



## Metro Inner Development Assessment Panel Agenda

**Meeting Date and Time:** Tuesday, 9 June 2026; 9.30am  
**Meeting Number:** MIDAP/135  
**Meeting Venue:** 140 William Street, Perth

A live stream will be available at the time of the meeting, via the following link:  
[MIDAP/135 - 9 June 2026 - City of Vincent](#)

### **PART A – INTRODUCTION**

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Noting of Minutes

### **PART B – CITY OF VINCENT**

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
  - 3.1 Lots 1, 10 -16, 66 and Part Lot 33 (No.292) Beaufort Street, Perth -  
Upgrades to existing Brisbane Hotel Site – DAP/26/03062
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

### **PART C – OTHER BUSINESS**

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. Meeting Closure

*Please note, presentations for each item will be invited prior to the items noted on the agenda and the presentation details will be contained within the related information documentation*



<b>DAP Members</b>
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Dale Page (Presiding Member)
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Karen Hyde (Deputy Presiding Member)
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Francesca Lefante
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Cr Suzanne Worner (Part B – City of Vincent)
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Cr Nicole Woolf (Part B – City of Vincent)
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<b>DAP Secretariat</b>
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Ashlee Kelly
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Tenielle Brownfield
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## **PART A – INTRODUCTION**

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## **PART B – CITY OF VINCENT**

**1. Declarations of Due Consideration**

**2. Disclosure of Interests**

**3. Form 1 DAP Applications**

- 3.1 Lots 1, 10 -16, 66 and Part Lot 33 (No.292) Beaufort Street, Perth -  
Upgrades to existing Brisbane Hotel Site – DAP/26/03062

**4. Form 2 DAP Applications**

Nil

**5. Section 31 SAT Reconsiderations**

Nil

**Part B – Item 3.1 - Lots 1, 10 -16, 66 and Part Lot 33 (No.292)  
Beaufort Street, Perth – Upgrades to existing Brisbane Hotel  
Site**

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

<b>DAP Name:</b>	Metro Inner Development Assessment Panel
<b>Local Government Area:</b>	City of Vincent
<b>Applicant:</b>	Ben Stonebridge, Urbis Ltd
<b>Owner:</b>	Mr John Beasley Veryard, Queenrise Corporation Pty Ltd, City of Vincent
<b>Value of Development:</b>	\$3 million
<b>Responsible Authority:</b>	City of Vincent
<b>Authorising Officer:</b>	Michael Hancock - Manager Development and Design
<b>LG Reference:</b>	5.2025.506.1
<b>DAP File No:</b>	DAP/26/03062
<b>Application Received Date:</b>	19 February 2026
<b>Report Due Date:</b>	26 May 2026
<b>Application Statutory Process Timeframe:</b>	90 Days with an additional 14 days agreed
<b>Attachment(s):</b>	<ol style="list-style-type: none"> <li>1. Location Plan</li> <li>2. Development Plans</li> <li>3. Planning Report</li> <li>4. Landscape Plan</li> <li>5. Heritage Impact Statement (HIS)</li> <li>6. Acoustic Report</li> <li>7. Venue management Plan (VMP)</li> <li>8. Waste Management Plan (WMP)</li> <li>9. Arborist Report</li> <li>10. Applicant response to RFI</li> <li>11. Applicant Response to Summary of Submissions</li> <li>12. Administration Response to Summary of Submissions</li> <li>13. DRP Meeting Minutes</li> </ol>

**Responsible Authority Recommendation**

That the Metro Inner Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/26/03062 and accompanying plans contained in attachment 2 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 City of Vincent Local Planning Scheme No. 2, subject to the following conditions:

## Conditions

### 1. General

- 1.1 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.
- 1.2 This approval is for Additions and Alterations to a Tavern as shown on the approved plans dated received 19 February 2026 and 12 May 2026. No other development form part of this approval.

### 2. Use of Premises

- 2.1 This approval is for a Tavern as defined in the City of Vincent Local Planning Scheme No. 2. The use of the subject land for any other land use may require further approval from the City;
- 2.2 The hours of operation of the Tavern shall be limited to:
  - 11:00am to 10:00pm Sunday to Tuesday.
  - 11:00am to 11:00pm Wednesday to Thursday.
  - 11:00am to 12:00am Friday to Saturday.
- 2.3 The Tavern shall be limited to the 900 patrons at any one given time.

### 3. Building Design

- 3.1 Unless otherwise approved, doors and windows and adjacent floor areas fronting Beaufort Street and Brisbane Street shall maintain an active and interactive relationship with this street. Ground floor glazing and/or tinting shall be a minimum of 70 percent visually permeable to provide unobscured visibility. Darkened, obscured, mirrored or tinted glass or other similar materials as considered by the City is prohibited.
- 3.2 All external fixtures and mechanical plant, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive.
- 3.3 Metre boxes, fire boosters and other service utilities shall be located behind the street setback area, not be visible from the street and where integrated into the building, designed and located so as not to be visually obtrusive, to the satisfaction of the City.

### 4. Boundary Walls

The surface finish of boundary walls facing an adjoining property shall be of a good and clean condition, **prior to the occupation or use of the development**, and thereafter maintained, to the satisfaction of the City. The finish of boundary walls shall be fully rendered or face brick, or material as otherwise approved, to the satisfaction of the City.

## 5. Landscaping

- 5.1 All works shown in the approved landscaping plan shall be undertaken in accordance with the approved plans to the satisfaction of the City, **prior to occupancy or use of the development** and maintained thereafter to the satisfaction of the City, at the expense of the owners/occupiers.
- 5.2 Prior to commencement of construction, a Tree Protection Plan (in accordance with AS 4970:2025 (Protection of Trees on Development Sites)) shall be prepared by a suitably qualified arborist to guide the retention and protection of retained mature trees on the subject site.

The Tree Protection Plan should also include consideration of the impact of:

- Construction of building footprint within the tree protection zone
- Proposed ground level changes within the tree protection zone
- Proposed landscaping works within the tree protection zone.
- Impact of the development on the existing tree canopy.

The Tree Protection Plan shall be submitted to and approved by the City of Vincent. The approved tree protection plan shall be implemented for the duration of the construction of the development.

## 6. Car Parking, Access and Bicycle Facilities

- 6.1 **Prior to the occupation or use of the development**, a minimum of six long-term bicycle parking bays shall be installed on-site in the locations indicated on the approved plans. The design and installation of the bicycle parking bays shall be in accordance with Australian Standards AS2890.3, to the satisfaction of the City.
- 6.2 **Prior to the occupation or use of the development**, a minimum of three short-term bicycle parking bays shall be installed on-site or off-site, with the design and installation of the bicycle parking bays shall be in accordance with Australian Standards AS2890.3, to the satisfaction of the City.
- 6.3 **Prior to the occupation or use of the development**, the proposed extended footpath (abutting bin store) adjacent to the subject land are to be upgraded, by the applicant, to a brick paved standard to the City's specification. A plan of the proposed works must be submitted and approved prior to commencement of works.
- 6.4 All pedestrian access levels shall match into existing verge and footpath levels, to the satisfaction of the City;

## 7. Acoustic Report and Venue Management

- 7.1 **Prior to the occupation or use of the development**, an updated Acoustic Report and Venue Management Plan shall be submitted to the City. The Acoustic Report and Venue Management Plan shall be updated to include:

- The glazed door to the outdoor pavilion remains closed during night-time hours (10:00 pm to midnight)
- The venue amplifier / PA system should be accessible by the Licensee and/or the Approved Manager only;
- Include management measures for a proactive noise monitoring program to ensure that noise emissions from the premises are effectively controlled, including:
  - Routine noise monitoring at the site boundaries, particularly in locations closest to residential or other sensitive uses
  - Increased monitoring during peak trading periods and after 10:00pm
  - Observational checks to confirm whether music or patron noise is audible beyond the premises boundary

The recommendations of the updated Acoustic Report shall be incorporated into the Venue Management Plan and shall be implemented at all times to the satisfaction of the City.

- 7.2 All recommended measures in the approved Acoustic Report identified in Condition 7.1 shall be undertaken in accordance with the report to the City's satisfaction, **prior to the first occupation or use of the development** and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers.

## 8. Waste Management

- 8.1 Waste and refuse generated on the site by the development shall be collected by a private contractor at the expense of the applicant/landowner to the satisfaction of the City.
- 8.2 Prior to the issue of a building permit, an updated waste management plan shall be submitted to the City. The updated Waste Management Plan shall include:
- Information based on a capacity of 900 patrons.
  - Details on waste collection and bin presentation.

The updated Waste Management Plan shall be implemented at all times to the satisfaction of the City.

## 9. Construction Management

- 9.1 **Prior to the commencement of works**, a Construction Management Plan is to be submitted to, and approved by, the City of Vincent. Once approved, the Plan is to be implemented in full to the satisfaction of the City of Vincent. The Plan is to address the following, but not limited to:
- i. public communication and complaint handling procedures;
  - ii. temporary fencing, hoarding, gantries and signage;
  - iii. construction methods;
  - iv. protection of trees and public realm infrastructure;
  - v. Site access and egress

- vi. construction traffic management
- vii. deliveries and storage of construction materials and machinery
- viii. pedestrian and cyclist management and any footpath obstructions
- ix. parking arrangements for staff and contractors;
- x. Hours of construction;
- xi. Management of noise, lighting, vibration, dust and erosion;
- xii. Construction waste management, recycling, and removal;
- xiii. management of any site dewatering or stormwater discharge

10. Public Art

10.1 In accordance with the City's Policy No. 7.5.13 - Percent for Art the application is required to make a public art contribution of \$30,000 being one percent of the \$3 million cost of development.

In order to comply with the Policy, the owner(s) or applicant, on behalf of the owner(s) shall submit a statutory declaration **prior to the lodgement of a Building Permit** stipulating the choice of:

Option 1: Owner/Applicant chooses to co-ordinate the Public Art project themselves or by engaging an art consultant

OR

Option 2: Owner/Applicant chooses to pay cash-in-lieu. Owner/Applicants who choose Option 2 will receive a 15% discount on the Percent for Art contribution.

10.2 The owner(s), or the applicant on behalf of the owner(s), shall comply with the City of Vincent Percent for Public Art Policy No. 7.5.13 in conjunction with the above chosen option:

Option 1 –

**Prior to the issue of a Building Permit** for the development, obtain approval for the Public Art Project and associated Artist; and

**Prior to the first occupation of the development**, install the approved public art project, and thereafter maintain the art work;

OR

Option 2 –

**Prior to the issue of an Occupancy Permit** pay the above cash-in-lieu contribution amount.

11. Environmentally Sustainable Design

The provision of a Solar PV arrangement to minimum of 39.6kW shall be implemented **prior to the occupation or use of the development**, to the satisfaction of the City.

12. Stormwater

Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.

13. Amalgamation

Prior to the occupation of the development, the subject land shall be amalgamated into one lot on the Certificate of Title.

**Advice Notes**

- 1 This is a development approval only and is issued under the City of Vincent's Local Planning Scheme No. 2 only. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with any other laws.
- 2 If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005*, Part 14. An application must be made within 28 days of the determination.
- 3 An Infrastructure Protection Bond for the sum of \$3,000 together with a non-refundable inspection fee of \$100 shall be lodged with the City by the applicant, prior to the commencement of works, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond shall be made in writing. The bond is non-transferable.
- 4 The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5m) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.
- 5 All pedestrian access and vehicle driveway/crossover levels shall match into existing verge, footpath and right of way levels to the satisfaction of the City.
- 6 All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City. No further consideration shall be given to the disposal of storm water 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of storm water 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed storm water disposal shall be lodged together with the building permit application working drawings.
- 7 Any external artificial lighting installations, including in car parks and common areas, is to comply with Australian Standard AS 4282-1997 'Control of the obtrusive effects of outdoor lighting' and must not be permitted to shine or reflect into other properties, creating a nuisance.
- 8 The Construction Management Plan should be prepared in accordance with the City of Vincent's Local Planning Policy: Construction Management. The City's

Construction Management Information Sheet provides guidance in preparing a Construction Management Plan.

- 9 In relation to Condition 6.2, the short-term bicycle bays shall be provided in accordance with a CBR5B bicycle rack specification from the City's supplier, unless otherwise approved by the City.
- 10 In reference to condition 7.1, the applicant should note the following in the amended acoustic report:
  - The application does not currently include any proposal for amplified live entertainment above patron-level noise. Should such activities be intended, further details will be required, including the nature, frequency, and sound levels for assessment.
  - The Acoustic Report should address the City's Sound Attenuation Policy No. 7.5.21, and in order to assess compliance with the *Environmental Protection (Noise) Regulations 1997* for any entertainment, amplified music, public gatherings or other significant noise emitting activity and other potential noise sources.
- 11 Food business/es are proposed on the ground floor tenancies, and the mechanical ventilation plans or type of businesses is not yet known. The City recommends that control of cooking odours/smoke are managed on a worst case scenario, by ensuring that vertically discharging mechanical ventilation systems are built in to the building. Mechanical ventilation systems are required to comply with AS1668.2 - The use of ventilation and air conditioning in buildings (Part 2: Mechanical ventilation in buildings) in order to prevent odours/smoke causing a nuisance to the residential apartments above.
- 12 The food business proprietor/s are to submit a Food Business Notification/Registration application form to register the new food premises under the Food Act 2008. For further information and to download a form please visit: <https://www.vincent.wa.gov.au/develop-build/health/food-businesses.aspx>.

The application must be assessed by Health Services and approved prior to opening. For any queries please contact Health Services on 9273 6000 or email [mail@vincent.wa.gov.au](mailto:mail@vincent.wa.gov.au).

- 13 Where any community/public spaces fall under the definition of a public building (as defined by section 173 of the Health (Miscellaneous Provisions) Act 1911), then the property occupier must apply for a Public Building Certificate of Approval for each space, which will specify the maximum safe capacity. Please note that planning approval capacity may also restrict numbers. For more information and to download the application forms please visit: <https://www.vincent.wa.gov.au/develop-build/health/public-buildings.aspx>.

Where public building approval is required, Forms 1, 2 & 5 are required to be submitted to Health Services for assessment and approval prior to use. For any queries please contact Health Services on 9273 6000 or email [main@vincent.wa.gov.au](mailto:main@vincent.wa.gov.au).

#### **Details: outline of development application**

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	City of Vincent Local Planning Scheme No. 2
Local Planning Scheme - Zone/Reserve	Commercial (292 Beaufort Street) Mixed use R80 (60-78 Brisbane Street) Local Road Reserve (ROW)
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan - Land Use Designation	N/A
Use Class and permissibility:	Tavern – A
Lot Size:	1,473.705m <sup>2</sup>
Existing Land Use:	Tavern and Car Park
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 type="checkbox"/> N/A <input checked="" type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other
Bushfire Prone Area	No
Swan River Trust Area	No

### Proposal:

The subject site is located at No. 292 Beaufort Street and Nos. 60-78 Brisbane Street, Perth. A location plan is included in **Attachment 1**.

The application seeks approval for additions and alterations to a two storey heritage listed Tavern. Details of the development are summarised as follows:

- Demolition, refurbishment and reconfiguration of internal bar, toilet facilities and outdoor seating area;
- Heritage restoration works to the original fabric of the building;
- Extension of outdoor dining area to the east, including a new covered seating area, outdoor bar, and kids play area;
- The extension results in an increased patron capacity from 750 to a maximum of 900 patrons and a 290 square metres addition to Net Lettable Area (NLA), from 1,186 square metres to a total of 1,476 square metres;
- No proposed changes to the operating hours of the venue which will remain:
  - 11:00am to 10:00pm Sunday to Tuesday.
  - 11:00am to 11:00pm Wednesday to Thursday.
  - 11:00am to 12:00am Friday to Saturday.
- Internal fit-out for kitchen and dining areas; and
- Extension of back of house area to the east including:
  - Service/staff access door to back of house facilities from Brisbane Street;
  - Provision of six bicycle bays for staff;

- Provision of further storage areas and service functions; and
- Provision of new bin store area.

The proposed development plans the subject of this application are included as **Attachment 2**.

The applicant's justification and supporting technical reports are included in **Attachments 3 to 10**, and include Planning Report, Landscape Plan, Heritage Impact Statement (HIS), Acoustic Report, Venue management Plan (VMP), Waste Management Plan (WMP), Arborist Report and the Applicants Response to RFI. Updated justification has been received from the applicant through the assessment process, these are included within these attachments.

## **Background:**

### *Subject Site Context*

The subject site is bound by Beaufort Street to the west, Brisbane Street to the south and a City managed public car park to the north and east. The subject site comprises six lots, four of these lots comprise the existing two storey tavern and two of which are currently subject to a land acquisition inclusive of a Right of Way (ROW) and a car park owned by the City of Vincent.

The subject site has three separately zoned lots under the scheme:

- The existing Brisbane Hotel site comprises four lots (lots 1, 10 -16) which are zoned 'Commercial';
- The existing car park (part lot 33) is zoned 'Mixed Use'; and
- The existing ROW (lot 66) is crown land which is unzoned as a local road reserve.

The collective area of these lots shall be referred to throughout the report as the 'subject site'. The existing Brisbane Hotel building is on the City of Vincent's Local Heritage List as category 2 heritage conservation, being of considerable heritage value for the building's free federation classical style architecture and continual contribution to a sense of community and place.

### *Surrounding Context*

The subject site and adjoining property to the north are zoned Commercial under the City's Local Planning Scheme No.2 (LPS2). Adjoining properties to the south and east are zoned Mixed Use with an R80 density code. Birdwood Park is located to the west of the site, opposite Beaufort Street, and is Reserved for Public Open Space under LPS2.

The subject site and adjoining property to the north are within the Activity Corridor built form area and have a permitted building height limit of five storeys under the Built Form Policy. The adjacent properties to the south and east are located within the Mixed Use Built Form Area and have a permitted building height of four storeys under the Built Form Policy. The site is located on the corner of Brisbane Street and Beaufort Street which do not connect for vehicle movements, as there is a small parklet at the end of Brisbane Street including landscaping and seating.

The surrounding development context consists of a range of development densities and uses, including single and double storey commercial development and three to five storey mixed use developments. Characteristics of developments with a direct interface to the subject site are summarised as follows:

- 290 Beaufort Street – An existing tavern use with a maximum of 100 patrons. The hours of operation for the use are limited to 7:00am to midnight on any day.
- 79 Brisbane Street: Located on the opposite side of Brisbane Street, an existing three storey multiple dwelling development consisting of eight apartments. Balconies of the dwellings directly face the subject site.
- 3-7 Greenway Street: An existing double-storey grouped dwelling development consisting of twenty dwellings located 30 metres northeast of the subject site, which is separated by the Brisbane Street Car Park. The outdoor living areas and openings to the southern side of the development are orientated facing the existing outdoor area of the Tavern.

### *Broader Context*

The subject site is in proximity to a number of activity centres and landmarks being 500 metres south of the Beaufort Street Town Centre, 250 metres east of the William Street Town Centre, 500 metres east of Hyde Park and 300 metres west of HBF Park.

### *Beaufort Street*

The subject site fronts Beaufort Street, which is an Other Regional Road with two lanes in each direction, during specified hours of business days there is a dedicated bus lane in either direction. Dedicated pedestrian paths run parallel to Beaufort Street on both sides of the road.

Beaufort Street is serviced by two high-frequency bus routes, providing connections to key transport hubs, including Perth Busport, Mirrabooka Bus Station, Morley Bus Station and Elizabeth Quay Bus Station.

A bus stop for southbound services is located approximately 70 metres northeast of the site, while a bus stop providing northbound services is situated 75 metres northeast of the subject site.

### *Acquisition of City Owned Land for Use*

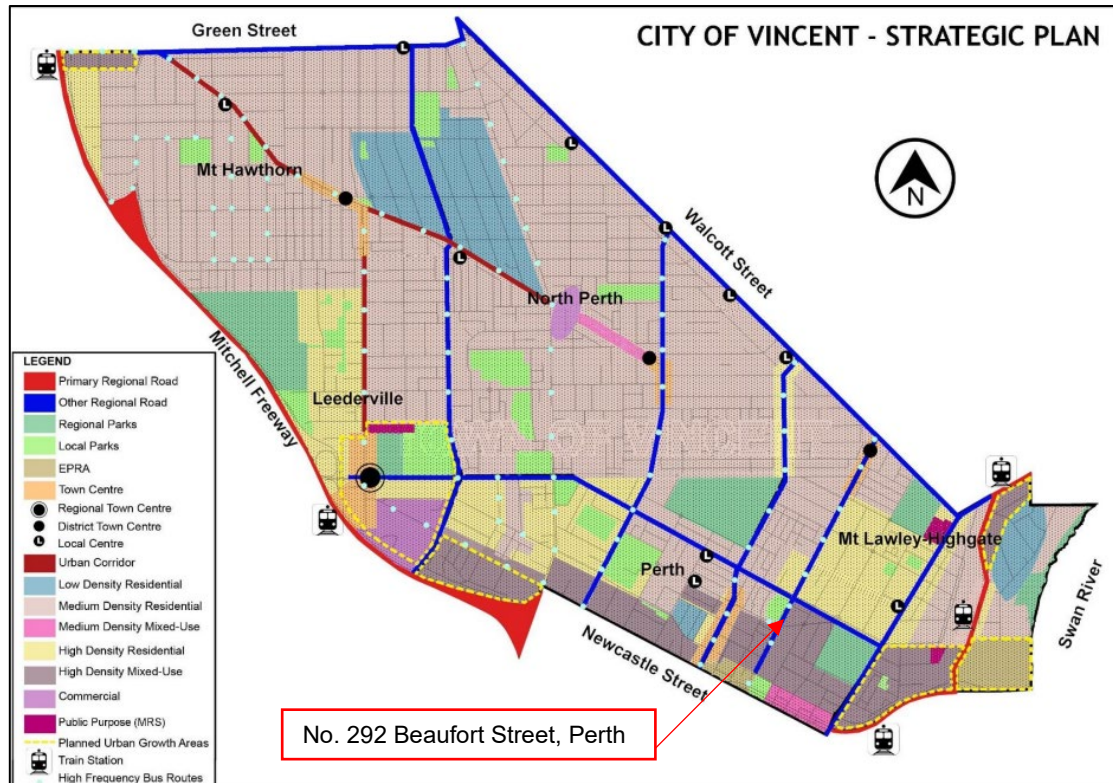
On [22 October 2024](#), Council considered and approved the sale of seven carpark bays and adjoining garden beds of the Brisbane Street Car Park for the purpose of enabling the Brisbane Hotel's proposed extension. This decision allows the proponent to enact the closure and acquisition of the ROW and purchase the seven car bays of the City owned car park.

The proposed 112 square metres ROW and 185 square metres of the car parking area is consistent with the defined portion of land and car bays identified in Council's resolution. The proposal does not extend beyond the area contemplated by Council for potential development.

The ROW amalgamation process with DPLH has recently been lodged for registration at Landgate. The sale of the parking bays is ongoing between the landowner and the City of Vincent.

### Local Planning Strategy

The City's Local Planning Strategy was endorsed by the WAPC on 8 November 2016. It identifies the subject site as falling within a High Density Mixed Use area and identifies Beaufort Street as an Other Regional Road and high frequency bus route, as shown in **Figure 1**.



**Figure 1** – The Local Planning Strategic Plan from the City's Local Planning Strategy

### Legislation and Policy:

#### Legislation

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *Planning and Development (Development Assessment Panels) Regulations 2011*
- *Environmental Protection (Noise) Regulations 1997*
- Metropolitan Region Scheme
- City of Vincent Local Planning Scheme No.2
- City of Vincent Local Planning Strategy

#### *Planning and Development (Local Planning Schemes) Regulations 2015*

[Clause 67\(2\)](#) of Schedule 2 to the *Planning and Development (Local Planning Schemes) Regulations 2015* sets out matters to be given due regard by the decision maker in the consideration of an application.

The City has provided more detailed comments on matters relevant to the acceptability of the proposed development throughout the Report. The key matters of Clause 67(2) relevant to this application include the following:

- (a) – Aims and provisions of the local planning scheme;
- (c) and (g) – Approved State and local planning policies;
- (k) – Built heritage conservation;
- (m) – Compatibility of the development with its setting;
- (n) – The impact on the amenity of the locality;
- (p) – Adequacy of landscaping provision and retention;
- (s) and (t) – Parking, access, manoeuvring and traffic likely to be generated by the development;
- (u) – the availability and adequacy for storage, management and collection of waste;
- (y) – Any submissions received on the application; and
- (zc) – Comments from the City's Design Review Panel.

#### *City of Vincent Local Planning Scheme No.2*

The objectives of the Commercial zone under LPS2 are:

- *To facilitate a wide range of compatible commercial uses that support sustainable economic development within the City.*
- *To ensure development design incorporates sustainability principles, with particular regard to waste management and recycling and including but not limited to solar passive design, energy efficiency and water conservation.*
- *To maintain compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.*
- *To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.*
- *To provide limited residential opportunities within the Commercial zone including high density housing, affordable housing, social and community housing, tourist and visitor accommodation and short-term rental accommodation.*

The objectives of the Mixed Use zone under LPS2 are:

- *To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.*
- *To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents. •*
- *To provide for a compatible mix of high density residential and commercial development.*
- *To promote residential use as a vital and integral component of these mixed use zones.*
- *To ensure development design incorporates sustainability principles, with particular regard to waste management and recycling and including, but not limited to, solar passive design, energy efficiency and water conservation.*
- *To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.*

## State Government Policies

- State Planning Policy 7.0 – The Design of The Built Environment (SPP 7.0)

## Local Policies

- City of Vincent Community and Stakeholder Engagement Policy
- City of Vincent Local Planning Policy – Non-Residential Parking
- City of Vincent Local Planning Policy – Percent for Art
- City of Vincent Local Planning Policy No. 7.1.1 – Built Form
- City of Vincent Local Planning Policy No. 7.5.21 – Sound Attenuation
- Local Planning Policy: Construction Management
- City of Vincent Local Planning Policy: Development Guidelines for Heritage Places
- City of Vincent Payment in Lieu of Parking Plan

## **Consultation:**

### Public Consultation

Community consultation was undertaken by the City for a period of 28 days in accordance with the *Planning and Development (Local Planning Schemes) Regulation 2015* from 20 March 2026 to 23 April 2026.

Advertising was conducted in accordance with the City's Community and Stakeholder Engagement Policy for a Form 1 DAP application. This included 620 letters being mailed to all owners and occupiers within a 200-metre radius of the subject site as shown in **Attachment 1**, a sign on site, a newspaper advertisement, and notice on the City's website.

At the conclusion of the consultation period, a total of 12 submissions were received which comprised of:

- Nine submissions objecting the proposed development.
- Two submissions supporting the proposed development.
- One submission neither supporting, nor objecting the proposal; however, provided comments.

The reasons for support during the consultation period included the following:

- The development will bring positive benefits to the community and continue to ensure the area remains active and vibrant.

The concerns raised during the consultation period included the following:

- The increased patron capacity will result in an increase in noise from outdoor areas during peak times that will have an undue impact on surrounding residential amenity.
- The increased patron capacity will result in an increase in antisocial behaviour and create safety concerns impacting on surrounding residential amenity.
- The proposal does not include sufficient acoustic mitigation measures or management measures and has not duly considered the impacts on residential amenity.

- Increased noise and fumes caused by deliveries on Brisbane Street will impact surrounding residential amenity.
- The increase in patron capacity and loss of car bays will further constrain availability of car parking in the locality.
- The proposal will create further traffic and increase the use of overflow on-street parking in nearby residential streets.
- The proposal involves removal of mature and healthy trees on site, resulting in a loss of tree canopy and local character.
- The removal of trees on site will have significant negative impacts on local biodiversity as the trees to be removed are established food sources for native birds, including the red-tailed black cockatoo, a species listed as threatened in Western Australia.
- The proposal needs to consider retention of the existing trees where possible, consideration of alternative design solutions to avoid their removal, or investigation of transplanting the trees.

A summary of the submissions received and the Applicant’s and City’s response to these is included in **Attachment 11** and **12** respectively.

#### Design Review Panel Advice

The proposal was presented to the City’s DRP on three occasions, being 17 September 2025 prior to the application being lodged, 1 April 2026 during the assessment of the application and a DRP Chair re-referral of amended plans on 13 May 2026.

An extract of the DRP meeting minutes are included in **Attachment 13**.

The table below outlines how the proposal has progressed through the DRP process in accordance with the Ten Principles of Good Design:

<b>Design Review Progress Report</b>			
<b>Design Quality Evaluation</b>			
	<i>Supported</i>		
	<i>Pending further attention</i>		
	<i>Not supported</i>		
	<i>Insufficient information for comments to be able to be provided.</i>		
	<b>DRP Meeting 1 17 September 2025</b>	<b>DRP Meeting 2 1 April 2026</b>	<b>DRP Chair Rereferral 13 May 2026</b>
Principle 1 – <b>Context &amp; Character</b>			
Principle 2 – <b>Landscape Quality</b>			
Principle 3 – <b>Built Form &amp; Scale</b>			
Principle 4 – <b>Functionality &amp; Build Quality</b>			

Principle 5 – <b>Sustainability</b>			
Principle 6 – <b>Amenity</b>			
Principle 7 – <b>Legibility</b>			
Principle 8 – <b>Safety</b>			
Principle 9 – <b>Community</b>			
Principle 10 – <b>Aesthetics</b>			

The key comments from the DRP are summarised as follows:

- The Panel is supportive of the sensitive response from a heritage perspective and a demonstrated increase in patron functionality as well as amenity on the site.
- The additions have improved patron functionality and amenity, with a highly functional layout to support an increase in operations.
- A restore, reinstate and repair approach to the original heritage building facades is supported.
- The large new window to the non-original Beaufort Street facade increases streetscape interactivity and perceived passive surveillance on that interface, with further opportunities for activation to Brisbane Street.
- The retention of trees onsite should be closely considered and monitored during construction.

The DRP is largely supportive of the development, with the outstanding acceptable principles listed in the table below, with the Administration’s response to the acceptability of outstanding items.

<b>DRP Comments Received</b>	<b>Administration’s Comment</b>
<p><u>Principle 1 – Context and Character</u></p> <p>Given the site area is being increased which has improved patron functionality and amenity (which is supported) the applicant is also encouraged to address existing sub-optimal public realm and functionality issues on the site. The level of streetscape interactivity on Brisbane Street is currently low and will further decrease based on the proposed works. Deliveries and bin pick-up processes currently occur over the pedestrian footpath on a primary streetscape which is not optimal from a community, streetscape, functionality or safety perspective. The proposed development should deliver a clear improvement to the site’s public realm interface.</p>	<p>It is acknowledged that the design locates servicing to the Brisbane Street frontage, resulting in a low level of activation to the street. As indicated in the development plans, the proposal includes public art located on the blank wall of the bin store which presents a further opportunity to add elements of interest, activation, lighting and amenity to this area. Due to the prominent location on the corner of Beaufort and Brisbane Streets, the site is constrained in where service access can be located without impacting the public realm. Brisbane Street, although an important frontage, is considered the more appropriate location for the service access to be located as compared to the higher order road of Beaufort Street.</p>

DRP Comments Received	Administration's Comment
<p>One option to improve this would be adding a delivery and waste pick-up courtyard within the site so these functions don't take place on / over the public footpath. Another option would be to further sleeve services behind active uses such as a 'hole in the wall' tenancy opening out to Brisbane Street in the south east corner of the site.</p> <p>While the proposed works to the original heritage building is supported the visual differentiation of the later additions (both existing and new) appear quite subtle. The applicant is encouraged to consider greater visual differentiation between the original fabric and later additions through the materiality, treatment and colours of the later additions.</p> <p>The inclusion of the new awning over the Beaufort and Brisbane Street facades is an important addition which requires liaison with DPLH. The applicant is encouraged to commence liaison with DPLH and any other required external authorities at an early stage to ensure this element can be delivered.</p>	<p>The back-of-house and servicing area has been justified as an efficient and functional layout tailored to operational needs, with design testing demonstrating the proposed location as the most practical solution. The applicant has also confirmed that bin and delivery activities will be coordinated with contractors between 7am and 7pm twice a week to minimise disruption to the public realm. A recommended condition will require this to be further demonstrated through an updated deliveries section in the WMP.</p> <p>The additions proposed are considered to have sufficient changes in materiality, proportionality and design features that differentiate the built form of the additions from the original heritage fabric. This has been achieved through distinguished material changes between original and additions, which is assisted by the reconstruction of the canopy and restoration of the façade. The design has been supported by a heritage impact statement, see <b>Attachment 5</b>.</p> <p>Noted. The City has delegation to authorise the awning as sufficient clearance is met from the footpath and carriage way.</p>
<p><u>Principle 2 - Landscape Quality</u></p> <p>The Arborist's Report notes the removal of two trees, which appear suitable for retention, however appear to be recommended for removal solely due to the proposed building footprint. Further justification is required to clearly demonstrate why retention is not feasible and whether alternative design responses have been adequately explored.</p> <p>The Arborist's Report covers the two trees being removed (Trees No.1 &amp; 2 in the report) however it does not include</p>	<p>The Arborist Report justifies the removal of two mature and five semi-mature trees, all of which are Melia azedarach (Cape lilac), a declared environmental weed in Western Australia. The City's Built Form policy allows for tree removal where the tree is considered a weed.</p> <p>Noted, the applicant has noted five semi-mature trees proposed for removal that have not been assessed by the Arborist</p>

DRP Comments Received	Administration's Comment
<p>the trees on the north boundary of the site within the City of Vincent's car park site or the existing trees that are being retained in the alfresco beer garden area. The trees on the north boundary are noted in one diagram (Trees No. 3, 4 &amp; 5 on page 18) however no information is provided in relation to these in the report. The Arborist's Report should cover all trees on the site and provide information in relation to tree protection requirements during construction as well as the impact of the proposed new works on existing trees noted as being retained.</p> <p>The proposed blockwork wall on the north-east of the site will encroach within the structural root zone (SRZ) of the two existing trees. Further consideration to a 'tree sensitive design' which should include consideration to minimise impacts to the root zone.</p> <p>Given the site area is being increased and existing trees are proposed for removal the applicant is encouraged to maintain (if not increase) current trees numbers and canopy coverage on the site through the relocation of existing trees (where possible) and the provision of new trees on the site. The applicant is encouraged to demonstrate a net increase in tree numbers and canopy coverage on the site.</p> <p>The current Landscape Plan lacks detail. While a range of tree species have been nominated further information is required to illustrate where each species is proposed to be planted on the site.</p>	<p>Report but have been included on the demolition plan. These five trees have been identified as Melia azedarach (Cape lilac), a declared environmental weed in Western Australia. The City's Built Form policy allows for tree removal where the tree is considered a weed.</p> <p>In regard to the protection of existing trees to be retained, the City recommends conditions for a Tree Protection Plan to be provided prior to construction in order to mitigate potential impacts.</p> <p>As stated above, the City recommends tree protection conditions that will be adhered to during construction phase.</p> <p>Given the restrictive nature of the adaptive reuse and the overall retention of the existing alfresco beer garden area, the retention of two of the five mature trees on the acquired lot is considered acceptable given that the trees being removed are declared weeds. In lieu of further tree planting due to site restrictions, the applicant has opted to provide further landscaping opportunities within the site including overhead plantings in the pavilion area.</p> <p>Given the majority of existing vegetation is proposed to be retained, the provided detail is considered sufficient. A landscaping plan condition has been recommended which will outline the proposed species.</p>
<p><u>Principle 4 - Functionality &amp; Build Quality</u></p> <p>Given no parking is provided on the site the applicant is encouraged to provide additional public bicycle parking on the site, over and above the existing public bicycle racks on the footpath.</p>	<p>The City is recommending that a condition is imposed for the provision of six long term and three short term bicycle parking bays, which is proportionate with the scale of the additions.</p>

DRP Comments Received	Administration's Comment
<p>Ensure the Games &amp; Activities area has a high level of visibility from the surrounding courtyard alfresco areas to allow monitoring by parents. Visibility of this area currently appears to be limited.</p> <p>The required exit on the east side of the site would potentially be built out (blocked) by a development on the adjoining City of Vincent owned carpark site. The applicant indicated it complies with NCC / BCA requirements and it would be addressed as an engineered / performance solution in the future if the adjacent site is developed however the applicant is encouraged to generate a solution that does not require additional work or engineered solutions if the adjoining site is developed in the future.</p>	<p>The games and activities area has two openings being the south facing sliding door and the large north facing window panel.</p> <p>DRP and the applicant have discussed the possibility of the service door to Brisbane Street functioning as a secondary fire exit should the carpark adjoining be developed in a way that restricts this access. In any case this matter will be further assessed at Building Permit stage.</p>
<p><u>Principle 5 - Sustainability</u></p> <p>It's acknowledged the City's ESD policy requirements are not particularly suited to this type of development in terms of demonstrating a 5 star Greenstar outcome can be achieved. The focus on the re-use and restoration of the existing building fabric is supported as a strong component of the ESD narrative however this should be reinforced and strengthened through the inclusion of additional active ESD initiatives.</p> <p>Consider additional active ESD initiatives such as efficient heat pump hot water systems.</p>	<p>As acknowledged by the DRP, due to the scale of the works proposed being limited to additions and alterations, the capacity for inclusion of holistic sustainability measures is difficult, particularly for a heritage listed building. The proposed development incorporates solar PVs, which are recommended to be secured by way of condition.</p> <p>The applicant has stated that within the current works a heat pump system has been considered and has not been included due to potential impacts on visibility from the street and impact on heritage.</p>
<p><u>Principle 8 – Safety</u></p> <p>A high proportion of the Brisbane Street streetscape interface is inactive which also limits passive surveillance. All opportunities to improve passive surveillance of Brisbane Street should be explored, particularly through the introduction of additional or enlarged openings in areas such as the toilets,</p>	<p>As the public art contribution will be recommended as a condition of approval, this will be a further opportunity to add elements of interest, activation, lighting and amenity to this area.</p>

DRP Comments Received	Administration's Comment
<p>even if they are obscure or high level windows.</p> <p>Refer to comments in the Context &amp; Character Principle in relation to deliveries and waste pick up occurring on / over the public footpath which is not optimal in terms of public safety.</p>	<p>As outlined in the Context and Character section, due to site restrictions the current servicing arrangement is considered as an acceptable outcome.</p>

### Planning Assessment:

The proposal has been assessed against all relevant legislative requirements. The table below summarises the planning assessment of the proposal against the provisions of LPS2, the Built Form Policy, Local Planning Policy: Non-Residential Parking and Local Planning Policy: Development Guidelines for Heritage Places.

Applications for development approval need to demonstrate that the design achieves the objectives of each clause within Volume 3 of the Built Form Policy. While addressing the acceptable outcomes is likely to achieve the objectives, they are not a deemed-to-comply pathway, and the proposal will be assessed in context of the entire design solution to ensure the objectives are achieved. Proposals may also satisfy the objectives via alternative means or solutions.

Regarding car parking and bicycle parking, where a proposal does not meet the standards set out in the Non-Residential Parking Policy, the decision maker is to exercise its judgement to consider the merits of the proposal having regard to the objectives of the Policy and requirements set out under Sections 1 to 7 of the Policy. Where the proposal does not meet the acceptable outcomes, the relevant planning element is set out in the table below and its acceptability discussed in further detail following this.

Land Use	
Land Use Permissibility	Proposal
<p><b>LPS2</b></p> <p>'P' permitted use.</p>	<p><u>Commercial zone</u> Tavern: 'A' use</p> <p><u>Mixed Use zone</u> Tavern: 'A' use</p>
Car and Bicycle Parking	
Acceptable Outcomes	Proposal
<p><b>Non-Residential Parking Policy</b></p> <p>In the Activity Corridor built form area:</p> <ul style="list-style-type: none"> <li>- 0.22 bays are to be provided per person = 198 bays required</li> </ul>	<p>Nil car bays are provided on site.</p>
<p><b>Non-Residential Parking Policy</b></p>	

<p>In the Activity Corridor built form area:</p> <ul style="list-style-type: none"> <li>- 0.019 short term bays are to be provided per person = 18 bays required.</li>   <li>- 0.042 long term bays are to be provided per person = 38 bays required.</li> </ul>	<p>Nil short term bays are provided. A condition is recommended for the provision of three short term bicycle bays.</p> <p>Six long term bicycle bays are provided on site.</p>
<b>Tree Canopy and Deep Soil Areas</b>	
<b>Acceptable Outcomes</b>	<b>Proposal</b>
<p><b>Built Form Policy Volume 3 – Clause 1.5</b></p> <p>12% of the site to be provided as deep soil area (177.12m<sup>2</sup>)</p> <p>Existing trees shall be retained where they are</p> <ul style="list-style-type: none"> <li>• healthy specimens with ongoing viability; <b>AND</b></li> <li>• species is not included on a State or local area weed register.</li> </ul>	<p>Proposal includes 2.8% deep soil area (42.06m<sup>2</sup>)</p> <p><i>Some landscaped areas provided on the ground floor do not meet the definition of ‘deep soil zone’ as they do not meet dimension requirements or are under a roof.</i></p> <p>The proposal includes the removal of seven trees:</p> <ul style="list-style-type: none"> <li>- Two mature and five small cape lilac trees, which are considered an environmental weed by DBCA.</li> </ul>
<b>Façade Design</b>	
<b>Acceptable Outcomes</b>	<b>Proposal</b>
<p><b>Built Form Policy Volume 3 – Clause 1.13</b></p> <ul style="list-style-type: none"> <li>• Commercial Development which fronts the public realm shall provide active frontages including glazing, openings and operable windows to ensure activity, interaction and surveillance of the street.</li> </ul>	<p><u>Beaufort Street</u> Proposed alterations and additions include one consolidated window to the Lounge Bar Dining area. This alteration to the façade improves to active frontage which is currently inactive with two small portrait windows.</p> <p><u>Brisbane Street</u> Proposed addition to Brisbane Street includes a solid masonry wall with no openings. The wall relates to back of house (Delivery and Bin Store areas).</p> <p><u>Car Park</u></p>

	Additions to the carpark (east) are completely solid and do not provide an active frontage.
<ul style="list-style-type: none"> <li>Commercial Development shall provide a continuous protective awning over the pedestrian footpath.</li> <li>Where provided, awnings shall be: <ul style="list-style-type: none"> <li>(b) Be setback a minimum of 600mm from the face of kerb;</li> </ul> </li> </ul>	<p>Awning proposed to the majority of the Brisbane and Beaufort Street elevations but does not provide a continuous awning for the full length of the lot.</p> <p>Proposed awning is setback 100mm from the kerb on Brisbane Street.</p>
<p><b>Development Guidelines for Heritage Places – Clause 3.5</b></p> <p>New windows and openings are located within walls of secondary significance (side and rear walls).</p> <p>Where new openings visible from the street are unavoidable, they are proportionally related to those of the heritage place and maintain the pattern of fenestration, unless concealed from view from the street.</p>	<p>New window is proposed to non-original portion of the Beaufort Street primary street façade. No new windows are proposed to the Brisbane Street façade.</p> <p>Windows to the non-original addition on Beaufort Street frontage do not maintain the pattern of fenestration. Note: existing windows are also not consistent.</p>
<b>Environmentally Sustainable Design</b>	
<b>Acceptable Outcomes</b>	<b>Proposal</b>
<p><b>Built Form Policy Volume 3 – Clause 1.17</b></p> <p>Development achieves one of the environmental performance standards shown in the below table, or their equivalent:</p> <ul style="list-style-type: none"> <li>Green Star Rating;</li> <li>Life Cycle Assessment; or</li> <li>Sustainability of Construction Works – Assessment of Environment Performance of Buildings.</li> </ul>	<p>The environmental performance standards of the development have not been demonstrated.</p>

These matters are discussed in the Officer Comments section below, together with other relevant planning matters as considered against the planning framework.

