



12 Volute Place
Mullaloo, WA 6027

M: 0432 429 575
E: samantha@foslyn.com
ABN: 34 680 059 254

City of Vincent
For the attention of Planning Services

25th March 2025

Dear Sir/Madam,

Re: Development Application – Proposed Ancillary & Garage Addition
50 Raglan Road, Mount Lawley 6050

With regards to the above application at the above property address, on behalf of the property owner,
Please find attached the following

- Proposed Architectural Drawings
- Signed and completed Application forms
- Certificate of title

Proposals

The owner wishes construct a garage with ancillary dwelling over to the rear of the property
The materials and colours will be to match the existing residence and adding to the character of the home.

Colours and Materials

- Red reclaimed brick
- Dark grey colorbond wall cladding
- Concealed flat roof with colorbond roof sheeting –in colour dark grey which won't be visible
- All materials are to match existing dwelling material and colours

Variation to Clause 5.1.3 deemed to comply

Seeking reduced setback of zero in lieu of the required 1.2m to the proposed building to the lot boundary
West boundary wall height 6.65m length 9m with zero setback with no major openings
East boundary wall height 6.65m length 6m with zero setback with no major openings

P3.2 Design Principles - Buildings built up to boundaries where is

- The proposed makes more effective use of space
- There are existing outbuilding and screen walls to the adjacent properties
- Therefore, not having any adverse impact on the amenity of the adjoining properties
- Does not affect sunlight to major openings to habitable rooms and outdoor living areas
- for adjoining properties are not restricted
- Positively contributes to the development and streetscape

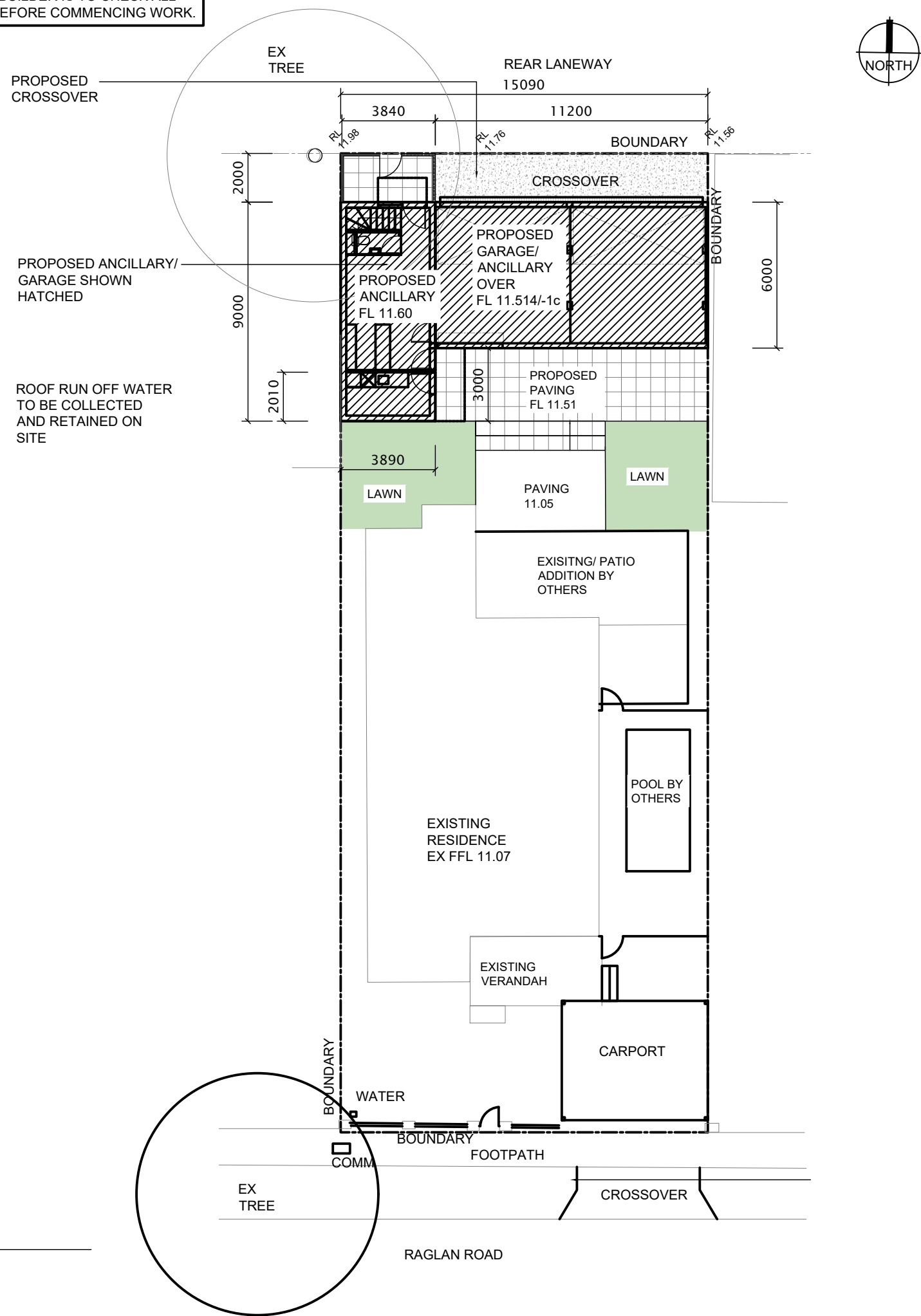
I trust this provides all the information required to provide advice, if you need any further information of have any queries,
please do not hesitate to contact me.

