TOWN OF VICTORIA PARK
Received: 13/10/2026

BUILDING SURVEYING SOLUTIONS

Tuesday 18 November 2025

Locked Bag 437
Victoria Park
Western Australia 6979

To Whom It May Concern,

SSL 2 14A Hill View Terrace, St James

Proposed Single Residential Dwelling

This letter has been produced in support of the abovementioned proposal with respect to a variation to the deemed-to-comply provisions of the Western Australian Residential Design Codes (R-Codes) for:

- Group Dwelling; and
- Porch size



Figure 1: Subject site aerial.

Background

1. The subject site is zoned 'Residential' and designated a density coding of R30 under the provisions of Town of Victoria Park Town Planning Scheme No. 2.

2. The subject site (SSL 2) has a proposed area of 351m^2 and the lot is of a uniform shape.

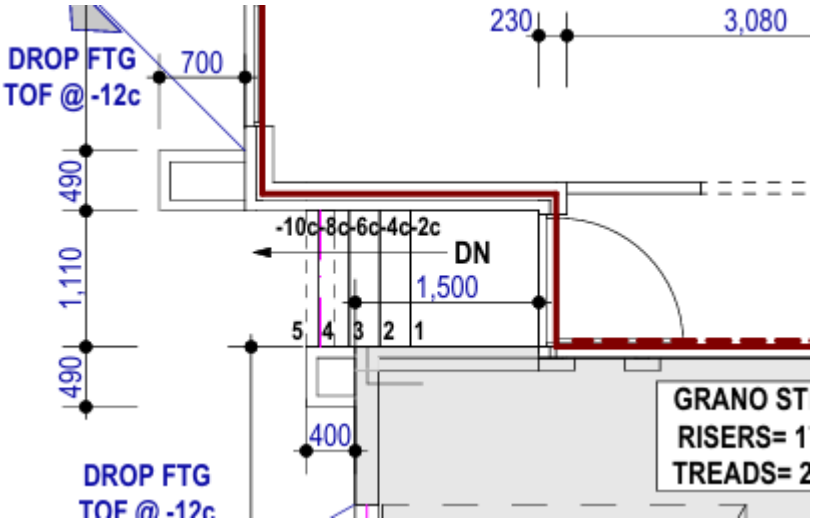
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Proposed Variation

Clause 3.6 Streetscape

R-Codes Clause 3.6 deemed to comply requirements recognise compliance where;
C3.6.3 For single houses and grouped dwellings, front doors to be protected from the weather (for example by a porch, verandah, building over or similar), with a minimum dimension of 1.2m (refer 3.6a)Figure 3.6a)Figure 3.6a).

The proposal seeks to have a porch with a width of 1.1m in lieu of the required 1.2m. This results in a variation to C3.6.3;



Justification

The following justification is provided in line with the design principles of the R-Codes and objectives of the Dual Density Design Planning Policy to demonstrate proposal's compliance.

The proposed development at 14A Hill View Terrace, St James, is situated on Strata Lot 2, which has a total site area of 350.79 square metres. This exceeds the minimum and average site area requirements for grouped dwellings in an R30 zone, where the minimum site area per dwelling is 260 square metres and the average is 300 square metres. The plans indicate a site coverage of 49.87%, which is comfortably below the maximum permitted site coverage of 55% for R30 coded land. This ensures that the development maintains adequate open space, with at least 45% of the lot retained as open area, in line with the R-Codes.

The proposed dwelling is designed as a group dwelling, a permitted use under the R30 zoning and the Town of Victoria Park Local Planning Scheme No. 2. The plans demonstrate careful consideration of the site's constraints and opportunities, ensuring that the built form is appropriately scaled and sited to maximise amenity for future residents while respecting the character of the surrounding neighbourhood.

The Residential Design Codes (R-Codes) set out the minimum standards for residential development across Western Australia, including requirements for site area, site coverage, setbacks, open space, and outdoor living areas. The proposal at 14A Hill View Terrace meets and, in some respects, exceeds these standards. The lot area of 350.79 square metres is well above the minimum required for grouped dwellings in an R30 zone, providing flexibility in design and ensuring that the dwelling is not unduly constrained by site limitations.

