



CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.279.1	
Location of Proposed Development:	No. 53 Mary Street HIGHGATE (LOT: 800 D/P: 44852)	
Proposed Development:	Proposed Alterations and Additions to Single House	
Comment Period:	5 to 19 October 2026	
Contact Officer:	Aurland Baluyot	
	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													
C3.4.1 – Buildings set back from lot boundaries in accordance with Table 3.4a <table><tr><th>Wall height</th><th>Min lot boundary setback</th></tr><tr><td>Up to 3.5m</td><td>1m</td></tr><tr><td>3.6 – 7m</td><td>1.5m</td></tr><tr><td>7.1 – 10m</td><td>3.0m</td></tr><tr><td>10.1m and above</td><td>3.0m</td></tr></table>	Wall height	Min lot boundary setback	Up to 3.5m	1m	3.6 – 7m	1.5m	7.1 – 10m	3.0m	10.1m and above	3.0m	Western Boundary: Upper Floor – BULK (including proposed addition) setback 2.4m in lieu of the required 3m. Eastern Boundary: Upper Floor – BULK (including proposed addition) setback 1.5m in lieu of the required 3m. Boundary Walls:	Residential Design Codes - Clause 3.4 Lot Boundary Setbacks P3.4.1 Lot boundary setbacks reinforce the location’s streetscape character and are consistent with the existing or desired built form local character. P3.4.2 The setback of development from lot boundaries provides a transition between sites with different land uses or intensity of development. P3.4.3 Buildings are set back from lot boundaries or adjacent buildings on the same lot to: i. provide adequate solar access and natural ventilation to the building and open spaces on the site and	
Wall height	Min lot boundary setback												
Up to 3.5m	1m												
3.6 – 7m	1.5m												
7.1 – 10m	3.0m												
10.1m and above	3.0m												
C3.4.4 – Maximum height													

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
and length of boundary walls to be 14m in length and 7m in height	Western Boundary: Lift proposed 2.3m in length with a max height of 8.6m in lieu of the max height requirement of 7m for boundary walls. Eastern Boundary: Enclosed pool area proposed 16m in length with a max height of 3.6m in lieu of the max length requirement of 14m for boundary walls	adjoining properties; and ii. address the potential for overlooking and resultant loss of privacy on adjoining properties. P3.4.4 Buildings are built up to lot boundaries where this: i. makes more effective use of space for primary garden areas and/or private open space; ii. maintains adequate solar access to major openings and private open space of adjoining properties; and iii. contributes positively to the prevailing or future development context and streetscape as outlined in the local planning framework.	

Visual Privacy

C3.10.1 – Visual privacy requirements where adjoining a developed site.		Ground Floor and Upper Floor Balcony: 7.5m Cone of Vision protrudes 6m into eastern neighbour and 5m into western neighbour Ground Floor Living room opening: 6m Cone of Vision protrudes 3.6m into the western neighbour Ground Floor Bedroom 3 opening: 4m Cone of Vision protrudes 3.1m into the eastern neighbour Upper Floor Living room openings: 6m Cone of Vision protrudes 4.5m into the eastern neighbour Upper Floor Study	Residential Design Codes - Clause 3.10 Visual Privacy		
	R50 and lower		P3.10.1 Direct overlooking of major openings and active habitable spaces of adjacent dwellings and adjoining properties minimised through:		
Major opening from bed/study	4.5m		i. building siting, layout and design;		
Major opening from habitable room other than bed/study	6.0m		ii. design and location of major openings;		
Outdoor active habitable space	7.5m		iii. landscape screening of outdoor active habitable spaces; and/or		
			iv. design and location of screening devices.		
			P3.10.2 Adequate visual privacy achieved through appropriate interfaces between dwellings and adjoining properties including measures such as:		
			i. offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;		
			ii. building boundary walls where appropriate;		
			iii. setting back the upper storeys from the lot boundary;		
			iv. providing higher or lower windows, or windows with obscure glazing; and/or		

- Cone of vision is not to capture major openings and/or active habitable spaces on an

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
<i>adjoining property to meet Deemed-to-Comply.</i> <i>Cone of vision based on adjoining property R Code.</i>	openings: 6m Cone of Vision protrudes 4.5m into the eastern neighbour	v. screening (including landscaping, fencing, timber screens, external blinds, window hoods and shutters). <i>P3.10.3 Visual privacy strategies maintain amenity of habitable rooms and active habitable space with regard to solar access, natural ventilation and external outlook both within the development and for adjoining properties.</i>	

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