



TOWN OF VINCENT

File No: PRO4884, Serial No: 5.2009.416.1

PROPOSED DEVELOPMENT: DEMOLITION OF EXISTING SINGLE HOUSE AND CONSTRUCTION OF TWO-STOREY MIXED USE DEVELOPMENT COMPRISING ONE (1) OFFICE AND ONE (1) MULTIPLE DWELLING

PROPERTY DETAILS: NO. 263 OXFORD STREET LEEDERVILLE (LOT: 3 D/P: 1925)

COMMENT PERIOD: 4 NOVEMBER 2009 TO 18 NOVEMBER 2009

CONTACT OFFICER: SUSANNAH KENDALL – 08 9273 6531

Please Note: Written submissions to the Town are to be received within the comment period so that your views can be considered. If no submissions are received it will be assumed that there is no objection in relation to the Planning, Building and Heritage Matters, and those matters will be determined without any further consultation.

PLEASE TICK APPROPRIATE BOXES:

- I do not object to the proposal OR I object to the proposal
I do not object to my contact details being included in the Council Meeting agenda report relating to this matter. OR I object to my contact details being included in the Council Meeting agenda report relating to this matter.

COMMENTS:

Table with 4 columns: Requirements, Required, Proposed, Community Comments. Rows include Plot Ratio, Street Setbacks (Ground floor to Oxford Street, First floor to Oxford Street), and Side Setbacks (Ground floor to northern/southern boundary, First floor to northern boundary).

First floor to southern boundary	3.5 metres	Nil	
<b>Building on Boundary</b>	One boundary wall is permitted, behind setback area with an average height of 3 metres and a maximum height of 3.5 metres, for 18.26 metres along a side boundary	Two boundary walls (north and south boundary) Max Height - 8.5 metres at parapet Ave Height - 7.25 metres Length - 2.38 metres	
<b>Solar Access</b>	50 per cent (301 square metres) of adjacent southern property	92 per cent (276 square metres) of adjacent southern property	
<b>Building Height</b>	7 metres	Maximum height along western parapet wall 9 metres	
<b>Privacy</b>  Rear balcony to western boundary	7.5 metres or screening	2 metres	

(If you wish to provide further comments regarding the above matter, please attach a separate page to this form.)