Yours sincerely

SLynch

Samantha Lynch

GROUND LEVELS SHOWN ARE APPROXIMATE, BUILDER IS TO CHECK ALL LEVELS AND POSITION ONSITE WITH OWNER BEFORE COMMENCING WORK.



01 SITE PLAN
1:200

CITY OF VINCENT RECEIVED 25 Mar 2025	
LOT 88 50 RAGLAN ROAD MOUNT LAWLEY	
PROPOSED ANCILLARY /GARAGE	102 SQ M
ANCILLARY INTERNAL GROUND FLOOR	29 SQM
ANCILLARY FIRST FLOOR	76 SQ M
OPEN SPACE (PART 5.1.4)	
ZONING	R40
SITE COVERAGE 55% PERMITTED	
SITE AREA	607 SQ M
EX DWELLING (EXCL ALFRESCO/ VERANDAH/ CARPORT)	151 SQ M
PROPOSED COVERAGE 42% COMPLIANT	

LANDSCAPING LEGEND

SOFTSCAPE

PERMEABLE PAVING

FOSLYN

CONSULTING

Design Matters

National

The peak body for the

building design profession

Member

BUILDING LANDSCAPE DESIGN & DRAFTING
E: SAMANTHA@FOSLYN.COM

ADDRESS
LOT 88 # 50 RAGLAN ROAD
MOUNT LAWLEY WA 6050

PROPOSAL
PROPOSED ADDITIONS
SITE PLAN

DRAWN
SJL

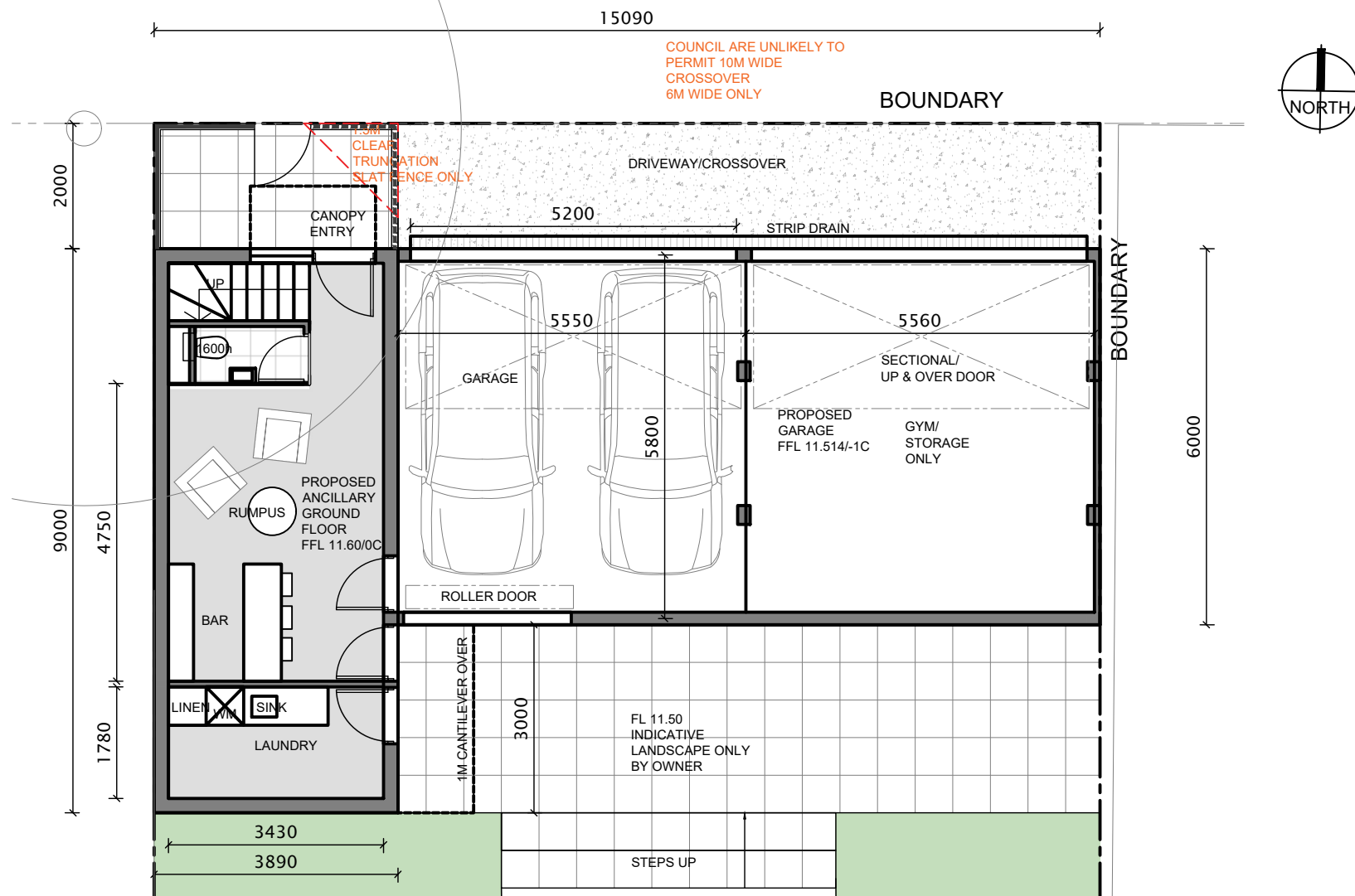
