CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.346.1	
Location of Proposed Development:	No. 4/60 Smith Street HIGHGATE (LOT: 4 STR: 16992)	
Proposed Development:	Proposed Change of Use from Multiple Dwelling to Holiday House (Amendment to Approved)	
Comment Period:	9 November 2026 to 23 November 2026	
Contact Officer:	Jake Rashbrook	
	Ph: (08) 6112 5887	**email:** jake.rashbrook@vincent.wa.gov.au

PLEASE INDICATE THE APPROPRIATE BOX:

❑ I **support** the proposal	**or**	❑ I **object** to the proposal **Please provide reasons for and/or your objection**	❑	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:

The proposed development application seeks approval for a Change of Use from a Multiple Dwelling to Unhosted Short Term Rental Accommodation, within a Residential Zone.

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

- Maximum number of Guests: 4 guests
- Maximum number of Visitors: 0 visitors
- Min. nights stay: 3 nights
- No. of parking bays: 1

The following documents have been provided by the applicant and are included in the advertising package on the City's website for reference during the consultation period:

- Floor Plans
- Management Plan
- Code of Conduct (floor plan and site plan enclosed)

Residential Zoning Objectives:

As the proposed land use is not a permitted land use in the residential zone, the use must meet the objectives of the residential zone listed below:

Zone Objectives	**Comment**
• *To provide for a range of housing and a choice of residential densities to meet the needs of the community* • *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.* • *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.* • *To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling.* • *To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas.* • *To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles.* • *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: Short Term Accommodation

The proposed use is required to meet the Development Approval Requirements of the City's Local Planning Policy: Short Term Accommodation. The use proposes variations to the Acceptable Development Criteria listed below which are assessed against the objectives of the Local Planning Policy.

Acceptable Development Criteria	**Policy Objectives**	**Comment**
• *STRA's are to be located within the Local Centre, District/Regional Centre, Commercial & Centre Zones.* • *Where located within a Residential Zone, are to be within 100m of a high frequency transport route.*	1. *Ensure that the Residential zone continues to fulfil its primary purpose of providing long-term housing opportunities.* 2. *Contribute to a range of tourism accommodation that are appropriately located in proximity to areas of established cultural and hospitality attractions that are supported by direct transport links to the Perth CBD.* 3. *Are located adjacent to, and complement, other non-residential land uses to minimise adverse impacts from encroachment into areas that are predominantly residential in nature or contain other noise sensitive uses.* 4. *Are designed and operated in a manner that is compatible with the character and setting of the locality and responds to heritage and social values.* 5. *Are located adjacent to other noise-generating activities, and are managed, designed and operated in a manner that minimises noise and other off-site amenity impacts to surrounding residents.* 6. *Are located within a walkable catchment of transport nodes and high commercial activity areas, or suitable parking is provided on-site without compromising the local amenity and street parking availability.*	
• *Should be located adjacent to or have a direct interface with other non-residential uses that are not sensitive to noise, or in areas where ambient noise/activity already exists.*		
• *Useable outdoor spaces are located and designed to minimise amenity impacts to habitable rooms and useable outdoor spaces of adjoining residential properties.*		
• *Parking is to be provided on site based on the number of guests. Minimum 2 car bays for a total of 4 guests.*		

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