**Name(s)** \_\_\_\_\_

**Address** \_\_\_\_\_

**Affected Address** \_\_\_\_\_

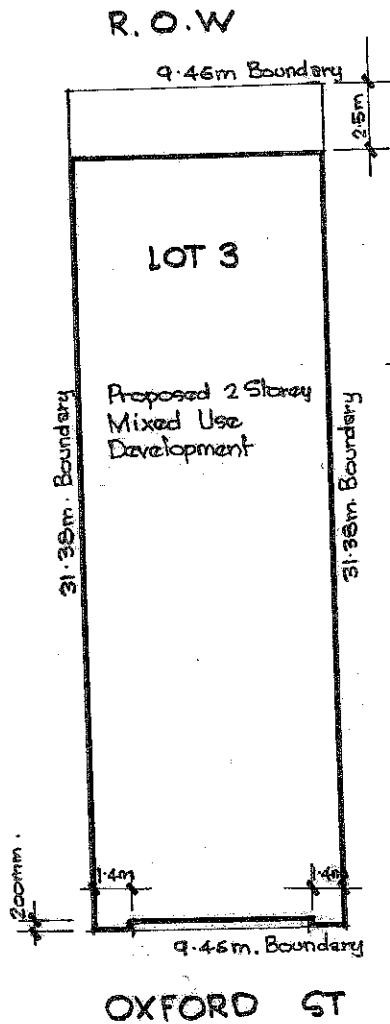
**Telephone** \_\_\_\_\_

**Facsimile** \_\_\_\_\_

**Email** \_\_\_\_\_

**Signed** \_\_\_\_\_ **Date:** \_\_\_\_\_

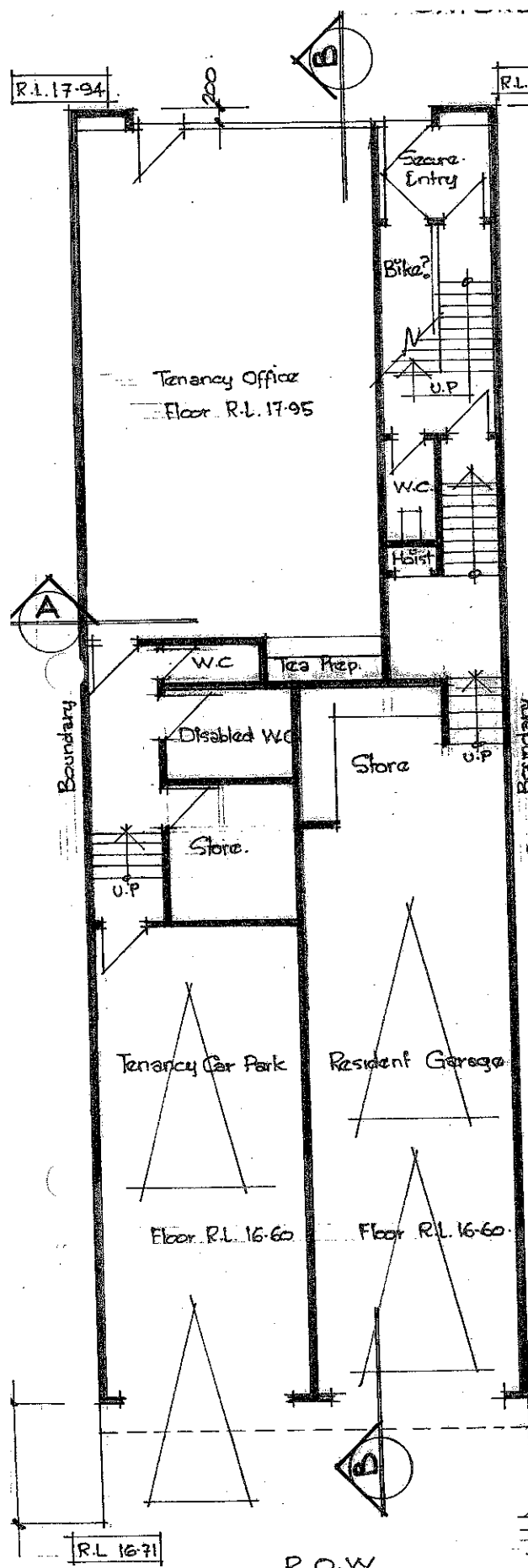




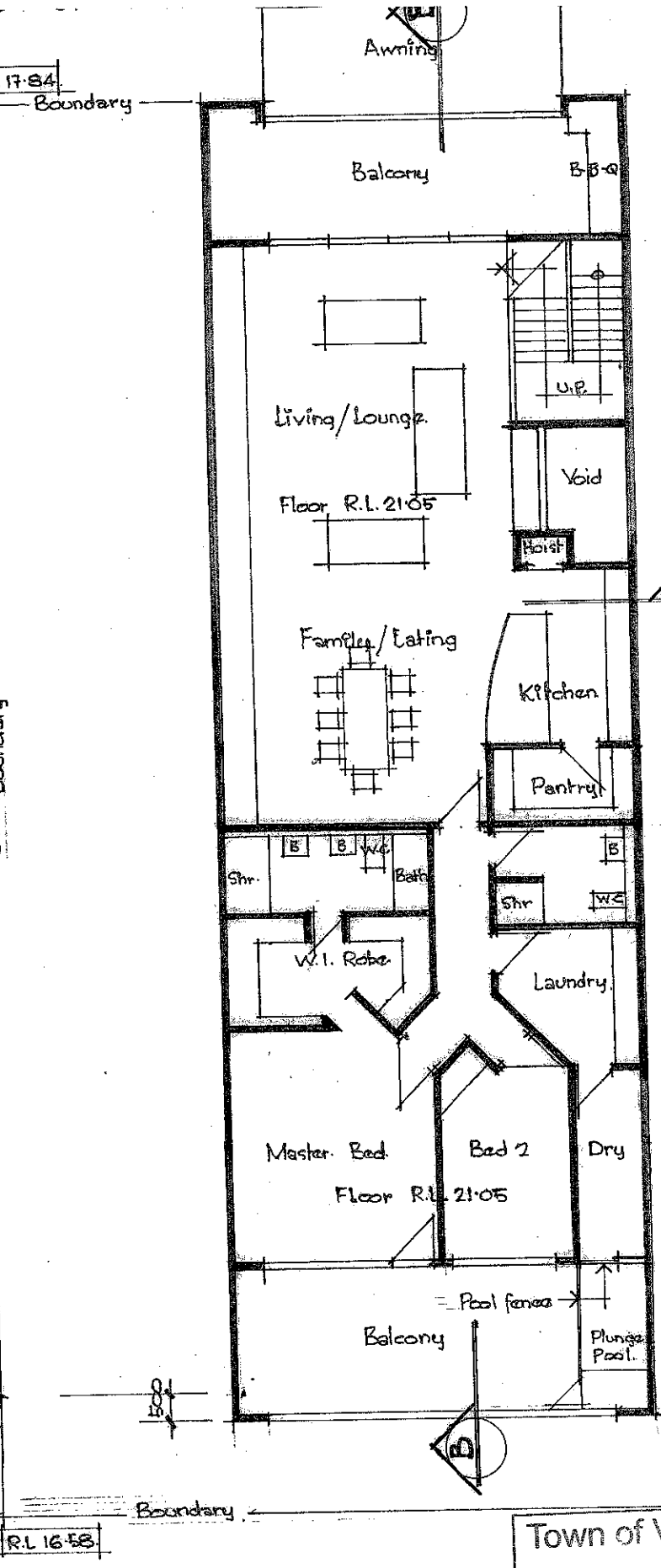
<u>Site Area</u>	: 296.85 m <sup>2</sup>
<u>Development Area</u>	
Ground Floor	: 271.91 m <sup>2</sup>
First Floor	: 296.85 m <sup>2</sup>
Total	: <u>568.76 m<sup>2</sup></u>

SITE PLAN for PROPOSED MIXED  
 USE DEVELOPMENT on LOT 3 (263)  
 OXFORD ST, LEEDERVILLE  
 for P & J BARBOUTTIS Scale 1:200.

