

## **ATTACHMENT 2**



**DEVELOPMENT APPLICATION**  
NOVEMBER 2023

**DEPARTMENT OF PLANNING, LANDS AND HERITAGE**

DATE: 07-Dec-2023      FILE: SDAU-057-21

DRAWING NO.	DRAWING NAME	REV
SK000	COVER PAGE	C
SK001	DEVELOPMENT YIELD SUMMARY	B
SK003	EXISTING FEATURE SURVEY	B
SK004	WIDER CONTEXT PLAN	B
SK005	EXISTING STREETScape & URBAN CONTEXT	B
SK006	LOCATION PLAN	B
SK007	PROPOSED SITE PLAN	B
SK100	BASEMENT 3 FLOOR PLAN	B
SK101	BASEMENT 2 FLOOR PLAN	B
SK102	BASEMENT 1 FLOOR PLAN	B
SK110	GROUND FLOOR PLAN	D
SK120	LEVEL 2 FLOOR PLAN	B
SK130	TYPICAL FLOOR PLAN LEVEL 3 - 10	B

DRAWING NO.	DRAWING NAME	REV
SK140	LEVEL 11 FLOOR PLAN	B
SK150	TYPICAL FLOOR PLAN LEVEL 12 - 15	B
SK160	ROOF PLAN	B
SK170	ELEVATIONS	B
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SK180	SECTIONS	B
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SK191	TYPICAL UNIT FLOOR PLANS	B
SK193	STREETScape ELEVATION - FRONT VIEW	B
SK194	STREETScape ELEVATION - CROSS SECTION	B
SK200	OVERSHADOWING STUDY	B
SK213	SOLAR ACCESS AND DAYLIGHT STUDY	B

DRAWING NO.	DRAWING NAME	REV
SK300	3D VIEW - 01	B
SK301	3D VIEW - 02	B
SK302	3D VIEW - 03	B
SK303	3D VIEW - 04	B
SK304	3D VIEW - 05	B
SK305	3D VIEW - 06	B
SK306	3D VIEW - 07	B
SK307	3D VIEW - 08	B
SK308	3D VIEW - 09	B

PRELIMINARY ISSUE

DEVELOPMENT SUMMARY	
Site Address	Lot 2 & 3 (167 & 169) BANK STREET, EAST VICTORIA PARK
TPS NO.1	INDUSTRIAL AREA
PRECINCT	WELSHPOOL P9
Site Area	1226 m <sup>2</sup>
Proposed Site Area	1,226 m <sup>2</sup>
Residential Site	85 Apartments
Commercial Site	1 Tenancy ( 98m <sup>2</sup> )

PLOT RATIO SUMMARY			
Floor Level	Plot Ratio Area (m <sup>2</sup> )	Enclosable Balconies / Terraces (m <sup>2</sup> )	Total (Plot ratio Area & Balconies) (m <sup>2</sup> )
<b>Total Site Area</b>	<b>1,226 m<sup>2</sup></b>		
Basement 3	0	0	0
Basement 2	0	0	0
Basement 1	0	0	0
Ground Floor	0	0	0
Mezzanine Level	0	0	0
Level 2	271	0	271
Level 3	505	0	505
Level 4	374	0	374
Level 5	374	0	374
Level 6	374	0	374
Level 7	374	0	374
Level 8	374	0	374
Level 9	374	0	374
Level 10	374	0	374
Level 11	374	0	374
Level 12	374	0	374
Level 13	374	0	374
Level 14	374	0	374
Level 15	374	0	374
<b>Total</b>	<b>5,264</b>	<b>0</b>	<b>5,264</b>
<b>PLOT RATIO</b>	<b>4.29 : 1</b>		<b>4.29 : 1</b>

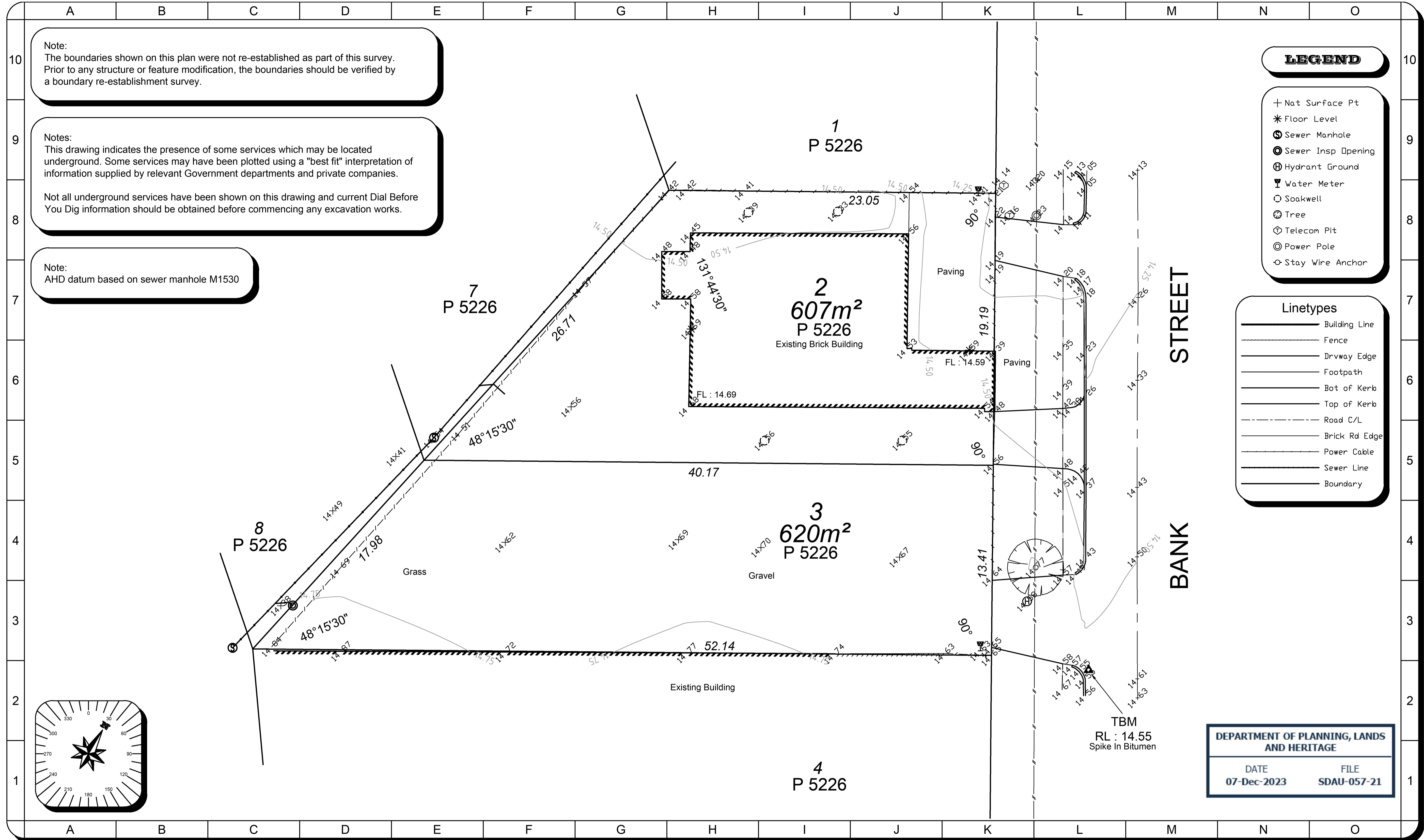
RESIDENTIAL APARTMENTS				
Apartment Type	Apartment Configuration	Quantity	Unit Area (m <sup>2</sup> )	Level of Livable Housing Design
1A	1x1	9	60	Silver
1B	1x1	9	57	-
1C	1x1	5	59	-
2A	2x1	9	75	-
2B	2x1	13	73	Silver
2C	2x2	14	79	-
2D	2x2	13	82	Silver
2E	2x2	13	79	Silver
<b>Total</b>		<b>85</b>		<b>48 Units (56.47%)</b>

Dwelling Mix		
Apartment Configuration	Quantity	Percentage
1x1	23	27.06%
2x1	22	25.88%
2x2	40	47.06%

PARKING & BICYCLE SUMMARY		
PARKING	PROVIDED	REQUIRED
RESIDENT CAR BAYS	78	80
VISITOR CAR BAYS	8	13
TENANCY CAR BAYS	RECIPROCAL WITH VISITORS	
RESIDENT BICYCLE	85	43
VISITOR BICYCLE	9	9
MOTORCYCLE BAYS	0	8

**RESIDENTIAL STORE ROOMS:**  
 2 BEDROOM DWELLINGS PROVIDED WITH 4m<sup>2</sup> STORAGE. 1m<sup>2</sup> ADDITIONAL WHERE BICYCLE STORAGE INCLUDED.  
 1 BEDROOM DWELLINGS PROVIDED WITH 3m<sup>2</sup> STORAGE. 1m<sup>2</sup> ADDITIONAL WHERE BICYCLE STORAGE INCLUDED.

WASTE MANAGEMENT SUMMARY						
Waste Management	Residential			Tenancy		
	SIZE (L)	COLLECTION	NO. OF BIN	SIZE (L)	COLLECTION	NO. OF BIN
GENERAL WASTE	240	TWICE WEEKLY	12	240	3 TIMES PER WEEK	5
CO-MINGLED RECYCLING	240	TWICE WEEKLY	8	240	3 TIMES PER WEEK	3
FOOD & GARDEN ORGANIC (FOGO)	240	TWICE WEEKLY	11	240	WEEKLY	3
<b>TOTAL PROVIDED</b>	31 x 240(L) BINS			11 x 240(L) BINS		



**Note:**  
The boundaries shown on this plan were not re-established as part of this survey. Prior to any structure or feature modification, the boundaries should be verified by a boundary re-establishment survey.

**Notes:**  
This drawing indicates the presence of some services which may be located underground. Some services may have been plotted using a "best fit" interpretation of information supplied by relevant Government departments and private companies.  
  
Not all underground services have been shown on this drawing and current Dial Before You Dig information should be obtained before commencing any excavation works.

**Note:**  
AHD datum based on sewer manhole M1530

**LEGEND**

- + Nat Surface Pt
- \* Floor Level
- ⊙ Sewer Manhole
- ⊙ Sewer Insp Opening
- ⊕ Hydrant Ground
- ⊕ Water Meter
- Soakwell
- ⊙ Tree
- ⊙ Telecom Pit
- ⊙ Power Pole
- Stay Wire Anchor

**Linetypes**

- Building Line
- Fence
- Drvwy Edge
- Footpath
- Bot of Kerb
- Top of Kerb
- - - Road C/L
- Brick Rd Edge
- Power Cable
- Sewer Line
- Boundary



**DEPARTMENT OF PLANNING, LANDS AND HERITAGE**  
DATE: 07-Dec-2023 FILE: SDAU-057-21

**RMSurveys** LICENSED SURVEYORS  
SUBDIVISIONS • STRATA TITLES • LAND INFORMATION  
GPS SURVEYS • GEODETIC SURVEY AND COMPUTING  
ENGINEERING & CONSTRUCTION SETOUT  
Phone: (08) 9457 7900  
Fax: (08) 9457 7922  
email: rmsurvey@rmsurveys.com.au  
PO Box 832 Willetton WA 6955

SCALE 1:250  
5 0 5 10 15  
ALL DISTANCES ARE IN METRES

Surveyor	LC	Vertical Datum	AHD	Drawn	JW
Survey Date	07/10/14	Horizontal Datum	LOCAL	Checked	LC
Data Source	LISCAD11	Job No.	CAREY-BANK	Approved	BB

**FEATURE AND CONTOUR SURVEY**  
Lots 2&3 (#167-169) Bank Street  
East Victoria Park  
Town of Victoria Park

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Client  
**Mr N P Carey**

ORIGINAL DRAWING SIZE  
**A3**

Rev	Description	Drawn	Appvd	Date
0	Initial Issue.	JW	BB	08/10/14

Drawing No.  
**CAREY-BANK-01**

Revision  
**0**

Sheet  
**1**

Of  
**1**



CLIMATE ZONE 5

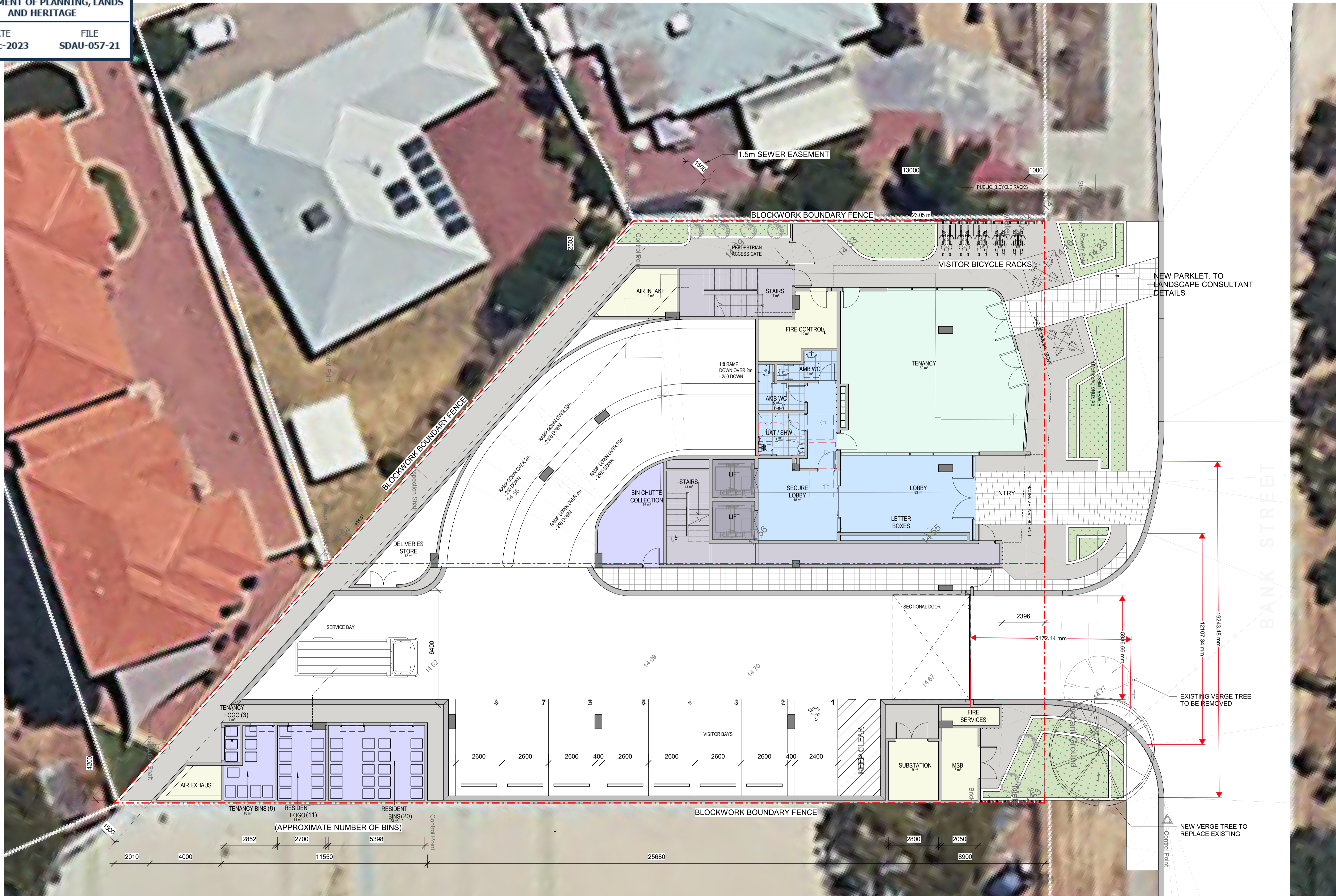
PRELIMINARY ISSUE





1 LOCATION PLAN  
SK170 1:175

PRELIMINARY ISSUE



1 PROPOSED SITE PLAN SK170 1:100

PRELIMINARY ISSUE





1 B3 BASEMENT PLAN  
SK180 1:100  
FULLY ENCLOSED COVERED AREA= 943 sqm

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE 07-Dec-2023	FILE SDAU-057-21

GENERAL NOTE: THE APARTMENT AREAS SHOWN HERE ARE APPROXIMATE AND ARE MEASURED TO:  
 - THE OUTSIDE FACE OF EXTERNAL WALLS  
 - THE OUTSIDE FACE OF WALLS BETWEEN APARTMENT & LOBBY  
 - THE MIDDLE OF PARTY WALLS  
 - THESE AREA MEASUREMENTS ARE "ARCHITECTURAL MEASUREMENTS" AND ARE DIFFERENT FROM "SURVEY DIMENSIONS".

