

6th August 2025
Planning Department
Town of Victoria Park
99 Shepperton Road, Victoria Park,
Western Australia, Australia

Dear Sir/Madam,

46 Langler Street, East Victoria Park

Please find enclosed an application for development approval for (#46) Langler Street, East Victoria Park. The application proposes two single storey grouped dwellings with the intended use of Specialist Disability Accommodation (SDA). The design represents intensive design development based on consultation with our internal Occupational Therapists, and several NDIS participants and care providers.

Sana Living is a leading provider of Specialist Disability Accommodation (SDA) in Australia. Sana Living prides itself on the delivery, tenancy, and ongoing management of Australia's highest-quality SDA housing, with the proposed dwellings exceeding the highest design requirements of the NDIS Design Standards and AS1428.1 and enabling people with disability to reside in a purpose-built private house. Our core focus is the creation of housing which resembles a standard residential living arrangement as closely as possible, and the dwellings will remain on one title under the ownership and operation of Sana Living.

A summary table of the key details of the development proposal is below:

Compliance with the objective and provisions of local planning policies	The proposal contributes to the diversity of housing within the Town of Victoria Park in creating two fully accessible houses for people living with disability.
Proposed average and minimum site areas	The proposal meets the average and minimum site areas required by the RCodes
Dwelling mix	Two single-storey dwellings designed to be compliant with the High Physical Support category of the NDIS
Building height	Single-storey only
Parking spaces	One fully-compliant car parking bay per dwelling

The proposed residential development complies with the Town of Victoria Park's planning framework and R30 zoning requirements, including a maximum site coverage of 55%. The single story grouped dwellings meet the standards for internal and outdoor living spaces and ensures accessibility in accordance with national guidelines. Parking provisions include one parking bay per dwelling as required.

Sincerely,