**Officer Comment**

Administration’s assessment of the proposal against the applicable planning framework is provided below under section headers.

## Land Use

Tavern is an 'A' use within the Commercial and Mixed Use zones. An 'A' use means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with deemed provisions and the City's community and stakeholder engagement policy.

### *Community Submissions*

The City received submissions during the public consultation period which raised concerns with the expansion of the tavern use and potential impacts on nearby residential amenity. This included concerns that the expansion of patron capacity would further create amenity impacts related to noise, safety and antisocial behaviour.

### *Applicant Justification*

The applicant's justification for the proposed land use is summarised as follows:

- The proposed works would enhance the subject site's Tavern land use, addressing the objectives of the Commercial zone by providing a suitable commercial offering that is compatible with the streetscape and surrounding development context.

### *Administration Assessment*

The proposed Tavern land use that has an 'A' permissibility would be consistent with the objectives of the Mixed Use and Commercial zones under LPS2 for the following reasons:

- Existing Operation – The subject site is occupied by the Brisbane Hotel, which has been continuously operating as a licensed premises since 1898. The proposal involves an extension of the tenancy into the adjoining car park, which will continue to be operated and managed as part of the Brisbane Hotel.

The proposal represents a continuation and expansion of an established and longstanding land use and is consistent with the historical use of the site. The ongoing operation of the tavern supports the activation of the area and contributes to its economic growth.

- Streetscape and Sustainability – The proposal includes the adaptive reuse and additions to a heritage building, promoting the heritage values and significance of the existing building whilst improving streetscape and functionality of the development. The additions proposed are of an appropriate scale, utilising a functional design that supports the continued utilisation of the heritage portion of the tavern without compromising amenity. In addition to the adaptive reuse proposed, the applicant has agreed to provide solar PV systems to improve sustainability outcomes of the development.
- Location Acceptability and Residential Compatibility – The tavern tenancy is located along Beaufort Street, with a secondary frontage to Brisbane Street. The area that the subject site is located in is an activity corridor characterised by

commercial and retail land uses. Beaufort Street is an established street that contains restaurant/café, small bar, and tavern land uses, and has high level of accessibility, supported by high frequency public transport and pedestrian activity, making it well suited for the continuation of the tavern land use.

Brisbane Street provides a secondary interface to the site, accommodating servicing and access, and consists of a mix of residential and commercial development.

The surrounding locality comprises of a mix of commercial and entertainment uses, with residential development in close proximity. In this context, the tavern use contributes to the activation and vibrancy of the area, subject to appropriate management to ensure the impact on the residential amenity is managed.

- **Noise Management** – The development incorporates some effective measures to mitigate potential noise impacts to adjoining properties. This includes design features such as solid parapet walls, roof enclosure and sliding doors capable of full enclosure of the addition. The supporting Acoustic Report included in **Attachment 6** and Venue Management Plan **Attachment 7**, are recommended to be updated and implemented as conditions of approval, to provide further acoustic measures outlined to be implemented during the Tavern's operation. Noise management measures are discussed in further detail within the Acoustic Report section of this report.

#### Licensed Premises and Hours of Operation

The Licensed Premises Policy provides a guidance for operating hours of licenced premises in various zones. The policy does not provide specific guidance for the appropriate hours for Taverns within the Mixed Use zone. This is because the policy was adopted in 2014 and has not been updated to reflect the zones allocated in LPS2. However, the policy does include the appropriate hours for Taverns within the Commercial zone, which is the predominant zone over the subject site.

The Licensed Premises Policy provides the following standards for the hours of operations of Taverns within the Commercial zone:

- Monday to Saturday: 7:00am – 12:00am (midnight)
- Sunday: 7:00am – 10:00pm

The *Liquor Control Act 1988* provides for the following hours of operation for Taverns:

- Monday to Saturday: 6:00am – 12:00am (midnight)
- Sunday: 10:00am – 12:00am (midnight)

The application proposes the following trading hours

- Monday, Tuesday, and Sunday: 11:00am to 10:00pm
- Wednesday and Thursday: 11:00am to 11:00pm
- Friday and Saturday: 11:00am to 12:00am

The application proposes opening hours that are consistent with the hours permitted under the *Liquor Control Act 1988* and the Licensed Premises Policy.

## Car and Bicycle Parking

The Built Form Policy acceptable outcomes state that car parking shall be provided in accordance with the City's Policy No. 7.7.1 – Non-Residential Development Parking Policy (Parking Policy).

Under the Parking Policy, holistically based on the maximum capacity of 900 persons, the proposal would propose a shortfall of 198 car parking bays, 17 short-term bicycle parking bays, and 38 long-term bicycle parking bays.

When considering the established approved car parking shortfall of 165 bays for the currently approved 750 patrons, the proposed increase of 150 patrons results in an additional car parking requirement of 33 car parking bays. Similarly, the proposed increase in patron numbers results in the requirement of an additional three short-term bicycle parking bays, and seven long-term bicycle parking bays.

The application proposes the following:

- Nil car bays.
- Six staff long-term bicycle parking bays.

### *Community Submissions*

The City received submissions during the public consultation period which raised concerns regarding the nil number of car parking proposed. The concerns expressed that the reduced car parking would increase on-street car parking pressure and cause traffic increases on surrounding streets.

### *Applicant Justification*

The applicant's justification for the proposed car and bicycle parking shortfalls are summarised as follows:

Based on the highly sustainable location of the site, the existing and operational nature of the venue, and the significant numbers of nearby parking spaces in the neighbouring car park and surrounding roads, the under provision of parking is considered to be both reasonable and acceptable due to:

- The venue is in a dense inner-city area (East Perth, Northbridge, Mount Lawley), with many patrons likely walking or working nearby, reducing parking demand.
- It is adjacent to the Brisbane Street Car Park (approx. 150–200 bays), providing significant nearby capacity.
- Aerial imagery over 5 years shows the car park rarely exceeds 20 vehicles, indicating ample unused capacity.
- Additional on-street and ticketed parking is available on surrounding streets, offering overflow during peak times.
- The site has excellent public transport access, with nearby bus stops and four train stations within 1km, reducing reliance on cars.
- Additional on-site parking would diminish the heritage setting and result in a poorer urban outcome.
- Comparable venues demonstrate low car usage, with patrons favouring carpooling, rideshare, and public transport.

- Peak demand aligns with events at HBF Park, which accommodates 35,000 people without providing parking.
- The existing venue does not currently provide any bicycle spaces. The provision of six long term bays to reflect the minor uplift in floorspace is considered to be reasonable and will provide sufficient provision relative to staff numbers expected to be on-site.
- The applicant is willing to discuss opportunities with the City to provide a commensurate increase of short term bicycle parking bays to the number of additional patrons in appropriate locations around the site.

### *Administration Assessment*

The proposed parking would satisfy Objectives of the Parking Policy for the following reasons:

- Site Context – The existing tavern operates with a substantial on-site parking shortfall, which is typical of heritage buildings where opportunities for additional parking are inherently constrained by adaptive reuse. This shortfall is largely accommodated by the adjacent City-owned Brisbane Street car park, which functions as the primary parking resource for the venue. While the proposed development will result in the loss of seven bays within this car park, it also introduces six long-term bicycle parking bays on-site, supporting alternative transport options. Having regard to the site's proximity to high-frequency public transport and the established travel behaviour of tavern patrons, the marginal reduction in car parking supply as a result of the development is not expected to result in a material impact on the surrounding area.
- Availability of paid car parking – Located directly adjacent to the subject site is the City of Vincent's Brisbane Street car park which has a current capacity of 156 bays (reduced to 149 bays after redevelopment). The City of Vincent Ranger Services conducted a parking survey at the Brisbane Street Car Park in 2025 on Thursday 10/4, Friday 9/5, Saturday 10/5 and Sunday 11/5. The parking counts demonstrated an average occupancy of 30 percent (47 bays) at 11:00am, an average occupancy of 29 percent (45 bays) at 2:00pm and an average occupancy of 24 percent (38 bays) at 5:00pm.

The Brisbane Street Car Park is considered to provide an adequate supply of public parking within the area, with current occupancy data shows on average 27.6 percent usage of the car park capacity. Rangers have advised that the car park typically only reaches capacity when events are being held at HBF Park and near capacity during peak times for the tavern being Friday, Saturday and Sunday nights.

- On-Street Car Parking Survey – The City's most recent parking survey data for the surrounding on-street parking in the immediate area was undertaken in April and May 2025. The parking survey is limited to the two sections being; Bulwer Street (Lake Street to Beaufort Street) and Brisbane Street (William Street to Beaufort Street). The survey is not exhaustive and does not cover all street parking bays within a 250 metre walkable catchment of the subject site.
  - Bulwer Street – The City's parking survey data extends east to the intersection with Lake Street, covering 29 bays. There is an average

occupancy of 71 percent (21 bays) at 11:00am, 62 percent (18 bays) at 2:00pm and 56 percent (16 bays) at 5:00pm.

- Brisbane Street – The City’s parking survey data extends east to the intersection with William Street, covering 44 bays. There is an average occupancy of 65 percent (29 bays) at 11:00am, 40 percent (18 bays) at 2:00pm and 23 percent (10 bays) at 5:00pm.

The City’s parking data provides for a limited scope, however this provides insight into activity patterns within the area. This demonstrates that in the afternoon and evenings greater numbers of parking bays become available, which aligns with the operational demands and peak times of the tavern. It is also acknowledged that the availability of parking would be lower on event days when parking is in higher demand and a higher patronage is associated with the development. Whilst this data is not comprehensive in the assessment of parking availability, there is generally availability of on-street parking that can support the proposed increased patronage.

- Visitor Bicycle Parking – A condition has been recommended for the provision of three short-term bicycle bays, which is proportionate to the number of bays required for the additional patronage proposed. Further to this there are five bicycle parking spaces located in the road reserve directly adjacent to the site along Beaufort Street and Brisbane Street. The proximity and accessibility of these spaces are capable of use by patrons who may cycle or scooter to the premises, supporting a shift towards alternative and sustainable transport modes. Nearby cycle networks include Beaufort Street, Bulwer Street and Stirling Street as identified by the City’s Bike Plan 2023-2028.
- Staff Bicycle Parking – The provision of six on-site staff bicycle parking spaces satisfy the objectives of the Parking Policy. The provision of these bicycle parking spaces aligns with the objective of the policy to facilitate a mode shift away from private vehicles and to emphasise prioritising alternative transportation modes over the use of cars.
- Public Transport and Site Accessibility – The site is highly accessible for pedestrians and by public transport, located 70 metres from a high frequency bus route stop along Beaufort Street and 1 kilometre walking distance from Perth Train Station, East Perth Train Station and Claisebrook Train Station. Proximity to public transport routes and providing no on-site car parking would further encourage a shift towards more sustainable modes of transport.

Due to the venue’s proximity, it is anticipated that peak trading periods will coincide with events at HBF Park and patrons are likely to use public transport, ride share or means of active transport. The subject site is proximate to complimentary uses, being adjacent to a small bar land use and within walking distance of HBF Park, which reduces the likelihood of traffic generation at peak periods and demand for private vehicles. Further to this the dense, mixed use inner city context increases the likelihood that local patrons would walk or cycle to the venue.

- Cash in lieu – Administration recommends waiving the need to pay cash-in-lieu noting that the proposal meets the objectives relevant to car parking provisions under the Parking Policy. While the increase in patron capacity of 150 patrons would ordinarily generate a demand for an additional 33 car parking bays, a rigid application of the policy in this instance is not considered reasonable or

contextually appropriate, particularly as the development is occurring on the site of seven car bays.

The site is inherently restrained by adaptive reuse and a lack of available land for onsite car parking provision. The acquisition of seven City-owned paid parking bays in order to facilitate the proposal also demonstrates that the City has previously considered the broader implications of reduced parking supply in this location and been compensated in the process.

In light of these factors, having regard to the availability of surrounding public parking, alternative transport options and the established operational context of the site, the imposition of a cash-in-lieu contribution is not warranted in this instance.

- DRP Comments – The DRP indicated that they were generally supportive of the parking shortfall subject to adequate bicycle parking facilities being provided, which has been achieved through the recommended conditions.

### Landscaping

The Acceptable Outcomes of the Built Form Policy identifies standards for 12 percent of site area to be provided as deep soil area. The proposal seeks approval for 3 percent deep soil area and provides a total of 7.85 percent planting areas with the inclusions of additional pots, overhead pavilion planter and inground planters.

### *Community Submission*

The City received submissions during the public consultation period which raised concerns with the removal of mature trees and the landscaping proposed. The concerns expressed that the tree removal was unnecessary and unjustified, that the trees are of importance as a food source to native birds and that landscaping would be insufficient to offset the loss of tree canopy associated with the tree removal.

### *Applicant Justification*

The applicant's justification for the proposed tree canopy and deep soil areas is summarised as follows:

- Existing outdoor beer garden trees are retained, with removals limited to trees along the eastern boundary that are environmental weeds and trees that do not require retention.
- Deep soil provision is constrained by the need to maintain functional outdoor hospitality spaces. The primary function of the outdoor areas is active use, social interaction and amenity, which would be compromised by large, contiguous deep soil zones.
- The proposal does not meet the 12 percent deep soil benchmark but retains and slightly increases existing deep soil areas. In addition to deep soil, the proposal incorporates a broader landscape strategy that includes substantial pot planting, in-ground planting with reduced soil depth, climbers and overhead planting to structures such as the pavilion.
- Collectively, the landscaping features proposed contribute to greening, shade, visual amenity and microclimate benefits across the site, and these benefits are demonstrated on the landscape calculations.

## *Administration Assessment*

The proposed development satisfies to the element objectives of the Built Form Policy relating to Landscaping for the following reasons:

- Landscape Amenity – Landscaping is proposed in various locations across the site which would increase the amenity for visitors and users of the development. This includes landscaping within the alfresco dining areas, comprising green walls, trees and planter boxes that provide shade and contribute to the overall visual amenity of the development. The mature tree retention on site maintains the visual appeal of the development to Beaufort and Brisbane Streets, with the tree removal to the Brisbane Street frontage supported by the Built Form Policy as the trees are declared environmental weeds.

The landscaping concept proposed includes appropriate landscape selections and further planting to account for the extension, with additional pot plantings provided, proposed overhead plantings in the pavilion extension and small increases in in-ground planting. The landscape design is integrated within the overall design without compromising functional areas. A condition is recommended in the implementation of the landscaping plan.

- Tree Canopy – The application proposes to retain the multiple existing mature trees within the current site area. Of the land being acquired for the extension, the proposal includes the removal of two mature trees, five semi-mature trees and the retention of two mature trees.

The removal of the two mature trees has been justified through an arborist report. The removal of the additional five semi-mature trees has not been justified by the applicant but has been confirmed with the City's Parks team that the trees are also Cape Lilac. The removal of these trees is supported by the Built Form Policy as the Cape Lilac trees are considered environmental weeds and their removal necessary to accommodate the extension of services to the Brisbane Street façade.

The retained trees on the subject site include all trees on the existing site and two additional trees from the acquired land, which would make an effective contribution to the City's green canopy and the amenity of Beaufort Street and Brisbane Street. The location of these trees would continue to provide shading to the alfresco dining spaces. The development would also provide smaller planting across the site to assist in reducing the impact of the urban heat island effect. A condition has been recommended for the mature trees to be protected in accordance with the recommendations of the Tree Impact Assessment.

- Deep Soil and Site Constraints –The development involves adaptive reuse of an existing heritage building with established structures and services that limit at-grade deep soil opportunities. Landscaping is distributed across both external and internal areas to maximise greening within the site's physical constraints. The requirements of the policy are challenging to achieve, noting the current site would not comply with the required deep soil area and this application seeks to increase the overall lot size for additions to the building. It is noted the main outdoor garden area is being maintained and marginally improved by small plantings.

## Façade Design and Public Interface

The Acceptable Outcomes of the Built Form Policy and provisions of the Local Planning Policy: Development Guidelines for Heritage Places (Heritage Policy) identifies standards for Façade Design and Public Interface.

The proposal seeks a number of departures to these standards in the works proposed for the awning, openings and frontage activation.

### *Applicant Justification*

The applicant's justification for the proposed Façade Design and Public Interface is summarised as follows:

- The Heritage Impact Statement demonstrates how the proposed works do not adversely impact the heritage significance of the site and provide some conservation benefits.
- The entry locations to the development will be unchanged, remaining clear and legible. The new outdoor pavilion will have visual connectivity to Beaufort Street, creating a permeable public interface and increasing passive surveillance.
- Waste management and service vehicle entry points will be located on the eastern corner of the site and is therefore adequately separated from patron entrances.
- The overall quality and experience along Beaufort Street and Brisbane Street interface will continue to be improved.
- The design proposes additional infill to the existing perimeter wall to provide an acoustic barrier between the hotel and public realm, with additional trellis to be provided to allow climbing plants to continue to grow up and along the walls.
- Existing trees being retained in the outdoor pavilion area will provide shade to the public realm.

### *Administration Assessment*

The proposed development satisfies the element objectives of the Built Form Policy relating to Façade Design and Public Domain Interface, and the element objectives of the Heritage Policy relating to the conservation of the building, for the following reasons:

- Public Domain Interface and Activation – The application proposes the retention of the outdoor dining area in the northern portion of the subject site, which has a direct interface with Beaufort Street, this contributes to street activation. Glazing and active edges to Beaufort Street provide strong passive surveillance and enhance safety. The development largely retains the street facing elements and landscaping elements of the existing development.
- Consistency with Street and Building Scale – The proposed additions are proportionate to the existing building, does not exceed the roof line and is compatible with the character of Beaufort Street and Brisbane Street. The massing is well-proportionate and provides articulation through openings without creating visual bulk through limiting additions to a single storey in order to maintain the visual dominance of the two-storey original façade.
- Materiality – The façade incorporates materials and finishes that complement the existing building and the streetscape. The proposed materials include rendering,

masonry blocks, and the exposure of existing tiles, which create a contemporary response to the retained building. The retention of expansive glazing would maintain visual engagement and transparency to the streetscapes. The diverse range of materiality was supported by the DRP.

- Services and Screening – Service elements, including the bin store, are concealed from the street interfaces, ensuring they are not visible from the public domain. This maintains the amenity and preservation of the streetscapes.
- Awning – The application proposes a new canopy awning that extends into the Beaufort Street and Brisbane Street road reserves. The awning will provide weather protection for pedestrians, improving comfort and supporting a more active and pedestrian-friendly streetscape.
- Heritage Works – The Brisbane Hotel is on the City of Vincent’s Heritage List. Since commencing operation in 1898, the building has undergone several renovation works, some of which resulted in the original fabric being rendered or removed. The proposed development seeks to restore elements of the building’s original fabric, including the exposure of tiles on the building façade, the removal of detracting additions such as the Brisbane Street entry canopy, and the introduction of a new awning canopy. In this regard, the proposal represents a balanced approach that retains and enhances the heritage significance of the building while accommodating the proposed upgrades. The restoration component of the application was supported by the DRP.
- DRP Comment – The DRP has supported the heritage approach to restore, reinstate and repair the original heritage building façade.

#### Environmentally Sustainable Design

The Built Form Policy acceptable outcomes state that developments are to achieve either a 5 star Green Star Rating or a Life Cycle Assessment demonstrating a 30 percent global warming potential saving and a 25 percent net fresh water use saving against a code-compliant design.

Due to the scale of the works proposed being limited to additions and alterations, the capacity for inclusion of holistic sustainability measures is difficult especially for a Heritage Listed building. The proposed development incorporates the following energy efficiency initiatives:

- A minimum 39kW panel solar array provided on the roof which would be used to provide electricity to building;
- Retention of mature trees on site; and
- Shading structures to reduce the need for heating and cooling.

The proposal would satisfy the element objectives of Built Form Policy and is supported by the City.

#### Waste Management

The applicant has provided a WMP which is included as **Attachment 8** and proposes the following:

- General waste and recycling to be collected twice per week by a private contractor;
- Waste collection to occur during off peak hours;
- A bin storage area is provided facing the Brisbane Street side of the development which is sufficient in size to accommodate the bin numbers and volumes specified in the WMP; and
- Waste vehicles would park on Brisbane Street for a short period of time while collecting waste from kerbside collection.

The City's Waste team has reviewed the plans and WMP in accordance with its Waste Management Guidelines and advised the following:

- The City is not satisfied that the size of the bin store is adequate to service the needs of the development due to the WMP identifying a maximum capacity of 700 patrons, whilst the development is proposing a maximum capacity of 900 patrons.
- The number of bins proposed appears to be the same as the current provision and is not considered to cater adequately to the increase in patronage.
- The WMP has not specified the collection method further than the statement; *Waste collection drivers will leave vehicles and collect waste in a manner that is safe.*  
Further information is required as to the collection of bins.
- No information has been provided on waste truck turning diagrams, particularly noting that Brisbane Street is a cul-de-sac.

A condition of approval is recommended to be imposed requiring an updated WMP incorporating the above information. This would ensure that the proposal satisfies the waste requirements and adequately address operational requirements.

### Noise and Venue Management

The City received submissions during community consultation raising concerns with the potential noise impacts from the development.

The applicant has submitted an Acoustic Report with Noise Management Plan prepared by E-LAB Consulting and a Venue Management Plan in accordance with the City's Sound Attenuation Policy in relation to the potential impacts of the venue on the adjoining properties. This is included as **Attachment 6** and **Attachment 7** respectively.

The acoustic report is summarised below in relation to the *Environmental Protection (Noise) Regulations 1997* (Noise Regulations).

The Acoustic Report is summarised below in relation to the Noise Regulations:

- Impact of Additions – Predicted noise emissions from the outdoor pavilion comply with the criteria across all time periods. It is noted the levels are 5dB below the assigned levels so the noise emissions the premises are deemed not to significantly impact the noise sensitive receivers. Following recommendations are made to achieve maintain the acoustic amenity to the area:
  - The glazed door to the outdoor pavilion remains closed during night-time hours (10:00 pm to midnight).

- The music is only played at a level where it is not audible at the nearest noise sensitive receivers.
- Noise Management measures – The Acoustic Report contains a Noise Management Plan (NMP) that addresses the following:
  - The NMP insufficiently addresses live music in stating that music will be controlled to not be audible to nearest noise sensitive receivers.
  - The Venue Management Plan outlines further the management of patrons and complaints.
  - Waste collections within prescribed hours or otherwise supported by a supplementary noise management plan.

The City is generally satisfied with the findings of the Acoustic Report for the following reasons:

- Existing Noise Impacts – The proposal considers the extension to an Existing Tavern Use and has operated continuously as licensed premises as such since opening in 1898. The surrounding commercial and mixed use zone context includes a range of existing commercial developments, and this allows for a range of commercial uses and developments. Considering this context, it is reasonable for the surrounding area and residential properties to expect amplified noise.
- Impact to Noise Sensitive Premises – The proposal has been designed to minimise noise impacts on the nearest noise sensitive premises, being residential properties located across the public car park, adjacent on Brisbane Street and adjacent to the open space reserve. Residential properties to the north and west are adequately separated by Beaufort Street and Birdwood Square by the Other Regional Road and reserve. Residential properties to the east are protected from noise from the proposed additional Tavern area by the proposed boundary walls and enclosed nature of the development. These measures ensure that the proposal would be appropriately located to minimise noise impacts on surrounding residential properties.
- Design of additions – The design of the additions is such that the overall noise projection and impact should be the same if not less. The inclusion of solid wall portions to Brisbane Street and the eastern car park elevation will effectively contain noise associated with the extension of the Tavern Use. Further to this, the proposed extension is enclosed with permanent roof covering and sliding doors that allow for the area to be sectioned off and enclosed to all sides. The addition has been designed to accommodate noise attenuation measures rather than proposing further open air beer garden capable of noise projection.
- Noise Regulations – The Acoustic Report has been reviewed by the City's Health Services team and is acceptable in relation to the Noise Regulations subject to the assumptions and recommendations of the report being implemented, including the installation of speakers using lightweight roof structure via hard connections, in order to reduce noise transmission through the roof and a 2.2m high solid wall to the northern boundary. Conditions have been recommended to be imposed requiring an updated Acoustic Report to be submitted addressing amplified noise. The report assumptions and recommended measures are to be implemented.

The proposal also includes a Venue Management Plan (VMP) to support the acoustic report. The VMP generally provides sufficient measures to deal with patron management and service of alcohol. The City has recommended a condition requiring the VMP to be updated reflecting the noise management measures outlined in the updated Acoustic Report as well as providing further measures around noise monitoring.

A condition of approval is recommended to be imposed requiring the development to be constructed and to operate in accordance with the requirements and recommendations outlined in the acoustic report. It also requires the Acoustic Report and VMP to be updated prior to the issue of a building permit to incorporate further noise management measures.

Although it is acknowledged that the impact of the additions is minimal due to design elements, an Acoustic Report is required to ascertain operating levels and a VMP to support with cohesive noise management measures. In particular noise complaints have been raised in regard to amplified live music which did not receive the required attention in the initial proposal.

Noise generated from the premises would also be subject to compliance with the *Environmental Protection (Noise) Regulations 1997*. This would require noise levels, including for amplified music, to be within the prescribed limit.

### Public Art

The development is subject to the requirements of the City's Policy No. 7.5.13 - Percent for Public Art (Percent for Public Art Policy) in accordance with Clause 1.1 which applies to commercial developments.

The City's Percent for Public Art Policy prescribes a minimum of one percent of the total project cost to be allocated to the contribution of public art appurtenant to the development. This equates to a contribution of \$30,000, being one percent of the \$3 million value of the development.

The Percent for Public Art Policy allows two options for this to be provided, being either the payment of cash-in-lieu to the City, or the owner/applicant coordinating the public art project in consultation with the City.

The applicant has indicated for the public art to be located on the blank wall facing Brisbane Street on the southern elevation and the blank wall facing the Brisbane Street Car Park on the eastern elevation. The location of the proposed public art is shown on the elevation plans included in **Attachment 2**.

The proposed public art locations and intent has been reviewed and supported in principle by the City's Public Art Place Planner. The ideal delivery of public art would be a majority of the artwork on the Brisbane street faced to provide further activation and improve the public realm interface.

Should the application be approved, it is recommended that a condition be imposed for this public art contribution to be made.

**Conclusion:**

The proposal has been assessed in accordance with and is consistent with the planning framework which includes the City's LPS2 and the City's local planning policies including the Built Form Policy.

The proposed development is consistent with the objectives of the Commercial and Mixed Use zones under LPS2 and is proposed at a scale and intensity that is compatible with adjoining properties and the area. The overall built form meets the element objectives of the City's Built Form Policy and is supported.

The site is well located and serviced by off-street car parking, public transport and alternate modes of transport, being considered adequate for the needs of the development and its occupants.

It is recommended that the DAP approve the application subject to conditions.

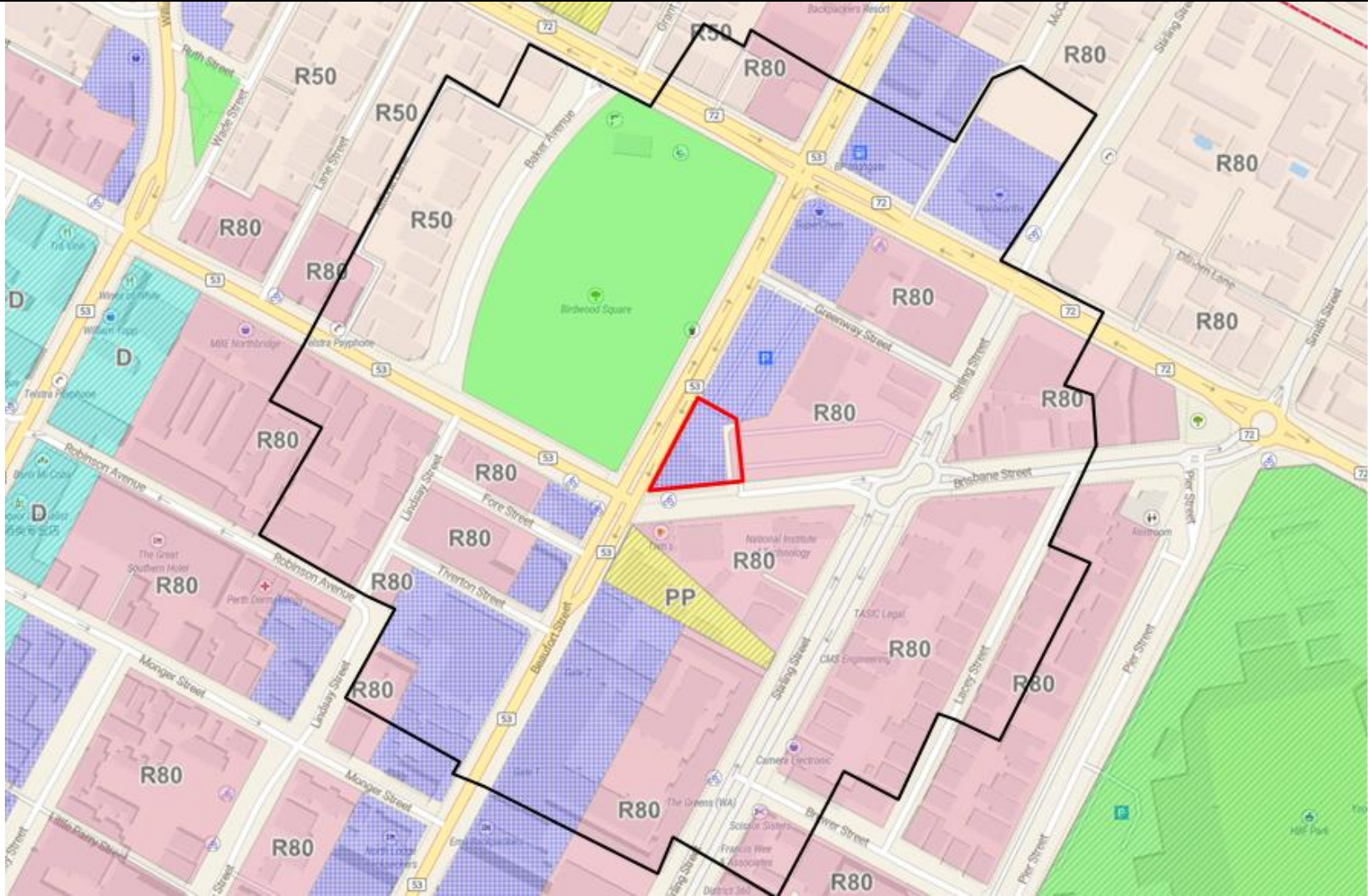


**CITY OF VINCENT**

**ATTACHMENT 1**

DEVELOPMENT ASSESSMENT PANEL MEETING

Location and Consultation Plan



CITY OF VINCENT

The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).

Consultation and Location Map

256 and 258 Charles Street, North Perth

Subject site (red bold), extent of advertising (black outline)





**SUBJECT  
SITE**



CITY OF VINCENT

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256 and 258 Charles Street, North Perth



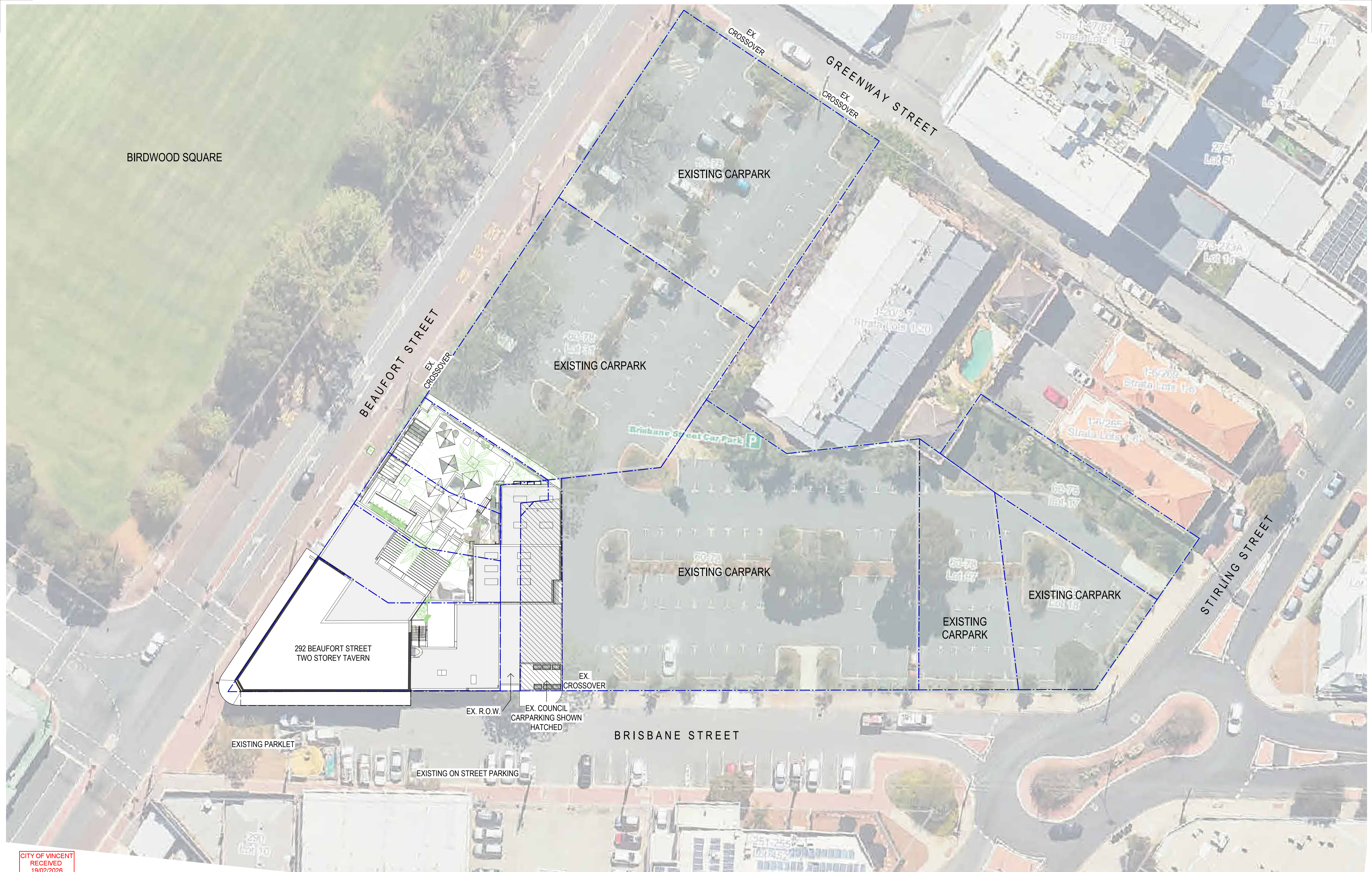


# **CITY OF VINCENT**

## **ATTACHMENT 2**

DEVELOPMENT ASSESSMENT PANEL MEETING

Development Plans



BIRDWOOD SQUARE

292 BEAUFORT STREET  
TWO STOREY TAVERN

EXISTING CARPARK

EXISTING CARPARK

EXISTING CARPARK

EXISTING CARPARK

EXISTING CARPARK

EXISTING PARKLET

EXISTING ON STREET PARKING

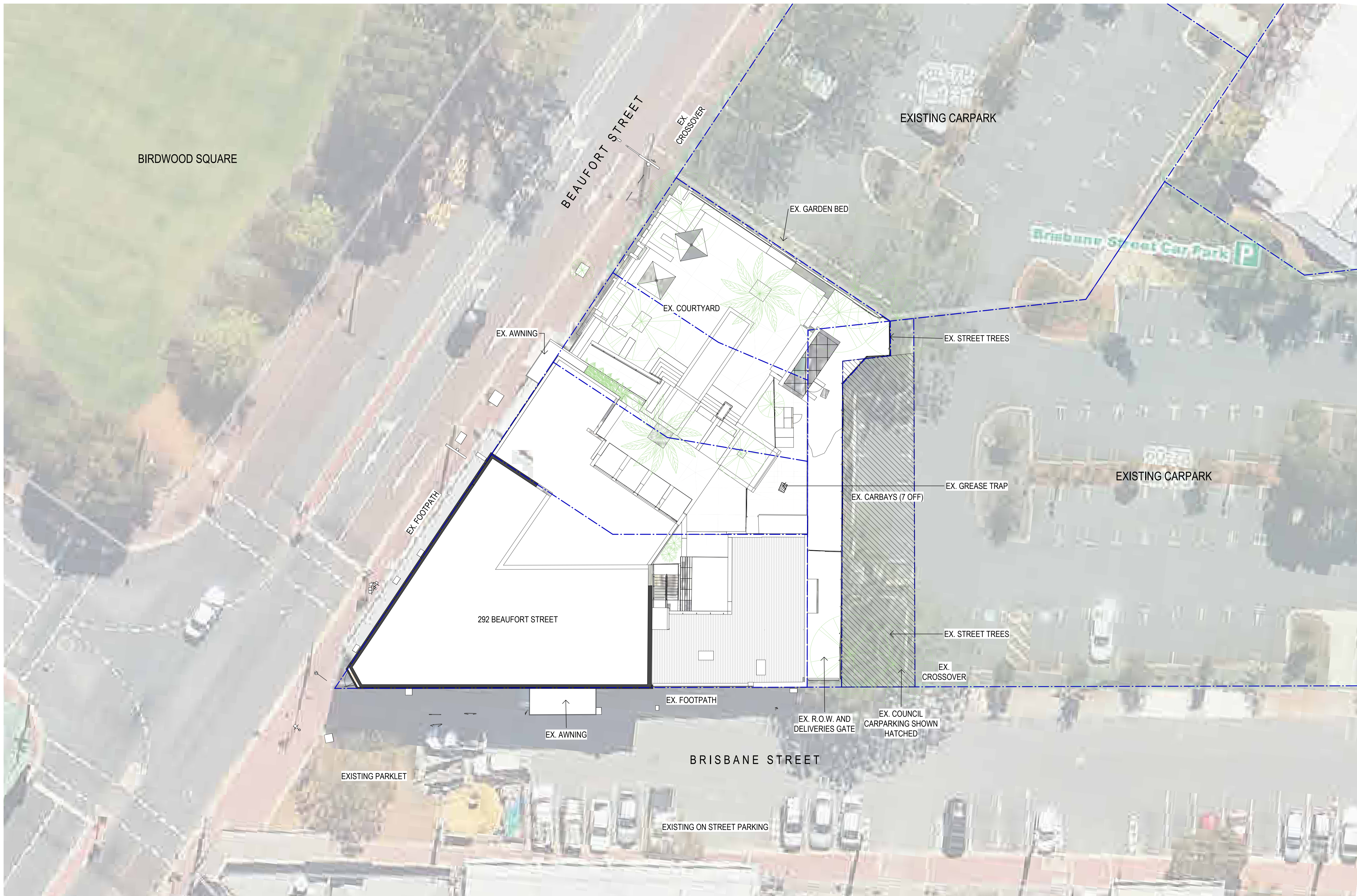
BRISBANE STREET

GREENWAY STREET

BEAUFORT STREET

STIRLING STREET

CITY OF VINCENT  
RECEIVED  
19/02/2026



BIRDWOOD SQUARE

BEAUFORT STREET

EXISTING CARPARK

Brimm Street Car Park P

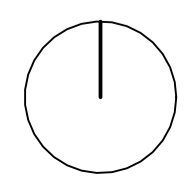
EXISTING CARPARK

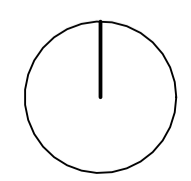
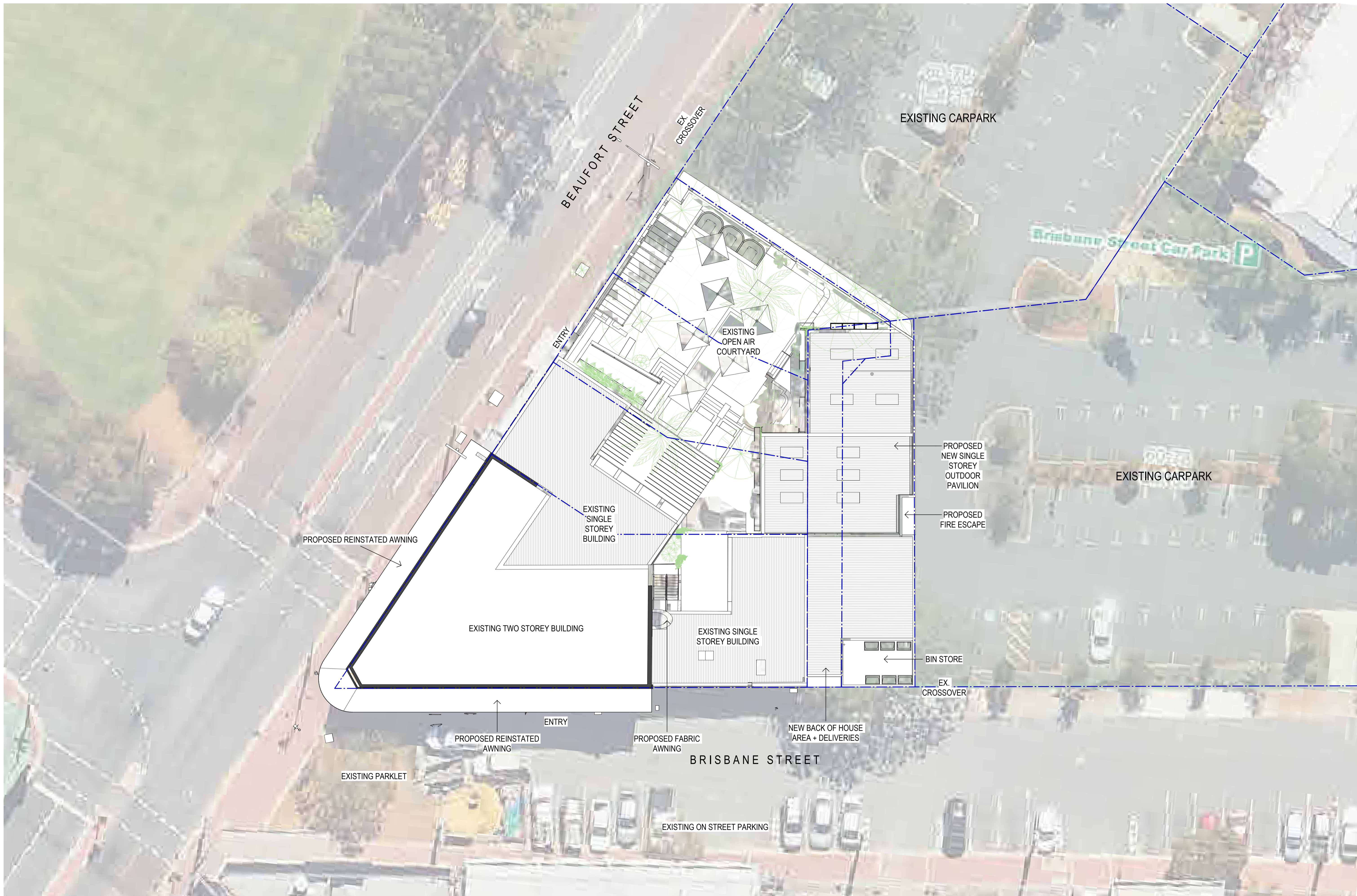
292 BEAUFORT STREET

