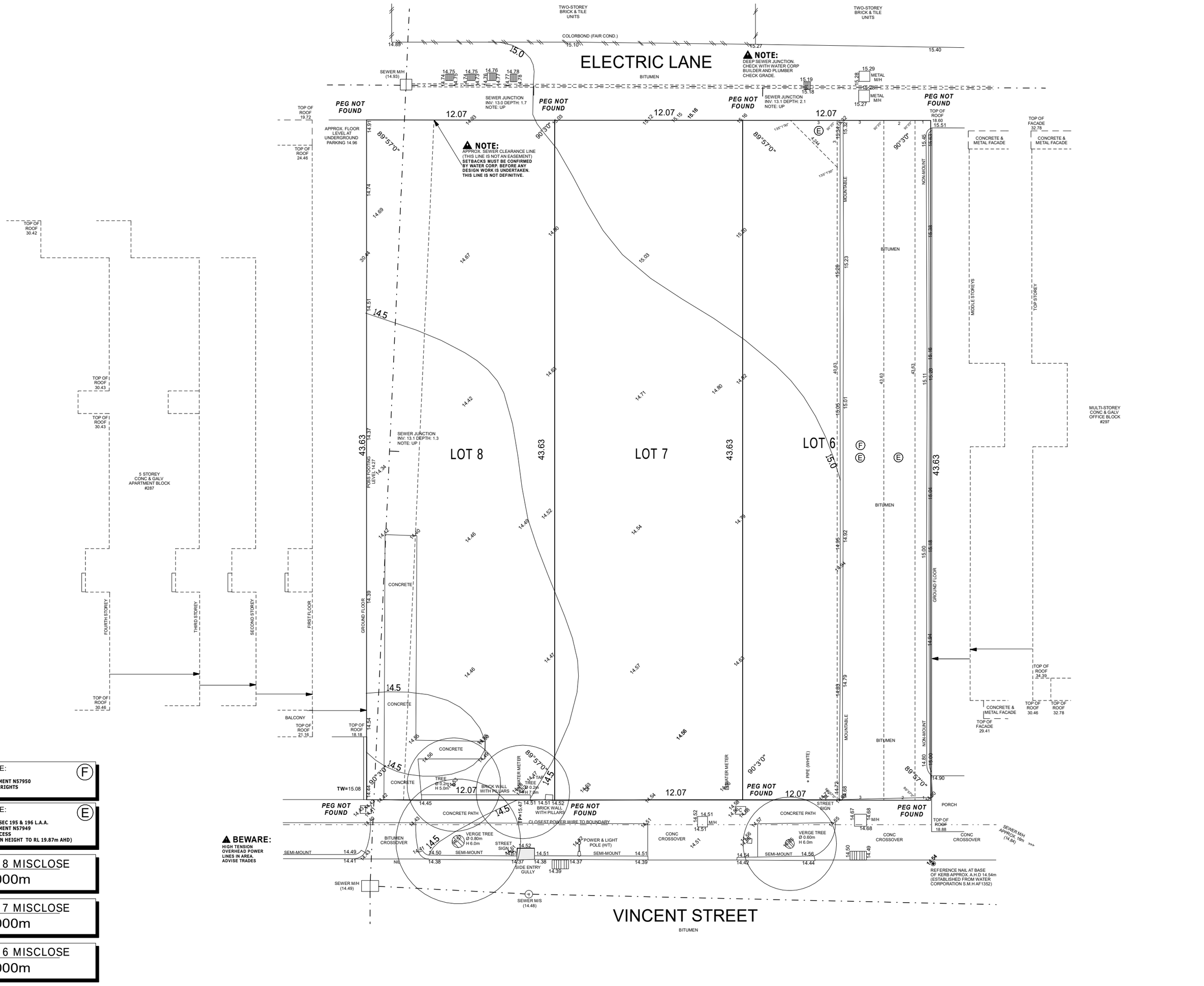


⚠ NOTE:
CHECK SHIRE RE: AMALGAMATION BEWARE COULD DELAY BUILDING LICENSE (AMALGAMATION PROCESS APPROX. 6-9 MONTHS)

LEGEND		
		POWER DOME
		POWER POLE
		PHONE PITS
		WATER CONN.
	TP=10.00	TOP PILLAR/POST
	TW=10.00	TOP WALL
	TR=10.00	TOP RETAINING
	TF=10.00	TOP FENCE
	TG=10.00	TOP GUTTER



⚠ BEWARE:
HIGH TENSION OVERHEAD POWER LINES IN AREA. ADVISE TRADES

⚠ NOTE: Ⓕ
EASEMENT.
SEE DOCUMENT N57950
DRAINAGE RIGHTS

⚠ NOTE: Ⓔ
EASEMENT.
REFER TO SEC 195 & 196 L.A.A.
SEE DOCUMENT N57949
PUBLIC ACCESS
(LIMITED IN HEIGHT TO RL 19.87m AHD)

⚠ DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries **to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.**

⚠ DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

⚠ DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

⚠ DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

⚠ DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

Title Table		
Lot	Volume	Folio
8	1056	472
7	1061	166
6	553	36A

⚠ NOTE:
HIGH TENSION POWER LINES. CHECK TITLE FOR EASEMENTS AND WESTERN POWER FOR SET-BACKS.

Scale 1:200
0 2 4 6 8

COTTAGE SURVEYS
LICENSED SURVEYORS
87-89 Guthrie Street
Osborne Park, WA 6017
PO Box 1611
Osborne Park
Business Centre WA 6917
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB #	636743	**GPS**	Lat: -31.936731 Long: 115.843044	**ROADS**	Bitumen	**ELEC.**	U/Ground / O/Head
CLIENT	Laetitia Holdings Pty Ltd			**KERBS**	Semi-Mount / Nil	**COMMS.**	Yes
ADDRESS	#289, 291 & 295 Vincent Street	**LOT**	Lot 8, 7, 6 (Diag. 2406)	**FOOTPATH**	Concrete	**WATER**	Yes
SUBURB	Leederville			**SOIL**	Sand	**GAS**	Check Alinta
LGA	CITY OF VINCENT	**AREA**	526, 526, 526m² **VOL.** See Table **FOL.** See Table	**DRAINAGE**	Good	**SEWER**	Yes
DRAWN	B. Smith	**DATE**	24 Feb 26 **SSA** No	**VEGETATION**	Light Grass Cover	**COASTAL**	No (Approximate Only Confirm With Shire)

Ground Floor (1)

/ Podium



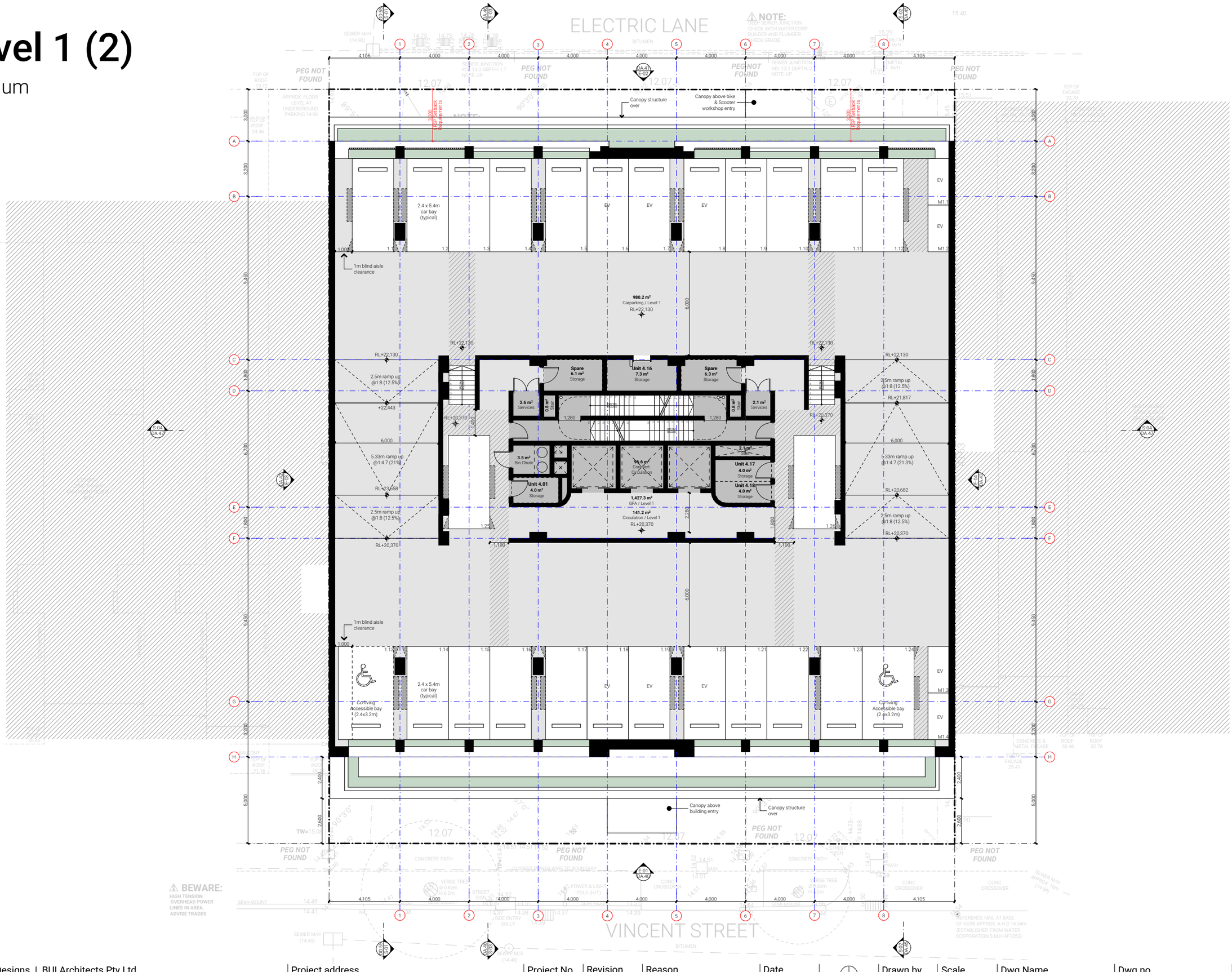
Landscaping shown indicatively only.
Refer to Landscape Architect's drawings for details.

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026	N	PB	1:200	Ground Floor (1) / Podium	DA.8	1

Level 1 (2)

/ Podium

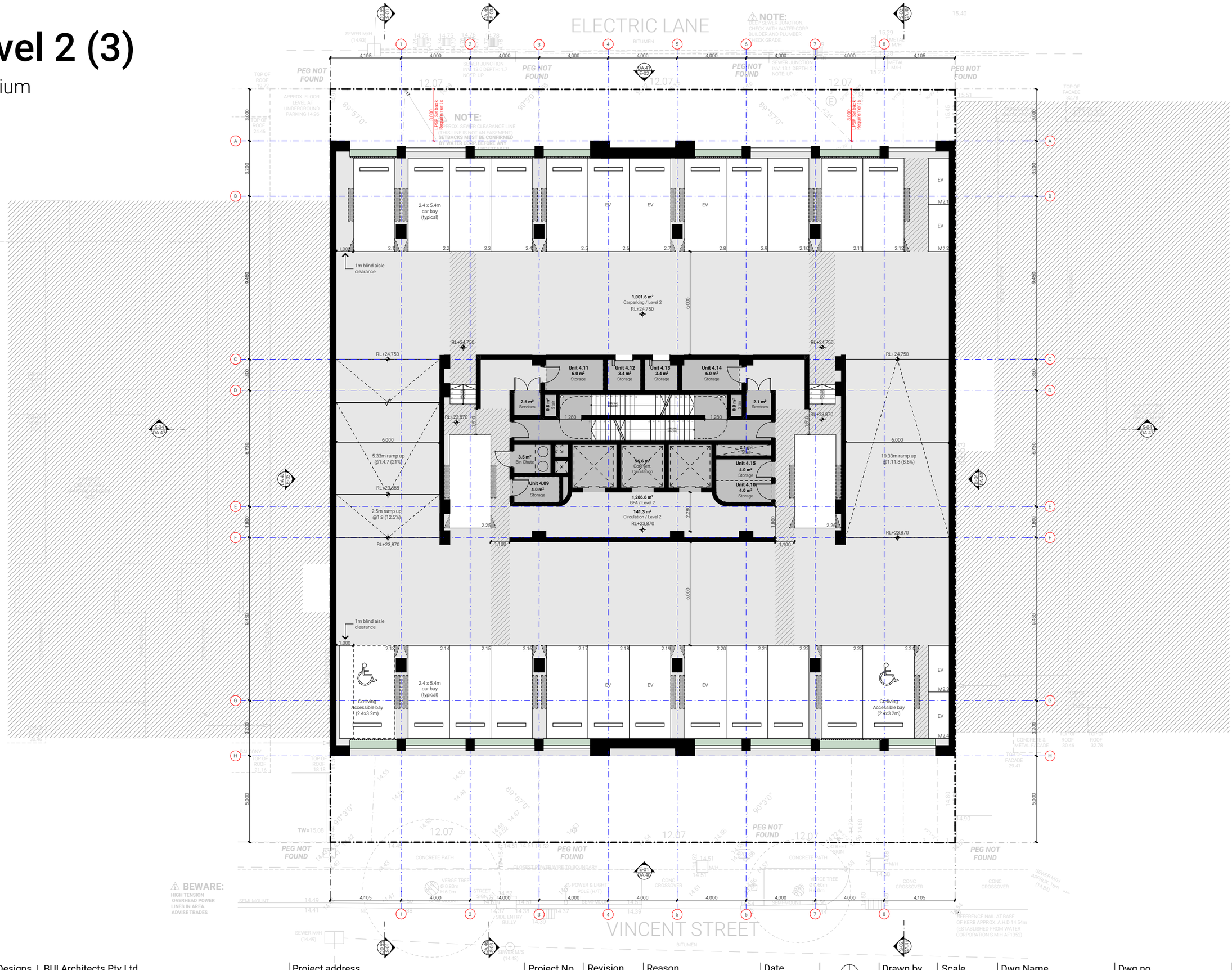


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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026	N	PB	1:200	Level 1 (2) – Podium	DA.9	1

