



CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.241.1	
Location of Proposed Development:	No. 54 Lindsay Street PERTH, 56 Lindsay Street PERTH (LOT: 4 STR: 7987, LOT: 3 STR: 7987)	
Proposed Development:	Proposed Alterations and Additions to Grouped Dwellings (Amendments to Approved)	
Comment Period:	29 October 2026 to 12 November 2026.	
Contact Officer:	Luke Yeates	
	Ph: (08) 6247 3230	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: <ul style="list-style-type: none">• 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
Boundary Walls			
Boundary walls to be a cumulative maximum of two-thirds the length of the lot boundary the wall abuts measured from behind the street setback line.	<p>No. 56 Lindsay Boundary Wall (north) proposed 17.6m in lieu of 15.5m.</p> <p>No. 54 & 56 Lindsay Street Shared Boundary Wall proposed 17.6m in lieu of 15.5m.</p>	<p>Residential Design Codes - Clause 3.3 Lot Boundary Setback</p> <p>P3.4.1 Lot boundary setbacks reinforce the location’s streetscape character and are consistent with the existing or desired built form local character.</p> <p>P3.4.2 The setback of development from lot boundaries provides a transition between sites with different land uses or intensity of development.</p> <p>P.3.4.4 Buildings are built up to lot boundaries where this:</p> <ul style="list-style-type: none"> 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 	

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
		<p><i>iii. contributes positively to the prevailing or future development context and streetscape as outlined in the local planning framework.</i></p> <p>City of Vincent Built Form Policy – Section 5 – Lot Boundary Setback 5.2</p> <p>P5.2.1 <i>Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.</i></p>	