Town of Vincent  
 7 OCT 2009  
 Received



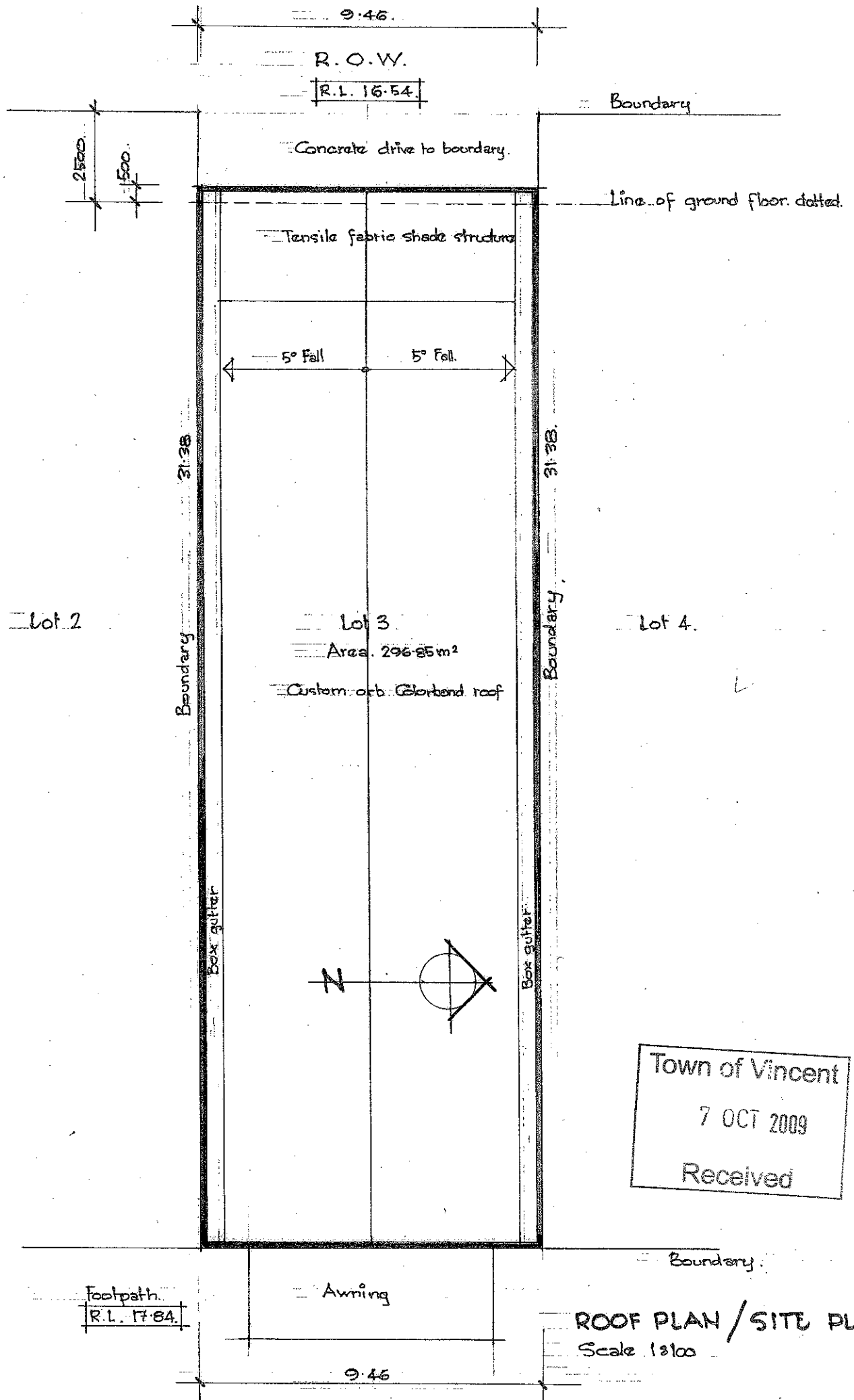
**GROUND FLOOR PLAN**  
Scale 1:100



**FIRST FLOOR PLAN** 7 OCT 2009  
Scale 1:100

Town of Vincent  
Received

Proposed Development on Lot 3 (N<sup>o</sup> 263) Oxford St Leederville  
for M<sup>r</sup> P & M<sup>s</sup> J Barbouttis