Level 2 (3)

/ Podium

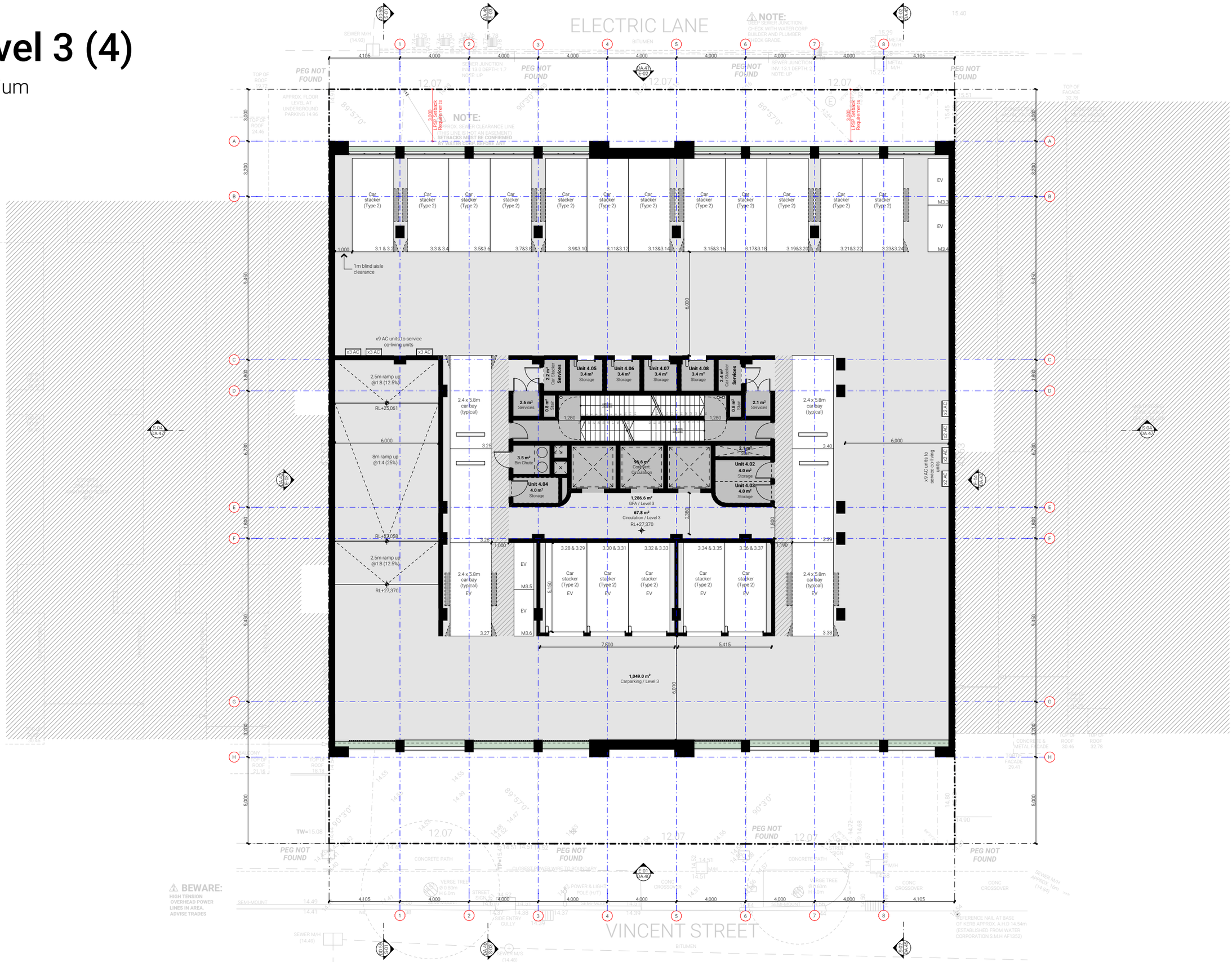


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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026	N	PB	1:200	Level 2 (3) – Podium	DA.10	1

Level 3 (4)

/ Podium

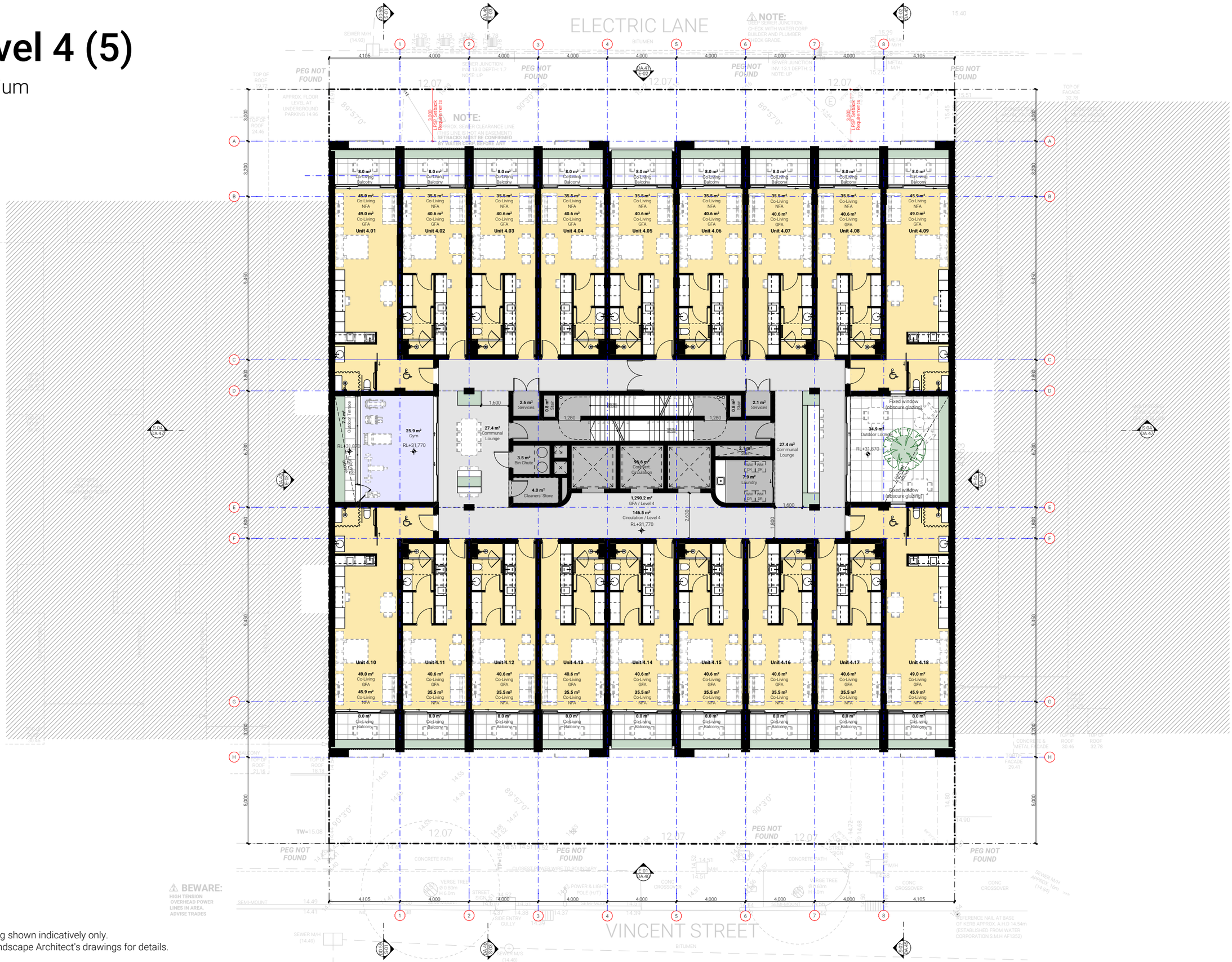


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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026	N	PB	1:200	Level 3 (4) – Podium	DA.11	1

Level 4 (5)

/ Podium



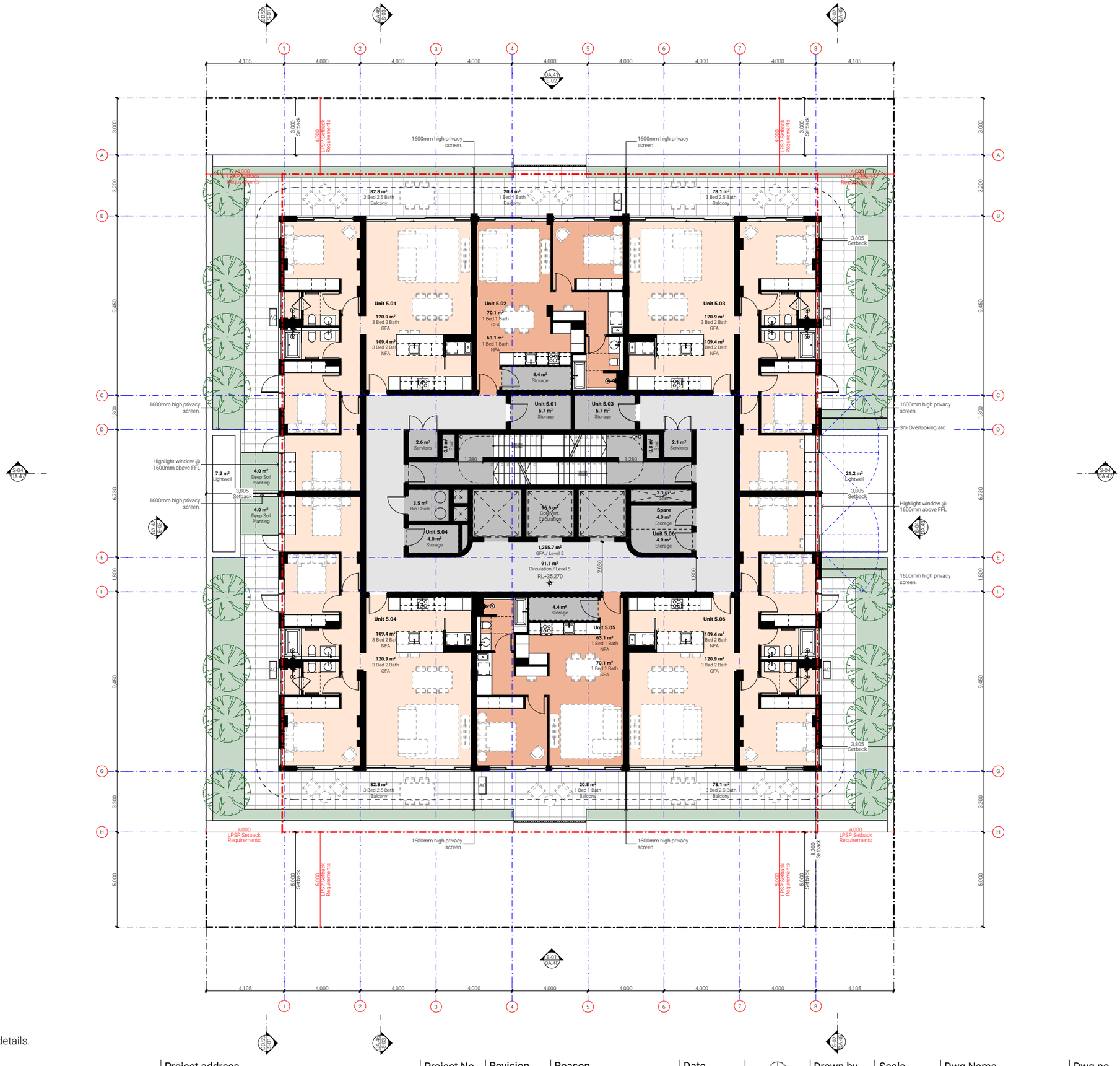
Landscaping shown indicatively only.
Refer to Landscape Architect's drawings for details.

