CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.329.1	
Location of Proposed Development:	No. 3 The Boulevarde MOUNT HAWTHORN (LOT: 79 D/P: 2848)	
Proposed Development:	Proposed Alterations and Additions to Single House	
Comment Period:	9 November 2026 - 23 November 2026	
Contact Officer:	Jade-Lee Phung	
	Ph: (08) 9273 6000	**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 and/or your objection**	❑	I neither support or object however, I have some concerns I wish to address.

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

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: Deemed-to-comply provisions provide a straightforward means for the development proposal to demonstrate that it satisfies the objectives and design principles of the R-Codes and City's Built Form Policy. They outline the expected development standards that should be met through this pathway.

Design Principle/ Local Housing Objectives: The design principles and local housing objectives pathway offers an alternative merit-based approach when one or more of the deemed-to-comply provisions are not satisfied. This allows for innovative design responses that may be more context and site responsive. Where a deemed-to-comply provision is not met, the proponent should provide sufficient justification to demonstrate how they have met or exceeded the requirements of the relevant design principle(s) and local housing objectives when this pathway is pursued.

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.

Please refer to the measurements and annotations on the Advertising Plans

Details of aspects requiring local authority discretion:

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
Lot Boundary Setback			
Upper floor Bed 3 – Study wall permitted setback from southern boundary: 2m	Upper floor Bed 3 – Study wall proposed setback from southern boundary: 1.8m	***Residential Design Codes - Clause 5.1.3 Lot Boundary Setback*** ***P3.1*** *Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:* • *reduce impacts of building bulk on adjoining properties;* • *provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and* • *minimise the extent of overlooking and resultant loss of privacy on adjoining properties.*	

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
		P3.2 *Buildings built up to boundaries (other than the street boundary) where this:* • *makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;* • *does not compromise the design principle contained in clause 5.1.3 P3.1;* • *does not have any adverse impact on the amenity of the adjoining property;* • *ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and* • *positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.*	
Building Height			
Permitted top of external wall height: 6m	Proposed top of external wall height: 6.7m	***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:* • *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.* ***Built Form Policy – Clause 2.1 Building Height*** ***O2.1*** *Height that is situated on a site to minimise amenity impacts to neighbouring properties, heritage places and the streetscape.* ***O2.2*** *Development that incorporates design measures to reduce the impact of height, bulk. and scale on neighbouring properties and the streetscape.*	

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
		O2.4 *Design which is complimentary to existing developments.*	

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