



CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.231.1	
Location of Proposed Development:	No. 4 Namur Street NORTH PERTH (LOT: 1 STR: 83540)	
Proposed Development:	Proposed Change of Use from Single House to Unhosted Short Term Rental Accommodation (Amendment to Approved)	
Comment Period:	23 October to 6 November 2026	
Contact Officer:	Aurland Baluyot	
	Ph: (08) 61125872	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.
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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
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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 per unit so total of 8 (subject site is a duplex)
- Maximum number of Visitors: 2 per unit so total of 4 (subject site is a duplex)
- Min. nights stay: 2 nights
- No. of parking bays: None

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)

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			
'A' land use	Proposed Unhosted Short Term Accommodation within the Residential Zone (R40)	Local Planning Scheme No. 2 – 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,	

Policy Provision/ Acceptable Development	Proposed	Policy Objectives	Comment
		<i>built form and streetscapes throughout residential areas.</i> <i>To provide for a range of non-residential uses, which are compatible with and complementary to residential development.</i> <i>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.</i> <i>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.</i> <i>To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles.</i> <i>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.</i>	
Local Planning Policy: Short Term Accommodation			
Should be located within the following zones: - Local Centre; or - District Centre / Regional Centre; or - Commercial; or Centre.	Located in a Residential Zone	Local Planning Policy: Short Term Accommodation Policy Objections <i>Positively contributes to the surrounding locality and diversity of accommodation types offered in the area.</i> <i>Are managed in a manner that protects the amenity of the surrounding community to the level necessary for its context.</i>	
1.1.2 Where proposed within the Residential or Mixed Use zone, should be: Within a 100m walkable distance of key tourist destinations (such as cultural precincts, major recreational	The subject site is within a 500m walkable distance to North Perth Town Centre 500m to Hyde Park and 120m from a high frequency public transport route (bus stop).	<i>Are located, designed and operate in a manner that minimises the level of noise generated by guests and impact that noise has on the surrounding community.</i> <i>Do not negatively impact on the heritage integrity of a place or its historical and social value.</i> <i>Do not have an undue impact on the amenity of the</i>	

Policy Provision/ Acceptable Development	Proposed	Policy Objectives	Comment
attractions or activity centres) and a transit stop on a high frequency public transport route; and Meet the land use specific location criteria provided in 2.1 (i.e. should be located adjacent to, or have a direct interface with, other non-residential uses that are not sensitive to noise, and in areas where ambient noise/activity already exists)	The subject lot is adjacent to a noise generating land use (Deli and Café – DiChiera Bros), noting that opening times of the business are 5am to 5pm Mondays to Fridays and 5am to 1pm on Sundays.	<i>area, including surrounding residential properties and businesses.</i> 6. <i>Provide sufficient car parking or access to alternative transport modes to minimise negative impact on the amenity of the area.</i>	
1.1.3 Useable outdoor spaces are located and <u>designed to minimise amenity impacts to habitable rooms and useable outdoor spaces of adjoining residential properties.</u>	Northern properties (three being: 7, 5 and 3 Fiore Lane) - OLA is located directly adjoining, 7 and 5 Fiore Lane's OLA noting that 3 Fiore Lane is currently vacant. Southern property: - N/A – no eastern adjoining property Western property: - OLA is located directly adjoining neighbouring 6a Namur Street Eastern property: - N/A – adjoining eastern property (537 Fitzgerald) is the parking/ storage area of a commercial/ retail building		

Policy Provision/ Acceptable Development	Proposed	Policy Objectives	Comment
1.1.1 Car parking should not be located within communal and/or visitor parking bays in grouped or multiple dwellings.	No carparking onsite		
1.2.2 A Parking Management Plan should be provided that details the following: a. The location of guest parking bays on site. b. The location of and appropriate provision of on-site visitor parking bays based on expected demand. c. How on-site parking will be managed to minimise impacts to adjoining properties d. The appropriateness of any shortfall to guest parking, such as proximity to transport routes and how guests can travel without a vehicle. e. Any other information considered relevant by the applicant or the City.	3 carbays in total required – Subject unit is a duplex, no proposed allocated parking		

Policy Provision/ Acceptable Development	Proposed	Policy Objectives	Comment												
Parking is to be provided on site based on the number of guests in accordance with the following: <table><tr><th>Max Guests</th><th>Min Car Bays</th></tr><tr><td>1 – 3</td><td>1</td></tr><tr><td>4 – 6</td><td>2</td></tr><tr><td>7 – 8</td><td>3</td></tr><tr><td>9 – 10</td><td>4</td></tr><tr><td>11 – 12</td><td>5</td></tr></table>	Max Guests	Min Car Bays	1 – 3	1	4 – 6	2	7 – 8	3	9 – 10	4	11 – 12	5	No on site carparking available		
Max Guests	Min Car Bays														
1 – 3	1														
4 – 6	2														
7 – 8	3														
9 – 10	4														
11 – 12	5														
2.5.1 A development application is to include an Operations Management Plan that details the following: (a) <i>Control of noise and other disturbances, noting that noise is not to exceed the requirements of the Environmental Protections (Noise) Regulations 1997.</i> (b) <i>Screening and assessment procedures for all prospective guests.</i> (c) <i>The premises are secure and how guests are made aware of emergency numbers and protocols.</i> (d) <i>How the privacy of nearby residents will be protected.</i> (e) <i>How waste will be managed by guests and/or property managers/owners.</i> (f) <i>The check-in and check-out procedure.</i> (g) <i>How neighbouring properties will be provided with the</i>	e) No limitations of use for the private OLAs for both units are outlined f) Waste details not provided Other sections of the Management Plan provided														

Policy Provision/ Acceptable Development	Proposed	Policy Objectives	Comment
<i>contact details of the manager or owner.</i> <i>(h) Whether or not pets will be permitted at the property, and if so, how they will be managed.</i> <i>(i) The location of any signage.</i>			

(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.