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026	N	PB	1:200	Level 4 (5) – Podium	DA.12	1

Level 5 (6)

/ Tower



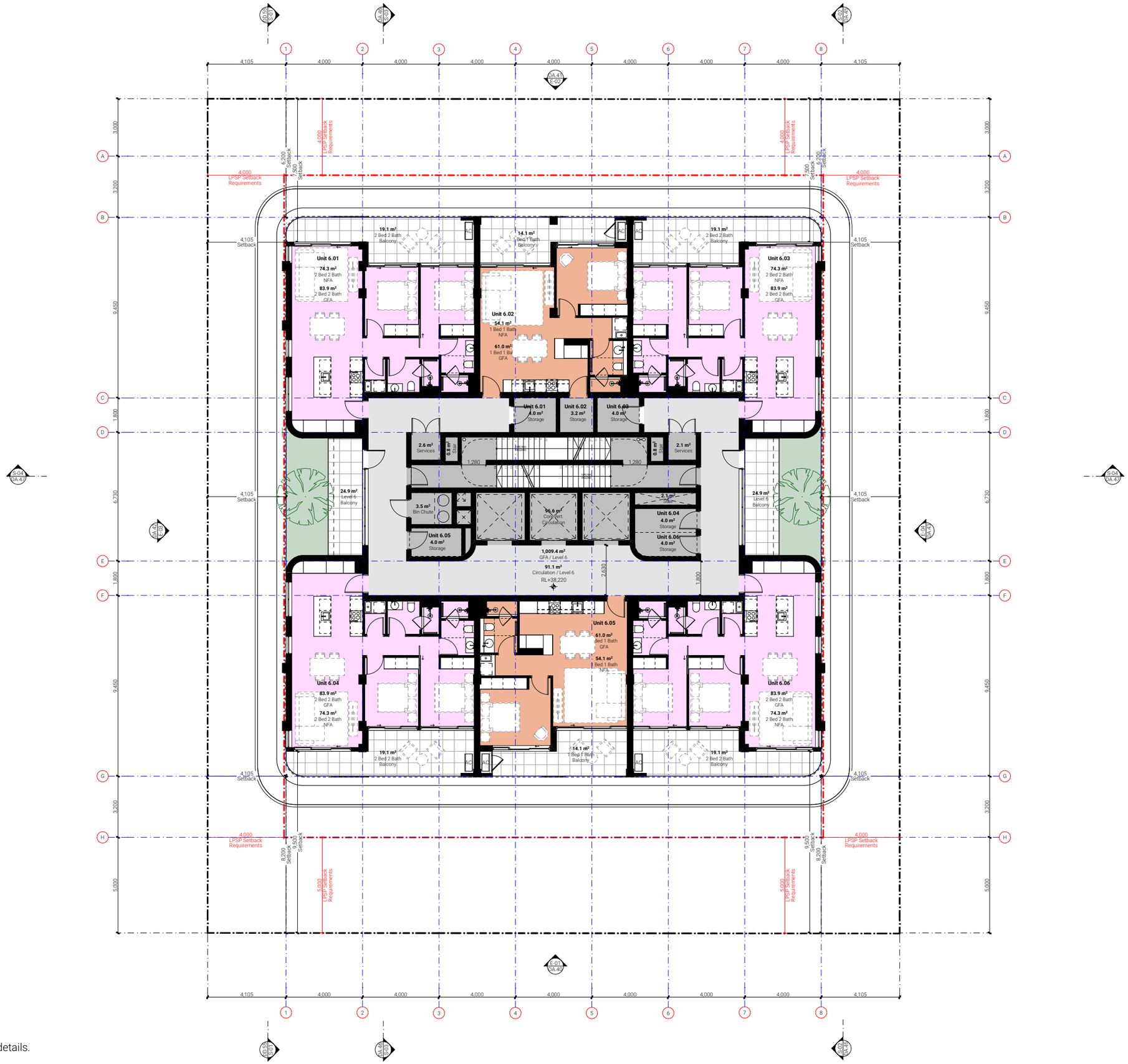
Landscaping shown indicatively only.
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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026	N	PB	1:200	Level 5 (6) – Tower	DA.20	1

Level 6 (7)

/ Tower



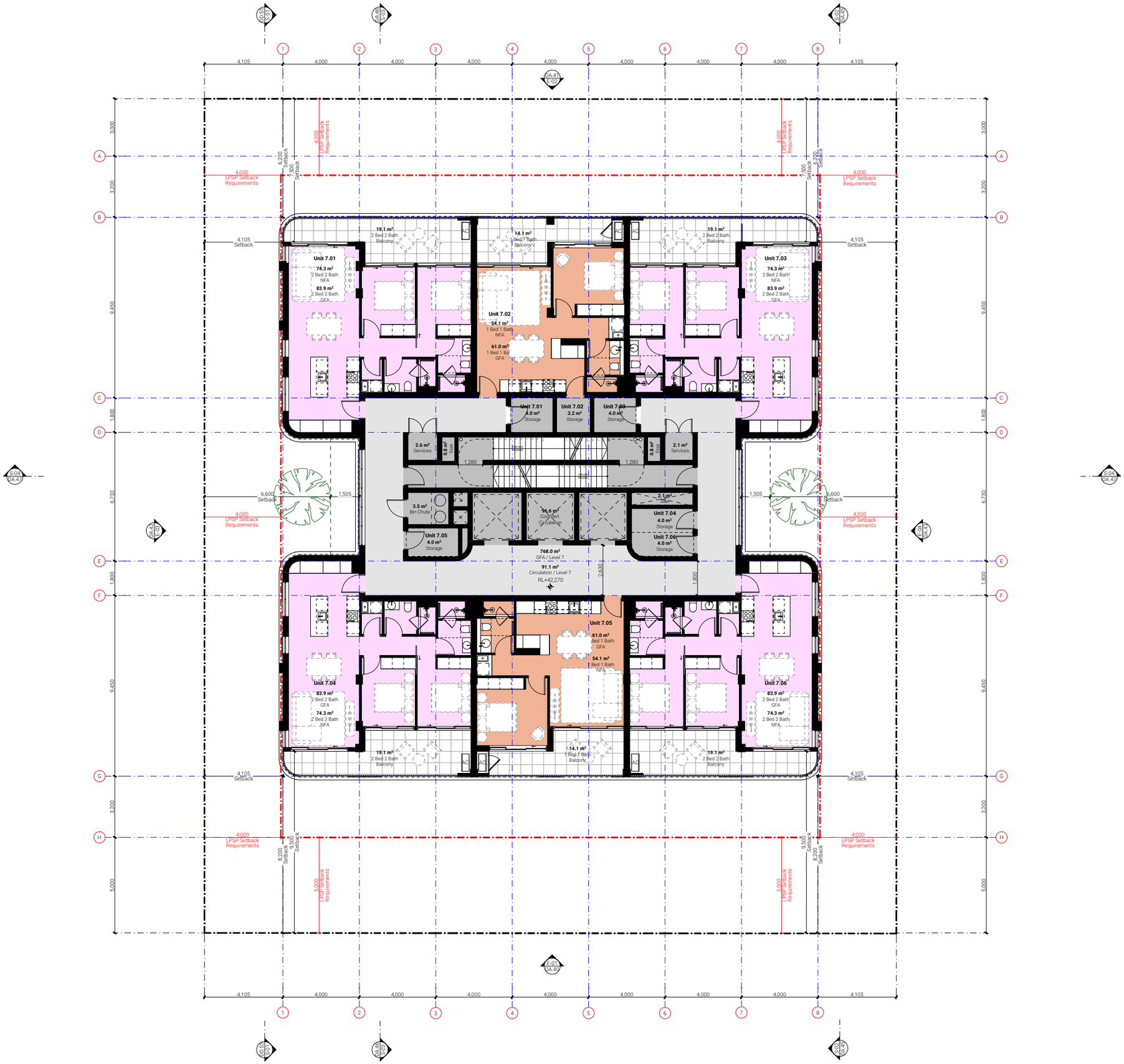
Landscaping shown indicatively only.
Refer to Landscape Architect's drawings for details.

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026	N	PB	1:200	Level 6 (7) – Tower	DA.21	1

Level 7 (8)

/ Tower

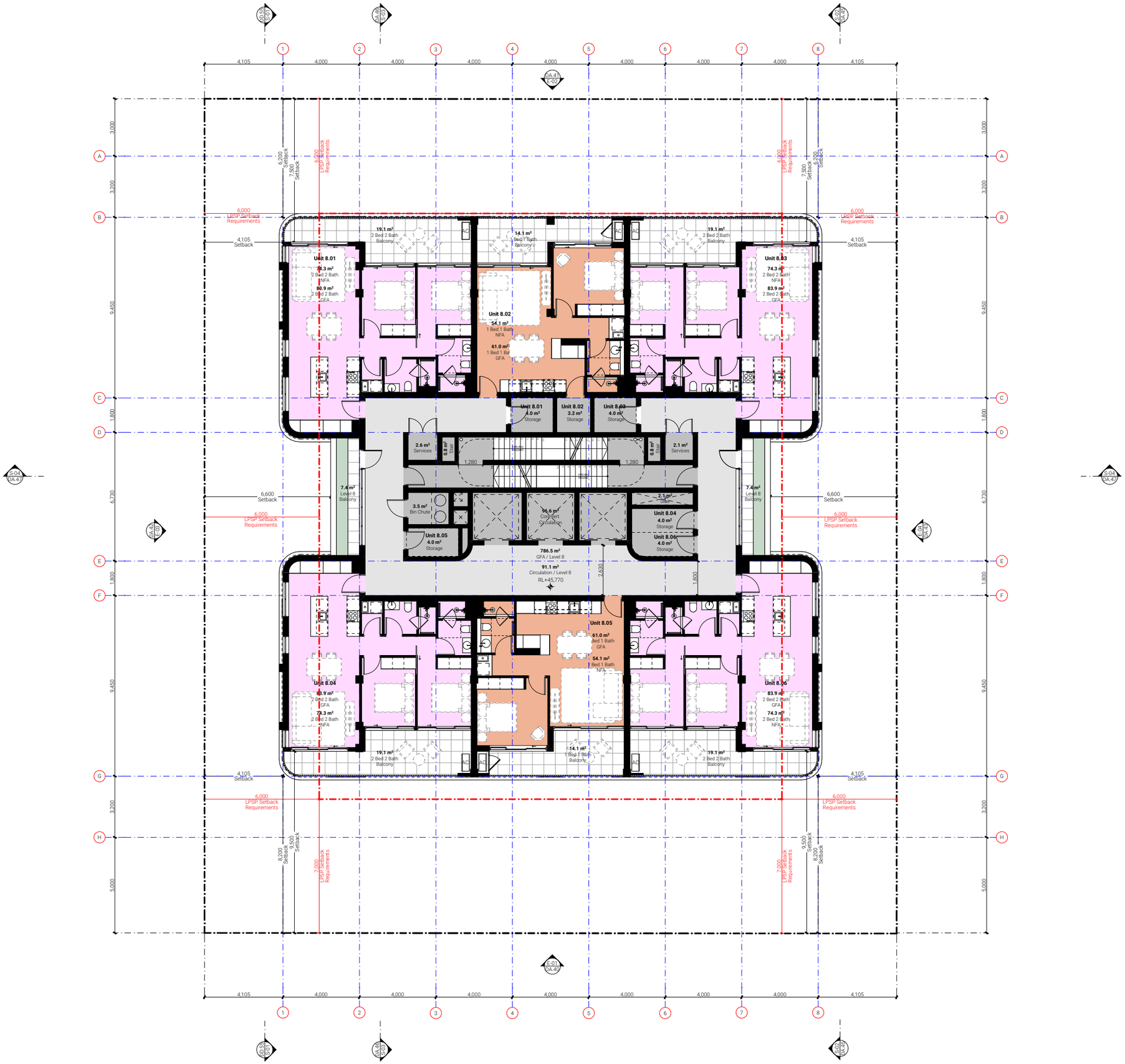


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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026	N	PB	1:200	Level 7 (8) – Tower	DA.22	1

Level 8 (9)

