



CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2025.22.1	
Location of Proposed Development:	No. 20A Hammond Street WEST PERTH, 20 Hammond Street WEST PERTH (LOT: 1 STR: 87141, LOT: 2 STR: 87141)	
Proposed Development:	Proposed Change of Use from Grouped Dwelling to Holiday Accommodation	
Comment Period:	28 March 2025 – 10 April 2025	
Contact Officer:	Callum Radecki	
	Ph: (08) 9273 6592	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 City has received a development application to change the use of the subject site to 'Holiday Accommodation'. A Holiday Accommodation land use is an "A" use within the Residential zone as per the City's Local Planning Scheme No. 2.

In accordance with the City's Community Consultation Policy, proposals for 'A' uses are required to be advertised for a period of 14 days with a sign on site.

The short-term accommodation proposes the following:

Extent of Dwelling

- Both dwellings will be used as the short term accommodation dwelling.

Days and Hours of Operation

- The short term accommodation would be provided potentially up to 7 days a week, 24 hours a day. It will have a minimum length of stay of 2 nights.

Guests

- Each dwelling (separate): Maximum of 6 guests at any one time.

Parking

- The dwellings have the ability to provide parking for two vehicles on site.

Modifications to the dwelling:

- The applicant does not propose any physical modifications to the existing building.

Please refer to the applicants Management Plan, Code of Conduct and plans for further information on the proposed use.

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
<i>To provide for a range of housing and a choice of residential densities to meet the needs of the community.</i> <i>To facilitate and encourage high quality design, 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

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
<i>Accommodation that proposes sufficient distance and separation from the outdoor living areas of adjoining properties to minimise noise generated by guests.</i> <i>Accommodation that has a direct interface with noise generating non-residential) uses or where ambient noise/activity already exists.</i>	<i>1. Positively contributes to the surrounding locality and diversity of accommodation types offered in the area.</i> <i>2. Are managed in a manner that protects the amenity of the surrounding community to the level necessary for its context.</i> <i>3. 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>4. Do not negatively impact on the heritage integrity of a place or its historical and social value.</i> <i>5. Do not have an undue impact on the amenity of the area, including surrounding residential properties and businesses.</i> <i>6. Provide sufficient car parking or access to alternative transport modes to minimise negative impact on the amenity of the area.</i>	

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