



CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.315.1	
Location of Proposed Development:	No. 182 Vincent Street NORTH PERTH (LOT: 16 D/P: 3192)	
Proposed Development:	Proposed Alterations and Additions to Single House	
Comment Period:	29 October 2026 - 12 November 2026	
Contact Officer:	Jade-Lee Phung	
	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.
---	----	--	--------	---

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
---	----	--	----	---

<p>Please Note:</p> <ul style="list-style-type: none">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.



Serial No:	5.2026.315.1	
Location of Proposed Development:	No. 182 Vincent Street NORTH PERTH (LOT: 16 D/P: 3192)	
Proposed Development:	Proposed Alterations and Additions to Single House	
Comment Period:	29 October 2026 – 12 November 2026	
Contact Officer:	Jade-Lee Phung	
	Ph: (08) 9273 6000	Email: mail@vincent.wa.gov.au

Deemed-to-Comply: Deemed-to-comply provisions provide a straightforward means for the development proposal to demonstrate that it satisfies the objectives and design principles of the R-Codes and City's Built Form Policy. They outline the expected development standards that should be met through this pathway.

Design Principle/ Local Housing Objectives: The design principles and local housing objectives pathway offers an alternative merit-based approach when one or more of the deemed-to-comply provisions are not satisfied. This allows for innovative design responses that may be more context and site responsive. Where a deemed-to-comply provision is not met, the proponent should provide sufficient justification to demonstrate how they have met or exceeded the requirements of the relevant design principle(s) and local housing objectives when this pathway is pursued.

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.

Please refer to the measurements and annotations on the Advertising Plans

Details of aspects requiring local authority discretion:

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
Lot Boundary Setback			
Permitted lot boundary setbacks <ul style="list-style-type: none"> Ground Floor (GF) Alfresco wall permitted setback: 1.5m 	Proposed lot boundary setbacks <ul style="list-style-type: none"> Ground Floor (GF) Alfresco wall setback: 0.9m 	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: <ul style="list-style-type: none"> 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	

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
		<p><i>street boundary) where this:</i></p> <ul style="list-style-type: none"> <i>• makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;</i> <i>• does not compromise the design principle contained in clause 5.1.3 P3.1;</i> <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> 	
Garages and Carports			
<p>Permitted Garage setback from Right of Way (ROW): 1m</p> <p>Permitted manoeuvrability area: 6m</p>	<p>Proposed Garage setback from ROW: nil</p> <p>Proposed manoeuvrability area: 5m</p>	<p>Residential Design Codes - Clause 5.2.1 Setback of Garages and Carports</p> <p>P1 <i>The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or obstruct views of dwellings from the street and vice versa.</i></p> <p>Built Form Policy - Clause 3.1 Garages and Carports</p> <p>P5.4.1 <i>The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or dominate views of dwellings from the street and vice versa.</i></p> <p>P5.4.2 <i>Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale, setbacks and design.</i></p>	
Site Works			
Permitted infill and retaining wall	Proposed infill and retaining wall	Residential Design Codes - Clause 5.3.7 Site Works	

Deemed-to-Comply Provision		Proposed	Design Principle/ Local Housing Objective	Comment
setbacks:		setbacks:	<p>P7.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.</p> <p>P7.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street.</p> <p>P7.3 Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to clauses 5.3.7 and 5.4.1.</p>	
Height of site works and/or retaining walls	Req min setback	<ul style="list-style-type: none">Proposed 0.7m of excavation nil setback to western boundaryProposed 0.6m of retaining wall nil setback to western boundaryProposed 1.4m of excavation 1.5m setback from eastern boundary		
0.5m or less	Nil			
1m	1m			
1.5m	1.5m			
2m	2m			
2.5m	2.5m			
3m	3m			

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