noted</p>
<p><i>Having lived close to the Parkerville Tavern for over twenty years and seeing the worst - but I hope not yet - the best of it I commend the licencees for wanting to upgrade the facilities. However with the upgrades will come an increase in the number of patrons and my support for the project comes with the condition that the Shire of Mundaring improves parking and slows traffic in the area around the tavern. Over the years there has been a massive increase in the amount of traffic using Owen Road and a proportionate increase in the amount of bad drivers for the following reasons:</i></p> <ol style="list-style-type: none"> <li><i>1. The increase in the local population resulting in residents trying to find easier access to Great Eastern Highway via Owen Road, Brooking Road and Park Road.</i></li> <li><i>2. The increase in the number of students attending Mundaring Christian College, Silver Tree Steiner School, Parkerville Steiner College and Parkerville Children's Youthcare Campus.</i></li> </ol>	<p>Noted. The applicant has advised the following:</p> <p><i>"The application does not propose any changes to existing operations, staff numbers, or the licensed patron area. The upgrades to the amenities block will not alter or increase the capacity of the effluent disposal system, as this would be subject to a separate application under the Liquor Control Act 1988. The refurbishment is focused on enhancing the user experience and will not increase the footprint or total size of the licenced area."</i></p> <p>If the application is approved by the DAP it will be recommended that a condition be included so as to ensure that the maximum occupancy does not exceed what is stipulated in the current Certificate of approval issued by the Shire under the <i>Health (Miscellaneous Provisions) Act 1911</i>.</p>

3. *The popularity of the Parkerville Tavern at lunchtime and when entertainment is provided.*

*I suggest that the Shire undertake the following improvements to the area around the tavern:*

1. *Traffic calming should be installed on Owen Road in the area around the tavern. Speed bumps, chicanes, or a central refuge for pedestrians could be used. Many children play in Brookside Park and cross the road between the tavern and the park at weekends. There are occasionally coaches parked at Brookside Park and people crossing to the tavern on weekdays.*
2. *The parking area in Brookside Park should be upgraded. The area needs to be enlarged, a bitumen surface laid and parking bays marked.*
3. *Parking on the north side of Owen Road needs to be monitored. Pedestrians should not have to walk on the road because cars have parked illegally on the footpath. Erect signs and impose fines.*
4. *Cars should be prevented from parking on verges in front of residents homes. Vehicles park close to and occasionally on residents driveways making it difficult to see oncoming traffic when leaving the driveway. Erect signs and impose fines.*

*Some of these suggestions would come at a cost to the Shire but a condition for approval of the improvements to the tavern should be a substantial contribution to improvements to the surrounding area. Surely the local residents deserve some consideration.*

Noted. Please refer to the Car Parking and Traffic section of the report.

No developer contribution plan exists which requires the applicant/landowner of the subject site to undertake such works, or make a financial contribution towards such works being undertaken.

The submitter is encouraged to contact the Shire should they believe that vehicles are being illegally parked.

## **1. Proposed Outdoor Decking Area**

*One of our primary concerns relates to the proposal for a new timber deck for existing outdoor seating, which is noted to occupy approximately 1,780 m<sup>2</sup> of a possible 1,798 m<sup>2</sup> area.*

*We are concerned that the formalisation and expansion of this decking area may allow for a significant increase in the number of tables, chairs, and patrons, compared with the current informal seating arrangement.*

*Although the application states that:*

*“The application does not propose any changes to existing operations, staff numbers, or the licensed patron area.”*

*we seek clarification on how this will be monitored and enforced, and request written assurance that the new decking area will not result in an increase in the number of patrons accommodated outdoors.*

## **2. Acoustic Fencing and Buffering**

*The proposal includes the replacement of approximately 50 metres of western boundary fencing with 1.8 m high Colorbond fencing to meet acoustic requirements.*

*While this is a positive step, we request further consideration of additional acoustic buffering, specifically:*

- Extension of solid acoustic fencing along the northern boundary, continuing toward the reserve.*

*Noted. Should the measures stipulated in the acoustic assessment be implemented the proposal shall comply with the *Environmental Protection (Noise) Regulations 1997* requirements.*

*In response to the matters raised the applicant has also advised the following:*

*“We have reduced the extent of outdoor decking (Including step, ramps and planters) from 410m<sup>2</sup> to 337m<sup>2</sup>. The redevelopment does not increase the overall areas of the venue; it simply is providing some (arguably overdue) refurbishments to meet modern expectations and improve customer experience.”*

