



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 m².
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
1	501	1712	69	559 m ²	Queenrise Corporation Pty Ltd
10	5740			183 m ²	
11				195 m ²	
12				235 m ²	
66	501	2618	596	111.705 m ²	John Beasley Veryard
Part of Lot 33	50121	1460	433	Approximately 180 m ² 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

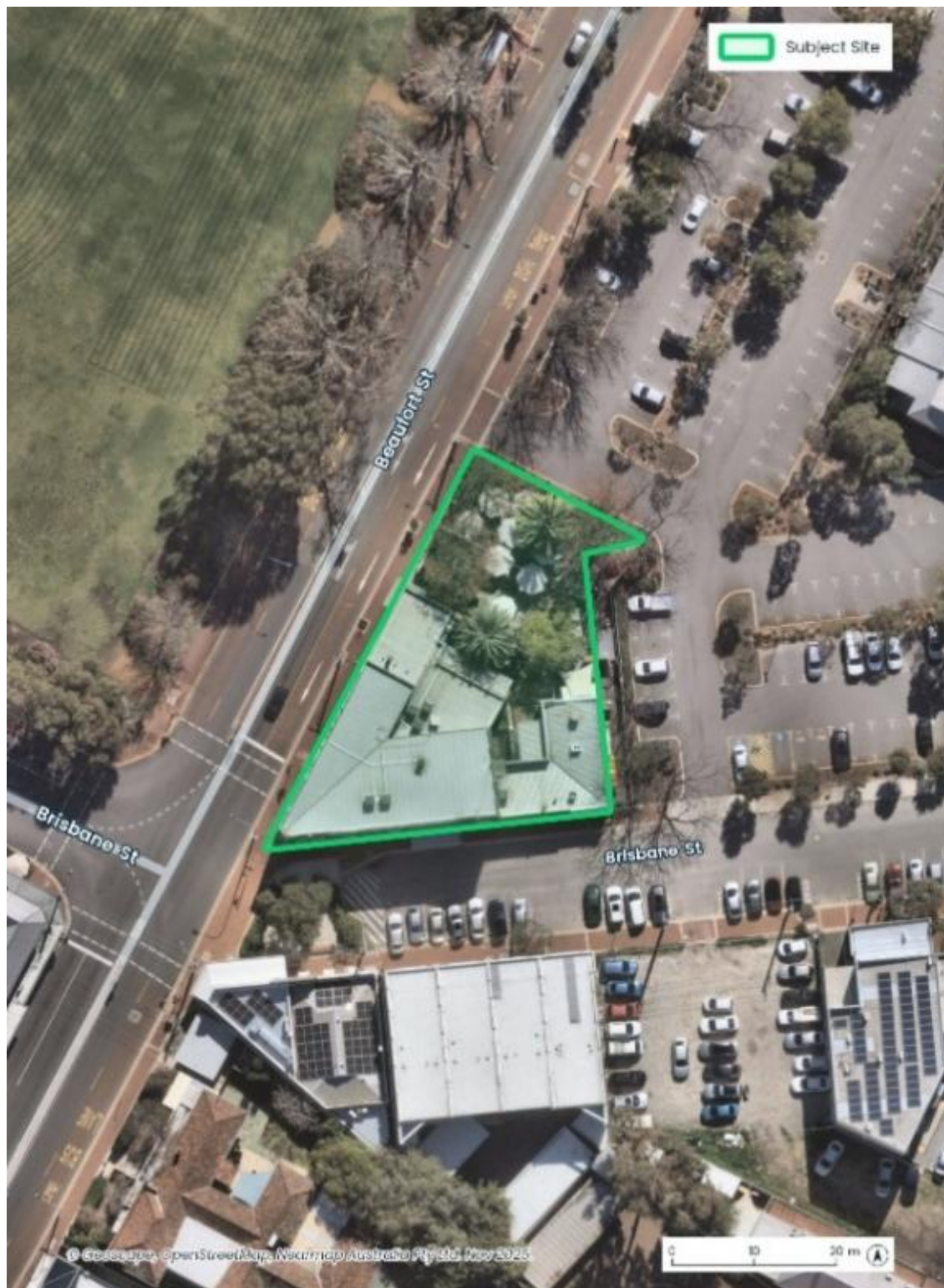
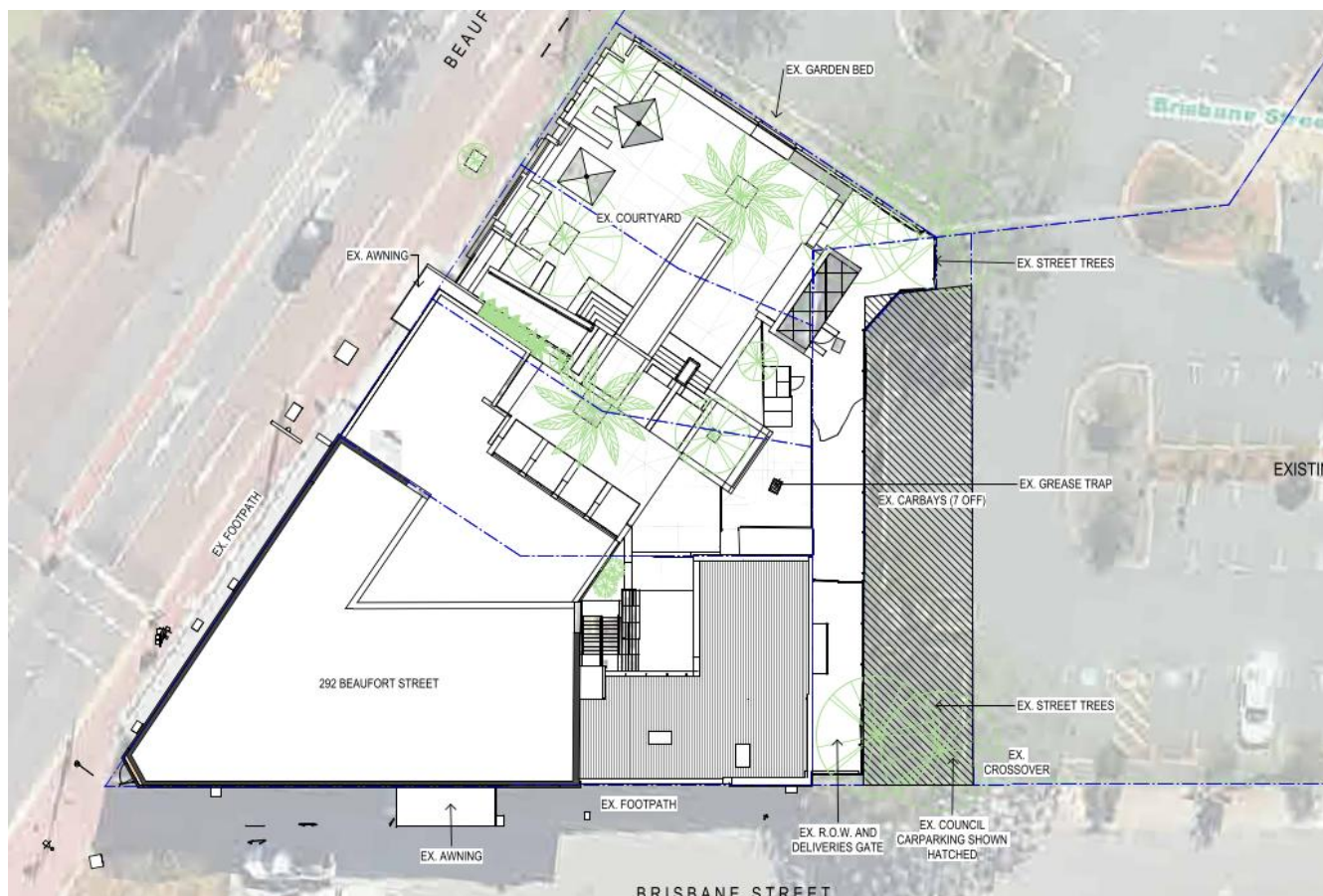