PRELIMINARY ISSUE

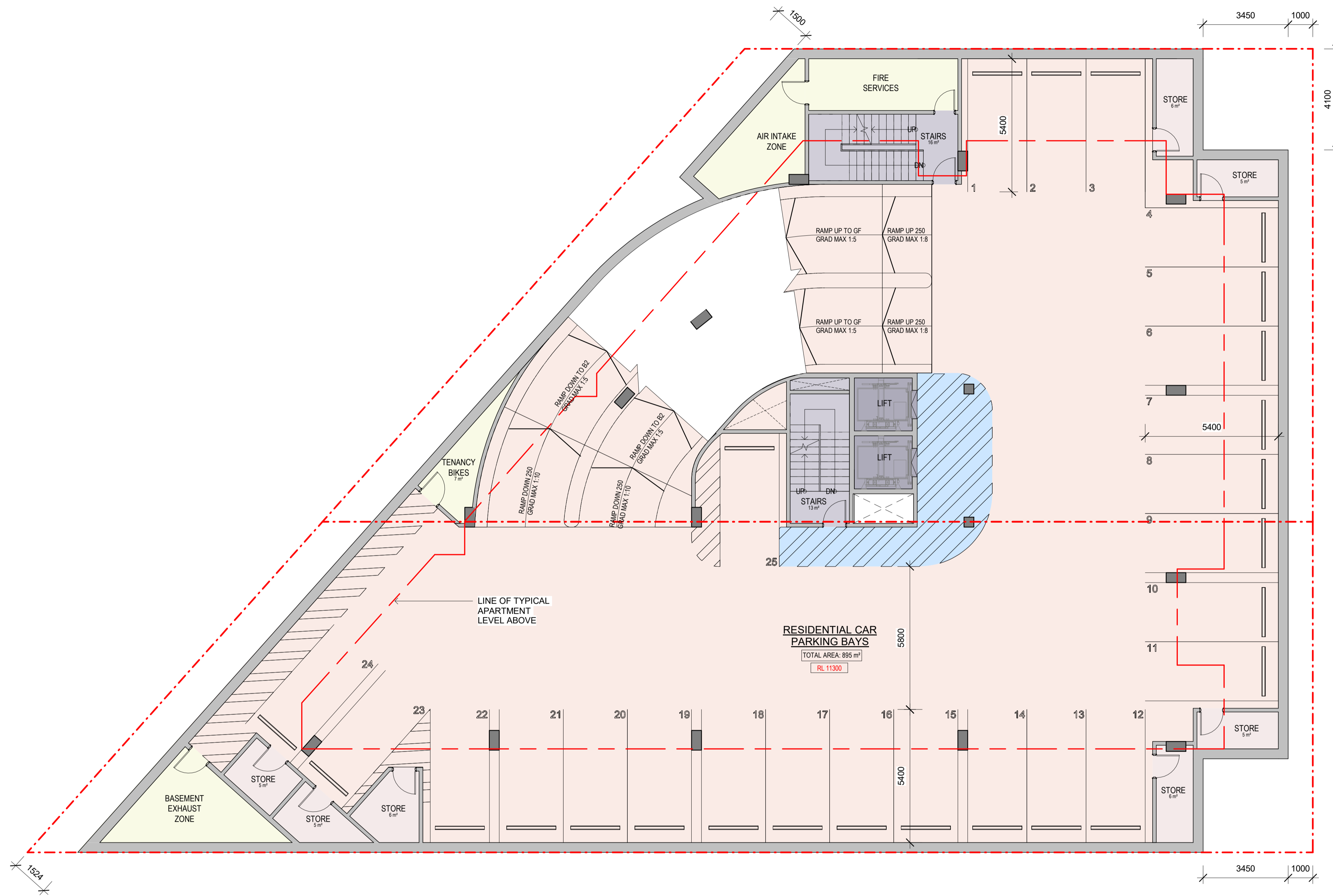


1 B2 BASEMENT PLAN  
SK180 1:100  
FULLY ENCLOSED COVERED AREA= 1039 sqm

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PRELIMINARY ISSUE



1 B1 BASEMENT PLAN  
SK180 1:100

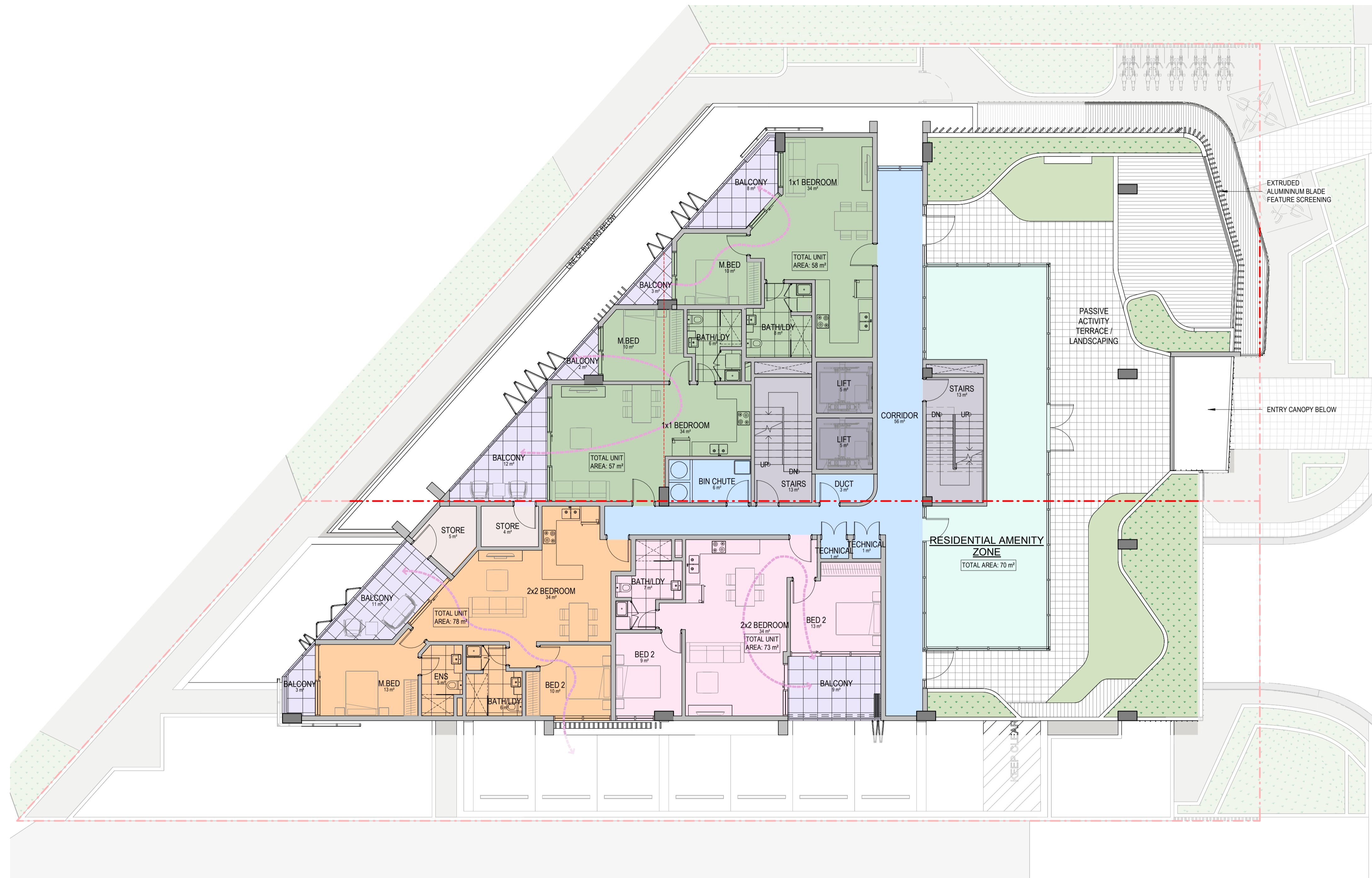
FULLY ENCLOSED COVERED AREA= 1039 sqm

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PRELIMINARY ISSUE

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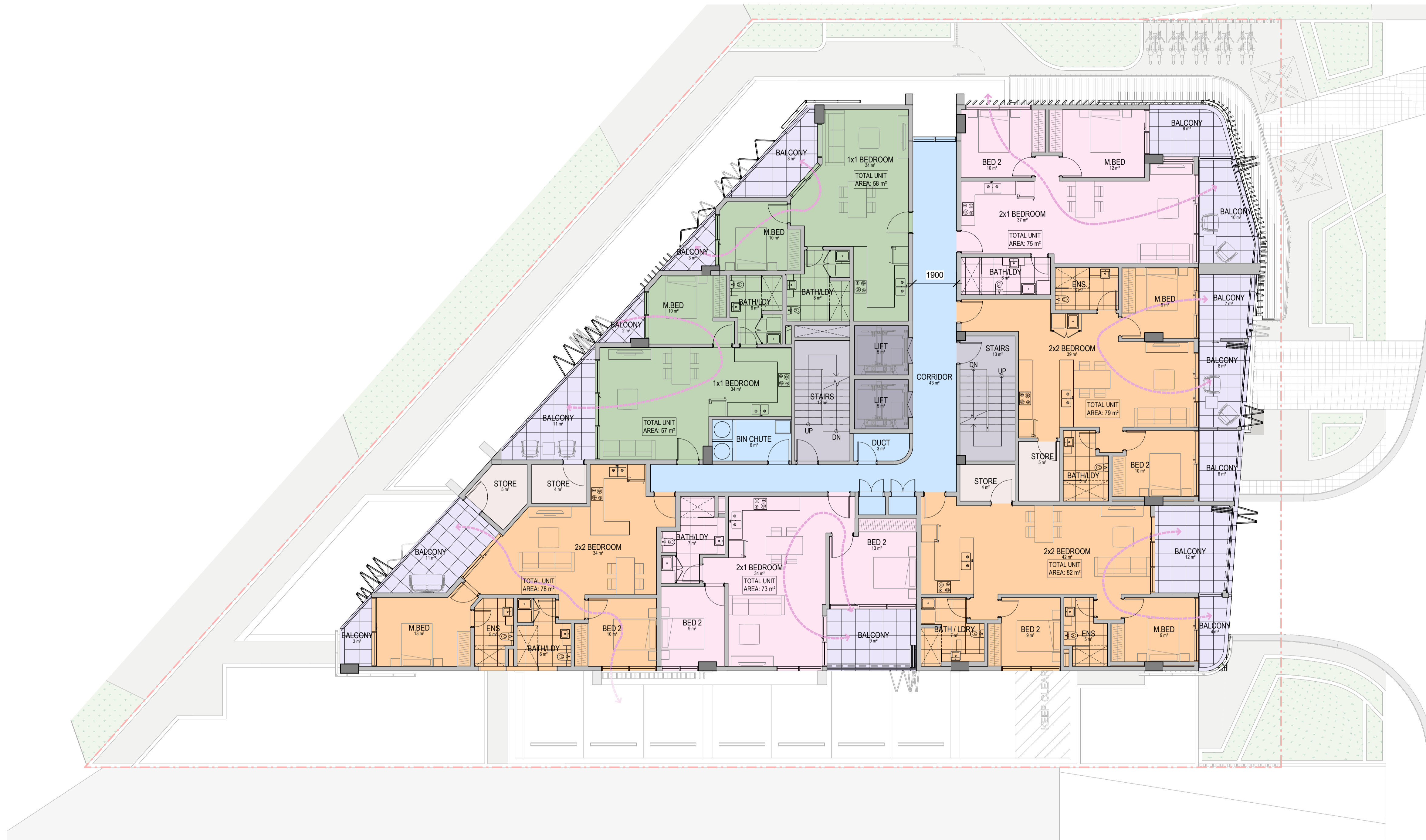
1 LEVEL 2 FLOOR PLAN  
SK170 1:100

TOTAL FLOOR AREA : 520 m<sup>2</sup>  
PLOT RATIO AREA (EXCLUDING UNENCLOSABLE BALCONIES) : 271 m<sup>2</sup>  
UNENCLOSABLE BALCONIES: 53 m<sup>2</sup>

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PRELIMINARY ISSUE



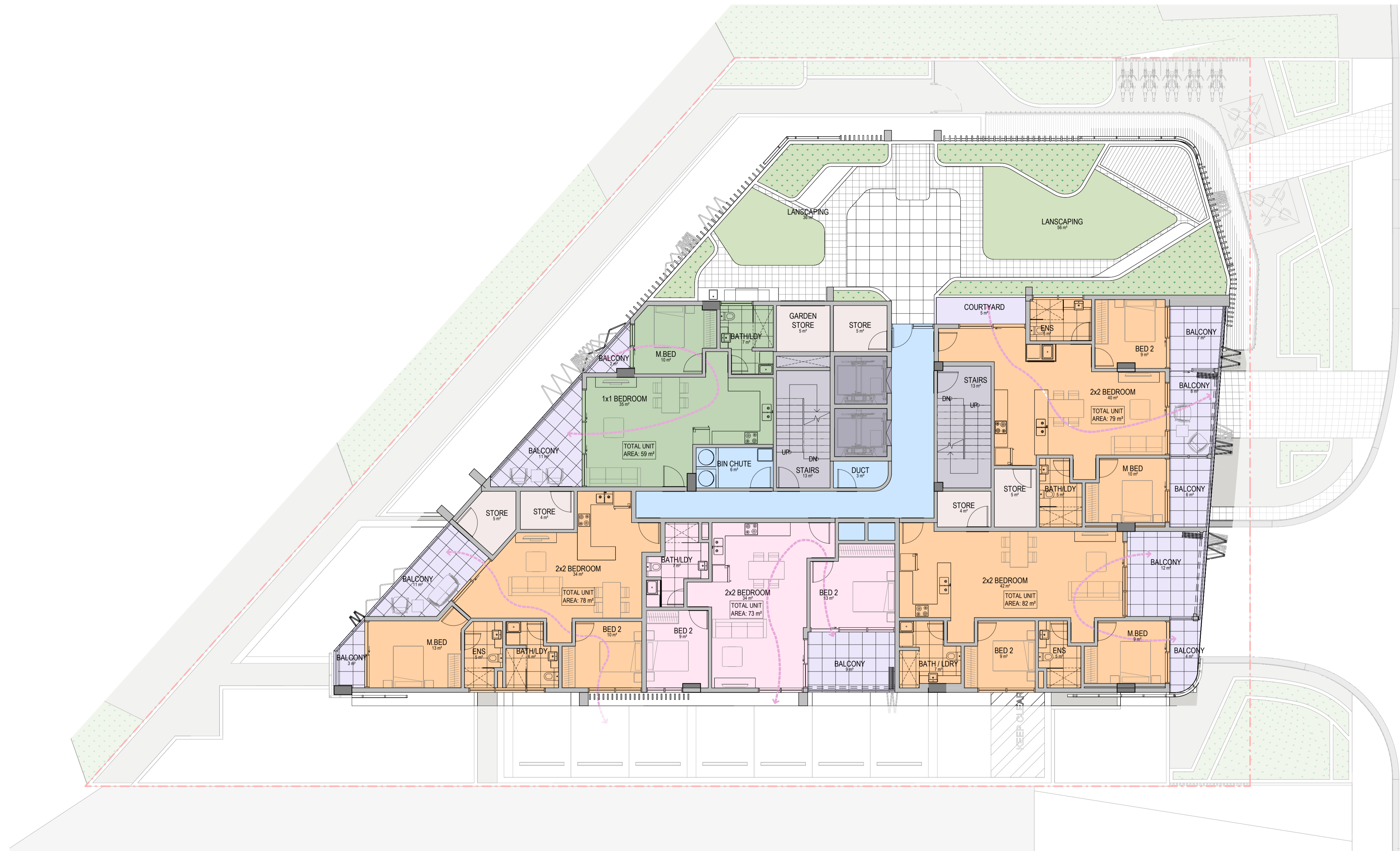
1 TYPICAL FLOOR PLAN LEVEL 3 - 10

SK170 1:100  
TOTAL FLOOR AREA : 730 m<sup>2</sup>  
PLOT RATIO AREA (EXCLUDING UNENCLOSABLE BALCONIES) : 505 m<sup>2</sup>  
UNENCLOSABLE BALCONIES: 102 m<sup>2</sup>

