



CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2025.53.1	
Location of Proposed Development:	No. 4 Brio Lane NORTH PERTH (LOT: 1275 D/P: 49403)	
Proposed Development:	Proposed Single House	
Comment Period:	3 April 2025 to 16 April 2025	
Contact Officer:	Jade-Lee Phung	
	Ph: (08) 6112 5893	E: 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 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 it 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.

Please refer to the annotations in **red** on the Advertising Plans.

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
Street Setback			
The dwelling is permitted to be setback 2m from Brio Lane. <i>Note: The deemed-to-comply street setback is calculated as an average of five adjoining properties to each side of the subject site.</i>	The dwelling is setback 1.1m from Brio Lane.	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.	

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		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 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) P4.1.1 Development which incorporates design elements that reduce the impact of building bulk. P4.1.2 Development which maximises natural light access, natural ventilation, internal and external privacy. P4.1.3 Setbacks that facilitate the provision of deep soil areas and canopy coverage. P4.1.4 Development which activates and addresses rights of way.	
Lot Boundary Setback			
Buildings to be set back from lot boundaries as follows: Upper Floor: Bed 2 Robe to be setback 1.5m from the boundary Bed 2 window to be setback 3m from the boundary	Upper Floor: Bed 2 Robe is setback 1m the boundary Bed 2 window is setback 1.6m from the boundary	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	

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
Passage/ Living Room wall to be setback 3m from the boundary	Passage/ Living Room wall is setback 1.6m from the boundary	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.	
Boundary Walls			
Permitted cumulative boundary walls lengths are permitted at a maximum 15m. Boundary walls are not permitted to be within the primary street setback area. Boundary walls are permitted at a maximum height of 7m above the natural ground level.	<u>Ground Floor</u> The WIR – Study wall and Scullery – Garage wall proposes a cumulative length of 16.2m, in lieu of the 15m maximum. The Garage boundary wall is located within the primary street setback area. <u>Roof Terrace</u> The southern elevation of the Roof Terrace is 8.2m in height, in lieu of 7m. The northern elevation of the Roof Terrace is 7.5m in height, in lieu of 7m.	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.	

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Streetscape & Garage Width			
The widths of garages are permitted at a maximum of 50% of the lot width. The subject site has a lot width of 9m. The garage is permitted at a maximum 4.5m in width.	The garage is 57.7% of the lot width in lieu of 50%. The proposed garage is 5.2m in width.	Residential Design Codes - Clause 3.6 Streetscape P3.6.1 <i>The design of dwelling façades, street walls and fences in the street setback area contributes positively to streetscape, context and local character.</i> P3.6.2 <i>The building design addresses street frontages and provides opportunity for passive surveillance and social interaction.</i> P3.6.3 <i>The building design addresses street frontages and provides opportunity for passive surveillance and social interaction</i> <i>iv. accessible and protected from the weather;</i> <i>v. well-lit for safety and amenity, without opportunity for concealment, and designed to enable passive surveillance of the entry from within the lot</i> P3.6.4 <i>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.</i> P3.6.5 <i>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.</i> Built Form Policy 5.5 Garage Width P5.5.1 <i>Development which preserves and enhances the visual character of the existing streetscape and minimises the visual impact of the garage.</i>	
Solar Access for Adjoining Sites			
The R Codes provide for 50% of the adjoining property to be overshadowed, as measured at midday on 21 June (winter solstice).	The development overshadows the following adjoining sites: 50% to 72 Emmerson St (complies)	Residential Design Codes - Clause 3.9 Solar Access for Adjoining Sites	

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	54.7% to 70 Emmerson St, in lieu of 50%.	P3.9.1 <i>Development is designed to protect solar access for neighbouring sites taking into account the potential to overshadow:</i> i. <i>major openings to primary living spaces, in particular those oriented between north west, north and east;</i> ii. <i>private open space and communal open space; and</i> iii. <i>roof mounted solar collectors</i>	
Visual Privacy			
Dwelling is permitted: - Bed 2 shall be setback 3m from the southern boundary. - Bed 2 shall be setback 3m from the northern boundary. - Living room shall be setback 4.5m from the northern boundary. The roof terrace is permitted: - The Roof Terrace shall be setback 6m from the northern and southern boundaries.	Dwelling is permitted: - Bed 2 is setback 2.2m from the south. No screening provided. - Bed 2 is setback 1.6m from the north. No screening provided. - Living room is setback 1.6m from the north. No screening provided. The roof terrace proposes: - Staircase landing is setback 2.1m from the south. Screening has been provided, however overlooking occurs from the landing, over the 1.2m height screening. - The majority of roof terrace proposes landscaping as screening. - The proposed deck area has been screened at a height of 1.6m.	Residential Design Codes 3.10 Visual Privacy P3.10.1 <i>Direct overlooking of major openings and active habitable spaces of adjacent dwellings and adjoining properties minimised through:</i> i. <i>building siting, layout and design;</i> ii. <i>design and location of major openings;</i> iii. <i>landscape screening of outdoor active habitable spaces; and/or</i> iv. <i>design and location of screening devices.</i> P3.10.2 <i>Adequate visual privacy achieved through appropriate interfaces between dwellings and adjoining properties including measures such as:</i> i. <i>offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;</i> ii. <i>building boundary walls where appropriate;</i> iii. <i>setting back the upper storeys from the lot boundary;</i> iv. <i>providing higher or lower windows, or windows with obscure glazing; and/or</i> v. <i>screening (including landscaping, fencing, timber screens, external blinds, window hoods and shutters).</i> P3.10.3 <i>Visual privacy strategies maintain amenity of habitable rooms and active habitable space with regard to solar access, natural ventilation and external outlook both within the development and for adjoining properties.</i>	

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Note: Should an area/ room not meet the setback standards, they may provide screening to obstruct overlooking. Screening is permitted at a minimum height of 1.6m from the finished floor level.			
Trees and Landscaping			
15% of the lot shall be designated soft landscaping area. 30% of the lot frontage shall be designated soft landscaping area.	The proposed onsite landscaping does not meet the minimum 1m x 1m dimensions. Landscaping shown on plans do not meet the 15% minimum softscaping and the minimum 30% frontage softscaping. The roof terrace and on-structure landscaping does not form part of this calculation, as they not meet the in-ground definition of <i>softs landscaping</i>.	Residential Design Codes - Clause 1.2 Trees and Landscaping P1.2.1 Site planning allows for: i. site responsive and sustainable landscape design; and ii. the retention of existing trees on the subject site and adjoining properties. P1.2.2 Provision of trees and high quality landscaping: i. enhances the built form, streetscape and pedestrian amenity, as viewed from the street; ii. provides shade and amenity for communal streets and parking areas; and iii. contributes to the visual appeal, comfort and amenity of the development, in particular private open space and communal open space and outlook from habitable rooms. P1.2.3 Development provides sufficient deep soil area to sustain healthy tree and plant growth, providing for an increase in urban tree canopy over time, and assist in managing the quantity and quality of stormwater City of Vincent Policy 7.1.1 – Built Form Clause 5.9 Landscaping P5.9.1 Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.	

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		P5.9.2 Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings. P5.9.3 The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community. P5.9.4 The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect. P5.9.5 Development that prioritises the retention of mature and healthy trees P5.9.6 Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way. P5.9.7 Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties. P5.9.8 Design which retains existing mature trees on site. P5.9.9 The provision of a combination of evergreen and deciduous plant species which would improve the thermal performance of the development.	