



CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2025.44.1	
Location of Proposed Development:	No. 126 Alma Road NORTH PERTH (LOT: 700 D/P: 410628)	
Proposed Development:	Proposed Alterations and Additions to Single House	
Comment Period:	3 April 2025 - 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, 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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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.

Proposal Summary: This development proposes a three-storey development within a two-storey built form area. The proposed works are to enclose an existing terrace, located on the roof of the subject site. The roof terrace footprint remains as approved, however the enclosure of the terrace results in a building height departure to the City's planning framework.

Please see the table below and annotations in **red** on the Advertising plans.

Details of aspects requiring local authority discretion:

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
Building Height			
Permitted top of wall height: 7m	Proposed top of wall height: 8.5m	Residential Design Codes - Clause 5.1.6 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:	
Permitted top of skillion roof height: 8m	Proposed top of skillion roof height: 8.8m		

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
		- adequate access to direct sun 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 Clause 5.3 Building Height 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.	

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