



CITY OF VINCENT

| Community Consultation Submission Form |                                                                   |                               |
|----------------------------------------|-------------------------------------------------------------------|-------------------------------|
| Serial No:                             | 5.2024.278.1                                                      |                               |
| Location of Proposed Development:      | No. 177 Scarborough Beach Road MOUNT HAWTHORN (LOT: 2 D/P: 25122) |                               |
| Proposed Development:                  | Proposed Mixed Use Development (JDAP FORM 1)                      |                               |
| Comment Period:                        | 23 October 2024 to 20 November 2024                               |                               |
| Contact Officer:                       | Doreen Rowley                                                     |                               |
|                                        | Ph: (08) 6112 5871                                                | email: mail@vincent.wa.gov.au |

PLEASE INDICATE THE APPROPRIATE BOX:

|                                                 |    |                                                                                                |        |                                                                                                       |
|-------------------------------------------------|----|------------------------------------------------------------------------------------------------|--------|-------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> I support the proposal | or | <input type="checkbox"/> I object to the proposal<br>Please provide reasons for your objection | and/or | <input type="checkbox"/> I neither support or object however, I have some concerns I wish to address. |
|-------------------------------------------------|----|------------------------------------------------------------------------------------------------|--------|-------------------------------------------------------------------------------------------------------|

| Personal Information                                                                                                                                                                 |  |        |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------|--|
| Name(s):                                                                                                                                                                             |  |        |  |
| Affected Address:                                                                                                                                                                    |  |        |  |
| Postal address:<br>(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 <b>not</b> be disclosed, made public or included in any agenda report. |  |        |  |

|                                                     |    |                                        |    |                                           |
|-----------------------------------------------------|----|----------------------------------------|----|-------------------------------------------|
| <input type="checkbox"/> I am an Owner and Occupier | or | <input type="checkbox"/> I am an Owner | or | <input type="checkbox"/> I am an Occupier |
|-----------------------------------------------------|----|----------------------------------------|----|-------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <p><b>Please Note:</b></p> <ul style="list-style-type: none"><li>• Written submissions to the City are to be received within the comment period so that your views can be considered.</li><li>• 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.</li><li>• There is no obligation to complete this Submission Form.</li><li>• 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.</li></ul> |
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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.*

**Details of aspects requiring local authority discretion:**

| Deemed-to-Comply Provision                                  | Proposed                                                                                       | Design Principle/ Local Housing Objective                                                                                                                                                                                                                                                                                                                                               | Comment |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| <b>Street Setback</b>                                       |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                         |         |
| <ul style="list-style-type: none"><li>Nil setback</li></ul> | <ul style="list-style-type: none"><li>Nil setback to Scarborough Beach Road frontage</li></ul> | <b>Residential Design Codes - Clause 5.1.2 Street Setback</b><br><b>P2.1</b> Buildings set back from street boundaries an appropriate distance to ensure they:<br>contribute to, and are consistent with, an established streetscape;<br>provide adequate privacy and open space for dwellings;<br>accommodate site planning requirements such as parking, landscape and utilities; and |         |

| Deemed-to-Comply Provision                                                                                                                                                                                              | Proposed                                                                                                                                                                                                                                                                                                                                                                                                   | Design Principle/ Local Housing Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Comment |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
|                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                            | <p><b>City of Vincent Policy 7.1.1 – Built Form Clause 5.3 Building Height</b></p> <p><i>P5.3.1 Buildings which respond and contribute to neighbourhood context and streetscape character, and do not overwhelm or dominate existing development.</i></p> <p><i>P5.3.2 Design which is complimentary to existing developments.</i></p> <p><i>P5.3.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.</i></p> <p><i>P5.3.4 Design which minimises overlooking and overshadowing.</i></p> <p><i>P5.3.5 Development which preserves and enhances the visual character of the existing streetscape by considering building bulk and scale.</i></p> |         |
| <b>R-Codes Volume 2 – Deep Soil Areas</b>                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |
| <p><u>Deep Soil Areas</u></p> <ul style="list-style-type: none"> <li>12% required (55.447m<sup>2</sup>)</li> </ul> <p><u>Trees</u></p> <ul style="list-style-type: none"> <li>1 medium tree and 1 small tree</li> </ul> | <p><u>Deep Soil Areas</u></p> <p>2.6% (12m<sup>2</sup>) of deep soil planting is proposed to be located along the southern boundary.</p> <ul style="list-style-type: none"> <li>Overall planting area of 88.34m<sup>2</sup> (19%) which is on structure and provides 1 metre soil depth and width.</li> </ul> <p><u>Trees</u></p> <ul style="list-style-type: none"> <li>1 medium tree proposed</li> </ul> | <ul style="list-style-type: none"> <li>Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.</li> <li>Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.</li> <li>Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.</li> </ul>                                                                                                                                                                                                        |         |
| <b>R-Codes Volume 2 &amp; City Parking Policy</b>                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |
| <p><u>Residential</u></p> <ul style="list-style-type: none"> <li>10 residential bays required</li> </ul>                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>Parking and facilities are provided for cyclists and other modes of transport.</li> <li>Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |

