



CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2025.114.1	
Location of Proposed Development:	No. 50 Raglan Road MOUNT LAWLEY (LOT: 88 D/P: 1237)	
Proposed Development:	Proposed Alterations and Additions to Single House (Ancillary Dwelling & Garage)	
Comment Period:	13 May 2025 - 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
Lot boundary setback			
North UF Ancillary dwelling 15.1m (L) x 6.6m (H) Major opening Required setback: 2.7m	Proposed setback: Nil	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. 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.	
Boundary Wall			

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
East and west boundary Permitted height: 3.5m	East and west boundary walls Proposed height: 6.6m	Residential Design Codes - Clause 5.1.3 Boundary Wall 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.	
Garage Width			
Garages are to be 50% of the width of the lot (7.55m)	Proposed: 11.6m	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.	
Visual Privacy			
Major openings to living/kitchen rooms are to	Meals and lounge room major openings are setback	Residential Design Codes - Clause 5.4.1 Visual Privacy P1.1 Minimal direct overlooking of active habitable spaces and	

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
be setback 6m from lot boundaries Major openings to bedrooms are to be setback 4.5m from lot boundaries	5.8m from northern adjoining property's lot boundary Bedrooms major opening is setback 3.8m from eastern lot boundary	<i>outdoor living areas of adjacent dwellings achieved through:</i> <i>building layout and location;</i> <i>design of major openings;</i> <i>landscape screening of outdoor active habitable spaces; and/or</i> <i>location of screening devices.</i> P1.2 <i>Maximum visual privacy to side and rear boundaries through measures such as:</i> <i>offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;</i> <i>building to the boundary where appropriate;</i> <i>setting back the first floor from the side boundary;</i> <i>providing higher or opaque and fixed windows; and/or</i> <i>screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).</i>	
Ancillary Dwellings			
Max internal floor area: 70m²	Proposed internal floor area: 101m²	P1.1 <i>Ancillary dwelling is of a small scale and designed to support people living independently or semi-dependently to the residents of the single house or grouped dwelling, sharing some site facilities and services.</i> P1.2 <i>Ancillary dwellings to positively contribute to its setting, including the existing single house or grouped dwelling and, where visible from the street or adjoining properties, to the amenity of the streetscape and context.</i>	

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