



Planning Services
Town of Victoria Park

17 December, 2025

Dear Joshua

Regarding: Grouped Dwelling at 93 Canterbury Terrace, East Victoria Park

DESIGN PRINCIPLES ASSESSMENT – 5.3.7 SITE WORKS

The proposed site works have been deliberately designed to support the long-term usability of the dwelling and enable the client to **age in place**, while maintaining compliance with the intent of the **Design Principles of the R Codes Volume 1 (Part B)**.

Response to Design Principles

- **Moderation of levels to support safe movement:**
The proposed finished levels have been carefully moderated to minimise abrupt level changes across the site. This approach reduces trip hazards and allows for safer, more intuitive movement between internal spaces, outdoor areas, and access points, particularly for an ageing occupant.
- **Ageing in place and universal access considerations:**
The site works facilitate the provision of gently graded pathways and manageable transitions, supporting future mobility needs and reducing reliance on stairs or steep changes in level. This design response enables the dwelling to be occupied safely over time without the need for significant future modification.
- **Minimal impact on adjoining properties:**
While the proposal varies from the Deemed-to-Comply provisions, the extent of cut, fill, and any retaining is limited to what is necessary to achieve safe and accessible outcomes. Adjoining properties are not adversely impacted in terms of amenity, drainage, or stability.
- **Appropriate drainage and site performance:**
Finished levels are designed to ensure effective stormwater management within the site, with no increase in runoff to neighbouring properties or the public realm.
- **Consistency with streetscape and surrounding development:**
The proposed site works are consistent with the established development pattern within Canterbury Terrace, where similar level adjustments are evident due to existing site conditions.

Accordingly, although the proposal does not meet the Deemed-to-Comply requirements for site works, it demonstrably satisfies the **intent of the Design Principles** by delivering a safer, more functional, and socially sustainable outcome, while maintaining residential amenity.

Kind Regards,

Paula Mackintosh



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 admin@solardwellings.com.au
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 23 Green Street Mt Hawthorn WA 6016