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Site coverage is a critical consideration in the R-Codes, as it affects the amount of open space available for landscaping, recreation, and natural light. With a site coverage of 49.87%, the proposal is well within the 55% maximum, allowing for generous open space and outdoor living areas. This not only enhances the amenity for residents but also contributes positively to the streetscape and the overall character of the locality. The plans also demonstrate compliance with setback requirements, ensuring that the dwelling is appropriately positioned on the lot to maintain privacy, solar access, and visual harmony with neighbouring properties.

The Town of Victoria Park Local Planning Scheme No. 2 (LPS2) provides the statutory framework for land use and development within the municipality. Under LPS2, grouped dwellings are a permitted use in the R30 zone, subject to compliance with the R-Codes and any relevant local planning policies. The proposal at 14A Hill View Terrace aligns with the objectives of LPS2 by promoting medium-density residential development in a manner that is consistent with the desired character and amenity of the area.

The plans demonstrate a thoughtful approach to site planning, with careful attention to site coverage, open space, and setbacks. The development respects the established streetscape and provides a high standard of residential amenity, in line with the Town's planning objectives. The inclusion of a porch and the overall design of the dwelling contribute positively to the visual interest and architectural quality of the development, supporting the Town's aim to encourage attractive and liveable neighbourhoods.

Furthermore, the proposal is consistent with Local Planning Policy 25 – Streetscape, which seeks to ensure that new development enhances the public realm and maintains the character of residential areas. By providing adequate open space, maintaining appropriate setbacks, and designing the porch as a complementary feature, the proposal supports the Town's planning goals and demonstrates compliance with both the R-Codes and LPS2.

Clause 3.6 Streetscape

R-Codes Clause 3.6 provides the following Design Principles which can be addressed to achieve compliance;

P3.6.3 Dwelling and building entries are:

i. Accessible and protected from the weather; and
ii. Well-lit for safety and amenity, without opportunity for concealment, and designed to enable passive surveillance of the entry from within the lot.

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The proposed porch at 14A Hill View Terrace, St James, provides a covered entry that is directly accessible from the driveway and footpath, ensuring ease of access for residents and visitors. Although the porch width is 1.1 metres, marginally less than the deemed-to-comply standard of 1.2 metres, it remains sufficiently wide to allow comfortable passage, including for those carrying items or with mobility aids. The porch is fully roofed, offering effective protection from rain and sun, and the entry door is recessed to further shield occupants from the elements. The minor reduction in width does not compromise the accessibility or weather protection afforded to the entry.

The entry is designed to be well-lit, with provision for external lighting adjacent to the doorway, ensuring visibility and safety during evening hours. The porch's open design, with clear sightlines from the living areas and front windows, enables passive surveillance of the entry from within the dwelling, thereby enhancing security and discouraging concealment. The modest reduction in porch width does not create any opportunity for concealment or diminish the ability for residents to observe the entry area. The space remains open and visible, supporting both safety and amenity.

The porch is designed as an integral architectural feature, complementing the overall façade and contributing positively to the streetscape. Its scale and proportions are consistent with neighbouring dwellings and local character, ensuring the development maintains visual harmony with the surrounding area. The minor variation in width is not discernible from the public realm and does not detract from the appearance or function of the entry.

Conclusion

The proposed porch width of 1.1 metres meets the intent of Design Principle P3.6.3 by providing an accessible, weather-protected, and well-lit entry that enables passive surveillance and supports safety and amenity. The variation is minor and does not undermine the objectives of the R-Codes or the Town of Victoria Park Local Planning Scheme No. 2. The design delivers a high standard of residential amenity and streetscape integration, and the proposal should be supported on its merits.

The landowner, with the designer, seek to create a functionally-sized home which has been thoughtfully designed by achieving the most out of the site, and maintaining the external amenity of the dwelling. As well as applying the R-Codes design principles against the proposal demonstrates that this development proposal has been able to suitably address the relevant criteria. Accordingly, the above justifications are tendered for the Towns approval.

Yours faithfully,

Planning Consultant – Building Surveying Solutions