



CITY OF VINCENT

Community Consultation Submission Form

Serial No:	5.2024.280.1		
Location of Proposed Development:	No. 37/280 Lord Street PERTH (LOT: 37 STR: 67874)		
Proposed Development:	Proposed Change of Use from Multiple Dwelling to Holiday House		
Comment Period:	3 April 2025 - 16 April 2025		
Contact Officer:	Jade-Lee Phung		
	Ph: (08) 6112 5893	E: 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 (Apartment) to Holiday House (Short Term Accommodation), within a Commercial Zone.

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

- No. of Guests: 2
- No. of Visitors: 3
- Min. nights stay: 2
- 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

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		Local Planning Scheme No. 2 – Commercial Zone Objectives	
'D' permitted land use	Proposed Holiday House (Short Term Rental Accommodation) within the Commercial Zone	• To facilitate a wide range of compatible commercial uses that support sustainable economic development within the City. • To ensure development design incorporates sustainability principles, with particular regard to	

Policy Provision/ Acceptable Development	Proposed	Policy Objectives	Comment
		waste management and recycling and including but not limited to solar passive design, energy efficiency and water conservation. - To maintain compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades. - To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality. - To provide limited residential opportunities within the Commercial zone including high density housing, affordable housing, social and community housing, tourist accommodation and short term accommodation.	
Local Planning Policy: Short Term Accommodation			
Accommodation that proposes sufficient distance and separation from the outdoor living areas of adjoining properties to minimise noise generated by guests.	The subject sites outdoor living area directly abuts the outdoor living areas of adjoining dwellings. The balcony of Unit 37 is located central within the apartment complex and directly abuts the balconies of the adjoining units.	Local Planning Policy: Short Term Accommodation Policy Objections - Positively contributes to the surrounding locality and diversity of accommodation types offered in the area. - Are managed in a manner that protects the amenity of the surrounding community to the level necessary for its context. - 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. - Do not negatively impact on the heritage integrity of a place or its historical and social value. - Do not have an undue impact on the amenity of the area, including surrounding residential properties and businesses.	

Policy Provision/ Acceptable Development	Proposed	Policy Objectives	Comment
		6. <i>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.)

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.