DATE
FEB 2025

SCALE
AS NOTED @ A3

AUTH
VINCENT

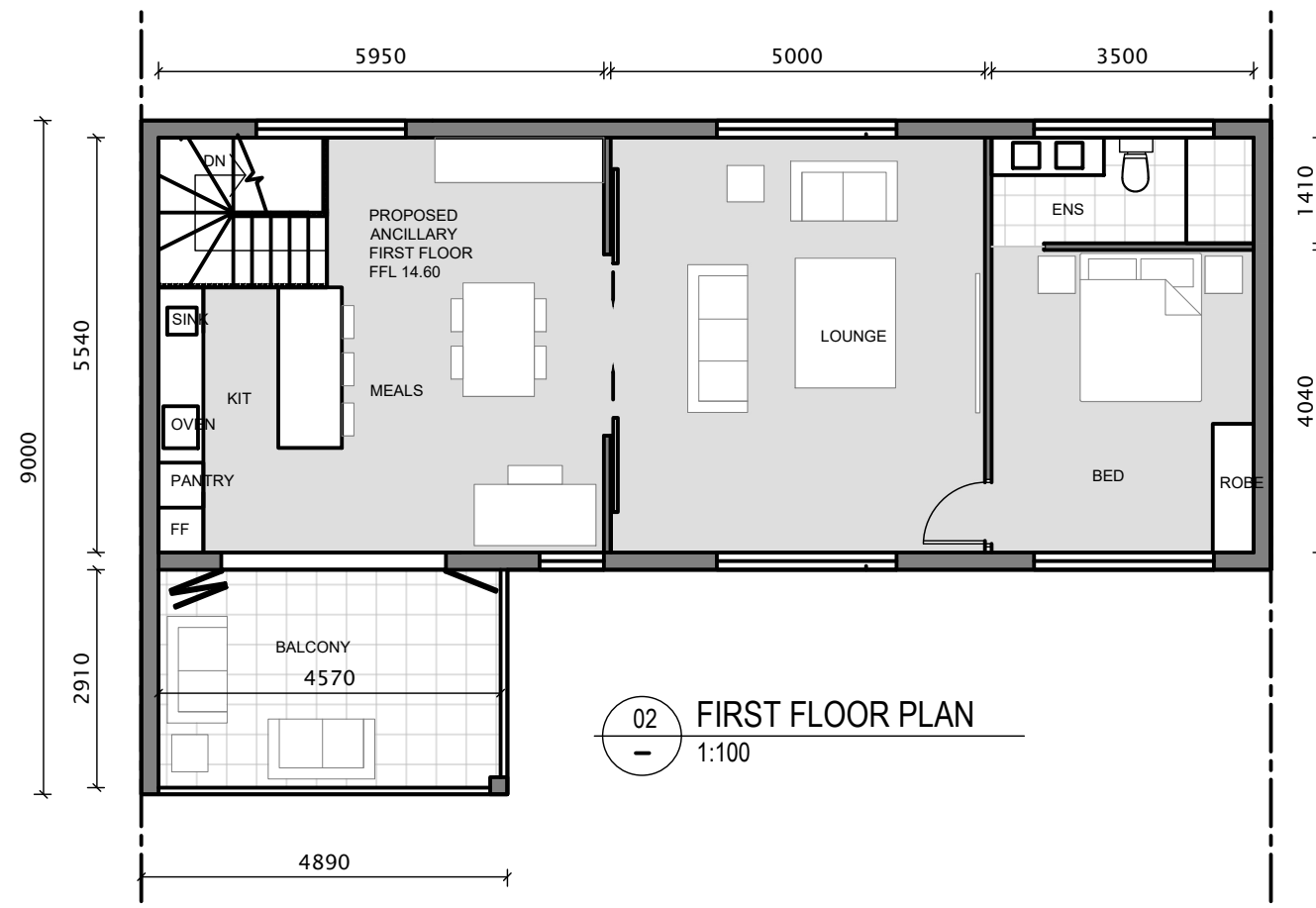
DRAWING No.
A01

REV.
-

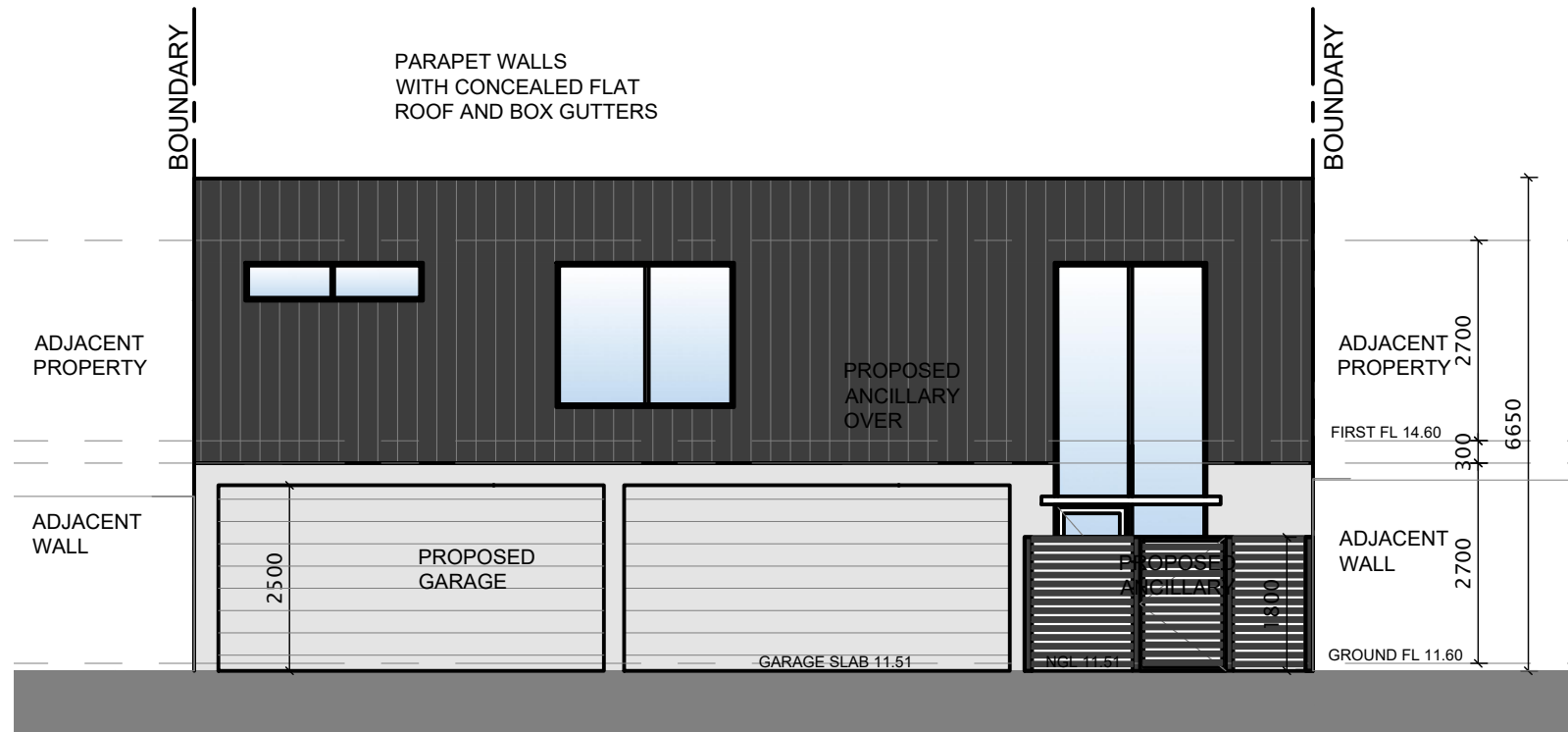


GROUND LEVELS SHOWN ARE APPROXIMATE, BUILDER IS TO CHECK ALL LEVELS AND POSITION ONSITE WITH OWNER BEFORE COMMENCING WORK.

