HOSPITALITY TOTAL SERVICES
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Thursday, 2 July 2026

Chief Executive Officer
City of Rockingham
PO Box 2142
Rockingham DC WA 6967

RE:	Change of Use Development Application – Retail to Tavern (Restricted)
Location:	Unit 1, 2 Redwood Avenue, Karnup WA 6176 (Lot 1 on Deposited Plan 402366)
Premises:	The Singleton Bar & Grill, The Singleton Village Shopping Centre
Applicant:	Link Hospitality Group Pty Ltd

Introduction

1. We hereby submit, on behalf of Link Hospitality Group Pty Ltd (the Applicant), a duly completed Change of Use Development Application for the tenancy to be located at Unit 1, 2 Redwood Avenue, Karnup (Lot 1 on Deposited Plan 402366), within The Singleton Village Shopping Centre, in the City of Rockingham.
2. The Applicant's representative will liaise with the City of Rockingham's planning officers to clarify the requirements of the Development Application prior to lodgement.
3. The tenancy currently comprises a new vacant commercial shell. The Applicant seeks approval to change the use of the tenancy to a Tavern, in order to establish a high-quality hospitality venue to be known as The Singleton Bar & Grill, a local meeting place for families, friends amd business associates.
4. The premises will be operated by an experienced hospitality operator and supported by a Harm Minimisation Plan, a Noise Management Plan and a Waste Management Plan, to ensure compliance with the City of Rockingham and the licensing authority requirements.
5. The Applicant is concurrently applying for a Tavern (Restricted) Licence with the Department of Local Government, Industry Regulation and Safety (LGIRS). Accordingly, a Section 40 Certificate for the Tavern (Restricted) use is required from the City of Rockingham in support of that liquor licence application.

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6. The site is located within The Singleton Village Shopping Centre, a Woolworths-anchored neighbourhood centre fronting the main Mandurah Road approach to Singleton, within one of the Perth metropolitan area's fastest-growing coastal corridors. The proposed use will activate a currently vacant tenancy and meet the growing demand for quality hospitality amenity in the locality.

7. The proposed maximum accommodation is 400 patrons at any one time, with the final figure to be confirmed by the Maximum Accommodation Certificate issued by the City of Rockingham.