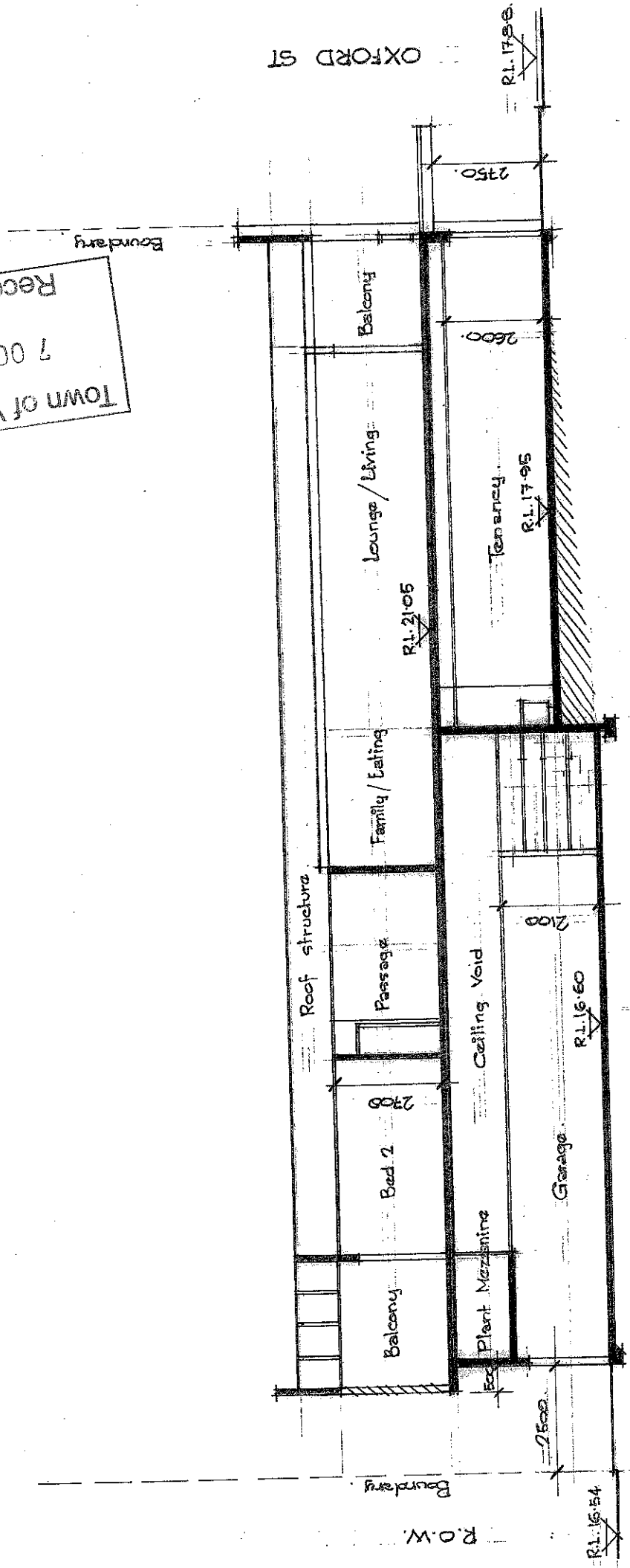


Town of Vincent  
 7 OCT 2009  
 Received

ROOF PLAN / SITE PLAN  
 Scale 1:300

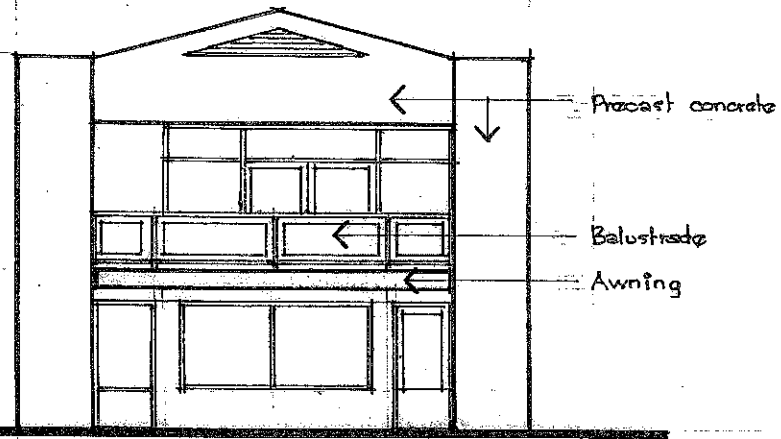
OXFORD ST  
 Proposed Development on Lot 3 (No 263) Oxford St, Leaderville