01 GROUND FLOOR PLAN
1:100



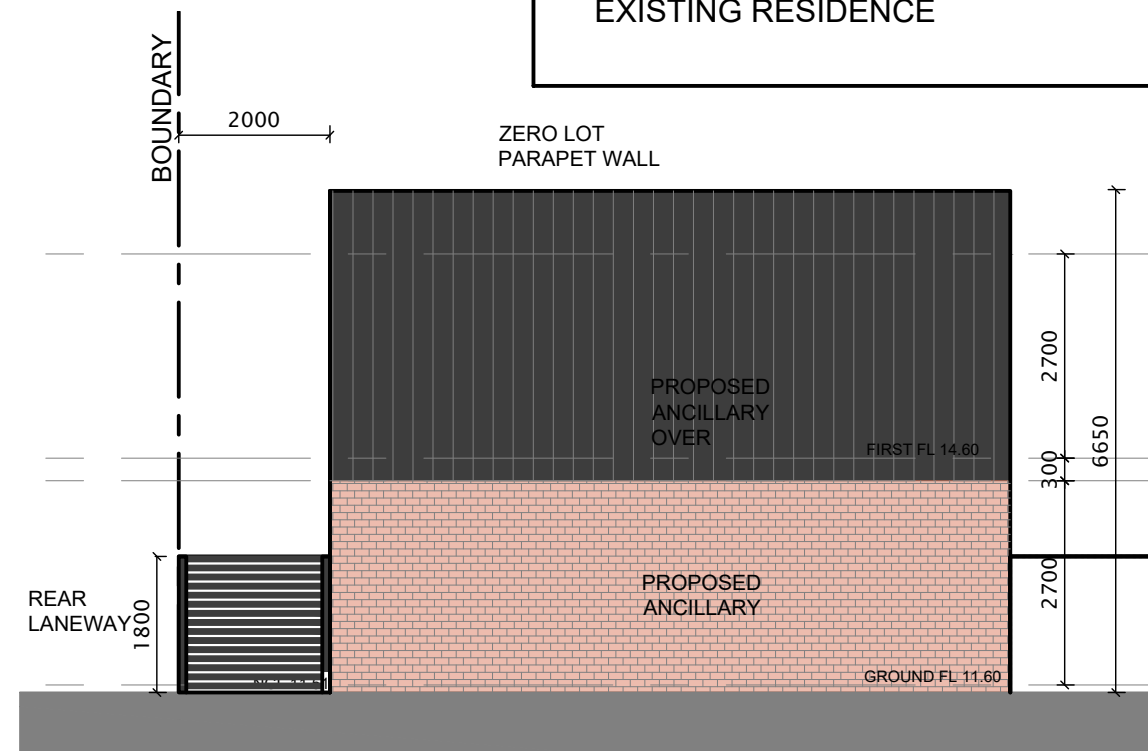
FOSLYN CONSULTING Design Matters National The gold body for the building design profession Member		
BUILDING LANDSCAPE DESIGN & DRAFTING E: SAMANTHA@FOSLYN.COM		
ADDRESS LOT 88 # 50 RAGLAN ROAD MOUNT LAWLEY WA 6050		
PROPOSAL PROPOSED ADDITIONS FLOOR PLANS		
DRAWN SJL	DATE FEB 2025	SCALE AS NOTED @ A3
AUTH VINCENT	DRAWING No. A02	REV. -



01 LANEWAY NORTH ELEVATION
1:100

COMPLIANT WITH R-CODES
DEFINITION OF VISUALLY PERMEABLE
FENCE

- HORIZONTAL SLATS VISUALLY PERMEABLE, GAPS OF 50MM OR GREATER WIDTH, OCCUPYING NOT LESS THAN ONE THIRD OF THE TOTAL SURFACE AREA



02 WEST SIDE ELEVATION
1:100

MATERIALS

CONCEALED FLAT ROOF
COLORBOND ROOF SHEETING
IN MONUMENT COLOUR

VERTICAL COLORBOND SHARPLINE
WALL CLADDING
IN MONUMENT COLOUR

FEATURE RENDER
IN SHALE GREY

RECLAIMED RED FACE BRICK

ALU FRAMED WINDOWS

MATERIALS /COLOURS TO MATCH
EXISTING RESIDENCE

GROUND LEVELS SHOWN ARE APPROXIMATE. BUILDER IS TO CHECK ALL
LEVELS AND POSITION ONSITE WITH OWNER BEFORE COMMENCING WORK.