Figure 2: Existing Site Plan (showing Right of Way and ex-parking area)



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
Amalgamate the Right of Way (Lot 66) and portion of the adjacent car park (Lot 33).	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.

Brisbane Hotel Façade Alterations	Proposed works of the two storey façade includes: • Remove paint finish over render and tiles • Remove the Brisbane Street entry canopy • New canopy awning to both Beaufort Street and Brisbane Street facades • New canopy to existing fire exit • New lighting to façade • Reinstate c1929 tile dado • Reinstate existing render
Alterations to 1898 two storey Brisbane Hotel, ground floor interior	Proposed de-fit of the ground floor interior elements includes; • c2003 Saloon & Public Bars, central kitchen fit out, and floor finishes in the northern section. • c2003 toilets and back-of-house fixtures in the former Stables • c2003 single storey extension glass block wall will be demolished, and windows and upper dado
Brisbane Street Alterations to c2003 single storey toilet additions, and c1898 former Stable, and addition.	• 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 • 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.
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.
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 • 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
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

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

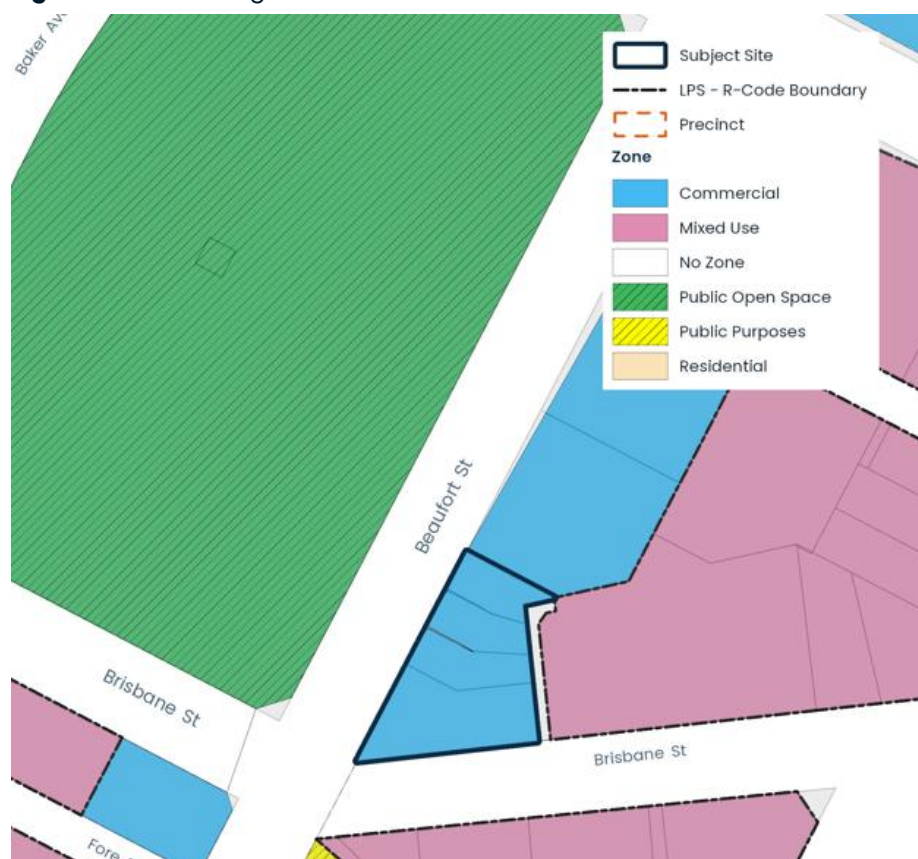
An acoustic assessment, prepared by E-Lab Consulting and provided in **Attachment G**, evaluates the potential noise impacts from hotel operations on nearby noise-sensitive uses in the context of the proposed refurbishment. Using Sound PLAN 9.0, a 3D noise model was developed to analyse emissions from 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
7.5.7: Licensed Premises	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.
7.5.10: Sustainable Design	Sets out the City's expectations of the sustainability outcomes to be achieved by homeowners, developers and builders in new building and renovation projects.	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. 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.
Development Guidelines for Heritage Places	Provides a comprehensive framework for the development of heritage places.	As discussed above, a Heritage Impact Statement has been prepared by Urbis, included in Attachment E 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.

Non-Residential Parking	Provides guidance for parking supply within the City of Vincent. 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.	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.
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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
Building Height Beaufort St (Newcastle St to Lincoln St)	Maximum 5 storeys	2 storeys (existing)
Street Setbacks	Nil Setback	Nil setback proposed for both Brisbane Street and Beaufort Street
Side and Rear Setbacks	Nil Setback	Nil side and rear setbacks proposed.
Orientation	Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	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.
	Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of	The site does not cause any overshadowing onto neighbouring properties due to the separation created by the carpark.

	neighbouring properties during mid-winter.	
Tree Canopy and Deep Soil Areas	Refer to the Arborist Report, attached in Attachment F of this application.	
Visual Privacy	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.
Public Domain Interface	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.
Pedestrian Access and Entries	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.

Vehicle Access	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.
Car and Bicycle Parking	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.	
Managing the Impact of Noise	Refer to the Acoustic Report, attached in Attachment G of this application.	
Universal Design	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.
Façade Design	Refer to the Heritage Impact Statement, attached in Attachment E of this application.	
Roof Design	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.
Landscape Design	Refer to the Landscaping Plan, attached in Attachment D of this application.	

Adaptive Reuse	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
Environmentally Sustainable Design	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.
Water management and conservation	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.
Waste Management	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.
Utilities	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.	

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,



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