CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.386.1	
Location of Proposed Development:	No. 149 Flinders Street MOUNT HAWTHORN (LOT: 183 D/P: 2503)	
Proposed Development:	Proposed Alterations and Additions to Single House	
Comment Period:	18 November to 2 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.

CITY OF VINCENT

Serial No:	5.2026.386.1	
Location of Proposed Development:	No. 149 Flinders Street MOUNT HAWTHORN (LOT: 183 D/P: 2503)	
Proposed Development:	Proposed Alterations and Additions to Single House	
Comment Period:	18 November to 2 December 2026	
Contact Officer:	Jake Rashbrook	
	Ph: (08) 6112 5887	**Email:** jake.rashbrook@vincent.wa.gov.au

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:

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
Lot Boundary Setback			
BFP C5.2.2 Lot boundary setbacks are to be provided in accordance with the tables of the R-Codes. **Northern lot boundary** Upper floor bulk was determined as follows: Length (Bulk) 18.3m Height 6.3m Major opening Yes **Setback 4.9m**	Upper floor bulk (facing north) proposed setback of 1.3 metres.	***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;*	

<table>
<tr><th>Deemed-to-Comply Provision</th><th>Proposed</th><th>Design Principle/ Local Housing Objective</th><th>Comment</th></tr>
<tr><td></td><td></td><td>

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.
</td><td></td></tr>
<tr><td colspan="4">Visual Privacy</td></tr>
<tr><td>
R Codes C1.1 Raised habitable rooms with major openings
i. setback from adjoining properties behind the adjoining properties street setback (CHECK DEFINITION)
• OR
ii. Are provided with permanent screening

<table>
<tr><th>Description</th><th>Deemed Exempt Setback</th><th>Proposed Setback</th></tr>
<tr><td>North: Bedroom 2 Window</td><td>4.5m</td><td>2.6m</td></tr>
<tr><td>North: Balcony</td><td>7.5m</td><td>1.3m</td></tr>
</table>
Refer to the advertising plans for the cone of vision.
</td><td></td><td>
Residential Design Codes - Clause 5.4.1 Visual Privacy
P1.1 Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through:

building layout and location;
design of major openings;
landscape screening of outdoor active habitable spaces; and/or
location of screening devices.

P1.2 Maximum visual privacy to side and rear boundaries through measures such as:

offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;
building to the boundary where appropriate;
setting back the first floor from the side boundary;
providing higher or opaque and fixed windows; and/or
screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).

</td><td></td></tr>
</table>

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