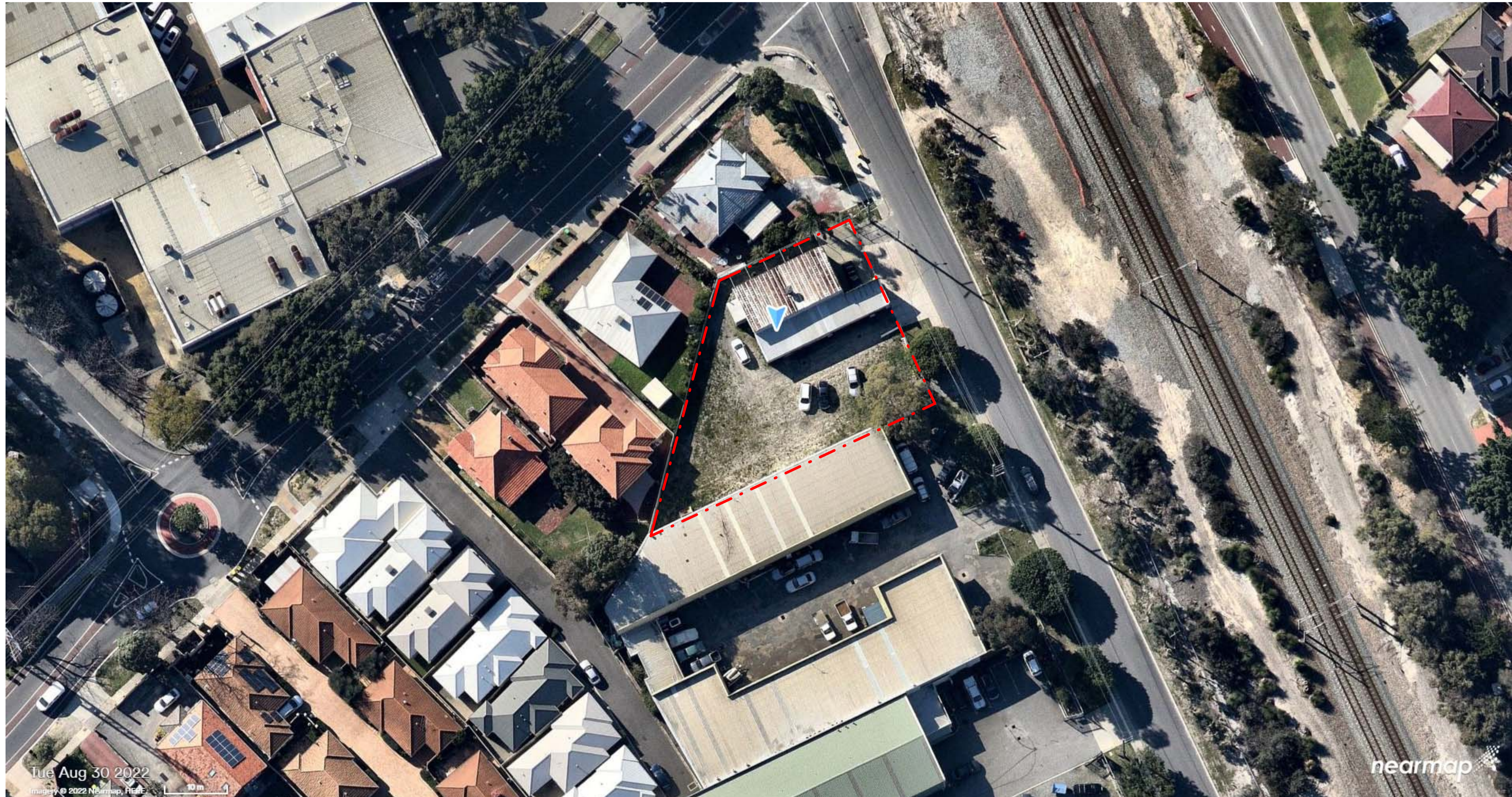


## **ATTACHMENT 11**



# 167 & 169 BANK STREET, EAST VICTORIA PARK SITE AND DESIGN ANALYSIS



## Vision

To create **variety and diversity** of dwelling choice at an affordable price point suitable for rail commuters, students of South Metropolitan TAFE, and a live and work choice for the adjacent East Victoria Park Industrial area.

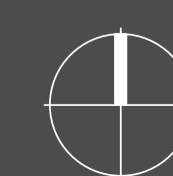
To provide an apartment size and layout to demonstrate the smaller apartments can be **functional and offer high amenity, variety, and diversity** consistent with the vision.