/ Tower

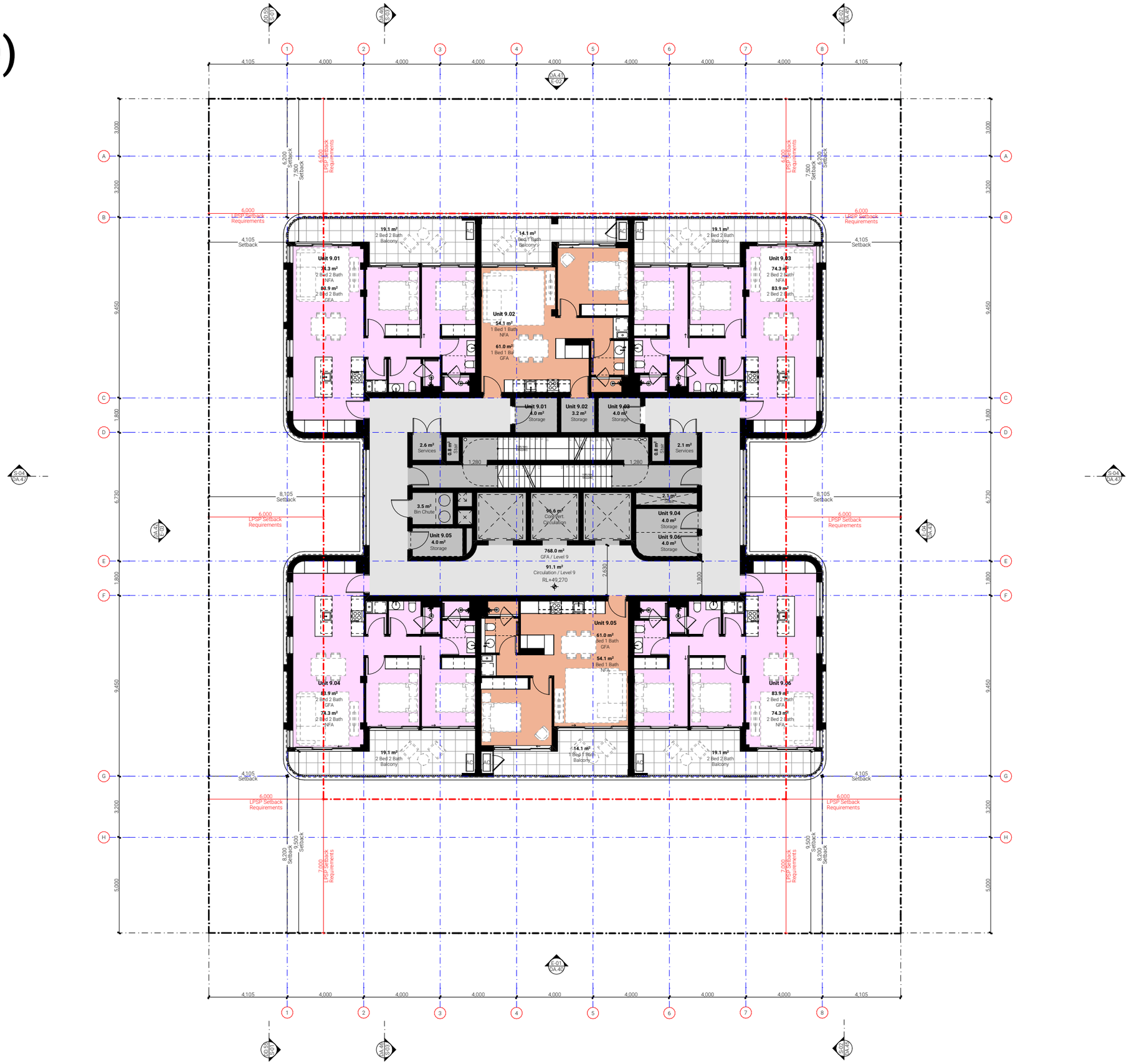


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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026	N	PB	1:200	Level 8 (9) – Tower	DA.23	1

Level 9 (10)

/ Tower

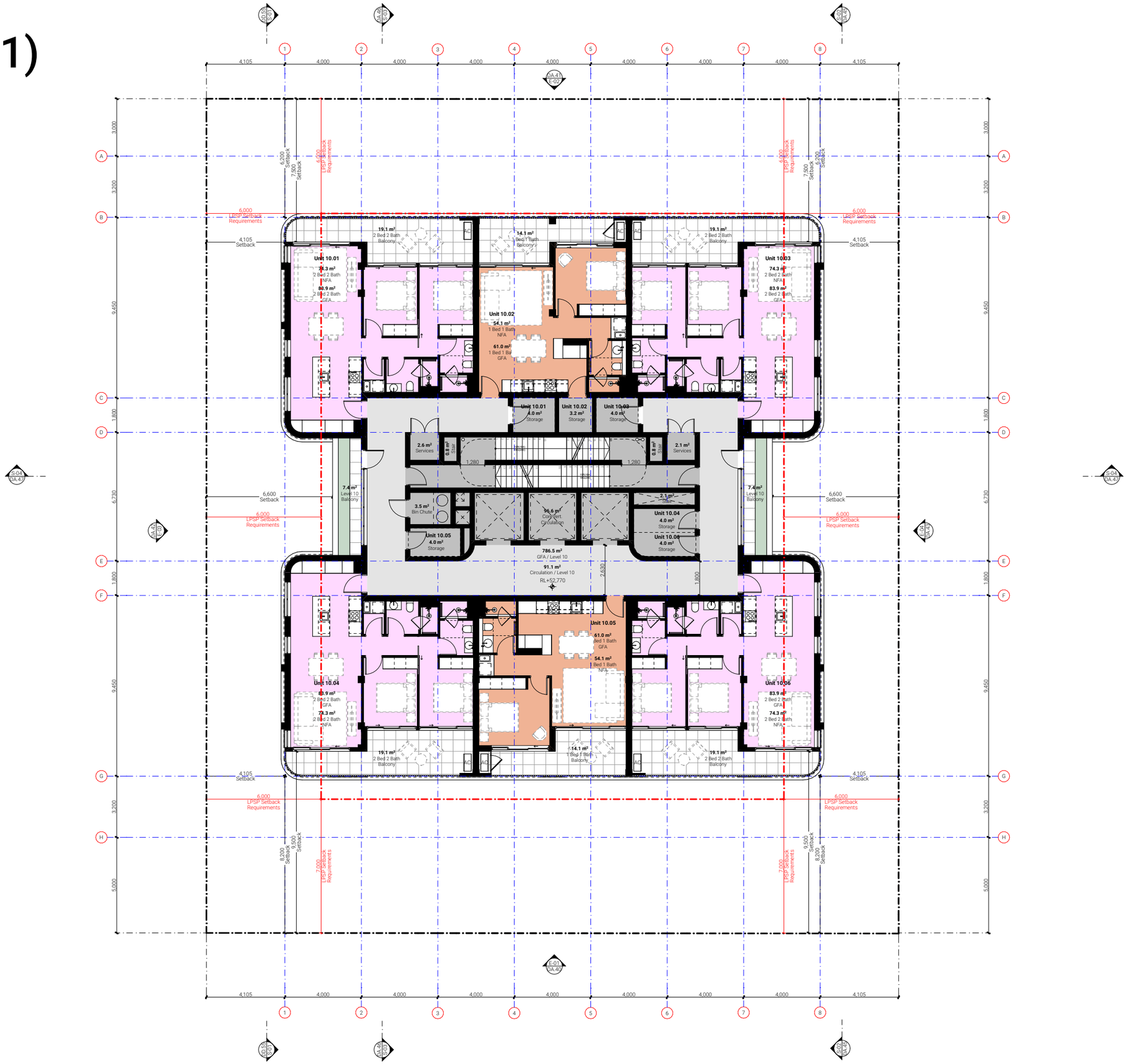


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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026	N	PB	1:200	Level 9 (10) – Tower	DA.24	1

Level 10 (11)

/ Tower



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Project address
289-295 Vincent Street Leederville, 6007 Perth WA

Project No.
2503

Revision
1

Reason
Issued for DA

Date
21/09/2026

N

Drawn by
PB

Scale
1:200

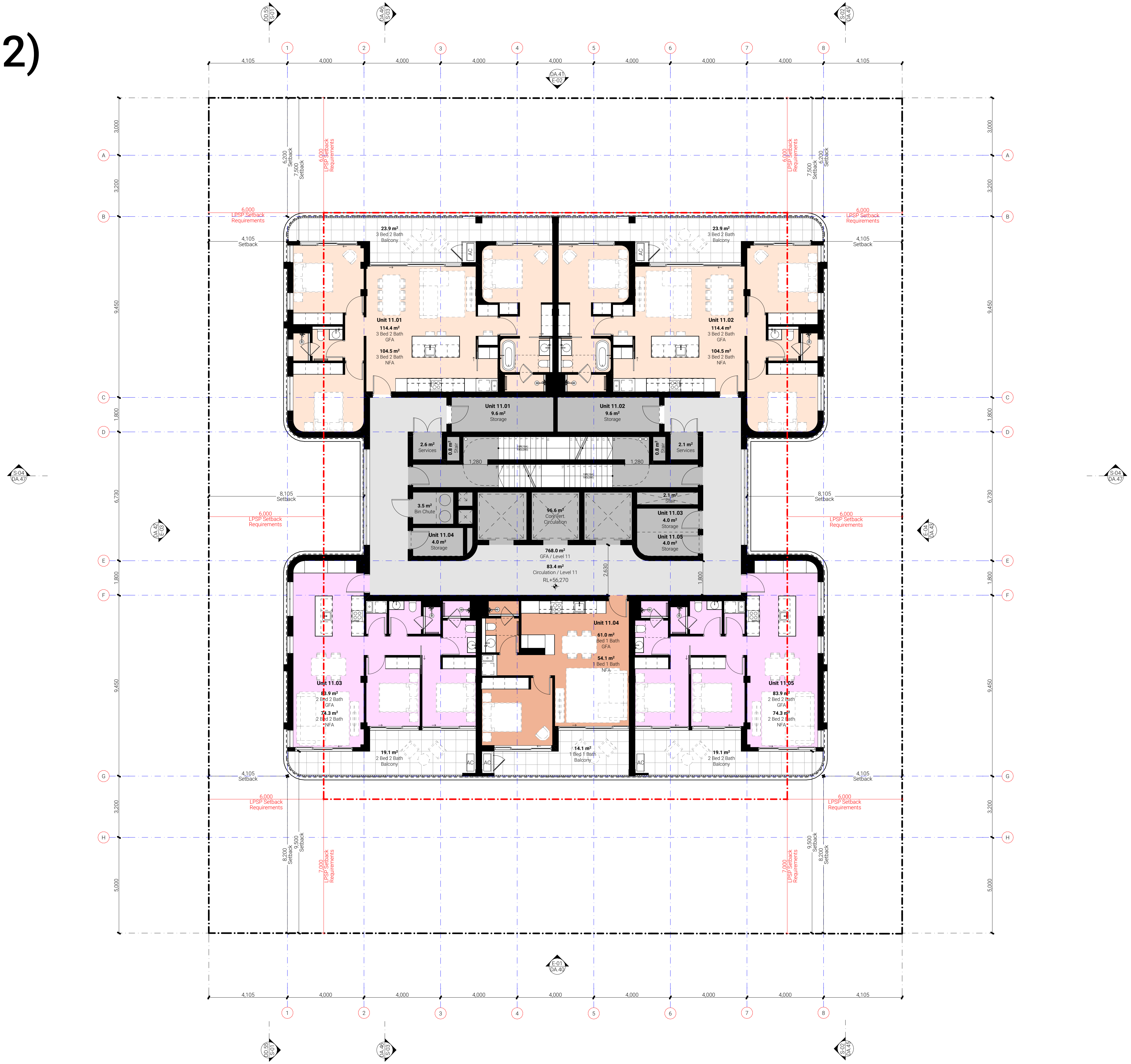
Dwg Name
Level 10 (11) – Tower

Dwg no.
DA.25

Revision
1

Level 11 (12)

