



CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.336.1	
Location of Proposed Development:	No. 29 Pakenham Street MOUNT LAWLEY (LOT: 416 D/P: 31177)	
Proposed Development:	Proposed Alterations and Additions to Single House	
Comment Period:	14 October 2026 to 28 October 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: • 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
Lot Boundary Setback			
R-Codes Clause 5.1.3 – Lot Boundary Setback In accordance with Table 2a of the R-Codes; A wall length of 9m or less and a wall height of 7.5m requires a setback of 1.3m.	Lot Boundary Setback: 1.1m to Northern Lot Boundary in lieu of 1.3m.	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; • 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.	
Building Height			
City of Vincent Built Form Policy Clause 2.1 – Building Height Two-Storey Additions proposing a Skillion Roof have a maximum height of:	Proposed Additions Height: • Bottom of Skillion Roof: 6.4m • Top of Skillion Roof: 8.1m	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;	

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
- Bottom of Skillion Roof: 6m - Top of Skillion Roof: 7m		- adequate daylight to major openings into habitable rooms; and - access to views of significance. City of Vincent Policy 7.1.1 – Built Form Clause 5.3 Building Height P5.3.1 Buildings which respond and contribute to neighbourhood context and streetscape character, and do not overwhelm or dominate existing development. P5.3.2 Design which is complimentary to existing developments. P5.3.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill. P5.3.4 Design which minimises overlooking and overshadowing. P5.3.5 Development which preserves and enhances the visual character of the existing streetscape by considering building bulk and scale.	
Solar Access for Adjoining Sites			
R-Codes Clause 5.4.2 – Solar Access for Adjoining Sites Notwithstanding the lot boundary setbacks in clause 5.1.3, development in climate zones 4, 5 and 6 of the State shall be so designed that its shadow cast at midday, 21 June, onto any other adjoining property does not exceed the following limits: on adjoining properties coded R25 and lower – 25 per cent of the site area;	Additions propose 27% shadow cast coverage of No. 27 Pakenham Street in lieu of permitted coverage of 25%	Residential Design Codes - Clause 5.4.2 Solar Access for Adjoining Sites P2.1 Effective solar access for the proposed development and protection of the solar access. P2.2 Development designed to protect solar access for neighbouring properties taking account the potential to overshadow existing: - outdoor living areas; - north facing major openings to habitable rooms, within 15 degrees of north in each direction; or - roof mounted solar collectors.	

Comments

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