CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.357.1	
Location of Proposed Development:	No. 87 Smith Street HIGHGATE (LOT: 1 STR: 87464)	
Proposed Development:	Proposed Alterations and Additions to Grouped Dwelling (Carport)	
Comment Period:	4 November 2026 to 18 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 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

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 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, 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.

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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. 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 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
Lot Boundary Setback			
Buildings to be set back from lot boundaries as follows: **Table 3.4a** Lot boundary setbacks Wall height[1] / Minimum lot boundary setback Up to 3.5m: 1m 3.6 – 7m: 1.5m 7.1 – 10m: 3m 10.1m and above: 3m [1]Rounded to the nearest 0.1m	Carport is setback **0.4m** from southern lot boundaries in lieu of **1m**. Carport is setback **0.1m** from western lot boundary in lieu of **1m**.	***Residential Design Codes - Clause 3.4 Lot Boundary Setback*** ***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 adjoining properties; and* *ii. address the potential for overlooking and resultant loss of privacy on adjoining properties.*	

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
		City of Vincent Built Form Policy – Lot Boundary Setback 5.2 ***P5.2.1*** *Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.*	