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PRELIMINARY ISSUE



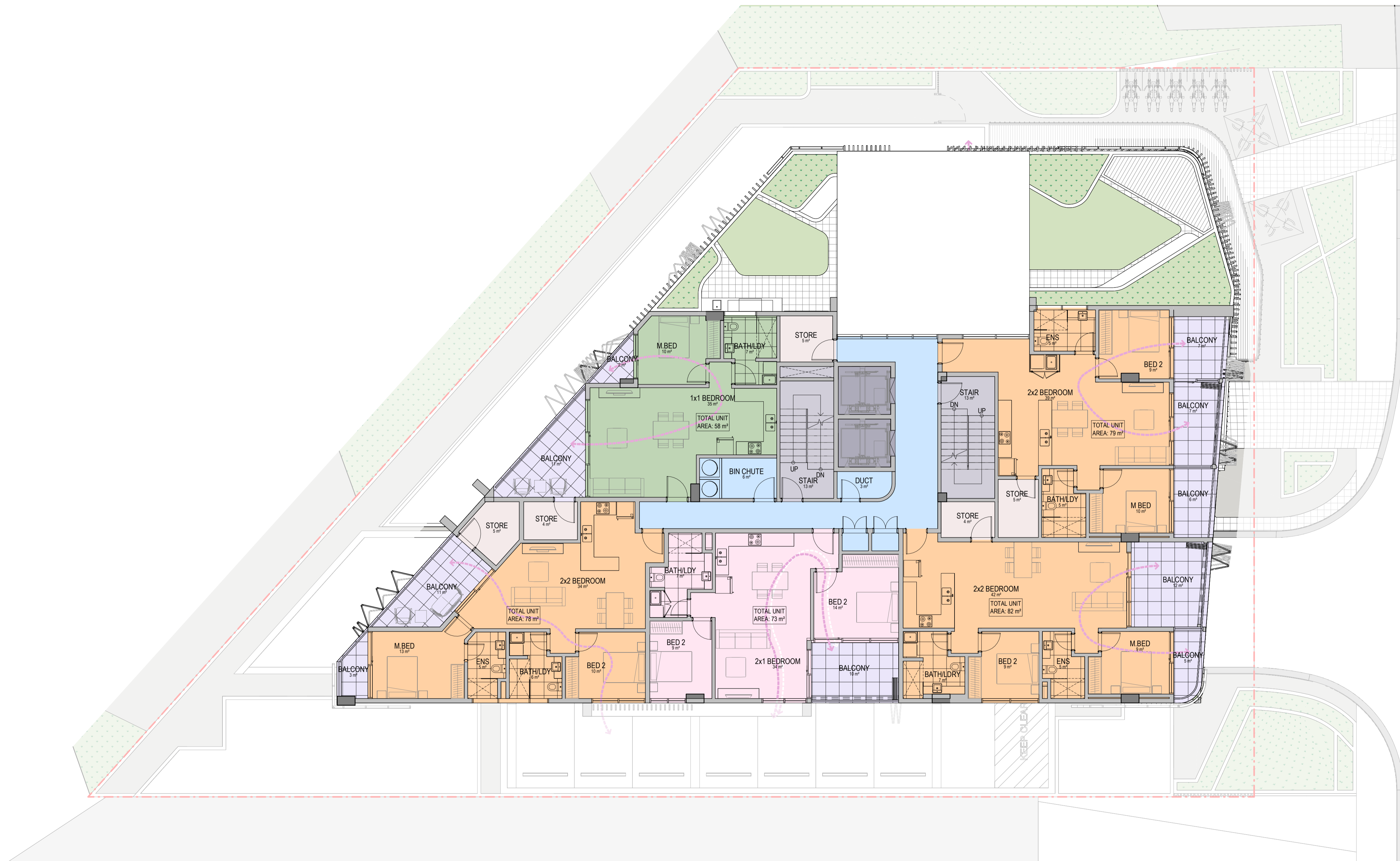
1 LEVEL 11 FLOOR PLAN  
SK170 / 1:100

TOTAL FLOOR AREA : 720 m<sup>2</sup>  
PLOT RATIO AREA (EXCLUDING UNENCLOSABLE BALCONIES) : 374 m<sup>2</sup>  
UNENCLOSABLE BALCONIES: 73 m<sup>2</sup>

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PRELIMINARY ISSUE



1 TYPICAL FLOOR PLAN LEVEL 12 - 15  
SK170 1:100

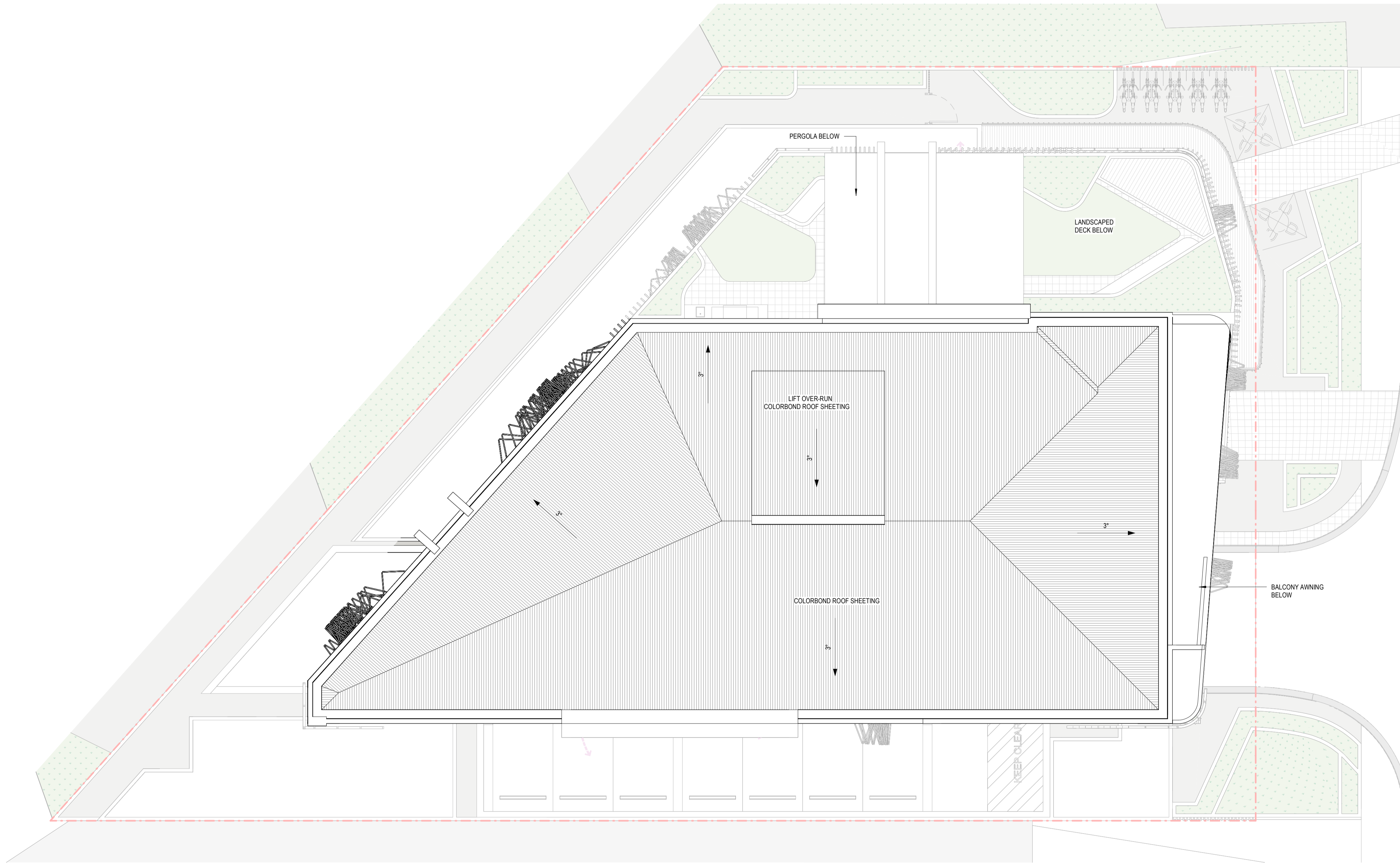
TOTAL FLOOR AREA : 566 m2  
PLOT RATIO AREA (EXCLUDING UNENCLOSABLE BALCONIES) : 374 m2  
UNENCLOSABLE BALCONIES: 73 m2

