CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.294.1	
Location of Proposed Development:	No. 358 Oxford Street LEEDERVILLE (LOT: 3 D/P: 1471)	
Proposed Development:	Proposed Change of Use from Consulting Rooms to Mixed Use	
Comment Period:	27 November to 11 December 2026	
Contact Officer:	Jake Rashbrook	
	Ph: (08) 6112 5887	**email:** jake.rashbrook@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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The proposed development application seeks approval for Consulting Rooms, a Single House and an Ancillary Dwelling at No. 358 Oxford Street, Leederville

In accordance with the City's Local Planning Scheme No. 2 (LPS2), a Residential building within the Commercial Zone, is listed as a 'D' use; and therefore, requires consultation for 14 days to all adjoining and adjacent properties.

The business currently operates a consulting room business which is permitted under the City's LPS2. The proposed application is to approve an additional land use to both the rear of the commercial building and to the rear of the lot. Sufficient parking has been provided to satisfy the requirements for both the residential and commercial land use.

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

Land use: Consulting Rooms, Single House and Ancillary Dwelling

Permissibility: 'D' - Discretionary

Scope of works: The site is currently **permitted** and operates as 'Consulting Rooms' which is to remain unchanged.
Proposed Change of Use to Residential building propose minor internal built form works.

Parking bays: Sufficient bays have been provided to satisfy the required parking for both the residential and commercial land uses.

Details of aspects requiring local authority discretion:

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
LPS2			
Land Use – Zoning Table 'P' permitted land use.	**Single House and Ancillary Dwelling (D Listed Use)** As the use is not permitted in the City's Local Planning Scheme, the City may support the proposal after: - Considering the use against the relevant zone objectives; and - Advertising the application.	***LPS2 – Commercial Zone Objectives*** *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 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 and visitor accommodation and short term rental accommodation*	

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