Town of Vincent  
 Received  
 7 OCT 2009

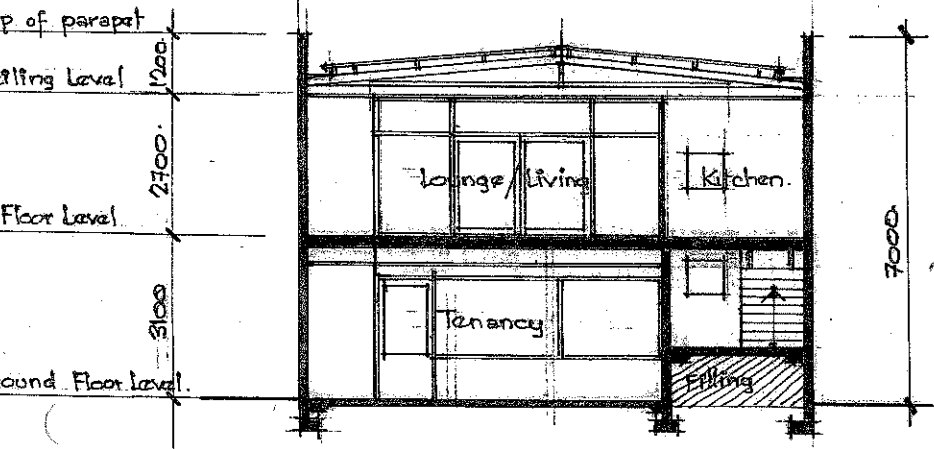


SECTION - B-B Scale 1:100

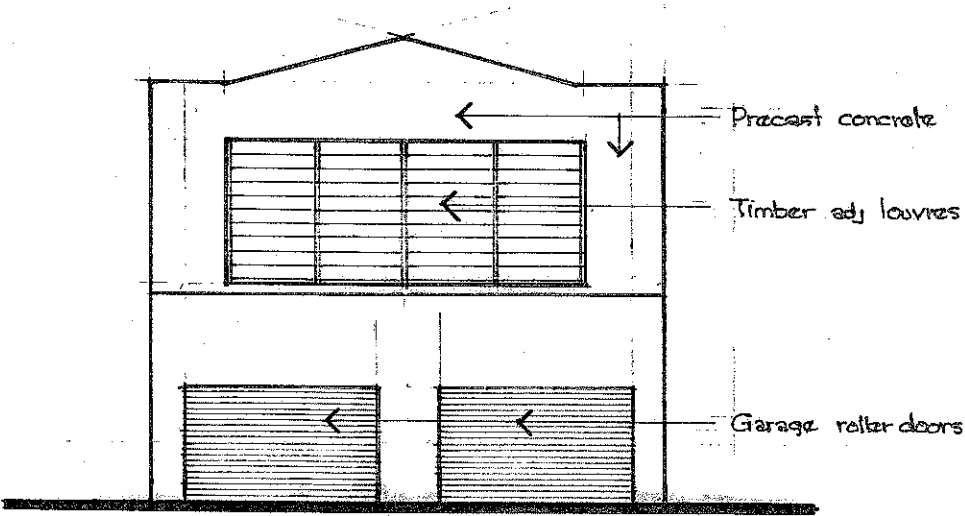
Proposed Development on Lot 3 (No 263) Oxford St, Leederville  
 for MR P + Mrs J Barbuttic