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PRELIMINARY ISSUE

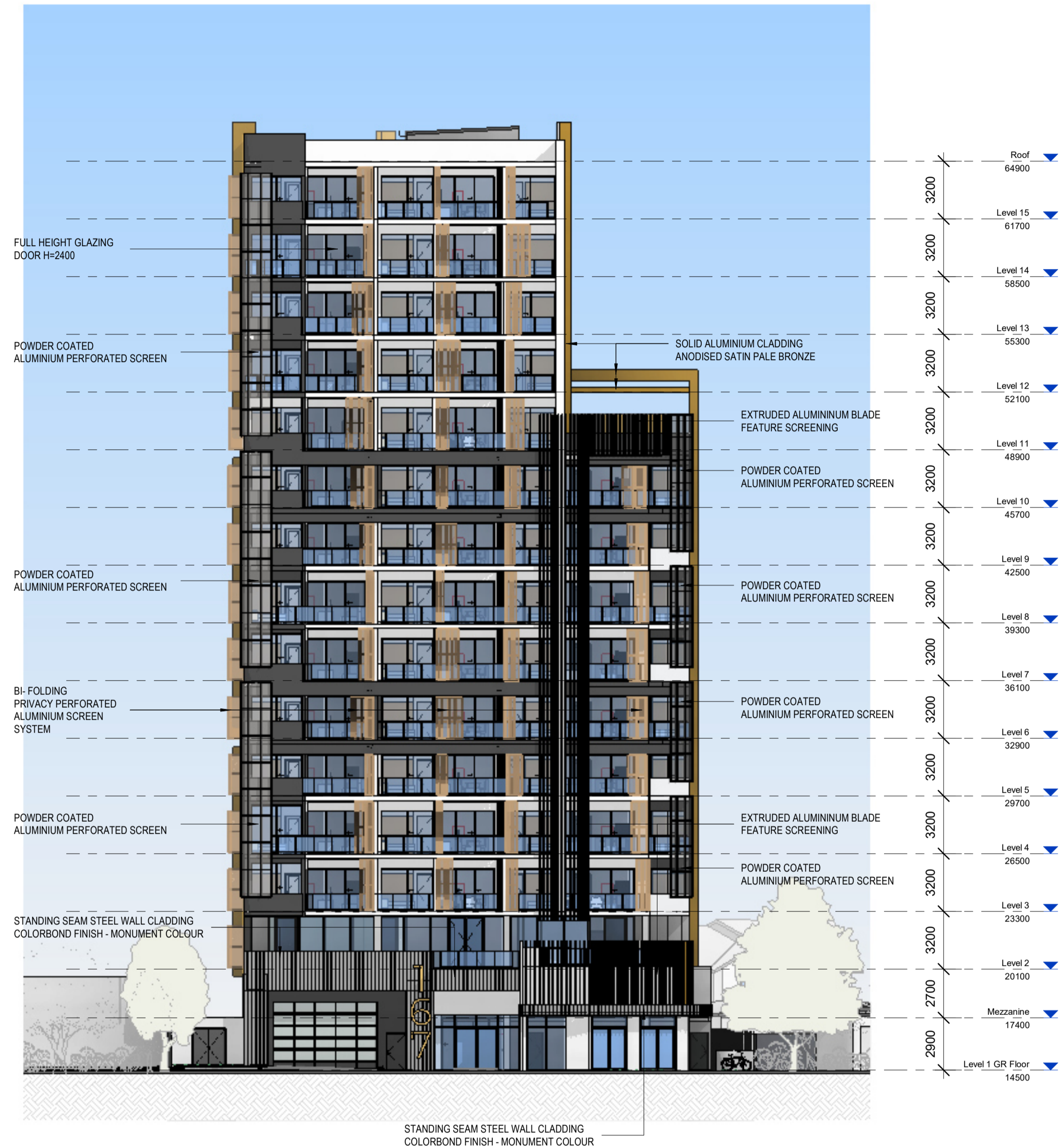




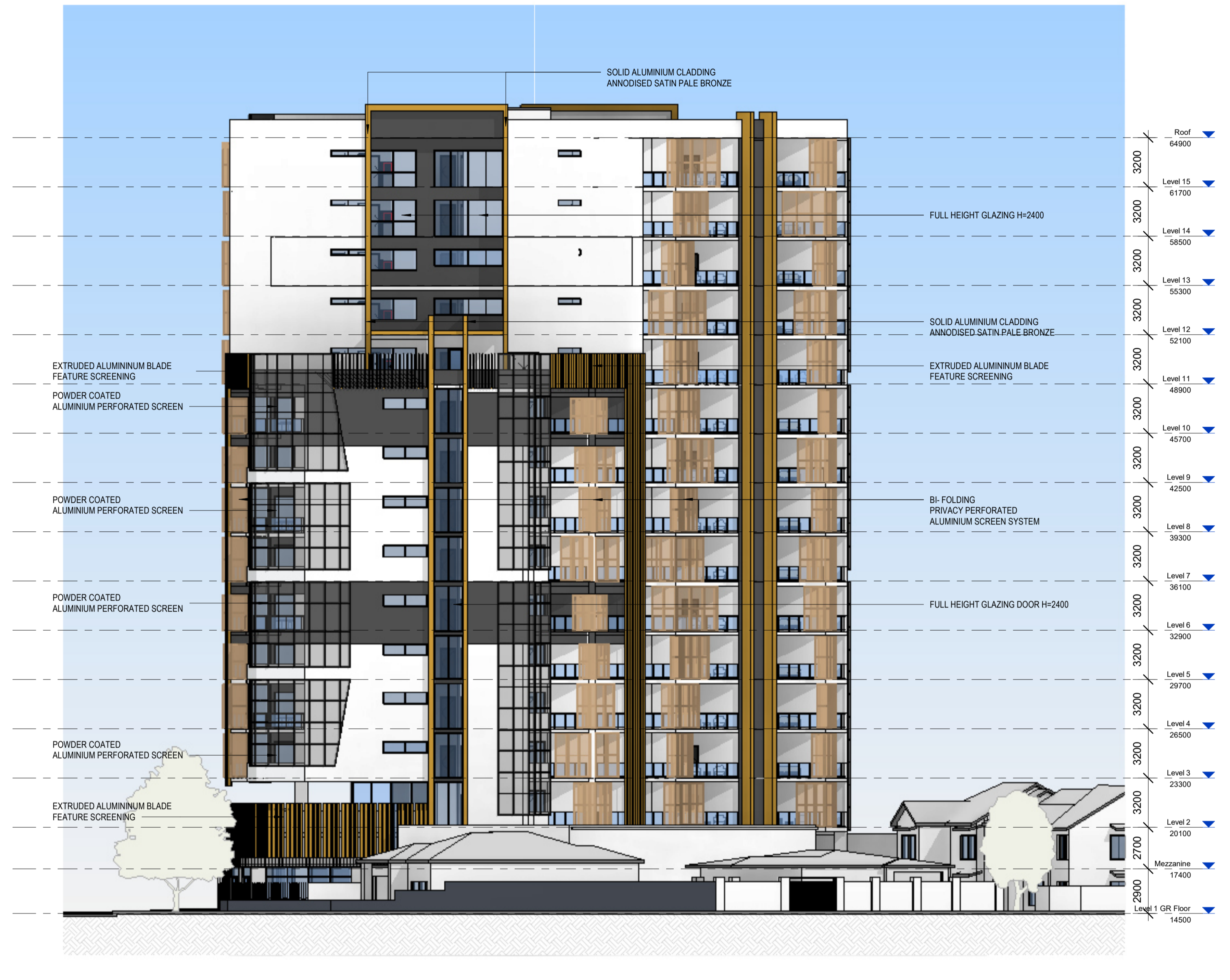
1 ROOF PLAN  
SK170 1:100

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
07-Dec-2023	SDAU-057-21

PRELIMINARY ISSUE



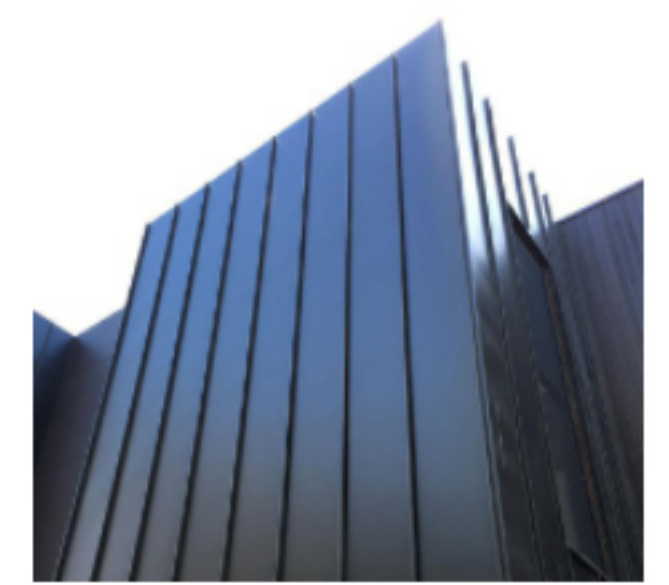
1 EAST ELEVATION  
1:200



2 NORTH ELEVATION  
1:200



BI-FOLDING PRIVACY PERFORATED ALUMINIUM SCREEN SYSTEM



STANDING SEAM STEEL WALL CLADDING COLORBOND FINISH - MONUMENT COLOUR



POWDER COATED ALUMINIUM PERFORATED SCREEN



EXTRUDED ALUMINIUM BLADE FEATURE SCREENING

MATERIAL AND FINISHES SCHEDULE

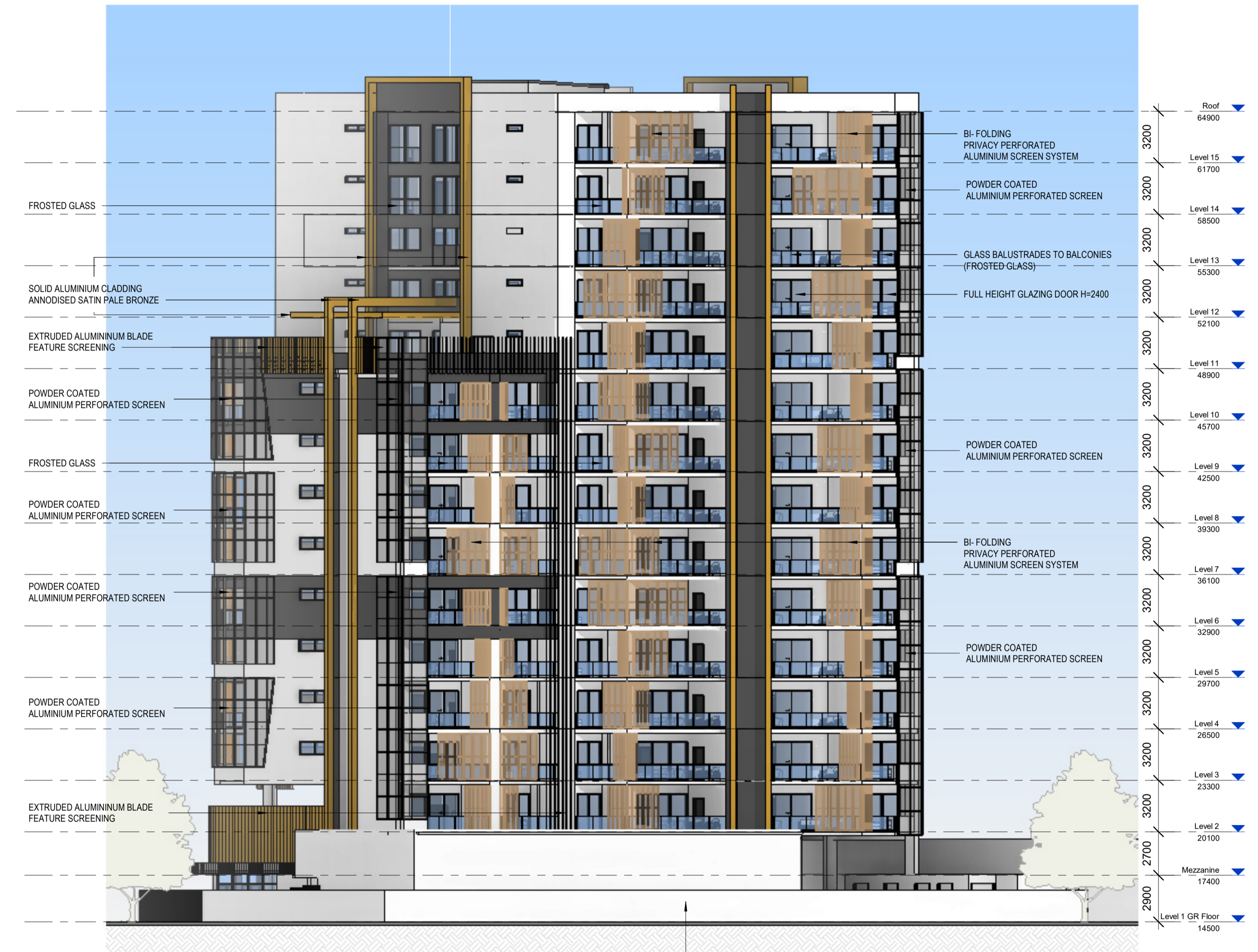
- EXTERNAL WALLS  
DULUX PAINT  
CASPER HALF WHITE
- EXTERNAL WALLS  
DULUX PAINT  
TEA HOUSE
- SOLID ALUMINIUM CLADDING  
ANODISED SATIN PALE BRONZE

<b>DEPARTMENT OF PLANNING, LANDS AND HERITAGE</b>	
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PRELIMINARY ISSUE



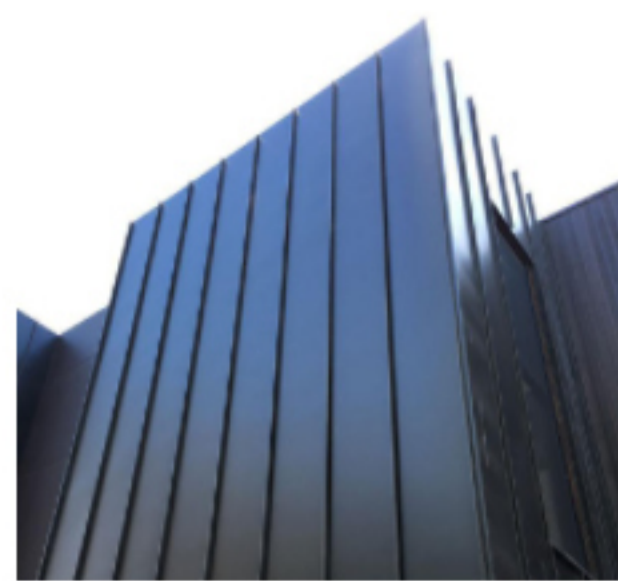
1 SOUTH ELEVATION  
1:200



2 WEST ELEVATION  
1:200



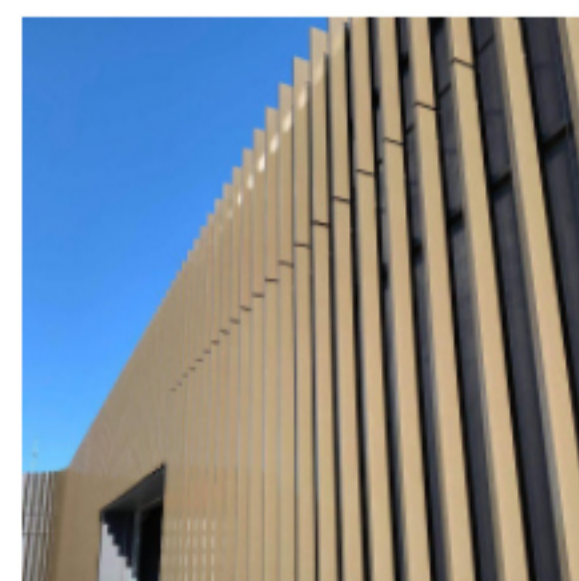
BI-FOLDING PRIVACY PERFORATED ALUMINIUM SCREEN SYSTEM



STANDING SEAM STEEL WALL CLADDING COLORBOND FINISH - MONUMENT COLOUR



POWDER COATED ALUMINIUM PERFORATED SCREEN



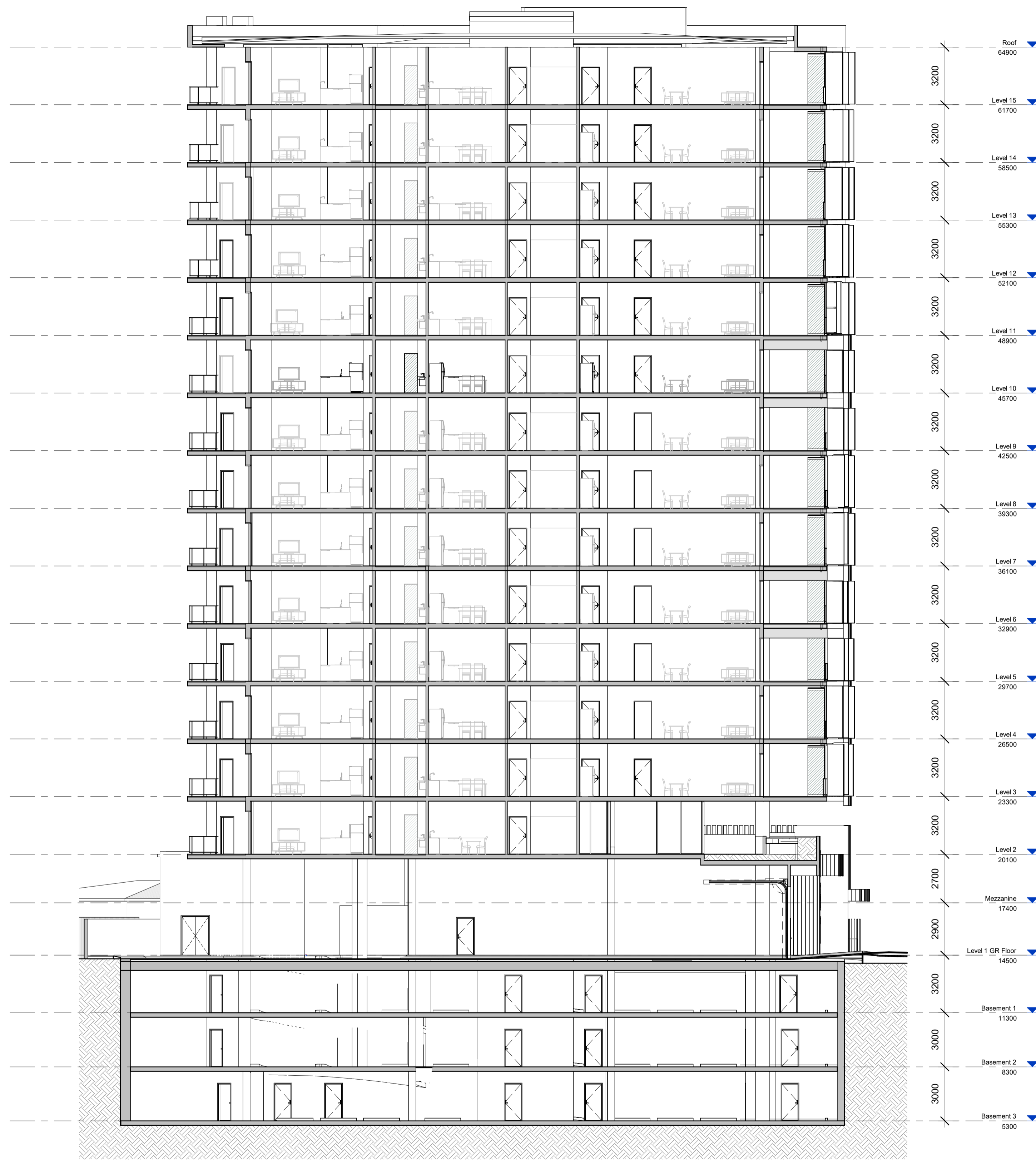
EXTRUDED ALUMINIUM BLADE FEATURE SCREENING