## Background

A previous application has been made to the SDAU for a mixed use multi residential development.

The **purpose** of this proposal was to review the previous application, improve its **viability and amenity** including deep soil landscaping, deletion of the basement and double crossover for vehicle access, having regard to the provisions of SPP 7 - Design of the Built Environment and SPP 7.3 - Residential Design Codes Vol. 2 - Apartments - element objectives and performance solutions as applicable.

Whilst not departing significantly from the context of the original submission, retaining its validity, its **response to site** has also been reviewed.







1 L1 (GROUND) PLAN - ALTERNATIVE 1C  
Scale 1:100

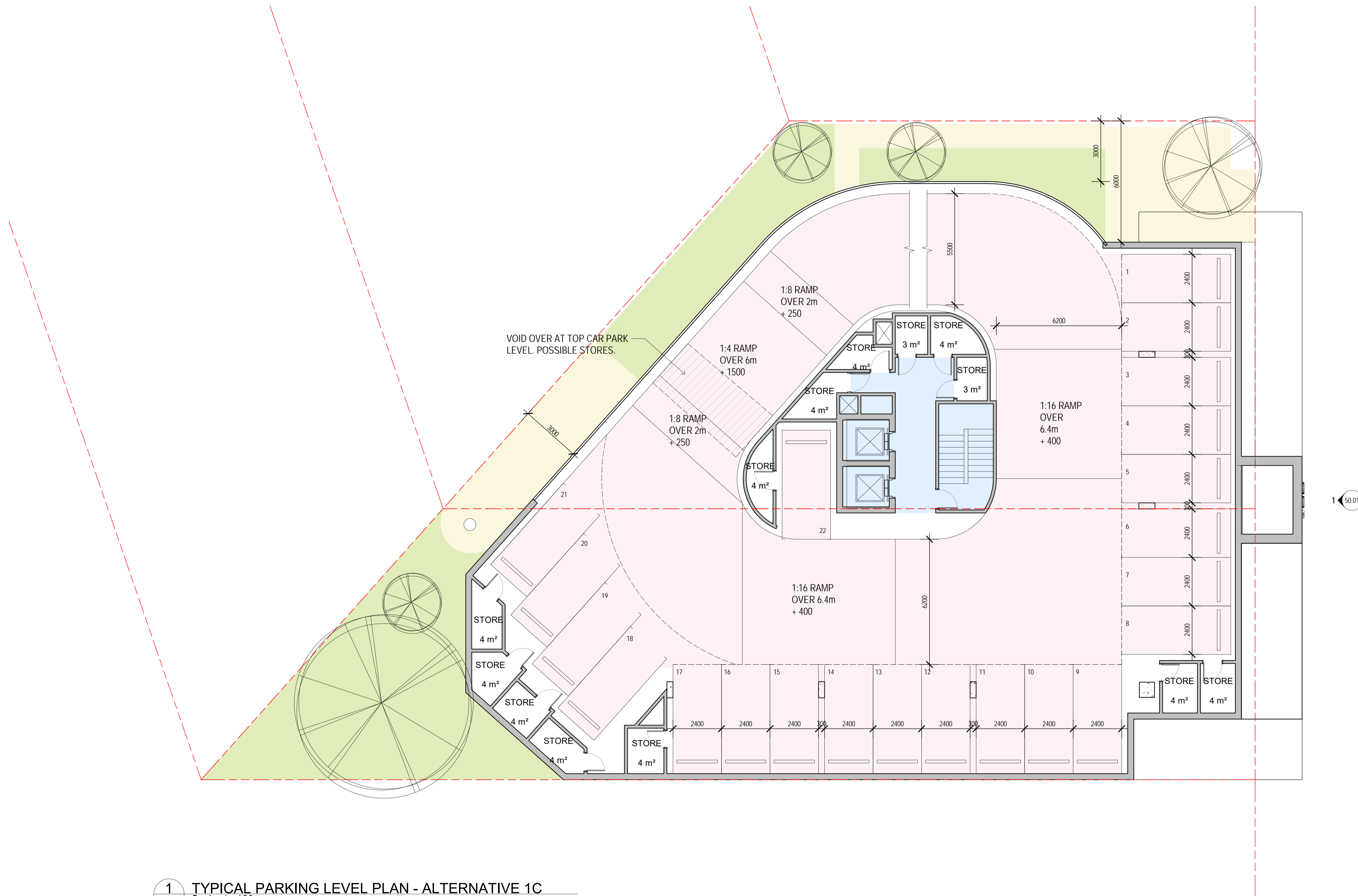
**3.3 TREE CANOPY AND DEEP SOIL AREA**  
 COMBINED SITE AREA 1,227 sqm  
 REQUIRED DEEP SOIL AREA (10%) 122.7 sqm  
 PROPOSED DEEP SOIL AREA 282 sqm