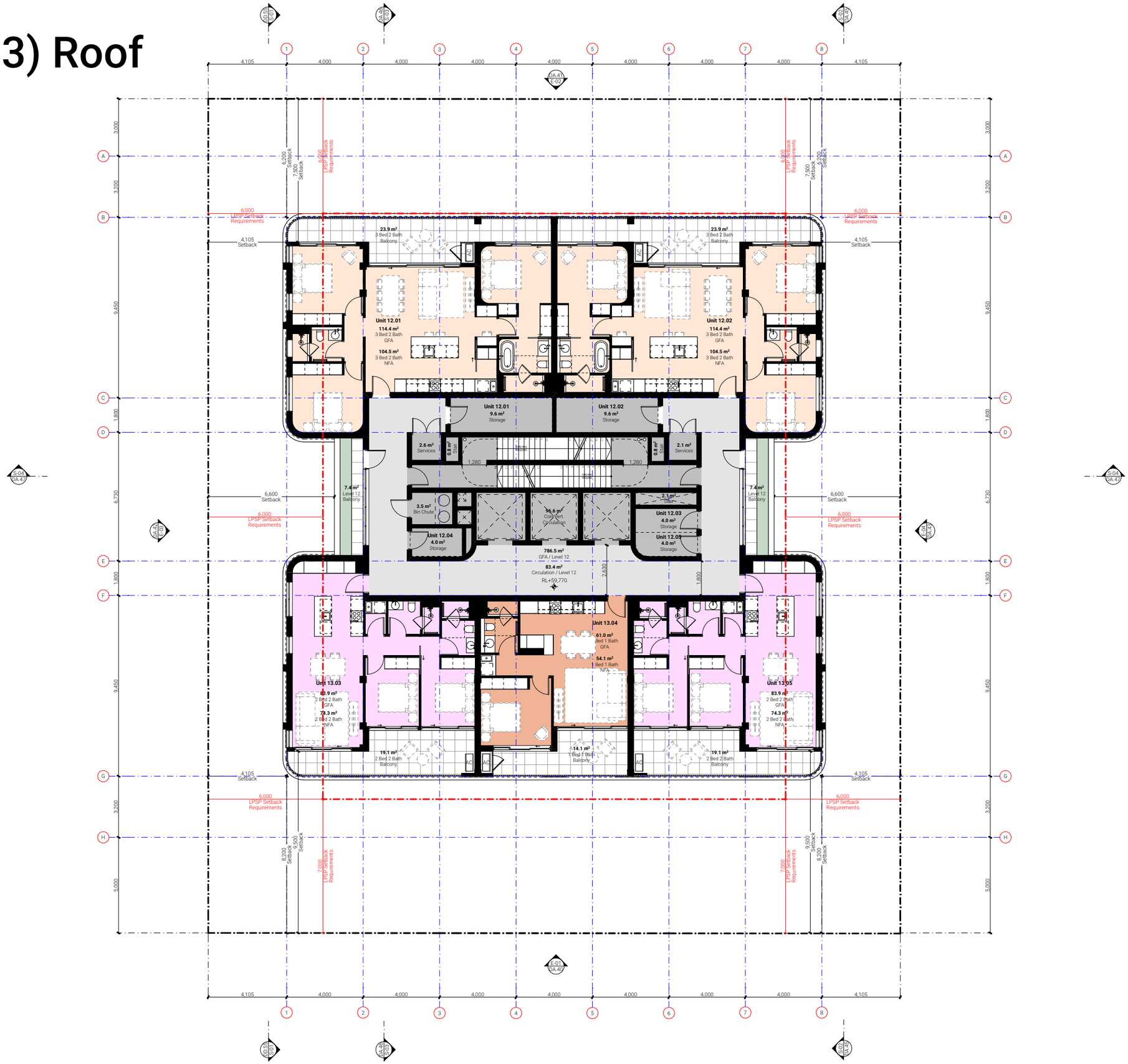
/ Tower



BUI Designs | BUI Architects Pty Ltd	Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
prunella@buidesigns.com.au | buidesigns.com.au | @bui.designs	289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026	N	PB	1:200	Level 11 (12) – Tower	DA.26	1

Level 12 (13) Roof

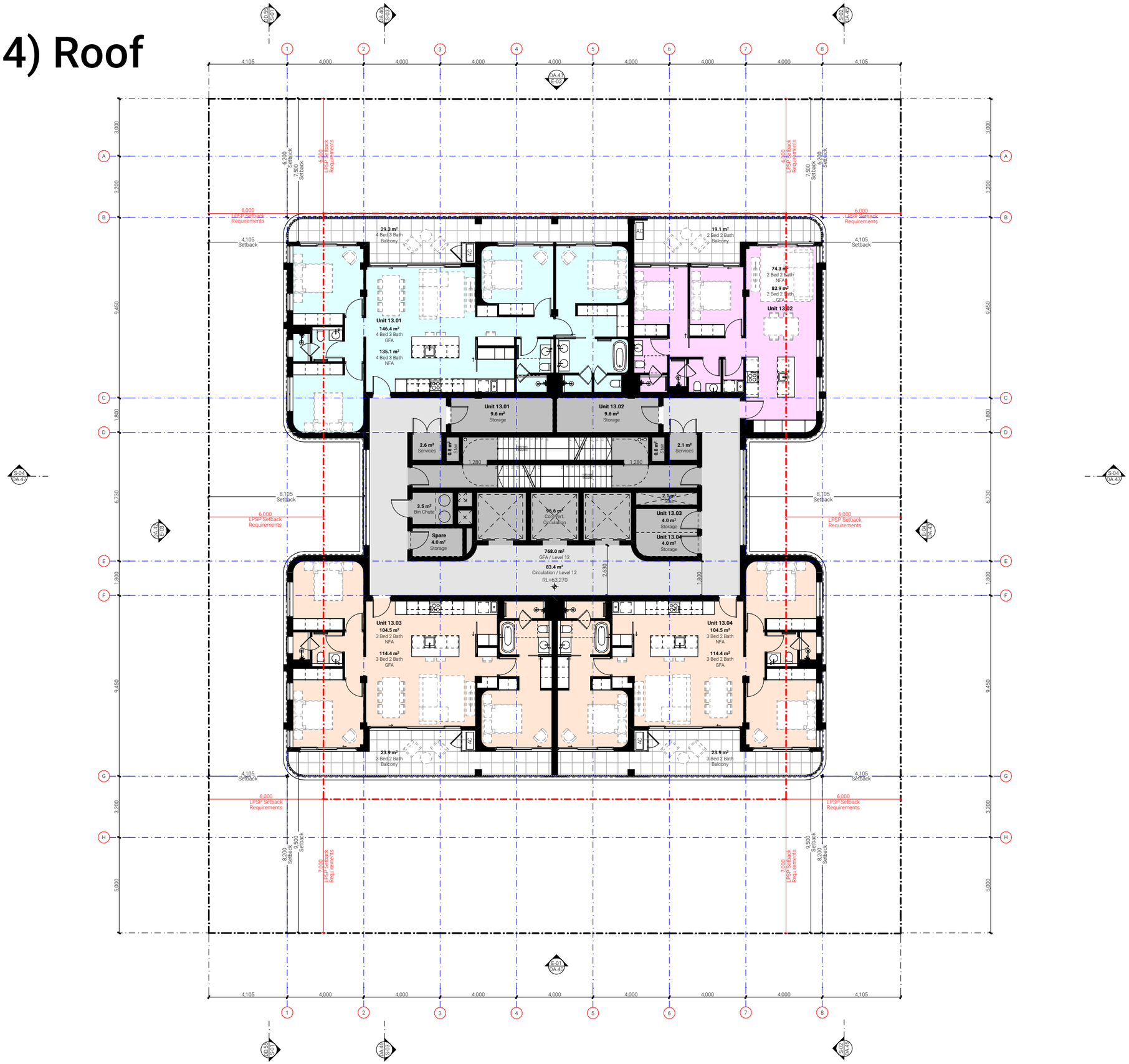
/ Tower



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Level 13 (14) Roof

/ Tower

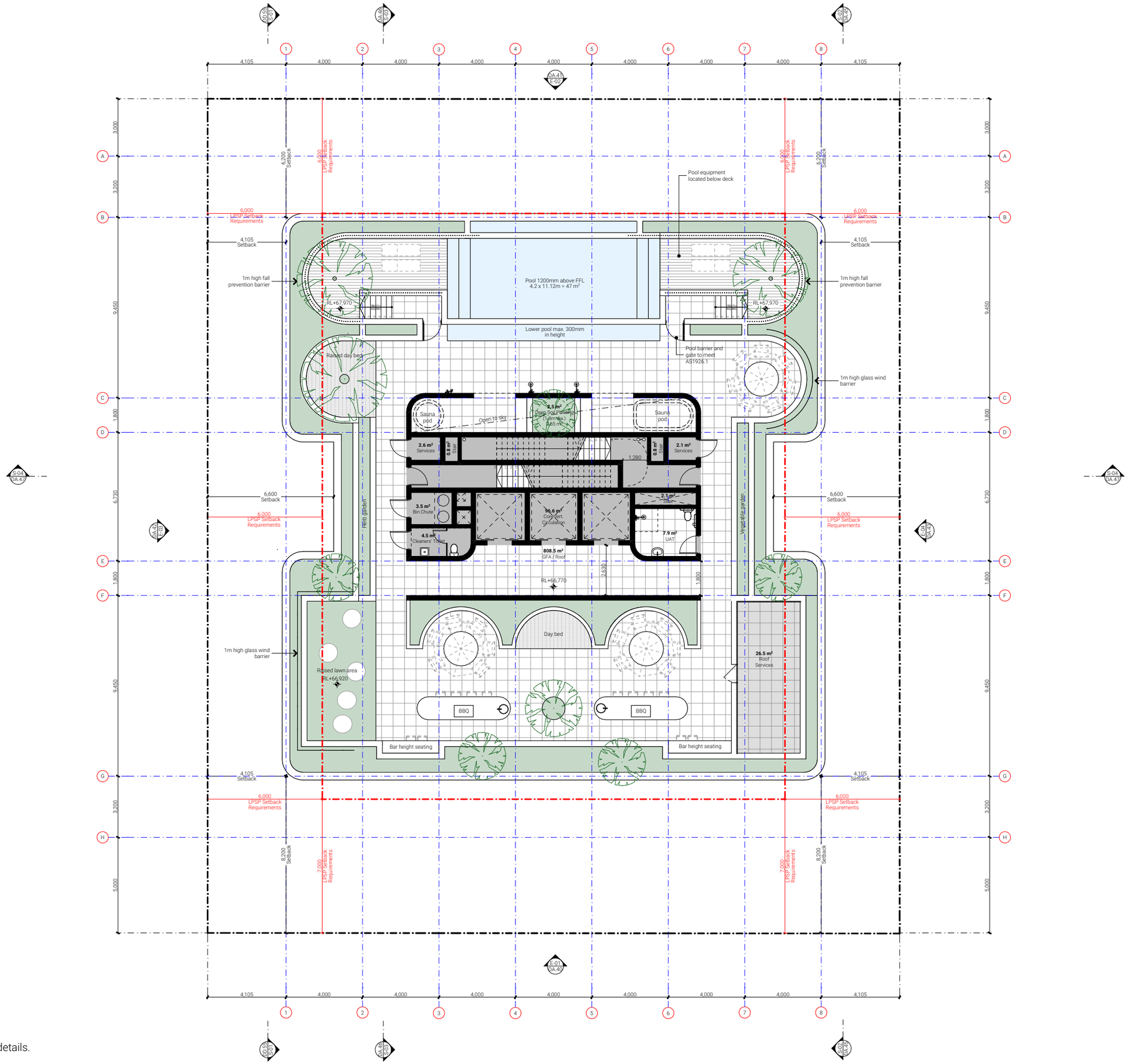


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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026	N	PB	1:200	Level 13 (14) – Tower	DA.28	1

Roof (14)

/ Tower



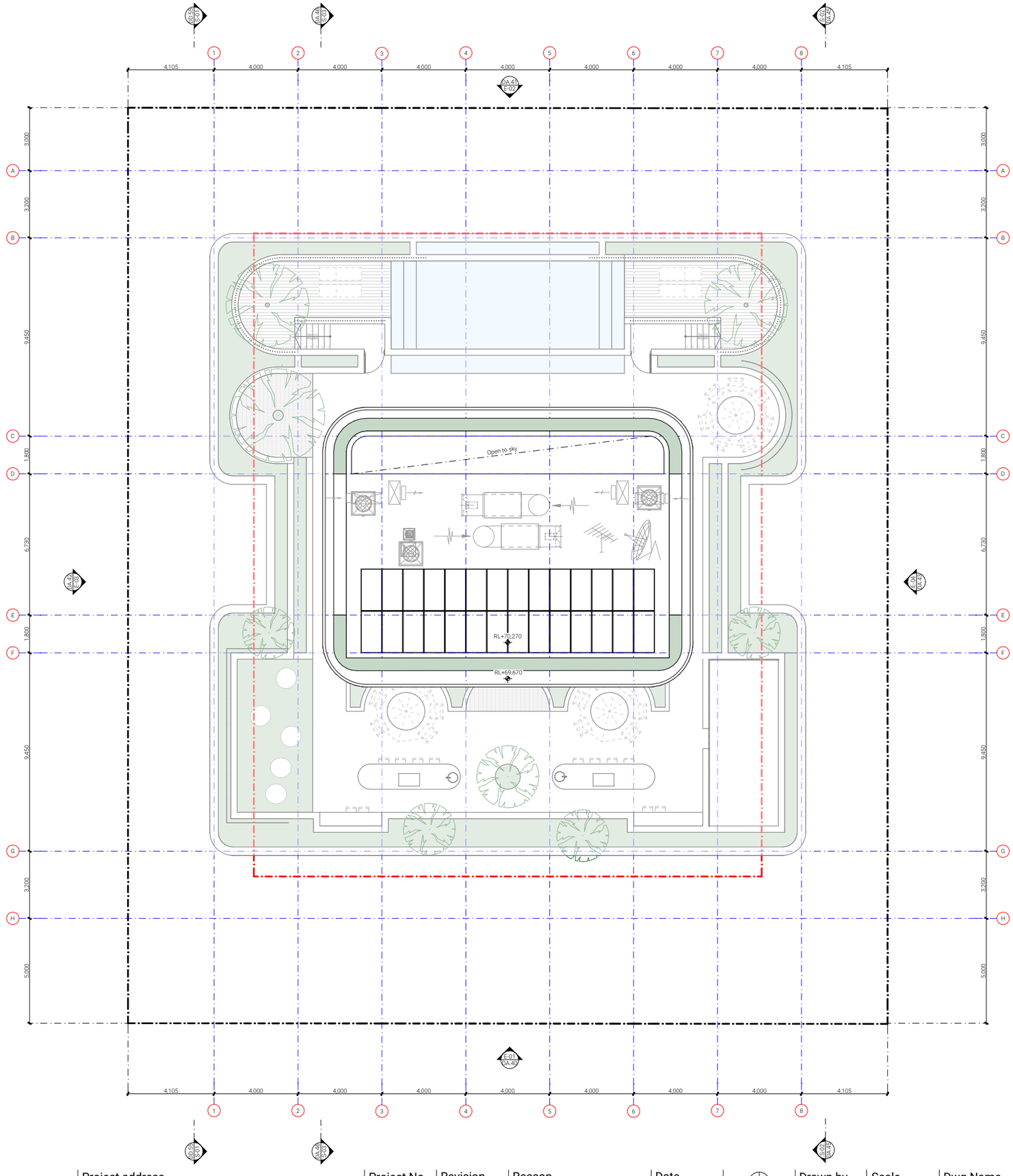
Landscaping shown indicatively only.
Refer to Landscape Architect's drawings for details.

