CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.313.1	
Location of Proposed Development:	No. 11 Muriel Place LEEDERVILLE (LOT: 16 D/P: 1925)	
Proposed Development:	Proposed Change of Use from Single House to Unhosted Short Term Rental Accommodation (Amendment to Approved)	
Comment Period:	13 to 27 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 and/or 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 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: 6
- Maximum number of Visitors: unspecified, to be conditioned
- Min. nights stay: 2 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)

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
		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			
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*** *1. Positively contributes to the surrounding locality and diversity of accommodation types offered in the area.* *2. Are managed in a manner that protects the amenity of the surrounding community to the level necessary for its context.* *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.* *4. Do not negatively impact on the heritage integrity of a place or its historical and social value.*	
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	Not located within 100m from a tourist generating land use nor 100m from high frequency bus routes, however it is: - 120m from a high frequency bus stop - 120m from Oxford		

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)	Street Not located proximate to non-residential and or noise generating land uses.	*5. Do not have an undue impact on the amenity of the area, including surrounding residential properties and businesses.* *6. Provide sufficient car parking or access to alternative transport modes to minimise negative impact on the amenity of the area.*	
1.1.3 **Useable outdoor spaces** are located and designed to minimise amenity impacts to habitable rooms and useable outdoor spaces of adjoining residential properties.	Southern property: • OLA is located directly adjoining neighbouring Southern property: 106 Bourke Street Eastern property: • OLA is located directly adjoining neighbouring Southern property: 19 Muriel Street		
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	b. No dedicated on-site visitor parking bays are identified. The applicant refers to two street parking permits being available for guests, however no information has been provided regarding expected visitor parking demand or the provision of on-site visitor parking.		

Policy Provision/ Acceptable Development	Proposed	Policy Objectives	Comment
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.			
1.4.1 A Complaints Management Procedure should be submitted and made available to the City upon request, and detail the following: (a) Nature of the complaint. (b) Date and time of the complaint. (c) The complaint itself. (d) How the complaint was addressed (e) How long it took to address the complaint.	The submitted Complaints Management Procedure outlines how complaints will be received, investigated, addressed and recorded, including response timeframes; however, it does not specify that the complaints record will document the nature, date and time of the complaint, the complaint itself, how it was addressed, and how long it took to address the complaint, as required by Clause 1.4.1.		
There shall be no more than **four visitors** at any one time between **7am and 10pm**, with no visitors permitted outside of these hours.	No references to visitors provided		

<table>
<tr><th>Policy Provision/ Acceptable Development</th><th>Proposed</th><th>Policy Objectives</th><th>Comment</th></tr>
<tr><td>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>
</td><td>Required Bays: 2

Proposed Bays: 1</td><td></td><td></td></tr>
</table>

(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.