**3.4 COMMUNITY OPEN SPACE**  
 6 sqm PER DWELLING PROVIDES FOR 47 DWELLINGS  
 72 sqm OF ROOF DECK OPEN SPACE

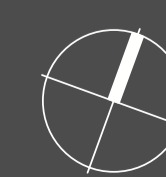
**NOTE:**  
 NUMBER OF CAR BAYS AT THIS LEVEL DEPENDENT ON  
 AREA REQUIRED FOR BINS, PLANT, EQUIPMENT, ETC.

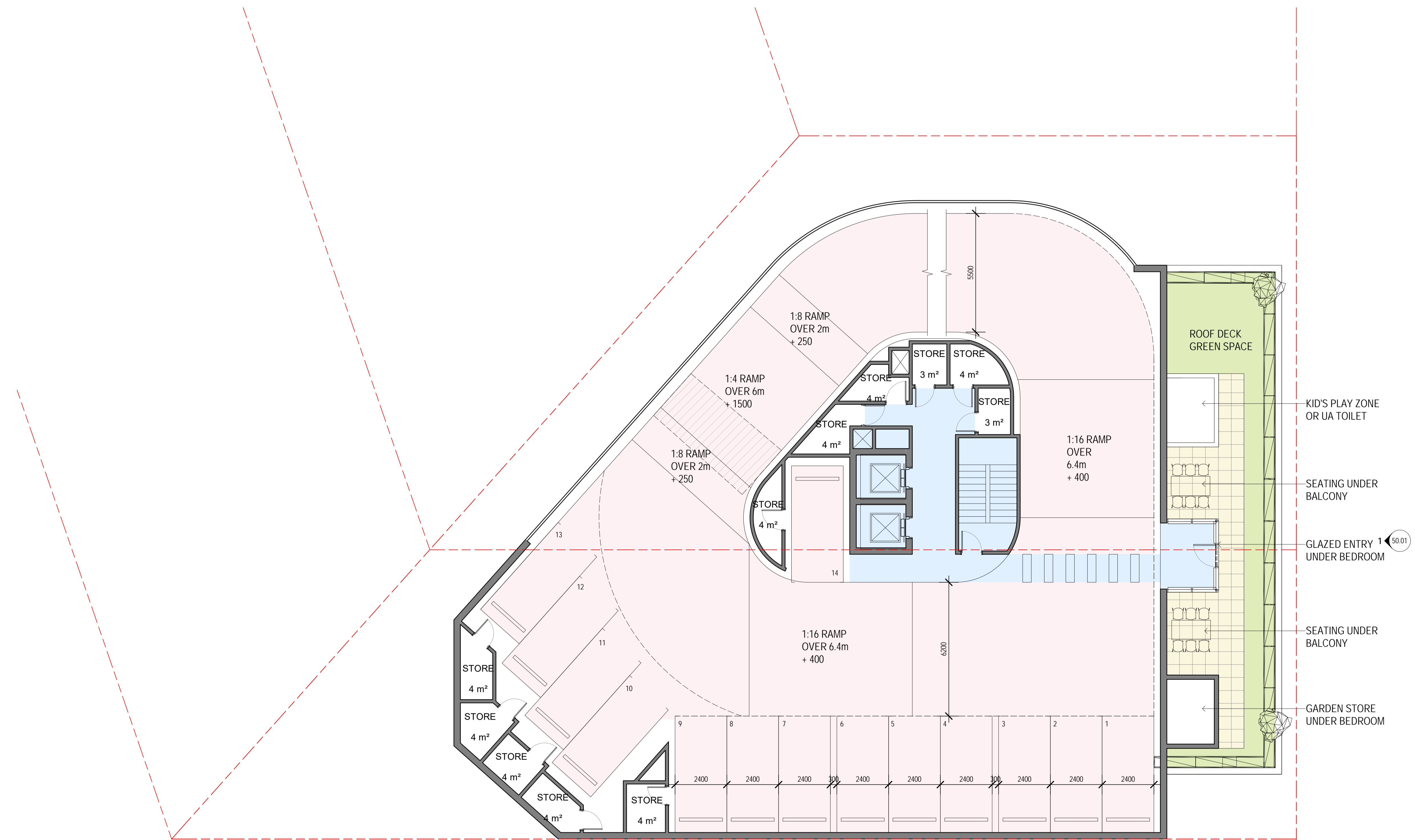






1 TYPICAL PARKING LEVEL PLAN - ALTERNATIVE 1C  
Scale 1 : 100





1 SETBACK LEVEL PARKING - ALTERNATIVE 1C  
Scale 1 : 100

UNIT TYPE	QUANTITY	INTERNAL FLOOR AREA
1 x 1	2	52 sqm
2 x 1	1	67 sqm
2 x 2	4	72 sqm