FOSLYN
CONSULTING

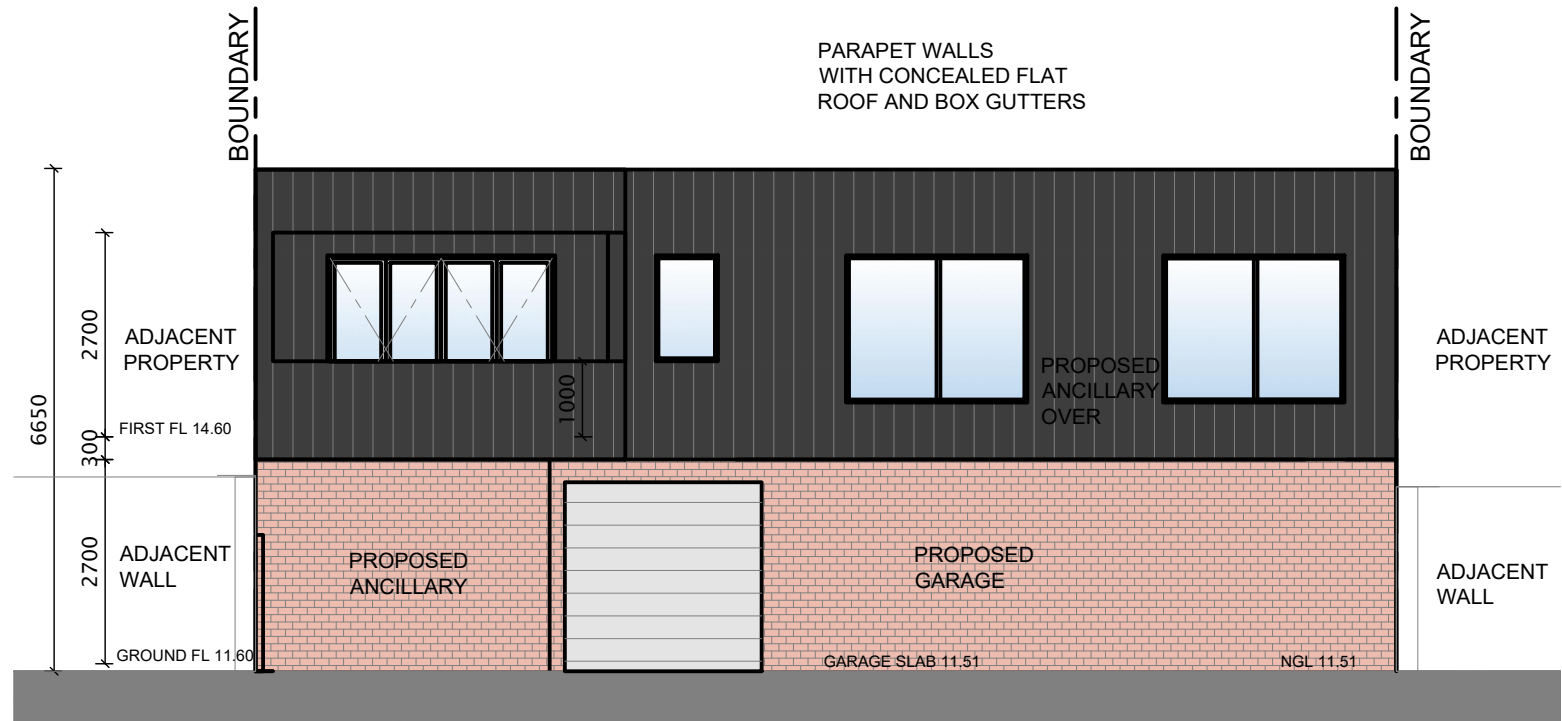
BUILDING LANDSCAPE DESIGN & DRAFTING
E: SAMANTHA@FOSLYN.COM