*“The proposed 1.8 metre high Colorbond fencing along the western boundary of No. 20 Owen Road is in response to recommendations contained within the submitted Acoustic Report. According to the expert modelling, the fencing along the western boundary of No. 20 Owen Road will be appropriate in addressing the identified acoustic outcomes and achieving the noise attenuation required by law.*

*Additional acoustic mitigation measures may be considered as part of ongoing venue management, where deemed necessary.”*

- *A solid fence extension that “tees off” from this boundary, effectively enclosing and acoustically buffering the new decking area.*
- *We believe this would provide a more effective noise barrier for residents located north of the tavern, particularly toward Richardson Road (west) and homes surrounding the Alice Hebb Reserve.*

### **3. Updated Noise Management Plan**

*Given the proposed alterations and the current noise concerns experienced by residents, we request the preparation of a new or updated Noise Management Plan.*

*This plan should specifically consider:*

- *The travel of sound toward residences north of the tavern, including Richardson Road and surrounding properties near Alice Hebb Reserve.*
- *Measures to redirect and buffer sound from the outdoor performance area.*
- *Practical steps to reduce bass frequencies, which currently travel considerable distances.*

*At present, even when music is only audible outside our property, the bass sound remains clearly audible within our home, making it difficult to avoid the noise. Please note that on*

The applicant has advised the following:

*“No objection is raised to an update of the existing Noise Management Plan to reinforce current management measures. This may include:*

- *Review and adjustment of bass levels by the Duty Manager at the commencement of outdoor performances, having regard to prevailing conditions;*
- *Requirement for performers to comply with venue-specified sound settings; and*
- *Continued management of noise complaints in accordance with the Noise Management Plan, including review at the time of receipt and recording for ongoing operational review.”*

A condition requiring an updated noise management plan to address the above can be included if considered necessary by the DAP.

The Shire is satisfied that should the measures stipulated in the acoustic assessment be implemented the proposal

*some Sundays the music itself can also be heard inside the house.*

#### **4. Control of Speakers and Volume**

*We request written confirmation and assurance that:*

- No additional speakers will be installed beyond the current number.*
- Speaker volume will be controlled by Parkerville Tavern management, rather than by individual bands or performers.*
- Volume levels will be managed with consideration for surrounding residents.*

#### **5. Response to Noise Complaints**

*In the past, when we have contacted the venue to raise concerns regarding excessive music volume:*

- The music has not been adjusted, and*
- Over the past ten years, we have never received a follow-up call or response regarding these complaints.*

*We believe a **clear complaint response process** should form part of the updated noise management approach.*

shall comply with the *Environmental Protection (Noise) Regulations 1997* requirements without the need for any changes/updates to be made to the document.

## **6. Request for Site Visit**

*Following receipt of the proposed alteration notices by mail, we requested a site visit with representatives from:*

- *The Shire*
- *Parkerville Tavern*
- *The client's planning representative*

*Unfortunately, this request was **not accommodated**.*

*Given the location of nearby residences and the way sound travels across the surrounding area, we believe **a site visit would provide valuable context** for anyone assessing this proposal.*

*We therefore respectfully request that **a site inspection be arranged** with the relevant parties to better understand the real impact of current and proposed operations on nearby residents.*

### **Conclusion**

*We appreciate the opportunity to provide feedback on the proposed alterations. Our primary objective is to ensure that any development includes appropriate acoustic protections and management measures, so that the amenity of surrounding residents is properly considered.*

During the advertising period the submitter requested in an email that a site visit be held at the Parkerville Tavern with the applicant. The submitter gave their consent for the Shire to pass on their contact details to the applicant. They were subsequently sent to the applicant by the Shire.

The Shire advised the submitter that this had been done, and that it would be happy to meet with the submitter at their property or at the Shire's Administration Building to discuss the proposal and assist with any queries they had. This opportunity was not taken up by the submitter.

Subsequently the submitter advised the Shire that they had not heard from the applicant and would contact the Shire again if they had still not heard from them. The applicant did not subsequently contact the Shire regarding this matter.

The applicant has advised the Shire that two conversations were had with the submitter on the phone and during a meeting via Teams.

Following the conclusion of the advertising period the Shire again advised the submitter that it would be happy to meet with them at their property or at the Shire's Administration Building to discuss the proposal and assist with any queries they had.