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026	N	PB	1:200	Roof (14) – Tower	DA.31	1

Lift Core Roof

/ Tower



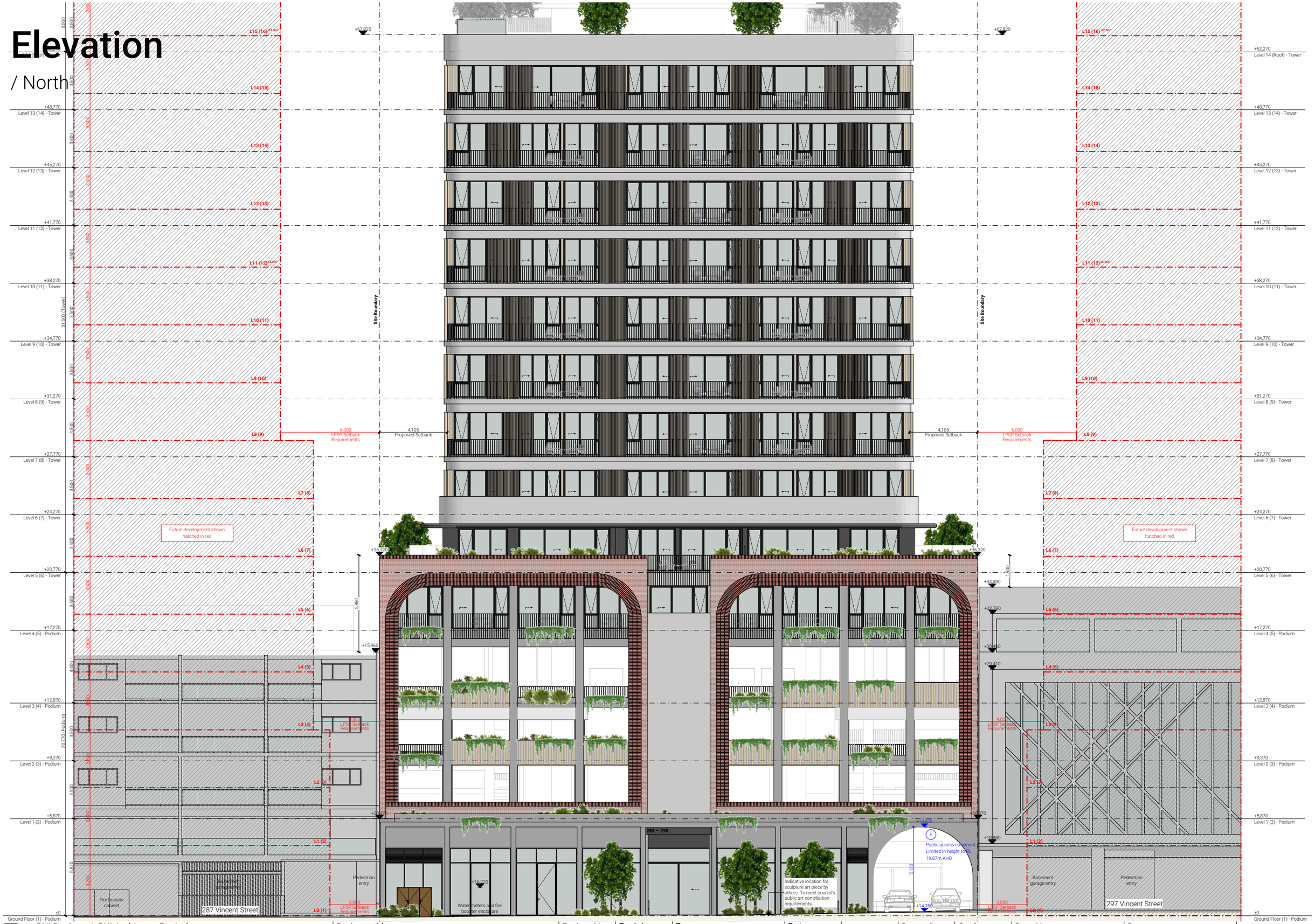
Landscaping shown indicatively only.
Refer to Landscape Architect's drawings for details.

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026	N	PB	1:200	Lift Core Roof – Tower	DA.32	1

Elevation

/ North



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Elevation

/ South



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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB	1:200	Elevation / South	DA.41	1

Elevation

/ East



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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB	1:200	Elevation / East	DA.42	1

Elevation

/ West



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289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB	1:200	Elevation / West	DA.43	1

Section 1

/ North South

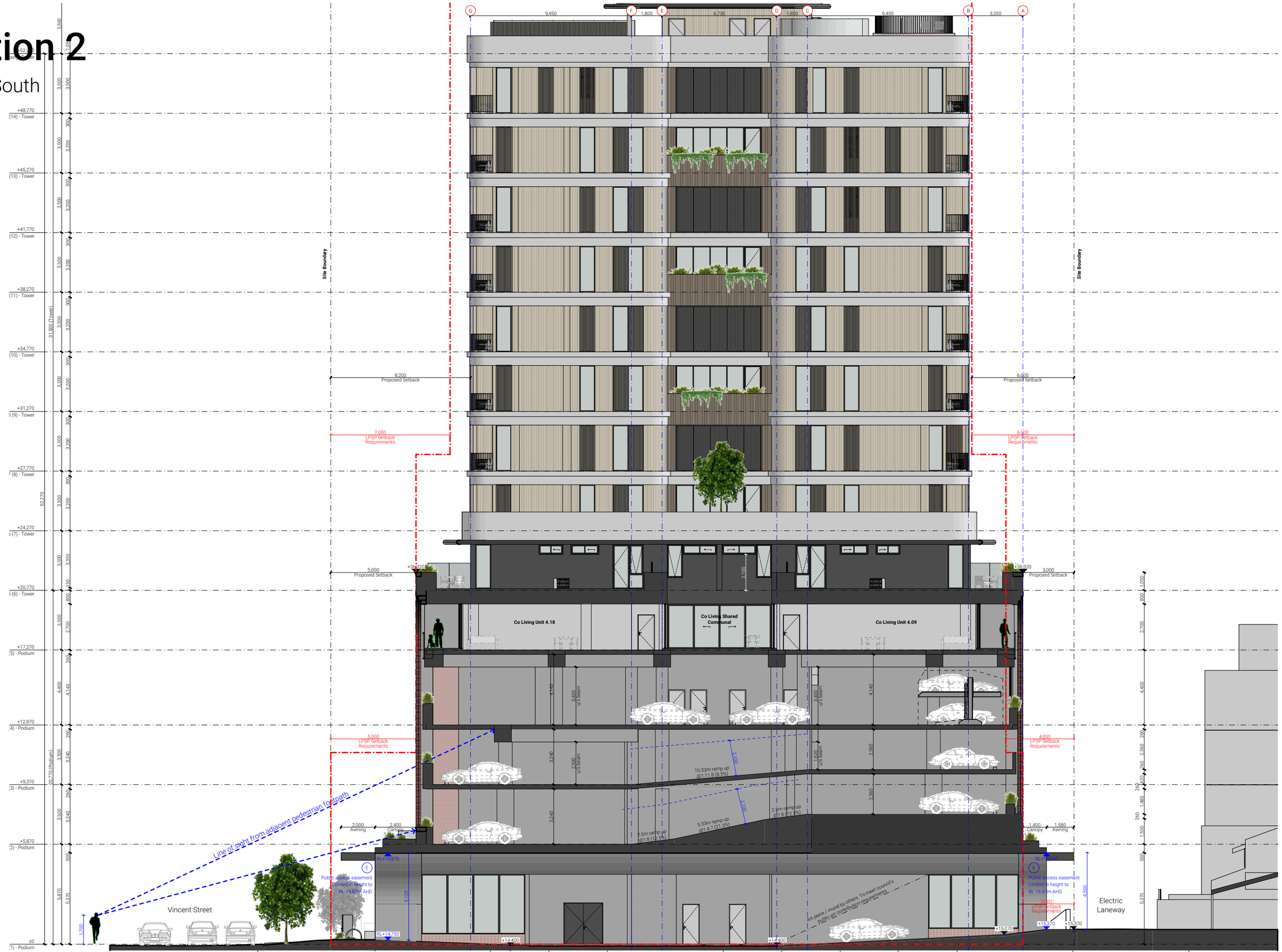


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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB	1:200	Section 1 / North South	DA.44	1

Section 2

/ North South

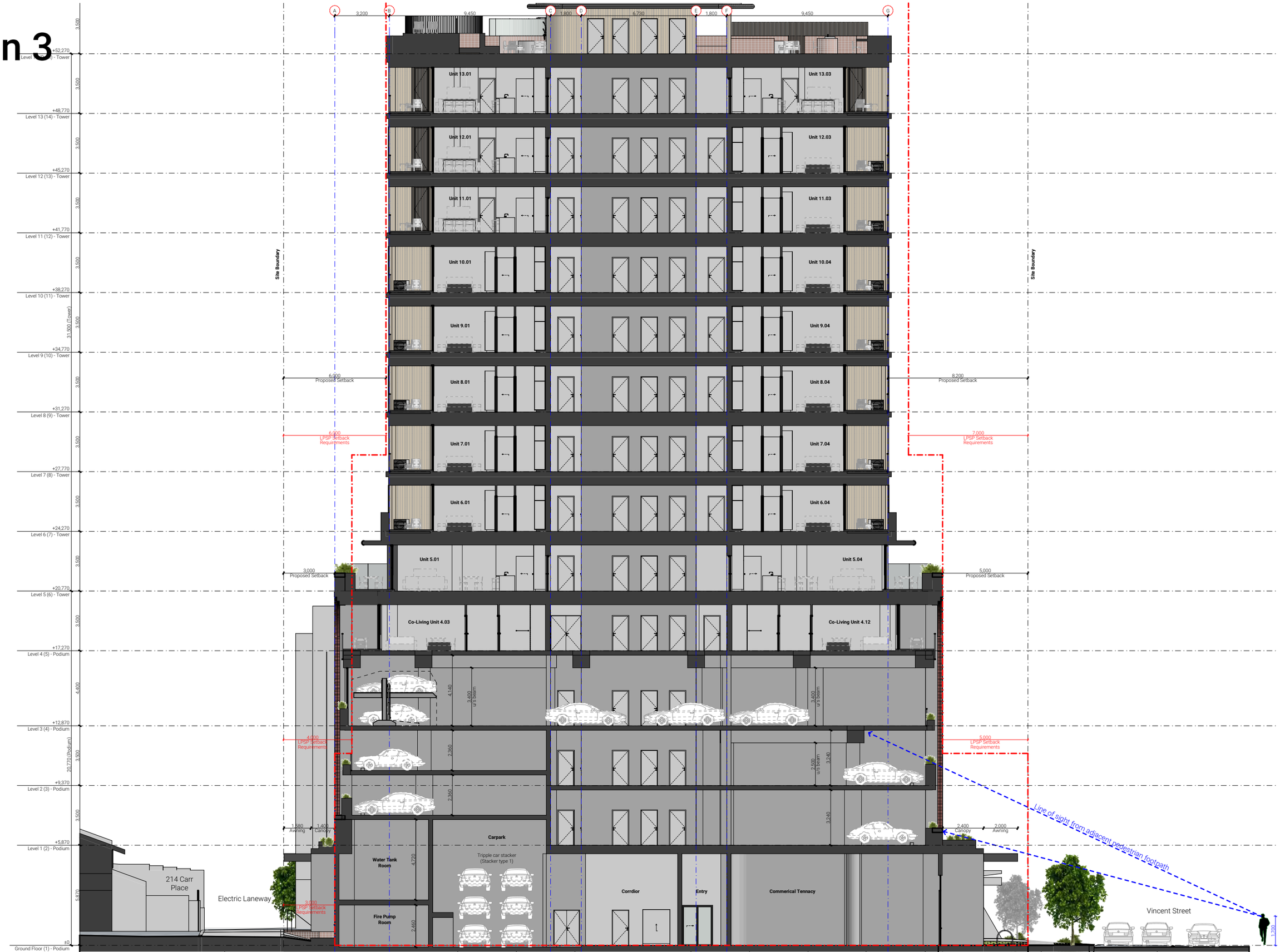


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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB	1:200	Section 2 / North South	DA.45	1