8. Please find below the proposed floor plan for the tenancy to which this application relates:

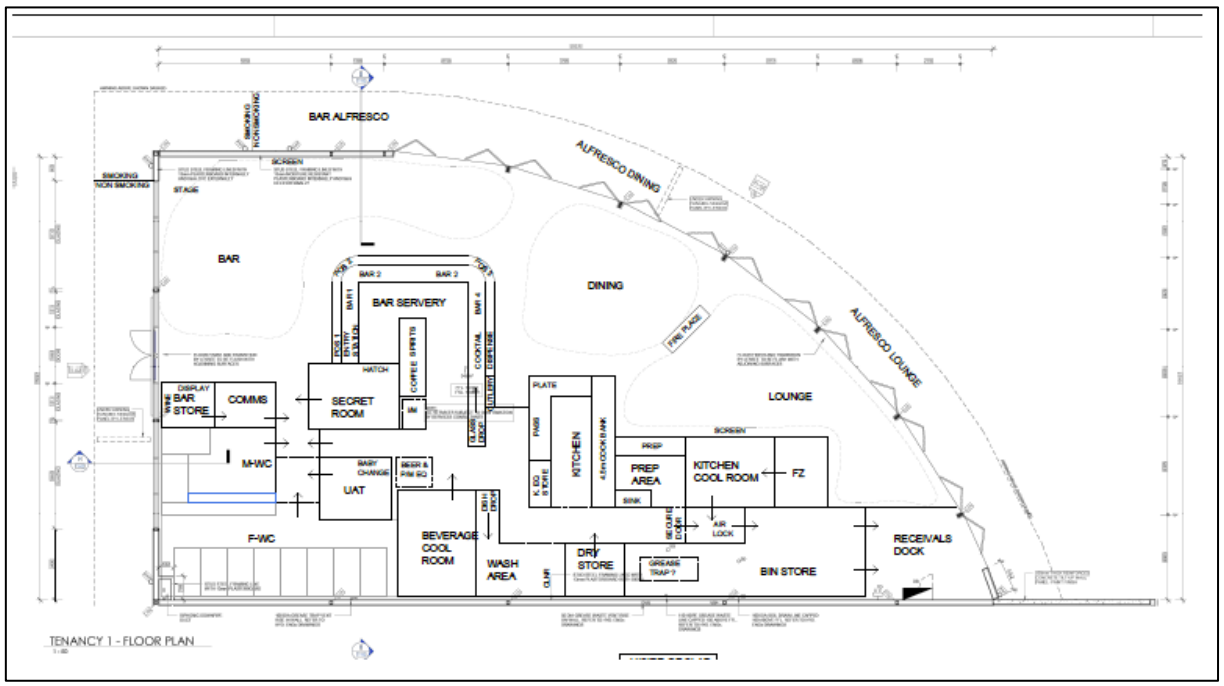


Figure 1: The Singleton Bar & Grill – Proposed Concept Floor Plan (F&B-1.01, DA Rev 0)

Proposed Manner of Trade

9. The premises will be fitted out within the existing tenancy as a single-level, contemporary coastal-style hospitality venue, comprising dining and lounge bar areas, a large alfresco area (with separate smoking and non-smoking zones), a commercial kitchen, cool rooms and back-of-house facilities, and amenities including an accessible WC and baby-change facilities. The layout ensures accessibility and compliance with NCC requirements and provides amenities for patrons throughout the proposed premises.

10. **Target Market:** The target market comprises local residents and families, couples, after-work patrons, social groups, and workers across Singleton, Karnup, Golden Bay and the wider

Rockingham corridor. Daytime, family-friendly trade will transition to vibrant evenings, complemented by breakfast trade on selected days and a high-tea and functions offering.

11. **Manner of Trade:** Patrons will have the option to be seated or to stand and mingle, with service available at the bar. Seating will be provided throughout. There will be strictly no packaged liquor available for takeaway from the premises, in accordance with the conditions of a Tavern (Restricted) Licence.

12. **Foodservice:** A modern Australian menu will be provided from the commercial kitchen, featuring share plates, premium pub classics, steak, fresh fish and seafood, and house-made pizza, with a focus on Western Australian produce.

13. **Beverage:** The beverage program will feature 10 to 12 tap beers (including local craft and seasonal options), signature cocktails, a Western Australian wine showcase, and a full spirits range, alongside low-alcohol and non-alcoholic options available at all times.

14. **Entertainment:** An internal stage will host DJs and solo or duo artists from time to time, and will be managed at all times in accordance with the Noise Management Plan.

15. The venue will contribute positively to the social and economic life of the Singleton locality, activating a currently vacant tenancy within the shopping centre and supporting local employment.

16. The venue will operate with appropriately qualified staff, with at least one Approved Manager holding MLP1 (Manager of Licensed Premises Level 1) certification present on site at all times during trading hours. This management structure ensures ongoing compliance with liquor licensing requirements and provides immediate oversight of responsible service practices.

17. Management controls will be in place to ensure compliance with the Noise Management Plan and the Waste Management Plan, mitigating any potential impacts on surrounding businesses and residents.

Hours of Operation | Staff Numbers

18. The hours of operation for the premises will be within the hours permitted under a Tavern (Restricted) Licence:

    - Monday to Saturday: 7:00 a.m. to 12 midnight
    - Sunday: 10:00 a.m. to 12 midnight

19. At any one time, approx. 8–10 staff will be on the premises. To accommodate a 7-day operation, up to 20-25 casual staff could be employed.

