CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.269.1	
Location of Proposed Development:	No. 132 East Parade EAST PERTH (LOT: 97 D/P: 2001)	
Proposed Development:	Proposed Change of Use from Grouped Dwellings (4) to Grouped Dwelling (1) and Short Term Rental Accommodations (3)	
Comment Period:	12 November 2026 – 26 November 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:

The City has received a development application for a Change of Use from Grouped Dwellings (4) to Grouped Dwelling (1) Unhosted Short Term Rental Accommodations (3) (STRA) within a Residential Zone. To clarify, the site includes four dwellings, three are proposed as STRA and one is to remain as long-term housing with a permanent resident.

The STRAs are proposed in the character dwelling, fronting East Parade, and the two rear dwellings, fronting the Right of Way (ROW). The middle dwelling (House A, Unit 1) is the retained Grouped Dwelling. The proposed STRAs are summarised as follows:

House 4/ Unit 4:
- Number of Guests: 6
- Number of Visitors: nil
- Number of Onsite Parking: 2 bays (tandem)
- Minimum Nights: 4 nights
- Quiet Hours: 9pm to 7am
- Location of Outdoor Living Area: abutting the northern boundary

House B/ Unit 2 & House C/ Unit 3:
- Number of Guests: 2
- Number of Visitors: 0
- Number of Onsite Parking: 1 bay
- Minimum Nights: 4 nights
- Quiet Hours: 9pm to 7am
- Location of Outdoor Living Area: abutting the northern boundary

As part of this application, the following documents are available to view on the City's website during the consultation period:

- Floor Plans
- Operations Management Plan
- Code of Conduct
- Complaints Management Plan

Why is Development Approval needed?

From 1 January 2025, the State Government introduced a planning exemption for Short Term Rental Accommodation (such as Holiday Houses, Airbnb and Booking.com). This exemption allows properties to be used for short term accommodation for up to 90 days in a calendar year without planning approval. If a property owner wishes to operate for more than 90 days per year, they must apply for development approval. In this case, the applicant is seeking approval to use the property as a Unhosted Short Term Rental Accommodation beyond the 90-day exemption period, which is why the City is seeking community feedback on the proposed.

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

Policy Provision/ Acceptable Development	Proposed	Policy Objectives	Comment
Local Planning Scheme No. 2 – Zoning Table			
'P' permitted uses do not require development approval.	Unhosted Short Term Rental Accommodation within a Residential zone are 'A' land uses. 'D' 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	***Residential Zone Objectives*** • *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.* • *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*	

Policy Provision/ Acceptable Development	Proposed	Policy Objectives	Comment
Local Planning Policy: Short Term Accommodation			
STRA's are to be located within the Local Centre, District/Regional Centre, Commercial and Centre Zones.	Proposed STRA's are located within the Residential zone.	***Policy Objectives*** • *Ensure that the Residential zone continues to fulfil its primary purpose of providing long-term housing opportunities.* • *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.* • *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.* • *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.* • *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.* • *Are located within 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.*	
Where located within the Residential or Mixed Use Zones, are to be: • Within 100m of recognised tourist destination and a transit stop on a high-frequency public transport route; and • Meet the land use-specific location criteria provided in 2.1.	The STRA is located within the Residential zone, and is not: • Within 100m of recognised tourist destination; nor • Within 100m of high frequency transit stop		
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.	Unit 4 (Character House) is 66 metres adjacent to East Perth Train Station. Units 2 and 3 do not directly adjoin or exist adjacent to any other non-residential or noise-generating land uses.		

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