



CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2025.59.1	
Location of Proposed Development:	No. 36 Joel Terrace EAST PERTH (LOT: 1 STR: 45840)	
Proposed Development:	Proposed Grouped Dwelling	
Comment Period:	9 May 2025 to 22 May 2025	
Contact Officer:	Jade-Lee Phung	
	Ph: (08) 6112 5893	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 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.

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
Site Cover			
The R Codes standard is for 40 percent of the site to be provided as Open Space.	The application proposes 34.1 percent of the site as Open Space.	Residential Design Codes - Clause 3.1 Site Cover P3.1.1 <i>The site cover of the development is suitable for its context to:</i> i. <i>achieve appropriate building bulk on the site, consistent with the intent of the applicable density code and/or as outlined in the local planning framework;</i> ii. <i>ensure sufficient outdoor space for landscaping including trees and deep soil areas;</i> iii. <i>ensure adequate solar access and natural ventilation into the dwelling;</i> iv. <i>provide opportunities for residents to use space external to the dwelling for outdoor pursuits and access within and around the site;</i> v. <i>provide space for utilities and essential facilities;</i>	

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
		and vi. be compatible with the existing and/or desired streetscape and local character.	
Street Setback			
The carport to be setback a minimum of 0.5 metres from communal street/ driveway.	Carport is nil setback from the communal street/ driveway.	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 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.	

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
		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.	
Lot Boundary Setback			
<u>Northern Boundary</u> UF Balcony – WIR permitted setback: 3m <u>Southern Boundary</u> UF Balcony (Bulk) permitted setback: 3m	<u>Northern Boundary</u> UF Balcony – WIR proposed setback: 1.6m <u>Southern Boundary</u> UF Balcony (Bulk) proposed setback: 1.9m	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.	
Boundary Walls			
Boundary walls are permitted a maximum height of 7m from the natural ground level.	UF Living – Office boundary wall proposes a height of 7.1m from the natural ground level. Proposed 7.1m, 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.	

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
		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.	
Site Works and Retaining Walls			
Retaining walls permitted on the lot boundary up to 1 metre in height. Retaining walls which exceed 3m in height are permitted a 3m setback from the boundary.	Retaining walls 3.5m in height, proposed nil setback from both the northern and southern boundaries.	Residential Design Codes - Clause 3.5 Site Works and Retaining Walls P3.5.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill. P3.5.2 Where excavation/fill is necessary, all finished levels respect the natural ground level at the lot boundary of the site and as viewed from the street. P3.5.3 Retaining walls that result in land which can be effectively used for the benefit of residents, do not detrimentally affect the amenity of adjoining properties in the opinion of the decision-maker, and are designed, engineered and landscaped having due regard to the provisions of element 3.10 Visual privacy.	