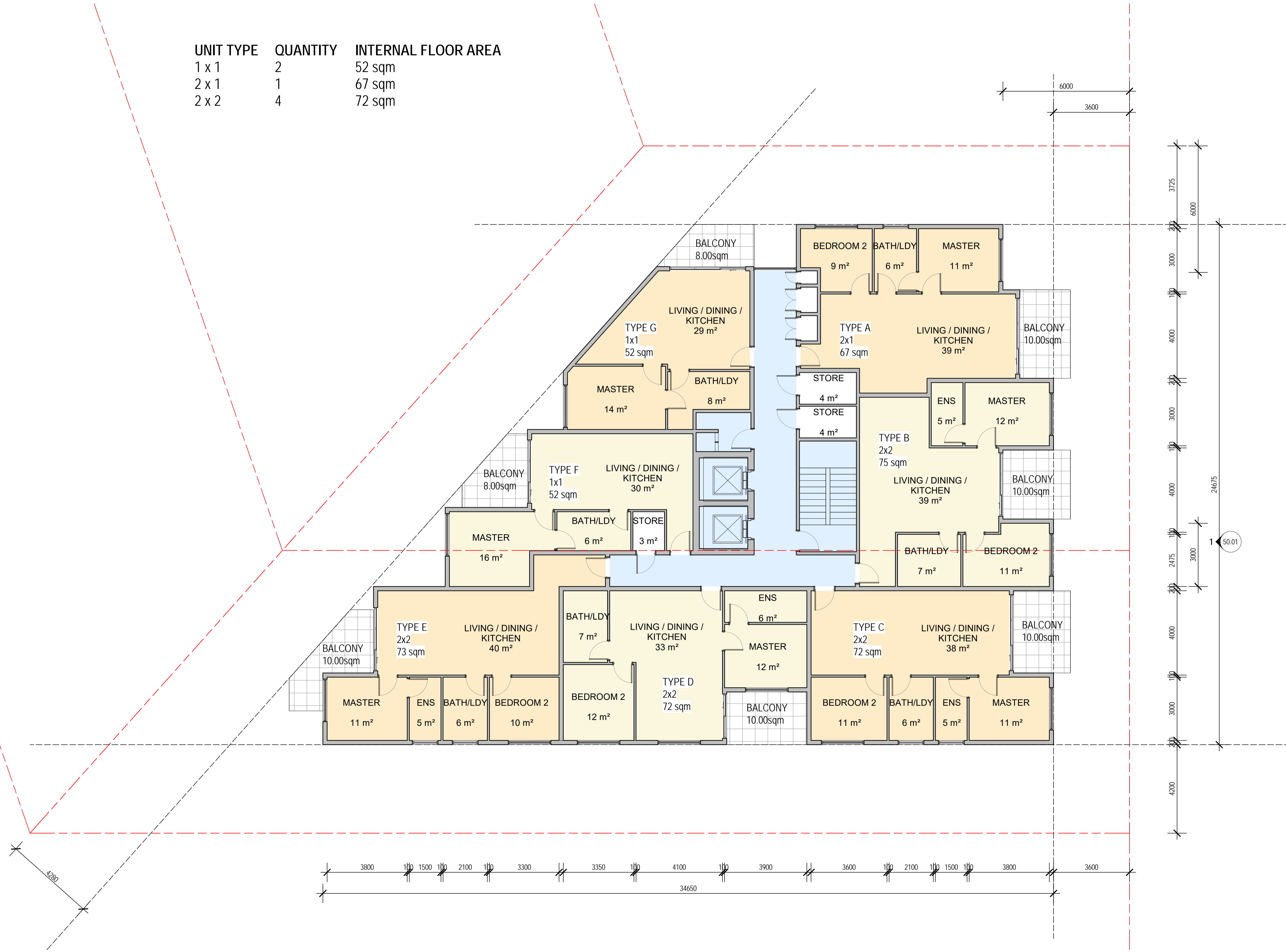


1 FIRST APARTMENT LEVEL - ALTERNATIVE 1C  
Scale 1:100