City of Rockingham – Scheme and Precinct Requirements

20. **Site context:** The premises is located within The Singleton Village Shopping Centre, a Woolworths-anchored neighbourhood activity centre serving Singleton, Karnup and the surrounding growth corridor. The centre fronts the main Mandurah Road approach and is highly visible from the primary Singleton intersection, providing an active, well-trafficked commercial setting appropriate to a hospitality use. The proposal activates a vacant tenancy and provides an active, licensed meeting place within the centre.

21. The tenancy is located within a commercial centre under the City of Rockingham Local Planning Scheme No. 2 (LPS2), within which a Tavern is a discretionary ('D') use, consistent with the pre-lodgement advice provided by the City. The proposal is also consistent with the Karnup District Structure Plan, which provides for the long-term development of the Karnup and Singleton area as a substantial residential and mixed-use growth precinct.

22. The City of Rockingham recognises its network of centres under State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP 4.2), which supports a diversity of activities, including hospitality, dining and entertainment, within activity centres. The proposed tavern supports the activation and diversification of the Singleton Village centre, consistent with the role such centres are intended to play.

23. The proposal aligns with the City of Rockingham's strategic framework, including the City's Local Planning Strategy, which describes Rockingham as "a contemporary and vibrant waterfront destination, renowned for its heritage, natural beauty and world-class coastal and marine environments", together with the Strategic Community Plan 2023–2033 and the Economic Development Strategy. Each of these documents supports the growth and diversification of commercial and hospitality activity to serve a rapidly expanding local population.

24. **Growth context:** The Singleton and Rockingham corridor is projected to grow substantially over the coming two decades. Suburb-level forecasts prepared for the City of Rockingham indicate significant population growth to 2046, including exceptional growth in Karnup, immediately adjacent to the site. This growth underpins a clear and increasing demand for additional quality hospitality amenity in the locality, which the proposal is well positioned to cater to.

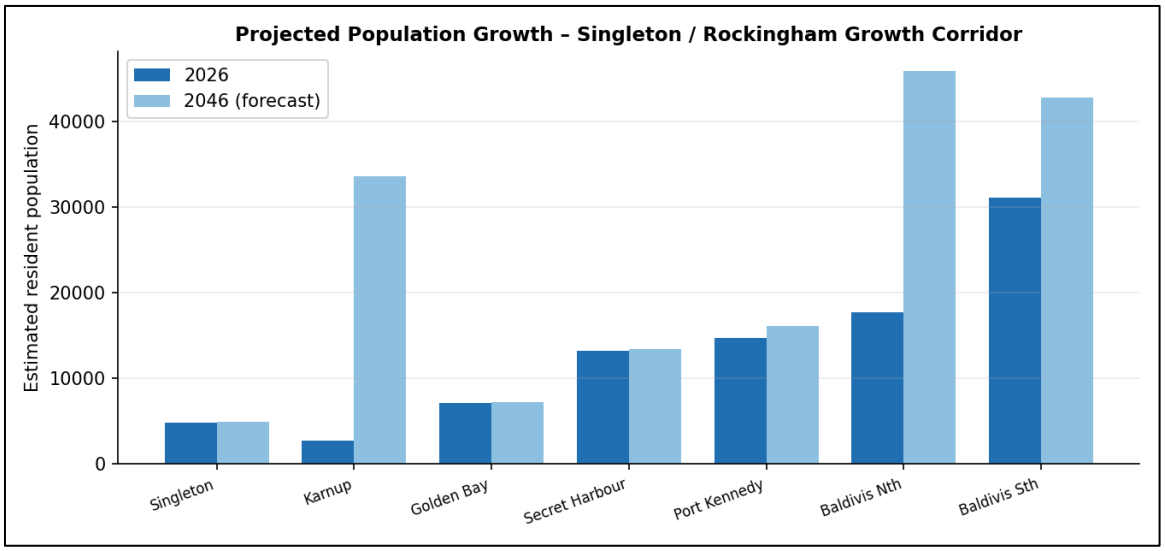


Figure 2: Projected population growth, Singleton / Rockingham growth corridor (Source: City of Rockingham / forecast.id)

Planning Considerations, Policies and Development Control

25. The Applicant has reviewed the relevant statutory and strategic planning documents that apply to this development, including:

- Planning and Development (Local Planning Schemes) Regulations 2015,
- City of Rockingham Local Planning Scheme No. 2 (LPS2),
- City of Rockingham Local Planning Strategy,
- Karnup District Structure Plan,
- City of Rockingham Local Commercial and Activity Centres Strategy,
- Applicable City of Rockingham parking provisions, and
- State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP 4.2).

