CITY OF VINCENT

Community Consultation Submission Form		
Serial No:	5.2026.316.1	
Location of Proposed Development:	No. 24 Raglan Road MOUNT LAWLEY (LOT: 59 D/P: 1237)	
Proposed Development:	Proposed Alterations and Additions to Single House	
Comment Period:	3 to 17 November 2026	
Contact Officer:	Aurland Baluyot	
	Ph: (08) 61125872	**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 and/or your objection**	**and/or** ❑	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.

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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 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
Street Setback			
BFP C5.1.4 Walls on upper floors setback a minimum of 2 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.	Proposed second storey addition setback at same setback as the ground floor	***Residential Design Codes - Clause 5.1.2 Street Setback*** ***P2.1*** *Buildings set back from street boundaries an appropriate distance to ensure they:* • *contribute to, and are consistent with, an established streetscape;* • *provide adequate privacy and open space for dwellings;* • *accommodate site planning requirements such as parking, landscape and utilities; and* • *allow safety clearances for easements for essential service corridors.* ***P2.2*** *Buildings mass and form that:* • *uses design features to affect the size and scale of the building;* • *uses appropriate minor projections that do not detract from*	

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
		the character of the streetscape; • *minimises the proportion of the façade at ground level taken up by building services, vehicle entries and parking supply, blank walls, servicing infrastructure access and meters and the like; 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 5.1 Street Setback (Primary and Secondary)*** ***P5.1.1*** *Development which incorporates predominant features of the streetscape.* ***P5.1.2*** *Development which clearly distinguishes all upper floors from lower storeys to clearly distinguish the parts of the dwelling.* ***P5.1.3*** *Development which minimises the visual bulk of the buildings through articulation of larger wall lengths and the stepping back of upper storeys walls.*	
Lot Boundary Setback			
BFP C5.2.2 Lot boundary setbacks are to be provided in accordance with tables 1-5 2a, 1-5 2b and 1-5 2c. *Note – setbacks for ground, floor to third storey are different to fourth storey and above*	Proposed Western Upper Floor setback 1m in lieu of 2.4m	***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;*	

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
		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			
BFP C5.3.1 Development that is consistent with the building heights provided in Table 1-5.3 and Figure 1-5.3. **BFP C5.3.2** External fixtures may extend beyond the maximum height in Table 1-5.3 and Figure 1-5.3 where they are not visible from the street or neighbouring properties.	Max wall height proposed 7.2m in lieu of 7m Proposed ToW height not visible from primary street but visible from neighbouring properties	***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;* • *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.*	
Garages and Carports			
BFP C5.4.3 Carports shall be setback in accordance	Proposed carport at nil setback to the primary	***Residential Design Codes - Clause 5.2.1 Setback of Garages and Carports***	

<table>
<tr><th>Deemed-to-Comply Provision</th><th>Proposed</th><th>Design Principle/ Local Housing Objective</th><th>Comment</th></tr>
<tr><td>with Clause 5.1.1 and 5.1.2 of the Built Form Policy. May be reduced in accordance with Cl 5.1.2 C2.1iii of the R Codes (Reduction with averaging)</td><td>street</td><td>P1 The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or obstruct views of dwellings from the street and vice versa.

City of Vincent Policy 7.1.1 – Built Form Clause 5.4 Garages and Carports
P5.4.1 The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or dominate views of dwellings from the street and vice versa.
P5.4.2 Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale, setbacks and design.</td><td></td></tr>
<tr><td colspan="4">Site Works</td></tr>
<tr><td>R Codes C7.2 Retaining walls, fill and excavation within the site and behind the required street setback to comply with Table 4

<table><tr><th>Height of site works and/or retaining walls</th><th>Req min setback</th></tr><tr><td>0.5m or less</td><td>Nil</td></tr><tr><td>1m</td><td>1m</td></tr><tr><td>1.5m</td><td>1.5m</td></tr><tr><td>2m</td><td>2m</td></tr><tr><td>2.5m</td><td>2.5m</td></tr><tr><td>3m</td><td>3m</td></tr></table>Take the nearest higher value for all height and length calcs.</td><td>Proposed 0.7m retaining wall at nil setback</td><td>Residential Design Codes - Clause 5.3.7 Site Works
P7.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
P7.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street.
P7.3 Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to clauses 5.3.7 and 5.4.1.</td><td></td></tr>
</table>

Deemed-to-Comply Provision	Proposed	Design Principle/ Local Housing Objective	Comment
Refer to notes within R Codes *Note definition of 'HEIGHT- WALL'*			
Visual Privacy			
R Codes C1.1 Raised habitable rooms with major openings ***i.*** *setback from adjoining properties behind the adjoining properties street setback* ***OR*** *ii. Are provided with permanent screening*	Terrace – Northview Opening 7.5m Cone of Vision falls into western neighbouring property (26B Raglan Road) Terrace – Southview Opening 7.5m Cone of Vision falls into western neighbouring property (26A Raglan Road)	***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).*	

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