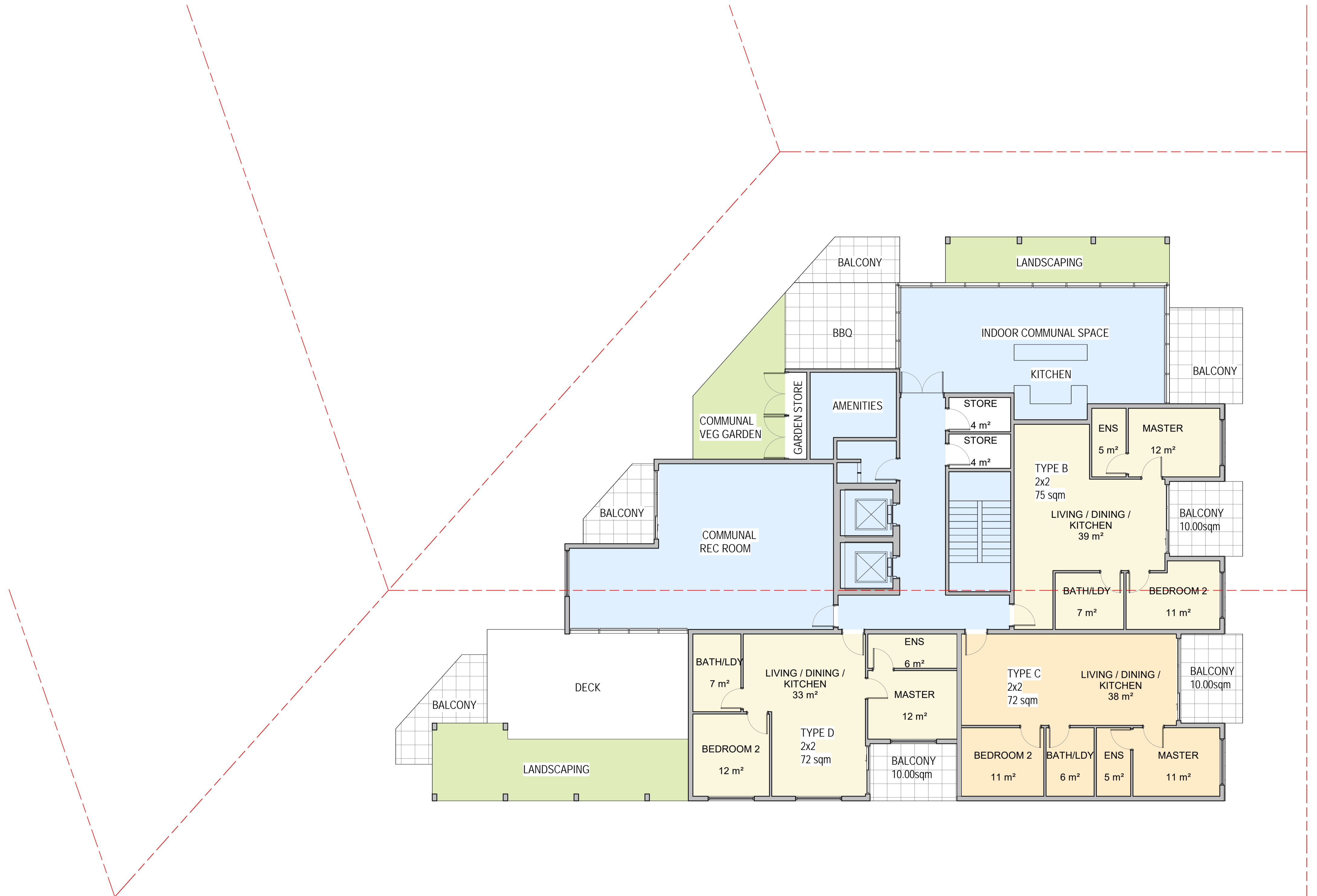




UNIT TYPE	QUANTITY	INTERNAL FLOOR AREA
1 x 1	2	52 sqm
2 x 1	1	67 sqm
2 x 2	4	72 sqm



