CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.414.1	
Location of Proposed Development:	No. 19 Kalgoorlie Street MOUNT HAWTHORN (LOT: 77 D/P: 1659)	
Proposed Development:	Proposed Alterations and Additions to Single House	
Comment Period:	26 November to 10 December 2026	
Contact Officer:	Jake Rashbrook	
	Ph: (08) 6112 5887	**email:** jake.rashbrook@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: 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 is 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:

<table>
<tr><th>Deemed-to-Comply Provision</th><th>Proposed</th><th>Design Principle/ Local Housing Objective</th><th>Comment</th></tr>
<tr><td colspan="4">Lot Boundary Setback</td></tr>
<tr><td>BFP C5.2.2 Lot boundary setbacks are to be provided in accordance with the R-Codes.

<table>
<tr><th>Boundary</th><th>Room</th><th>Req Setback</th><th>Proposed</th></tr>
<tr><td>North</td><td>Bulk length</td><td>1.8m</td><td>1.5m</td></tr>
<tr><td>North</td><td>Carport</td><td>1m</td><td>0.9m</td></tr>
<tr><td>South</td><td>Bulk length</td><td>4.5m</td><td>0.88m</td></tr>
</table>
</td><td></td><td>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.
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;</td><td></td></tr>
</table>

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
		• *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.* ***City of Vincent Policy 7.1.1 – Built Form Clause 5.2 Lot Boundary Setback*** ***P5.2.1*** *Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.*	
Garages and Carports			
Deemed-to-comply carport setback of 7.6 metres.	Proposed carport setback of 2 metres.	***Residential Design Codes - Clause 5.2.1 Setback of Garages and Carports*** ***P1*** *The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or obstruct views of dwellings from the street and vice versa.* ***City of Vincent Policy 7.1.1 – Built Form Clause 5.4 Garages and Carports*** ***P5.4.1*** *The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or dominate views of dwellings from the street and vice versa.* ***P5.4.2*** *Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale, setbacks and design.*	

<table>
<tr><th>Deemed-to-Comply Provision</th><th>Proposed</th><th>Design Principle/ Local Housing Objective</th><th>Comment</th></tr>
<tr><td colspan="4">Site Works</td></tr>
<tr><td>Retaining walls, fill and excavation within the site to comply with the lot boundary setbacks under Table 4 of the R-Codes:
<table><tr><th>Height of excavation</th><th>Req min setback</th></tr><tr><td>3m</td><td>3m</td></tr></table></td><td>Proposed excavation of 2.6m below natural ground level for a cellar.

Proposed setback of 0.88m on the southern boundary and 1.55m on the northern boundary.</td><td>Residential Design Codes - Clause 5.3.7 Site Works
P7.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
P7.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street.
P7.3 Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to clauses 5.3.7 and 5.4.1.</td><td></td></tr>
</table>

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