CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.314.1	
Location of Proposed Development:	No. 63 Sydney Street NORTH PERTH (LOT: 117 D/P: 2334)	
Proposed Development:	Proposed Alterations and Additions to Single House	
Comment Period:	3 to 17 November 2026	
Contact Officer:	Aurland Baluyot	
	Ph: (08) 61125872	**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 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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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 is 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			
BFP C5.2.2 Lot boundary setbacks are to be provided in accordance with tables 1-5 2a, 1-5 2b and 1-5 2c of the R-Codes.	Proposed Southern addition measured as the full BULK setback 1.1m in lieu of 1.2m.	***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;*	

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
		• *does not have any adverse impact on the amenity of the adjoining property;* • *ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and* • *positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.* ***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.*	
Site Works			
R Codes C7.3 Subject to subclause C7.2 above, all excavation or filling behind a street setback line and within 1m of a lot boundary, not more that 0.5m above the natural ground level at the lot boundary except where otherwise stated in the scheme, local planning policy, structure plan or local development plan.	0.6m retaining wall is 0.6m from lot boundary in lieu of 1m.	***Residential Design Codes - Clause 5.3.7 Site Works*** ***P7.1*** *Development that considers and responds to the natural features of the site and requires minimal excavation/fill.* ***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.* ***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.*	
Visual Privacy			
R Codes C1.1 Raised habitable rooms with major openings ***i.*** *setback from adjoining properties behind the*	Studio Opening 6m Cone of Vision falls into northern neighbouring property (65 Sydney Street)	***Residential Design Codes - Clause 5.4.1 Visual Privacy*** ***P1.1*** *Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through:* • *building layout and location;* • *design of major openings;*	

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
adjoining properties street setback ***OR*** *ii. Are provided with permanent screening*	Balcony Opening 7.5m Cone of Vision falls into the southern neighbouring properties (20 and 18 Hobart Street).	• *landscape screening of outdoor active habitable spaces; and/or* • *location of screening devices.* ***P1.2*** *Maximum visual privacy to side and rear boundaries through measures such as:* • *offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;* • *building to the boundary where appropriate;* • *setting back the first floor from the side boundary;* • *providing higher or opaque and fixed windows; and/or* • *screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).*	

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