CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.244.1	
Location of Proposed Development:	No. 10/212 Carr Place LEEDERVILLE (LOT: 10 STR: 81432)	
Proposed Development:	Proposed Change of Use from Multiple Dwelling to Unhosted Short Term Rental Accommodation	
Comment Period:	12 to 26 October 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**	❑	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 (4 being adults)
- Maximum number of Visitors: Maximum of 6 people in the unit with 4 being guests (2 visitors)
- 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
Local Planning Policy: Short Term Accommodation			
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 lot is located 100m from the following tourism generating land uses: • *50m from Leederville Town Centre* • *100m from The Leederville Hotel and The Garden*	***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*	

Policy Provision/ Acceptable Development	Proposed	Policy Objectives	Comment
attractions or activity centres) **<u>and</u>** 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 also abuts noise generating land uses (Babylon Café) across the road. **However,** the subject lot is not located within 100m of a high frequency route. With the closest high frequency route being 500m away Leederville Train Station.	*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.* *5. Do not have an undue impact on the amenity of the area, including surrounding residential properties and businesses.* *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 <u>designed to minimise amenity impacts to habitable rooms</u> and <u>useable outdoor spaces of adjoining residential properties</u>.	The allocated outdoor space is not sufficiently setback to neighbouring OLAs (outdoor living areas of neighbouring properties), as per below. • *Subject unit's balcony directly adjoins one neighbouring unit's balcony (Unit 9) with both units being located on the third floor, as well as the balconies of unit's directly below on the second floor (Unit 6) and directly above on the fourth floor (Unit 13).*		
1.1.1 Car parking should not be located within communal and/or visitor parking bays in grouped or multiple dwellings. 2.4 Parking is to be provided on site based on the number of guests in	Parking Requirement: 6 (4 adults maximum) with 2 carparking space requirements provided on shared car parking space in the form a single (1) allocated bay		

<table>
<tr><th>Policy Provision/ Acceptable Development</th><th>Proposed</th><th>Policy Objectives</th><th>Comment</th></tr>
<tr><td>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></td><td rowspan="2"></td><td></td></tr>
<tr><td>2.3 Guests
Are to have no more than two guests (excluding persons below the age of 18 years old) per bedroom, to a max 12 guests per dwelling.</td><td>Max 4 adult guests allowed with 2 bedrooms; however 6 guests allowed in total</td><td></td></tr>
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(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.