CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.331.1	
Location of Proposed Development:	No. 98 Ellesmere Street MOUNT HAWTHORN (LOT: 177 D/P: 3845)	
Proposed Development:	Proposed Alterations and Additions to Single House	
Comment Period:	25 November 2026 to 2 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, 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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Proposal Details:

The application was previously advertised from 21 October 2026 until 4 November 2026. The applicant has now revised the proposal to address the City's comments and previous comments from community consultation.

The City has also identified a building height variation which was not previously advertised.

The revised proposal is now being re-advertised for your comments. Details of the proposal, plans and any supporting information can be viewed at https://imagine.vincent.wa.gov.au/.

Details of aspects requiring local authority discretion:

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
Building Height			
BFP C2.1 Wall heights to be in accordance with Table 1b: Concealed Roof: 7m	Proposed concealed roof height of 7.5 metres.	***Residential Design Codes - Clause 5.1.3 Building Height*** ***P6*** *Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape, including road reserves and public open space reserves; and where appropriate maintains:* *• adequate access to sunlight into buildings and appurtenant open spaces;* *• adequate daylight to major openings into habitable rooms; and* *• access to views of significance.* ***City of Vincent Policy 7.1.1 – Built Form Policy Clause 2.1 Building Height*** *O2.1 Height that is situated on a site to minimise amenity impacts to neighbouring properties, heritage places and the streetscape.* *O2.2 Development that incorporates design measures to reduce the impact of height, bulk. and scale on neighbouring properties and the streetscape.* *O2.4 Design which is complimentary to existing developments.*	

<table>
<tr><th>Deemed-to-Comply Provision</th><th>Proposed</th><th>Design Principle/ Local Housing Objective</th><th>Comment</th></tr>
<tr><td colspan="4">Lot Boundary Setback – No change</td></tr>
<tr><td>BFP C5.2.2 Lot boundary setbacks are to be provided in accordance with tables 1-5 2a, 1-5 2b and 1-5 2c of the R-Codes.</td><td>Western Boundary
Ground floor bulk setback 1.62m in lieu of 5m.
Upper floor stairs setback 1.62m in lieu of 1.7m.
Northern Boundary
Upper floor bulk setback 1.23m in lieu of 1.3m.</td><td>Residential Design Codes - Clause 5.1.3 Lot Boundary Setback
P3.1 Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:
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.
P3.2 Buildings built up to boundaries (other than the street boundary) where this:
makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;
does not compromise the design principle contained in clause 5.1.3 P3.1;
does not have any adverse impact on the amenity of the adjoining property;
ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and
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 5.2 Lot Boundary Setback
P5.2.1 Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.</td><td></td></tr>
<tr><td colspan="4">Visual Privacy</td></tr>
<tr><td>Major Openings to habitable rooms & spaces to be set back from Major Openings & outdoor living areas on adjoining properties as follows:<table><tr><th>Proposed Space</th><th>Setback Standard</th><th>Impacted Property</th><th>Proposed Setback</th></tr><tr><td>Service Deck</td><td>7.5m</td><td>156 Egina Stret</td><td>3.2m</td></tr><tr><td>Service Deck</td><td>7.5m</td><td>96 Ellesmere Street</td><td>4m</td></tr></table></td><td colspan="2">Residential Design Codes - Clause 5.4.1 Visual Privacy
P1.1 Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through:
building layout and location;
design of major openings;
landscape screening of outdoor active habitable spaces; and/or
location of screening devices.
P1.2 Maximum visual privacy to side and rear boundaries through measures such as:
offsetting the location of ground and first floor windows so</td><td></td></tr>
</table>

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
Note: *Visual Privacy is measured using a 'cone of vision' which extends from the window or raised habitable space. The cone of vision extends up to 45 degrees either side of the opening.* **Refer to the advertising plans for the cone of vision.**		*that viewing is oblique rather than direct;* • *building to the boundary where appropriate;* • *setting back the first floor from the side boundary;* • *providing higher or opaque and fixed windows; and/or* • *screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).*	

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