26. The Applicant respectfully submits that the proposed change of use complies with the relevant provisions. The proposal contributes positively to the activation of The Singleton Village Shopping Centre and the surrounding locality, consistent with the objectives of LPS2 and the City's Local Planning Strategy. The establishment of the premises as a licensed hospitality venue will support local residents, businesses and visitors by providing:

- A community-focused hospitality venue operating under a Tavern (Restricted) Licence,
- High-quality patron amenity, including dining, bar, lounge and alfresco facilities,

- Safe, sustainable and accessible design solutions in line with NCC and DDA compliance, and
- Consistency with the role of Singleton Village as an activity centre under SPP 4.2, supporting local economic growth and community amenity.

27. Considering the Change of Use is necessary to support the issue of a Section 40 Certificate for the proposed Tavern (Restricted) Licence, the Applicant respectfully requests that this application be processed efficiently, to allow the premises to contribute to the vitality of the Singleton locality while meeting the increasing demand for dining, entertainment and community spaces in a high-growth corridor.

Traffic and Parking Management

28. The premises is located within The Singleton Village Shopping Centre, an established retail centre served by a large shared on-site car park. Patron parking will be accommodated within the centre's existing parking provision. A site plan detailing the on-site parking is provided in support of this application.
29. The proposed tavern use is not expected to generate parking demand beyond that already contemplated for the centre. Peak demand for a tavern typically occurs during evenings and weekends, complementing the daytime retail peak of the centre and enabling efficient shared use of the existing car park across the day.
30. Vehicular access to the site is provided via the established centre entries from the surrounding road network, including the Mandurah Road and Redwood Avenue frontages. The centre's prominent location and existing access arrangements ensure safe and convenient access for patrons, staff and service vehicles.

Harm Minimisation

31. The Applicant has developed a robust Harm Minimisation Plan to be implemented at the proposed Tavern (Restricted) premises, subject to approvals.
32. Foodservice represents a cornerstone of the operational model and a critical harm minimisation measure. By ensuring that quality food options are available throughout trading, The Singleton Bar & Grill promotes responsible alcohol consumption in a safe and community-friendly context, and positions the venue as a family-friendly hospitality destination rather than a drinking-focused establishment.
33. Additional harm minimisation measures will include:
    - Compliance with Responsible Service of Alcohol (RSA) training requirements for all staff,
    - An Approved Manager (MLP1 qualified) on site at all times when liquor is being served,

- A CCTV system maintained in line with the Director of Liquor Licensing policies on Security Licensing Conditions,
- House management policies to regulate entry and maintain safe patron behaviour,
- Low-alcohol and non-alcoholic drink options are available at all times, and no promotion of drinks by 'emotive' titles,
- Unaccompanied juveniles not permitted on the licensed premises, with juveniles admitted only when accompanied by a responsible adult, and
- Clear signage regarding responsible drinking and patron conduct.

Waste Management

34. A dedicated Waste Management Plan has been prepared for the proposed change of use. Waste facilities have been designed to accommodate segregated waste streams, including general waste, glass recycling and organic waste, supporting the City's environmental and sustainability objectives.

35. The bin store is provided as part of the shopping centre and will incorporate a hose-down reel, a floor drain, and screening from public view. Collection will be coordinated with a private commercial contractor to ensure services are carried out during appropriate hours that minimise disruption to surrounding businesses and residents. The location and management of waste facilities ensure that waste operations do not compromise the amenity of the shopping centre or the surrounding area.