| Deemed-to-Comply Provision                                                                                        | Proposed                                                                                           | Design Principle/ Local Housing Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Comment |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
|                                                                                                                   |                                                                                                    | <p><i>allow safety clearances for easements for essential service corridors.</i></p> <p><b>P2.2</b> <i>Buildings mass and form that:</i><br/> <i>uses design features to affect the size and scale of the building;</i><br/> <i>uses appropriate minor projections that do not detract from the character of the streetscape;</i><br/> <i>minimises the proportion of the façade at ground level taken up by building services, vehicle entries and parking supply, blank walls, servicing infrastructure access and meters and the like; and</i><br/> <i>positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.</i></p> <p><b>City of Vincent Policy 7.1.1 – Built Form Clause 5.1 Street Setback (Primary and Secondary)</b></p> <p><b>P5.1.1</b> <i>Development which incorporates predominant features of the streetscape.</i></p> <p><b>P5.1.2</b> <i>Development which clearly distinguishes all upper floors from lower storeys to clearly distinguish the parts of the dwelling.</i></p> <p><b>P5.1.3</b> <i>Development which minimises the visual bulk of the buildings through articulation of larger wall lengths and the stepping back of upper storeys walls.</i></p> |         |
| <b>Building Height</b>                                                                                            |                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |
| <u>Building Height</u> <ul style="list-style-type: none"> <li>• 5 storeys</li> <li>• 17.4m roof height</li> </ul> | <ul style="list-style-type: none"> <li>• 6 storeys</li> <li>• Maximum 20.8m roof height</li> </ul> | <p><b>Residential Design Codes - Clause 5.1.6 Building Height</b></p> <p><b>P6</b> <i>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:</i><br/> <i>adequate access to direct sun into buildings and appurtenant open spaces;</i><br/> <i>adequate daylight to major openings into habitable rooms; and</i><br/> <i>access to views of significance.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |         |

| Deemed-to-Comply Provision                                                                                                                                | Proposed                                                                                                                                                                                    | Design Principle/ Local Housing Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Comment |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| <ul style="list-style-type: none"> <li>3 Visitor bays required</li> </ul> <u>Retail</u> <ul style="list-style-type: none"> <li>1 bays required</li> </ul> | <ul style="list-style-type: none"> <li>15 Residential bays provided in a Car Stacker configuration</li> <li>Nil visitor parking bays proposed</li> <li>1 commercial parking bays</li> </ul> | <p><i>and/or have good public transport or cycle networks and/or are close to employment centres.</i></p> <ul style="list-style-type: none"> <li><i>Car parking is designed to be safe and accessible.</i></li> <li><i>The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.</i></li> <li><i>To support a shift toward more active and sustainable transport modes that will reduce the dependence on single person private vehicle trips.</i></li> <li><i>To ensure that parking facilities do not prejudice the environmental and amenity objectives of the City's Local Planning Scheme.</i></li> <li><i>To ensure appropriate parking and access is provided in non-residential development to meet the needs of its users.</i></li> </ul>                                                                                                                                                                                                                             |         |
| <b>Bicycle parking</b>                                                                                                                                    |                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |
| Commercial 'Shop' component of 34m2 area:<br>1.6 short term space/100 square metres NLA<br>0.9 long term space/100 square metres NLA                      | No commercial bicycle bays proposed on site.                                                                                                                                                | <ul style="list-style-type: none"> <li><i>Parking and facilities are provided for cyclists and other modes of transport.</i></li> <li><i>Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.</i></li> <li><i>Car parking is designed to be safe and accessible.</i></li> <li><i>The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.</i></li> <li><i>To support a shift toward more active and sustainable transport modes that will reduce the dependence on single person private vehicle trips.</i></li> <li><i>To ensure that parking facilities do not prejudice the environmental and amenity objectives of the City's Local Planning Scheme.</i></li> <li>i. <i>To ensure appropriate parking and access is provided in non-residential development to meet the needs of its users.</i></li> </ul> |         |

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