



Schalander Pty Ltd

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A wholly owned subsidiary of Limestone Coast Brewing Ltd

Covering Letter – Change of Use Application

Limestone Coast Brewing(Baldivis), Shop 7, 59 Arpenteur Drive, Baldivis
From: Restaurant to Tavern

26th June 2025

City of Rockingham

To the Assessing Officer

Introduction

We apply to change the authorised use of the premises from Restaurant to a Tavern under the City of Rockingham Local Planning Scheme. The proposal retains the existing food offering, family-friendly operation while seeking two ammendments:

1. takeaway sales of our own beverages produced by Limestone Coast Brewing, no general bottle shop sales;
2. a modest increase in licensed patron numbers to 180 patrons;

No external alterations are proposed and trading hours remain unchanged.

Site & Existing Use

Location: Shop 7, 59 Arpenteur Drive, Baldivis (Settlers Shopping Centre).

Current Approval: Restaurant; maximum patrons governed by health occupancy loading.

Operator: Schalander Pty Ltd a wholly owned subsidiary of Limestone Coast Brewing Ltd – an established local craft brewer with proven family-oriented venues trading as Limestone Coast Brewing (Baldivis).



Community Profile: The venue attracts families, local workers and community groups; staff enjoy high retention; takeaway keg fills are already requested by Baldivis residents who currently travel to Malaga.

The Proposal – What Changes

Element	Current (Restaurant)	Proposed (Tavern)
Primary offer	Sit-down food & craft beverage	no change
Takeaway	None	Own packaged products & keg fills for home consumption (kegerator)
Patron capacity	120 pax	180
Trading hours	Unchanged	Unchanged
External works	Nil	Nil

Planning Justification

The change of use is not materially different in planning terms:

Amenity: Noise, odour and behaviour controls remain identical; the venue will continue as a relaxed, family-friendly space.

Traffic / Parking: No additional trips; takeaway sales carried out at the end of consuming food and beverage.

Economic Benefit: Secures ongoing viability of a 20-year community asset and supports local manufacturing.

Policy Support: Consistent with Scheme objectives for vibrant local centres and small-scale hospitality.

Supporting Investments

Works either completed or planned include:

- install a new coolroom (already endorsed by Council’s Health & Building Services for food-safety benefits) – current BA-01 ref 3200/ 2025 (completed);
- fit a functional bar to reduce queuing – current BA-01 ref 3200/ 2025 (completed);
- upgrade floor and internal furniture (high tables for accessibility) (completed);
- repaint walls (completed);



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- add two takeaway fridges (our products only);

No external built-form changes are proposed.

Enclosures

1. Development Application form with Landlord signature
2. Copy of Certificate of Title proving Starspring Pty Ltd ownership
3. ASIC search proving Director of Starspring as person who signed DA
4. Floor plan – proposed coolroom & bar (Rev B)
5. Site plan – confirming no external change
6. Bar concept drawing (Rev A)
7. Accoustic report Rev 1
8. Traffic Impact and Car Parking Assessment
9. Waste Management Plan
10. Revised drawings/ plans
11. Copy of Health & Building Services inspection report (coolroom endorsement) – available on request

We seek approval to change the authorised use of the premises from Restaurant to a Tavern as soon as possible. Please contact the undersigned by phone or email for any clarification.

Yours sincerely

Schalander Pty Ltd



Geoff Munday
Managing Director