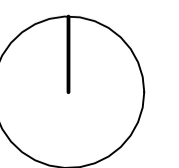
BRISBANE STREET

EXISTING PARKLET

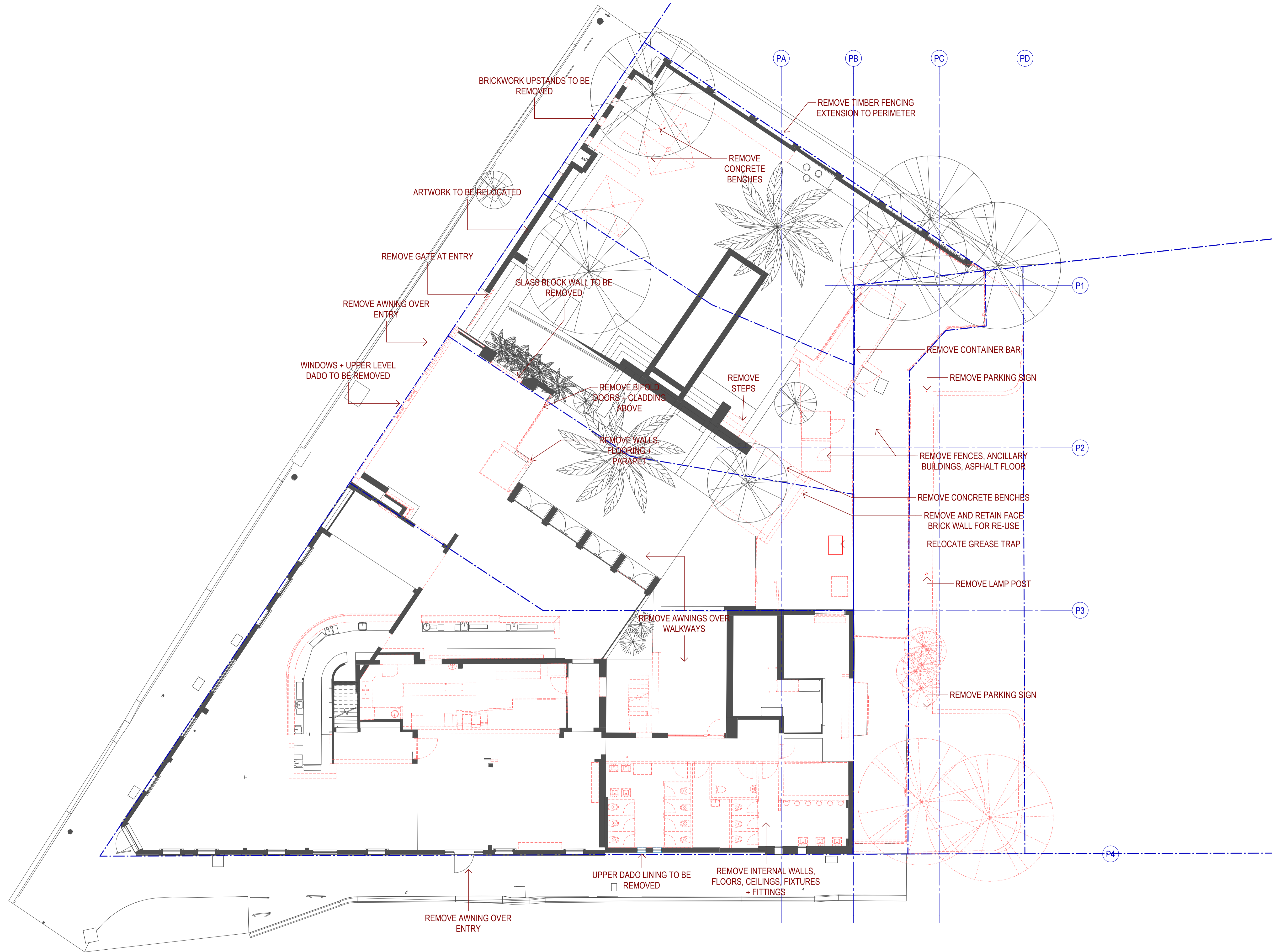
EXISTING ON STREET PARKING

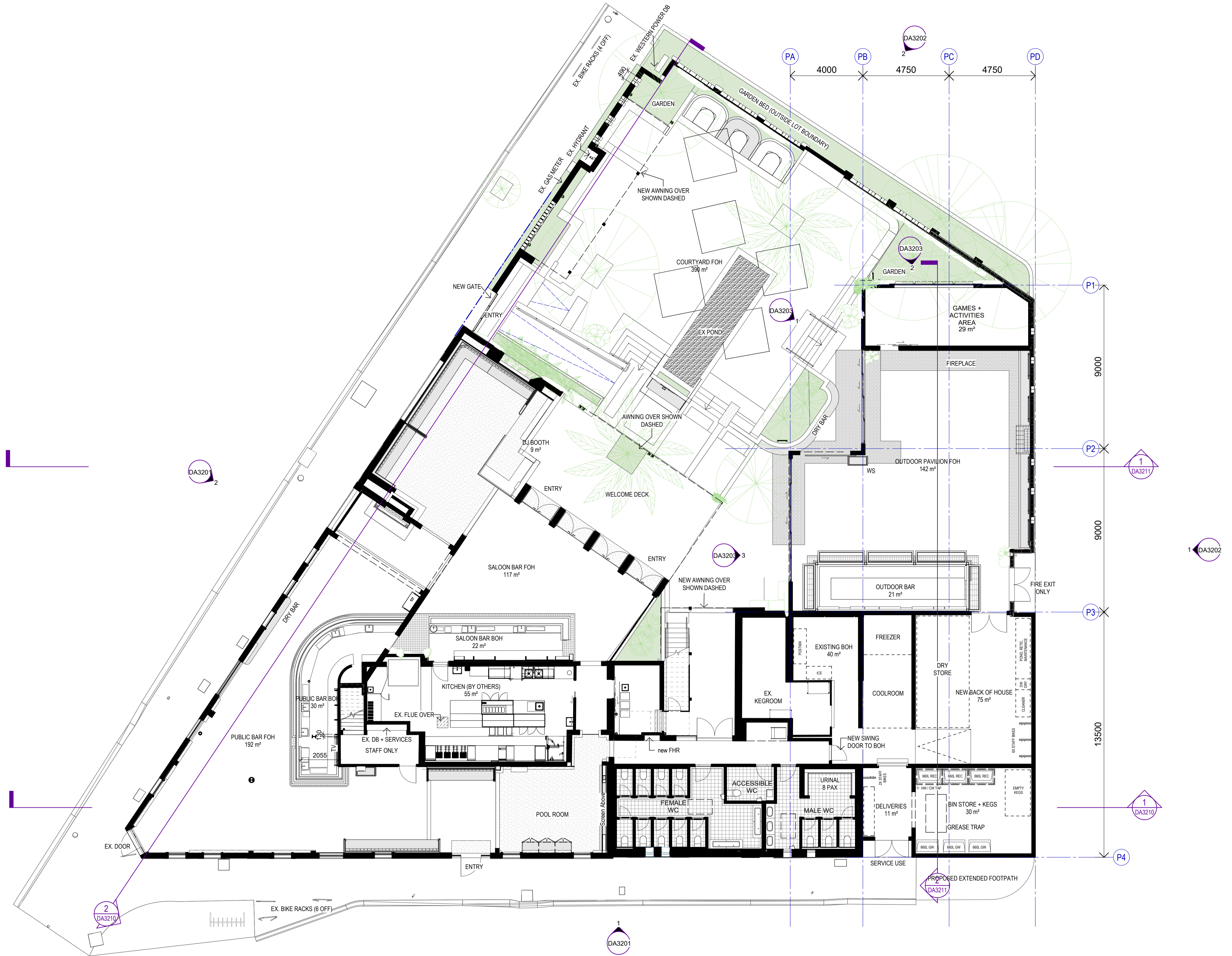




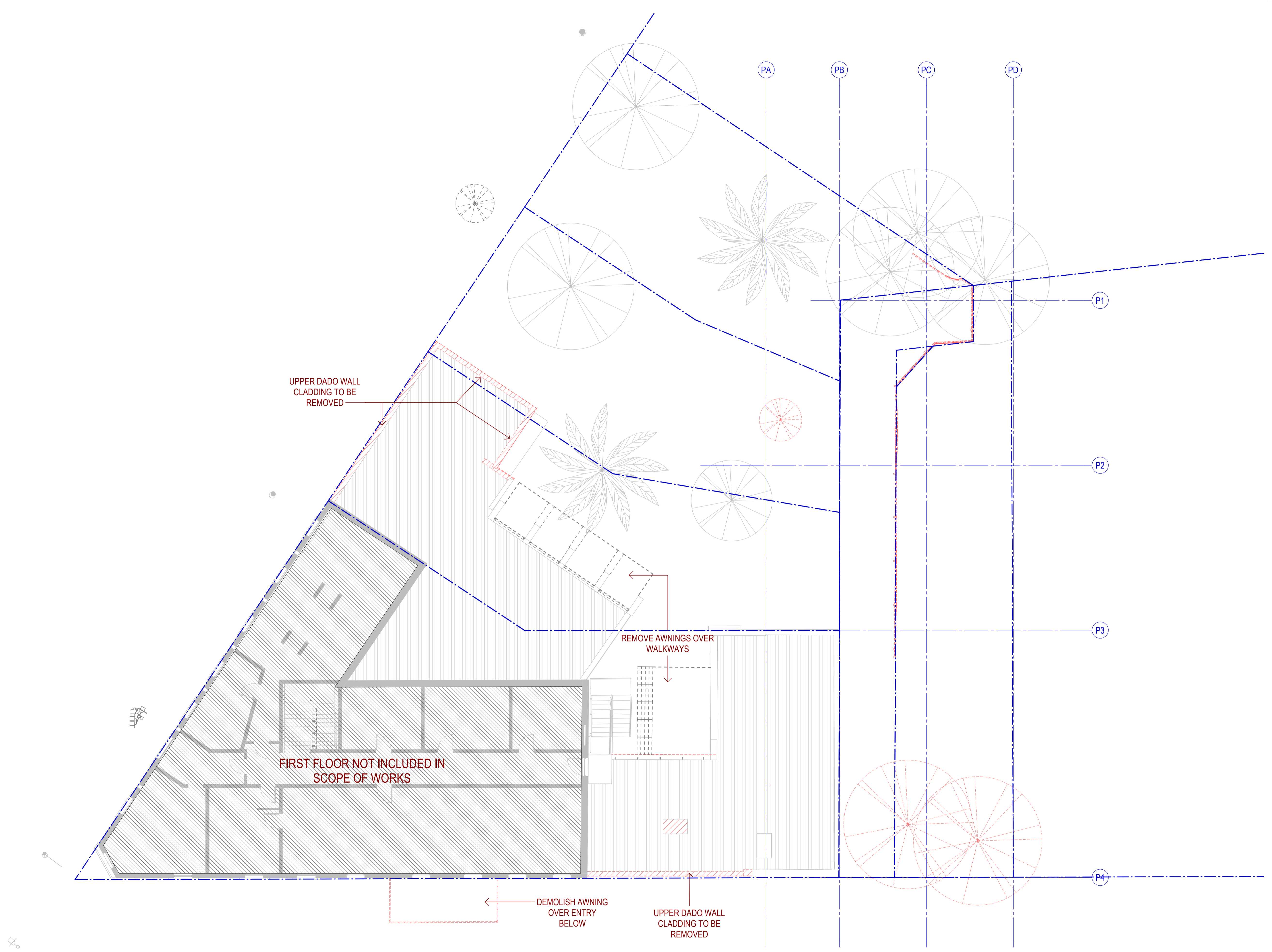


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12/05/2026

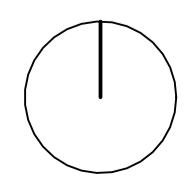
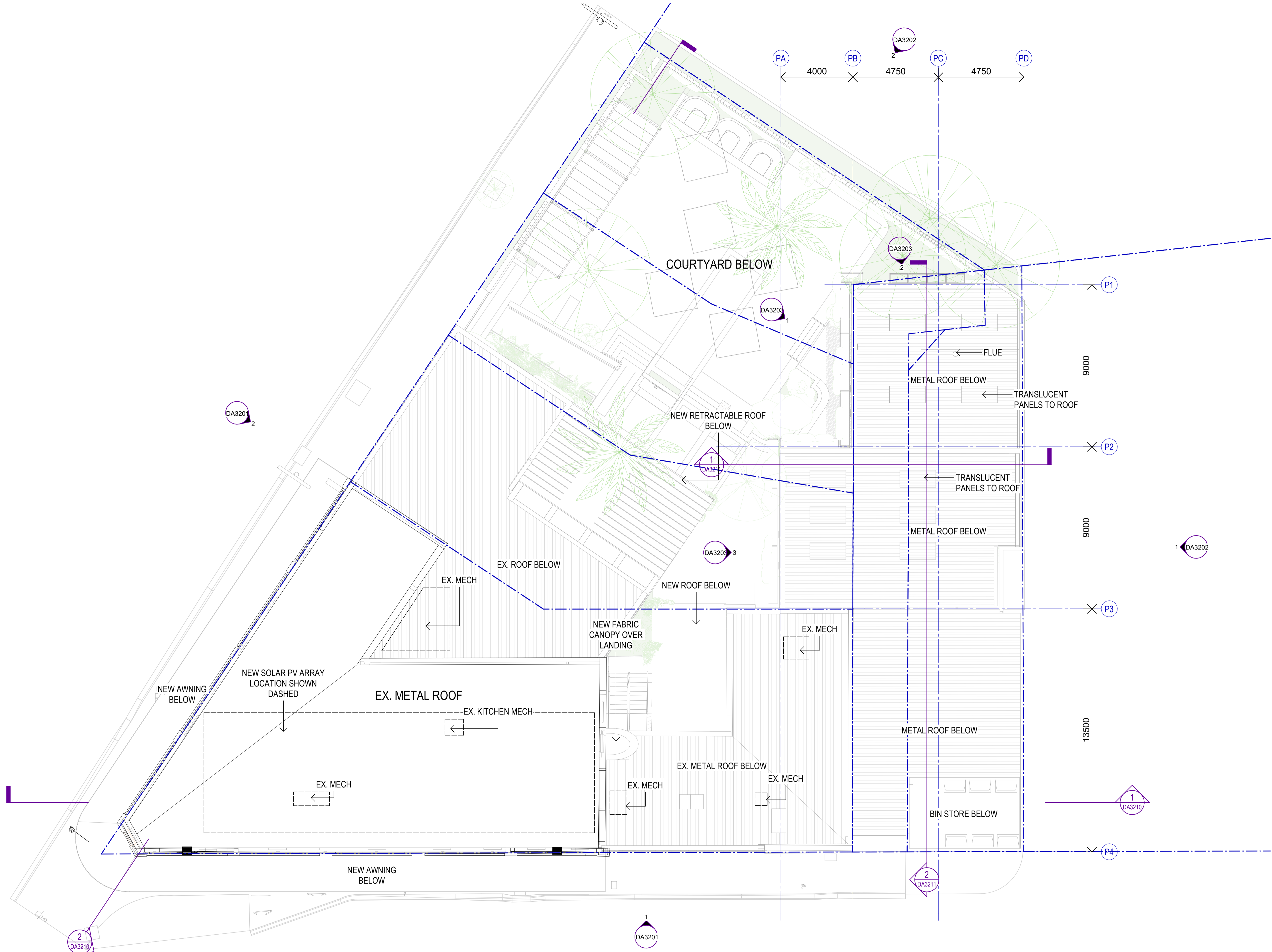


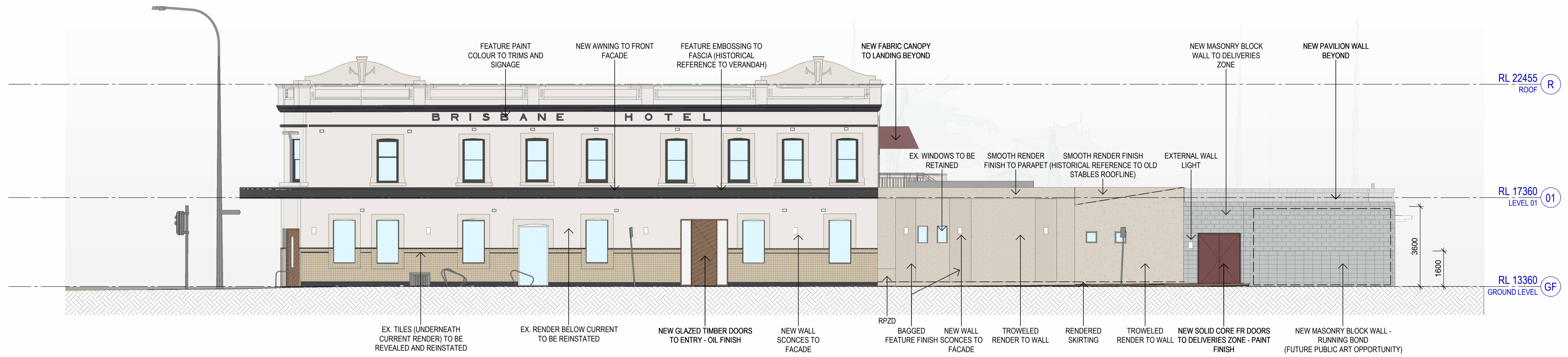




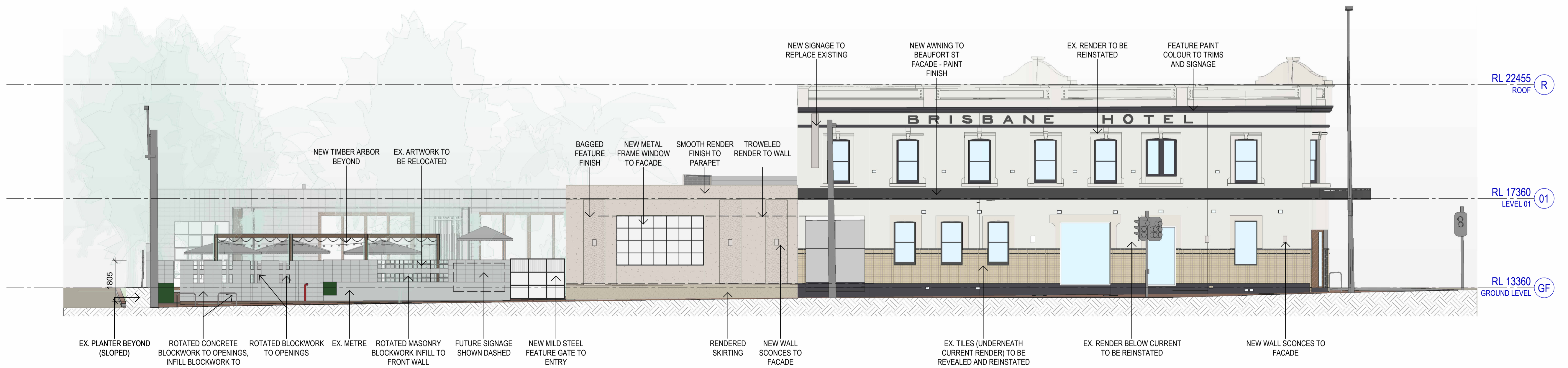




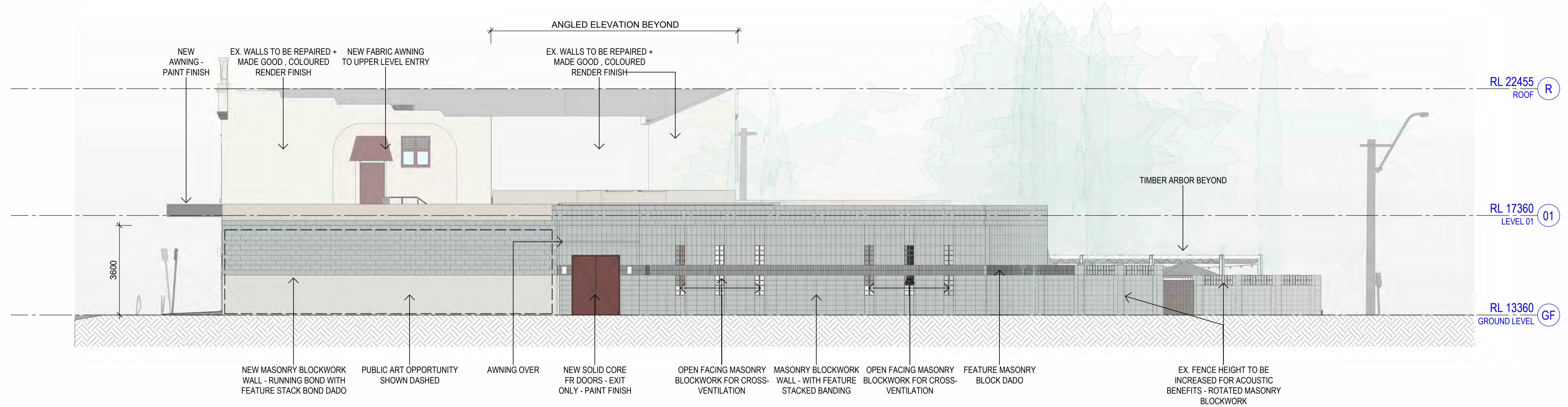




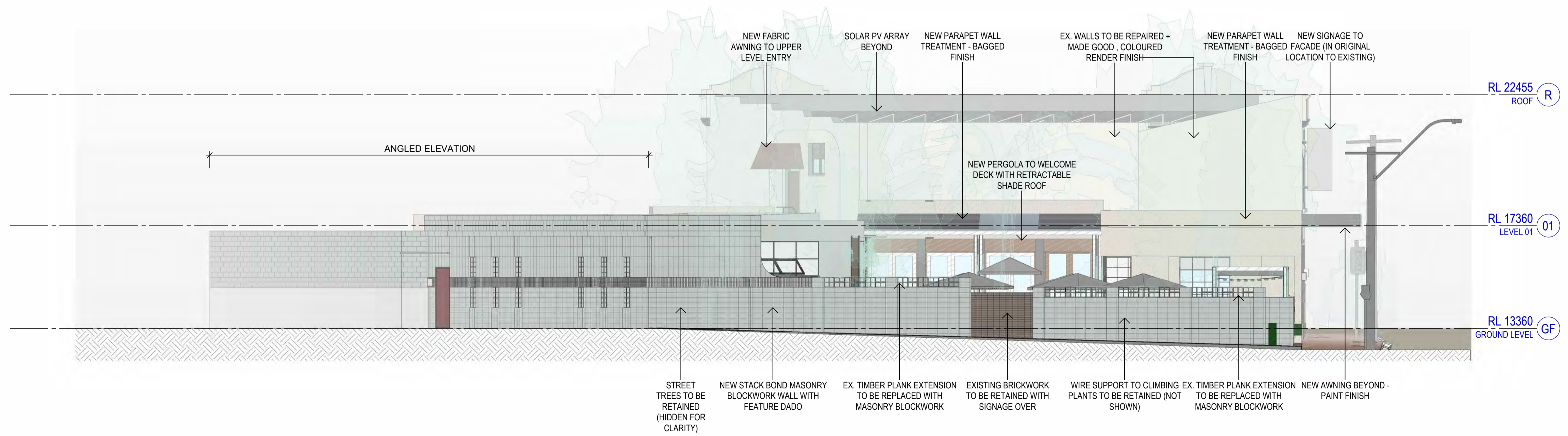
SOUTH ELEVATION



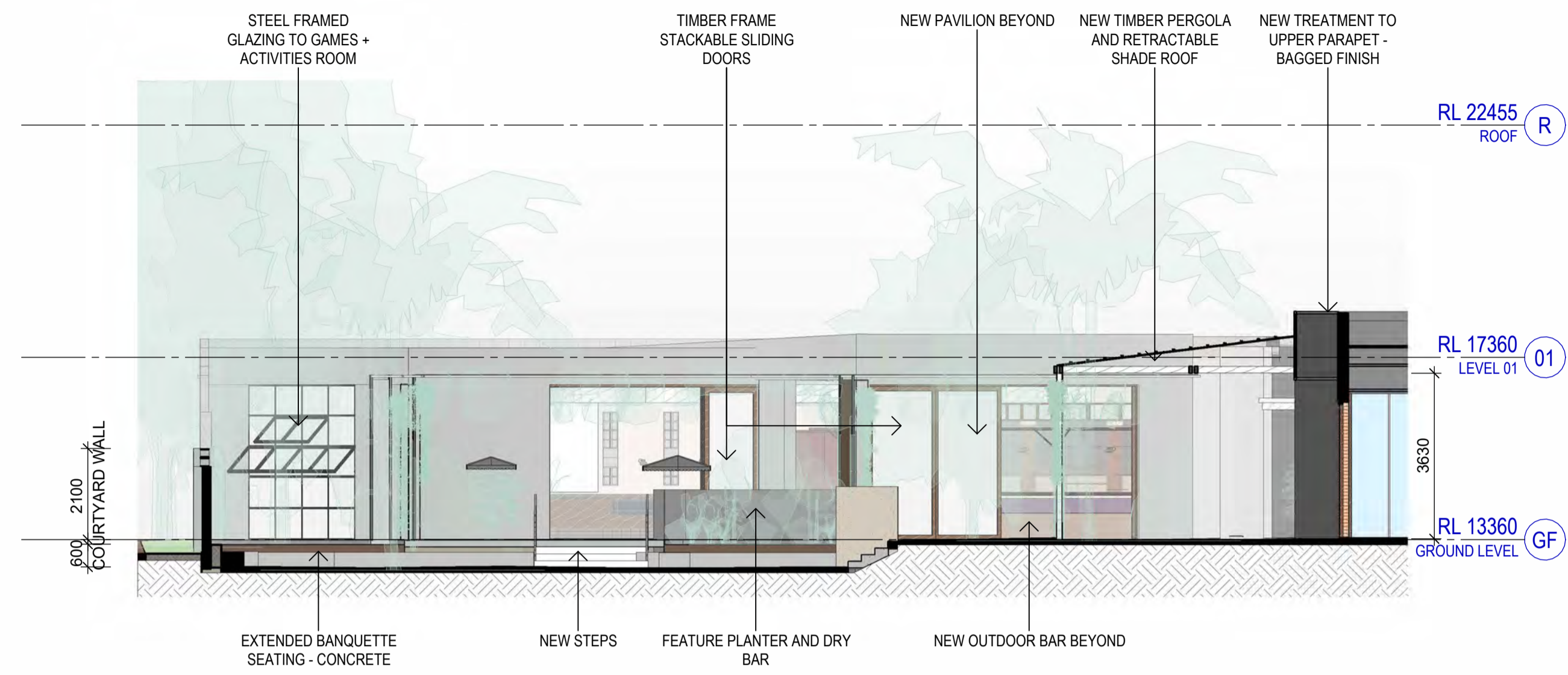
NORTH-WEST ELEVATION



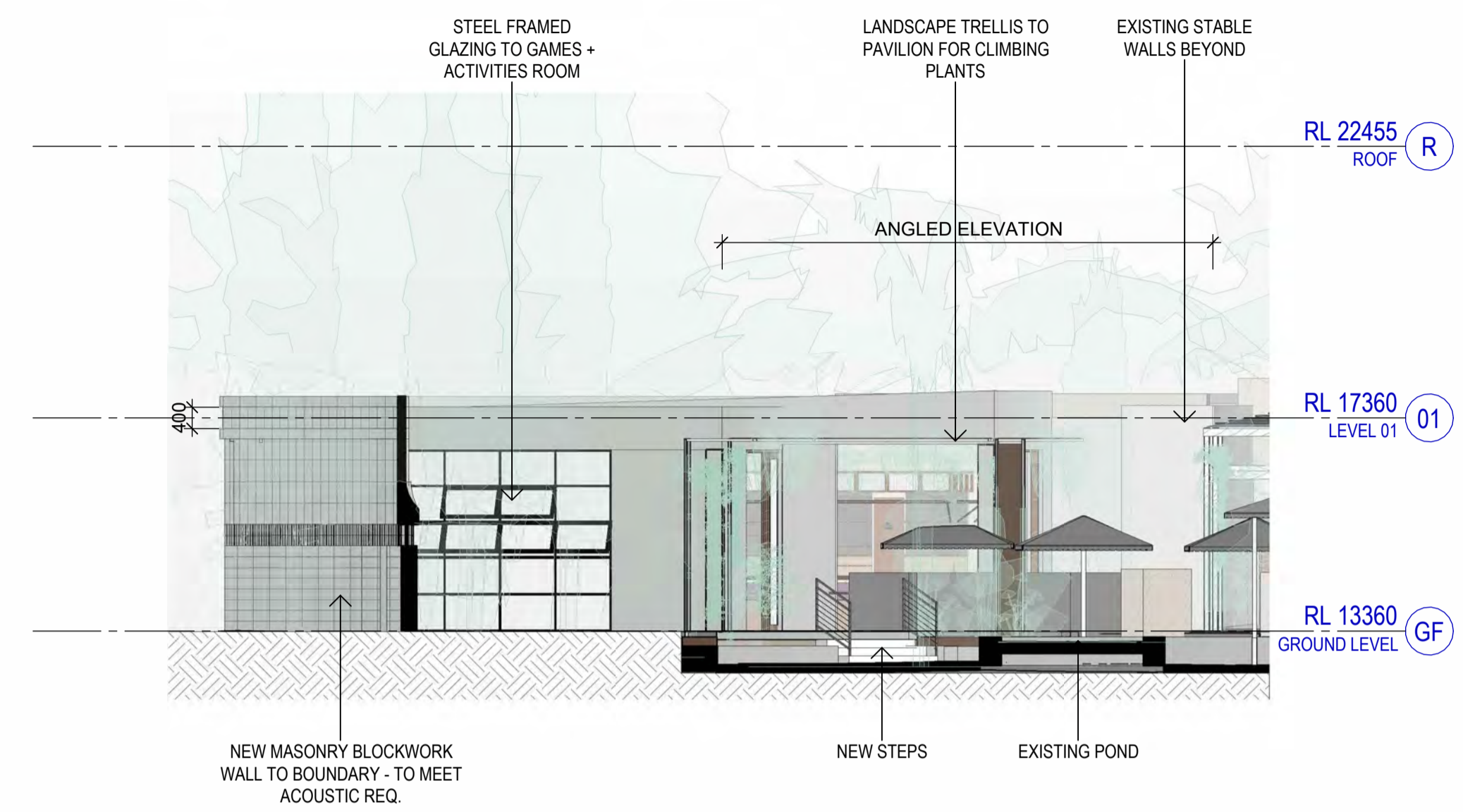
EAST ELEVATION



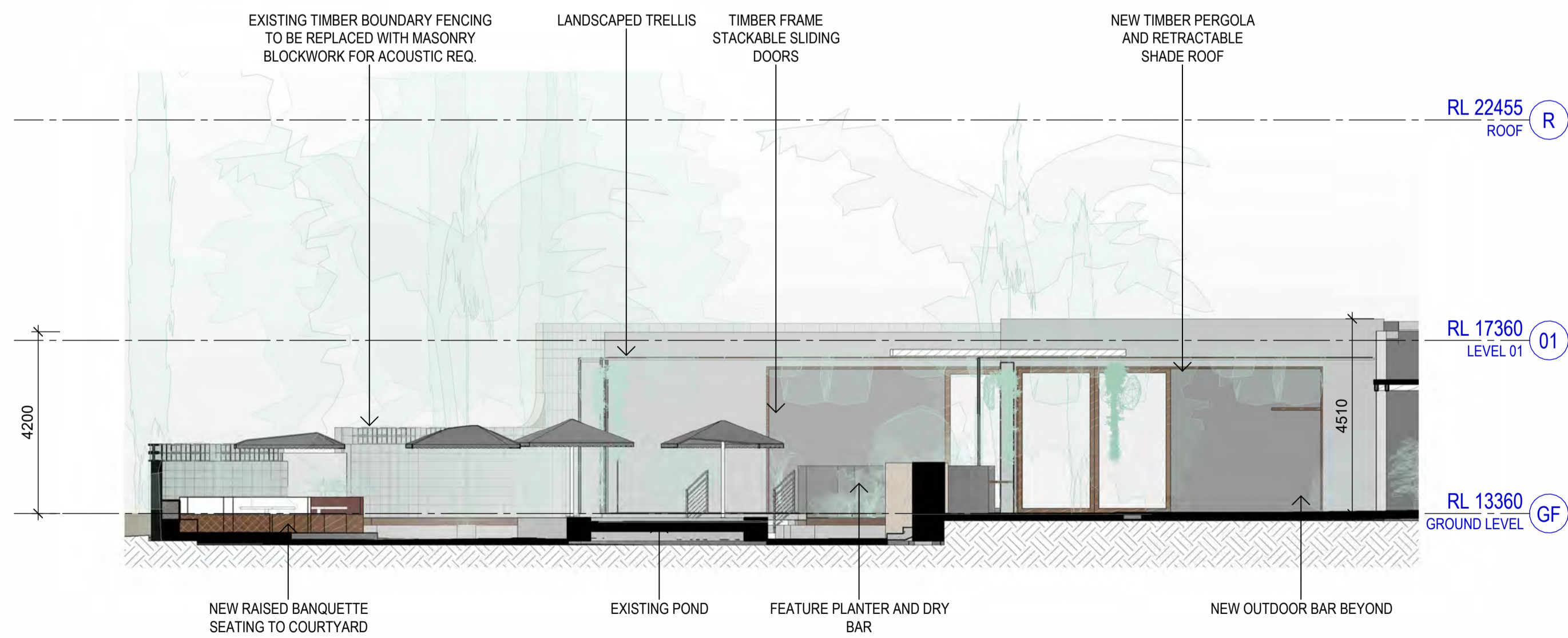
NORTH-EAST ELEVATION



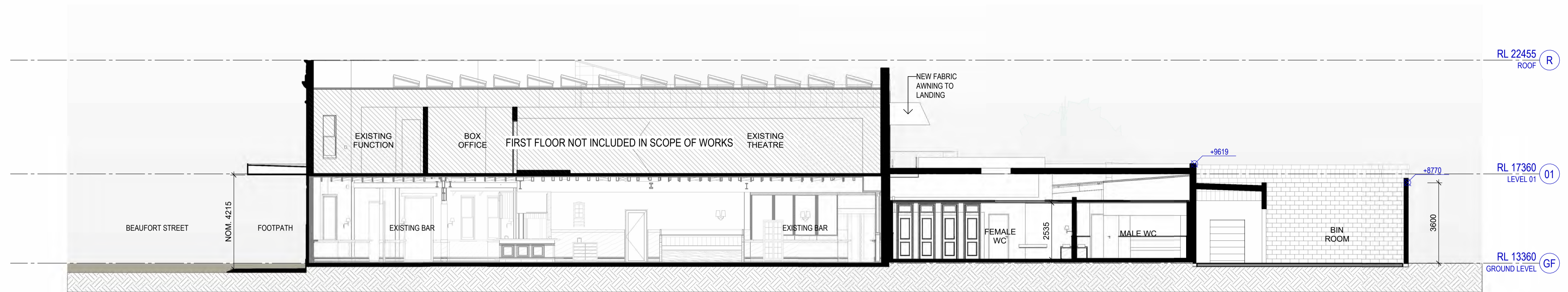
OUTDOOR PAVILION - NORTH-WEST ELEVATION



OUTDOOR PAVILION - NORTH ELEVATION



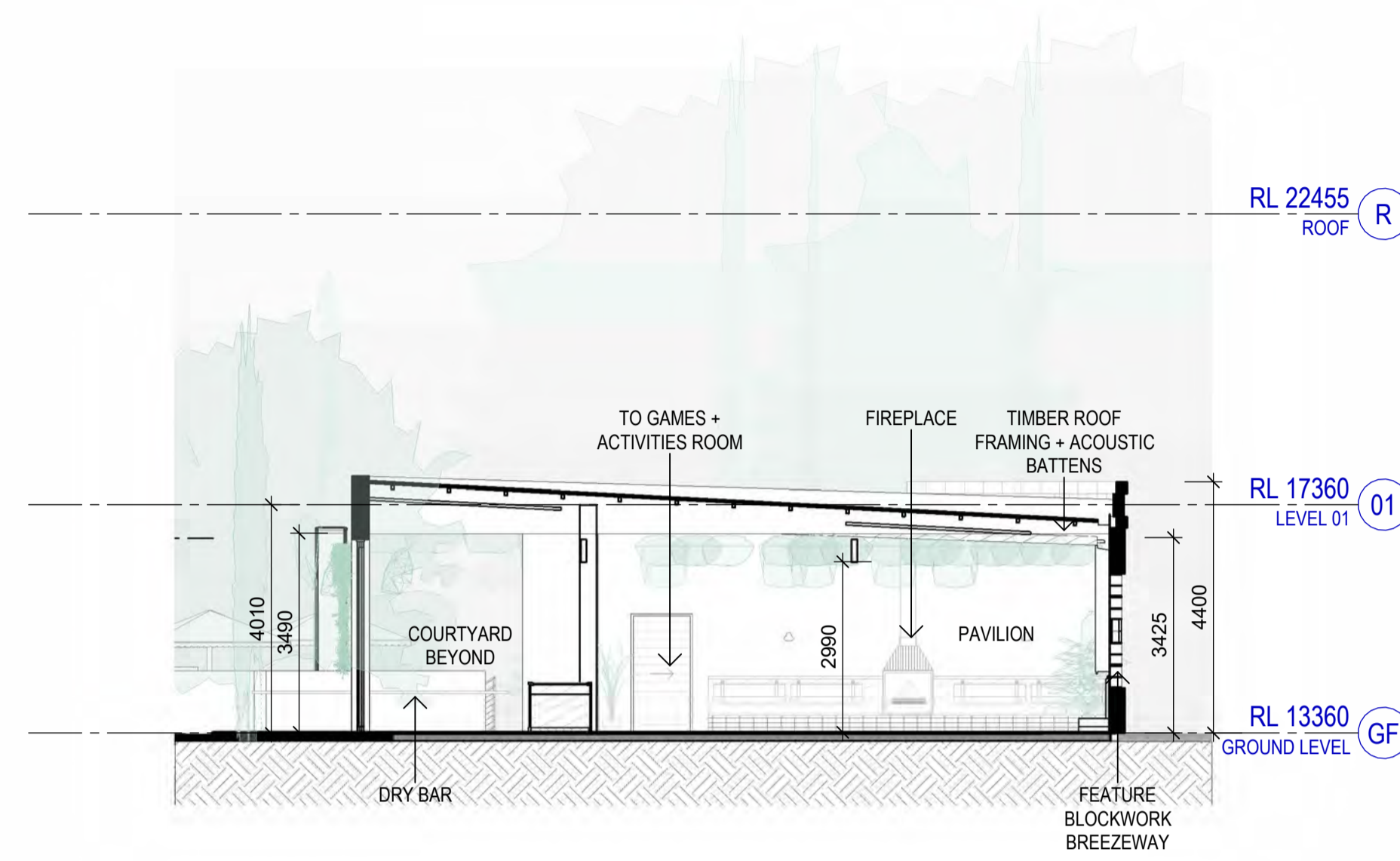
OUTDOOR PAVILION - WEST ELEVATION



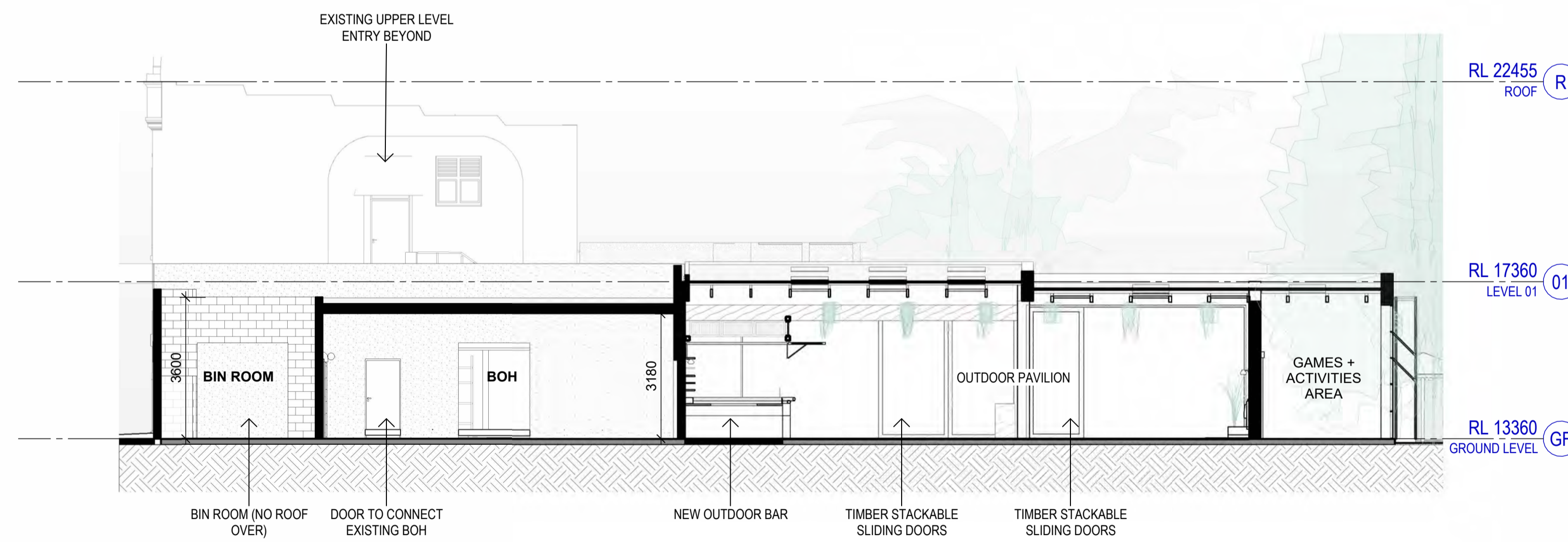
SECTION - THROUGH EXISTING BAR, BATHROOMS = BACK OF HOUSE



SECTION - THROUGH EXISTING BAR, LOUNGE AND COURTYARD



SHORT SECTION - THROUGH NEW PAVILION



LONG SECTION - THROUGH NEW PAVILION, BACK OF HOUSE + BIN ROOM



# **CITY OF VINCENT**

## **ATTACHMENT 3**

DEVELOPMENT ASSESSMENT PANEL MEETING

Applicant Planning Reports



27 November 2025

Development Assessment Panel Secretariat  
Locked Bag 2506  
Perth, WA 6000

## Development Application – Brisbane Hotel Refurbishment

This Development Application has been prepared by Urbis on behalf of ARK Group, seeking planning approval for proposed works to the Brisbane Hotel, located at 292 Beaufort Street, Perth (**subject site**). The proposed works consist of three primary elements:

1. Eastern expansion to increase the subject site area by approximately 300 m<sup>2</sup>.
2. Construction of a new outdoor pavilion.
3. Minor alterations and additions and repair to heritage building.