Noise Management

36. The Applicant understands and will comply with the Environmental Protection (Noise) Regulations 1997 and the EPA Guidelines as they pertain to entertainment and hospitality venues.

37. The venue will adopt a proactive management approach to mitigate and minimise noise emissions, ensuring that surrounding residents and businesses are not adversely impacted. Key measures include:

- Background-level music as the default operation, allowing normal conversation across the dining areas, except during pre-booked functions or events,
- Managed performances by DJs and solo or duo artists from time to time, with all external windows and doors closed during higher-volume music,
- Use of mechanical ventilation and internal air circulation to maintain comfort without requiring doors or windows to be open during entertainment, and

- Regular checks, if required, to ensure compliance with the Environmental Protection (Noise) Regulations 1997 and the City of Rockingham's requirements.

38. The following EPA-assigned noise levels will be adhered to at all times:

Type of Premises Receiving Noise	Time of Day	LA10	LA1	LAmax
Noise-sensitive premises at locations within 15 m of a building directly associated with a noise-sensitive use	0700 to 1900 hours Monday to Saturday	45 + influencing factor	55 + influencing factor	65 + influencing factor
	0900 to 1900 hours Sunday and public holidays	40 + influencing factor	50 + influencing factor	65 + influencing factor
	1900 to 2200 hours all days	40 + influencing factor	50 + influencing factor	55 + influencing factor
	2200 hours any day to 0700 (Mon–Sat) / 0900 (Sun & public holidays)	35 + influencing factor	45 + influencing factor	55 + influencing factor
Noise-sensitive premises further than 15 m from a building associated with a noise-sensitive use	All hours	60	75	80

Figure 3: EPA assigned (allowable) noise levels – Environmental Protection (Noise) Regulations 1997

39. Patrons, staff, and those residing in close proximity to the premises will be encouraged to discuss any complaints, feedback or requests with the Approved Manager.

Summary

40. Subject to approval, the proposed change of use will establish The Singleton Bar & Grill as a high-quality, food-focused tavern that activates a currently vacant tenancy within The Singleton Village Shopping Centre and contributes to the vitality of the Singleton locality.

41. This Change of Use Development Application is submitted to the City of Rockingham, as it is necessary to obtain a Section 40 Certificate to support the Tavern (Restricted) Licence application with the Department of Local Government, Sport and Cultural Industries (DLGSC).

42. The director of the Applicant entity, Mr Damon Chandler, is an experienced hospitality operator, having previously operated licensed venues, and is committed to delivering high-quality, community-focused hospitality. The proposed use will provide contemporary amenity through food, dining, bar and function offerings, catering to the requirements of the local community and contributing to the vibrancy of the Singleton locality.

43. This application demonstrates alignment with the City of Rockingham Local Planning Scheme No. 2, the City of Rockingham Local Planning Strategy, the Karnup District Structure Plan, the City's parking provisions, and State Planning Policy 4.2 – Activity Centres for Perth and Peel, as well as compliance with the Environmental Protection (Noise) Regulations 1997 and the National Construction Code 2022. It also supports the City's strategic objectives for economic growth, employment, and community amenity within a high-growth corridor.

44. The Applicant respectfully requests that this Change of Use Development Application be processed efficiently, to enable the premises at Unit 1, 2 Redwood Avenue, Karnup, to be established as a Tavern (Restricted) and to contribute to the success, vibrancy and growth of the Singleton locality and the wider City of Rockingham.

Change of Use DA fee – Please contact our office to provide the credit card details required for the fee payment.

Should you require any further information, please contact our office.

Yours in Hospitality



Mario Sequeira G.C.CorpMgt, F.C.S.I.
Director
Hospitality Total Services (Aus) Pty Ltd
On behalf of Link Hospitality Group Pty Ltd

Attachments

1. Certificate of Title (Lot 1 on Deposited Plan 402366)

2. Site Plan
3. Floor Plans (Foodservice Layout, DA Rev 1.1)
4. Harm Minimisation Plan
5. Noise Management Plan
6. Waste Management Plan
7. Traffic Impact Statement