



CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.299.1	
Location of Proposed Development:	No. 3 Fiore Lane NORTH PERTH (LOT: 4 STR: 83540)	
Proposed Development:	Proposed Single House	
Comment Period:	9 October 2026 to 23 October 2026	
Contact Officer:	Luke Yeates	
	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.



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Deemed-to-Comply: These are the minimum applicable standards, where a development meets the 'deemed-to-comply' requirements this provides a straight forward pathway to approval.

Where a proposal does not meet the 'deemed-to-comply' provisions and therefore seeks to apply the Design Principles then the approval of the decision maker is required for those matters only.

Design Principle: A proposal is required to demonstrate compliance with design principles where it does not satisfy the corresponding deemed-to-comply provisions.

Please note all provisions are open to the exercise of judgement based on the design principles and relevant 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.

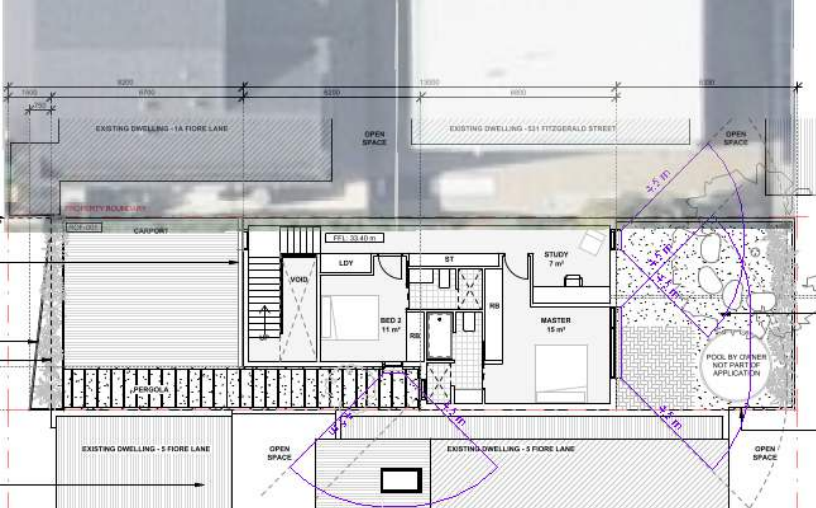
Details of aspects requiring local authority discretion:

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
Lot Boundary Setback			
R-Codes Clause 5.1.3 – Lot Boundary Setbacks Wall Length of 13m and Wall Height of 6m requires a 3.5m setback from lot boundaries.	Carport – Entrance Wall (western): - Wall length: 12.5m - Proposed: 1.5m Boundary Wall (eastern): 13m long - Height of 7.4m Boundary Wall (western): 6.8m long	Residential Design Codes - Clause 5.1.3 Lot Boundary Setback P3.1 Buildings set back from lot boundaries or adjacent buildings on the same lot so as to: - reduce impacts of building bulk on adjoining properties; - provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and - minimise the extent of overlooking and resultant loss of privacy on adjoining properties. P3.2 Buildings built up to boundaries (other than the street boundary) where this: - makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas; - does not compromise the design principle contained in clause 5.1.3 P3.1;	

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R-Codes Clause 5.1.3 – Lot Boundary Setbacks C3.2 Boundary walls may be built behind the street setback (specified in Table B and in accordance with clauses 5.1.2 and 5.2.1), within the following limits and subject to the overshadowing provisions of clause 5.4.2 and Figure Series 11: i. where the wall abuts an existing or simultaneously constructed boundary wall of equal or greater dimension; or ii. in areas coded R20 and R25, walls not higher than 3.5m, up to a maximum length of the greater of 9m or one-third the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or iii. in areas coded R30 to R40, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or iv. where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently for the proposed development, and the boundary walls are interfacing and of equal dimension.	Average height of 6.7m	<i>does not have any adverse impact on the amenity of the adjoining property;</i> <i>ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and</i> <i>positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.</i> City of Vincent Policy 7.1.1 – Built Form Clause 5.2 Lot Boundary Setback P5.2.1 Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.	