This Development Application considers the planning context of the proposed works, providing an assessment against the relevant planning framework to demonstrate its compliance and merit. The following documentation has been provided to assist the Development Assessment Panel in its consideration:

- Completed Development Assessment Panel Application Form
- Letter of Landowner Consent
- Certificate of Title – Attachment A
- Architectural Plans – Attachment B
- Policy 7.0 Design Principles Report – Attachment C
- Landscape Plan & Plant Selection – Attachment D
- Heritage Impact Statement – Attachment E
- Arborist Report – Attachment F
- Acoustic Report – Attachment G

This application represents a prime opportunity to rejuvenate an iconic pub and refurbishment of a valued heritage building and will be a quality, vibrant, multi-faceted community asset. The hotel is intended to cater for a wider variety of events held at the nearby HBF Park, including for supporters of Perth Glory, Western Force and others. In particular, the proposal is intended to coincide with the new Perth Bears Rugby League team at HBF Park in 2027 and is ideally positioned to become a home for supporters of Perth's long sought after new rugby league team. The proximity to the stadium and key public transport networks means the proposal is set to become one of Perth's premier hospitality venues, building and enhancing upon 127 years of existing history.

## Site Context

The subject site is in the suburb of Perth and the City of Vincent local government area, approximately 1.5 kilometres northeast of the Perth Central Business District. The site is positioned on the Beaufort Street Activity Corridor between the Northbridge and Mount Lawley activity centres and is approximately 400 metres northwest of HBF Park. The subject site is on the corner of Beaufort Street and Brisbane Street, with its iconic wedge shape creating prominent frontages to both streets. The site is otherwise surrounded by an existing at-grade car park, with no adjoining buildings.

The site currently houses the Brisbane Hotel, a heritage building with an original two storey structure with single storey additions provided to Brisbane and Beaufort Streets. The main gated entry to the courtyard lies to the north of the single storey structure on Beaufort Street. Mature trees are located within the open northern courtyard of the subject site. On Brisbane Street, a canopy marks the public entry to the second floor of the Brisbane Hotel, which is currently a comedy club.

The development application includes the former right of way to the east of the site (lot 66) and a surplus part of the existing car park (lot 33). The existing pub will be extended onto the adjacent land, as shown on plans DA1001 and DA1002 of **Attachment B** (and **Figure 2** below).

**Table 1** shows the lot details for the subject site.

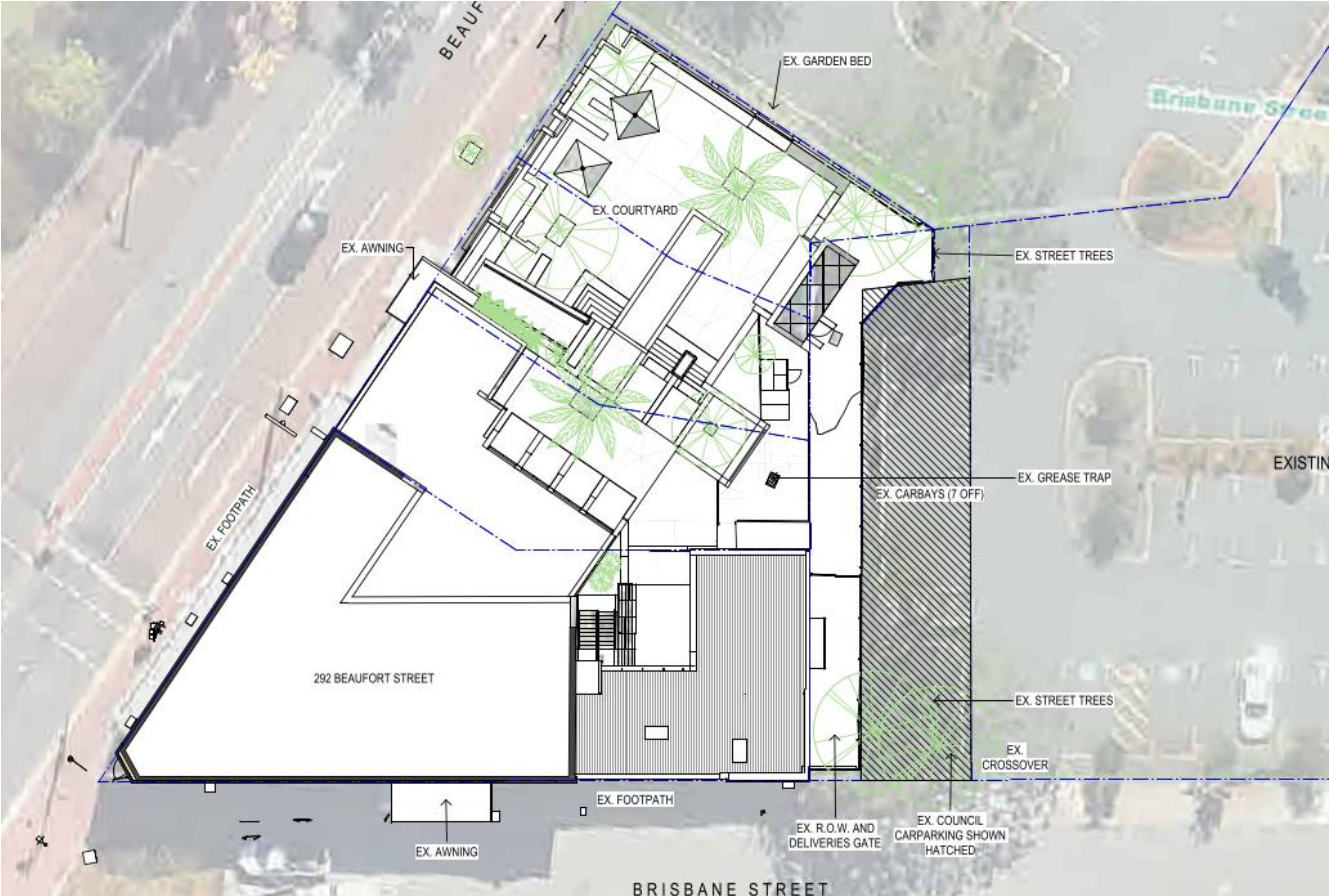
Lot	Diagram	Volume	Folio	Area	Registered Proprietor
<b>1</b>	501	1712	69	559 m <sup>2</sup>	Queenrise Corporation Pty Ltd
<b>10</b>	5740			183 m <sup>2</sup>	
<b>11</b>				195 m <sup>2</sup>	
<b>12</b>				235 m <sup>2</sup>	
<b>66</b>	501	2618	596	111.705 m <sup>2</sup>	John Beasley Veryard
<b>Part of Lot 33</b>	50121	1460	433	Approximately 180 m <sup>2</sup> will be part of the application.	Town of Vincent

The Certificates of Title for the subject site can be found in **Attachment A**. Refer to **Figure 1** below for an aerial view of the site, and **Figure 2** for the existing site plan.

Figure 1: Aerial View



**Figure 2:** Existing Site Plan (showing Right of Way and ex-parking area)



**The Proposal**

The proposed works have been carefully conceived to support the ongoing evolution of the Brisbane Hotel, bolstering its status as a successful licensed premise with a neighbourhood social focus and fond memories across many generations of Perth residents.

**Table 2** below outlines the key elements of the proposal.

Item	Note
<p><b>Amalgamate the Right of Way (Lot 66) and portion of the adjacent car park (Lot 33).</b></p>	<p>The proposal is enabled by the amalgamation of the adjacent closed ROW lot, and portion of the City of Vincent Brisbane Street carpark. This proposal will result in an additional 300sq.m of land for a proposed extension. The amalgamation process is ongoing between the landowner and the City of Vincent.</p>

<b>Brisbane Hotel Façade Alterations</b>	<p>Proposed works of the two storey façade includes:</p> <ul style="list-style-type: none"><li>• Remove paint finish over render and tiles</li><li>• Remove the Brisbane Street entry canopy</li><li>• New canopy awning to both Beaufort Street and Brisbane Street facades</li><li>• New canopy to existing fire exit</li><li>• New lighting to façade</li><li>• Reinstate c1929 tile dado</li><li>• Reinstate existing render</li></ul>
<b>Alterations to 1898 two storey Brisbane Hotel, ground floor interior</b>	<p>Proposed de-fit of the ground floor interior elements includes;</p> <ul style="list-style-type: none"><li>• c2003 Saloon &amp; Public Bars, central kitchen fit out, and floor finishes in the northern section.</li><li>• c2003 toilets and back-of-house fixtures in the former Stables</li><li>• c2003 single storey extension glass block wall will be demolished, and windows and upper dado</li></ul>
<b>Brisbane Street Alterations to c2003 single storey toilet additions, and c1898 former Stable, and addition.</b>	<ul style="list-style-type: none"><li>• Brisbane Street c2003 single storey toilets extension, and back of house fixtures in the former Stables, are to be demolished. The street frontage will have windows and upper dado lining removed, and the masonry wall be bagged</li><li>• The proposed extension facing Brisbane Street and the carpark, is a bin store with delivery gates leading to new back of house kitchen fixtures and storage in face masonry.</li></ul>
<b>Beaufort Street alterations to c2003 single storey Pub extension, and courtyard boundary wall.</b>	<ul style="list-style-type: none"><li>• Remodel the facade and courtyard wall. Demolish the existing window openings and replace with one steel window, demolish upper dado lining, demolish glass block window facing north</li><li>• Remodel courtyard wall.</li></ul>
<b>Single storey extension, Outdoor Pavilion and games area, with outdoor bar facing the existing courtyard</b>	<ul style="list-style-type: none"><li>• Face concrete block boundary facade with a stepped height in the centre and a lowered height to the north</li><li>• Increased existing courtyard north wall height, in matching masonry blockwork</li><li>• A section of blank masonry facade facing the carpark, is noted as a public art opportunity</li></ul>
<b>Alterations to the existing courtyard;</b>	<p>Demolish timber fence screening, awnings, some steps, concrete benches, container bar and ancillary buildings.</p> <p>Proposed new works</p> <ul style="list-style-type: none"><li>• Timber arbour</li><li>• Awnings</li></ul>

## Heritage Impact Statement

The subject site is listed on the City of Vincent Municipal Heritage Inventory as P177 Heritage List and is classified as Management Category B. However, the draft Local Heritage Survey, due for completion in 2026, recommends upgrading the subject site to Management Category 2. This category has the following characteristics:

- Very important to the heritage of the locality.
- Conservation of the place is desirable.
- Any alterations or extensions should reinforce the significance of the place.
- Should be included on the Heritage list.

Urbis has prepared a detailed Heritage Impact Statement, included in **Attachment E** of this report, that demonstrates how the proposed works do not adversely impact the heritage significance of the site, and carefully conceived to appropriately enhance the heritage features and should be supported for development approval from a heritage perspective.

## Acoustic Report

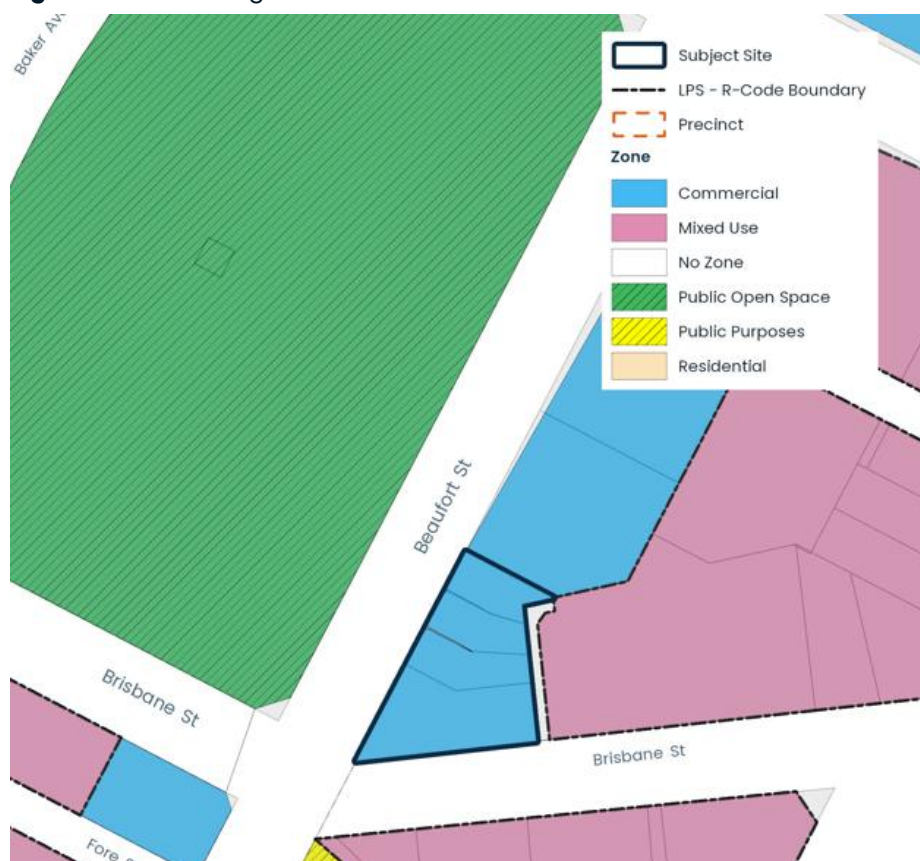
An acoustic assessment, prepared by E-Lab Consulting and provided in **Attachment G**, evaluates the potential noise impacts from hotel operations on nearby noise-sensitive uses in the context of the proposed refurbishment. Using Sound PLAN 9.0, a 3D noise model was developed to analyse emissions from the premises. The modelling predicts that, following refurbishment, the hotel's operations will comply with the requirements of the *Environmental Protection (Noise) Regulations 1997*.

## Planning Assessment

### Local Planning Scheme

The City of Vincent Local Planning Scheme No. 2 (**LPS2**) is the primary statutory instrument for development and land use on the subject site.

Figure 3: LPS 2 Zoning



Lots 1, 10, 11, & 12 included within the 'Commercial' under LPS2, as shown in Figure 3 above. The objectives of the commercial zone are as follows:

- To facilitate a wide range of compatible commercial uses that support sustainable economic development within the City.
- To ensure development design incorporates sustainability principles, with particular regard to waste management and recycling and including but not limited to solar passive design, energy efficiency and water conservation.
- To maintain compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.
- To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.
- To provide limited residential opportunities within the Commercial zone including high density housing, affordable housing, social and community housing, tourist accommodation and short-term accommodation.

The proposed works on the subject site will not alter its current "Tavern" land use. Under LPS2, a "Tavern" is an "A" use in the Commercial zone. This means that the use is capable of approval but is not permitted unless

the local government has exercised its discretion by granting development approval after giving special notice in accordance with clause 64 of the deemed provisions.

Lot 66 does not contain a zoning, while the car park (Part Lot 33) is included within the 'Mixed Use' zone. Like the Commercial zone, a Tavern is an "A" use in the Mixed-Use zone.

Ultimately, the proposed works would enhance the subject site's Tavern land use, addressing the objectives of the Commercial zone by providing a suitable commercial offering that is compatible with the streetscape and surrounding development context.

### Local Planning Policies

**Table 3** below outlines the relevant Local Planning Policies applicable to the proposed works.

Policy	Purpose	Proposal
<b>7.5.7: Licensed Premises</b>	Provides a framework and clear direction for licensed premises within the City.	The subject site is an existing operational tavern and holds an existing license, the nature of which will not change as a result of these proposed works. The tavern will comply with any relevant licensing legislation as required.
<b>7.5.10: Sustainable Design</b>	Sets out the City's expectations of the sustainability outcomes to be achieved by homeowners, developers and builders in new building and renovation projects.	<p>The project prioritises the retention and restoration of the existing building, with adaptability at the core of the renovations. Existing bars, fixtures, furniture, and building materials will be repurposed, while the established tree canopy will be preserved. A sustainable landscape strategy will feature local and heritage plant species with low irrigation needs. Retention of existing trees and the addition of new deciduous trees will contribute to the passive management of sunlight and shade.</p> <p>Additions will be modest and functional, designed for open-air use with a north-facing orientation, appropriate shading, and cross ventilation. The new building will have a minimal, future-proofed footprint and an open connection to the existing courtyard. Opportunities for solar PV will be explored to support greener kitchen and back-of-house operations, complemented by ongoing responsible waste management practices.</p>
<b>Development Guidelines for Heritage Places</b>	Provides a comprehensive framework for the development of heritage places.	As discussed above, a Heritage Impact Statement has been prepared by Urbis, included in <b>Attachment E</b> of this report, demonstrating how the proposed works do not adversely impact the heritage significance of the site and provide some conservation benefits. The proposed works are therefore capable of being supported for development approval from a heritage perspective.

<p><b>Non-Residential Parking</b></p>	<p>Provides guidance for parking supply within the City of Vincent.</p> <p>As the site is within an "Activity Corridor," the parking requirements are 0.22 car bays, 0.019 short-term bicycle bays, and 0.042 long-term bicycle bays per person.</p>	<p>Although no parking bays are provided in the subject site, patrons will be able to use the adjacent Brisbane Street carpark operated by the City of Vincent, as well as street parking on Brisbane Street. In addition, public bicycle parking is available directly outside of the development.</p>
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### Development Requirements

Policy 7.1.1 – Built Form – sets out development requirements for land in the City of Vincent. Under the Policy, the subject site is zoned "Activity Corridor." The following requirements apply to the Activity Corridor zone:

Element	Requirement	Proposed
<p><b>Building Height</b> <b>Beaufort St</b> <b>(Newcastle St to Lincoln St)</b></p>	<p>Maximum 5 storeys</p>	<p>2 storeys (existing)</p>
<p><b>Street Setbacks</b></p>	<p>Nil Setback</p>	<p>Nil setback proposed for both Brisbane Street and Beaufort Street</p>
<p><b>Side and Rear Setbacks</b></p>	<p>Nil Setback</p>	<p>Nil side and rear setbacks proposed.</p>
<p><b>Orientation</b></p>	<p>Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.</p> <hr/> <p>Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of</p>	<p>The site's north facing orientation maximises solar access and the comfort of patrons. Entrances are provided off both Beaufort and Brisbane Street to encourage streetscape activation, providing options for amenity and patron experience in all weather conditions.</p> <hr/> <p>The site does not cause any overshadowing onto neighbouring properties due to the separation created by the carpark.</p>

	neighbouring properties during mid-winter.	
<b>Tree Canopy and Deep Soil Areas</b>	Refer to the Arborist Report, attached in <b>Attachment F</b> of this application.	
<b>Visual Privacy</b>	The orientation and design of buildings, windows and balconies minimise direct overlooking of habitable rooms and private outdoor living areas of neighbouring properties.	The site does not overlook into any neighbouring properties due to the separation provided by the carpark.
<b>Public Domain Interface</b>	The transition between the private and public domain enhances the privacy and safety of residents.	The entry locations to the development will be unchanged, remaining clear and legible. The new outdoor pavilion will have visual connectivity to Beaufort Street, creating a permeable public interface and increasing passive surveillance. Waste management and service vehicle entry points will be located on the eastern corner of the site and is therefore adequately separated from patron entrances.
	Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade	The overall quality and experience along Beaufort Street and Brisbane Street interface will continue to be improved. The design proposes additional infill to the existing perimeter wall to provide an acoustic barrier between the hotel and public realm, with additional trellis to be provided to allow climbing plants to continue to grow up and along the walls. Existing trees being retained in the outdoor pavilion area will provide shade to the public realm.
<b>Pedestrian Access and Entries</b>	Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	The proposed works will not alter the existing entry locations off Brisbane and Beaufort Street, including the accessible ramp entrance from Beaufort Street. Pathways between the existing and new sections will be intuitive and legible, with additional exit points provided to meet the anticipated increased patronage. In addition, generous additional lighting will be provided to service the proposed works.
	Entries to the development connect to and address the public domain with an attractive street presence	Entrances will be provided off both Brisbane and Beaufort Streets to address the public domain. The waste management and service entry will be located on the eastern corner of the site to maximise the separation from the Beaufort Street streetscape, so its attractiveness is not adversely impacted.

<b>Vehicle Access</b>	Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles. Vehicle access points are designed and located to reduce visual impact on the streetscape.	The sole vehicle access to the development is the service entry located on the eastern corner of the site. This location maximises separation from patron entrances and the Beaufort Street public realm, reducing conflict with pedestrians and cyclists. Because Brisbane Street does not connect through to Beaufort Street, traffic volumes are negligible, lowering the risk of conflict with other vehicles.
<b>Car and Bicycle Parking</b>	While the development does not itself provide parking, patrons are able to use existing public parking infrastructure, including the adjacent City of Vincent carpark, street parking on Brisbane Street, and bicycle parking directly outside the development. The current arrangements have been operating successfully for many decades.	
<b>Managing the Impact of Noise</b>	Refer to the Acoustic Report, attached in <b>Attachment G</b> of this application.	
<b>Universal Design</b>	Development includes universal design features providing options for people living with disabilities or limited mobility and/or to facilitate ageing in place.	The ramp access off Beaufort Street will be retained, allowing the development to achieve universal accessibility access.
<b>Façade Design</b>	Refer to the Heritage Impact Statement, attached in <b>Attachment E</b> of this application.	
<b>Roof Design</b>	Roof forms are well integrated into the building design and respond positively to the street. Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.	The proposed works will not alter the roof of the existing structures on the site. The new outdoor pavilion extension will feature a metal framing to the parapet to enhance the architectural design of the development.
<b>Landscape Design</b>	Refer to the Landscaping Plan, attached in <b>Attachment D</b> of this application.	

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<b>Adaptive Reuse</b>	New additions to existing buildings are contemporary and complementary and do not detract from the character and scale of the existing building.	The new additions will complement the heritage elements of the existing built form while strengthening the Brisbane Hotel's offerings as a tavern and social gathering place, providing a refreshed experience that meets modern expectations of patrons
<b>Environmentally Sustainable Design</b>	Development that considers the whole of life environmental impact of the building and incorporates measures to reduce this impact. Development which reduces the impact of solar radiation in summer and increases passive solar gain in winter.	Additions will be modest and functional, designed for open-air use with a north-facing orientation, appropriate shading, and cross ventilation. The new building will have a minimal, future-proofed footprint and an open connection to the existing courtyard. Retention of existing trees and additional planting will contribute to the passive management of sunlight and shade.
<b>Water management and conservation</b>	Minimise potable water consumption throughout the development. Stormwater runoff from small rainfall events is managed on-site, wherever practical. Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	The use of local and established planting species will minimise any additional irrigation required. The proposed works will not otherwise alter the development's current water management and conservation practices.
<b>Waste Management</b>	Waste storage facilities minimise negative impacts on the streetscape and building entries. Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.	The proposed works will not alter the development's ongoing responsible waste management practices. The bin store will be located on the eastern corner of the subject site, separated from the patron entries while minimising any adverse impacts on the streetscapes.
<b>Utilities</b>	The proposed works will not alter the site's existing servicing and utilities. Minimal changes to access and egress points will encourage minimal disruption to service providers.	

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## Parking Requirements

The City of Vincent Non-Residential Local Planning Policy provides guidance on the parking supply for non-residential development within the City of Vincent. The policy applies to all non-residential development in the City of Vincent, unless there is a specific policy or plan that applies.

Clause 1.1 of the policy states that parking for non-residential development should be provided in accordance with Table 1. Clause 1.2 of the policy allows the on-site parking requirements stipulated in Table 1 to be varied or waived in particular circumstances, such as the preparation of a Parking Management Plan.

For the purposes of Table 1 of the policy, the site is located in an Activity Corridor as specified by Local Planning Policy 7.1.1 (Built Form). For a tavern use, Table 1 states that the minimum car parking requirement is 0.22 per person in an Activity Corridor. This would equate to approximately 198 parking spaces based on a capacity of 900 pax. However, it should be noted that the Brisbane Hotel is an existing and operating tavern with an existing venue license, which has been in operation for over 125 years.

The venue does not provide any on-site parking spaces. The justification for the under provision of parking includes:

- The venue is located in a densely populated urban area, surrounded by East Perth, Northbridge and Mount Lawley, and many regular patrons of the venue are likely to be local people living within walking distance of the site, or people who work in close proximity. This will require a lower parking provision than other venues in quieter locations.
- The venue is located adjacent to the Brisbane Street Car Park, which has between 150 and 200 spaces (from a review of aerial photography). The car park is owned and operated by the City of Vincent and provides significant capacity for use by the venue.
- Using a mixture of historical aerial photographs (Google Earth and NearMap), the evidence of over 20 different dates from the last 5 years shows that the car park was not used by more than 20 vehicles at any one time. Whilst this is not comparable to a formal parking survey, the photographic evidence indicates that there is generally significant available capacity in the car park for patrons intending to drive to the venue.
- There are also multiple parking spaces on nearby streets such as Stirling Street, Lacey Street and others. In addition, there are also a significant number of ticketed parking spaces on surrounding roads, including Brisbane Street, Tiverton Street, Fore Street, Lindsay Street, Baker Avenue and others, which could act as overflow parking during busy periods.
- The venue is located in an area with excellent access to public transport. The nearest bus stops are located just 60m away on Beaufort Street (Beaufort Street after Brisbane Street / Beaufort Street after Greenway Street) which are serviced by the 67, 68, 950 and 950X bus services. Furthermore, there are 4 train stations within a 1km radius of the site, including Perth, McIver, Claisebrook and East Perth. The high concentration of public transport services will contribute to reducing the frequency of car journeys by patrons of the venue.
- Notwithstanding the lack of demonstrable demand, the heritage setting of the venue would be diminished if additional carparking was provided, and would result in a poor urban outcome.

- Patronage and visitation for comparable venues shows that a low proportion of people choose to drive to a venue of this nature, and prefer carpooling, ride share and public transport.
- The venue is closely linked with activities at Perth Rectangular Stadium for Sports & Events (currently known as HBF Park), so when peak capacity is reached it is in conjunction with the events at the stadium which has capacity for 35,000 fans, and provide zero car parking bays.

Based on the highly sustainable location of the site, the existing and operational nature of the venue, and the significant numbers of nearby parking spaces in the neighbouring car park and surrounding roads, the under provision of parking is considered to be both reasonable and acceptable. As there are no on-site parking spaces, it is not possible for the applicant to submit a parking management plan for the proposed development in accordance with Clause 1.2, as there are no parking spaces within the applicant's control to be managed. However, the applicant commits to promoting the use of sustainable travel methods to future patrons to minimise car usage to the venue.

### **Conclusion**

The proposed works represent an exciting opportunity to enhance the Brisbane Hotel's offering as a vibrant social destination while respecting and complementing its heritage significance. This application has assessed the proposal against the City of Vincent local planning framework, demonstrating strong alignment with the objectives of the zoning and relevant policies. The information provided in this application will be furthered by the technical reports included as appendices. Ultimately, with the above in mind, we respectfully request for these proposed works to be approved subject to fair and reasonable conditions.

If you have any questions, please do not hesitate to contact me using the details below.

Kind regards,



Tim Dawkins  
Partner



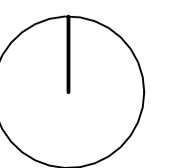


**CITY OF VINCENT**

**ATTACHMENT 4**

DEVELOPMENT ASSESSMENT PANEL MEETING

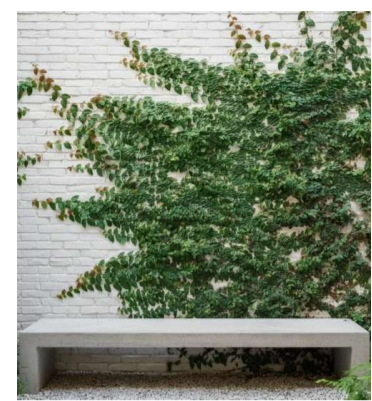
Landscaping Plan



**Feature Plants**



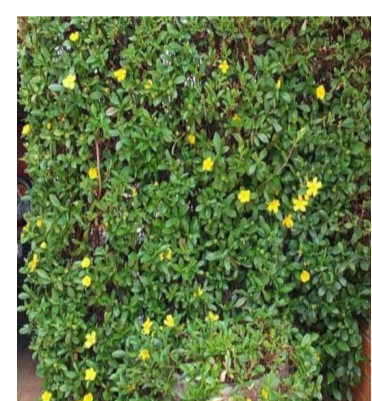
Dracaena draco - Dragon Tree



Ficus Pumila - Climbing Fig



Trachelospermum jasminoides - Star Jasmine - Trellised

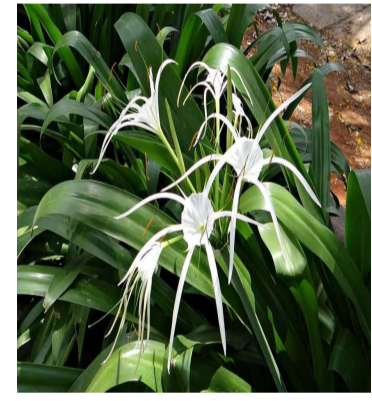


Hibbertia scandens - Snake Vine - Trellised

**General Shrubs - Sun / Part Shade**



Murraya paniculata - Orange Jasmine



Hymenocallis littoralis - Spider Lily



Variegated Mondo Ophiopogon japonica



Casuarina 'Cousin It'

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Dracena 'Marley', Cordyline fruticosa 'Rubra' and Chlorophytum comosum will be added to this already heavily planted garden. The addition of these plants will add a pop of colour to create a real feature point in the rear section of the beer garden.

Growth and filling out of the existing Trachelospermum jasminoides / Star Jasmine trellising to be encouraged and will be the starting point of the 'Green Column' theme that will be evident through the entry of the beer garden from Beaufort St.

Gardens in this area to have additional planting added to 'fill out' beds and bring the density of this garden aesthetically inline with adjacent garden just beyond the entry to the beer garden.

New central feature garden to consist of an advanced Dracaena draco as the centre piece. Midsized plantings will follow the western side curvature of the wall and tiered plantings working their way to the front edge of the planter where Casuarina 'Cousin it' will partially cascade over the edge of the planter whilst still providing the patrons with room to sit on or against the planters edge.

Existing garden bed is already lush and well planted however additional plants will be added in the coming months to fill any gaps and add a variety of colour

Tall pots to be installed at surrounds of the structural posts on the Welcome Deck. Selected creepers to be installed which will grow up the posts creating green columns. Contrasting understorey planting to be installed around the creepers will casually drape over sides of pots.

Trellising to be installed to the full height of the western facing brick wall. The vision is for advanced creepers to grow up the trellising and along the structure above, with foliage cascading over the entrance to the outdoor pavilion.

Garden to be reduced in size to accommodate a new central glass wash section, existing planting will be adjusted to suit. Where possible, plants that have to be removed will be reused within the property.

Included in the new plantings will be the installation of advanced creepers, trellised to the support of the arbor above - In time this grow over the entire arbor creating a green archway. Additionally, trellising will be installed on the new north facing wall for creepers to grow along.

Coloured and lush tropical planting will be added to this garden bed to provide a great backdrop to the Kids Zone and NE end of the beer garden. An emphasis will be put on selecting plant varieties with not only a varying colour in the foliage but also seasonally with a multitude of different coloured flowers.

Where room permits clusters of pots in varying sizes with highlight plantings to be installed in the pavilion and surrounds.

Greenery and coloured shrubbery in different styles of feature pots will be installed throughout the Outdoor Pavilion.

New pot(s) with feature plantings will be added to complement existing pots and plantings.

New Garden / Pots - Supply and install plant stock to complement the heritage and style of the existing building of the building. Emphasis on climbers and greening of masonry walls.

Existing Garden (Retained) - To be well maintained and protected during construction. Additional planting will be added to ensure old and new gardens are connected.

Existing Garden (Modified)- Garden Areas to be modified to suit new construction. Where possible / appropriate removed plants will be relocated the new or existing garden areas

**Pots**



Strelitzia reginae - Bird of Paradise



Dicondra 'Silver Falls' x Ophiopogon japonicus / Mondo Grass - Mix Pot



Ficus elastica 'Ruby'



Ficus lyrata / Fiddleleaf Fig x Zamia furfuracea / ZZ Plant x Casuarina 'Cousin It' - Cluster Pots

**General Shrubs - Shade**



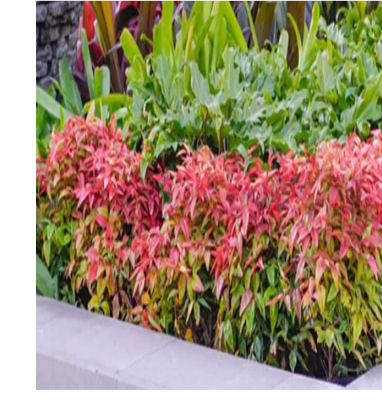
Dracaena fragrans 'Marley'



Clivia species



Chlorophytum comosum - Spider Plant



Nandina 'Blush'



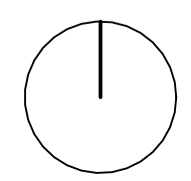


**LANDSCAPING**  
**EXISTING SITE AREA**  
 1176 M2  
**EXISTING DEEP SOIL ZONE**  
 43M2  
 =3.65%

**PROPOSED SITE AREA**  
 1476 M2  
**PROPOSED ADDITIONAL DEEP SOIL ZONE**  
 43M2  
 +2.5M2 - opportunity for SE corner with proposed med tree  
 =3.08%

light blue = additional pots, in-ground planting (<1m deep),  
 proposed overhead planting to pavilion, (to add to overall %)  
 = 73m2  
 =7.85%

0.57% should be shown in additional pot planting to outdoor  
 pavilion and courtyard area for justification.



# Botanical Overview

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## Trees



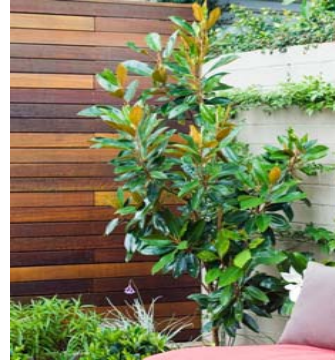
Water Gum  
*Tristanopsis laurina* 'Luscious'



Double flowering plum  
*Prunus blireana*



Tuckeroo  
*Cupaniopsis anacardioides*



Magnolia 'Little Gem'



Crepe Myrtle  
*Lagerstroemia* 'Sioux'



Chinese Elm  
*Ulmus parvifolia*



Indian Beech Tree  
*Millettia Pinnata*

Advanced statement trees throughout the property to establish a welcoming atmosphere and feel. Where possible, we will use evergreen varieties to give JB's Garden a year-round green backdrop and shading. Selected deciduous trees will be strategically positioned to allow winter sun to bathe the premises.

## Green Walls / Hanging Baskets / Creepers



Star Jasmine  
*Trachelospermum jasminoides*



Chandelier Plant  
*Kalanchoe manginii*



Calibrachoa species



Mixed colour  
Geranium species



Mandevilla 'Red'



Japanese Pink Wisteria  
*Wisteria floribunda* 'Rosea'



Casuarina 'Cousin It'  
*Casuarina glauca*

Lavishly installed in clusters, a multi-tiered mix of hanging baskets will create a unique 'green sky line'. Select lighting will also be installed to give character to the space once the sun sets.

## Pots



Ficus 'Alii petite'  
*Ficus longifolia*



Selected Double Standard's -  
Ficus / Lily Pilly



*Ficus elastica* 'Ruby'



Orange Jessamine  
*Murraya paniculata*



Lady Palm  
*Rhapis excelsa*



Cordyline 'Ruby'  
*Cordyline terminalis* Ruby



Standard Hibiscus  
*Hibiscus pendunculata*

Loose clusters of effortlessly arranged pots in varying sizes, colours and styles shall be placed extensively throughout the gardens. Singular pots with advanced feature plants will be aesthetically and structurally positioned. Long, narrow rectangular pots will be used where soft screening is required to create private nooks, permanently or temporarily for functions.

# Botanical Overview

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## Shade



Clivia species



Cordyline Species



Croton Species



Michelia figo 'Bubbles'



Nandina 'Gulfstream'



Philodendron 'Xanadu'



Hydrangea species

Lower light and shaded areas give the option to include high-impact colours, glossy leaves and fragrant flowers to draw people in.

## General / Hedging Shrubs



Coprosma 'Green and Gold'  
Coprosma repens



Japanese Box  
Buxus microphylla



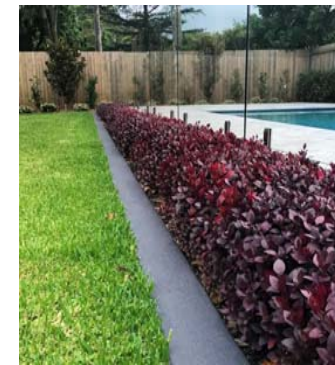
Sweet Viburnum  
Viburnum odoratissimum



Sweet Jessamine  
Murraya paniculata



Natal Plum  
Carissa grandiflora 'Desert Star'



Alternanthera 'Little Ruby'



Syzygium 'Bush Christmas'

These varieties will form the backbone of the horticultural ambience at JB's Garden. Lush greens, a splash of leaf colour and where space permits, multi-tiered hedging heights will create a sense of depth and space throughout JB's Garden.

## Border Shrubs



Society Garlic  
Tulbaghia violacea variegata



Nandina 'Blush'



Gardenia 'Florida'



Coprosma sahara 'Ruby'



Variegated Mondo  
Ophiopogon japonica



Dichondra 'Silver Falls'



Convolvulus cneorum 'Silvery Moon'

Seamlessly combining practicality with aesthetic, the border planting will provide perimeter definition to the gardens. Where planter edges will also form seating for patrons, soft and leafy species will be used. Where possible, overhanging varieties will be allowed to exceed the garden borders to soften the visual landscape.



**CITY OF VINCENT**

**ATTACHMENT 5**

DEVELOPMENT ASSESSMENT PANEL MEETING

Heritage Impact Statement

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# Heritage Impact Statement

## *Brisbane Hotel*

November 2025

Prepared for: ARK Group



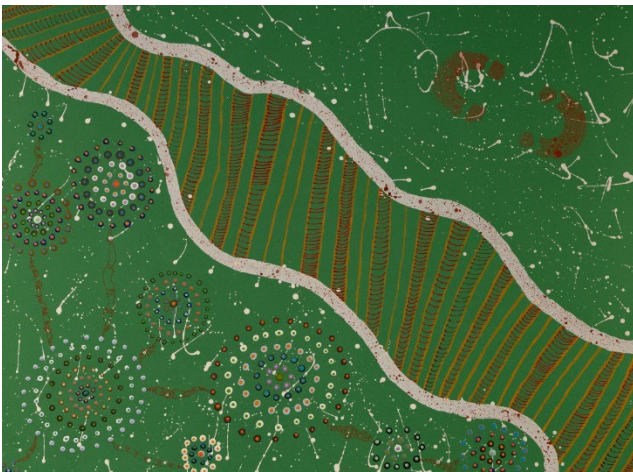
**Urbis staff responsible for this report were:**

Director	Marc Beattie, MA (Hons), MSc IHBC, ICOMOS
Associate Director	Caroline Stokes, ABWA Reg 1520, BAArch, ICOMOS
Heritage Assistant	Ben Moreschi, M. Architecture, BA (Architecture) Diploma of Building Design
Project Code	P0062781
Report Number	01_Final _November 02_Final _November

## *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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# 1 Introduction

## 1.1 Background

Urbis has been engaged by ARK Group to prepare the following Heritage Impact Statement for the proposed works to the *Brisbane Hotel* (hereafter referred to as 'the site' or 'the subject site') located at 292 Beaufort St, Perth. This Heritage Impact Statement will assess the potential impacts of the proposed works on the cultural heritage significance of the place and adjacent heritage places.

The subject site is on the City of Vincent's Municipal Heritage List, named *Brisbane Hotel* (Heritage Place No. 177, HCWA No P1964) with a management Category B; meaning it is of some/moderate level of significance. The place contributes to the heritage of the locality, and conservation is recommended.

The City of Vincent is updating the classification system used in the Local Heritage Survey (LHS) 2024 Draft, based in the guidelines for the Assessment of Local Heritage Places (HCWA, 2022). In the Draft LHS 2024, *Brisbane Hotel* is recommended to be changed to management category 2, meaning it is of considerable significance and is very important to the heritage of the locality. The LHS review process is anticipated to be concluded in 2026.

The proposal includes an acquisition of an eastern Right of Way and part of the adjacent carparking lot on Brisbane Street frontage, to amalgamate with the existing site. The addition of approximately 300 sqm will offer new opportunities to reposition the existing venue. The proposed Hotel alterations and additions has been designed by Woods Bagot, in consultation with the heritage architecture team at Urbis. The proposal seeks to build a new outdoor pavilion, minor alterations to the sunken courtyard, alterations to the public bar, saloon bar and lounge on the ground floor, and includes conservation of the c1898 heritage facade, and alterations to c2003 single storey extensions.

This Heritage Impact Statement will accompany the Development Application (DA) seeking consent for the proposed works.

Utilising the HCWA Guidelines, this Heritage Impact Statement assesses the potential heritage impacts against the cultural significance attributed to the subject site by the City of Vincent.

## 1.2 Site Location

The site is located at 292 Beaufort St, Perth LOT 1 on Plan D000501 1, LOT 10, 11,12 DP:5740.

