



CITY OF VINCENT



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Community Consultation Submission Form

Serial No:	5.2021.320.1	
Location of Proposed Development:	No. 60 Dunedin Street MOUNT HAWTHORN (LOT: 263 D/P: 2831)	
Proposed Development:	Proposed Alterations and Additions to Single House	
Comment Period:	28 September 2021 - 12 October 2021	
Contact Officer:	Scout Walsh	
	Ph: 6112 5839	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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Details of aspects requiring local authority discretion:

Deemed-to-Comply Provision	Proposed	Design Principle	Comment
Lot Boundary Setback The following setback from the northern boundary is permitted: Upper Floor Pdr / Shower / Stair wall – 1.2 metres.	The following setback from the northern boundary is proposed: Upper Floor Pdr / Shower / Stair wall – 1.05 metres.	City of Vincent Policy 7.1.1 – Built Form Clause 5.2: <i>P5.2.1 Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.</i> Residential Design Codes Clause 5.1.3: <i>P3.1 Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:</i> - 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.	

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

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.

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.