



CITY OF VINCENT

Community Consultation Submission Form

Serial No:	5.2026.300.1	
Location of Proposed Development:	No. 118-118A Hobart Street MOUNT HAWTHORN	
Proposed Development:	Proposed Change of Use from Betting Agency to Office	
Comment Period:	14 October 2026 - 28 October 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.
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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.



CITY OF VINCENT

File No:	5.2026.300.1	
Location of Proposed Development:	No. 118-118A Hobart Street MOUNT HAWTHORN (LOT: 476 D/P: 2334)	
Proposed Development:	Proposed Change of Use from Betting Agency to Office	
Comment Period:	14 October 2026 - 28 October 2026	
Contact Officer:	Jade-Lee Phung	
	Ph: (08) 9273 6000	Email: mail@vincent.wa.gov.au

Proposal Details:

The proposed development application seeks approval for a Change of Use from Betting Agency to an Office. The proposed Office is for a real-estate agency and is proposed to operate within standard business hours. Although located within the District Centre zone, the Office requires a development approval as the City's Local Planning Scheme No. 2 does not permit Offices on the ground floor. This is to ensure that our Town Centre streetscapes are provided with active and passive frontages.

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

- **Land use:** Office
- **Permissibility:** D
- **Scope of works:** Proposed internal works, reconfiguration of rear onsite parking and cosmetic frontage alterations.
- **Signage:** Replacement of existing frontage signage
- **Parking bays:** Eight bays

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:

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 'P' permitted land use Clause 32(1) Office is not permitted on the ground floor or at grade level with the street.	Office 'D' use Office proposed at grade level with the street.	Local Planning Scheme No. 2 – District Centre Zone Objectives • <i>To provide a community focus point for people, services, employment and leisure that are highly accessible and do not expand into or adversely impact on adjoining residential areas.</i> • <i>To encourage high quality, pedestrian-friendly, street-orientated development that responds to and enhances the key elements of each District</i>	

Policy Provision/ Acceptable Development	Proposed	Policy Objectives	Comment
		<i>Centre, and to develop areas for public interaction.</i> <i>• To ensure levels of activity, accessibility and diversity of uses and density is sufficient to sustain public transport and enable casual surveillance of public spaces.</i> <i>• To ensure development design incorporates sustainability principles, with particular regard to waste management and recycling and including but not limited to solar passive design, energy efficiency and water conservation.</i> <i>• To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, high density residential and tourist accommodation, to meet the diverse needs of the community.</i> <i>• To provide a broad range of employment opportunities to encourage diversity and self-sufficiency within the Centre.</i> <i>• To encourage the retention and promotion of uses including but not limited to specialty shopping, restaurants, cafes and entertainment.</i> <i>• To ensure that the City's District Centres are developed with due regard to State Planning Policy 4.2 – Activity Centres for Perth and Peel.</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.