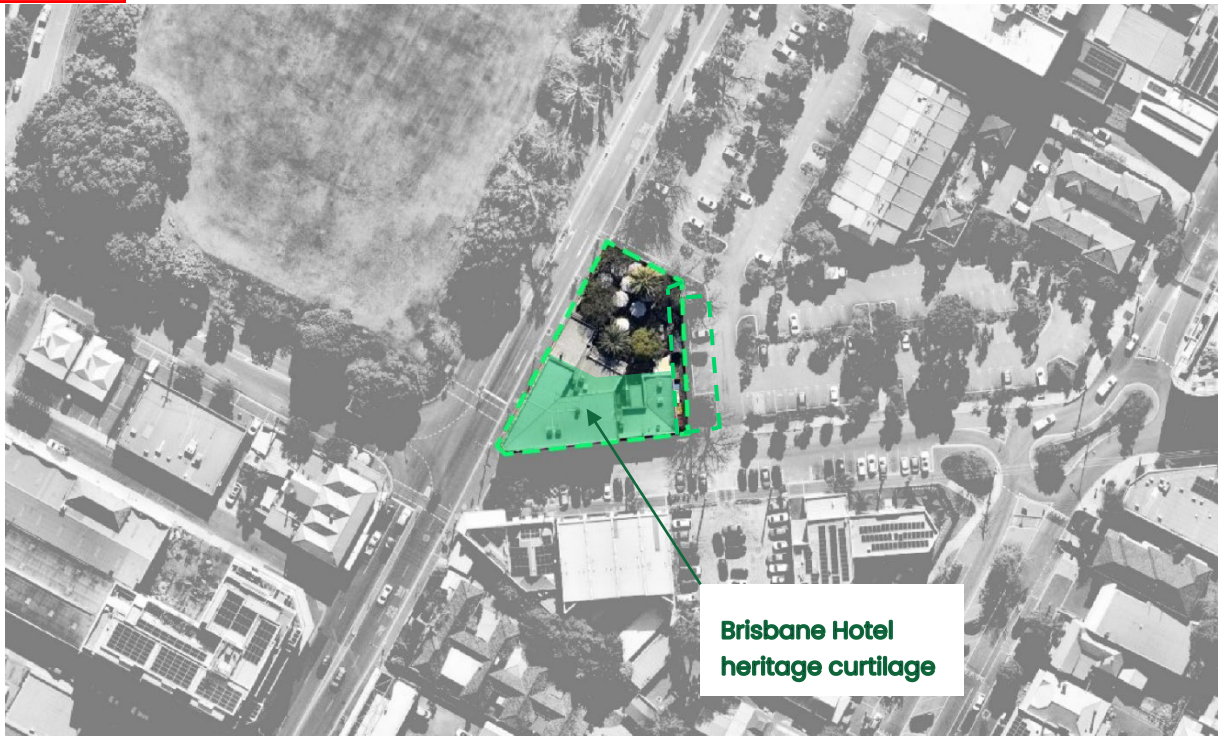


Figure 1: Aerial photograph showing the location of the project site, including existing ROW and council carparking on Brisbane Street indicated in a dotted green line. P177 Heritage curtilage, indicated in green tone.

Source: NearMaps 2025 with Urbis overlay

## 2 Site Context

### 2.1 Setting

The subject site is located on the corner of Beaufort Street and Brisbane Street, North Perth. An adjacent bituminised carpark extends in a wedge shape from the Brisbane Hotel to the north and east along both streets. A two storey terrace housing development is located in the centre of the carpark. It is a distance away from the *Brisbane Hotel* to the north-east, and is buffered from the subject site by the carpark and a landscape strip.

The *Brisbane Hotel* c1898 section is a two storey structure on the corner of the street intersection, which has single storey extensions on Brisbane and Beaufort Streets. The main gated entry to the courtyard lies to the north of the single storey structure on Beaufort Street. Mature trees including palms are located within the open northern courtyard of the subject site. On Brisbane Street, a canopy marks what was once the public entrance to the *Brisbane Hotel's* second floor, which at the time housed the Effie Crump Theatre.

Birdwood Square is a public recreation reserve on the west side of Beaufort Street, and features an expanse of grass, edged by mature trees. Adjacent to the Brisbane Hotel lies a single storey commercial shop, former *Meades House* 1915. The single-storey rendered building, dated 1915, occupies a prominent triangular site opposite *Brisbane Hotel*, with a convex verandah on Brisbane Street. Brisbane Street is landscaped and pedestrianised at the intersection with Beaufort Street.

### 2.2 Exterior Description

The two-storey, wedge-shaped corner hotel was constructed in the Federation Free Classical style and remains a prominent landmark due to its position on a zero-setback, wedge-shaped lot at the junction of two streets. The building addresses both frontages, with a truncated corner emphasising its corner location. The principal facades feature string coursed parapets with pediments facing Brisbane Street, moulded surrounds to all window openings, and painted render finish.

The parapet balustrade has been altered, and the original two storey Brisbane Street verandah and canopy demolished. In 1964 a cantilevered awning was built above the Effie Crump Theatre entrance. Other changes include painted render over original external face brickwork, painted tile dado, altered double-hung windows, and painted window architraves. On each façade, cement relief lettering reads "Brisbane Hotel." The roof is concealed behind the parapet. Single-storey extensions are attached to the main structure. Despite these alterations, the building retains its overall form, scale, and key stylistic elements, contributing to its visual prominence and heritage character.

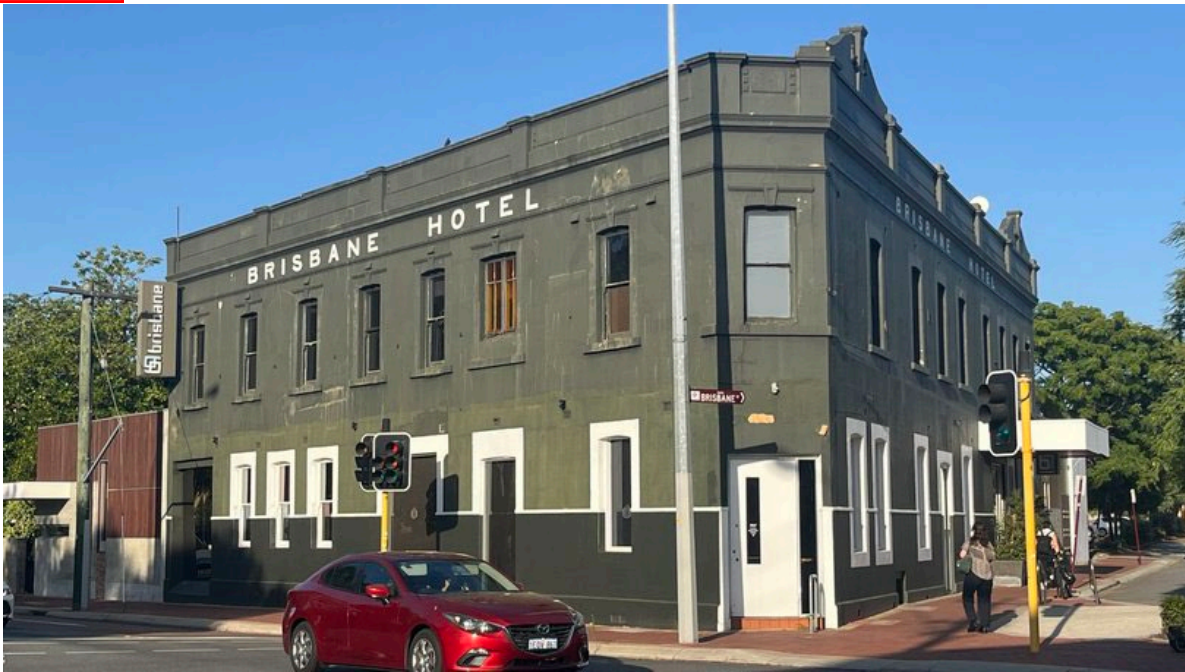


Figure 2: Brisbane Hotel, 2025, corner view. The door on the truncated corner is a fire exit door.

Source: The West Australian online



Figure 4: Brisbane Hotel, Brisbane Street looking northwards. L:1898 two storey Hotel. C: 2003 Toilet and fire escape addition, R: 2003 alterations to 1898 former Stable which now contains back of house coolrooms.

Source: Urbis 2025



Figure 3: Brisbane Hotel view from Beaufort Street looking south  
Source: Urbis 2025

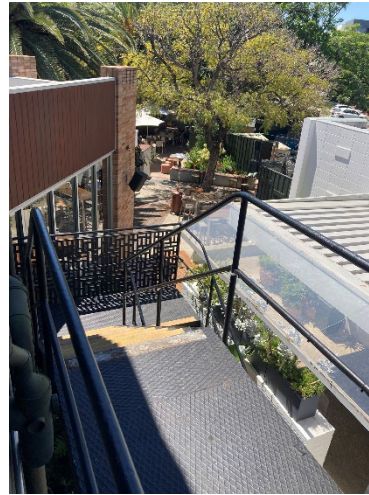


Figure 4: View looking northwards from the 2003 fire escape, looking over the courtyard  
Source: Urbis 2025



Figure 5: Streetscape, Beaufort Street  
Source: Woods Bagot 2025



Figure 6: Materials investigation, Brisbane Street façade. Yellow square terrazzo dado tiles and black dado and sill tile edging ( dating from 1929) remain extant behind the top coat of paint.  
Source: Urbis 2025



Figure 7: Mature tree canopies located in the courtyard, behind a concrete block boundary wall with inset metal artwork

Source: Urbis 2025

## 2.3 Interior Description

The Brisbane Hotel ground floor has a centralised kitchen service area. The Saloon and Public Bars wrap around the south-west corner and northwards, towards the courtyard terrace. The fitout is dated from 2003. Remaining original fabric includes external walls, modified first floor walls and ceilings, a main staircase and stairwell original internal walls, first floor joists with some areas of retained floorboards. The window openings at ground floor level are mostly altered with some retained timber window sills and frames, others are double hung with new glazing. Original ceilings appear to remain intact on the first floor.



Figure 8: Ground floor looking westwards, Brisbane Street side.

Source: Urbis 2025



Figure 9: Ground floor bar looking northwards, Beaufort Street side

Source: Urbis 2025



Figure 10: Staircase, with replacement timber balusters

Source: Urbis 2025



Figure 11: First floor central hallway looking east

Source: Urbis 2025



Figure 12: First floor Comedy Club looking west (former Effie Crump Theatre, 1985). Walls were previously removed to create a larger room.

Source: Urbis 2025

## 3 Historical Overview

### 3.1 Development of City of Vincent

European settlement began in 1829, leading to the naming of 'Third Swamp' as part of a chain of lakes. By 1897, 15 hectares of Third Swamp were gazetted as a public park and renamed Hyde Park, now a significant and popular site registered by the Department of Planning, Lands and Heritage.

From 1831, conflicts between European settlers and Noongar people escalated, culminating in the dispossession of the Noongar from their lands. By 1843, after the death of leader Yellagonga, the Noongar retreated to areas like Third Swamp, known to them as Boodjamooling, which became a campsite for various groups, including miners during the gold rush of the 1890s.

The late 19th century saw significant development in the Perth area. The completion of the Fremantle to Guildford rail line in 1881 spurred residential growth. Suburbs like Highgate, North Perth, and Leederville emerged, with infrastructure often funded by private citizens due to limited public revenue. By 1895, Leederville had become a municipality, and by 1897, Third Swamp was vested as a public reserve.

Community buildings such as schools, post offices, and the North Perth Town Hall were established in the 1890s and 1900s, reflecting the area's rich heritage. In 1914, the municipalities of Perth, North Perth, and Leederville merged, followed by Victoria Park in 1917.

In 1994, the City of Perth was restructured, creating the Town of Vincent, which became the City of Vincent in 2011. Named after Vincent Street, the City includes diverse suburbs like North Perth, Leederville, Highgate, and parts of East Perth and West Perth. Vincent is known for its cultural diversity, with 45% of residents born overseas and a variety of religious and spiritual groups represented.

Today, Beaufort Street is a vibrant commercial area within North Perth.<sup>1</sup>

### 3.2 Brisbane Hotel

The Brisbane Hotel, built in 1898 at the corner of Beaufort and Brisbane streets, was strategically located on a triangular lot. Beaufort Street, a key route to the growing residential areas of Highgate, saw mixed development and a tramline gazetted in 1897.

Constructed for G. & A. Y. Glyde, the hotel featured a Federation Free Classical style with a two-storey verandah. It attracted travellers with its upstairs guest rooms and rear horse stables. Over the years, it saw various publicans and underwent several renovations, including a modernisation in 1929 and a redesign of the public bar in 1933 by architects Oldham, Boas, and Ednie-Brown.

Birdwood Square, opposite the hotel, was a hub for the Surf Hockey Club in the 1950s and 1960s, with men frequenting the hotel's bar while women played hockey. The hotel housed a prestigious restaurant in the 1960s and converted its second floor to the Effie Crump Theatre in the 1990s, which remains in use today.

Closed for extensive renovations in 2003, the Brisbane Hotel reopened in late 2004 with a new restaurant and outdoor eating area, regaining much of its former popularity.<sup>2</sup>

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<sup>1</sup> *City of Vincent website*

<sup>2</sup> *City of Vincent History accessed on the DPLH Inherit database*

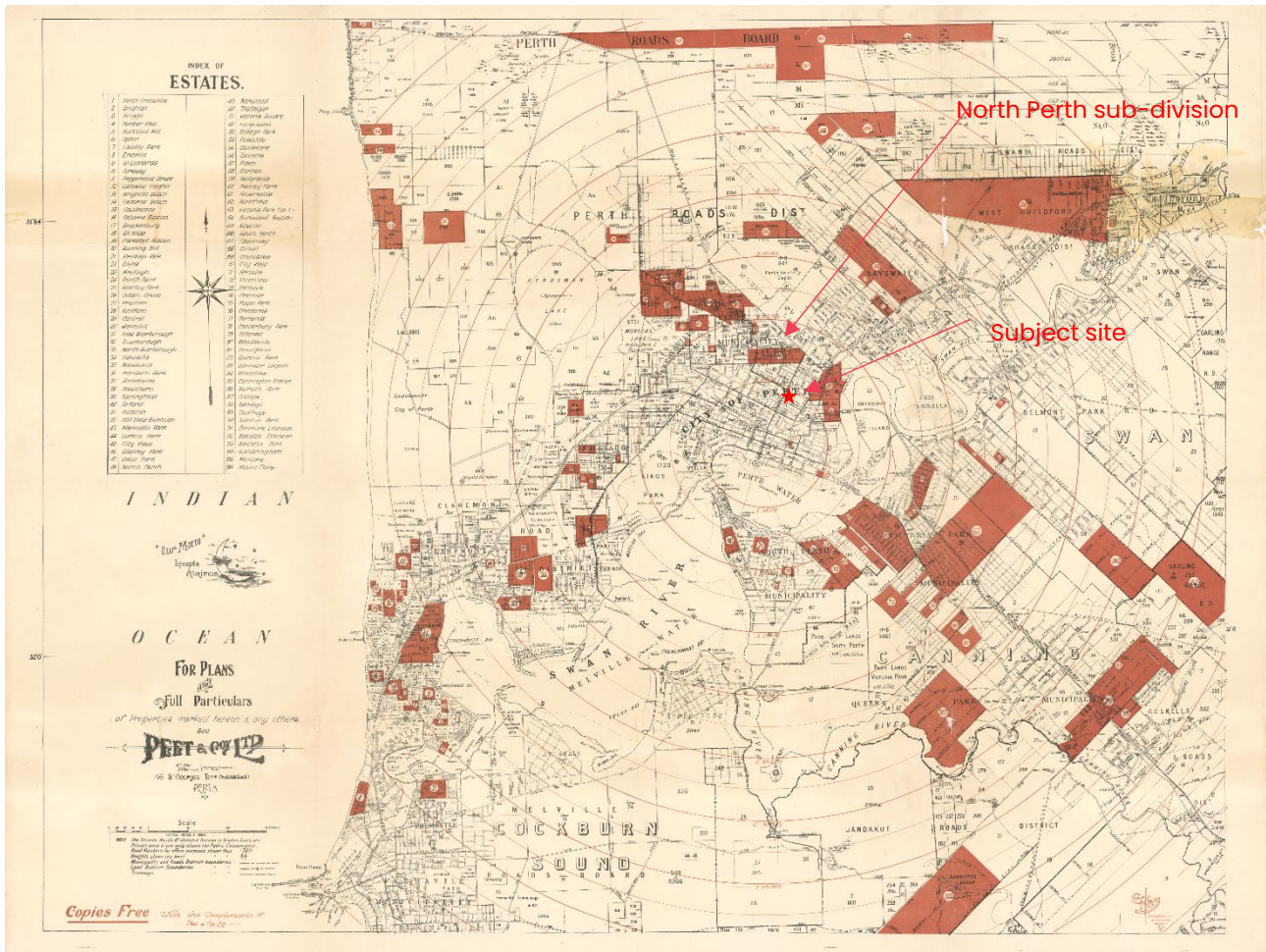


Figure 13: Peet and Co map showing metro area subdivision estates c.1920 slwa\_b4211475\_6.jpg

Source: slwa\_b4211475\_6.jpg



Figure 14: 1928 Historic photograph. The double storey verandah and canopy have been demolished, brick walls dado tiled and painted, and decorative facade alterations have taken place.

Source: SLWA provided by owner

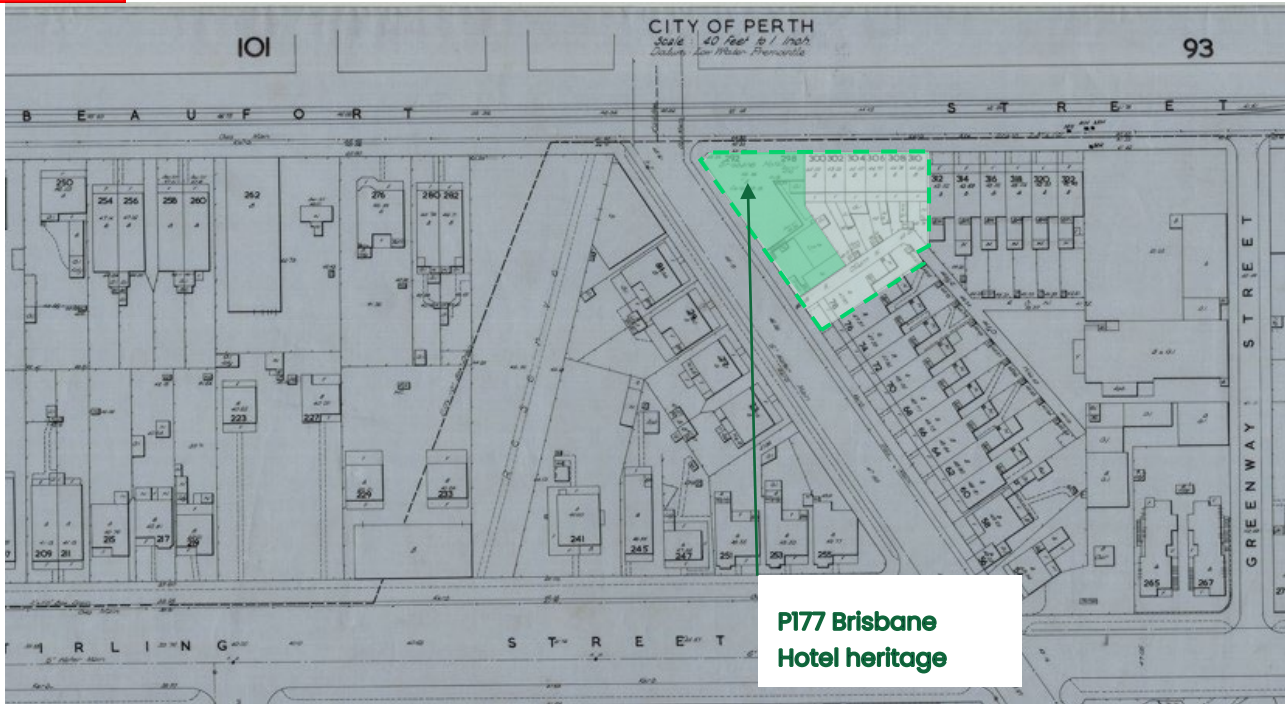


Figure 15: Metro Water Scheme Maps, 1955. Project site outlined in dotted green, including existing ROW and Council carpark land to be amalgamated.

Source: Retromaps State Records Series 634\_cons4156\_item0099



Figure 16: 1968 Brisbane Hotel Brisbane St Highgate 30 Jan 1968. Note Terrace Houses along Beaufort Street have been demolished for bituminised carpark

Source: SLWA b2425037\_1



Figure 17: 1982 corner street view, Brisbane Hotel

Source: Landgate



Figure 18: 1985 aerial. The interior of the block has become carpark, and terrace houses along Brisbane St are demolished. A beer garden exists, with canopy along Brisbane St.

Source: Landgate



Figure 19: 1987 streetscape. The Brisbane Hotel was painted yellow.

Source Landgate



Figure 20: 2005 aerial. Note- northern landscaped courtyard has replaced the carpark

Source: Landgate

# 4 Heritage Context

## 4.1 Heritage Listings

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

Table 1: Heritage Listings

City of Vincent Statutory Listings	
Name	Notes
P177 Heritage List	Adopted in 1995, reviewed in 2007 Place 1964

Note- Heritage Council deliberations found Brisbane Hotel Inherit ID P1964 does not warrant State Registered Heritage Place assessment , 24 Feb 2017

City of Vincent Non-Statutory listings		
Name	Management Category	Notes
P177, Municipal Heritage Inventory	<p>Management Category B: Conservation Recommended</p> <p>Places within this category contribute to the heritage of the City. They have some altered or modified elements, that do not necessarily detract from the overall significance of the place.</p>	<p>Adopted 13<sup>th</sup> Nov 1995, and reviewed in 2007. The Local Heritage Survey (LHS) 2024-Draft, is the third major review of the MHI, and recommends Management Category 2:</p> <ul style="list-style-type: none"> <li>▪ Very important to the heritage of the locality.</li> <li>▪ Conservation of the place is desirable</li> <li>▪ Any alterations or extensions should reinforce the significance of the place</li> <li>▪ Should be included on the Heritage list</li> </ul> <p>LHS review process to be concluded in 2026.<sup>3</sup></p>

Note- The City's Municipal Heritage Inventory also functions as its Heritage List.<sup>4</sup>

<sup>3</sup> City of Vincent, 2nd October 2025.

<sup>4</sup> City of Vincent Local Heritage Survey Draft 2024

Other Listings

Name

Notes

Statewide Hotel Survey

Completed by 01 November 1997



Figure 21: Heritage listings of the subject project site and adjacent sites. Heritage Curtilage P177 (HCWA P1964) is filled in green, and is a portion of the project site. Project site boundary in dotted green.

Source: DPLH My Plan with Urbis overlay

## 4.2 Statement of Significance

The City of Vincent has assigned the *Brisbane Hotel* with the following Statement of Significance.

*Brisbane Hotel is a flatiron shaped landmark at the junction of Beaufort and Brisbane Streets, on the route of the tramline along Beaufort Street. Constructed in 1898 in the Federation Free Classical style It has operated continuously as licensed premises since 1898, providing a social focus for the neighbourhood. In more recent years it has had associations with the Effie Crump Theatre and its patrons.<sup>5</sup>*

Brisbane Hotel is overall, of some significance as attributed by the City of Vincent.

There is no known Brisbane Hotel Conservation Management Plan grading of the cultural heritage significance of elements and zones.

### 4.2.1 Integrity/Authenticity

The City of Vincent place record states that the Brisbane Hotel is in good condition, of moderate Integrity and a high level of Authenticity<sup>6</sup>.

This Impact assessment notes the c1898 facade is in fair condition overall, and there is a low degree of integrity due to the amount of changes to original fabric of the c1898 Hotel.

## 4.3 Adjacent Heritage Places

The subject site is located within a context of several locally listed heritage places, and further away, some State Registered places. *Meade House* lies adjacent to *Brisbane Hotel* on the south side of Brisbane Street. The listings are sufficiently removed from the scope of works to not be impacted.

Table 2 :Adjacent Heritage Places

No	Place	Description
P8589	Meade House, 290 Beaufort Street, Heritage List and Municipal Inventory Category B	<i>The single-storey rendered building, dated 1915, occupies a prominent triangular site opposite Brisbane Hotel. Its design reflects the narrow site, featuring a stepped central pediment, stucco elements, and a convex verandah on Brisbane Street. The original shop front has been remodelled.</i>
P18053	St Helen's Private Hospital 241 Stirling Street, Heritage List and Municipal Inventory Category A	<i>Colmes House, at No. 241 Stirling Street, is a rare and important example of a grand house in the Federation Italianate style. The former residence for Henry Bell, it was converted to a private hospital in 1910.</i>

<sup>5</sup> City of Vincent inherit database place 1964 , sourced 290925

<sup>6</sup> City of Vincent Local Heritage Survey Draft 2024 p 598

P8747

Preston Flats, 264 Stirling Street East Perth,  
Heritage List and Municipal Inventory Category B

*Preston Flats are a representative example of the Interwar Contemporary style, influenced by Functionalism, the plain air movement and the need for individual identity for each unit.*

P17973

Shop and semi-detached Houses, 99 -103  
Brisbane St Perth, Heritage List and Municipal  
Inventory Category B

*The former shop and semi-detached dwelling at Nos. 99 and 101 - 103 Brisbane Street were constructed in the later years of the 19th century and the early years of the 20th century, in the vernacular styles of the Late Colonial period.*

# 5 The Proposal

## 5.1 Proposed Works

Table 3: Description of Proposed Works

Proposed Works	Comments
<p><b>Amalgamate ROW and carparking land:</b></p> <p>The proposal is based on the amalgamation of the adjacent Brisbane Street ROW lot, and part of the City of Vincent Brisbane Street adjacent carpark. This proposal will result in an additional 300sqm of land for a proposed extension.</p>	<p>The amalgamation of land for expansion of the existing Brisbane Hotel venue offers an opportunity to refresh and expand the Pub offering to the local community. The additional land is adjacent to the heritage curtilage.</p>
<p><b>1898 Brisbane Hotel facade alterations:</b></p> <p>Proposed demolition of the two storey facade includes;</p> <ul style="list-style-type: none"> <li>Remove paint finish over render and tiles</li> <li>Remove the Brisbane Street entry canopy</li> </ul> <p>Proposed new works:</p> <ul style="list-style-type: none"> <li>New canopy awning to both Beaufort Street and Brisbane Street facades</li> <li>New canopy to existing fire exit</li> <li>New lighting to facade</li> <li>Reinstate c1929 tile dado</li> <li>Reinstate existing render</li> </ul>	<p>The proposed works interpret the c1929 presentation of the Brisbane Hotel, not the earliest state from 1898. Working with the reinstating the tile dado and render finish, and a canopy awning, will provide visual enrichment of the landmark.</p>
<p><b>Alterations to 1898 two storey Brisbane Hotel, ground floor interior:</b></p> <p>Proposed demolition of the ground floor interior elements includes;</p> <ul style="list-style-type: none"> <li>c2003 Saloon &amp; Public Bars, central kitchen fitout, and floor finishes in the northern section.</li> <li>c2003 toilets and back-of-house fixtures in the former Stables</li> <li>c2003 single storey extension glass block wall will be demolished, and windows and upper dado</li> </ul>	<p>The fit-out is dated from 2003. Remaining Ground Floor original fabric includes external street facing walls, original window openings, three original double hung windows with new glazing, a main staircase, and some internal walls all of which are retained. The original internal walls enclose the Main stair and are the dividing wall on the northern side of the Bar &amp; kitchen.</p> <p>The floor finishes are not original.</p> <p>Areas of exposed ceiling are original first floor timber floorboards and joists, other ceilings are not original.</p>
<p><b>Brisbane Street Alterations to c2003 single storey toilet additions, and c1898 former Stable, and addition:</b></p> <ul style="list-style-type: none"> <li>Brisbane Street c2003 single storey toilets extension, and back of house fixtures in the former Stables, are to be demolished. The street frontage will have windows and upper dado lining removed, and the masonry wall be bagged</li> <li>The proposed extension facing Brisbane Street and the carpark, is a bin store with delivery gates leading to new back of house</li> </ul>	<p>As the c2003 extension is not significant or contributory to the landmark value of the Brisbane Hotel, updating the facade is acceptable.</p> <p>The height of the masonry block addition aligns with the parapet of the former stable, and new canopy, creating a continuous parapet line along Brisbane Street.</p>

kitchen fixtures and storage in face masonry block.

Beaufort Street alterations to c2003 single storey Pub extension, and courtyard boundary wall:

- Remodel the facade and courtyard wall. Demolish the existing window openings and replace with one steel window, demolish upper dado lining, demolish glass block window facing north
- Remodel courtyard wall.

As the c2003 extension is not significant or contributory to the landmark value of the Brisbane Hotel, updating the facade and courtyard wall is acceptable.

The c2003 metal panel artwork will be relocated. A section of blank facade is noted for signage.

**Single storey extension, Outdoor Pavilion and games area, with outdoor bar facing the existing courtyard:**

- Face concrete block boundary facade with a stepped height in the centre and a lowered height to the north
- Open masonry windows in parapet wall for ventilation
- Increased existing courtyard north wall height, in matching masonry blockwork
- A section of blank masonry facade facing the carpark, is noted as a public art opportunity

The top of the parapet aligns with the top of the proposed canopy to the two storey section of the Brisbane Hotel

The extension sits within the existing single storey zone of the Brisbane Hotel, dating mostly from c2003.

**Alterations to the existing Courtyard:**

Demolish:

- Timber fence screening, awnings, some steps, concrete benches, container bar and ancillary buildings

Proposed new works:

- Timber arbour
  - Awnings
- Refer to furnishing & landscape plans

The proposal retains the mature trees, fish pond, two boundary walls and terrace with stairs. The north-south boundary placement of the extension leaves the central Courtyard open.

**First floor interior:**

The first floor interior is outside of the scope of work.

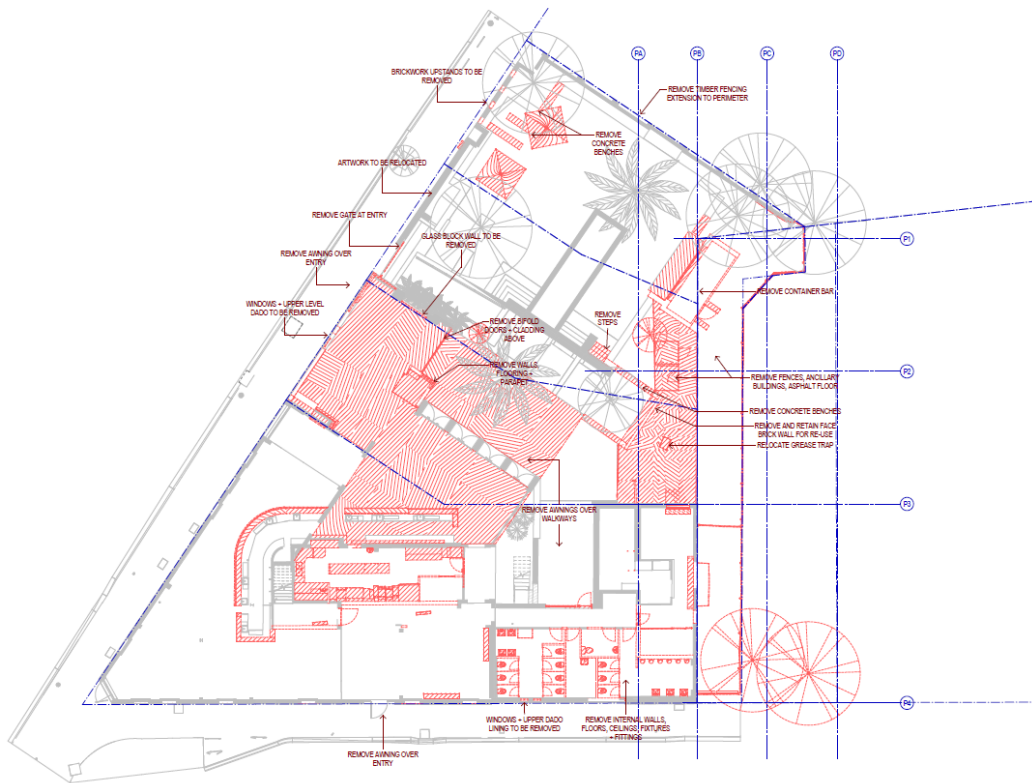
N/A

## 5.2 Relevant Plans



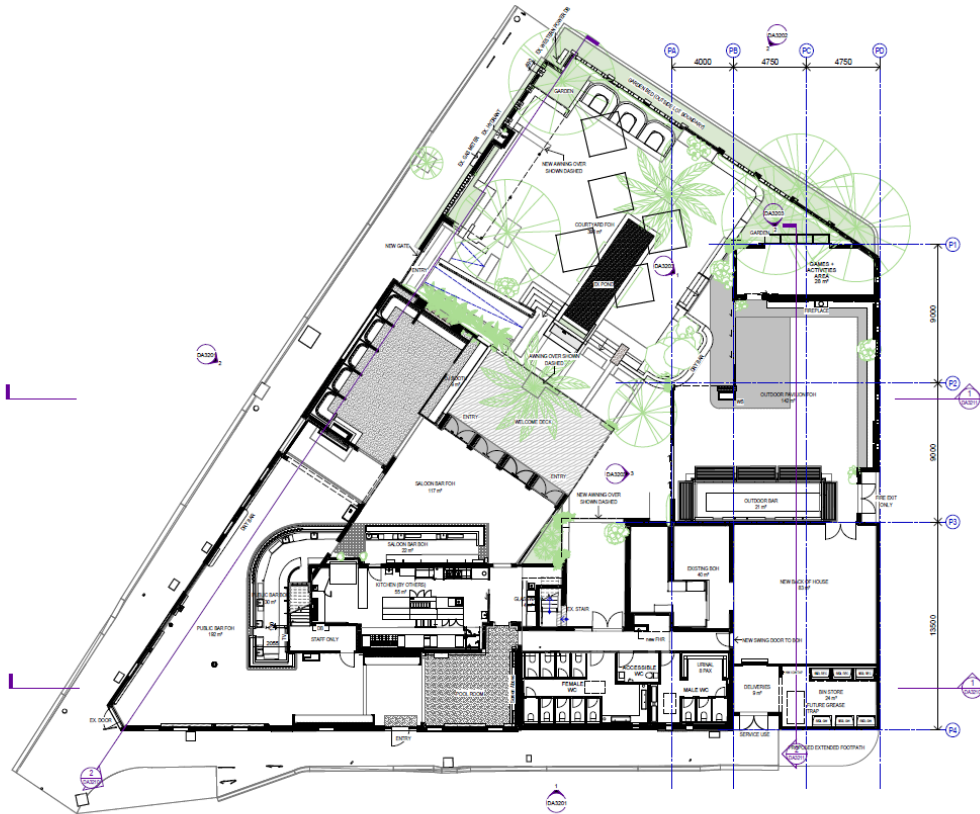
**W-B** Client **ARK GROUP** Project **BRISBANE HOTEL** Sheet title **Site Plan - Proposed** Project no. **161044** Scale **1:150** Sheet size **A1** © Woods Bagot  
**WOODS BAGOT** Sheet no. **DA1002** Revision **D** Date **22.10.25**

Figure 22: Site plan - Proposed Source: Woods Bagot



**W-B** Client **ARK GROUP** Project **BRISBANE HOTEL** Sheet title **Ground Floor Plan - Demolition** Project no. **161044** Scale **1:150** Sheet size **A1** © Woods Bagot  
**WOODS BAGOT** Sheet no. **DA2202** Revision **D** Date **22.10.25**

Figure 23: Ground Floor Plan -Proposed Demolition Source: Woods Bagot



**W-B** Client **ARK GROUP** Project **BRISBANE HOTEL** Sheet title **Ground Floor Plan - Proposed** Project no. 161044 Scale 1:100 Sheet size A1 © Woods Bagot  
WOODS BAGOT Revision D Date 22.10.25

Figure 24: Ground Floor Plan- Proposed Source: Woods Bagot

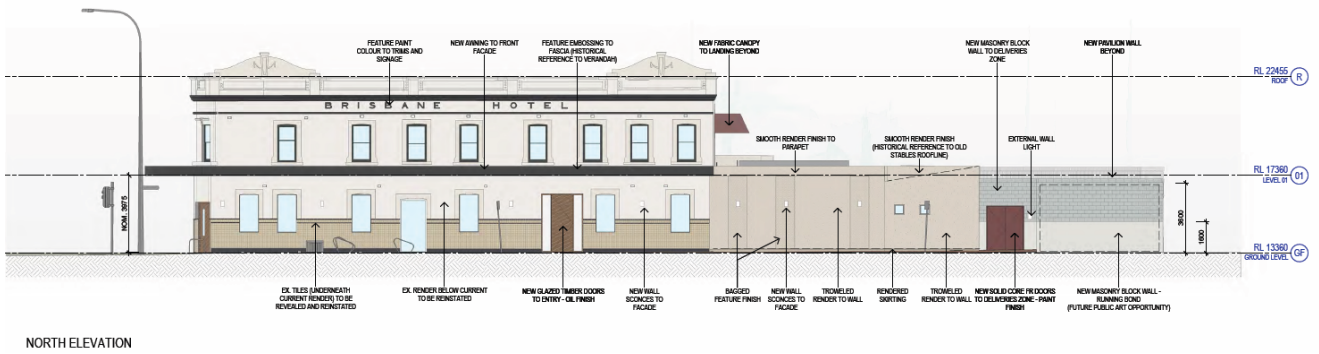


Figure 25: Brisbane Street Elevation Source: Woods Bagot

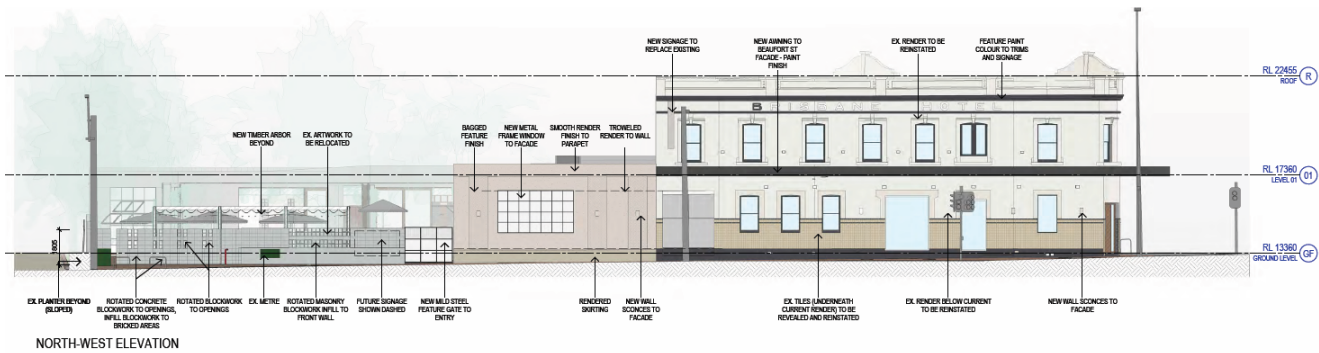


Figure 26: Beaufort Street Elevation Source: Woods Bagot

## 6 Assessment of Heritage Impact

The following impact assessment has assessed the potential heritage impacts of the proposed works at the *Brisbane Hotel* utilising the HCWA's 'Statement of Heritage Impact' assessment guidelines.<sup>7</sup>

Table 4: Assessment of Heritage Impact City of Vincent Statement of Significance

Significance	Potential Impact	Mitigation and Conservation Benefits
<p><i>Brisbane Hotel is a flatiron shaped landmark at the junction of Beaufort and Brisbane Streets, on the route of the tramline along Beaufort Street.</i></p>	<p><b>Minor impact</b></p> <p>Redevelopment works include:</p> <ul style="list-style-type: none"> <li>Minor alterations to the exterior including removal of existing paint on the two storey facade, and reinstatement of dado tile and render finishes.</li> <li>New canopy proposed across the Brisbane and Beaufort Street principal facades.</li> <li>Minor facade alterations proposed to the c2003 single storey extensions.</li> <li>Infill extension proposed along the eastern boundary facing the carpark, and Brisbane Street.</li> </ul> <p>The Minor alterations and extension do not detract from the value of the Brisbane Hotel as a neighbourhood landmark.</p> <p>While they may change the appearance of the place, they do not impact the Brisbane Hotel's aesthetic, historic, social or scientific heritage values.</p>	<ul style="list-style-type: none"> <li>The addition of a new canopy references the historic photograph with Beaufort Street canopy.</li> <li>Restoration of the c1929 facade with removal of the existing paint will provide interpretation of an earlier known state of the principal facades, a conservation benefit providing visual enrichment.</li> <li>The new infill extension, and canopy align with the c2003 extensions, ensuring the two-storey 1898 Brisbane Hotel retains its visual predominance.</li> </ul>
<p><i>Constructed in 1898 in the Federation Free Classical style It has operated continuously as licensed premises since 1898, providing a social focus for the neighbourhood.</i></p>	<p><b>No impact</b></p> <ul style="list-style-type: none"> <li>Minor exterior alterations focus on enrichment of the 1898 facade to reveal the render and tiles underneath the paint coating.</li> </ul>	N/A

<sup>7</sup> HCWA Preparing A Local Planning Policy For Local Heritage Schedule 1 Impact matrix

- The function of the Brisbane Hotel remains unchanged, allowing continued use as a neighbourhood social hub.
- Expansion of the site supports the ongoing evolution of the Brisbane Hotel, a successful licensed premises with a neighbourhood social focus.

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*In more recent years it has had associations with the Effie Crump Theatre and its patrons.*

**No impact**

N/A

The scope of works does not detract from the *Brisbane Hotel's* historic and social value, nor associations with Effie Crump Theatre, now the Oasis Comedy Club on the first floor of the Brisbane Hotel.

---

## 7 Conclusion

This Heritage Impact Statement has assessed the potential impacts of the proposed alterations and additions to the Brisbane Hotel, 292 Beaufort Street, Perth. The proposal comprises demolition of the c2003 fitout on the ground floor of the Brisbane Hotel, modifications to the c2003 single storey facades and masonry courtyard wall, a new canopy, and conservation works to reveal the render and tile finishes on c1898 Brisbane Hotel facades. A single storey Outdoor Pavilion extension on the eastern boundary opens onto the courtyard, providing a bar, games room and back-of-house servicing areas. The extension is enabled through the amalgamation of the adjacent Brisbane Street ROW lot, and part of the City of Vincent's Brisbane Street adjacent carpark.

The site has an individual heritage listing on the City of Vincent's Municipal Heritage Inventory and Heritage List – *Brisbane Hotel* (Heritage List Place No. 177) is management Category B, and conservation is recommended. The Brisbane Hotel is, overall, of some significance as attributed by the City of Vincent (adopted 13<sup>th</sup> Nov 1995, and reviewed in 2007). The Local Heritage Survey (LHS) 2024-Draft, is the third major review of the MHI, and recommends Management Category 2: Very important to the heritage of the locality and conservation of the place is desirable. The LHS review process is to be concluded in 2026.