Design Matters
National
The peak body for the
building design profession
Member

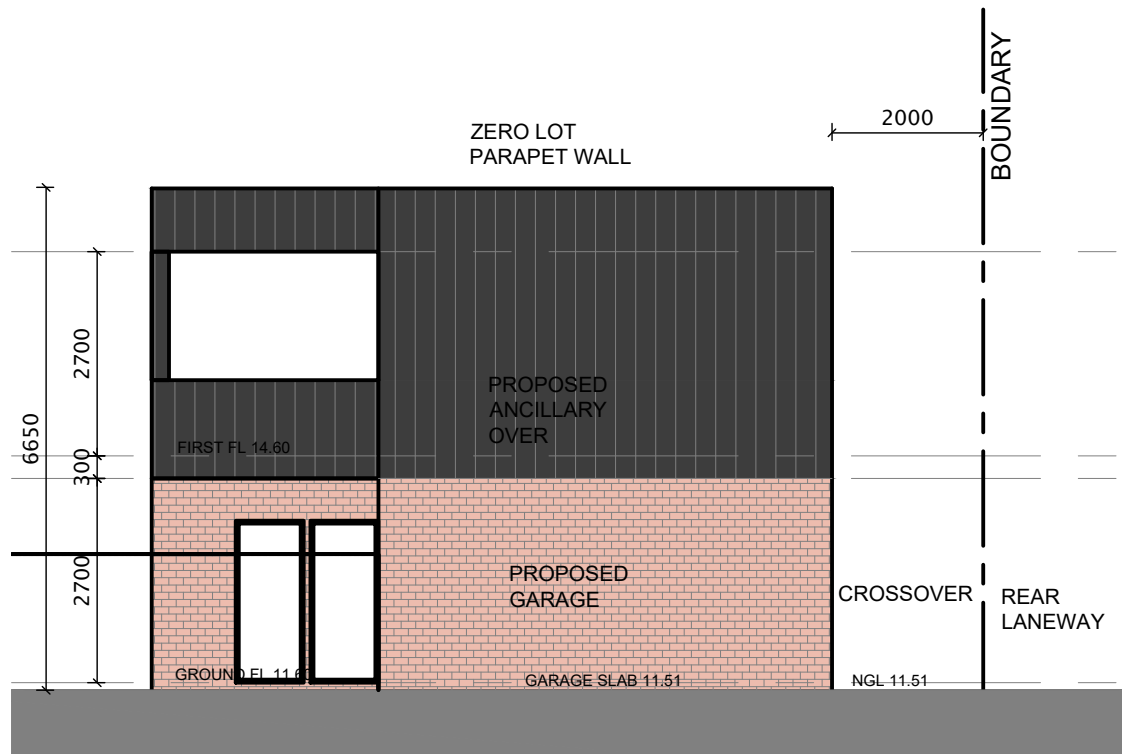
ADDRESS
LOT 88 # 50 RAGLAN ROAD
MOUNT LAWLEY WA 6050

PROPOSAL
PROPOSED ADDITIONS
ELEVATIONS SHT 1 OF 2

DRAWN SJL	DATE FEB 2025	SCALE AS NOTED @ A3
CHECKED	DATE	ISSUE
AUTH VINCENT	DRAWING No. A03	REV. -



03 GARDEN SOUTH ELEVATION
1:100



04 EAST SIDE ELEVATION
1:100

GROUND LEVELS SHOWN ARE APPROXIMATE, BUILDER IS TO CHECK ALL LEVELS AND POSITION ONSITE WITH OWNER BEFORE COMMENCING WORK.

FOSLYN
CONSULTING

BUILDING LANDSCAPE DESIGN & DRAFTING
E: SAMANTHA@FOSLYN.COM

Design Matters
National
The peak body for the
building design profession
Member

ADDRESS
LOT 88 # 50 RAGLAN ROAD
MOUNT LAWLEY WA 6050

PROPOSAL
PROPOSED ADDITIONS
ELEVATIONS SHT 2 OF 2

DRAWN SJL	DATE FEB 2025	SCALE AS NOTED @ A3
CHECKED	DATE	ISSUE -
AUTH VINCENT	DRAWING No. A04	REV. -