MATERIAL AND FINISHES SCHEDULE

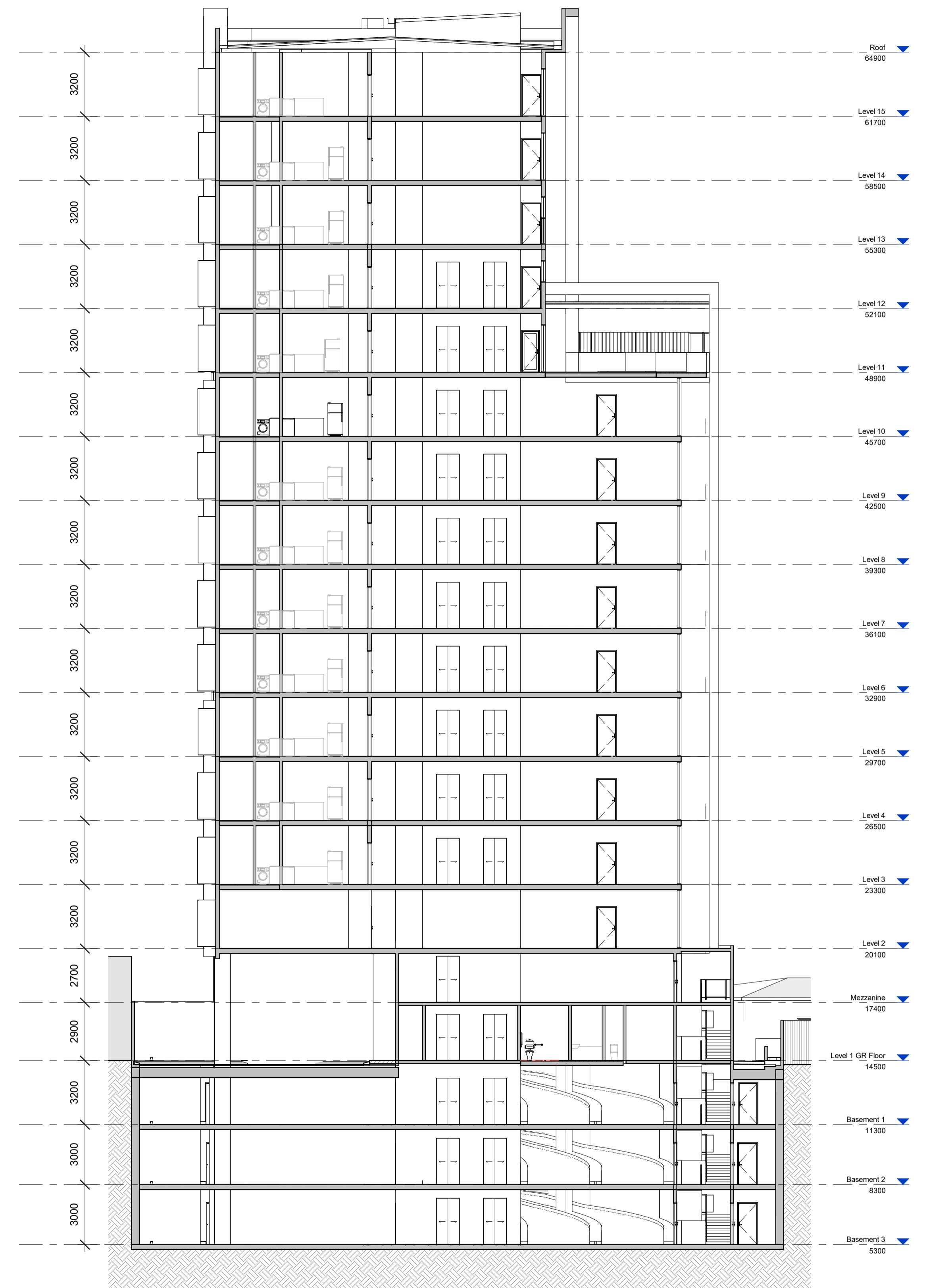
- EXTERNAL WALLS  
DULUX PAINT  
CASPER HALF WHITE
- EXTERNAL WALLS  
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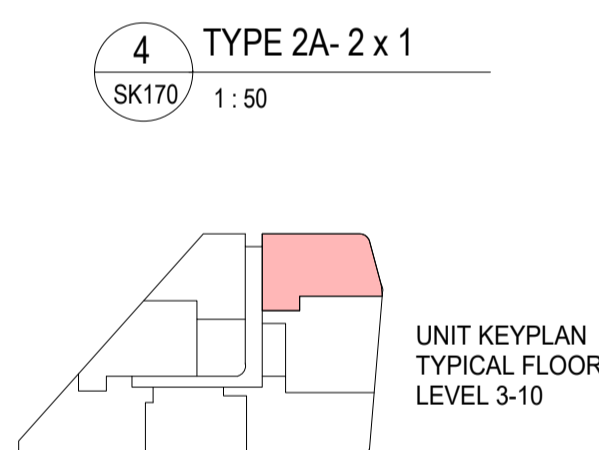
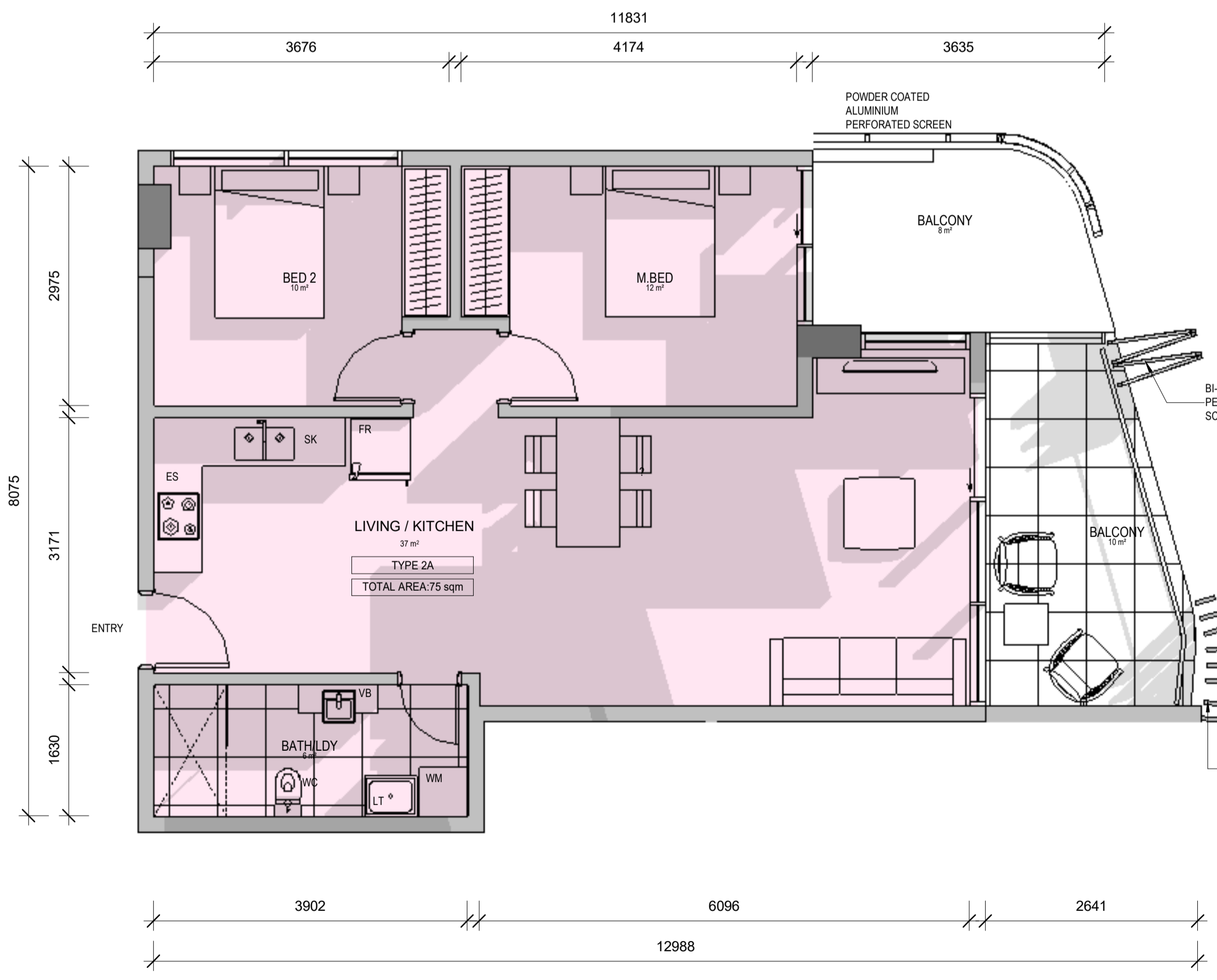
