



CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2025.19.1	
Location of Proposed Development:	No. 442-446 Beaufort Street HIGHGATE (LOT: 751 D/P: 92894)	
Proposed Development:	Proposed Change of Use from Amphitheatre to Tavern	
Comment Period:	27 March 2025 – 9 April 2025	
Contact Officer:	Callum Radecki	
	Ph: (08) 9273 6592	email: mail@vincent.wa.gov.au

PLEASE INDICATE THE APPROPRIATE BOX:

☐ I support the proposal	or	☐ I object to the proposal Please provide reasons for your objection	and/or	☐ I neither support or object however, I have some concerns I wish to address.
---	----	--	--------	---

Personal Information			
Name(s):			
Affected Address:			
Postal address: (if different to above)			
Telephone:		Email:	
Signature:		Date:	
In accordance with the City of Vincent Policy No: 4.1.31 – Privacy Management, your personal information will not be disclosed, made public or included in any agenda report.			

☐ I am an Owner and Occupier	or	☐ I am an Owner	or	☐ I am an Occupier
---	----	--	----	---

Please Note: - Written submissions to the City are to be received within the comment period so that your views can be considered. - If no submissions are received it will be assumed that there is no objection in relation to the planning, building and heritage matters raised, and those matters will be determined without any further consultation. - There is no obligation to complete this Submission Form. - In determining the application, the City will take into account the comments of adjoining owners. However, please note that the City is not obliged to support the views of adjoining owners or to incorporate all suggestions into its decision on a proposal.



CITY OF VINCENT

Serial No:	5.2025.19.1	
Location of Proposed Development:	No. 442-446 Beaufort Street HIGHGATE (LOT: 751 D/P: 92894)	
Proposed Development:	Proposed Change of Use from Amphitheatre to Tavern	
Comment Period:	27 March 2025 – 9 April 2025	
Contact Officer:	Callum Radecki	
	Ph: (08) 9273 6592	Email: mail@vincent.wa.gov.au

The City has received a development application for a Change of Use from Amphitheatre to Tavern at No. 442-446 Beaufort Street, Highgate (subject site). The subject site currently operates as 'Si Paradiso'.

The purpose of this application is to resolve inconsistencies between the liquor licence and the current development approval of the amphitheatre granted in 2013. The amphitheatre currently operates under a 'Special Facility' liquor licence, while the internal space operates under a 'Tavern' liquor licence. The applicant has advised that having different licences for the same site has resulted in governance and compliance issues. It is a requirement for the liquor licence to be consistent with the approved land use. Therefore, to achieve a 'Tavern' liquor licence for the amphitheatre area, the land use must be changed to a Tavern.

The change of use is also proposing to remove condition 1 of the 2013 development approval. This condition is as follows:

- 1. The premises shall be used for the approved use as 'amphitheatre' where the primary purpose is where the public may view a theatrical production. The venue shall not operate independent of a performance;*

This application seeks to remove condition 1 of the 2013 development approval to reflect the current operations of the business.

In the applicant's submission, it has been stated is purely administrative and will not alter the current operations of the venue. Details of the current operations are as follows:

Opening hours

- Mon-Thus: 5pm – 11pm
- Fri-Sat: 12pm – 1am
- Sunday: 12pm – 10am

Operation

- The business would accommodate a maximum of 343 patrons on site.

Car and bicycle parking

- There are 28 car parking bays allocated to 442-446 Beaufort Street. These car parking bays are a shared arrangement with the other tenancies operating at 442-446 Beaufort Street.
- Nil on-site bicycle parking.

Policy Provision/Acceptable Development	Proposed	Policy Objectives	Comment
Local Planning Scheme No. 2			
Land Use – Zoning Table 'P' permitted land use.	Tavern – 'A' use in the commercial zone. 'A' means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice (advertising) in accordance with clause 64 of the deemed provisions;	Local Planning Scheme No. 2 – Mixed Use Zone Objectives • 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.	
Local Planning Policy – Non-Residential Parking			

<u>Car parking</u> In accordance with the Local Planning Policy, a Tavern is required to provide 0.22 car parking bays person. To account for the 343 patrons and 25 staff members, 79 on-site car parking bays are required. <u>Bicycle Parking</u> In accordance with the Local Planning Policy, a Tavern is required to provide 0.019 short term and 0.042 long term bicycle parking bays per person. To account for the 200 patrons and 8 staff members, 7 short term and 15 long term bicycle parking bays are required.	There are 28 car parking bays allocated to 442-446 Beaufort Street. These car parking bays are a shared arrangement, with none specifically being allocated to the subject premises. Nil on-site bicycle parking proposed.	<u>Policy Objectives</u> • <i>To ensure suitable parking is provided for non-residential developments which meets the needs of its users, is appropriate for its location, and does not detrimentally impact the surrounding area.</i> • <i>To ensure commercial development does not rely on on-street parking within residential streets to satisfy the parking demand.</i> • <i>To ensure that and undersupply or oversupply of car parking does not adversely impact:</i> ○ <i>the existing streetscape by considering the location and design of car parking</i> ○ <i>the locality by way of increased vehicle traffic</i> ○ <i>pedestrian legibility and wayfinding.</i> • <i>To support a shift towards active and sustainable transport modes through the consideration of:</i> ○ <i>the number, location, and type (accessible, loading, short-term and</i> ○ <i>long-term bays) of parking bays provided on site</i> ○ <i>the number and location of parking for other active modes (e.g. bicycles or scooters) that are convenient and adequate enough to meet the demand of the development during the hours of operation</i> ○ <i>end of trip facilities provided to support active transport modes</i> ○ <i>the capability to provide electric charging bays from the outset or in the future through the provision of necessary infrastructure</i> ○ <i>vehicle sharing initiatives (i.e. communal vehicles that can be booked and returned).</i>	
Policy 7.5.7 Licensed Premises			

Policy 7.5.7 states Taverns are to commence operating at 10pm on all days.	Proposed opening hours: • Mon-Thus: 5pm – 11pm • Fri-Sat: 12pm – 1am • Sunday: 12pm – 10am	Local Planning Scheme No. 2 – Mixed Use Zone Objectives • 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.	
--	--	---	--

(If you wish to provide further comments regarding the above matter, please attach a separate page to this form.)