This report has found the following:

- The Brisbane Hotel is a heritage place of some significance within a context of several locally listed heritage places, and State Registered places, which are sufficiently removed from the scope of works to not be impacted. The two storey Brisbane Hotel building dates from 1898, and single-storey major extensions were undertaken in 2003.
- The proposed development seeks to modify the c2003 facades and demolish c2003 fit-out, which is not of significance and does not contribute to the landmark value of the Brisbane Hotel. The minor alterations create a minor impact, however they do not impact the value of the Brisbane Hotel as a neighbourhood landmark, nor its overall aesthetic, historic, social and scientific heritage values. The impact is mitigated by visual enrichment through restoration of elements of the principal facades, including the reconstruction of a new canopy.
- Reconstruction of the Beaufort Street canopy, and restoration of c1929 facade will also provide interpretation of an earlier known state of the principal facades, a conservation benefit.
- The new Outdoor Pavilion extension, and new canopy, align with the c2003 parapets, ensuring the two-storey 1898 Brisbane Hotel retains its visual predominance.
- The functions of the Brisbane Hotel remain unchanged, allowing continued use as a neighbourhood social hub. Expansion of the site supports the ongoing evolution of the Brisbane Hotel, a successful licensed premises with a neighbourhood social focus.

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

# Disclaimer

This report is dated November 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 Ark (**Instructing Party**) for the purpose of Prepared for ARK Group (**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).

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**ATTACHMENT 6**

DEVELOPMENT ASSESSMENT PANEL MEETING

Acoustic Report



# The Brisbane Hotel, Beaufort Street

## Acoustic Report

Project No. P02644  
Revision 003  
Issued 23 Oct 2025  
Client ARK Group

**E-LAB Consulting**

Where science and engineering inspire

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## Document QA and Revisions

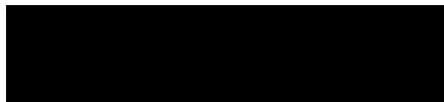
ISSUE	DATE	COMMENTS	ENGINEER	REVIEWER
1	01/10/2025	Draft Issue	Imran Khan	Teresa D Nguyen
2	16/10/2025	Draft Issue	Imran Khan	Teresa D Nguyen
3	23/10/2025	Issued for submission to Council	Imran Khan	Teresa D Nguyen
4				

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**Authorised by:**

E-LAB Consulting



**Imran Khan | National Technical Director**  
**Acoustics & Vibration**



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# 1 INTRODUCTION

## 1.1 DOCUMENT PURPOSE

E-Lab Consulting has been commissioned by ARK Group to undertake an acoustic assessment for the proposed refurbishment of The Brisbane Hotel, located at 292 Beaufort Street, Highgate 6000, WA

The assessment focuses on the impact of noise emissions from hotel operations on the nearest noise-sensitive receivers, considering the proposed refurbishment of the hotel, which includes minor modifications to the existing premises and development of an outdoor pavilion designed to provide an indoor-outdoor environment.

This acoustic report has been prepared as part of the Development Application for the project. Noise emissions from the development are assessed to maintain compliance to nearest noise sensitive receivers in accordance with WA Environmental Protection (Noise) Regulations 1997.

## 1.2 RELEVANT DOCUMENTS

The following standards, regulations and guidelines have been used to establish the project specific acoustic design requirements for the development.

- Western Australian Environmental Protection (Noise) Regulations 1997 (WA EPNR)

## 2 PROJECT SITE

### 2.1 SITE DESCRIPTION

The project site is located at the corner of Beaufort Street and Brisbane Street, within an area that includes a mix of commercial, mixed-use, and residential developments. Birdwood Square Park is situated to the west across Beaufort Street, while nearby land uses include food and beverage venues such as Source Foods and Tom's Providore & Wine Bar, along with other mixed-use commercial tenancies.

The site fronts Beaufort Street and is also bounded by Brisbane Street, which provides secondary vehicle and pedestrian access. Stirling Street lies to the east of the site, linking the area to surrounding residential and commercial precincts.

The nearest noise-sensitive receivers include a two-storey apartment building located directly across Brisbane Street, as well as a residential complex situated to the northeast of the site. Figure 1 presents the project location and nearest noise-sensitive receivers.

Figure 1: Project Location and nearest noise sensitive receivers



Source: Google

### 3 PROJECT CRITERIA

This section presents the regulatory requirements, and acoustic design criteria for the proposed development.

#### 3.1 NOISE EMISSIONS – WA ENVIRONMENTAL PROTECTION (NOISE) REGULATIONS 1997

Environmental noise emissions resulting from the development are addressed through the *Environmental Protection Act 1986* with the prescribed standards detailed in the *Environmental Protection (Noise) Regulations 1997* (WA EPNR). The regulations are based on ‘maximum allowable noise levels termed the ‘assigned noise level’.

According to the EPNR, noise emissions from any premises are deemed not to significantly impact the receiver if the emissions are 5 dB or less below the assigned levels. In summary, assigned noise levels are set by evaluating the presence of commercial and industrial zones, major transport routes, and sporting venues around noise-sensitive premises.

The assigned levels apply at premises receiving the noise (noise sensitive receiver) and not to areas within the project site or lot. In addition, the Environmental Protection (Noise) Regulations 1997 identify the following in Schedule 3, clause 2A.

- *“If the land within either of the circles is categorised on the land use map as land in respect of which mixed uses are permitted, the use of that land that results in the highest influencing factor is to be used in the determination of the influencing factor.”*

City of Vincent’s online mapping system (Local Planning Scheme 2) have been used to ascertain land use. Based on these maps, the influencing factor at the nearest noise sensitive receivers has been calculated, the nearest noise sensitive receiver has been identified as detailed below and shown in Figure 2.

- 79 Brisbane Street, Perth 6000 WA
- 3-7 Greenway St, Perth 6000 WA

##### 3.1.1 Influencing Factor

The influencing factor for results from identifying major roads, commercial and industrial areas for the nearest noise sensitive receivers is detailed in Table 2. The zoning maps used for the calculation of influencing factor showing the land use types has been presented in Figure 2.

Traffic data for roads surrounding the nearest noise sensitive receiver were obtained from Main Roads Western Australia (MRWA). Table 1 presents the traffic data of the nearby roads.

Table 1: Traffic Data (Main Roads WA)

ROAD	WA EPNR CLASSIFICATION	ANNUAL AVERAGE DAILY TRAFFIC VOLUMES / YEAR
Beaufort Street (North of Bulwer St)	Secondary Road	13,671 (2021 -22)

Table 2: Influencing factor (IF) noise sensitive receiver

NOISE SENSITIVE RECIEVERS	COMMERCIAL	INDUSTRIAL	ROAD	INFLUENCING FACTOR
<ul style="list-style-type: none"> <li>▪ 79 Brisbane Street</li> <li>▪ 3-7 Greenway Street</li> </ul>	17 % within 100m radius  20 % within 450m radius	0 % within 100m radius  0 % within 450m radius	Beaufort Street	4 dB



Figure 2: Zoning maps for the project and surrounding areas



Source: City of Vincent Intramaps

### 3.1.2 Assigned Noise Levels – Noise Sensitive Receivers

Table 3 summarises the assigned levels at the nearest noise sensitive receivers. All noise emissions from the development are below the assigned level criteria for all defined periods of the day and at the lot boundary of the receiver or 15m from any associated building.

Table 3: Assigned levels

TYPE OF PREMISES RECEIVING NOISE	TIME OF DAY	ASSIGNED LEVEL (DB)		
		LA10	LA1	LAmx
Noise sensitive premises: Highly sensitive area	0700 to 1900 hours Monday to Saturday	49	59	69
	0900 to 1900 hours Sunday & public holidays	44	54	69
	1900 to 2200 hours all days	44	54	59
	2200 hours on any day to 0700 hours Monday to Saturday, and 0900 hours Sunday & public holidays	39	49	59
Noise sensitive premises: any area other than highly sensitive areas	All Hours	60	75	80
Commercial premises	All Hours	60	75	80
Industrial and utility premises	All Hours	65	80	90

### 3.1.3 Noise Character Adjustments

Regulation 7 states that the noise character must be “free” of annoying characteristics, namely –

- Tonality, e.g. whining, droning;



- Modulation, e.g. like a siren; and
- Impulsiveness, e.g. banging, thumping.

Regulation 9 (1) establishes the methodology for determining noise characteristics. If these characteristics cannot be reasonably and practicably removed, a series of adjustments to the measured levels are required, indicated in Table 4.

*Table 4: Noise character adjustment*

ADJUSTMENT WHERE NOISE EMISSION IS NOT MUSIC THESE ADJUSTMENTS ARE CUMULATIVE TO A MAXIMUM OF 15 DB			ADJUSTMENT WHERE NOISE EMISSION IS MUSIC	
Where tonality is present	Where modulation is present	Where impulsiveness is present	Where impulsiveness is not present	Where impulsiveness is present
+ 5 dB	+ 5 dB	+ 10 dB	+ 10 dB	+ 15 dB

Should music noise from the project become audible at the receiving locations, a +10/15 dB adjustment will be required, likely resulting in non-compliance to the EPNR.

### 3.1.4 Mechanical Services Noise Emissions

Mechanical equipment serving the project is required to meet the assigned levels of the EPNR at the nearest sensitive receivers. It is important that noise emissions from the site do not present any form of tonality, modulation or impulsiveness (as defined by the EPNR).

## 4 NOISE EMISSIONS

Noise modelling software Sound PLAN v9.0 was used to assess noise emissions from the operation of the premises at the nearest noise sensitive receivers.

- Noise emissions from the outdoor pavilion.

### 4.1.1 Operating Hours

The proposed operating hours of the venue have been summarised below:

- Monday, Tuesday and Sunday - 11am to 10pm
- Wednesday and Thursday - 11am to 11pm
- Friday and Saturday - 11am to 12 midnight

### 4.1.2 Patron Capacity

The current capacity of the premises is detailed below:

- Ground floor internal 350pax
- Ground floor external 350pax

As part of this development the new outdoor pavillion is proposed to have the following additional patrons, noise emissions due to the addition of outdoor pavillion has been modelled and assessed:

- Outdoor pavilion (at the eastern boundary) – 150Pax

### 4.1.3 Algorithm and Meteorological Conditions

ISO 9613 - *Acoustics – Attenuation of sound during propagation outdoors* algorithm has been used for the noise model predictions with a reflection order of 3. The noise model has considered noise source levels, distance from the source to receivers, and screening effects due to existing, proposed buildings and ground topology.

### 4.1.4 Topography

Terrain contours were sourced from *Geoscience Australia, Digital Elevation Model (DEM) 1 Metre Grid of Australia derived from LiDAR, 2015*.

A reflective ground condition (0.6) was used as the areas surrounding the project are vegetated areas.

### 4.1.5 Receivers

All noise receivers were located at 1.5m above ground and each floor level and 1m away from buildings associated with highly sensitive uses.

Reflected noise from the building façade is included in the received noise levels.

### 4.1.6 Outdoor Patron Sound Levels

The operational noise assessment of the venue has been conducted based on the following assumptions:

- Even distribution of patrons within the premises
- Sound level associated with speech from a 50% mixture of male and female patrons.
- One in two patrons are speaking continuously at any given time.

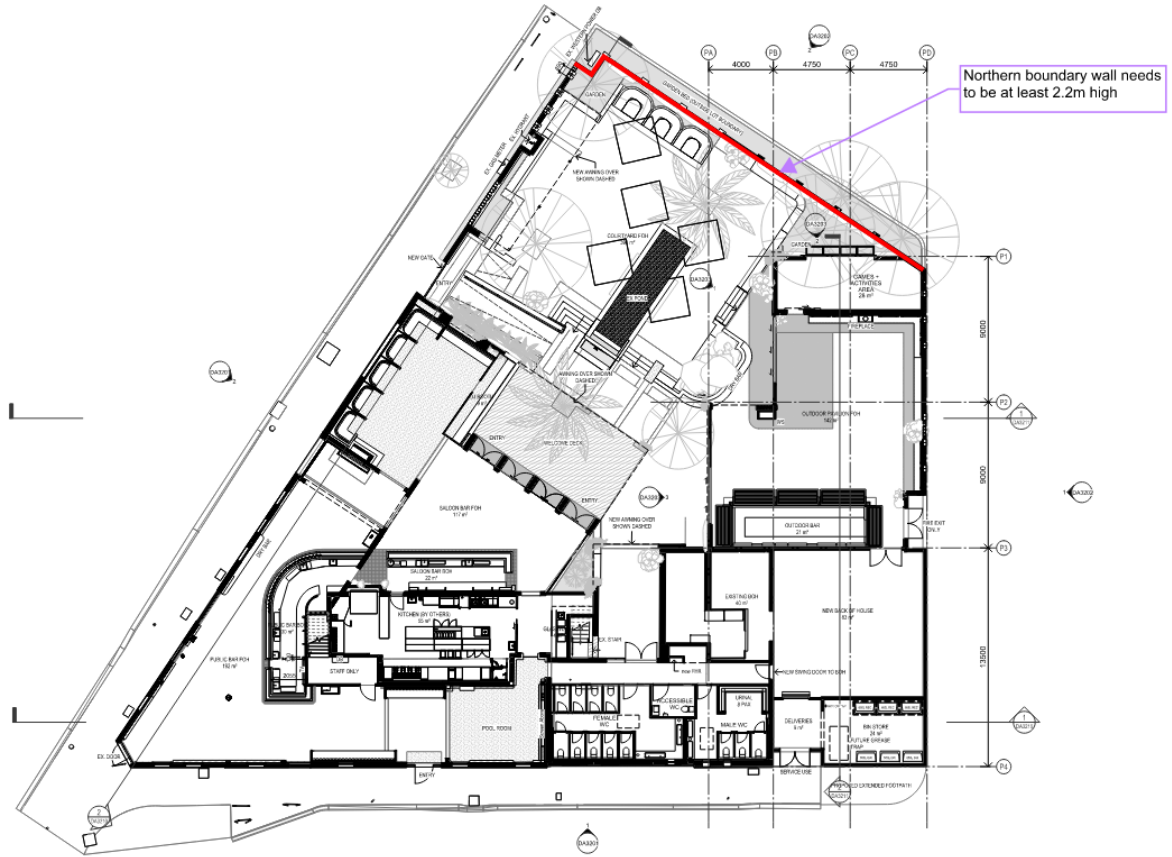
Music in outdoor area must be regulated at a level where it is not audible at the nearest noise sensitive receivers.

Patron Sound Power Levels in the outdoor area were predicted using the formula  $66 \text{ dB(A)}/\text{m}^2$  presented by VDI Standard 3770:2012, "Emissionskennwerte von Schallquellen - Sport und Freizeitanlagen".

### 4.1.7 Architectural Considerations

Architectural documentation from Woods Bagot dated 15-10-2025 have been used in the development of the model. It is to be noted that the northern boundary (refer to Figure 3) of the site is considered 2.2m high in the model, as per the available information.

Figure 3: Ground floor architectural plan – Brisbane Hotel



Source: Woods Bagot

## 4.2 PREDICTED NOISE EMISSIONS

Predicted noise levels from the operations of the outdoor pavillion are presented in Table 5, respectively. Appendix A presents the coloured noise map.

Table 5: Predicted noise emissions at nearest noise sensitive receivers

NOISE SENSITIVE RECEIVER	HIGHEST PREDICTED NOISE EMISSION L <sub>A10</sub> dBA	CRITERIA L <sub>A10</sub> dBA			COMPLIANCE
		DAY	EVENING	NIGHT	
79 Brisbane St	33	49	44	39	YES
3-7 Greenway St	34	49	44	39	YES

## 4.3 DISCUSSION

Predicted noise emissions from the outdoor pavilion comply with the criteria across all time periods. It is noted the levels are 5dB below the assigned levels so the noise emissions the premises are deemed not to significantly impact the noise sensitive receivers.

Following recommendations are made to achieve maintain the acoustic amenity to the area:

- The glazed door to the outdoor pavilion remains closed during night-time hours (10:00 pm to midnight)
- The music is only played at a level where it is not audible at the nearest noise sensitive receivers.

Noise management measures provided in Section 5 must be put in place to ensure venue contributions to received noise levels are not significant.

## 5 NOISE MANAGEMENT PLAN

The primary goal of the Noise Management Plan (NMP) is to communicate with nearby receivers about the noise impacts from the development and mitigate these effects as effectively as possible. Meeting this objective should reduce the number of complaints, thus lowering the chances of persistent issues and compliance investigations.

The purpose of the NMP is to:

- Identify any change in planned operations.
- Target compliance with the Environmental Protection (Noise) Regulations 1997; and
- Managing noise impact and encouraging engagement with nearby noise sensitive receivers.

The approach involves maintaining continuous dialogue, communication, and mitigation efforts with potentially affected residents, considering the intended use of the development.

### 5.1 PATRONS AND MUSIC

The recommendations in section 4.3 shall be maintained. Where noise emissions include audible music, adjustments to measured noise levels are required per the EPNR that would likely result in non-compliance.

Following recommendations are made for managing music noise

- Music must always be controlled such that it is not audible at the nearest noise sensitive receivers.

The following is recommended for any amplifier / PA system used:

- The speakers used should not be directly attached to the lightweight roof structure via hard connections, in order to reduce noise transmission through the roof.
- The venue amplifier / PA system should be accessible by the Licensee and/or the Approved Manager only;

In addition, the following administrative controls are recommended:

- Given the movement of patrons between indoor and outdoor area, noise emissions from the venue should be managed, ensuring that they do not become a dominant source of noise at the site boundaries at any time;
- Venue staff are to monitor dispersal of patrons to the outdoor area and manage any noise issues arising.

### 5.2 WASTE COLLECTION

- Under Regulation 14A of the EPNR, the noise levels specified in Regulation 7 do not apply to waste collection activities (including commercial sources), provided that:
  - The operations are conducted in the quietest reasonable and practicable manner;
  - The equipment used is the quietest reasonably available;
  - If a noise management plan is required (e.g., if the work is scheduled outside of 0700–1900 hours Monday through Saturday, or 0900–1900 hours on Sundays and public holidays), the plan must be submitted, approved, and adhered to.
- The following administrative measures are recommended:
  - Waste collection should ideally occur between 7am and 7pm Monday to Saturday.
  - Efforts should be made to avoid having waste collection and recycling trucks on site simultaneously.
  - If a truck is waiting in the carpark for bin access, it should have its engine turned off.

#### 5.2.1 Emptying of Bins

The emptying of bins, especially when filled with glass bottles, can be an occupational peak noise hazard to the operator, as well as significant source of environmental noise.



The following administrative measures are recommended:

- The handling of bins full of glass bottles should occur during daytime hours where possible to minimise disruption to the community.
- Venue staff should take care to reduce the drop height of glass onto glass when filling bins.

### 5.3 COMPLAINTS MANAGEMENT

Whenever possible, neighbouring residents should be encouraged to report any complaints directly to the venue staff initially.

Initially, management should verify that the Noise Management Plan (NMP) requirements are being followed and, if feasible, make prompt adjustments if the complaint pertains to ongoing activities.

After assessment, venue management will provide a response aimed at resolving the issue to the complainant's satisfaction.

## 6 CONCLUSION

E-Lab Consulting has been commissioned by ARK Group to undertake an acoustic assessment for the proposed refurbishment of The Brisbane Hotel, located at 292 Beaufort Street, Highgate 6000, WA

The assessment focuses on the impact of noise emissions from hotel operations on the nearest noise-sensitive receivers, considering the proposed refurbishment of the hotel, which includes minor modifications to the existing premises and development of an outdoor pavilion designed to provide an indoor-outdoor environment.

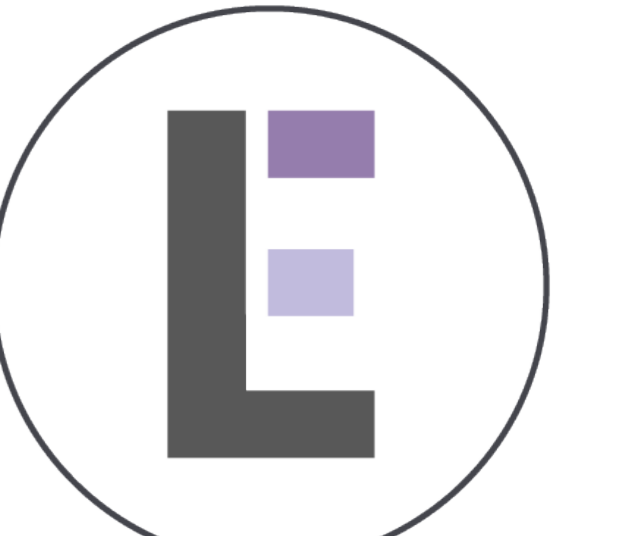
This acoustic report has been prepared as part of the Development Application for the project. A 3D noise model using Sound PLAN 9.0 was built to assess noise emissions from the operations of the premises. Based on assumptions made in this report the predicted noise levels comply with WA EPNR.

In summary, in view of the available information, we consider that the refurbishment will be able to comply with the WA EPNR with application of recommended management measures.

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## Appendix A    **Noise Contours**





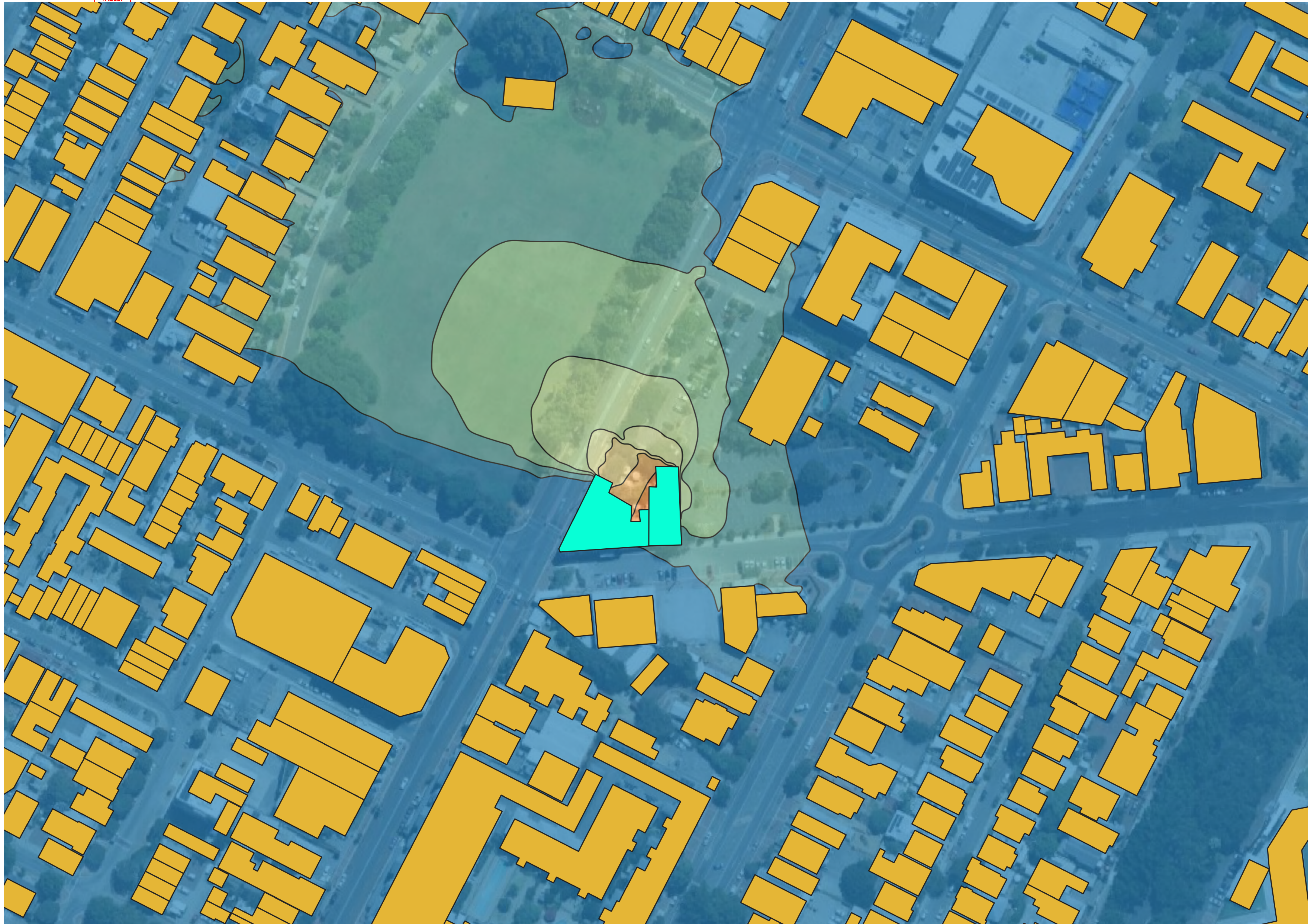
E-LAB CONSULTING

ISSUE	DATE	STATUS

Noise Level - L<sub>eq</sub> (dB(A))

- 30
- 35
- 40
- 45
- 50
- 55
- 60
- 65
- 70

- Surrounding Buildings
- Project Building



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PROJECT \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

ARCHITECT \_\_\_\_\_

CLIENT \_\_\_\_\_

SCALE \_\_\_\_\_

STATUS \_\_\_\_\_

DRAWING \_\_\_\_\_

DISCIPLINE \_\_\_\_\_

DRAWING NUMBER \_\_\_\_\_ REVISION \_\_\_\_\_





# **CITY OF VINCENT**

## **ATTACHMENT 7**

### DEVELOPMENT ASSESSMENT PANEL MEETING

Venue Management Plan

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# Brisbane Hotel

Licensee: Brisbane Hotel Tradings Pty Ltd

## MANAGEMENT PLAN

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**Address:**

292 Beaufort Street, Perth, WA, 6000

**Contact Phone:**



## **Staff Training and Responsible Service of Alcohol**

- The Licensee (or representative) and approved manager will be accredited through the completion of the mandatory liquor licensing training.
- It is our policy to train all our service staff in responsible server practices. This will normally be achieved by completing in-house and RSA training and through the Staff Handbook provided to each staff member.
- Our management team has also been trained in responsible service practices and will support the service staff at all times in their duties and responsibilities under the Liquor Control Act 1988 with regard to harm minimisation.
- Staff are encouraged to be alert for the signs of intoxication of patrons.
- Staff members will be made aware of the Director of Liquor Licensing's policies on the Responsible Promotion of Liquor.
- We will discourage any activity that could result in excessive consumption of alcohol (such as drinking competitions) or the promotion of alcohol involving excessive or rapid consumption of alcohol.
- Low and non-alcoholic beverages are available on the premise and glasses of tap water are available, free of charge, upon request at all times.
- Toilet facilities will be maintained using the Director of Liquor Licensing's Standards of Licensed Premises Policy.

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## **Patron Security**

- The Licensee will ensure that CCTV is operational during the trading hours outlined on the Liquor Licence and as per the below:
- CCTV will incorporate a video surveillance system, able to identify individuals and showing times and dates, must be in place, operational and maintained.
- A closed-circuit television video (CCTV) surveillance system, able to identify individuals and showing times and dates must be in place and operational.
- The CCTV system must comply with the minimum requirements as identified in the Director of Liquor Licensing's 'Safety and Security at Licensed Premises' policy. It is expected that the system will provide and record continuous images of the entrances and exits to the premises during the normal trading hours and until one (1) hour after trading ceases.
- Images recorded via the CCTV system must be retained for twenty-eight (28) days and must be made available for viewing and/or removal by an authorised officer.
  - The recorded vision when viewed or removed must include:
  - Time/date stamp.
  - Camera location.
  - Camera identifier.
  - Watermarking or method of verifying the original image for authenticity ensuring tamper prevention.

## **Juveniles**

- We will not serve alcohol to persons under the age of 18 years.
- If a staff member is in any doubt as to whether a person is aged 18 years or more, the staff member will request that the person provide proof of age.
- The only acceptable proof of age will be:
  - Current Australian Driver's Licence with a Photograph
  - A current passport
  - A current Australian learner's driver permit with photograph
  - WA Proof of Age Card (note new cards will not be issued after 1/1/2015)
  - Proof of Age card or equivalent issued in an Australian state or territory
  - A current WA Photo Card
  - A current NSW Photo Card
  - A Photo Card issued by any Australian state or Territory similar to the NSW/WA Photo Card

## **Intoxicated Patrons**

- We will not serve intoxicated patrons any alcohol. If someone is displaying signs of intoxication our staff must, in a calm, courteous and non-judgmental way, inform the patron that they will not be served any alcohol and explain why service is being refused.
- The patron will be offered water or other non-alcoholic beverage.
- Intoxicated persons will be asked to leave the premises.

## **Noise Complaints and Neighbours**

- Management of Brisbane Hotel will maintain a record for any complaints regarding noise and disturbance in the area. Any complaint received is entered into the incident register book and management reports with the date, the time, the staff member who received the complaint and the action taken.
- No glass recycling is to be placed into the bin after trade during the evening and in line with the venue's waste management plan.
- Patrons will be required to disperse from the property in an orderly manner encouraged by management and security and be considerate of neighbouring businesses and residents.
- The Licensee (or representative) and approved manager will take necessary action to ensure all activities carried out on premise will not exceed the noise levels stipulated under the Environmental Protection (Noise) Regulations 1997.

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## **Food Service**

- Food will be delivered, stored and prepared in a safe and hygienic way, as per the City of Vincent and WA Health Regulations.
- Staff will diligently clear food plates and clean surrounding areas, including the open areas in front of the venue and the passageway, before, during and after food service.
- Food preparation, storage and service areas will be kept clean at all times.

Any concerns about the way in which Brisbane Hotel operates should be directed to the venue's approved manager.

## **Trading Hours**

Trading hours will be as per Section 98 of the Liquor Control Act 1988.

The following opening and closing procedures are to be followed at all times:

## **Opening procedures**

- Check for rubbish in and around venue, including carpark.
- Check toilets are clean and have ample toilet paper.
- Prepare for service
  - Turn music on
  - Turn coffee machine on
  - Turn air-conditioners on to ambient level
  - Turn tills on and ask the approved manager to put till float / change in
  - Place any nozzles/nip pourers in place
  - Check open wines are appropriate to serve
  - Unlock doors
- Set up tables (cutlery, crockery, reservation signs etc.)
- Look at the venue as if you were a customer to gauge any necessary improvements.

## **Closing procedures**

- Turn till off prior to next session or have approved manager ring off at end of night
- Clean and backwash coffee machine (chemical clean as required) and turn off coffee machine
- Check all areas for rubbish
- Clean behind service counters
- Wipe chairs and highchairs where needed
- Clean glass doors of drinks / cool room fridge

- Wipe all tables including under the lip
- Clean & polish glasses and cutlery
- Wipe spirit bottles
- Seal any opened bottles of wine
- Close and lock windows and doors
- Check venue for glasses and rubbish
- Check all is secure and all lights, air conditioning and kitchen appliances are off
- Set alarm system and exit
- Close and lock doors

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At the end of each shift make sure that the venue is clean and tidy and request the approved manager or supervisor on duty to check all is done before signing off.



# **CITY OF VINCENT**

## **ATTACHMENT 8**

DEVELOPMENT ASSESSMENT PANEL MEETING

Waste Management Plan

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# Waste Management Plan

## Brisbane Hotel

292 Beaufort St, Perth



Prepared by:



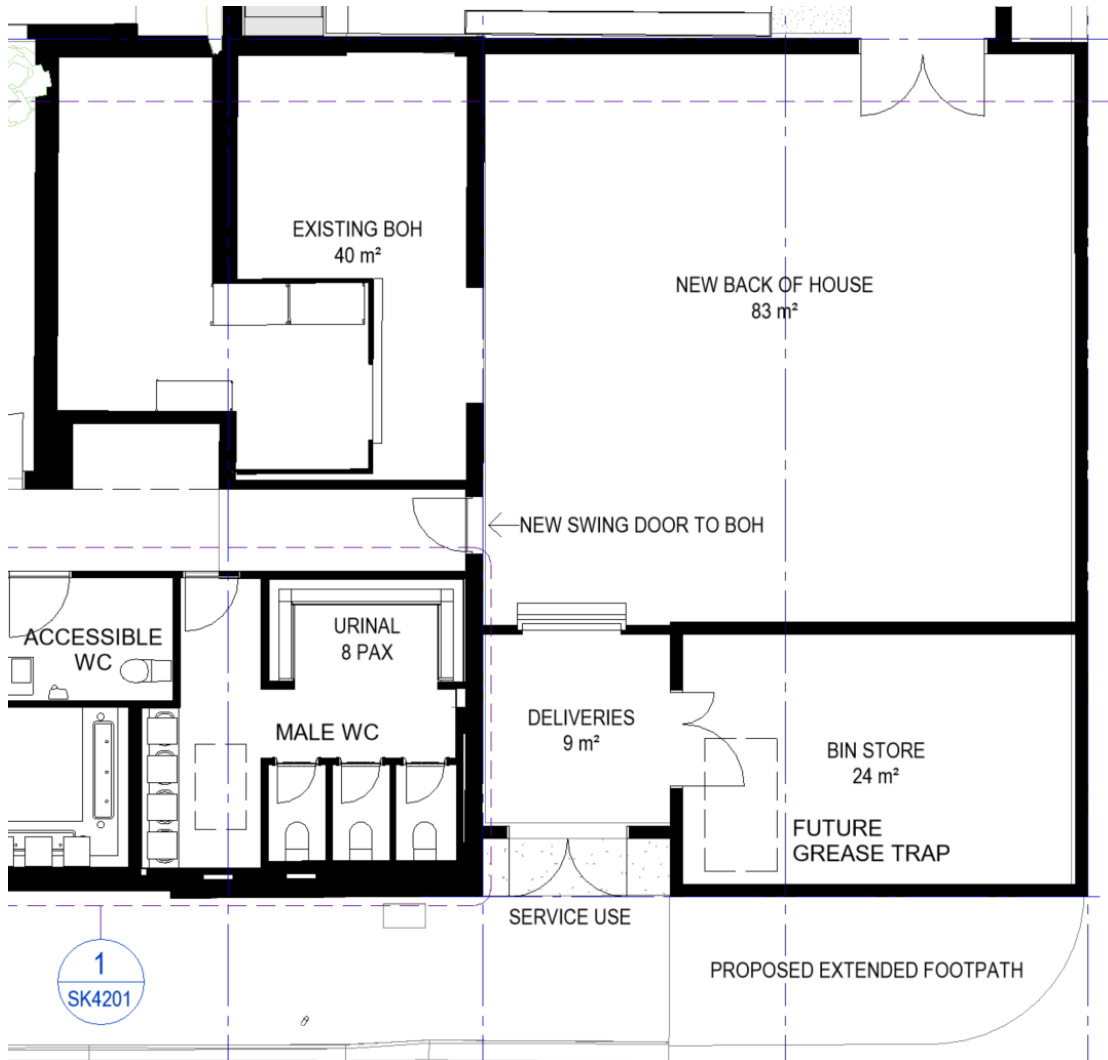
292 Beaufort St, Perth, WA, 6003  
<https://www.arkgroup.com.au/>

  
<https://www.thebrisbanehotel.com.au/>

## 1. Introduction

Currently the bins are stored in the back of house area fenced off from patrons and local residents in a location with no roofing.

In the proposed renovations the bins will be stored in a similar location as per below layout with a roof to mitigate noise.



The purpose of this Waste Management Plan is to provide a significantly better and compliant waste management system and recycling process that demonstrates industry best practice and produces environmentally sustainable solutions.

The plan is designed to be responsive to business demand, resulting in improved solutions, while providing better resource utilization and eliminating potential OH&S issues.

The implementation of a sustainable supply chain also has tangible benefits such as better employee morale, community goodwill, cost benefits and customer loyalty. This Waste Management Plan forms the cornerstone of waste management and helps to future proof the waste management of the Brisbane Hotel.

Food and beverages at the premises will be procured, prepared and dispensed of in accordance with the following legislation:

- Food Act 2008
- Food Regulations 2009
- Food Safety Standards (Chapter 3)

Australian Standard (AS4674 – 2004) has been followed in the design of the food premises.

**2. Objective**

The objective of this plan is to ensure that Waste Management is undertaken effectively, efficiently, safely and sustainably.

To ensure that the storage and collection of waste from the premises does not negatively impact surrounding residents.

**3. Location of Bins.**

The bins will be placed to the East of the premises coming off Brisbane Street in a screened and secured bin area.

**4. Bin Storage**

The bin store area has been designed to host three (3) 660L General Waste Bins and three (3) 660L Co-Mingled Recycle Bin, including the minimum required clearances of 50mm on each side of each bin.

**Bin Quantity and Type of Waste**

	<b>660L</b>
Height:	1200mm
Depth:	770mm
Width:	1360mm

**5. Waste Generation**

The licensee is an experienced operator who has been operating licensed premises in WA for over 40 years including licensed premises of a similar size and manner of trade to that proposed at the Brisbane Hotel.

The focus of the operation will be to minimise food waste by use of ordering preprepared food (veg etc), receiving fresh food deliveries daily and the judicious use of ingredients to cater to multiple dishes.

The waste calculations for this site are based on the operator's experience at JB O'Reilly's, The Bassendean Hotel and Market Grounds that have a similar capacity, front of house footprint and projected food and beverage split.

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The Waste Management requirements for the Brisbane Hotel also takes into consideration the following industry practises to minimise waste:

- Most base-produce purchased in valued added (e.g. vegetables peeled and pre-cut),
- Most menu items purchased portion controlled: (e.g. steaks, diced meat etc),
- Just in time ordering,
- Standardised recipes,
- Strict portion control with the use of 'gold standards',
- All waste monitored, and
- Potential use of a 'food digester' on site in the future.

The Brisbane Hotel will generate a range of waste products to be disposed off. These will generally fall into one (1) of two (2) categories. Please find the categories listed below:

TYPE OF WASTE	METHOD OF DISPOSAL	FREQUENCY OF COLLECTION
General Waste	Red lid bins by private contractor	Twice weekly – more in peak periods. Mon/Fri
Recycling	Yellow lid bins by private contractor.	Twice weekly - more in peak periods. Mon/Fri

The volume of waste to be disposed off has also considered the "WALGA Commercial and Industrial Waste Management Plan Guidelines" for a Hotel – Bar and Dining area.

The table in the WALGA publication states that for a Bar and Dining area at a hotel premises, the general waste generated would be 50L per 100m<sup>2</sup> of floor area.

With the venue maximum accommodation being 700 patrons it can be estimated that the premises will generate approximately 350L of general waste per day.

Functions generate limited waste, as there are set menus in place and food is pre-ordered.

Given the above calculation, the premises will ensure that adequate general waste receptacles are provided to cater to the requirements of the premises.

**By Private Waste Removal Contractor**

- 3 x 660L General Waste Bin (by private waste removal contractor)
- 3 x 660L Co-mingled Recycling Bin (by private waste removal contractor)

The General Waste and Co-mingled Recycling bins will be emptied twice a week, and more regularly during peak periods if and as required.

General Waste bins have red lids, and Co-Mingled Recycling bins have yellow lids. The recyclable materials will be compacted to reduce any impact on the environment.

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**6. Waste Bin Enclosure**

The bin storage area will be designed with a size suitable to service the premises and screened from view of the street to the satisfaction of the Town of Vincent. The bin storage area will be:

- (i) surrounded by a 1.8-metre-high minimum screen with a self-closing gate;
- (ii) provided with 75mm minimum thickness concrete floors grading to a 100mm industrial floor waste, with a hose cock to enable both bins and bin storage area to be washed out.

**7. Management of the Bins.**

- The bins will be kept in an enclosure and only taken to the Brisbane Street kerbside to be collected.
- The bins will be well maintained at all times.
- A tap with running water, hose attachment and drain are available for cleaning of the bins.
- The bins will be hosed down periodically to ensure cleanliness at all times.
- The premises will have a regular Pest Control preventative maintenance program.

**8. Waste Collection Procedure**

Waste bin area will be the dedicated enclosed bin area at the South East of the building on the Brisbane St side:

- The clearly marked Bins will be stored in the designated bin area.
- The bins are clearly identifiable by coloured lids.
- The bin area has natural air flow to permit ventilation.
- Bins emptied on a regular basis as identified above.
- Waste collection drivers will leave vehicles and collect waste in a manner that is safe.

**9. Managing Waste Spill**

According to a waste management plan prepared by the preferred waste contractor, incidents of waste spill are to be managed as follows:

**Water Spill within Building Perimeter:**

- A. Prevent the spill from escaping into immediate environment.
- B. Prevent the spill from escaping into immediate environment – bund spills to prevent flowing into storm water drains or onto land. Enclose or cover litter to prevent wind blowing litter into the environment.
- C. Take action to stop further spilling / leakage if safe to do so. Use appropriate PPE if required to handle waste or waste equipment.
- D. Notify reporting manager within the waste company and venue manager immediately.
- E. Secure area to prevent access by public.
- F. Await further direction from reporting manager and / or venue manager.

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**Waste spill after waste leaves site:**

- A. Contractor to follow their spills procedure to limit environmental impacts.
- B. Contractor to comply with any corporate reporting / response procedures.
- C. Contractor to comply with any regulatory reporting procedures.
- D. Contractor to notify venue manager by email with 24 hours of the spill occurring.

Staff and contractors need to strictly follow this Waste Management Plan.

Thank you for your attention and adherence to the plan.

**The Management  
Brisbane Hotel**



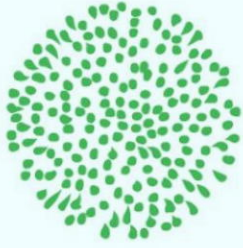
# **CITY OF VINCENT**

## **ATTACHMENT 9**

DEVELOPMENT ASSESSMENT PANEL MEETING

Arborist Report

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**URBAN FOREST CARE**  
Your Tree Care Specialists

## Arboricultural Impact Assessment (AIA) Report

**Report Number:** #30834

**Client:** QUEENRISE CORPORATION PTY LTD C/o Maxi Projects Pty Ltd

**Site:** The Brisbane Hotel

**Address:** 292 Beaufort St Perth WA 6003

**Initial Date of Assessment:** Tuesday, 11<sup>th</sup> November 2025

**Follow-up Assessment Date:** Friday, 14<sup>th</sup> November 2025

-

**Client Contact:** Luke Pound

**Email:** [REDACTED]

**Phone:** [REDACTED]

**Prepared by:** Urban Forest Care Pty Ltd  
**Consulting Arborist:** Michael Jelly (AQF Level 5)

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## EXECUTIVE SUMMARY

Urban Forest Care was engaged by MaxiPM to conduct an Arboricultural Impact Assessment (AIA) for the proposed development at Brisbane Hotel, 292 Beaufort Street, Perth. The assessment was requested following Design Review Panel (DRP) minutes recommending arborist evaluation of trees on and adjacent to the site.