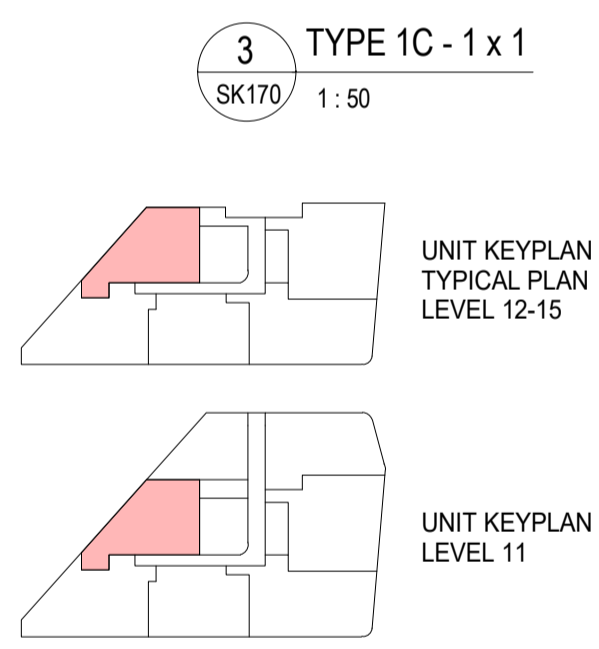
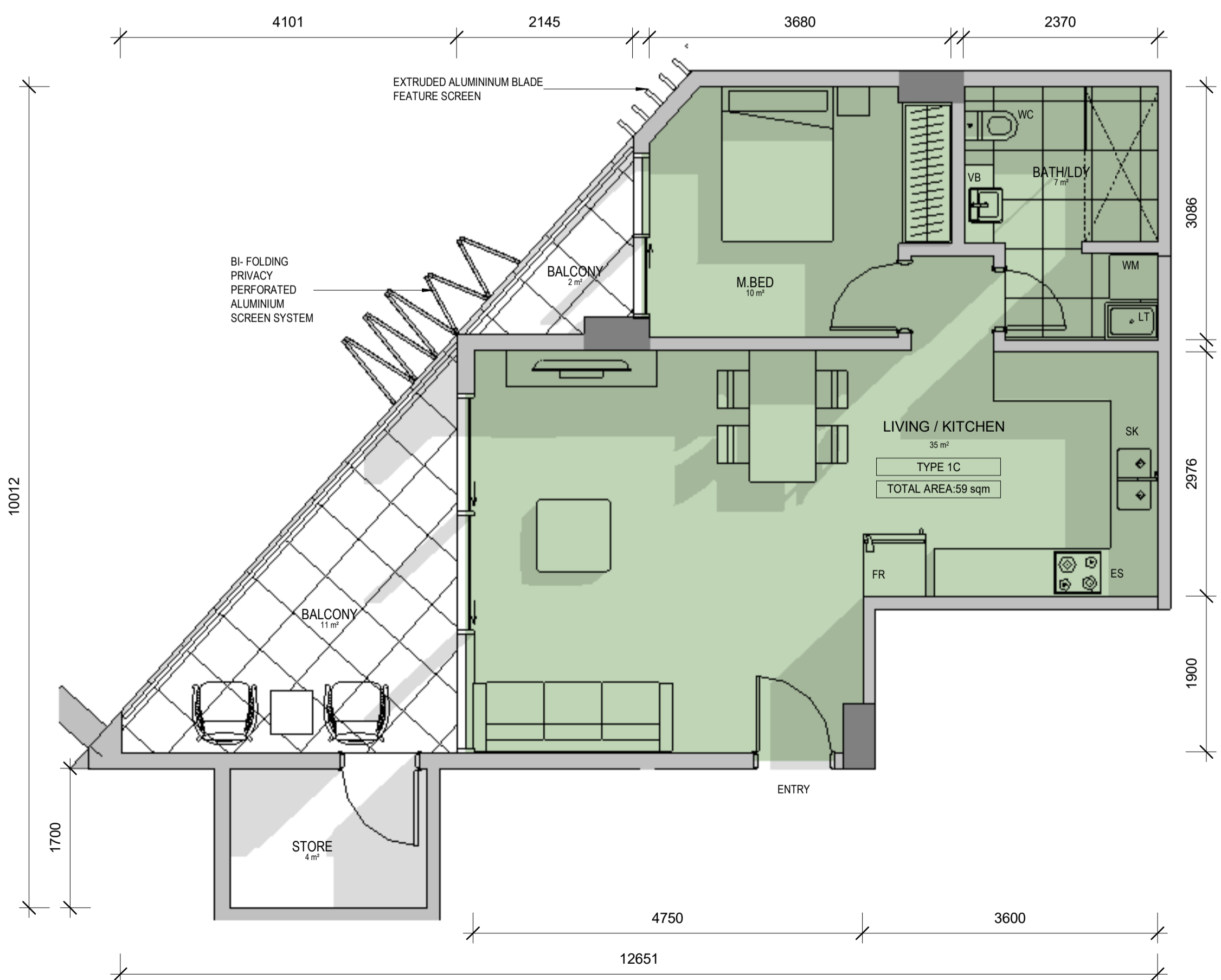
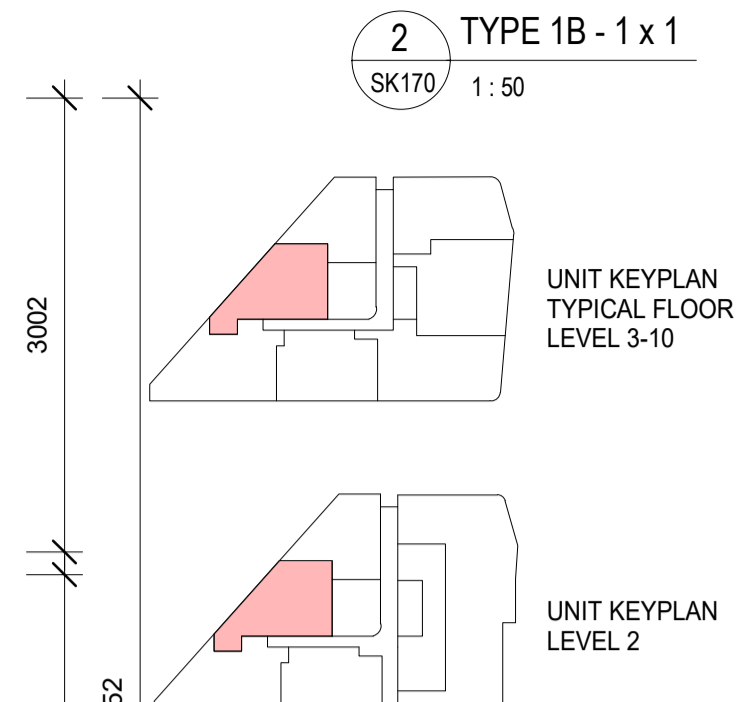
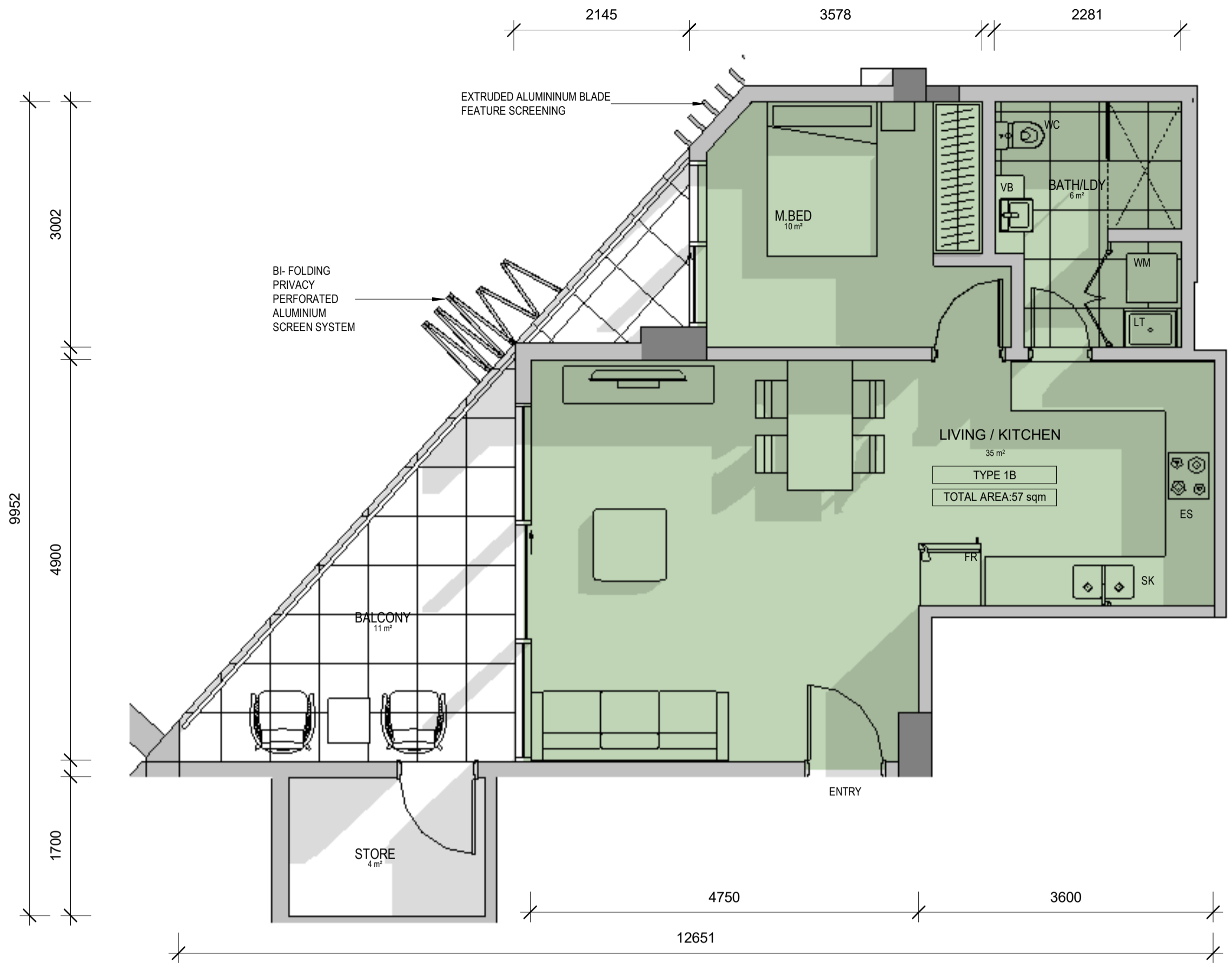
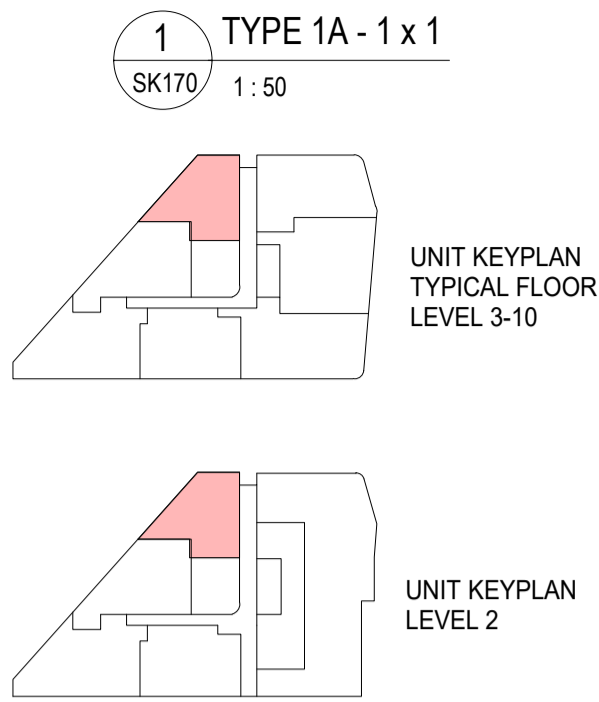
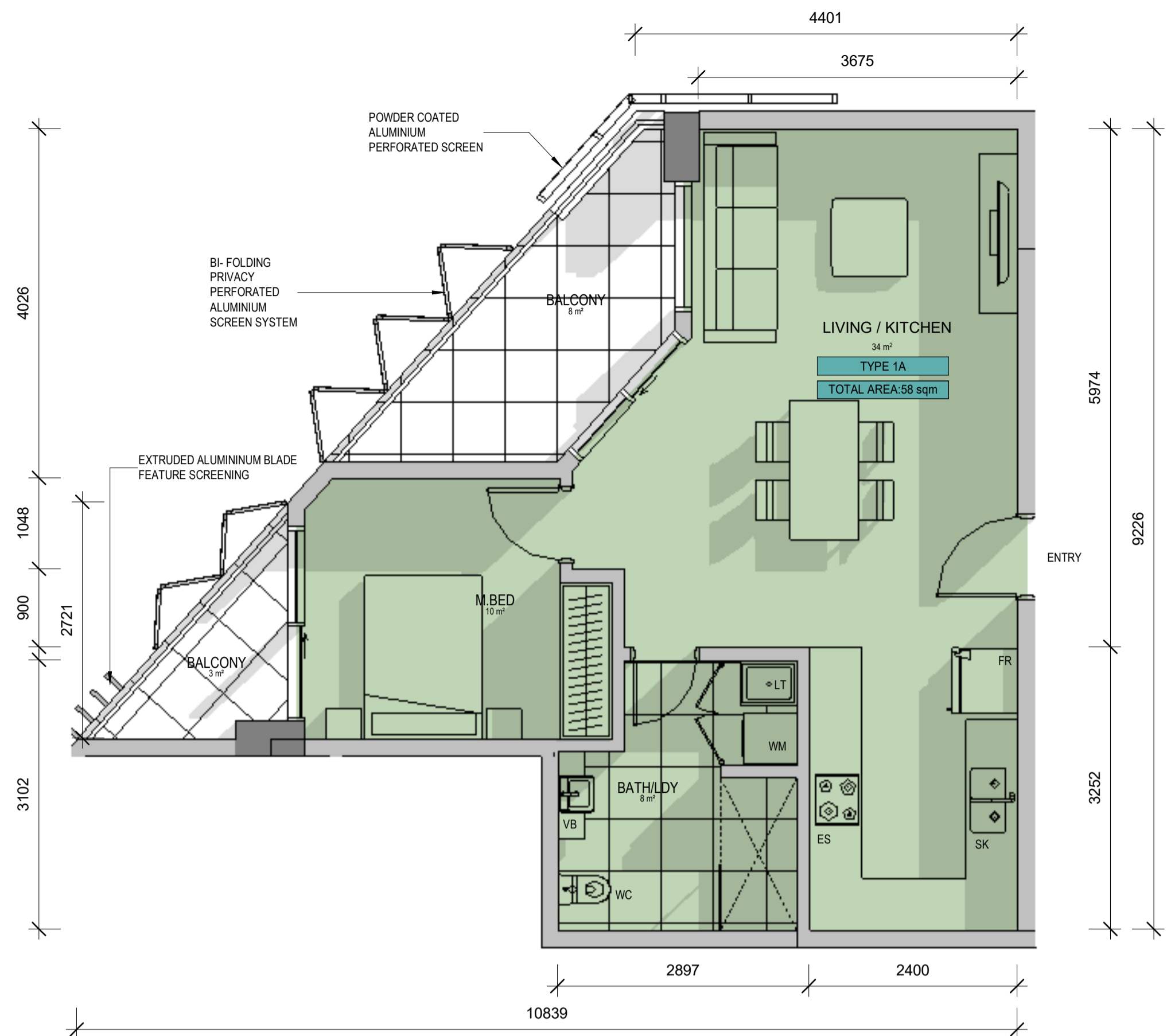


