



CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.135.1	
Location of Proposed Development:	No. 177 Scarborough Beach Road MOUNT HAWTHORN (LOT: 2 D/P: 25122)	
Proposed Development:	Proposed Mixed Use Development (Amendment to Approved)	
Comment Period:	17/06/2026 - 01/07/2026	
Contact Officer:	Liam Page	
	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.
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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
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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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Site Context:

The proposal is for Proposed Mixed Use Development (Amendment to Approved) to Tavern at No. 177 Scarborough Beach Road MOUNT HAWTHORN.

The existing subject site is zoned District Centre under LPS2, is within the Town Centre Built Form Area under Policy 7.1.1 – Built Form (Built Form Policy). The proposal includes a 35sqm shop at ground level and 9 multiple dwellings across six floors.

The development was approved by the Metro-Inner DAP at its 18 February 2025 meeting.

Summary of the amendments to the proposal:

Details of the proposed development include:

- Deletion of the basement and modification to parking & servicing layout.
- Changes to ground floor to reduce café size and incorporate a resident's lounge.
- Changes to layout of dwellings to incorporate storerooms.
- 5F storeroom located on the roof.
- Changes to landscaping including deep soil areas and on structure. 1% increase in deep soil and 1% decrease in planting areas



View from Scarborough beach Road

Assessment Criteria

The table below summaries how the proposal relates to the City's Policies, including the relevant acceptable policy standards, the proposed departures from these standards, and what relevant objectives the proposal would be assessed against.

Please note all provisions are open to the exercise of judgement based on the relevant objectives for that element.

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
Building Height			
Permitted: 5 storeys 17.4m to top of external wall required; Previously Approved (2025): 6 Storeys + Basement	Proposed: 6 storeys + Roof The storeroom located on the roof increases discretion from the previous approval with an additional height of 2m.	Residential Design Codes - Clause 2.2 Building height O 2.2.1 The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change. O 2.2.2 The height of buildings within a development responds to changes in topography. O 2.2.3 Development incorporates articulated roof design and/or roof top communal open space where appropriate. O 2.2.4 The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces. City of Vincent Policy 7.1.1 – Built Form Clause 5.3 Building Height P5.3.1 Buildings which respond and contribute to neighbourhood context and streetscape character, and do not overwhelm or dominate existing development. P5.3.2 Design which is complimentary to existing developments. P5.3.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill. P5.3.4 Design which minimises overlooking and overshadowing. P5.3.5 Development which preserves and enhances the visual character of the existing streetscape by considering building bulk and scale.	

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
Landscaping			
The R Codes Volume 2 identifies the following landscaping standards: Trees: Planting of 1 x medium tree and small trees to suit the area	The following is proposed: Trees: No medium trees proposed and 7 small trees with 2.3sqm deep soil area per tree proposed.	Residential Design Codes - Clause 3.3 – Tree Canopy and Deep Soil Areas O 3.3.1 Site planning maximises retention of existing healthy and appropriate trees and protects the viability of adjoining trees. O 3.3.2 Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition. O 3.3.3 Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.	

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