### Trees Assessed

**Two trees assessed in total:** Trees #1 and #2: Two *Melia azedarach* (Cape lilac) located in the southeast corner of the property (private land)

### Key Findings

Both trees are *Melia azedarach* (Cape lilac), a declared environmental weed in Western Australia.

**Trees #1 and #2 (Southeast corner):** Both trees are in fair health with moderate vigour and exhibit good overall form with minor structural defects. However, both trees face significant constraints related to the proposed development. Tree #1 has moderate existing TPZ encroachment (25-50%), while Tree #2 has greater than 50% existing encroachment. Both trees are in direct conflict with proposed crossover and access works, resulting in significant proposed TPZ encroachment. Tree #2 has a direct crossover conflict making retention impossible, and Tree #1 faces significant proposed encroachment that would further compromise its root zone. The trees exhibit moderate root heaving causing infrastructure damage to adjacent fencing and asphalt surfaces. Both trees have minor structural defects with suspected decay. Their useful life expectancies are short (10-15 years for Tree #1, 10-12 years for Tree #2), and both have low to low-moderate TWOR.

With consideration to the above-mentioned factors, retention for trees #1 and #2 has been assessed as not feasible.

ASSESSMENT CRITERION	TREE #1	TREE #2
Health	Fair	Fair
Vigour	Moderate	Moderate
Form	Good (minor defects)	Good (minor defects)
TPZ Encroachment	25-50%	>50%
Development Conflict	Yes	Yes
ULE (years)	10-15	10-12
TWOR	Low to low-moderate	Low to low-moderate
Retention Recommendation	No	No

---

## Recommendations

### Both trees are recommended for removal:

- **Trees #1 and #2:** Removal recommended due to direct conflict with proposed development, moderate to severe existing TPZ encroachment, environmental weed status, and ULE (10-15 years)

## Compliance

**Regulatory Status:** Neither of the trees are listed on the City of Vincent Trees of Significance Inventory (March 2023) - Both trees meet draft criteria for significance under Policy No. 7.6.3 (under review as of February 2025) - Removal does not require Development Approval unless specifically requested by DRP/Council - Northern trees located on City of Vincent land (outside property boundary) - liaison with City required

**Standards Compliance:** Assessment conducted per AS 4970-2009 (Protection of Trees on Development Sites) - Northern trees currently non-compliant with AS 4970-2009 due to >75% existing TPZ encroachment and complete SRZ compromise - Removal aligns with City of Vincent Urban Forest Plan 2023-2033 objectives (environmental weed removal and native species replacement)

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# 1. INTRODUCTION

## 1.1. Background

Urban Forest Care Pty Ltd was engaged by Luke Pound of MaxiPM (on behalf of QUEENRISE CORPORATION PTY LTD c/o Maxi Projects) to conduct an Arboricultural Impact Assessment (AIA) for the proposed development at Brisbane Hotel, 292 Beaufort Street, Perth WA 6000.

The assessment was requested following Design Review Panel (DRP) minutes dated 21 October 2025, which encouraged arborist assessment of trees on and adjacent to the site to ensure that modifications and built form additions are tree-sensitive and do not impact structural root zones.

## 1.2. Scope of Works

**Initial Scope (21 October 2025):** Assessment of two trees in the southeast corner proposed for removal per architectural plans (Ground Floor Demolition Plan DA2202) - Arborist memo noting lower value of southern trees to support Development Approval.

**Final Scope:** Visual Tree Assessment (VTA) of trees #1 and #2 - Tree health, structure, and condition assessment - Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) calculations - Root zone assessment field surveys - Useful Life Expectancy (ULE) and Safe Useful Life Expectancy (SULE) assessment - Tree Worthy of Retention (TWOR) evaluation - Helliwell Amenity Valuation - Impact assessment and retention feasibility analysis - Recommendations for removal, retention, protection.

## 1.3. Objectives

- Identify and assess all trees on and adjacent to the development site
- Determine health, structure, condition, and Useful Life Expectancy (ULE)
- Evaluate Tree Worthy of Retention (TWOR) status
- Calculate Tree Protection Zones (TPZ) and Structural Root Zones (SRZ)
- Assess existing and proposed development impacts on tree root zones
- Evaluate retention feasibility and compliance with AS 4970-2009
- Provide recommendations for tree removal, retention, protection, and replacement
- Support Development Approval process with evidence-based assessment

## 1.4. Limitations and Assumptions

**Limitations:** Assessment based on visual inspection only - no invasive testing (resistograph, sonic tomography, root excavation) - No subsurface investigation or root mapping conducted - Tree condition reflects inspection date (12 November 2025) - seasonal changes may affect future condition - Assessment does not constitute structural engineering documentation - Limited access to some areas due to site constraints - Proposed development details (boundary wall/footing locations) not provided at time of assessment

**Assumptions:** Site plans and architectural drawings are accurate - Tree measurements and GPS coordinates are accurate within standard tolerances - Soil conditions uniform throughout site (sandy loam typical for Perth) - No significant subsurface obstructions or anomalies - Tree data reflects current condition - monitoring required for changes over time - Development will proceed substantially as indicated in architectural plans

## 2. LEGISLATION, POLICY, AND STANDARDS

### 2.1. Regulatory Framework

<b>Local Government</b>	City of Vincent
<b>Zoning</b>	Mixed Use (R80) per Local Planning Scheme No. 2
<b>Heritage Listing</b>	Category B heritage listing

#### Applicable Legislation and Policy:

- Planning and Development (Local Planning Schemes) Regulations 2015 (WA)
- City of Vincent Local Planning Scheme No. 2
- City of Vincent Policy No. 7.6.3 – Trees of Significance (under review as of February 2025)
- City of Vincent Urban Forest Plan 2023-2033
- AS 4970-2009: Protection of Trees on Development Sites
- AS 4373-2007: Pruning of Amenity Trees

### 2.2. City of Vincent Policy No. 7.6.3 – Trees of Significance

**Current Status (February 2025):** Policy under review - Trees of Significance Inventory last updated March 2023 - None of the assessed trees are currently listed on the Inventory and removal does not require Development Approval unless specifically requested by DRP or Council.

### 2.3. AS 4970-2009: Protection of Trees on Development Sites

#### Key Requirements:

**Tree Protection Zone (TPZ):** Formula:  $DBH (cm) \times 12 \div 100 = TPZ \text{ radius (metres)}$  - TPZ should remain undisturbed - Encroachment into TPZ should be avoided (Section 3.3.3)

**Structural Root Zone (SRZ):** Calculated per Appendix D formula - Encroachment into SRZ should be avoided (Section 3.3.4) - Where encroachment unavoidable, specialist advice required

**Compliance Assessment:**

**Trees #1 and #2:** Moderate existing encroachment; proposed development increases to severe/non-compliant levels

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**2.4. City of Vincent Urban Forest Plan 2023-2033**

**Relevant Objectives:**

- a) Increase urban forest canopy cover
- b) Enhance biodiversity through native species planting
- c) Remove environmental weed species and replace with appropriate natives
- d) Improve tree health and longevity through proper species selection and siting
- e) Ensure adequate growing space for tree establishment and maturity

**Alignment with Recommendations:**

- a) Recommend replacement with endemic (Western Australian) species to support biodiversity goals
  - b) Proper siting with adequate growing space ensures long-term tree health
  - c) Recommend replacement ratio to increase overall canopy cover
- 

**3. SITE DETAILS**

<b>Address</b>	292 Beaufort Street, Perth WA 6000
<b>Local Government</b>	City of Vincent
<b>Zoning</b>	Mixed Use (R80) per Local Planning Scheme No. 2
<b>Heritage Listing</b>	Category B
<b>Current Use</b>	Commercial (Brisbane Hotel)
<b>Proposed Use</b>	Commercial with modifications and built form additions

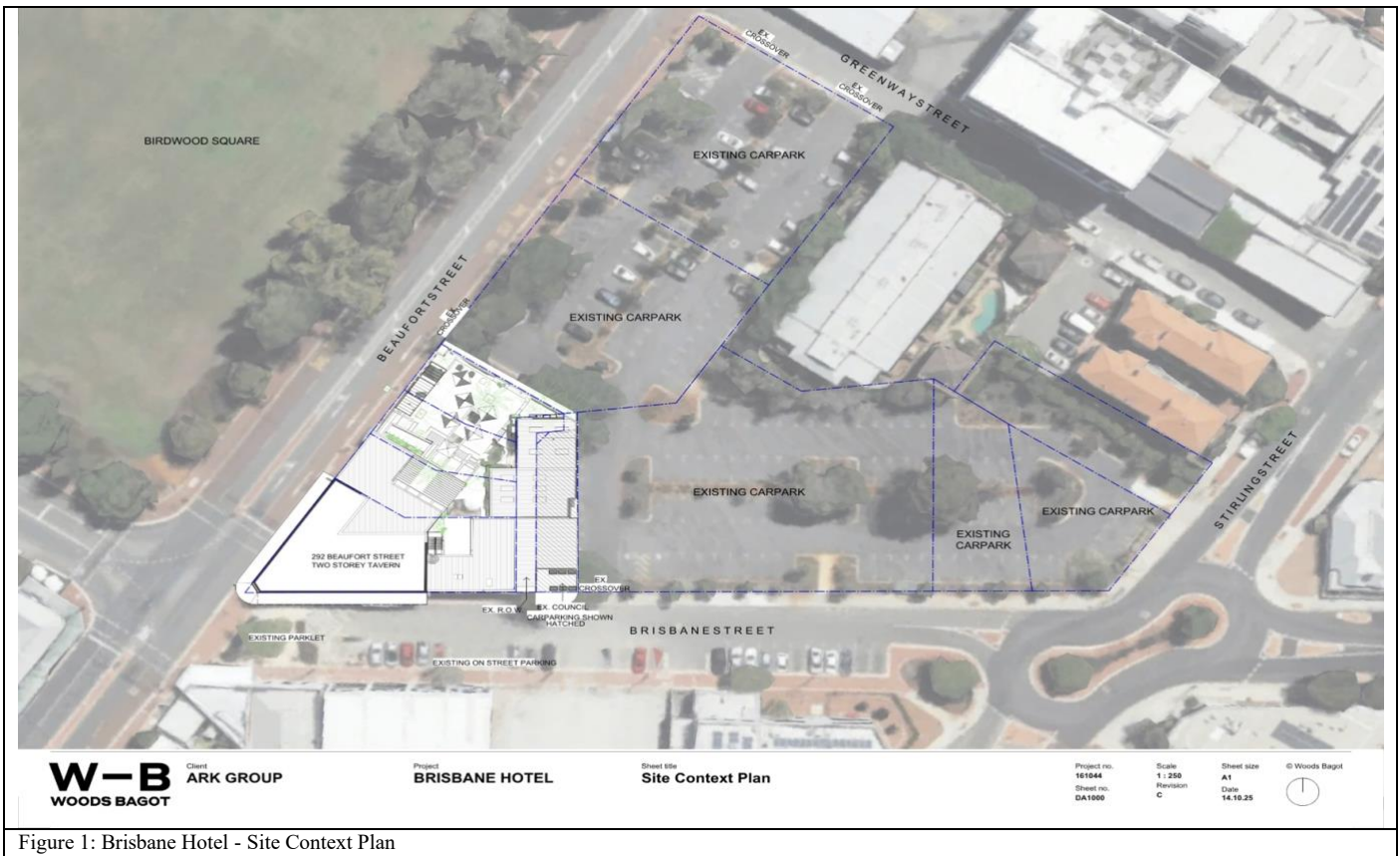


Figure 1: Brisbane Hotel - Site Context Plan

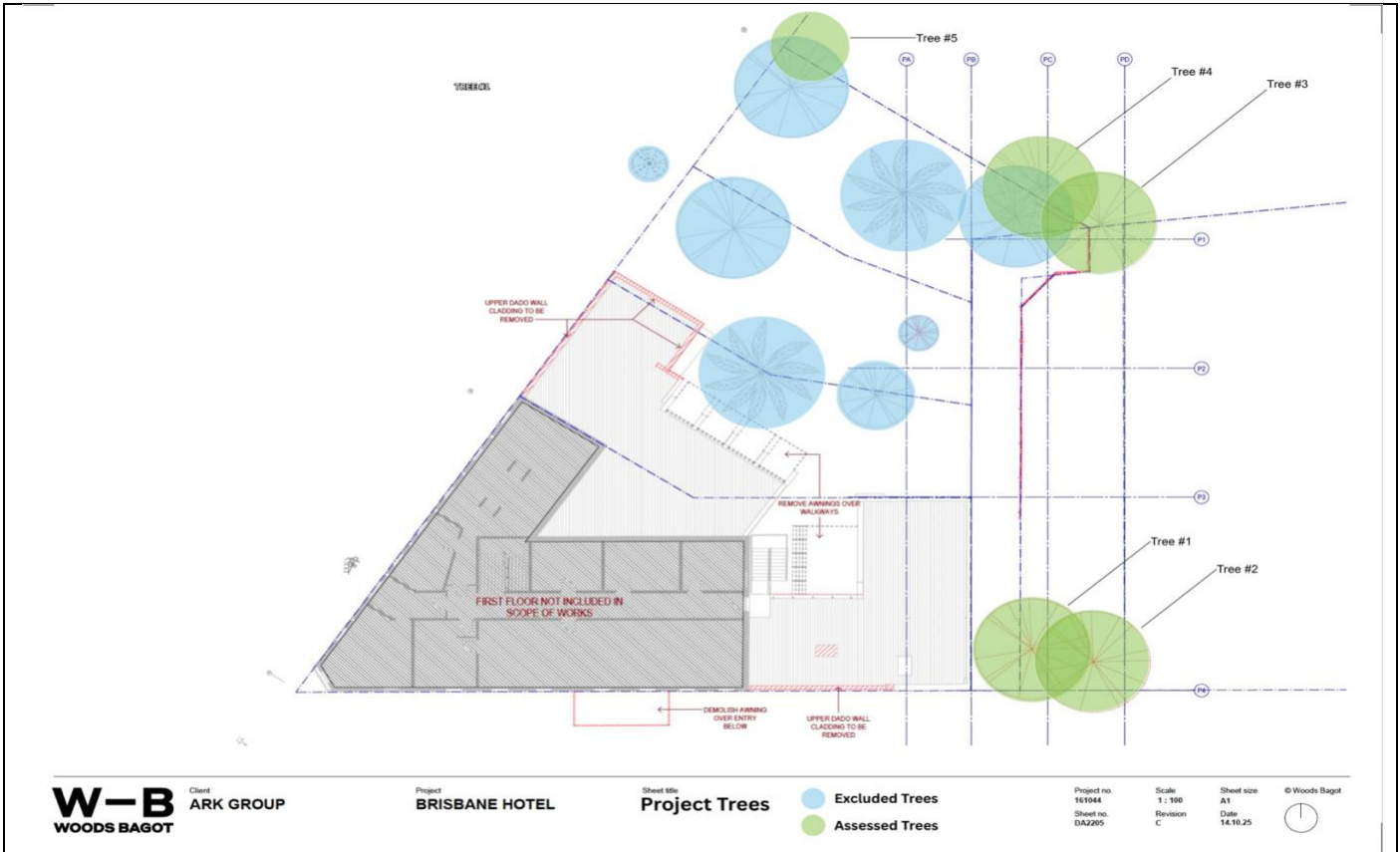


Figure 2: Brisbane Hotel – Subject trees

## 4. METHODOLOGY

### 4.1. Assessment Standards

#### Primary Standards:

- AS 4970-2009: Protection of Trees on Development Sites
- AS 4373-2007: Pruning of Amenity Trees
- Visual Tree Assessment (VTA) methodology per Mattheck & Breloer (1994)

#### Assessment Framework:

- Tree identification and inventory
- Visual Tree Assessment (VTA)
- Health and vigor assessment
- Structural condition evaluation
- Useful Life Expectancy (ULE) and Safe Useful Life Expectancy (SULE)
- Tree Worthy of Retention (TWOR) evaluation
- Helliwell Amenity Valuation - TPZ and SRZ calculations
- Impact assessment and retention feasibility analysis

### 4.2. Measurements and Tools

#### Equipment Used:

- **Site Measurements:** LIDAR rangefinder
- **Location Coordinates:** Google Earth
- **Photographic Documentation:** iPhone 16 Pro
- **Soil Compaction Assessment:** Soil probe

### 4.3. Assessment Categories

#### 4.3.1. Table 1: Health and Vigor Assessment Criteria

Category	Indicators
Health Rating	Excellent / Good / Fair / Poor / Dead or Dying
Foliage Assessment	Foliage colour, density, and retention
Stress Indicators	Presence of pests, diseases, or environmental stress
Growth Assessment	New growth and vigour indicators

**4.3.2. Table 2: Structural Condition Assessment Criteria**

Category	Assessment Focus
Overall Form	Overall form and symmetry
Trunk Defects	Cavities, decay, wounds, cracks
Branch Defects	Deadwood, weak unions, crossing/rubbing
Root Condition	Exposure, damage, heaving

**Table 3: Useful Life Expectancy (ULE) Classification**

ULE Category	Time Range
Long	> 40 years
Medium	10 - 40 years
Short	5 - 15 years
Very Short	< 5 years

**Table 4: Tree Worth of Retention (TWOR) Classification**

TWOR Rating	Retention	Removal
High	Strongly recommended	Unjustified
Moderate - High	Recommended	Not recommended
Moderate	Feasible	Justified where development constraints exist
Low - Moderate	Limited	Justified with mitigation plan
Low	Not recommended	Recommended

## 5. TREE INVENTORY AND SUMMARY

### 5.1. Tree Inventory Table

Tree ID	Species	Common Name	Height (m)	DBH (cm)	DAB (cm)	Canopy Spread (m)	GPS Coordinates
1	<i>Melia azedarach</i>	Cape Lilac	10.45	53	79	13.47 × 8.72	31°56'38"S 115°51'59"E
2	<i>Melia azedarach</i>	Cape Lilac	9.37	50	101	12.45 × 10.19	31°56'38"S 115°52'00"E

### 5.2. Tree Summary Assessment

Both trees are *Melia azedarach* (Cape lilac), a declared environmental weed in Western Australia.

#### Location Groups:

**Trees #1 and #2:** Located on private property (southeast corner), proposed for removal to facilitate crossover/access works

#### Common Characteristics:

The following characteristics were assessed as common, and apply to all subject trees

- Fair health with moderate vigour
- Moderate deadwood (5-25%)
- Affected by White Cedar Moth (*Leptocneria reducta*) – low concern as typical for species
- Infrastructure conflicts present
- Short ULE (5-15 years maximum)
- Low to low-moderate TWOR

## 6. VISUAL TREE ASSESSMENT (VTA) - SUMMARY

### 6.1. Health Assessment Summary

Assessment Criterion	Tree #1	Tree #2
<b>Overall Health</b>	Fair	Fair
<b>Vigour</b>	Moderate	Moderate
<b>Pest/Disease</b>	White Cedar Moth - minor	White Cedar Moth - minor
<b>Foliage</b>	Normal color/size, good retention	Normal color/size, good retention
<b>Canopy Density</b>	Moderate (50-75%)	Moderate (50-75%)
<b>New Growth</b>	Moderate	Moderate
<b>Dieback</b>	Minor (<10%)	Minor (<10%)
<b>Environmental Stress</b>	Heat stress (exposed western aspect)	Heat stress (exposed western aspect)
<b>Notable Factors</b>	—	—



Figure 3: Tree #1



Figure 4: Tree #2



Figure 8: Tree #1 - Height



Figure 9: Tree #2 - Height

## 6.2. Structural Condition Summary

**Tree #1:** Good overall form, balanced canopy - Minor trunk defects, small cavities (<5cm), minor bark damage - Minor branch defects, adequate unions - Moderate deadwood (5-25%) - Suspected internal decay

**Tree #2:** Good overall form, balanced canopy - Minor trunk defects, small cavities (<5cm), minor bark damage - Minor branch defects, adequate unions - Moderate deadwood (5-25%) - Suspected internal decay



Figure 13: Trees #1 & #2 - Crown interference - Crowding

## 7. TPZ AND SRZ CALCULATIONS

### 7.1. Tree Protection Zone (TPZ) Summary

**Formula:**  $DBH (cm) \times 12 \div 100 = TPZ \text{ radius (meters)}$

**Key Findings:** Southeast trees have moderate existing encroachment that becomes severe with proposed development.

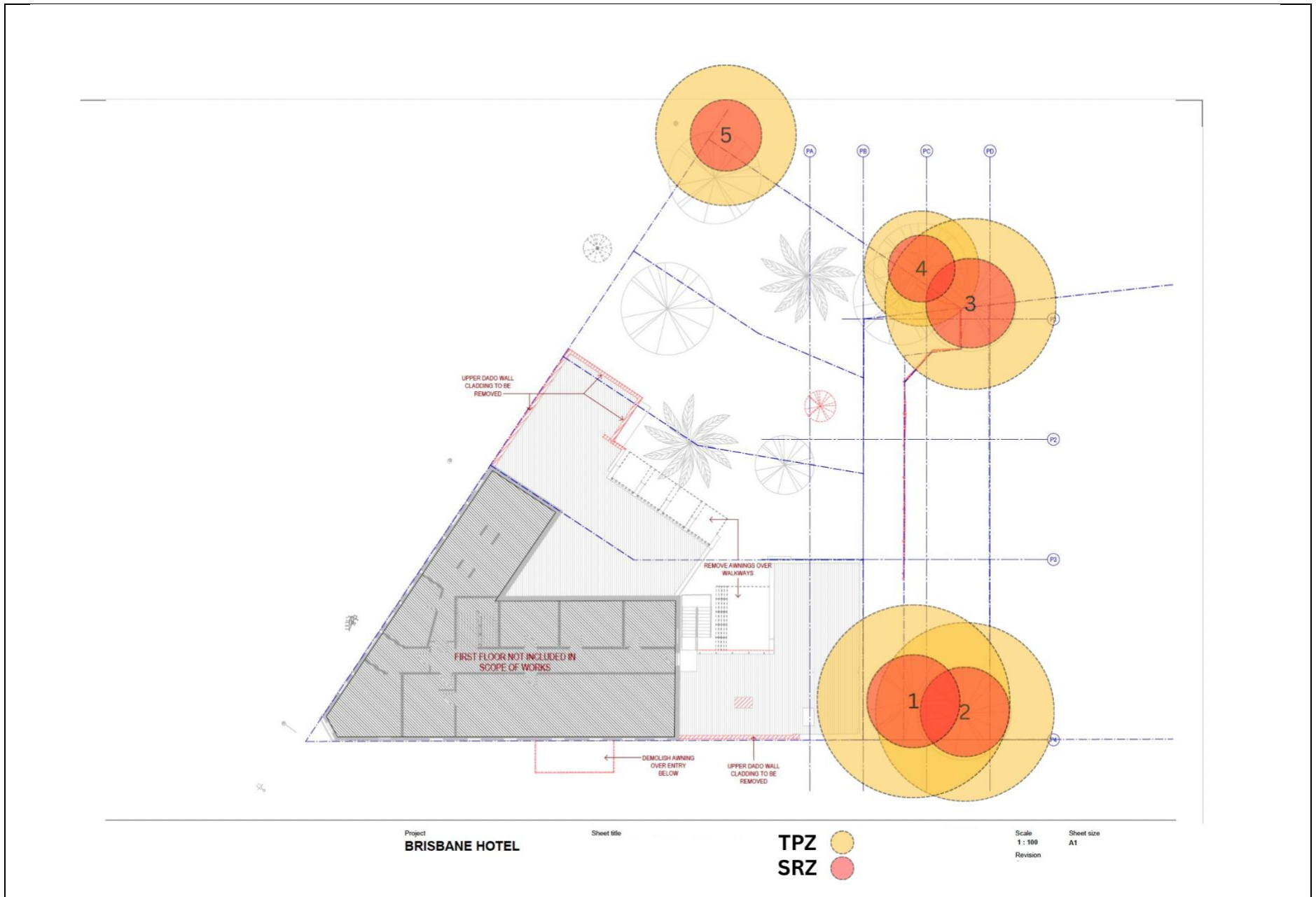
Tree	DBH (cm)	TPZ Radius (m)	TPZ Area (m <sup>2</sup> )	Existing Encroachment	Proposed Encroachment	Compliance
1	53	6.4	128.7	25-50%	50-75%	Non-compliant (proposed)
2	50	6.0	113.1	>50%	75-90%+	Non-compliant (proposed)

### 7.2. Structural Root Zone (SRZ) Summary

Calculated per AS 4970-2009 Appendix D

Tree	DBH (cm)	SRZ Radius (m)	Encroachment Status
1	53	1.9	Moderate
2	50	1.8	Severe/Complete

## 8. TPZ & SRZ PLAN



## 9. ROOT ZONE ASSESSMENT

### 9.1. Root Zone Assessment Table

Assessment Category	Tree #1	Tree #2
Root Exposure	None	Minor damage observed
Root Damage	None observed	Not visible
Root Decay	Not visible	Moderate to severe
Soil Compaction	Moderate	Paving/hardstand, heavy vehicle traffic
Compaction Source	Paving/hardstand, fence line	Paving/hardstand
Available Growing Space	>50%	>50%
Soil Level Changes	Minor raising (<100mm)	75-90%+
TPZ Encroachment (Existing)	25-50%	Significant (>50%)
TPZ Encroachment (Proposed)	50-75%	Moderate (25-50mm displacement)
SRZ Encroachment	Moderate	Fence and asphalt lifting
Root Lifting/Heaving	Moderate (<25mm displacement)	Minor damage observed
Affected Infrastructure	Fence line, asphalt (lifting and cracking)	Not visible

## 9.2. Root Zone Assessment Summary

**Tree #1:** Exhibits moderate existing TPZ encroachment (25-50%) with significant encroachment (50-75%) under proposed development to crossover and access works. The tree exhibits moderate root heaving causing substantial infrastructure damage to fence and asphalt surfaces. The SRZ is moderately compromised, and the available growing space is constrained by existing infrastructure. Retention is not feasible due to the direct conflict with proposed crossover and access works, combined with the tree's minor structural defects with suspected decay, short ULE (10-15 years), low to low-moderate TWOR, and environmental weed status.

**Tree #2:** Severe development conflict assessed under any proposed development (75-90% encroachment). The SRZ is significantly compromised (>50%), and available growing space is constrained. Minor root exposure and damage are already visible. Combined with minor structural defects with suspected decay, ULE (10-15 years), low-moderate TWOR, and environmental weed status, retained isn't feasible under any development scenario.

---

## 10. USEFUL LIFE EXPECTANCY (ULE)

### 10.1. ULE Summary Table

Tree	ULE Category	ULE Estimate	Primary Limiting Factors
1	Short	10-15 years	Infrastructure conflicts, moderate TPZ encroachment, suspected decay, species limitations
2	Short	10-15 years	>50% TPZ encroachment, crossover conflict, infrastructure damage, species limitations

## 11. SAFE USEFUL LIFE EXPECTANCY (SULE)

### 11.1. SULE Summary Table

Tree	SULE Estimate	Safety Risk Level	Safety Factors	Monitoring Requirements
1	10-15 years	Low-Moderate	Infrastructure conflicts	Standard maintenance
2	10-15 years	Low-Moderate	Crossover conflict,	Standard maintenance

## 12. TREE WORTHY OF RETENTION (TWOR)

### 12.1. TWOR Summary Table

Tree	TWOR Rating	Landscape Value	Ecological Value	Structural Condition	Retention
1	Low-Moderate	Moderate	Low (weed)	Fair	No
2	Low	Moderate	Low (weed)	Fair	No

## 13. HELLIWELL AMENITY VALUATION

### 13.1. Helliwell Summary Table

Tree	Helliwell Score	Percentage	Amenity Rating	Ranking
1	34/104	32.7%	Moderate	1
2	30/104	28.8%	Low-Moderate	2

**Combined Amenity:** Southeast Trees (#1 + #2): 64/208 (30.8%) Low-Moderate combined amenity

**Key Findings:** No tree has high or moderate-high amenity value (all below 43%) - Environmental weed status reduces all scores through negative ecological value

### 13.2. Replacement Amenity Projection

Minimum 2:1 Replacement - Year 1: 100 points (85% of current amenity) - Year 5: 175 points (150% of current amenity) - Year 10: 300 points (256% of current amenity) - Year 15: 400 points (342% of current amenity)

**Replacement trees will match current amenity within 5 years and provide superior long-term outcomes.**

## 14. IMPACT ASSESSMENT AND RETENTION FEASIBILITY

### 14.1. Tree #1 – Impact Assessment and Retention Feasibility

**Retention Feasibility:** Not feasible

#### Development Impact:

Tree #1 faces a direct conflict with the proposed crossover and access works. The existing TPZ encroachment of 25-50% is moderate, but the proposed development will increase this to 50-75%, resulting in severe encroachment and non-compliance with AS 4970-2009. The tree is currently causing moderate root heaving, which has resulted in infrastructure damage to the fence line and asphalt surfaces.

#### Justification for Removal:

Retention is not feasible due to the direct conflict with proposed crossover and access works. The proposed development will increase TPZ encroachment from moderate (25-50%) to severe (50-75%), rendering the tree non-compliant with AS 4970-2009. The tree is already causing moderate infrastructure damage through root heaving affecting fence lines and asphalt surfaces.

As an environmental weed species (*Melia azedarach*), removal aligns with the City of Vincent Urban Forest Plan 2023-2033, which prioritizes the removal of declared weeds and their replacement with native species. The tree has a short useful life expectancy of 10-15 years, providing limited long-term contribution to the urban canopy. The tree's low-moderate tree worth of retention indicates that its retention value does not justify the development constraints it would impose.

The tree exhibits minor structural defects with suspected decay. Its moderate amenity value of 32.7% (Helliwell assessment) will be exceeded by replacement planting with advanced native stock within 5 years, providing superior long-term ecological and amenity outcomes.

Removal is justified to facilitate the approved development and enable appropriate native replacement planting that will provide greater long-term value to the urban forest.

## 14.2. Tree #2 – Impact Assessment and Retention Feasibility

**Retention Feasibility:** Not feasible

**Development Impact:**

Tree #2 has a direct and unavoidable conflict with the proposed crossover, and existing TPZ encroachment exceeding 50%.

**Justification for Removal:**

Retention of Tree #2 is not feasible due to the direct conflict with the proposed crossover. The crossover location cannot be modified without compromising the development's functionality and access requirements. The existing TPZ encroachment already exceeds 50%, which is severe, and the proposed works would increase this, representing extreme non-compliance with AS 4970-2009.

As an environmental weed species (*Melia azedarach*), removal aligns with the City of Vincent Urban Forest Plan 2023-2033.

The tree's low tree worth of retention indicates minimal retention value. The tree exhibits minor structural defects with suspected decay. Its low-moderate amenity value of 28.8% (Helliwell assessment) will be exceeded by replacement planting with advanced native stock within 5 years.

Removal is necessary to enable the development to proceed and is justified by the direct crossover conflict, severe existing and proposed TPZ encroachment, low retention value, and environmental weed status.

---

## 15. RECOMMENDATIONS

### 15.1. Recommendation Summary

As the retention of both subject trees has been assessed as “not feasible” the removal and replacement with sufficient replacement with endemic (Western Australian) species to support biodiversity goals.

**Both trees are recommended for removal:**

- **Trees #1 and #2:** Removal recommended due to direct conflict with proposed development, moderate to severe existing TPZ encroachment, environmental weed status, and ULE (10-15 years)

Removal aligns with the City of Vincent Urban Forest Plan 2023-2033 and enables appropriate native replacement planting with superior long-term outcomes.

---

## 16. DISCUSSION

### 16.1. Key Findings Summary

This Arboricultural Impact Assessment evaluated *Melia azedarach* (Cape lilac) trees at Brisbane Hotel, 292 Beaufort Street, Perth - two in the southeast corner (private property)

## Critical Findings:

1. Both subject trees are environmental weeds - *Melia azedarach* is a declared environmental weed in Western Australia with low ecological value
2. Both subject trees have short ULE (10-15 years maximum) - limited long-term amenity contribution
3. Both subject trees have low to low-moderate TWOR - retention value does not justify constraints, costs, and risks
4. Both subject trees have direct development conflicts and significant proposed TPZ encroachment
5. Both subject trees recommended for removal

## 16.2. AS 4970-2009 Compliance Assessment

**Tree #1:** Currently has moderate existing TPZ encroachment (25-50%). The proposed development would increase encroachment to severe levels (50-75%), resulting in non-compliance with AS 4970-2009. Retention would be non-compliant with AS 4970-2009 under the proposed development.

**Tree #2:** Currently has severe existing TPZ encroachment (>50%). The proposed development would increase encroachment to extreme levels (75-90%+), resulting in severe non-compliance with AS 4970-2009. Retention would be non-compliant with AS 4970-2009 under the proposed development.

### Conclusion:

Trees #1 and #2 would become non-compliant with the proposed development. Removal of both subject trees is justified from a compliance perspective.

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## 16.3. Alignment with City of Vincent Urban Forest Plan 2023-2033

The removal of trees #1 and #2 *Melia azedarach* (Cape lilac) trees and replacement with Western Australian native species strongly aligns with City of Vincent Urban Forest Plan 2023-2033 objectives:

**Plan Objective 1:** Increase Urban Forest Canopy Cover - 2:1 replacement ratio increases overall tree numbers - Advanced stock planting (2.5-4m tall) provides immediate canopy presence - Replacement trees will match current canopy within 5 years and exceed within 10 years - Long-term canopy gain (>60 year lifespan vs. 5-15 years remaining for current trees)

**Plan Objective 2:** Enhance Biodiversity Through Native Species - Removal of environmental weed trees eliminate negative ecological impact - Replacement with WA native species provides habitat, nectar, and biodiversity resources - Native species support local fauna (birds, insects, pollinators) vs. weed species with toxic fruit - Ecological value shift from negative (weed) to positive (native habitat)

**Plan Objective 3:** Remove Environmental Weed Species - *Melia azedarach* is declared environmental weed in WA - Removal directly supports Plan's weed management objectives - Eliminates seed source for further weed spread - Demonstrates best practice weed management in urban environment

**Plan Objective 4:** Improve Tree Health and Longevity - Current trees have short ULE (5-15 years) and declining health trajectories - Replacement with appropriate native species ensures long-term tree health (>60 years) - Proper species selection and siting eliminate current infrastructure conflicts - Adequate growing space ensures establishment and maturity without constraints

**Conclusion:** Removal and replacement proposal is exemplary implementation of Urban Forest Plan objectives, transforming environmental weed trees with short remaining lifespans into native trees with superior long-term amenity, ecological value, and infrastructure compatibility.

## 16.4. Stakeholder Considerations

**Property Owner/Developer (QUEENRISE CORPORATION PTY LTD c/o Maxi Projects):** Removal of Trees #1 and #2 enables proposed crossover/access works - Eliminates development constraints and design compromises - Reduces ongoing liability (infrastructure damage, maintenance) - Opportunity for landscape enhancement through native replacement - Supports Development Approval process with evidence-based assessment

**Design Review Panel (DRP):** - Assessment addresses DRP request for arborist evaluation - Evidence-based recommendations support tree-sensitive development - Demonstrates that retention is not feasible due to existing constraints and development conflicts - Replacement planting plan ensures long-term tree amenity and environmental outcomes - Supports informed decision-making for Development Approval

**Community/Public:** - Removal of environmental weed species benefits broader ecosystem - Replacement with native species enhances biodiversity and habitat - term amenity gain (replacement trees exceed current amenity within 10 years) - Demonstrates responsible urban forest management

**Conclusion:** Removal and replacement serve the interests of all stakeholders while providing superior long-term outcomes for amenity, ecology, safety, and compliance.

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## 17. CONCLUSION

This Arboricultural Impact Assessment has evaluated two *Melia azedarach* (Cape lilac) trees at Brisbane Hotel, 292 Beaufort Street, Perth, in the southeast corner (private property)

Both trees #1 and #2 are recommended for removal based on comprehensive assessment of health, structure, retention value, development impacts, and compliance with AS 4970-2009.

### Key Conclusions:

- **Southeast Trees (#1 and #2):** Direct conflict with proposed crossover/access works makes retention infeasible. Tree #2 has impossible crossover conflict. Both have moderate to severe TPZ encroachment, short ULE (10-15 years maximum), low to low-moderate TWOR, and environmental weed status. Removal justified to facilitate development.
- **Replacement Planting:** Minimum 2:1 replacement ratio with Western Australian native species will match current amenity within 5 years and provide superior long-term outcomes (>60 year lifespan, positive ecological value, infrastructure compatibility, compliance with AS 4970-2009).
- **Alignment with Urban Forest Plan:** Removal and replacement strongly align with City of Vincent Urban Forest Plan 2023-2033 objectives (weed removal, native species, biodiversity enhancement, adequate growing space).
- **Cost-Benefit:** Removal and replacement is cost-competitive or lower cost than retention over 10 years while providing superior amenity, ecological, safety, and compliance outcomes.

## 18. DISCLAIMER

This Arboricultural Impact Assessment has been prepared by Urban Forest Care Pty Ltd for the exclusive use of Luke Pound of MaxiPM (on behalf of QUEENRISE CORPORATION PTY LTD c/o Maxi Projects) for the specific purpose of assessing trees at Brisbane Hotel, 292 Beaufort Street, Perth WA 6000 in relation to proposed development works.

### Limitations:

- **Visual Assessment Only:** This assessment is based on visual inspection from ground level without invasive testing (resistograph, sonic tomography, root excavation, aerial inspection). Internal decay, root condition, and structural integrity may differ from visual observations.
- **Point-in-Time Assessment:** Tree condition reflects the date of inspection (12 November 2025 for VTA, 17 November 2025 for root zone assessment). Tree condition may change over time due to environmental factors, pests, diseases, or structural deterioration.
- **No Subsurface Investigation:** No root mapping, soil testing, or subsurface investigation was conducted. Assumptions about soil conditions and root distribution are based on typical conditions and visual observations.
- **Development Details:** Assessment based on available architectural plans and client communications. Specific details of proposed boundary wall/footing locations were not provided at time of assessment.
- **Professional Judgment:** Assessments of tree health, structure, ULE, SULE, TWOR, and retention feasibility involve professional judgment based on experience and industry standards. Other qualified arborists may reach different conclusions.
- **Not Structural Engineering:** This report does not constitute structural engineering assessment or certification. Structural stability assessments are based on arboricultural standards and visual observations only.
- **Regulatory Changes:** Regulatory requirements and policies may change. This assessment is based on regulations and policies current as of November 2025.
- **Third-Party Reliance:** This report is prepared for the exclusive use of the named client. Third parties who rely on this report do so at their own risk. Urban Forest Care Pty Ltd accepts no liability for third-party reliance.

### Liability:

Urban Forest Care Pty Ltd and its employees, agents, and subcontractors:

- Accept no liability for decisions made or actions taken based on this report by parties other than the named client
- Accept no liability for changes in tree condition occurring after the inspection date
- Accept no liability for undisclosed site conditions, subsurface features, or information not available at time of assessment
- Accept no liability for consequences arising from failure to implement recommendations
- Accept no liability for consequences arising from implementation of recommendations against arborist advice (e.g., retention of trees recommended for removal)

### Recommendations:

- Implement all recommendations in accordance with relevant Australian Standards (AS 4970-2009, AS 4373-2007)
- Engage qualified arborists for all tree work
- Obtain all necessary permits and approvals before commencing tree removal or development works
- Coordinate with relevant authorities (City of Vincent, utility companies) as required
- Monitor tree condition if removal is delayed or retention attempted against advice

### Validity:

This report is valid for 12 months from the date of issue (12 November 2025 to 12 November 2026). Tree condition may change over time. Reassessment recommended if: Tree removal or development works are delayed beyond 12 months - Significant weather events occur (storms, extreme heat, drought) - Observable changes in tree condition occur (decline, damage, failure) - Development plans change significantly

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## 19. REFERENCES

**Australian Standards:** Standards Australia (2009). *AS 4970-2009: Protection of Trees on Development Sites*. Standards Australia, Sydney. - Standards Australia (2007). *AS 4373-2007: Pruning of Amenity Trees*. Standards Australia, Sydney.

**Tree Assessment Methodology:** Mattheck, C. & Breloer, H. (1994). *The Body Language of Trees: A Handbook for Failure Analysis*. HMSO, London. - Helliwell, R. (2008). "Amenity Valuation of Trees and Woodlands." *Arboricultural Journal*, 31(4), 161-168.

**Local Government Policy:** City of Vincent (2023). *Trees of Significance Inventory* (March 2023 update). City of Vincent, Perth. - City of Vincent (2025). *Policy No. 7.6.3 – Trees of Significance* (under review as of February 2025). City of Vincent, Perth. - City of Vincent (2023). *Urban Forest Plan 2023-2033*. City of Vincent, Perth. - City of Vincent. *Local Planning Scheme No. 2*. City of Vincent, Perth.

**Legislation:** Government of Western Australia (2015). *Planning and Development (Local Planning Schemes) Regulations 2015*. State Law Publisher, Perth.

**Species Information:** Department of Primary Industries and Regional Development (2024). *Declared Plants in Western Australia*. Government of Western Australia, Perth. - Paczkowska, G. & Chapman, A. (2000). *The Western Australian Flora: A Descriptive Catalogue*. Wildflower Society of Western Australia, Perth.

