CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.343.1	
Location of Proposed Development:	No. 101 Dunedin Street MOUNT HAWTHORN (LOT: 236 D/P: 2816)	
Proposed Development:	Proposed Alterations and Additions to Single House	
Comment Period:	2 November 2026 to 16 November 2026	
Contact Officer:	Luke Yeates	
	Ph: (08) 6247 3230	**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.

CITY OF VINCENT

Serial No:	5.2026.343.1	
Location of Proposed Development:	No. 101 Dunedin Street MOUNT HAWTHORN (LOT: 236 D/P: 2816)	
Proposed Development:	Proposed Alterations and Additions to Single House	
Comment Period:	2 November 2026 to 16 November 2026	
Contact Officer:	Luke Yeates	
	Ph: (08) 6247 3230	**Email:** mail@vincent.wa.gov.au

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
Vehicular Access			
C5.2 Driveways to primary or secondary street provided as follows: • no driveway wider than 6m at the street boundary and driveways in aggregate no greater than 9m for any one property. **C5.3** Driveways shall be: • no closer than 0.5m from a side lot	**Two (2)** vehicular access points in lieu of **one (1)** vehicular access point per lot. Driveway width of **8m** in lieu of **6m**. Driveway setback **Nil** from northern boundary in lieu of **0.5m.**	***Residential Design Codes - Clause 5.3.5 Vehicular Access*** ***P5.1*** *Vehicular access provided for each development site to provide:* • *vehicle access safety;* • *reduced impact of access points on the streetscape;* • *legible access;* • *pedestrian safety;* • *minimal crossovers; and* • *high quality landscaping features.* ***P5.2*** *Development with potential to be subdivided to create 20 or more green title, strata or survey strata lots provides legible internal and external connections to the surrounding road network and accommodates traffic movement and volume, visitor parking, pedestrian access, street shade trees, utility*	

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
boundary or street pole;		*services and access for waste collection and emergency service vehicles.*	

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