1 TYPICAL WEST-EAST SECTION  
1:150



2 TYPICAL SOUTH-NORTH SECTION  
1:150

PRELIMINARY ISSUE

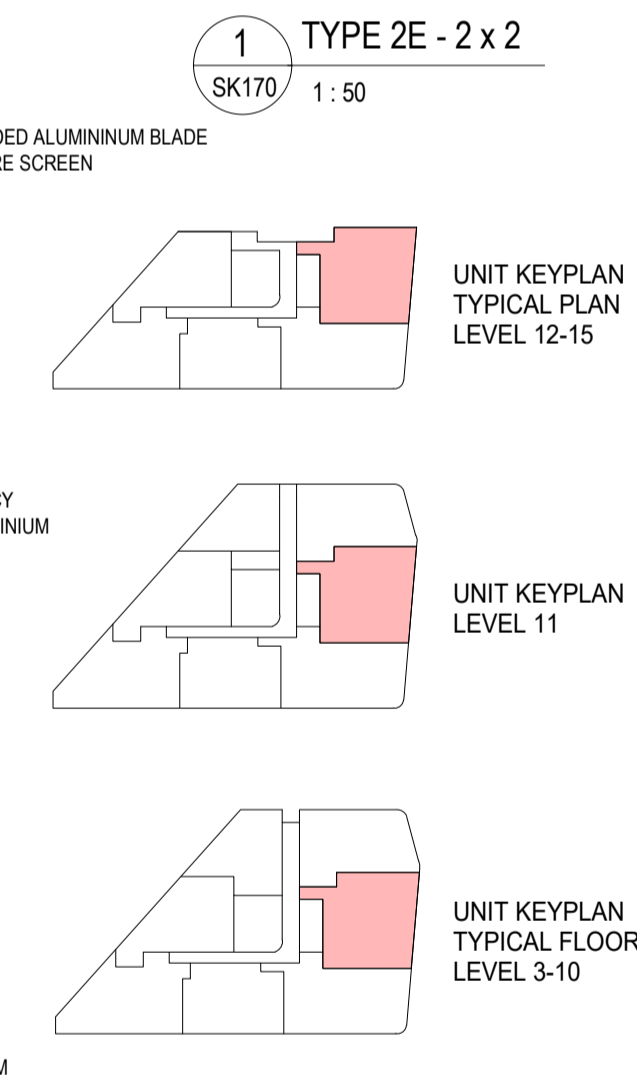
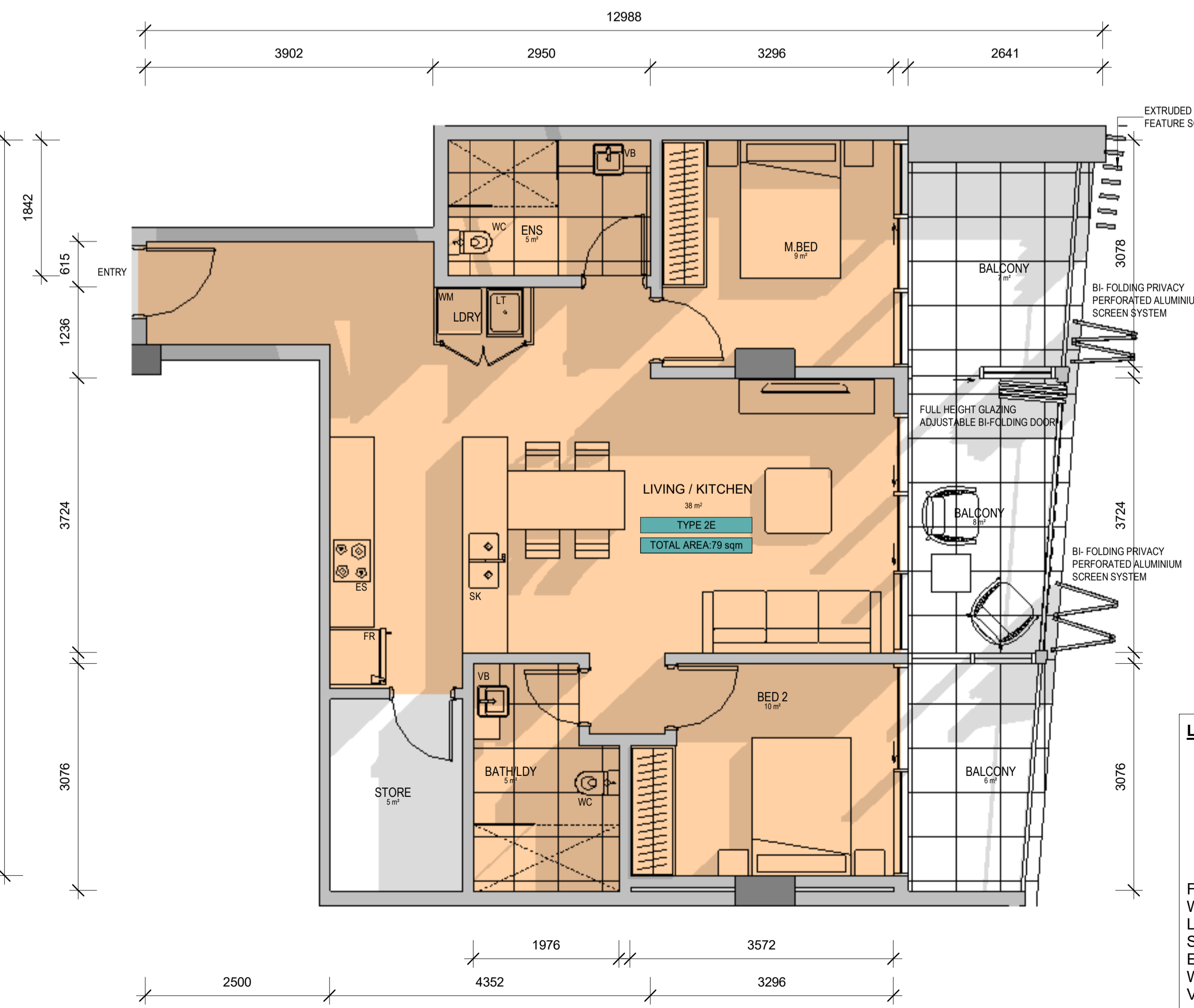
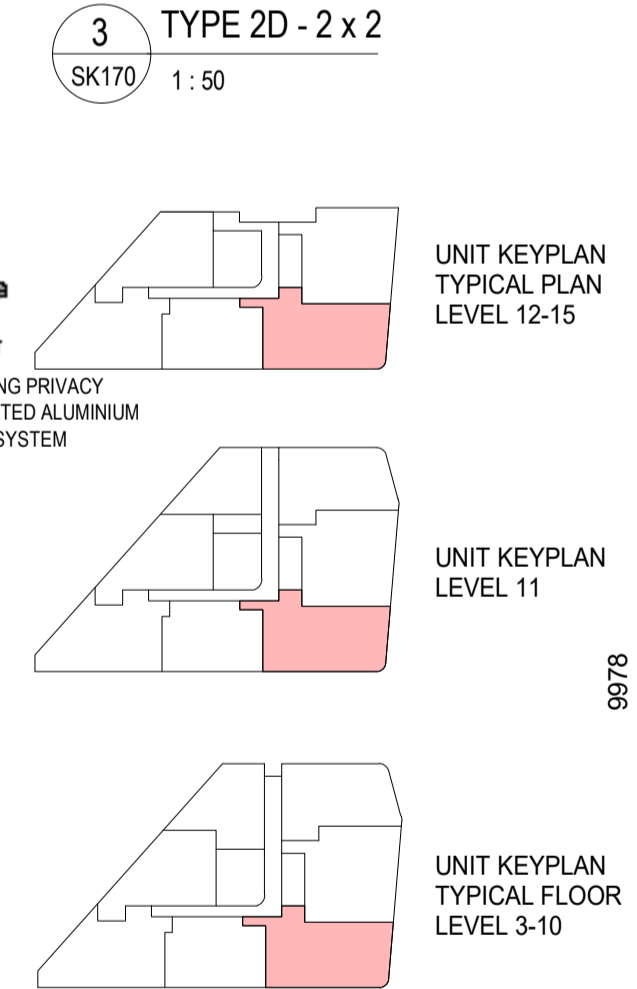
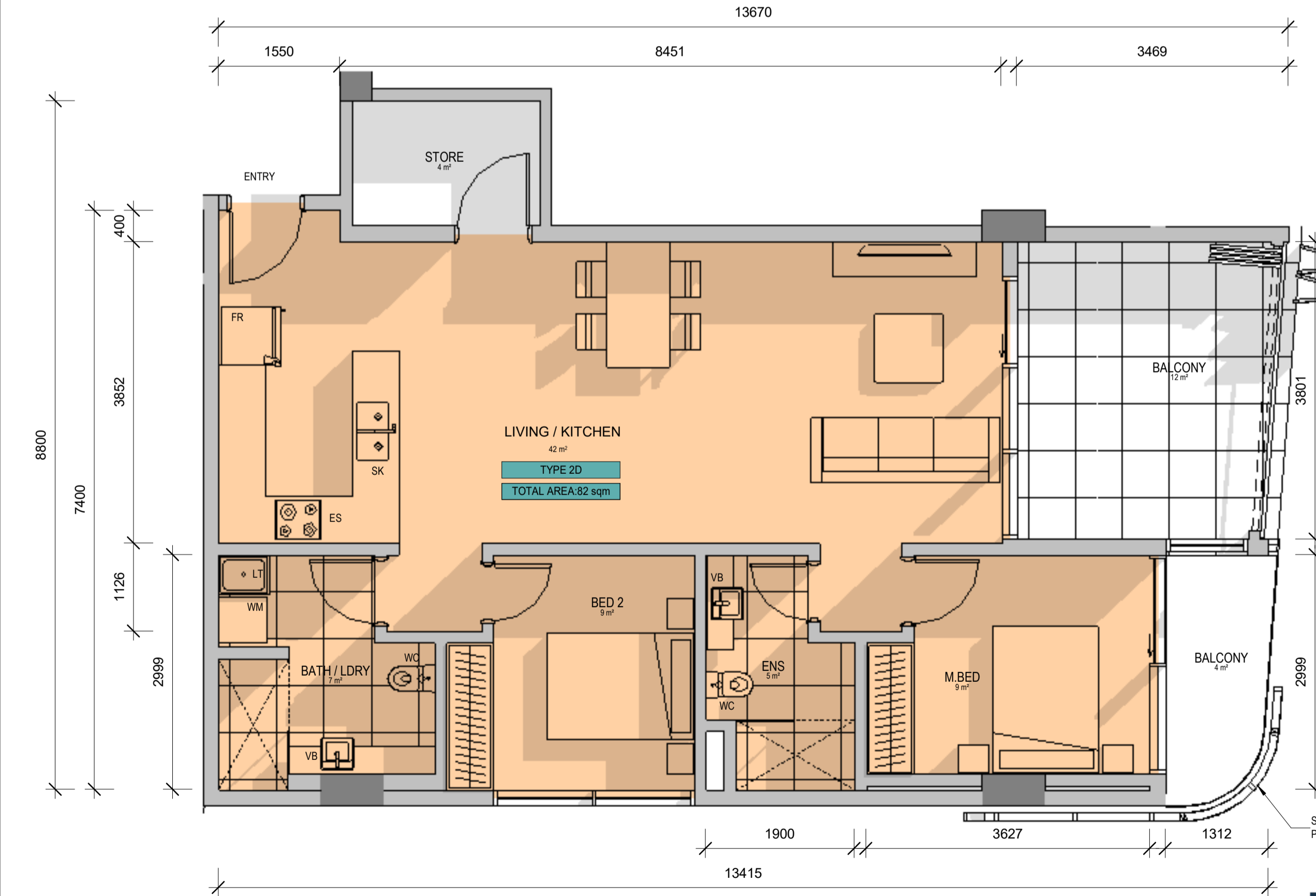
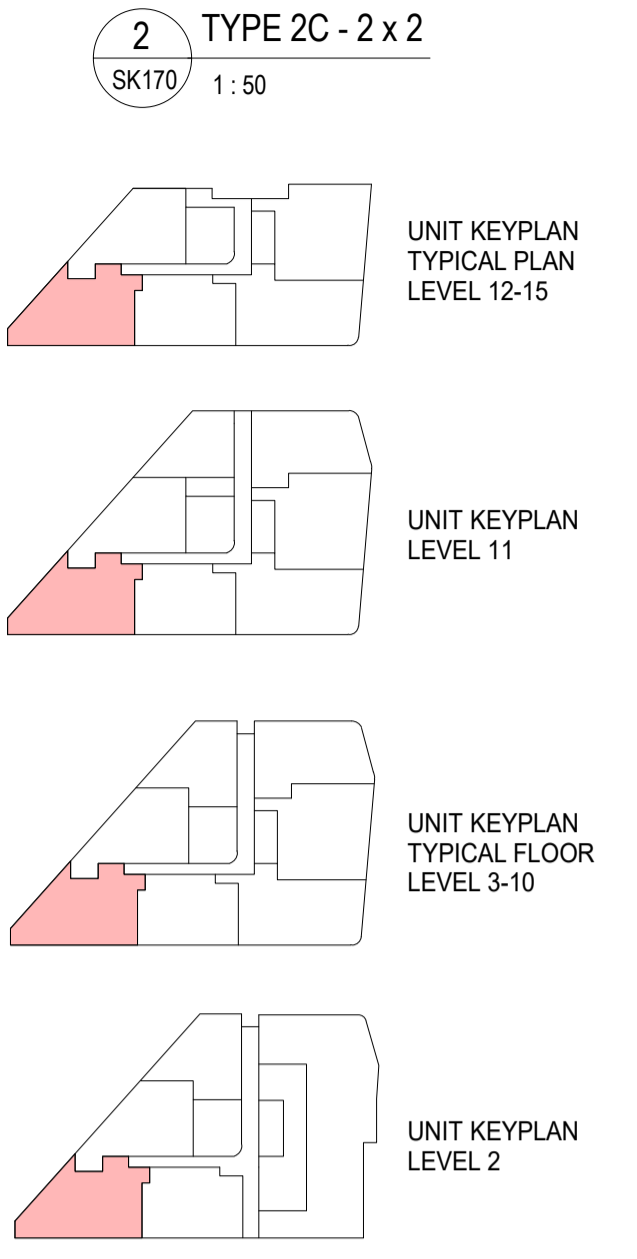
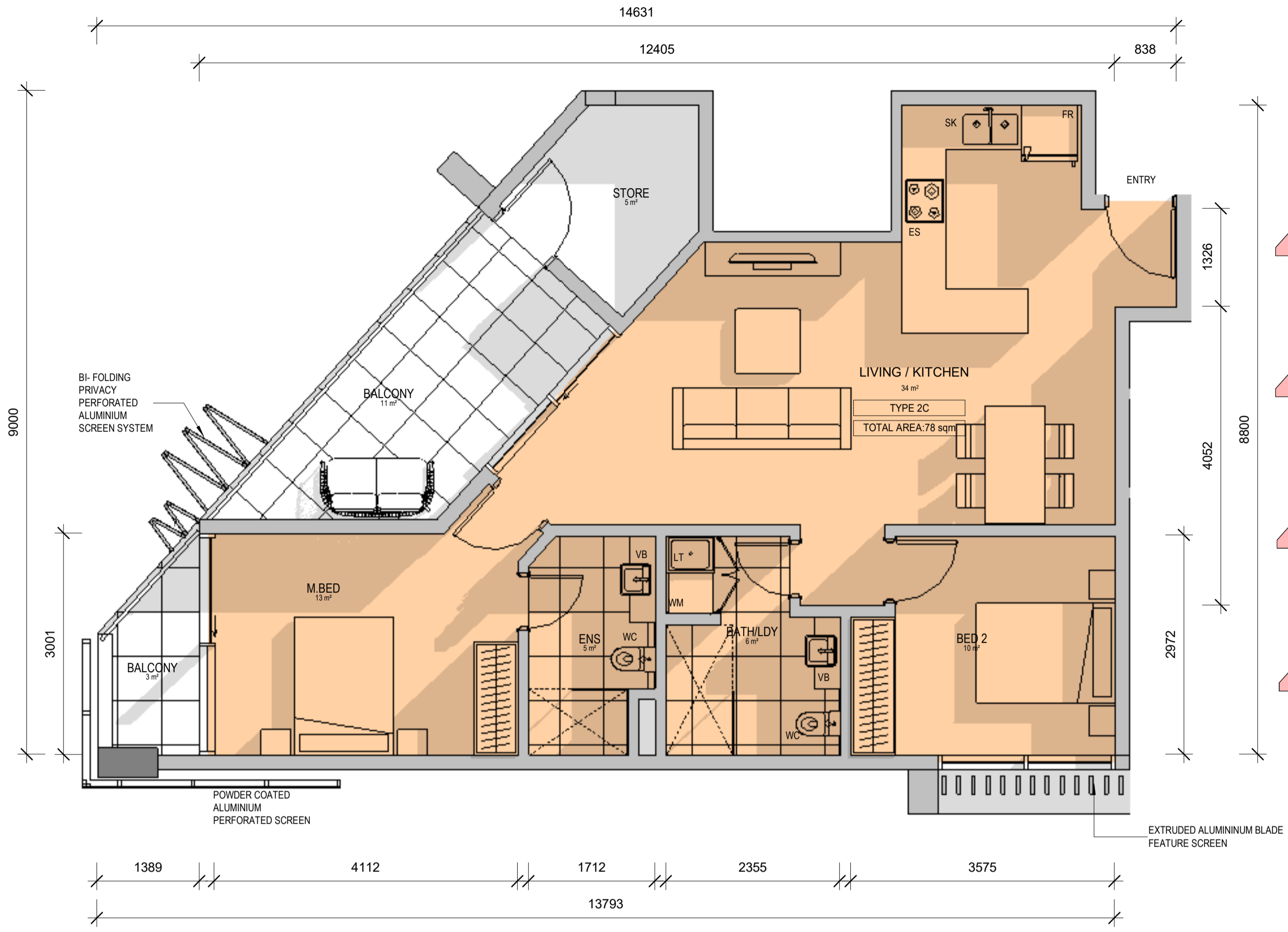
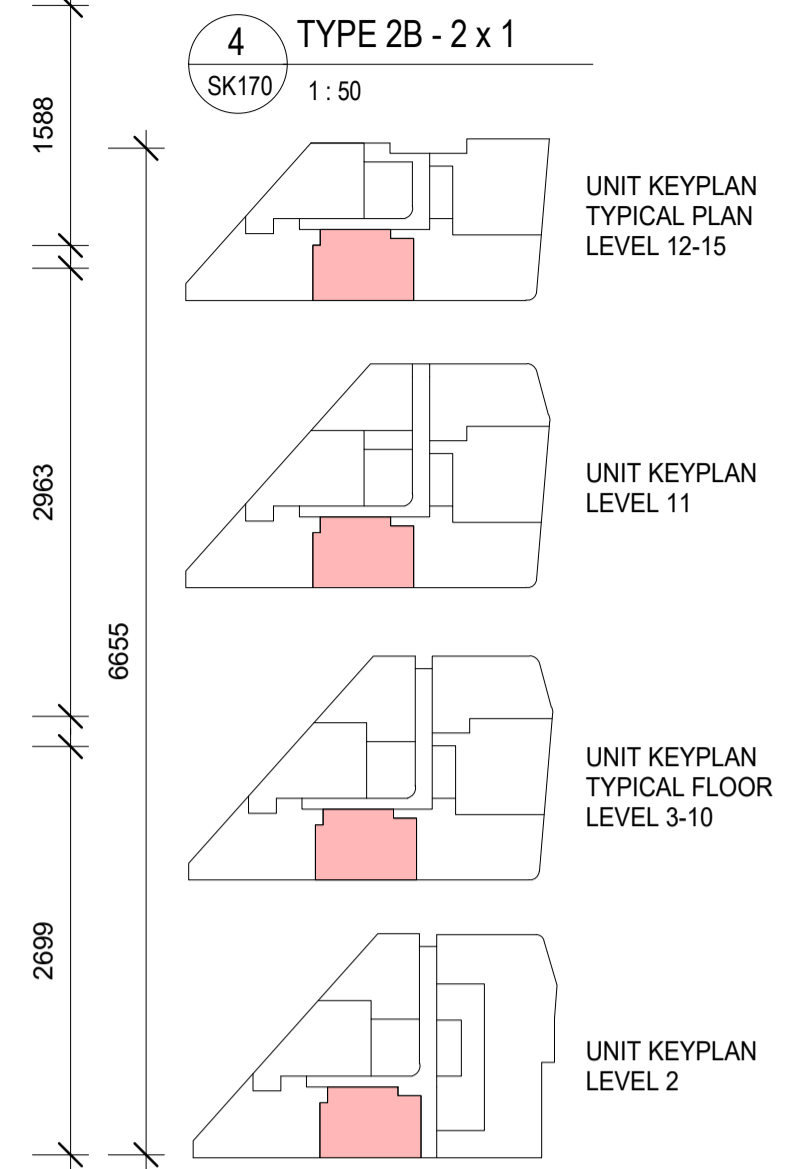


DEPARTMENT OF PLANNING, LANDS AND HERITAGE  
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**LEGEND:**

TYPE XXX	TYPE OF UNIT
TOTAL AREA : XX sqm	AREA OF UNIT
FR	FRIDGE
WS	WASHING MACHINE
LT	LAUNDRY TROUGH
SK	SINK
ES	ELECTRIC STOVE
WC	TOILET
VB	VANITY WITH BASIN
(Green outline)	LEVEL OF LIVABLE HOUSING DESIGN GUIDELINES
(Blue outline)	SILVER LEVEL

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**LEGEND:**

- LEVEL OF LIVABLE HOUSING DESIGN GUIDELINES
- SILVER LEVEL
- TYPE XXX - TYPE OF UNIT
- TOTAL AREA : XX sqm - AREA OF UNIT
- FR FRIDGE
- WS WASHING MACHINE
- LT LAUNDRY TROUGH
- SK SINK
- ES ELECTRIC STOVE
- WC TOILET
- VB VANITY WITH BASIN

**PRELIMINARY ISSUE**

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1 STREETScape ELEVATION - BANK STREET FRONT VIEW  
1:200