**Professional Standards:** Australian Qualifications Framework (AQF) Level 5 – Diploma of Arboriculture - International Society of Arboriculture (ISA) Standards and Best Management Practices

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## 20. APPENDICES

### 20.1. Appendix A: Tree #1 - Photographic Documentation



Figure 1: Tree #1 - Height



Figure 2: Tree #1 - N-S Canopy Width



Figure 3: Tree #1 - DBH



Figure 4: Tree #1 - E-W Canopy Width



Figure 5: Tree #1 - DAB



Figure 6: Tree #1 - Fence Encroachment

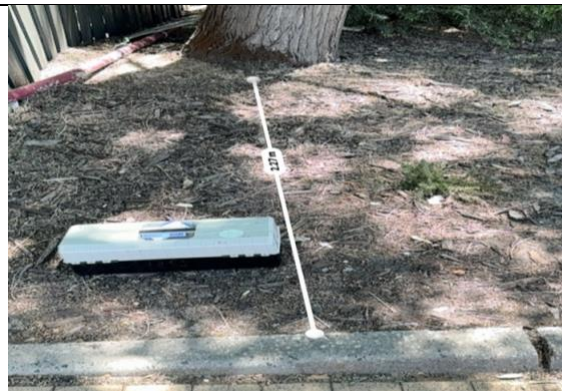


Figure 7: Tree #1 - Path Encroachment



Figure 8: Tree #1 - West Wall

## 20.2. Appendix B: Tree #2 - Photographic Documentation



Figure 8: Tree #2 - Height



Figure 9: Tree #2 - E-W Canopy Width



Figure 10: Tree #2 - N-S Canopy Width



Figure 13: Tree #2 - DBH



Figure 14: Tree #2 - Eastern Encroachment



Figure 15: Tree #2 - DAB



Figure 16: Tree #2 - Northern Encroachment

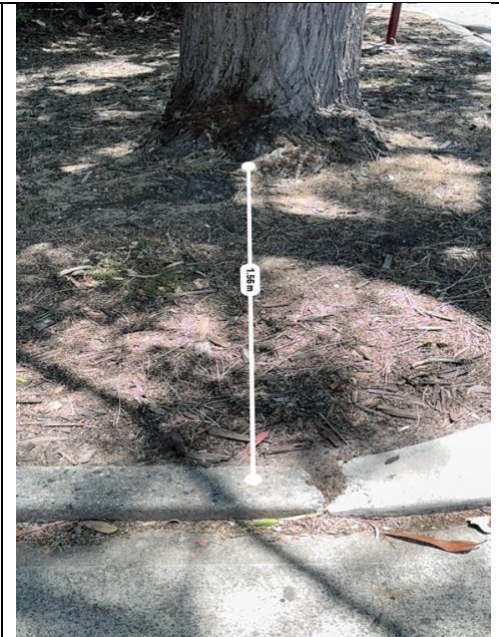
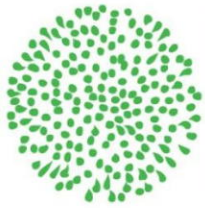


Figure 17: Tree #2 - Southern Encroachment

**END OF REPORT**



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# CITY OF VINCENT

## **ATTACHMENT 10**

### DEVELOPMENT ASSESSMENT PANEL MEETING

Applicants Response to RFI

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## Brisbane Hotel Development Application (ref: DAP/26/03062) – Request for Further Information

This note has been prepared in relation to the development application for the proposed development at the Brisbane Hotel at 292 Beaufort Street, Perth (**the subject site**). The application is for upgrades to the existing Brisbane Hotel site. The City of Vincent (**CoV**) issued a Request for Further Information (**RFI**) on the 24 April 2026. The RFI included clarifications regarding the following matters:

- Bicycle Parking
- Landscaping & Trees
- Façade
- Environmentally Sustainable Design
- Waste
- Noise

A response to the matters raised in the RFI is addressed below and alongside the following attachments:

- Attachment A – Ground Floor Plan (Proposed)
- Attachment B – Ground Floor Plan (Furnished)
- Attachment C – Updated Demolition Plan
- Attachment D – Updated Elevations
- Attachment E – Landscaping Calculations

### Bicycle Parking

The RFI stated:

*Given no parking is provided on the site the applicant is encouraged to provide additional public and staff bicycle parking on the site, over and above the existing public bicycle racks on the footpath. The presentation notes staff bicycle parking will be provided in a back of house area, however this is currently not shown on the drawings. Clearly show all new bicycle parking on the drawings.*

The RFI notes that the application should provide 17 short term bays and 36 long term parking bays.

#### Applicant Response:

In response to the RFI, the development application drawings have been amended (**Attachment A**) to show bicycle parking within the back of house (**BOH**) area of the extended public house, as shown in Figure 1. The bicycle bays would be for use by staff members.

The number of bicycle spaces suggested by the City appears to be based upon the total Net Lettable Area (**NLA**) across the site, based upon the policy requirement of 1.5 short term spaces per 100m<sup>2</sup> and 3.5 long term spaces per 100m<sup>2</sup>. This is based on a proposed NLA of approximately 1,050m<sup>2</sup>.

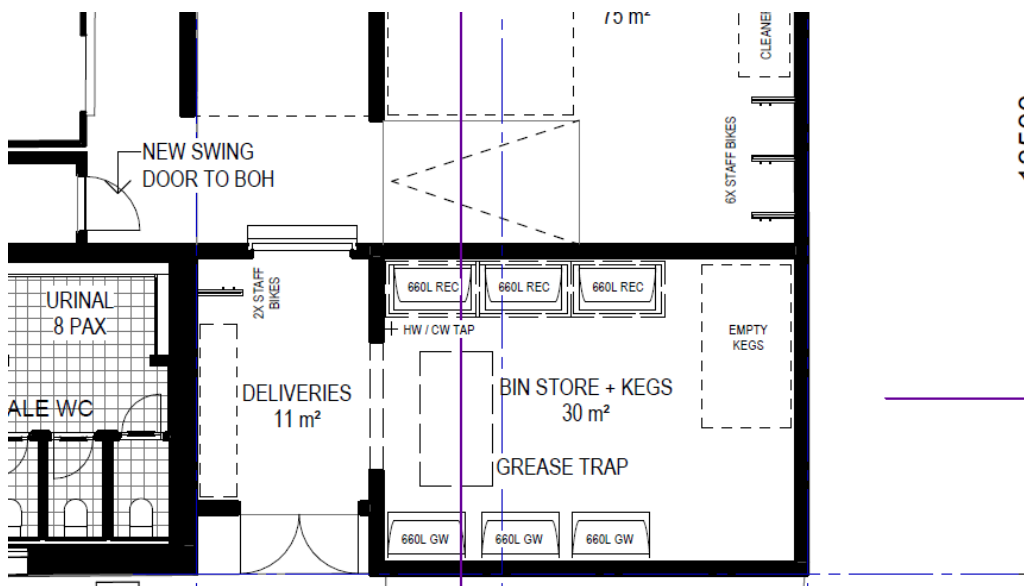
However, it should be noted that this is an existing venue, currently in operation, with an existing NLA of approximately 890m<sup>2</sup>. The existing venue does not currently provide any bicycle spaces. The provision of 6 long term bays to reflect the minor uplift in floorspace is considered to be reasonable and will provide sufficient provision relative to staff numbers expected to be on-site.

Regarding short-term spaces, there is unfortunately insufficient space available accessible from the public realm to provide short term bays for bicycle parking. However, the applicant is willing to discuss opportunities

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with the City to provide bicycle parking in appropriate locations around the site. As with the long-term bays, this should be a reflection of the uplift in floorspace factoring the existing venue, rather than total floorspace. The applicant is willing to accept an appropriately worded condition reflecting this outcome.

Figure 1: Extract of Floor Plan showing Cycle Parking



## Landscaping & Trees

The RFI stated:

*Given the increase in site area and proposed tree removals, the development should maintain or increase existing tree numbers and canopy cover through relocation (where feasible) and new tree planting. A net gain in tree numbers and canopy cover should be demonstrated. The proposed blockwork wall on the north east of the site encroaches into the structural root zones of existing trees. Further consideration of a tree sensitive design is required to minimise impacts to root zones.*

*The Arborist's Report:*

- *Recommends the removal of two trees that appear suitable for retention, with removal seemingly driven by the proposed building footprint. Further justification is required to demonstrate why retention is not feasible and whether alternative design responses have been adequately explored.*
- *Does not address all existing trees, including those along the northern boundary adjoining the City of Vincent carpark and trees proposed to be retained within the alfresco beer garden. The report should assess all trees on and adjacent to the site, including tree protection measures during construction and the impact of the proposed works on retained trees.*

*The Landscape Plan lacks sufficient detail. While species have been nominated, the plan must clearly identify planting locations for all proposed trees. Inconsistencies are noted between the survey, architectural and landscape plans. Updated, coordinated drawings are required, including a clear tree retention, removal and (where relevant) relocation plan.*

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Regarding the trees, the application is proposing to retain all the existing trees within the existing pub garden. These are shown on both the landscape plan and the floorplan. The trees proposed for removal are located on the eastern boundary and include the two trees in the southwest corner identified in the arborist report. Both of these trees are a declared environmental weed in Western Australia, and therefore removal was recommended in the arborist report.

The application drawings have also been amended to show the removal of the 4 additional trees along the eastern boundary of the site, which were not initially shown in the arborist report (**Attachment C**).

Regarding the RFI commentary about deep soil zones, calculations have been provided by Woods Bagot (**Attachment E**). the proposal acknowledges that the numerical 12% deep soil benchmark has not been met. However, the Brisbane Hotel is an existing public house with a long-established pub garden that has been deliberately optimised for hospitality use. Tables, chairs and circulation space are essential to the functional operation of the venue and to maintaining its role as an active and well-used community place.

The existing site provides approximately 43sqm of deep soil, equating to around 3.65% of the original site area. The proposal retains this deep soil and introduces additional opportunities as part of the expanded site, including further deep soil areas. These measures increase the overall provision of deep soil within the constraints of the site and reflect a genuine effort to improve landscape outcomes while maintaining the viability of the pub garden. Applying a deep soil requirement to this site would limit the functionality of the outdoor hospitality areas and is considered more appropriate to residential developments, where private open space and deep soil zones serve a different purpose. In this context, the primary function of the outdoor areas is active use, social interaction and amenity, which would be compromised by large, contiguous deep soil zones.

In addition to deep soil, the proposal incorporates a broader landscape strategy that includes substantial pot planting, in-ground planting with reduced soil depth, climbers and overhead planting to structures such as the pavilion. Collectively, these elements contribute to greening, shade, visual amenity and microclimate benefits across the site, and these benefits are demonstrated on the landscape calculations.

## Façade

The RFI stated:

*Opportunities to improve passive surveillance to both Beaufort and Brisbane Streets should be further explored, particularly through the treatment of non-original façades and the introduction of additional or enlarged openings where appropriate.*

*Clearer differentiation between the original fabric and the new built form is encouraged, particularly along the Beaufort Street façade where new openings are proposed.*

*Opportunities should be explored to increase passive surveillance to Brisbane Street, including consideration of enlarging non-original openings such as toilet windows where appropriate.*

### Applicant Response:

The proposed façade design is not supported to be amended in the manner suggested. The Brisbane Hotel is a heritage place, and the current proposal has been informed by detailed architectural design and specialist heritage advice, and the proposal is considered to be an excellent design and heritage outcome for the site. The façade outcomes represent a deliberate and balanced response to heritage conservation, operational requirements and urban design considerations.

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The introduction of additional or enlarged openings, particularly on the south façade to Brisbane Street, is not supported. However, in lieu of introducing new openings, the project team are willing to retain the existing windows present in this location (**Attachment D**). Noting this façade accommodates back-of-house functions and amenities, including toilets, the facade will retain the existing perception of passive surveillance to the street. However, from an operational, privacy and acoustic perspective, increasing openings in these locations would create ongoing management issues and would not result in a meaningful improvement to passive surveillance or streetscape quality.

It is also noted that the eastern frontage to the car park is impacted by the realistic prospect of future redevelopment of the adjoining car park site. Introducing additional openings in anticipation of a temporary condition would be poor long-term planning and could result in compromised amenity outcomes should an adjoining building be developed in the future.

The proposed artwork is considered a critical element of the design at the south-east corner. It will contribute positively to the streetscape and offer an alternative means of activation that is more appropriate for the building's heritage context than introducing additional façade openings. The applicant is expecting a suitably worded condition requiring details of the proposed artwork to be provided to the City.

## Environmentally Sustainable Design

The RFI stated:

*The proposal provides limited detail on the integration of renewable energy and energy storage systems to optimise energy consumption. This includes limited details on the size of PV solar systems and other active ESD initiatives such as efficient heat pump hot water systems. Additional ESD initiatives should be included and reflected in the amended submission.*

Applicant Response:

The applicant has undertaken some preliminary investigations into the provision of PV solar systems on the roofs of the proposal. This initial investigation confirmed the feasibility of providing 90 x 440W Panels (39.6kW array connected to 2 x 15kW Fronius Inverters). The applicant is willing to accept a suitably worded condition requiring the final provision of PVs to be provided to the City prior to occupation of the development.

## Waste

The RFI stated:

*Deliveries and bin pick-up processes currently occur over the pedestrian footpath on a primary streetscape which is not optimal from a community, streetscape, functionality or safety perspective. The proposed development should deliver a clear improvement to the site's public realm interface. One option to improve this would be adding a delivery and waste pick-up courtyard within the site so these functions don't take place on / over the public footpath. Another option would be to further sleeve services behind active uses such as a 'hole in the wall' tenancy opening out to Brisbane Street in the south east corner of the site.*

*The WMP states that "the WALGA commercial and industrial Waste Management Plan guidelines for a Hotel-Bar and Dining area" were used to calculate waste creation. The calculated figure appears to be calculated based of a 'Hotel-Bar' and not 'Hotel-Bar and Dining' as per the guidelines and our calculations. The 'Hotel-Bar and Dining' calculation would give a more accurate reflection of the required capacity to support food and beverage service. Given the requirements for 'Hotel-Bar and*

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*Dining' are higher, the applicant should reconsider whether the proposed calculations are accurate and whether the proposed bin store has adequate capacity for the waste generated.*

Applicant Response:

In response to the RFI, the proposed on-street waste collection and servicing is considered appropriate and remains consistent with the existing and established servicing strategy for the Brisbane Hotel. The hotel is an existing and long-operating public house that has historically been serviced from the street, consistent with many inner-city hotels and hospitality venues in Perth where site dimensions and urban conditions limit the provision of on-site servicing.

The introduction of an on-site delivery and waste pick-up courtyard would result in a poor design outcome and an inefficient use of valuable inner-city land. Providing such a facility would require a disproportionate allocation of floor area to back-of-house functions, reducing opportunities for active uses and diminishing the quality and continuity of the streetscape interface rather than improving it.

While servicing currently occurs from the street, this arrangement can continue to be managed through established operational practices and appropriate collection times to minimise impacts on pedestrian movement, safety and amenity. Retaining on-street servicing also avoids introducing vehicle movements into the site, which could create additional conflicts within the site and further constrain building design. The applicant would be willing to accept an appropriately worded condition on this point.

Regarding the WMP, the applicant has been closely involved with the design process throughout and has based the size of the proposed back of house area accordingly waste store on operational experience across multiple venues within Perth, and is confident that the proposed waste store is sufficiently sized to accommodate the level of operation anticipated. A larger bin store would not be an efficient use of space

The applicant has been closely involved throughout the design process and has informed the sizing of the back-of-house areas, including the waste store, based on direct operational experience across multiple hotel, bar and dining venues within Perth. The proposed waste store has been deliberately sized to accommodate the anticipated level of operation, with allowance for regular collection and appropriate management practices. The applicant is confident that the proposed bin store has sufficient capacity to support the venue's food and beverage operations without compromising functionality. Increasing the size of the bin store beyond what is operationally required would result in an inefficient use of limited back-of-house space and would detract from the overall planning and performance of the venue.

## Noise

The RFI stated:

*Acoustic report:*

- *The current acoustic report appears to assess noise impacts from the proposed additions only. This should be revised to assess cumulative noise from both the existing venue and the proposed addition, noting that they will operate concurrently and involve an increase in patron numbers.*
- *The noise modelling must accurately reflect how the venue operates in practice. This includes confirming that modelling accounts for background music, maximum patronage, and appropriate adjustments for music noise under worst case operating conditions.*
- *Patron numbers should be consistently and accurately reported. The cover letter refers to a capacity of 900 patrons, while the acoustic report assesses a maximum of 850.*

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*Acoustic Report, Noise Management Plan (NMP) and Venue Management Plan (VMP):*

- *The current Venue Management Plan does not clearly endorse the noise management measures recommended in the acoustic report.*
- *Specific and tangible noise management measures should be provided. These measures need to be consistent across the Acoustic Report, NMP and VMP.*

Applicant Response:

Regarding noise modelling, the acoustic consultant has confirmed that modelling is undertaken with the stated patron capacity, and music is managed as noted in the report where the levels are played such that they are not audible at the nearest noise sensitive receivers. This is in accordance with best practice.

Regarding capacity, it is likely that the realistic operating capacity of the venue will be around 850pax (due to furniture, layout, etc.). Regarding the NMP & VMP, the NMP measures are standard measures that have been implemented across several venues in Perth and are considered appropriate for this site. If there are specific concerns with any of the measures identified, the City should make this clear to the applicant.



# **CITY OF VINCENT**

## **ATTACHMENT 11**

### DEVELOPMENT ASSESSMENT PANEL MEETING

Applicant Response to Summary of Submissions

## Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the Applicant's response to each comment.

Comments Received in Objection:	Applicant Comment:
<p><u>Amenity</u></p> <ul style="list-style-type: none"> <li>• The increased patron capacity will result in an increase in noise from outdoor areas during peak times that will have an undue impact on surrounding residential amenity.</li> <li>• The increased patron capacity will result in an increase in antisocial behaviour and create safety concerns impacting on surrounding residential amenity.</li> <li>• The proposal does not include sufficient acoustic mitigation measures or management measures and has not duly considered the impacts on residential amenity.</li> <li>• Increased noise and fumes caused by deliveries on Brisbane Street will impact surrounding residential amenity.</li> </ul>	<p>Regarding noise, pubs, clubs, and licensed venues in WA are required to comply with the Environmental Protection (Noise) Regulations 1997. These regulations set strict, legally binding limits on noise emissions including music, patron noise, and amplified sound, to protect the amenity of nearby residents. It should be noted that the Brisbane Hotel is an existing venue which has been in operation since 1898. The proposed extension to the venue has been carefully designed to ensure compliance with the regulations and minimise noise impacts on nearby properties. A detailed acoustic assessment has been prepared and provided in support of the development application, which confirms that the development will comply with the regulations.</p> <p>Antisocial behaviour is a liquor licencing consideration. The expansion has been designed around the introduction of a children's play area and an overall objective to create a more family friendly venue.</p> <p>The acoustic report confirms the measures are in place to achieved achieve the necessary noise attenuation. This includes a Noise Management Plan (Section 5) which sets out measures in relation to patrons, music, waste collection, and other measures to ensure compliance.</p> <p>The Brisbane Hotel is an existing venue and is already serviced from Brisbane Street. Deliveries to the refurbished venue are not expected increase in frequency – just more being delivered per delivery. A Delivery Management Plan will ensure the effective management of the logistics required to operate the venue and minimise impacts on residents and users of Brisbane Street.</p>
<p><u>Car Parking</u></p> <ul style="list-style-type: none"> <li>• The increase in patron capacity and loss of car bays will further constrain availability of car parking in the locality.</li> <li>• The proposal will create further traffic and increase the use of overflow on-street parking in nearby residential streets.</li> </ul>	<p>This comment is unsubstantiated. City of Vincent data confirms that the car park is well below capacity and is generally highly underutilised. The site is contiguous to a major State sporting venue with no on-site parking, which creates the perception of a parking problem. The increase in venue capacity and reduction in car parking will have no tangible impact on car parking on event days. The applicant has also committed to promoting the use of sustainable travel methods to future patrons to minimise car usage to the venue.</p> <p>The Development Application Report provide with the application provided a detailed justification for the parking requirements associated with the proposal.</p>

**Summary of Submissions:**

<b>Comments Received in Objection:</b>	<b>Applicant Comment:</b>
<p><u>Landscaping</u></p> <ul style="list-style-type: none"><li>• The proposal involves removal of mature and healthy trees on site, resulting in a loss of tree canopy and local character.</li><li>• The removal of trees on site will have significant negative impacts on local biodiversity as the trees to be removed are established food sources for native birds, including the red-tailed black cockatoo, a species listed as threatened in Western Australia.</li><li>• The proposal needs to consider Retention of the existing trees where possible, consideration of alternative design solutions to avoid their removal, or investigation of transplanting the trees.</li></ul>	<p>The landscape plan confirms the retention of all trees on the site. The only tree being removed are the two trees on the southeast corner and the four small trees along the eastern boundary of the site.</p> <p>As per the above, all trees within the existing site are being retained. The two trees in the southeast corner are a declared environmental weed in Western Australia, and therefore removal is recommended.</p>

Note: Submissions are considered and assessed by issue rather than by individual submitter.



# **CITY OF VINCENT**

## **ATTACHMENT 12**

### DEVELOPMENT ASSESSMENT PANEL MEETING

Administration Response to Summary of Submissions

## Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with Administration's response to each comment.

Comments Received in Objection:	Administration's Comment:
<p><u>Amenity</u></p> <ul style="list-style-type: none"> <li>The increased patron capacity will result in an increase in noise from outdoor areas during peak times that will have an undue impact on surrounding residential amenity.</li> <li>The increased patron capacity will result in an increase in antisocial behaviour and create safety concerns impacting on surrounding residential amenity.</li> <li>The proposal does not include sufficient acoustic mitigation measures or management measures and has not duly considered the impacts on residential amenity.</li> <li>Increased noise and fumes caused by deliveries on Brisbane Street will impact surrounding residential amenity.</li> </ul>	<p>The addition is considered to be designed sensitively in order to attenuate noise and limit further noise impacts from the additional capacity, with the use of parapet walls and an enclosed roof structure. The City has recommended a condition for an updated Acoustic Report to include further noise attenuation and management measures to ensure operations do not adversely impact on the surrounding area.</p> <p>The applicant has provided measures to manage impacts of patron behaviour through the measures of Venue Management Plan (VMP). A condition has been recommended for the applicant to provide an updated VMP to align with the noise attenuation measures in the Acoustic Report.</p> <p>The proposed addition incorporates sufficient measures to attenuate sound and improve the interface with neighbouring development. Separately to the design of the structure, a condition has been recommended for the applicant to provide an updated Acoustic Report to include further noise mitigation measures and provide further detail on live music.</p> <p>The impact of deliveries has been duly considered by the provided Waste Management Plan (WMP) and the Acoustic Report, which is not considerably changing from existing operations and is considered to appropriately manage impacts on surrounding amenity. The City has recommended a condition for an updated WMP with further details around deliveries and presentation of bins.</p>
<p><u>Car Parking</u></p> <ul style="list-style-type: none"> <li>The increase in patron capacity and loss of car bays will further constrain availability of car parking in the locality.</li> <li>The proposal will create further traffic and increase the use of overflow on-street parking in nearby residential streets.</li> </ul>	<p>As demonstrated by parking survey data, the adjacent Brisbane Street Car Park is typically under capacity at peak times on Fridays, Saturdays and Sundays. Given that there is ample parking available in the Brisbane Street Car Park and capacity within the nearby on-street bays, it is not expected that the additions will result in undue car parking impacts. The site is also well serviced by public transport and active transport linkages. Further to this, the City is recommending conditions for bicycle parking provision to encourage alternative transport modes.</p>
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> <li>The proposal involves removal of mature and healthy trees on site, resulting in a loss of tree canopy and local character.</li> </ul>	<p>The mature trees being removed have been justified by an Arborist Report, which aligns with the City of Vincent's Built Form Policy in that these trees are Cape Lilac, which is a</p>

## Summary of Submissions:

<b>Comments Received in Objection:</b>	<b>Administration's Comment:</b>
<ul style="list-style-type: none"><li data-bbox="114 240 981 360">• The removal of trees on site will have significant negative impacts on local biodiversity as the trees to be removed are established food sources for native birds, including the red-tailed black cockatoo, a species listed as threatened in Western Australia.</li><li data-bbox="114 427 981 517">• The proposal needs to consider retention of the existing trees where possible, consideration of alternative design solutions to avoid their removal, or investigation of transplanting the trees.</li></ul>	<p data-bbox="1048 209 2069 298">species designated as environmental weeds and therefore capable of removal. The application is proposing to retain all trees on the existing Brisbane Hotel site as well as two of the four mature trees on the acquired portion of land.</p> <p data-bbox="1048 331 2096 544">Given the restrictive nature of the adaptive reuse and relatively small scale of the development, the retention of two of the four mature trees on the acquired lot is considered acceptable given that the trees being removed are declared environmental weeds. The proposal is considered to retain sufficient canopy to provide habitat and food sources for native birds, given there are two mature trees being retained in proximity to the tree removal. In lieu of further tree planting due to site restrictions, the applicant has opted to provide further minor landscaping opportunities within the site.</p>

Note: Submissions are considered and assessed by issue rather than by individual submitter.



# CITY OF VINCENT

## **ATTACHMENT 13**

DEVELOPMENT ASSESSMENT PANEL MEETING

DRP Minutes

## DESIGN REVIEW PANEL MINUTES

Wednesday 17 September 2025 at 3:30pm

Venue: Committee Room

City of Vincent



Administration and Civic Centre

244 Vincent Street Leederville

Meeting Attendees	
Design Review Panel Members	<ul style="list-style-type: none"> <li>• Simon Venturi – Chairperson</li> <li>• Joe Chindarsi</li> <li>• Kyra Lomas</li> <li>• Caine Holdsworth</li> </ul>
City of Vincent Officers	<ul style="list-style-type: none"> <li>• Haydn Ruse – Senior Urban Planner</li> <li>• Callum Radecki – A/Senior Urban Planner</li> </ul>
Proponent Team	<u>Item 3.1</u> <ul style="list-style-type: none"> <li>• Urbis</li> </ul>

Meeting Minutes	
<b>1</b>	<b>Welcome and Declaration of Meeting Opening</b> Simon Venturi declared the meeting open at 4:00pm
<b>2</b>	<b>Apologies</b> N/A
<b>3</b>	<b>Meeting Business</b>
<b>3.1</b>	<b><u>Item 3.1</u></b> Address: 292 Beaufort Street, Perth Proposal: Commercial Development Applicant: Urbis Reason for Referral: Pre-lodgement Application – The proposal would benefit from referral to the Design Review panel to consider departures to the City’s Policy No. 7.1.1 – Built Form (Built Form policy) and the appropriateness of the development within its setting.

## DRP Comments 18 September 2025

<b>Overall</b>	The Panel is generally supportive of the overall intention to undertake additions, modification and upgrades to the site. The proposed modifications to the original building are being approached with a level of sensitivity to the significance of a heritage place which is supported. The Panel have provided the below comments in order to inform the proposal’s development moving forward and requests some further information be provided in relation to the proposal’s landscaping, sustainability, functionality and aesthetics in order to enable full assessment of those principles.
<b>Further review</b>	The Panel recommend the proposal return for a further review to evaluate the applicant’s response to the recommendations in these Minutes.
<b>Summary:</b>	The DRP’s role is to provide design advice to the City of Vincent to inform the City’s assessment and determination of planning applications.  The DRP’s advice is not planning advice and the DRP’s support for the below principles will not fetter the final recommendation of the City made in respect to the application for planning approval. Planning matters should be discussed separately with the City following the receipt of the DRP minutes.
Design quality evaluation	
	 <i>Supported</i>
	 <i>Pending further attention – refer to detailed comments provided</i>

		<i>Not supported</i>
		<i>Insufficient information provided by applicant for comments to be provided.</i>
<b>Strengths of the Proposal</b>		
<ul style="list-style-type: none"> <li>• Early engagement with the DRP is appreciated</li> <li>• Detailed historical and contextual analysis of the site has been included in the presentation</li> <li>• Retention and re-use of existing building fabric is positive from a heritage and sustainability perspective</li> <li>• A demolition plan is included clearly identifying retained as well as elements proposed for demolition</li> <li>• Re-instating the awning over both streetscape footpaths is supported assisting with the articulation / sense of depth of the original building facades as well as providing shade / weather protection</li> <li>• The existing entrances are being retained and are generally legible</li> <li>• Mature trees in the courtyard are being retained</li> <li>• The proposed extension into the existing car park will play a role in shielding noise to the east for potential future residential development</li> <li>• Interpretation of heritage elements is positive. Developing this further as the design progresses is encouraged</li> <li>• Conservation and restoration investigation works to reveal original materials and colours on the original building facades currently being undertaken is supported</li> <li>• A new PV solar panel system is shown on the roof</li> <li>• A children's play area is notionally included in the courtyard area which is supported</li> </ul>		
<b>Design Principles</b>		
Principle 1 - <b>Context and character</b>		<p><b><i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></b></p> <ul style="list-style-type: none"> <li>• The level of streetscape interactivity and passive surveillance, resulting from blank walls on all non-original building facades, is limited. Existing openings to the retained courtyard walls facing Beaufort Street and the carpark are currently proposed to be filled in. The existing later addition walls and new loading dock walls facing facing Brisbane Street both display limited windows, diversity of materiality and articulation. The applicant is encouraged to increase the level of streetscape interactivity and passive surveillance on the non-original building facades facing Beaufort Street and Brisbane Street</li> <li>• The loading dock servicing the building from Brisbane Street over the pedestrian footpath is not optimal from a functional or streetscape perspective. The applicant is encouraged to discuss any potential opportunities to locate the loading dock and service the development from the carpark as part of the land agreement with the City and DPLH which would present an opportunity to generate increased interactivity and passive surveillance on the Brisbane Street interface</li> <li>• Incorporation of public art on the courtyard wall facing the carpark is one opportunity to improve this blank wall but this should also be achieved through incorporating articulation and diversity of textural materiality to soften and add visual interest given this wall may be visible from the public realm for a significant period of time</li> <li>• Provide more detail in relation to the conservation and restoration investigation works currently being undertaken to inform the proposal moving forward</li> <li>• The re-instated awning over the Beaufort and Brisbane Street footpaths is supported. Given one area was originally an awning and another section was a balcony consider referencing these locations through a change of form, materiality or colour on the awning</li> <li>• A Heritage Impact Statement is encouraged to understand the heritage significance / aspect of the proposal in more detail</li> </ul>
Principle 2 - <b>Landscape quality</b>		<p><b><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></b></p> <ul style="list-style-type: none"> <li>• Limited detail has currently been provided in relation to landscaping. The applicant is encouraged to engage a Landscape Architect to provide a detailed Landscape Plan</li> <li>• An arborist assessment is encouraged for the two trees proposed for removal on the site to understand the health of the trees and whether retention would be a better option</li> <li>• An arborist assessment is also encouraged for the existing trees within the property as well as the trees in the adjacent carpark to ensure that any modifications and built form additions to the courtyard are undertaken in a tree sensitive manner and will not impact on the tree's structural root zones to support their ongoing health and vitality of all trees</li> <li>• Consider weaving period appropriate planting species into the landscaping including in the existing courtyard. A shaded courtyard and heritage plant species would likely be highly compatible</li> <li>• Consider how the Beaufort Street and carpark facing courtyard walls could be softened through landscaping</li> </ul>

Principle 3 - <b>Built form and scale</b>	<b>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.</b>
	<ul style="list-style-type: none"> <li>No comments. Supported</li> </ul>
Principle 4 - <b>Functionality and build quality</b>	<b>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.</b>
	<ul style="list-style-type: none"> <li>As the proposal develops provide more detail in relation to the building's internal functionality and circulation as this is not fully clear at this point.</li> </ul>
Principle 5 - <b>Sustainability</b>	<b>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</b>
	<ul style="list-style-type: none"> <li>A stronger ESD narrative for the development needs to be developed. The applicant is encouraged to engage an ESD professional to assist with this aspect of the project</li> <li>The City's policy requirement is that a Life Cycle Assessment is provided or the proposal demonstrates it can achieve a 5 star Greenstar outcome</li> <li>When removing any existing fabric or materials consider if they could be re-used and integrated into the development elsewhere</li> <li>The orientation of the courtyard and new built form in the courtyard is not optimal being largely open to the west. Consider operable roofs over the proposed extensions to generate shading but still allow natural light and ventilation</li> <li>Provide further information in relation to the PV solar panel system currently shown on the roof and consider all further active ESD initiatives that can be incorporated into the project</li> </ul>
Principle 6 - <b>Amenity</b>	<b>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</b>
	<ul style="list-style-type: none"> <li>No comments. Supported</li> </ul>
Principle 7 - <b>Legibility</b>	<b>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</b>
	<ul style="list-style-type: none"> <li>No comments. Supported</li> </ul>
Principle 8 - <b>Safety</b>	<b>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</b>
	<ul style="list-style-type: none"> <li>The proposed new fire exit currently opens out to the adjacent car park site which is privately owned by the City and may be re-developed in the future. Confirm if this complies with NCC / BCA requirements and any implications if the car park is redeveloped in the future</li> <li>As noted in the Context &amp; Character Principle all non-original facades currently generate limited passive surveillance of Beaufort and Brisbane Streets. Consider all opportunities to increase passive surveillance by adding additional windows on both streetscapes</li> </ul>
Principle 9 - <b>Community</b>	<b>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.</b>
	<ul style="list-style-type: none"> <li>Consider and illustrate opportunities for integrating public art into the proposal at an early stage. Public art is a great opportunity for interpretation and story-telling relating to place's heritage significance</li> <li>Given the proposal does not provide any parking on the site provide bicycle parking for both patrons and staff</li> </ul>
Principle 10 - <b>Aesthetics</b>	<b><u>Principle</u> Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</b>
	<ul style="list-style-type: none"> <li>As the renders are currently shown as white card renders the presentation currently provides limited information in relation to proposed external materiality and colours. It's acknowledged conservation investigations are currently being undertaken which will inform these aspects. Provide further information in relation to the materiality and colours of the external facades of the building as well as in the courtyard area.</li> </ul>
<b>Other comments provided by City Officers</b>	
<ul style="list-style-type: none"> <li>The increase in patrons will result in an additional shortfall in car parking that will need to be considered at Development Approval application stage. Consider opportunities for bicycle parking, within the verge and on-site for staff use.</li> </ul>	

**4**

**Meeting Close**

Simon Venturi closed the meeting at 6:00pm.

The next meeting is scheduled to be held on 8 October 2025.






## DESIGN REVIEW PANEL MINUTES

Wednesday 1 April 2026 at 2:30pm  
 Venue: Karak 1 Meeting Room  
 City of Vincent  
 Administration and Civic Centre  
 244 Vincent Street Leederville

Meeting Attendees	
Design Review Panel Members	<ul style="list-style-type: none"> <li>• Simon Venturi – Chairperson</li> <li>• Joe Chindarsi</li> <li>• Munira Mackay</li> <li>• Caine Holdsworth</li> </ul>
City of Vincent Officers	<ul style="list-style-type: none"> <li>• Jono Cohen – A/Senior Urban Planner</li> <li>• Callum Radecki – A/Senior Urban Planner</li> </ul>
Proponent Team	<u>Item 3.1</u> <ul style="list-style-type: none"> <li>• Woods Bagot</li> <li>• Ark Group</li> </ul>

Meeting Minutes	
<b>1</b>	<b>Welcome and Declaration of Meeting Opening</b> Simon Venturi declared the meeting open at 3:00pm
<b>2</b>	<b>Apologies</b> N/A
<b>3</b>	<b>Meeting Business</b>
<b>3.1</b>	<b><u>Item 3.1</u></b> Address: 292 Beaufort Street, Perth Proposal: Commercial Development Applicant: Urbis Reason for Referral: Previously Referred. The proposal would benefit from referral to the Design Review Panel to consider amendments to the proposal made in response to the comments of the Design Review Panel (DRP) on 18 September 2025.

DRP Comments 1 April 2026	
<b>Overall</b>	The Panel is generally supportive of the overall intent however some further design development as well as the provision of additional information is required in order to achieve full DRP support for the proposal.
<b>Further review</b>	The proposal will be required to undertake a further DRP review by the DRP Chair as well as a Landscape DRP member to address the comments and recommendations in the remaining non-green Principles.

<b>Summary:</b>	<p>The Panel is supportive of the sensitive response from a heritage perspective and a demonstrated increase in patron functionality as well as amenity on the site. The applicant has addressed some previous comments in providing a Heritage Impact Statement and further information in relation to external materiality however some further design development and further information is required in order to achieve full DRP support, particularly in the following areas;</p> <ul style="list-style-type: none"> <li>• Increasing streetscape interactivity and passive surveillance of the Brisbane Street interface</li> <li>• The landscaping aspect</li> <li>• Provision of a strengthened sustainability narrative</li> <li>• The inclusion of public and staff bicycle parking on the site</li> </ul> <p>The DRP's role is to provide design advice to the City of Vincent to inform the City's assessment and determination of planning applications.</p> <p>The DRP's advice is not planning advice and the DRP's support for the above principles will not fetter the final recommendation of the City made in respect to the application for planning approval. Planning matters should be discussed separately with the City following the receipt of the DRP minutes</p>
<b>Design quality evaluation</b>	
	 <i>Supported</i>
	 <i>Pending further attention – refer to detailed comments provided</i>
	 <i>Not supported</i>
	 <i>Insufficient information provided by applicant for comments to be provided.</i>
<b>Strengths of the Proposal (based on changes)</b>	
<ul style="list-style-type: none"> <li>• The presentation directly responds to previous DRP Minutes / comments which is helpful</li> <li>• Additional technical documents have been provided in the form of a Heritage Impact Statement, Waste Management Plan and Venue Management Plan</li> <li>• Functionality and circulation diagrams have been added to the presentation</li> <li>• More information has been provided in relation to external facade, alfresco courtyard as well as internal materiality</li> <li>• A restore, reinstate and repair approach to the original heritage building facades is supported</li> <li>• Use of recycled demolished materials in the alfresco courtyard area</li> <li>• The large new window to the non-original Beaufort Street facade increases streetscape interactivity and perceived passive surveillance on that interface</li> <li>• Forms and locations of public art have been identified in the presentation</li> <li>• The inclusion of skylights to the bathrooms improves internal amenity and access to natural light</li> </ul>	
<b>Design Principles</b>	
Principle 1 - Context and	 <b><i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></b>

character	<ul style="list-style-type: none"> <li>Given the site area is being increased which has improved patron functionality and amenity (which is supported) the applicant is also encouraged to address existing sub-optimal public realm and functionality issues on the site. The level of streetscape interactivity on Brisbane Street is currently quite low and will further decrease based on the proposed works. Deliveries and bin pick-up processes currently occur over the pedestrian footpath on a primary streetscape which is not optimal from a community, streetscape, functionality or safety perspective. The proposed development should deliver a clear improvement to the site's public realm interface. One option to improve this would be adding a delivery and waste pick-up courtyard within the site so these functions don't take place on / over the public footpath. Another option would be to further sleeve services behind active uses such as a 'hole in the wall' tenancy opening out to Brisbane Street in the south east corner of the site.</li> <li>While the proposed works to the original heritage building is supported the visual differentiation of the later additions (both existing and new) appear quite subtle. The applicant is encouraged to consider greater visual differentiation between the original fabric and later additions through the materiality, treatment and colours of the later additions.</li> <li>The inclusion of the new awning over the Beaufort and Brisbane Street facades is an important addition which requires liaison with DPLH. The applicant is encouraged to commence liaison with DPLH and any other required external authorities at an early stage to ensure this element can be delivered.</li> <li>The treatment of the dado on the north façade facing the carpark appears a little out of place given the consistent wall material and colour.</li> </ul>
Principle 2 - Landscape quality	<p><b><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></b></p> <ul style="list-style-type: none"> <li>The Arborist's Report notes the removal of two trees, which appear to suitable for retention, however appear to be recommended for removal solely due to the proposed building footprint. Further justification is required to clearly demonstrate why retention is not feasible and whether alternative design responses have been adequately explored.</li> <li>The Arborist's Report covers the two trees being removed however it does not include the trees on the north boundary of the site within the City of Vincent's carpark site or the existing trees that are being retained in the alfresco beer garden area. The Arborist's Report should cover all trees on the site and provide information in relation to tree protection requirements during construction as well as the impact of the proposed new works on existing trees noted as being retained.</li> <li>The proposed blockwork wall on the north-east of the site will encroach within the SRZ (structural root zone) of the two existing trees. Further consideration to a 'tree sensitive design' which should include consideration to minimize impacts to the root zone.</li> <li>There appear to be some discrepancies between trees shown on the survey, architectural and landscape plans. Ensure the architectural and landscape drawings are co-ordinated and include a tree retention and removal plan clearly identifying trees to be retained, trees to be removed and trees that could be relocated.</li> <li>Given the site area is being increased and existing trees are proposed for removal the applicant is encouraged to maintain (if not increase) current trees numbers and canopy coverage on the site through the relocation of existing trees (where possible) and the provision of new trees on the site. The applicant is encouraged to demonstrate a net increase in tree numbers and canopy coverage on the site.</li> <li>The current Landscape Plan lacks detail. While a range of tree species have been nominated further information is required to illustrate where each species is proposed to be planted on the site.</li> </ul>
Principle 3 - Built form and scale	<p><b><i>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.</i></b></p> <ul style="list-style-type: none"> <li>No comments. Supported.</li> </ul>
Principle 4 - Functionality and build	<p><b><i>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.</i></b></p>

quality	<ul style="list-style-type: none"> <li>Given no parking is provided on the site the applicant is encouraged to provide additional public and staff bicycle parking on the site, over and above the existing public bicycle racks on the footpath. The presentation notes staff bicycle parking will be provided in a BoH area, however this is currently not shown on the drawings. Clearly show all new bicycle parking on the drawings.</li> <li>Ensure the children's play area has a high level of visibility from the surrounding courtyard alfresco areas to allow monitoring by parents.</li> <li>The required exit on the east side of the site would potentially be built out (blocked) by a development on the adjoining City of Vincent owned carpark site. The applicant indicated it complies with NCC / BCA requirements and it would be addressed as an engineered / performance solution in the future if the adjacent site is developed.</li> </ul>
Principle 5 - Sustainability	<p><b><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></b></p> <ul style="list-style-type: none"> <li>It's acknowledged the City's ESD policy requirements are not particularly suited to this type of development in terms of demonstrating a 5 star Greenstar outcome can be achieved. The focus on the re-use and restoration of the existing building fabric is supported as a strong component of the ESD narrative however this should be reinforced and strengthened through the inclusion of additional active ESD initiatives.</li> <li>Provide further detail in relation to the size of the proposed PV solar system shown on the roof as well as information in relation to its contribution to on-site energy demand.</li> <li>Consider additional active ESD initiatives such as efficient heat pump hot water systems.</li> </ul>
Principle 6 - Amenity	<p><b><i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></b></p> <ul style="list-style-type: none"> <li>No further development comments. Supported.</li> </ul>
Principle 7 - Legibility	<p><b><i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></b></p> <ul style="list-style-type: none"> <li>No further development comments. Supported.</li> </ul>
Principle 8 - Safety	<p><b><i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></b></p> <ul style="list-style-type: none"> <li>A high proportion of the Brisbane Street streetscape interface is inactive which also limits passive surveillance. All opportunities to improve passive surveillance of Brisbane Street should be explored, particularly through the introduction of additional or enlarged openings in areas such as the toilets, even if they are obscure or high level windows.</li> <li>Refer to comments in the Context &amp; Character Principle in relation to deliveries and waste pick up occurring on / over the public footpath which is not optimal in terms of public safety.</li> </ul>
Principle 9 - Community	<p><b><i>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.</i></b></p> <ul style="list-style-type: none"> <li>No further development comments. Supported.</li> </ul>
Principle 10 - Aesthetics	<p><b><i>Principle</i></b> <b><i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></b></p> <ul style="list-style-type: none"> <li>No further development comments. Supported.</li> </ul>
<b>Other comments provided by City Officers</b>	
<ul style="list-style-type: none"> <li>None.</li> </ul>	

4	<b>Meeting Close</b> Simon Venturi closed the meeting at 4:00pm.
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## **PART C – OTHER BUSINESS**

- 1. State Administrative Tribunal Applications and Supreme Court Appeals**
- 2. Meeting Closure**