Section 3

/ East West



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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB	1:200	Section 3 / North South	DA.46	1

Section 4

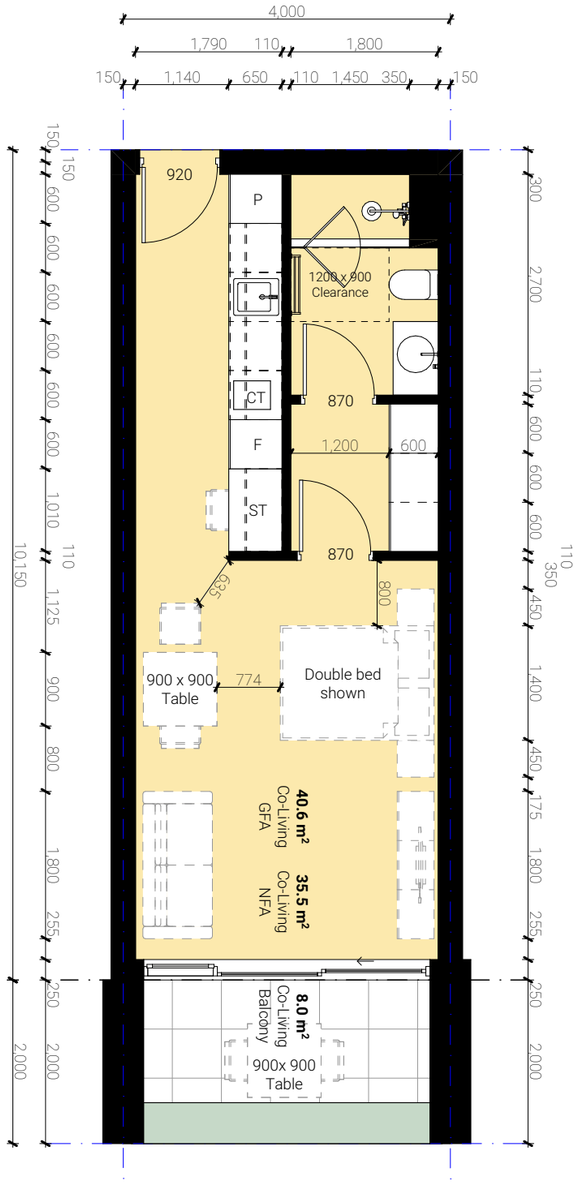
/ East West



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Apartment Typology

/ Co-Living Floor Plan (Type 1)



Type 1

Apartment to be designed to 'Silver' level requirements of the Livable Housing Design Guidelines (LHDG), fourth edition, 2017

✓ **A 4.1.2** Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the internal floor area and comprising a minimum of 50 per cent of clear glazing.

✓ **A 4.1.3** Lightwells and/or skylights do not form the primary source of daylight to any habitable room.

— **A 4.2.1** Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2m.

✓ **A 4.2.2**
(a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building
(b) Single aspect apartments included within the 60 per cent minimum at (a) above must have:
- ventilation openings oriented between 45° – 90° of the prevailing cooling wind direction AND
- room depth no greater than 3 × ceiling height

✓ **~~(c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.~~**

— **A 4.2.3** The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.

✓ **A 4.2.4** No habitable room relies on lightwells as the primary source of fresh-air

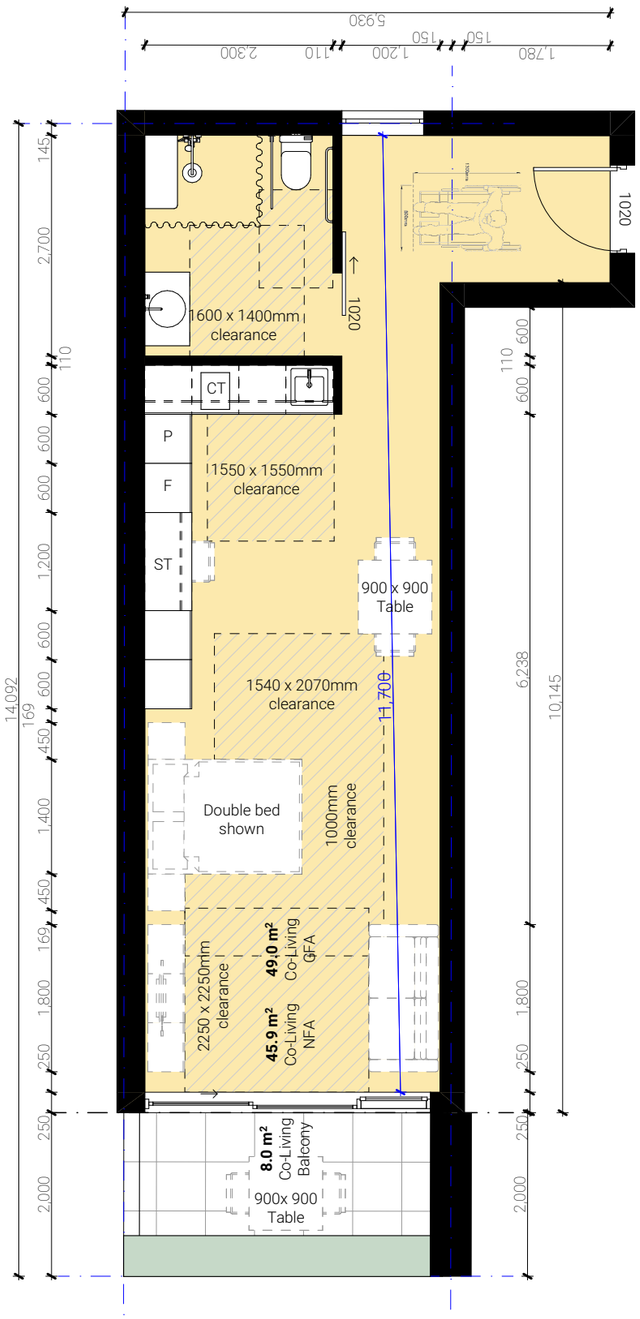
AREAS CACLUATED USING THE PROPERTY COUNCIL OF AUSTRALIA'S METHOD OF MEASUREMENT.
Interior design and furniture shown indictively only.
Assumptions: Storage and laundry facilities located externally of co-living unit

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB	1:75	Apartment Typology / Co-Living Floor Plan (Type 1)	DA.48	1

Apartment Typology

/ Co-Living Floor Plan (Type 2)



Type 2

Apartment to be designed to 'Gold' level requirements of the Livable Housing Design Guidelines (LHDG), fourth edition, 2017

✓ **A 4.1.2** Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the internal floor area and comprising a minimum of 50 per cent of clear glazing.

✓ **A 4.1.3** Lightwells and/or skylights do not form the primary source of daylight to any habitable room.

✓ **A 4.2.1** Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2m.

✓ **A 4.2.2**
(a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building
(b) Single aspect apartments included within the 60 per cent minimum at (a) above must have:
- ventilation openings oriented between 45° – 90° of the prevailing cooling wind direction AND
- room depth no greater than 3 × ceiling height

✓ **~~(c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.~~**

✓ **A 4.2.3** The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.

✓ **A 4.2.4** No habitable room relies on lightwells as the primary source of fresh-air

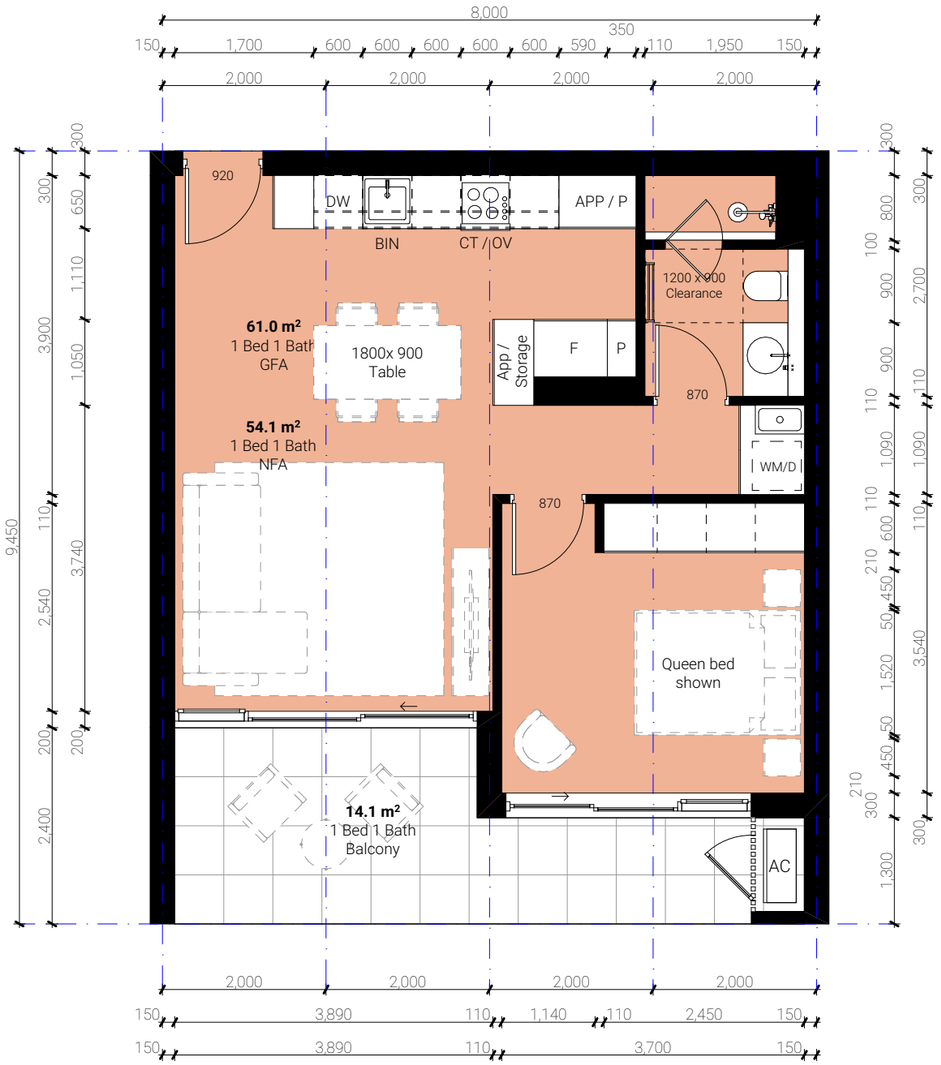
AREAS CACLUATED USING THE PROPERTY COUNCIL OF AUSTRALIA'S METHOD OF MEASUREMENT.
Interior design and furniture shown indictively only.
Assumptions: Storage and laundry facilities located externally of co-living unit

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB	1:75	Apartment Typology / Co-Living Floor Plan (Type 2)	DA.49	1

Apartment Typology

/ 1 Bed 1 Bath (Type 1) Floor Plan



A 4.1.2 Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the internal floor area and comprising a minimum of 50 per cent of clear glazing.

A 4.1.3 Lightwells and/or skylights do not form the primary source of daylight to any habitable room.

A 4.2.1 Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2m.

A 4.2.2
(a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building
(b) Single aspect apartments included within the 60 per cent minimum at (a) above must have:
- ventilation openings oriented between 45º – 90º of the prevailing cooling wind direction AND
- room depth no greater than 3 × ceiling height

(c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.