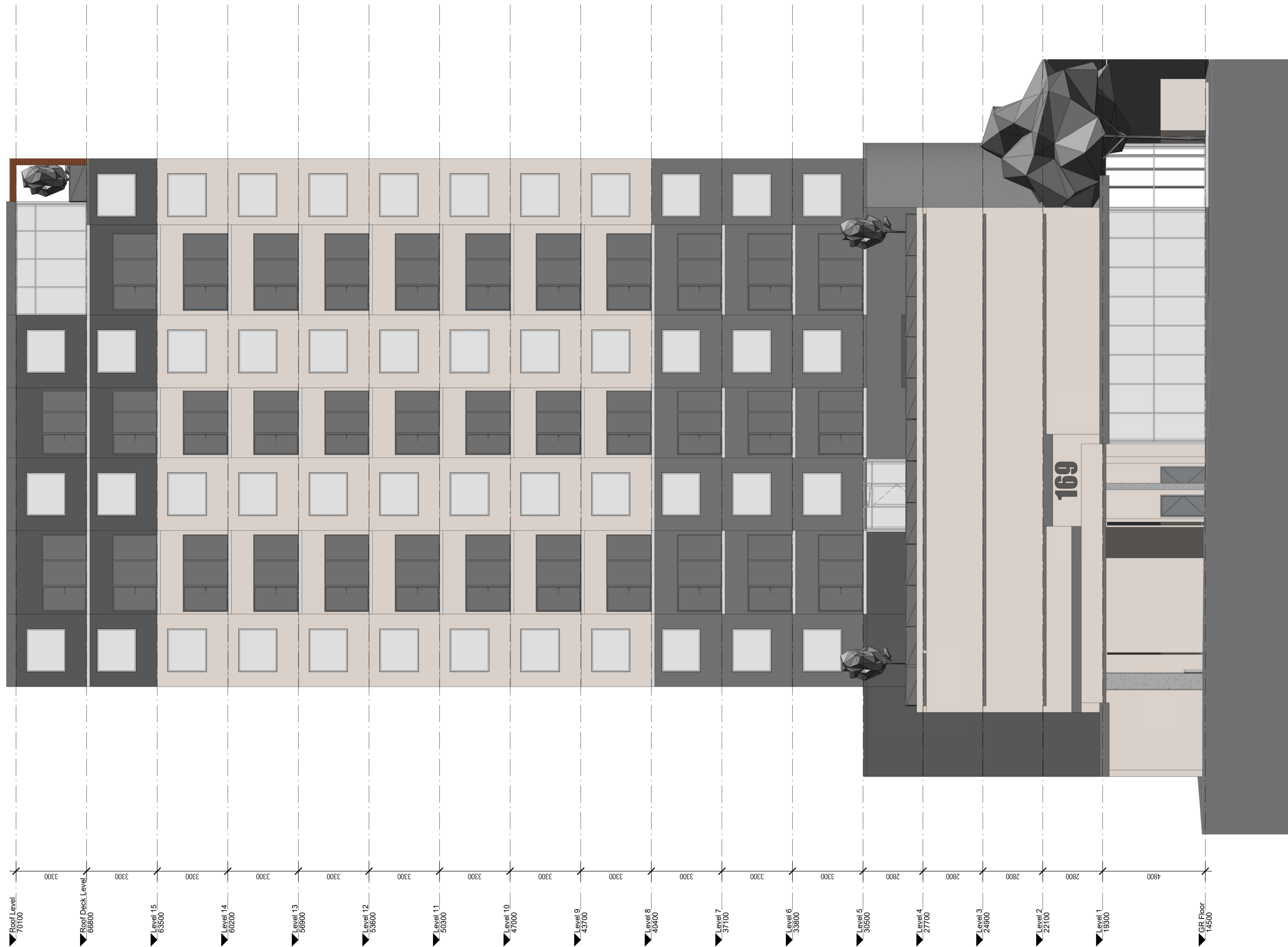
1 TYPICAL APARTMENT LEVEL - ALTERNATIVE 1C  
Scale 1 : 100



1 50.01

1 ROOF DECK LEVEL - ALTERNATIVE 1C  
Scale 1 : 100









4 PARKING LEVELS: 80 CAR BAYS TOTAL

12 APARTMENT LEVELS:  
LEVELS 6-16: 7 APARTMENTS EACH LEVEL

LEVEL 17: 3 APARTMENTS + ROOF DECK

80 APARTMENTS TOTAL