



CITY OF VINCENT

Community Consultation Submission Form

File No: 5.2018.481	Serial No: 5.2018.481.1	
Location of Proposed Development:	No. 14 Florence Street WEST PERTH, 16A Florence Street WEST PERTH (LOT: 7 D/P: 2360, LOT: 271 D/P: 222985, LOT: 12 D/P: 48645)	
Proposed Development:	Proposed Grouped Dwellings (JDAP)	
Comment Period:	29 January 2019 to 19 February 2019	
Contact Officer:	Kate Miller	
	Ph: 08 9273 6025	Email: mail@vincent.wa.gov.au

Please indicate the appropriate box:

<input type="checkbox"/> I support the proposal	or	<input type="checkbox"/> I object to the proposal Please provide reasons for your objection	and/or	<input type="checkbox"/> 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, unless your consent is provided. If you agree, please indicate in the box below.

☐ I agree to my personal details being disclosed, made public or included in any agenda report.

<input type="checkbox"/> I am an Owner and Occupier	or	<input type="checkbox"/> I am an Owner	or	<input type="checkbox"/> 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 JDAP 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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Details of aspects requiring local authority discretion:

Deemed-to-Comply Provision	Required	Proposed	Comment
Residential Design Codes Clause 5.1.3 – Lot Boundary Setbacks (Tables 2a/2b)	<u>Southern boundary</u> Lot 7, Units A – C, Upper floor requires a minimum setback of 3m	Lot 7, Units A – C, Upper floor proposes a setback of 0.85m	
	<u>Western boundary</u> Lot 12, Unit A, Upper floor requires a minimum setback of 1.3m	Lot 12, Unit A, Upper floor requires a minimum setback of 1m	
Policy No. 7.1.1 – Built Form Clause 5.3, C5.3.1 – Boundary Walls	Walls can be built up to two lot boundaries, where it does not affect two boundaries on the same lot, behind the street setback, and within the following limits: i. Abutting an existing wall of similar or greater dimension; ii. R30 and higher; not	Please refer to the below table.	

	higher than 3.5m, average no higher than 3m, up to two-third the length of the balance of the lot boundary behind the front setback.		
Policy No. 7.1.1 – Built Form Clause 5.6 – Building Height	Where a concealed (flat) roof is proposed, a maximum height of 7m is permitted	<ul style="list-style-type: none"> • Lot 271, Unit F proposes a maximum concealed roof of 7.3m. 	
Policy No. 7.1.1 – Built Form Clause 5.6 – Building Height	Where a skillion roof is proposed, the high side is to be maximum of 7m and the low side is to be a maximum of 6m	<ul style="list-style-type: none"> • Lot 7, Unit A proposes a skillion (low side) of 6.27m; • Lot 7, Unit B proposes a skillion (low side) of 6.47m and a skillion (high side) of 7.07m; • Lot 7, Unit C proposes a skillion (low side) of 6.67m and a skillion (high side) of 7.27m; • Lot 12, Unit A proposes a skillion (low side) of 6.57m and a skillion (high side) of 7.17m; and 	

		<ul style="list-style-type: none"> Lot 12, Unit B proposes a skillion (low side) of 6.87m and a skillion (high side) of 7.47m. 	
Policy No. 7.1.1 – Built Form Clause 5.7 – Setbacks of Garages and Carports	The Built Form Policy requires garages to be setback 0.5m behind the building line of the dwelling.	The application proposes all garages to be forward or aligned with the dwelling alignment.	
Policy No. 7.1.1 – Built Form Clause 5.8 – Garage Width	Where garages are located in front of or within 1m of building, they are to comprise a maximum 50% width of frontage.	Lot 271: All garages are forward of the dwelling alignment and comprise greater than 50% of the frontage width.	
Policy No. 7.1.1 – Built Form Clause 5.14 – Landscaping *Note: The City is to have due regard to these provisions as they have not been adopted by the WAPC.	15% of the site areas are to be provided as deep soil zones, being a minimum dimension of 1m and a minimum area of 3sqm and 30% of the site area to be provided as canopy coverage at maturity.	<ul style="list-style-type: none"> Lot 271 proposes 3.2% of the site to be provided as deep soil zones and 9.6% as canopy coverage at maturity; and Lot 7 & 12 propose 10.7% of the site area to be provided as deep soil zones 	

		and 19.2% as canopy coverage at maturity.	
Policy No. 7.1.1 – Built Form Clause 5.19 – Site Works and Clause 5.20 – Retaining Walls	Not more than 0.5m of fill or associated retaining within 1m of a lot boundary.	<ul style="list-style-type: none"> • Lot 271 (Northern boundary) proposes a maximum of 1.12m of fill; and • Lot 271 (Eastern boundary) proposes a maximum of 0.92m of fill. 	
Policy No. 7.1.1 – Built Form Clause 5.19 – Site Works	<p>The following cone of vision setbacks are required:</p> <ul style="list-style-type: none"> • Bedrooms and studies: 4.5m; • Unenclosed outdoor active habitable spaces: 7.5m. 	<ul style="list-style-type: none"> • Lot 271 (Unit F) the Master Bedroom proposes a 1.4m cone of vision (COV) setback in lieu of 4.5m from the eastern lot boundary; • Lot 7 (Unit A) the Master Bedroom proposes a nil COV setback in lieu of 4.5m from the western lot 	

		boundary; and <ul style="list-style-type: none"> Lot 12 (Unit A) the Terrace proposes a 1.8m cone of vision (COV) setback in lieu of 7.5m from the western lot boundary. 	
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Boundary Walls

Boundary	Description	Permitted Length	Proposed length	Maximum height	Average Height	More than two boundaries	Complies
East	Lot 271F Ground floor	13.43m	8.08m	4m	3.95m	Yes	No
East	Lot 271F Ground floor	13.43m	7.58m	7.4m	7.2m	Yes	No
South	Lot 271F Ground Floor	43.5m	5.315m	4m	3.85m	Yes	No
West	Lot 271A Ground Floor	13.43m	7.2m	2.6m	2.4m	Yes	No
West	Lot 271A Upper Floor	13.43m	9.1m	6.1m	5.9m	Yes	No
South	Lot 7A	21.73m	5.375m (aggregate 16.85m)	3.3m	3.25m	No	No
South	Lot 7A	21.73m	5.8m (aggregate 16.85m)	3.4m	3.35m	No	No

South	Lot 7A	21.73m	5.675m (aggregate 16.85m)	3.7m	3.7m	No	No
West	Lot 7A Ground floor	10.46m	8.75m	3.3m	2.9m	No	Yes
West	Lot 7A Upper floor	10.46m	7.9m	6.7m	6.3m	No	No

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

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.

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