



CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2025.103.1	
Location of Proposed Development:	No. 159 Grosvenor Road NORTH PERTH (LOT: 681 D/P: 92924)	
Proposed Development:	Proposed Alterations and Additions to Single House	
Comment Period:	13 May 2025 to 26 May 2025	
Contact Officer:	Callum Radecki	
	Ph: (08) 9273 6592	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, 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.

Details of aspects requiring local authority discretion:

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
Garage Width			
Garages width is to be 50% or less than the width of the lot	Garage and supporting structures are proposed to occupy 100% the width of the lot at the rear of the site	Residential Design Codes - Clause 5.2.2 Garage Width P2 Visual connectivity between the dwelling and the streetscape should be maintained and the effect of the garage door on the streetscape should be minimised whereby the streetscape is not dominated by garage doors. City of Vincent Policy 7.1.1 – Built Form Clause 5.5 Garage Width P5.5.1 Development which preserves and enhances the visual character of the existing streetscape and minimises the visual impact of the garage.	
Outbuildings			

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
Large outbuilding: Area: 60m² Setback: required to be setback at least 1m from lot boundaries Wall height: 2.4m	Area: 72.3m² Setback: proposed to be on east and west lot boundaries Wall height: 3.1m	Residential Design Codes - Clause 5.4.3 Outbuildings P3 <i>Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.</i>	

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