EAST ELEVATION Scale 1:100



SECTION • A • A • Scale 1:100



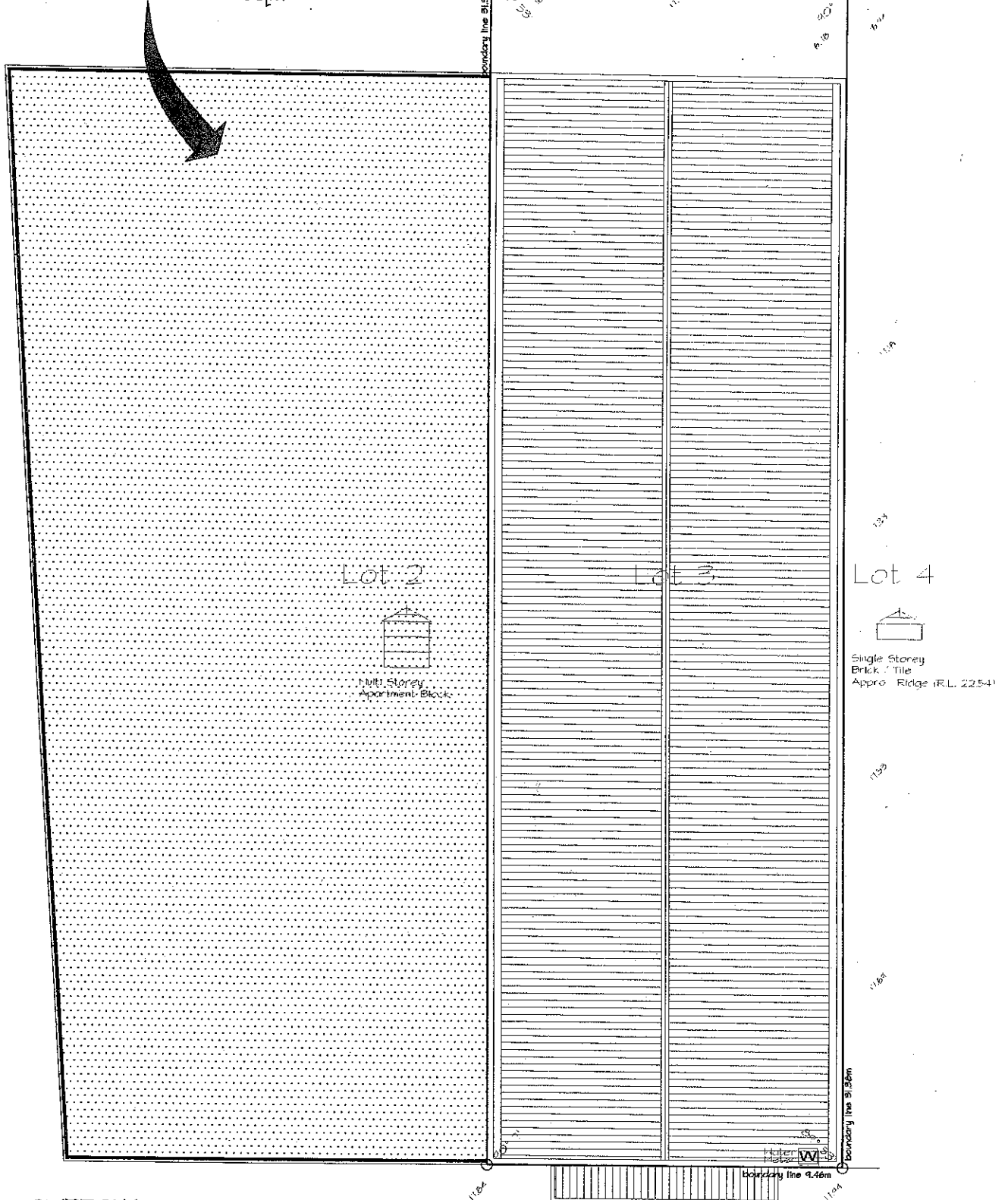
WEST ELEVATION. Scale 1:100

Proposed Development on lot 3 (No 263) Oxford St, Leaderville  
 R. MR D & MR T BARKER

Town of Vincent  
 7 OCT 2009  
 Received

AREA OF SHADOWING TO  
ADJOINING PROPERTY = 346 sqm

TOTAL AREA OF  
SHADOWING = 346 sqm



**OVERSHADOWING DIAGRAM:**

Scale 1:100

OVERSHADOWING AT JUNE 21st.  
PERTH LATITUDE 32°S.  
VERTICAL SUN ANGLE 33°.