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PRELIMINARY ISSUE



1 STREETScape ELEVATION - CROSS SECTION ACROSS BANK STREET  
1:200

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
07-Dec-2023	SDAU-057-21

PRELIMINARY ISSUE





1 21st JUNE WINTER SOLSTICE - 10AM  
SK170 1:1000



2 21st JUNE WINTER SOLSTICE - 12PM  
SK170 1:1000



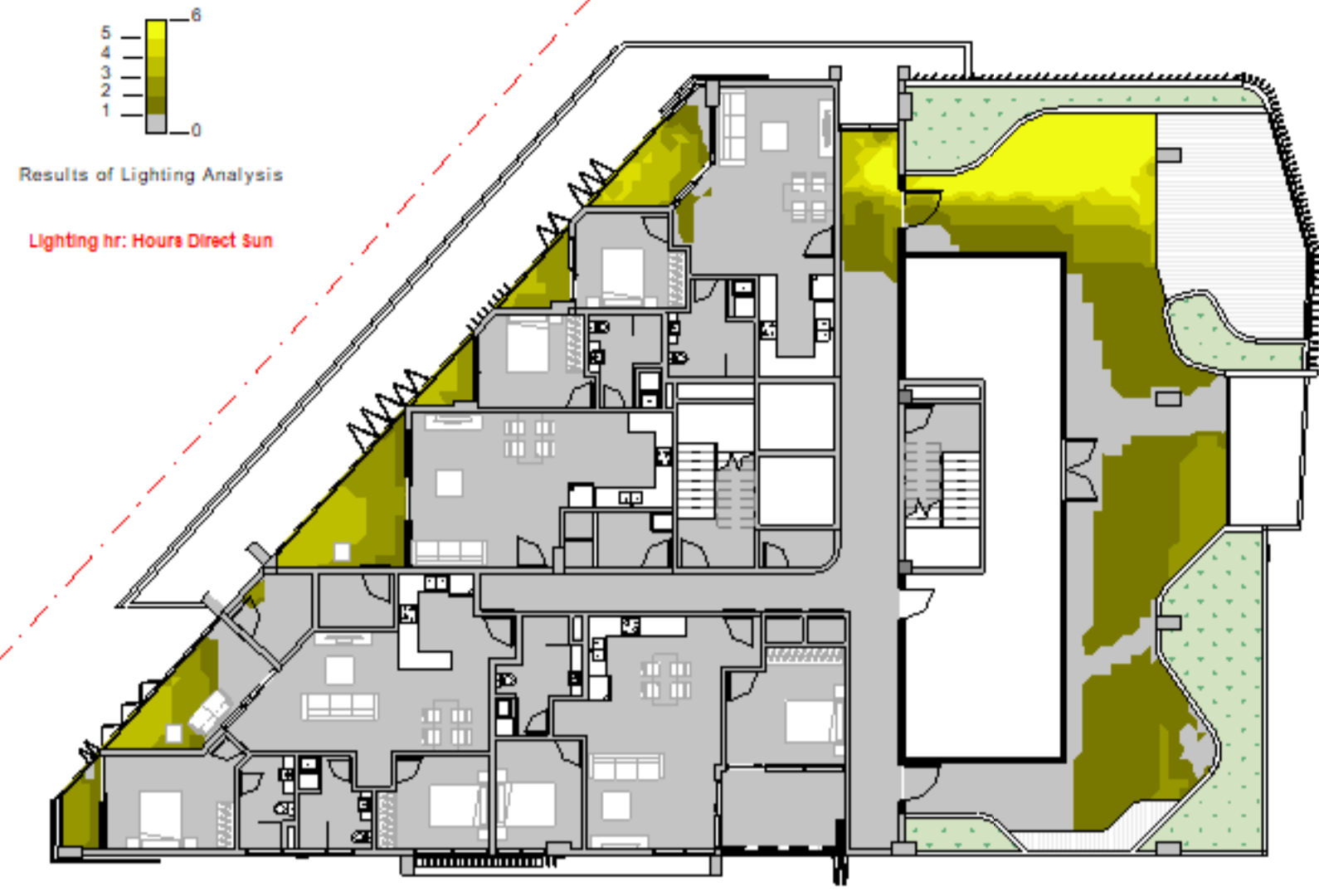
3 21st JUNE WINTER SOLSTICE - 2PM  
SK170 1:1000



4 21st JUNE WINTER SOLSTICE - 4PM  
SK170 1:1000

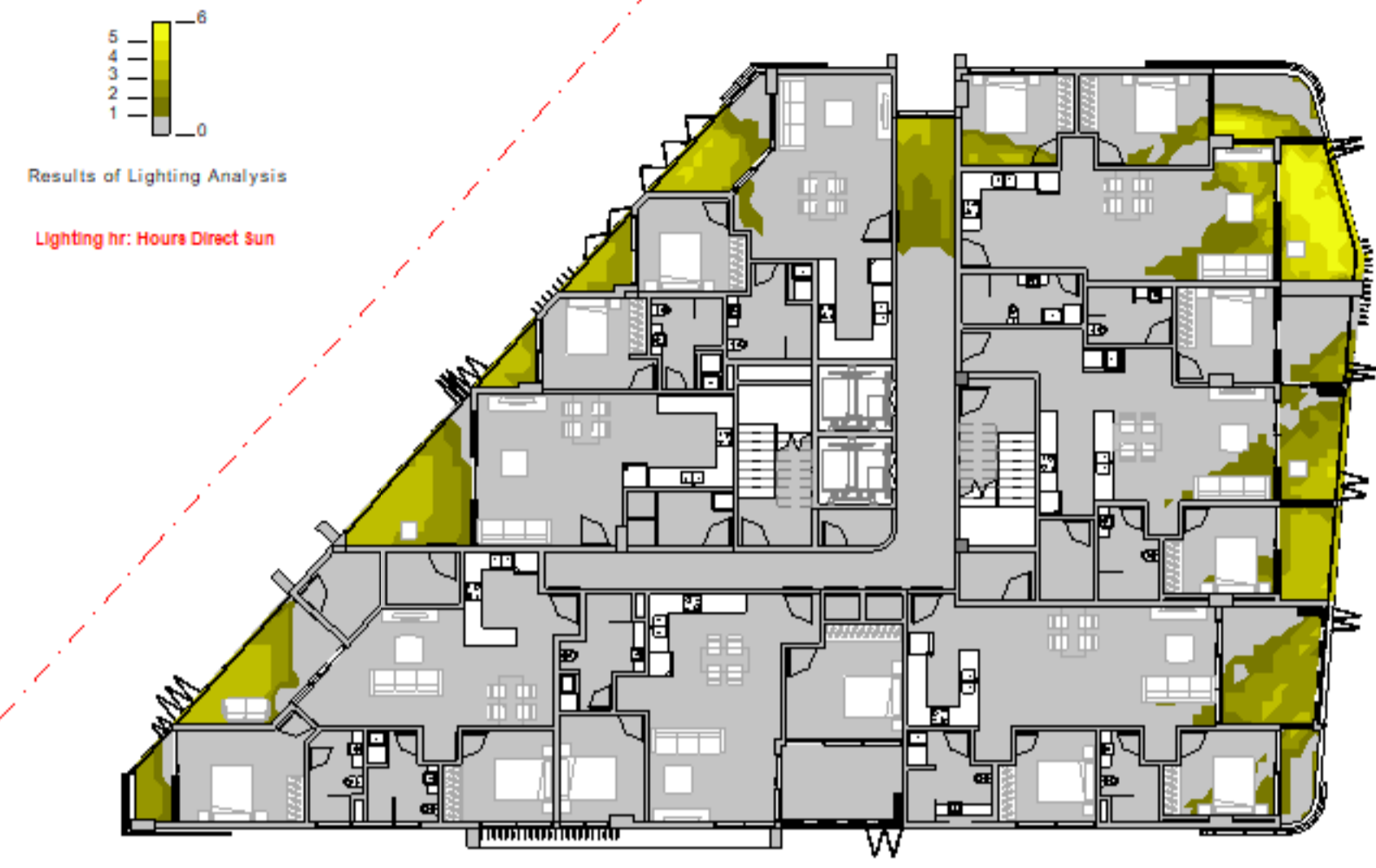
PRELIMINARY ISSUE

Solar Access Results: Level 2\_65.94 (Hours)



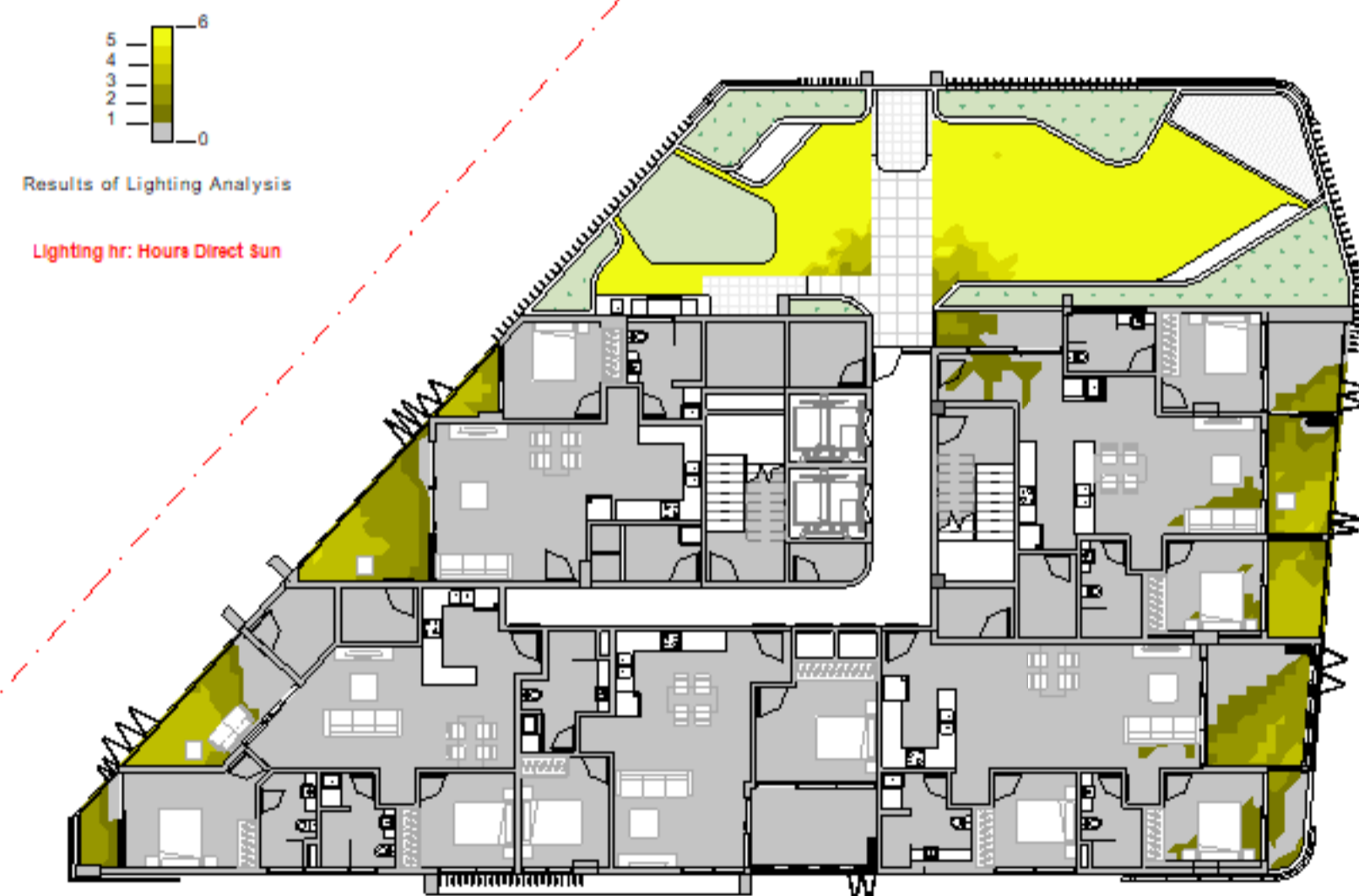
1 SOLAR AND DAYLIGHT ACCESS - LEVEL 2  
SK170 1:200

Solar Access Results: Level 3\_76.44 (Hours)



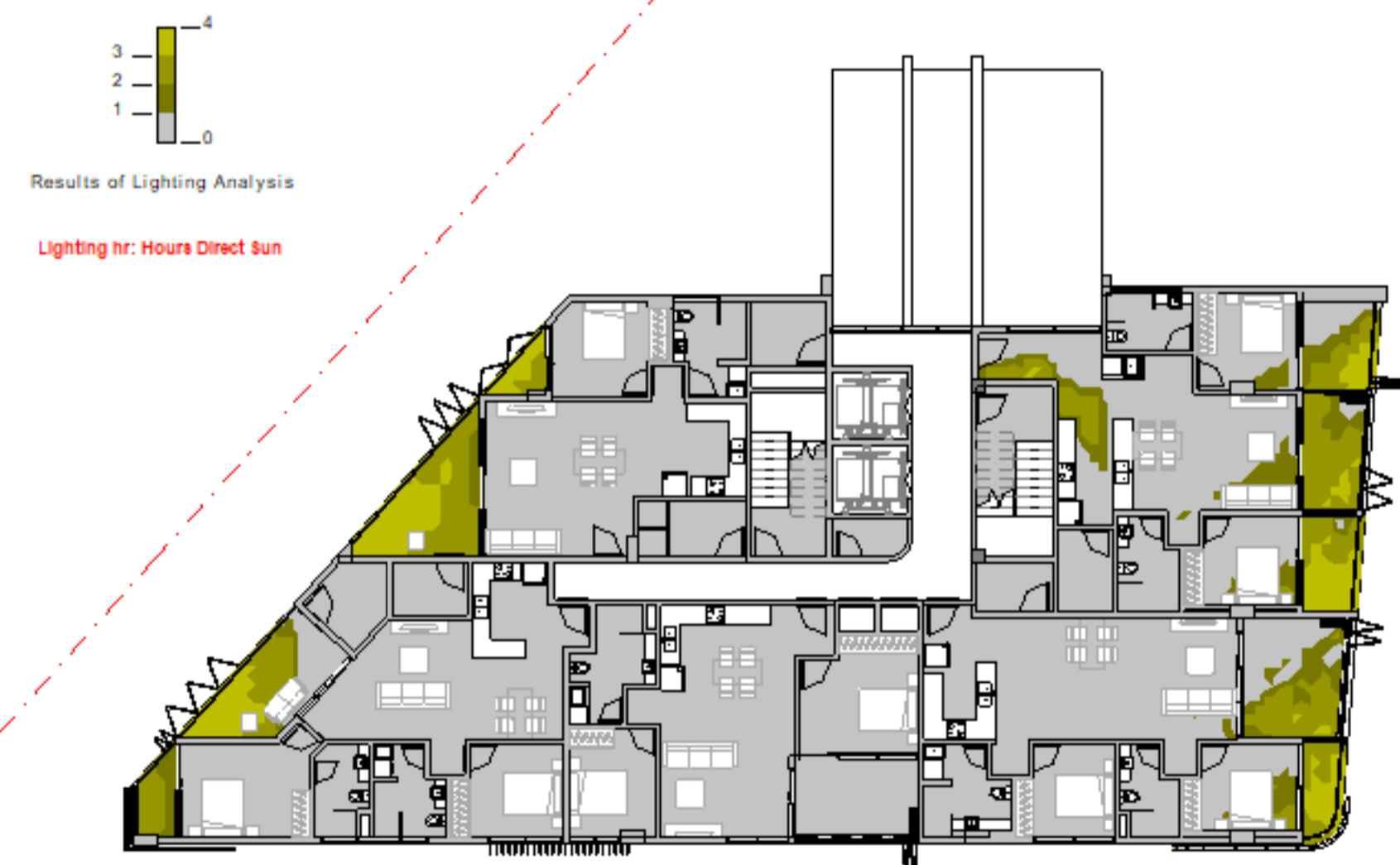
3 SOLAR AND DAYLIGHT ACCESS - LEVEL 3 TO LEVEL 10  
SK170 1:200

Solar Access Results: Level 11\_160.43 (Hours)



2 SOLAR AND DAYLIGHT ACCESS - LEVEL 11  
SK170 1:200

Solar Access Results: Level 12\_170.93 (Hours)



4 SOLAR AND DAYLIGHT ACCESS - LEVEL 12 TO LEVEL 15  
SK170 1:200

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