



CITY OF VINCENT

| Community Consultation Submission Form |                                                        |                                                                       |
|----------------------------------------|--------------------------------------------------------|-----------------------------------------------------------------------|
| Serial No:                             | 5.2025.88.1                                            |                                                                       |
| Location of Proposed Development:      | No. 221 Anzac Road MOUNT HAWTHORN (LOT: 2 STR: 68676)  |                                                                       |
| Proposed Development:                  | Proposed Alterations and Additions to Grouped Dwelling |                                                                       |
| Comment Period:                        | 13 May 2025 to 26 May 2025.                            |                                                                       |
| Contact Officer:                       | Jade-Lee Phung                                         |                                                                       |
|                                        | Ph: (08) 6112 5893                                     | E: <a href="mailto:mail@vincent.wa.gov.au">mail@vincent.wa.gov.au</a> |

PLEASE INDICATE THE APPROPRIATE BOX:

|                                                 |    |                                                                                                |        |                                                                                                       |
|-------------------------------------------------|----|------------------------------------------------------------------------------------------------|--------|-------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> I support the proposal | or | <input type="checkbox"/> I object to the proposal<br>Please provide reasons for your objection | and/or | <input type="checkbox"/> I neither support or object however, I have some concerns I wish to address. |
|-------------------------------------------------|----|------------------------------------------------------------------------------------------------|--------|-------------------------------------------------------------------------------------------------------|

| Personal Information                                                                                                                                                                 |  |        |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------|--|
| Name(s):                                                                                                                                                                             |  |        |  |
| Affected Address:                                                                                                                                                                    |  |        |  |
| Postal address:<br>(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 <b>not</b> be disclosed, made public or included in any agenda report. |  |        |  |

|                                                     |    |                                        |    |                                           |
|-----------------------------------------------------|----|----------------------------------------|----|-------------------------------------------|
| <input type="checkbox"/> I am an Owner and Occupier | or | <input type="checkbox"/> I am an Owner | or | <input type="checkbox"/> I am an Occupier |
|-----------------------------------------------------|----|----------------------------------------|----|-------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <p><b>Please Note:</b></p> <ul style="list-style-type: none"><li>• Written submissions to the City are to be received within the comment period so that your views can be considered.</li><li>• If no submissions are received it will be assumed that there is no objection in relation to the planning matters raised and those matters will be determined without any further consultation.</li><li>• There is no obligation to complete this Submission Form.</li><li>• In determining the application, Vincent will take into account the comments of adjoining owners. Vincent is not obliged to support the views of submitters, or to incorporate all suggestions into its decision on a proposal.</li></ul> |
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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. All provisions are open to the exercise of judgement based on the design principles and relevant objectives for that element.

**Proposal Summary:** This development proposes a three-storey development within a two-storey built form area. The proposed works are to enclose an existing terrace, located on the roof of the subject site. The roof terrace footprint remains as approved, however the enclosure of the terrace results in a building height departure to the City's planning framework.

Please see the table below and annotations in **red** on the Advertising plans.

*The City is undertaking community consultation to seek input from interested stakeholders; 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.*

| Deemed-to-Comply Provision                                                                                                                           | Proposed                                                                                                                                           | Design Principle/ Local Housing Objective                                                                                                                                                                                                                                                                                                                                        | Comment |
|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| <b>Building Height</b>                                                                                                                               |                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                  |         |
| Permitted maximum height: 8m<br><br>Located within a two-storey Built Form Area.<br><br><i>Note: approved and existing maximum wall height: 9.5m</i> | Proposed maximum height: 8.5m<br><br>Proposed three-storey development<br><br>Note: the partial enclosure (patio) to the existing roof terrace mea | <b><i>Residential Design Codes - Clause 3.2 Building Height</i></b><br><br><b><i>P3.2.1 Building height, bulk and scale is appropriate for the existing and/or desired future streetscape and local character of the area and nearby development.</i></b><br><br><b><i>P3.2.2 Building height is considerate of the impact on the amenity of adjoining properties or the</i></b> |         |

| Deemed-to-Comply Provision                                                         | Proposed                                                                         | Design Principle/ Local Housing Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Comment |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
|                                                                                    |                                                                                  | <p><i>streetscape, including road reserves and public open space reserves, and where appropriate maintains:</i></p> <ul style="list-style-type: none"> <li><i>i. adequate solar access into indoor and outdoor active habitable space and solar collectors; and</i></li> <li><i>ii. access to views of significance.</i></li> </ul> <p><b>City of Vincent Policy 7.1.1 – Built Form Clause 5.3 Building Height</b></p> <p><b>P5.3.1</b> <i>Buildings which respond and contribute to neighbourhood context and streetscape character, and do not overwhelm or dominate existing development.</i></p> <p><b>P5.3.2</b> <i>Design which is complimentary to existing developments.</i></p> <p><b>P5.3.3</b> <i>Development that considers and responds to the natural features of the site and requires minimal excavation/fill.</i></p> <p><b>P5.3.4</b> <i>Design which minimises overlooking and overshadowing.</i></p> <p><b>P5.3.5</b> <i>Development which preserves and enhances the visual character of the existing streetscape by considering building bulk and scale.</i></p> |         |
| <b>Lot Boundary Setback</b>                                                        |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |         |
| Roof Patio is permitted a 3m setback from the western boundary (Mitchell Freeway). | Roof Patio proposes a 1.2m setback from the western boundary (Mitchell Freeway). | <p><b>Residential Design Codes - Clause 3.4 Lot Boundary Setback</b></p> <p><b>P3.4.1</b> <i>Lot boundary setbacks reinforce the location's streetscape character and are consistent with the existing or desired built form local character.</i></p> <p><b>P3.4.2</b> <i>The setback of development from lot boundaries provides a transition between sites with different land uses or intensity of development.</i></p> <p><b>P3.4.3</b> <i>Buildings are set back from lot boundaries or adjacent buildings on the same lot to</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |         |

| Deemed-to-Comply Provision | Proposed | Design Principle/ Local Housing Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Comment |
|----------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
|                            |          | <p><i>i. provide adequate solar access and natural ventilation to the building and open spaces on the site and adjoining properties; and</i></p> <p><i>ii. address the potential for overlooking and resultant loss of privacy on adjoining properties.</i></p> <p><b>City of Vincent Built Form Policy – Lot Boundary Setback 5.2</b><br/> <b>P5.2.1</b> <i>Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.</i></p> |         |