This has been calculated in accordance with the  
Residential Design Codes of W.A. October 2002

Town of Vincent

7 OCT 2009

Received

OXFORD STREET



NORTH

Proposed Development On Lot 3  
(No2630 Oxford St. Leederville.  
For Mr P. & Mrs J. Barbouttis

17 AHD height contour.

Water meter

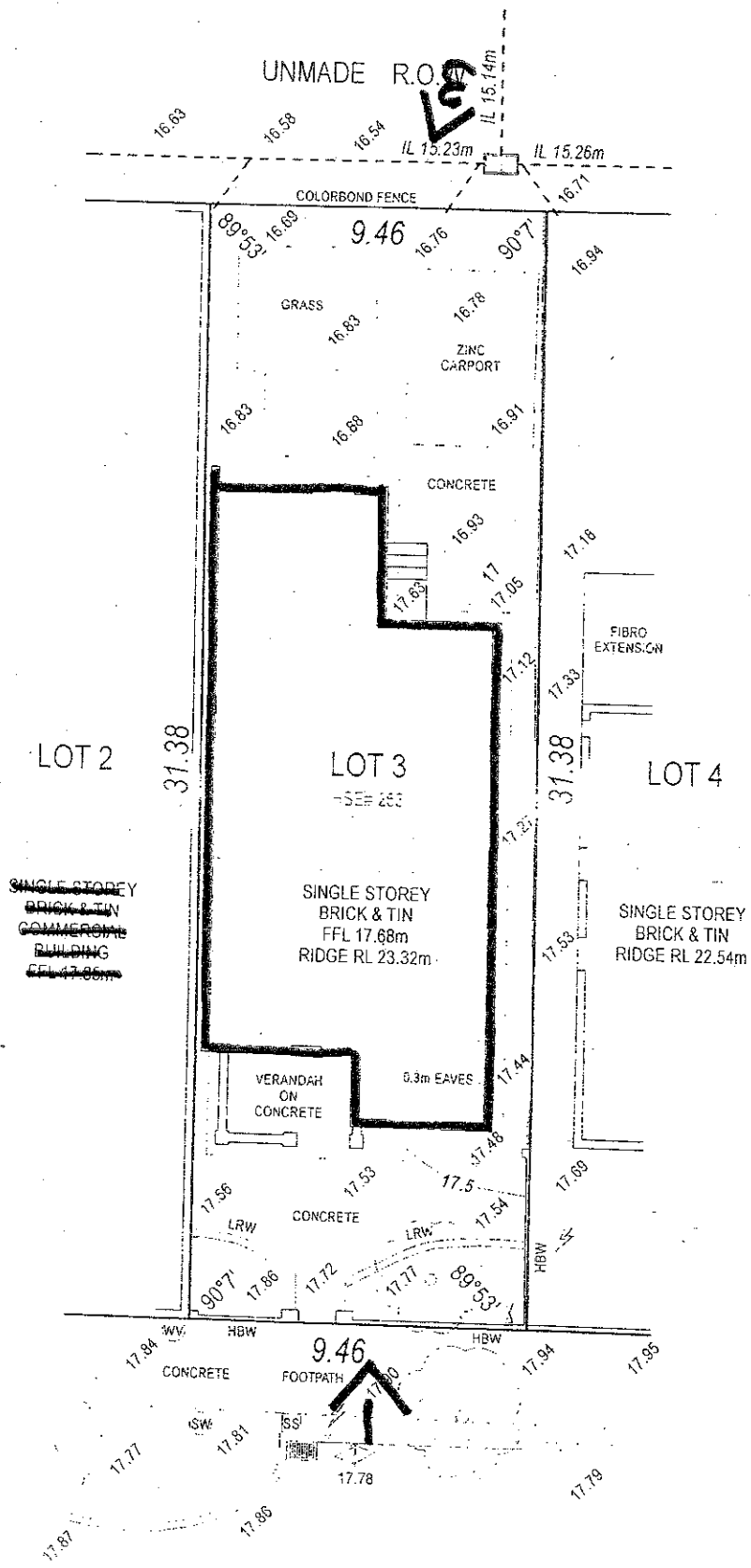
Gully Pit Drain

LRW: Low Retaining Wall  
HBW: High Brick Wall

WV: Water valve

Drawn by: Matt

27



Town of ...  
 7 Oct 2003  
 Received