CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.341.1	
Location of Proposed Development:	No. 449 Charles Street NORTH PERTH (LOT: 103 D/P: 27994)	
Proposed Development:	Proposed Change of Use from Office to Shop	
Comment Period:	6 November to 20 November 2026	
Contact Officer:	Jake Rashbrook	
	Ph: (08) 9273 6000	**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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Proposal Details:

The proposed development application seeks approval for a Change of Use from Office to Shop (hair salon with beauty services), within a Residential Zone.

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

Land use: Shop

Permissibility: 'A' - Discretionary

Scope of works: The site is currently approved and operates as an 'Office'. The site has previously been approved and operated as a 'Shop'. The Proposed Change of Use to Shop does not propose any built form works.

Scope of operation: Monday – Friday, 09:30am – 5:00pm. There is no proposal for Weekends and public holiday hours of operation.

Patron numbers: Up to 2 staff members at any given time.
Up to 4 customers at any given time.

Parking bays: 2 allocated on-site parking is proposed for commercial development.

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
LPS2			
Land Use – Zoning Table 'P' permitted land use.	**Shop (A 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 – 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, 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.*	
Car and Bicycle Parking			
<u>Non-Residential Parking Policy</u> Carparking: 5 Bays Bicycle parking spaces: 3	Carparking: 2 Bays Bicycle parking: 0	***Local Planning Policy – Non-residential Parking*** *To ensure suitable parking is provided for non-residential developments which meets the needs of its users, is appropriate for its location, and does not detrimentally impact the surrounding area.* *To ensure commercial development does not rely on on-street parking within residential streets to satisfy the parking demand.* *To ensure that and undersupply or oversupply of car parking does not adversely impact:* *• the existing streetscape by considering the location and design of car parking* *• the locality by way of increased vehicle traffic* *• pedestrian legibility and wayfinding.*	

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
		To support a shift towards active and sustainable transport modes through the consideration of: *• the number, location, and type (accessible, loading, short-term and* *• long-term bays) of parking bays provided on site* *• the number and location of parking for other active modes (e.g. bicycles or scooters) that are convenient and adequate enough to meet the demand of the development during the hours of operation* *• end of trip facilities provided to support active transport modes* *• the capability to provide electric charging bays from the outset or in the future through the provision of necessary infrastructure* *• vehicle sharing initiatives (i.e. communal vehicles that can be booked and returned).*	

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