Building Height																																													
R-Codes Clause 5.4.1 – Visual Privacy <table><tr><th colspan="6">Residential</th></tr><tr><th>Number of storeys</th><th>Top of external wall (roof above)</th><th>Top of external wall (concealed roof)</th><th>Bottom of skillion roof</th><th>Top of skillion roof</th><th>Top of pitched roof</th></tr><tr><td>1</td><td>3m</td><td>4m</td><td>3m</td><td>4m</td><td>6m</td></tr><tr><td>2</td><td>6m</td><td>7m</td><td>6m</td><td>7m</td><td>9m</td></tr><tr><td>3</td><td>9m</td><td>10m</td><td>9m</td><td>10m</td><td>12m</td></tr><tr><td>4</td><td>12m</td><td>13m</td><td>12m</td><td>13m</td><td>15m</td></tr><tr><td>5</td><td>16m</td><td>17m</td><td>16m</td><td>17m</td><td>18m</td></tr></table> Permitted Height: - Top of Skillion Roof: 7m - Botton of Skillion Roof: 6m	Residential						Number of storeys	Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof	1	3m	4m	3m	4m	6m	2	6m	7m	6m	7m	9m	3	9m	10m	9m	10m	12m	4	12m	13m	12m	13m	15m	5	16m	17m	16m	17m	18m	Proposed Height: - Top: 7.4m - Bottom: 6m	Residential Design Codes - Clause 5.1.6 Building Height P6 Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape, including road reserves and public open space reserves; and where appropriate maintains: <i>adequate access to direct sun into buildings and appurtenant open spaces;</i> <i>adequate daylight to major openings into habitable rooms; and</i> <i>access to views of significance.</i> City of Vincent Policy 7.1.1 – Built Form Clause 5.3 Building Height P5.3.1 Buildings which respond and contribute to neighbourhood context and streetscape character, and do not overwhelm or	
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		<i>dominate existing development.</i> P5.3.2 <i>Design which is complimentary to existing developments.</i> P5.3.3 <i>Development that considers and responds to the natural features of the site and requires minimal excavation/fill.</i> P5.3.4 <i>Design which minimises overlooking and overshadowing.</i> P5.3.5 <i>Development which preserves and enhances the visual character of the existing streetscape by considering building bulk and scale.</i>															
Garage Width																	
Built Form Local Planning Policy Clause 1.4 – Garage Width C4.1.1 Garages which are 50% or less than the width of the lot. C4.1.2 For lots less than 10m wide, garages which are a maximum of 4m wide.	Lot Width: 7.2m Garage Width: 5.2m	Residential Design Codes - Clause 5.2.2 Garage Width P2 <i>Visual connectivity between the dwelling and the streetscape should be maintained and the effect of the garage door on the streetscape should be minimised whereby the streetscape is not dominated by garage doors.</i> City of Vincent Policy 7.1.1 – Built Form Clause 5.5 Garage Width P5.5.1 <i>Development which preserves and enhances the visual character of the existing streetscape and minimises the visual impact of the garage.</i>															
Visual Privacy																	
R-Codes Clause 5.4.1 – Visual Privacy <table><tr><th rowspan="2">Types of habitable rooms / active habitable spaces</th><th colspan="2">Location</th></tr><tr><th>Setback for area coded R50 or lower</th><th>Setback for areas coded higher than R50</th></tr><tr><td>Major openings to bedrooms and studies</td><td>4.5m</td><td>3m</td></tr><tr><td>Major openings to habitable rooms other than bedrooms and studies</td><td>6m</td><td>4.5m</td></tr><tr><td>Outdoor active habitable spaces (with a floor level more than 0.5m above natural ground level)</td><td>7.5m</td><td>6m</td></tr></table>	Types of habitable rooms / active habitable spaces	Location		Setback for area coded R50 or lower	Setback for areas coded higher than R50	Major openings to bedrooms and studies	4.5m	3m	Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	Outdoor active habitable spaces (with a floor level more than 0.5m above natural ground level)	7.5m	6m	4.5m Cone of Vision falls onto adjoining properties Open Space as seen below.	Residential Design Codes - Clause 5.4.1 Visual Privacy P1.1 <i>Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through:</i> <i>building layout and location;</i> <i>design of major openings;</i> <i>landscape screening of outdoor active habitable spaces; and/or</i> <i>location of screening devices.</i> P1.2 <i>Maximum visual privacy to side and rear boundaries through measures such as:</i> <i>offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;</i> <i>building to the boundary where appropriate;</i> <i>setting back the first floor from the side boundary;</i> <i>providing higher or opaque and fixed windows; and/or</i> <i>screen devices (including landscaping, fencing, obscure</i>	
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Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
		<i>glazing, timber screens, external blinds, window hoods and shutters).</i> 	

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

Comments