CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.317.1	
Location of Proposed Development:	No. 169-173 Scarborough Beach Road MOUNT HAWTHORN (LOT: 5 D/P: 42227)	
Proposed Development:	Proposed Change of Use from Shop to Tavern (Amendment to Approved)	
Comment Period:	20 November 2026 to 4 December 2026	
Contact Officer:	Jade-Lee Phung	
	Ph: (08) 9273 6000	**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.

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Proposal Details:

This application seeks approval for a Change of Use from Shop to Tavern at No. 169-173 Scarborough Beach Road. This application is an amendment to a previously approved application, which requires assessment against the current planning framework.

The development seeks both internal and external works, which include glazing to the building frontage and service additions to the rear. The proposed works do not result in any built form departures and meet the relevant provisions of the City's Built Form Policy. The City is conducting community consultation as this application is an 'A' use, which means the Tavern use requires advertising.

The applicant has provided the following information in relation to the proposed use of the development:

Land use: Tavern
Permissibility: A use
Scope of Works: Proposed internal and external works, including a modifications to the building façade fronting Scarborough Beach Road. Additional works to the rear which provide services, storage and utilities.
Hours of Operation: Monday to Saturday, 9.00am – 9.00pm; and Sunday and Public Holiday, 10.00am – 7.00pm.
Capacity: Maximum 34 persons, at any given time.
Parking bays Proposed 3 onsite car parking bays.
Bicycle bays: No onsite bicycle parking provided.

Details of aspects requiring discretion are provided in the below table.

Policy Provision/ Acceptable Development	Proposed	Policy Objectives	Comment
Land Use			

Local Planning Scheme No. 2 – Zoning Table 'P' permitted land use	Tavern is an 'A' use '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 Clause 64 of the Deemed Provisions	***Local Planning Scheme No. 2 – District Centre Zone Objectives*** • *To provide a community focus point for people, services, employment and leisure that are highly accessible and do not expand into or adversely impact on adjoining residential areas.* • *To encourage high quality, pedestrian-friendly, street-orientated development that responds to and enhances the key elements of each District Centre, and to develop areas for public interaction.* • *To ensure levels of activity, accessibility and diversity of uses and density is sufficient to sustain public transport and enable casual surveillance of public spaces.* • *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, high density residential and tourist accommodation, to meet the diverse needs of the community.* • *To provide a broad range of employment opportunities to encourage diversity and self-sufficiency within the Centre.* • *To encourage the retention and promotion of uses including but not limited to specialty shopping, restaurants, cafes and entertainment.* • *To ensure that the City's District Centres are developed with due regard to State Planning Policy 4.2 - Activity Centres for Perth and Peel.*	
Policy No. 7.7.1 – Non-Residential Development Parking Requirements			
Permitted bicycle parking spaces: 2	Proposed bicycle parking spaces: nil	***Policy 7.7.1 – Non-Residential Development Parking Requirements*** *Policy Objectives* • *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.
		• *To ensure commercial development does not rely on on-street parking within residential streets to satisfy the parking demand.*
		• *To ensure that and undersupply or oversupply of car parking does not adversely impact:*
		  ○ *the existing streetscape by considering the location and design of car parking*
		  ○ *the locality by way of increased vehicle traffic*
		  ○ *pedestrian legibility and wayfinding.*
		• *To support a shift towards active and sustainable transport modes through the consideration of:*
		  ○ *the number, location, and type (accessible, loading, short-term and*
		  ○ *long-term bays) of parking bays provided on site*
		  ○ *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*
		  ○ *end of trip facilities provided to support active transport modes*
		  ○ *the capability to provide electric charging bays from the outset or in the future through the provision of necessary infrastructure*
		  ○ *vehicle sharing initiatives (i.e. communal vehicles that can be booked and returned).*	

Policy No. 7.5.7 – Licensed Premises			
The applicant is required to submit copies of a detailed Management Plan.	The applicant has not provided an updated Management Plan.	***Policy No. 7.5.7 – Licensed Premises*** *Policy Objectives* • *Provide a framework and clear direction on the requirements for licensed premises within the City of Vincent.* • *Ensure properties used for licensed premises purposes do not have an undue impact on the residential amenity of the area.* • *To provide a consistent approach to planning for licensed premises.*	

		• *Licensed Premises are to give consideration to the City's Alcohol Management Plan 2010-2015 and the City's Policy No. 3.8.7 – "Alcohol Management".*	

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

Please note all provisions are open to the exercise of judgement based on the policy and/or scheme objectives for that element.

The City is undertaking community consultation to seek input from interested residents; it is not to be taken as any actual or implied support for the application. A decision on the matter will not be made until after the conclusion of the consultation period, following review of all submissions.