CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.376.1	
Location of Proposed Development:	No. 13 Baker Avenue PERTH (LOT: 20 D/P: 6645)	
Proposed Development:	Proposed Alterations and Additions to Single House & New Grouped Dwellings (2)	
Comment Period:	26 November to 10 December 2026.	
Contact Officer:	Jake Rashbrook	
	Ph: (08) 6112 5887	**email:** jake.rashbrook@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 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
Building Height			
The Built Form Policy building height standards are: Storeys: 2 Wall Height (Concealed): 7m	Proposed concealed roof heights of: North elevation: 7.6m East elevation: 7.8m South elevation: 7.7m West elevation: 7m	***Residential Design Codes - Clause 3.2 Building Height*** ***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.* ***P3.2.2*** *Building height is considerate of the impact on the amenity of adjoining properties or the streetscape, including road reserves and public open space reserves, and where appropriate maintains:* *i. adequate solar access into indoor and outdoor active habitable space and solar collectors; and* *ii. access to views of significance.* ***City of Vincent Policy 7.1.1 – Built Form Clause 5.3 Building Height***	

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
		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.*	
Street Setback			
Upper floor walls to be setback 2m behind the ground floor. Upper floor balconies to be setback 1m behind the ground floor. Front dwelling carport deemed-to-comply setback of 4.5m	Upper floor wall protrudes forward by 0.5m. Upper floor balcony in line with ground floor. Front dwelling carport proposed setback of 2m.	***Residential Design Codes - Clause 3.3 Street Setback*** ***P3.3.1*** *Buildings are set back from street boundaries an appropriate distance to ensure they:* *i. are consistent with the existing or future streetscape and local character;* *ii. provide sufficient space for tree planting and other landscaping, as well as community interaction;* *iii. provide adequate privacy to the dwellings;* *iv. accommodate site planning requirements such as parking and utilities; and* *v. allow safety clearances for easements for essential service corridors and sightlines.* ***P3.3.2*** *Buildings mass and form that:* *i. uses design features to affect the size and scale of the building;* *ii. provide the opportunity for building articulation, such as well-defined entries, varying setbacks across the building width, verandahs, porches and balconies;* *iii. uses appropriate minor projections that do not detract from the character of the streetscape;* *iv. minimises the proportion of the façade at ground level taken up by building services, vehicle entries, parking supply, blank walls, servicing infrastructure access, meters and the like; and*	

<table>
<tr><th>Deemed-to-Comply Provision</th><th>Proposed</th><th>Design Principle/ Local Housing Objective</th><th>Comment</th></tr>
<tr><td></td><td></td><td>v. positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.

City of Vincent Policy 7.1.1 – Built Form Clause 5.1 Street Setback (Primary and Secondary)
P5.1.1 Development which incorporates predominant features of the streetscape.
P5.1.2 Development which clearly distinguishes all upper floors from lower storeys to clearly distinguish the parts of the dwelling.
P5.1.3 Development which minimises the visual bulk of the buildings through articulation of larger wall lengths and the stepping back of upper storeys walls.</td><td></td></tr>
<tr><td colspan="4">Lot Boundary Setback</td></tr>
<tr><td>Buildings to be set back from lot boundaries as follows:

<table><tr><td>Elevation</td><td>Room</td><td>Req Setback</td><td>Proposed</td></tr><tr><td>South</td><td>Garage</td><td>1.5m</td><td>1.3m</td></tr><tr><td>South</td><td>Upper floor</td><td>3m</td><td>1.3m</td></tr><tr><td>North</td><td>Garage</td><td>1.5m</td><td>1.2m</td></tr><tr><td>North</td><td>Upper floor</td><td>3m</td><td>1.1m</td></tr></table></td><td></td><td>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.

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.</td><td></td></tr>
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Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
Boundary Walls			
Boundary walls to be 7m in height.	Northern boundary wall (from bathroom to ensuite) reaches a height of 7.2m.	***Residential Design Codes - Clause 3.3 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.* ***P.3.4.4*** *Buildings are built up to lot boundaries where this:* *i. makes more effective use of space for primary garden areas and/or private open space;* *ii. maintains adequate solar access to major openings and private open space of adjoining properties; and* *iii. contributes positively to the prevailing or future development context and streetscape as outlined in the local planning framework.* ***City of Vincent Built Form Policy – Section 5 – Lot Boundary Setback 5.2*** ***P5.2.1*** *Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.*	
Streetscape & Garage Width			
For narrow lots less than 10m wide, garages are to be a maximum of 4m wide.	Both rear lots have a double garage width a width of 5.8m.	***Residential Design Codes - Clause 3.6 Streetscape*** ***P3.6.1*** *The design of dwelling façades, street walls and fences in the street setback area contributes positively to streetscape, context and local character.* ***P3.6.2*** *The building design addresses street frontages and provides opportunity for passive surveillance and social interaction.* ***P3.6.3*** *The building design addresses street frontages and provides opportunity for passive surveillance and social interaction* *iv. accessible and protected from the weather;* *v. well-lit for safety and amenity, without opportunity for concealment, and designed to enable passive surveillance of the entry from within the lot* ***P3.6.4*** *Visual connectivity between the dwelling and the streetscape should be maintained and the effect of the garage on the streetscape should be minimised whereby the streetscape is not dominated by garages.*	

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
		P3.6.5 *The height of street walls and fences allows for passive surveillance of the street from the development whilst balancing the need for privacy of private open space and the impact of traffic noise, where located on a primary distributor, district distributor or integrator arterial road.* ***Built Form Policy 5.5 Garage Width*** ***P5.5.1*** *Development which preserves and enhances the visual character of the existing streetscape and minimises the visual impact of the garage.*	