~~**A 4.2.3** The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.~~

A 4.2.4 No habitable room relies on lightwells as the primary source of fresh-air

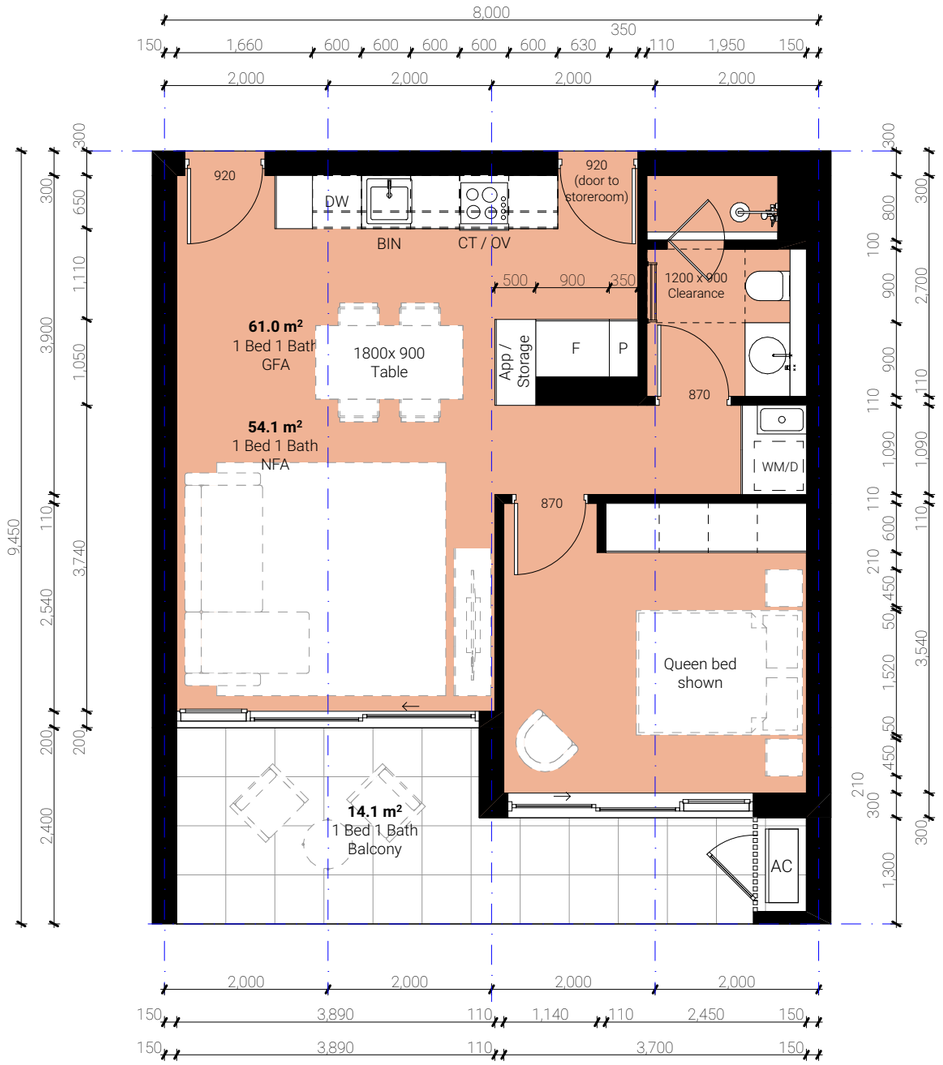
AREAS CACLUATED USING THE PROPERTY COUNCIL OF AUSTRALIA'S METHOD OF MEASUREMENT.
Interior design and furniture shown indictively only.
Assumptions: Storage located externally of apartment
Apartment to be designed to 'Silver' level requirements of the Livable Housing Design Guidelines (LHDG), fourth edition, 2017

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB	1:75	Apartment Typology / 1 Bed 1 Bath (Type 1) Floor Plan	DA.50	1

Apartment Typology

/ 1 Bed 1 Bath (Type 2) Floor Plan



A 4.1.2 Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the internal floor area and comprising a minimum of 50 per cent of clear glazing.

A 4.1.3 Lightwells and/or skylights do not form the primary source of daylight to any habitable room.

A 4.2.1 Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2m.

A 4.2.2
(a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building
(b) Single aspect apartments included within the 60 per cent minimum at (a) above must have:
- ventilation openings oriented between 45º – 90º of the prevailing cooling wind direction AND
- room depth no greater than 3 × ceiling height

(c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.

~~**A 4.2.3** The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.~~

A 4.2.4 No habitable room relies on lightwells as the primary source of fresh-air

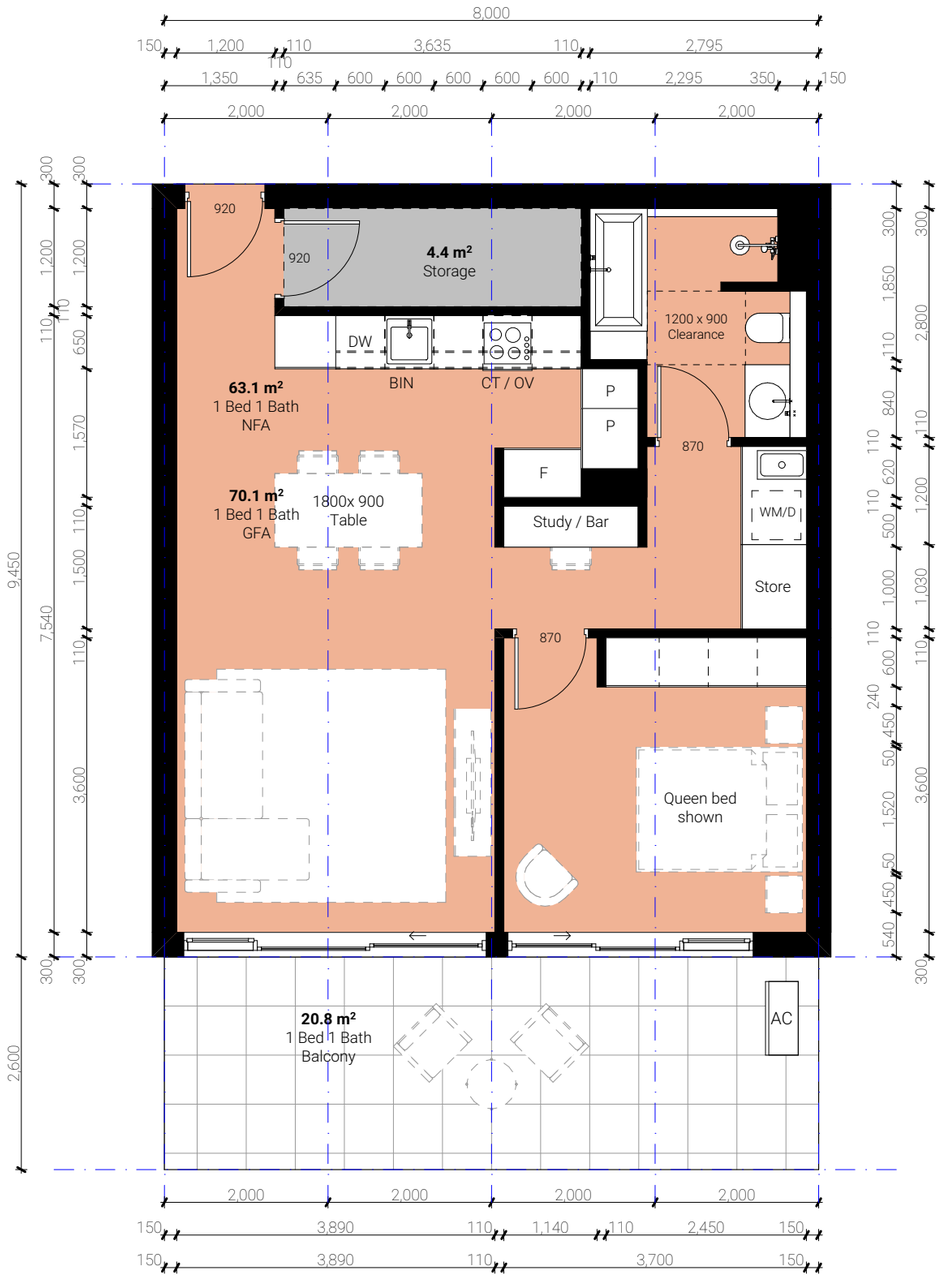
AREAS CACLUATED USING THE PROPERTY COUNCIL OF AUSTRALIA'S METHOD OF MEASUREMENT.
Interior design and furniture shown indictively only.
Assumptions: Storage located externally of apartment
Apartment to be designed to 'Silver' level requirements of the Livable Housing Design Guidelines (LHDG), fourth edition, 2017

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB	1:75	Apartment Typology / 1 Bed 1 Bath (Type 2) Floor Plan	DA.51	1

Apartment Typology

/ 1 Bed 1 Bath (Type 3) Floor Plan



A 4.1.2 Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the internal floor area and comprising a minimum of 50 per cent of clear glazing.

A 4.1.3 Lightwells and/or skylights do not form the primary source of daylight to any habitable room.

A 4.2.1 Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2m.

A 4.2.2
(a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building
(b) Single aspect apartments included within the 60 per cent minimum at (a) above must have:
- ventilation openings oriented between 45º – 90º of the prevailing cooling wind direction AND
- room depth no greater than 3 × ceiling height

(c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.

~~**A 4.2.3** The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.~~

A 4.2.4 No habitable room relies on lightwells as the primary source of fresh-air

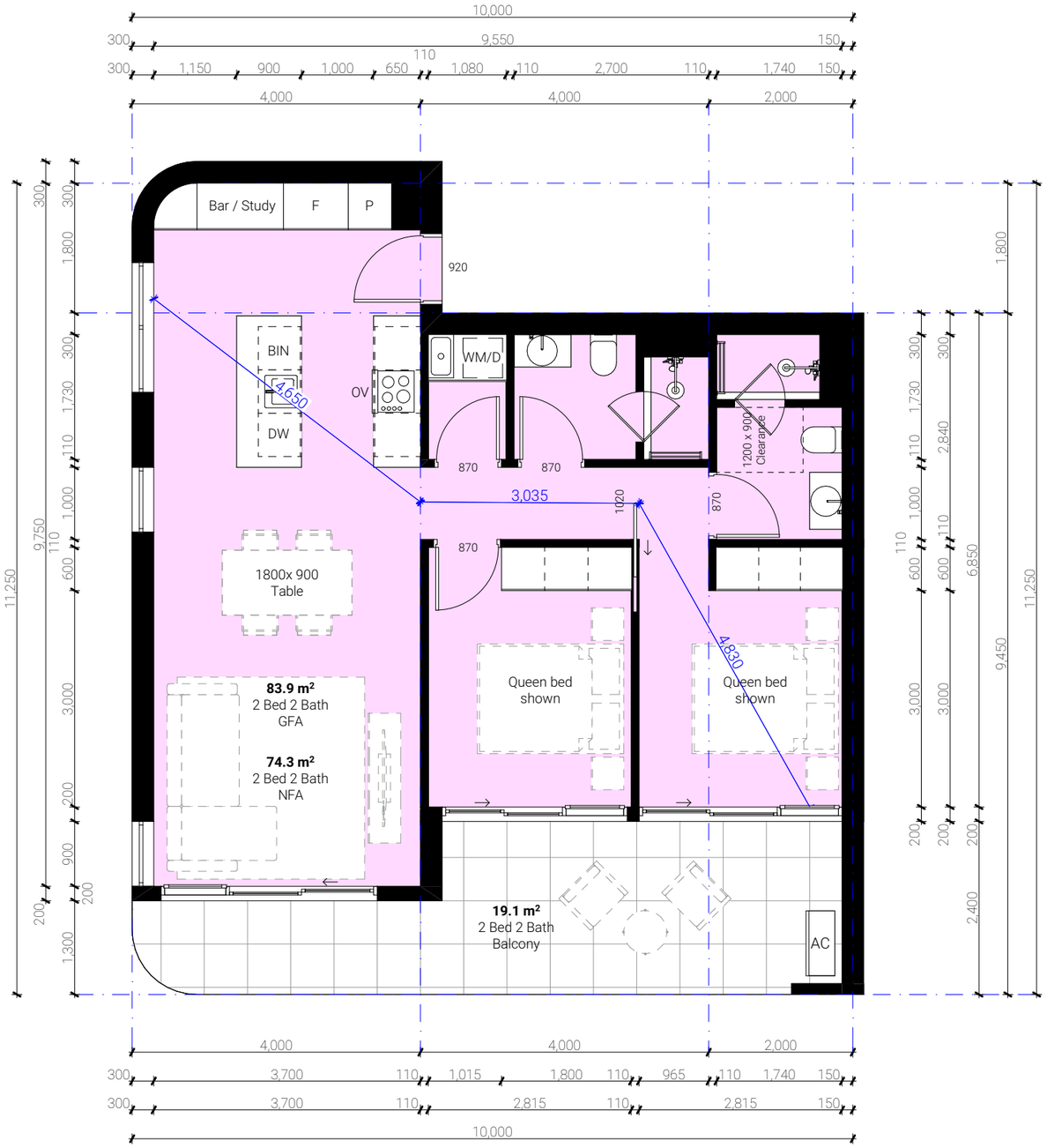
AREAS CACLUATED USING THE PROPERTY COUNCIL OF AUSTRALIA'S METHOD OF MEASUREMENT.
Interior design and furniture shown indictively only.
Assumptions: Storage located externally of apartment
Apartment to be designed to 'Silver' level requirements of the Livable Housing Design Guidelines (LHDG), fourth edition, 2017

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB	1:75	Apartment Typology / 1 Bed 1 Bath (Type 3) Floor Plan	DA.52	1

Apartment Typology

/ 2 Bed 2 Bath (Type 1) Floor Plan



- ✓ **A 4.1.2** Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the internal floor area and comprising a minimum of 50 per cent of clear glazing.
- ✓ **A 4.1.3** Lightwells and/or skylights do not form the primary source of daylight to any habitable room.
- ✓ **A 4.2.1** Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2m.
- ✓ **A 4.2.2**
  (a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building
  (b) ~~Single aspect apartments included within the 60 per cent minimum at (a) above must have:~~
  ~~– ventilation openings oriented between 45º – 90º of the prevailing cooling wind direction AND~~
  ~~– room depth no greater than 3 × ceiling height~~
  (c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.
- ✓ **A 4.2.3** The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.
- ✓ **A 4.2.4** No habitable room relies on lightwells as the primary source of fresh-air

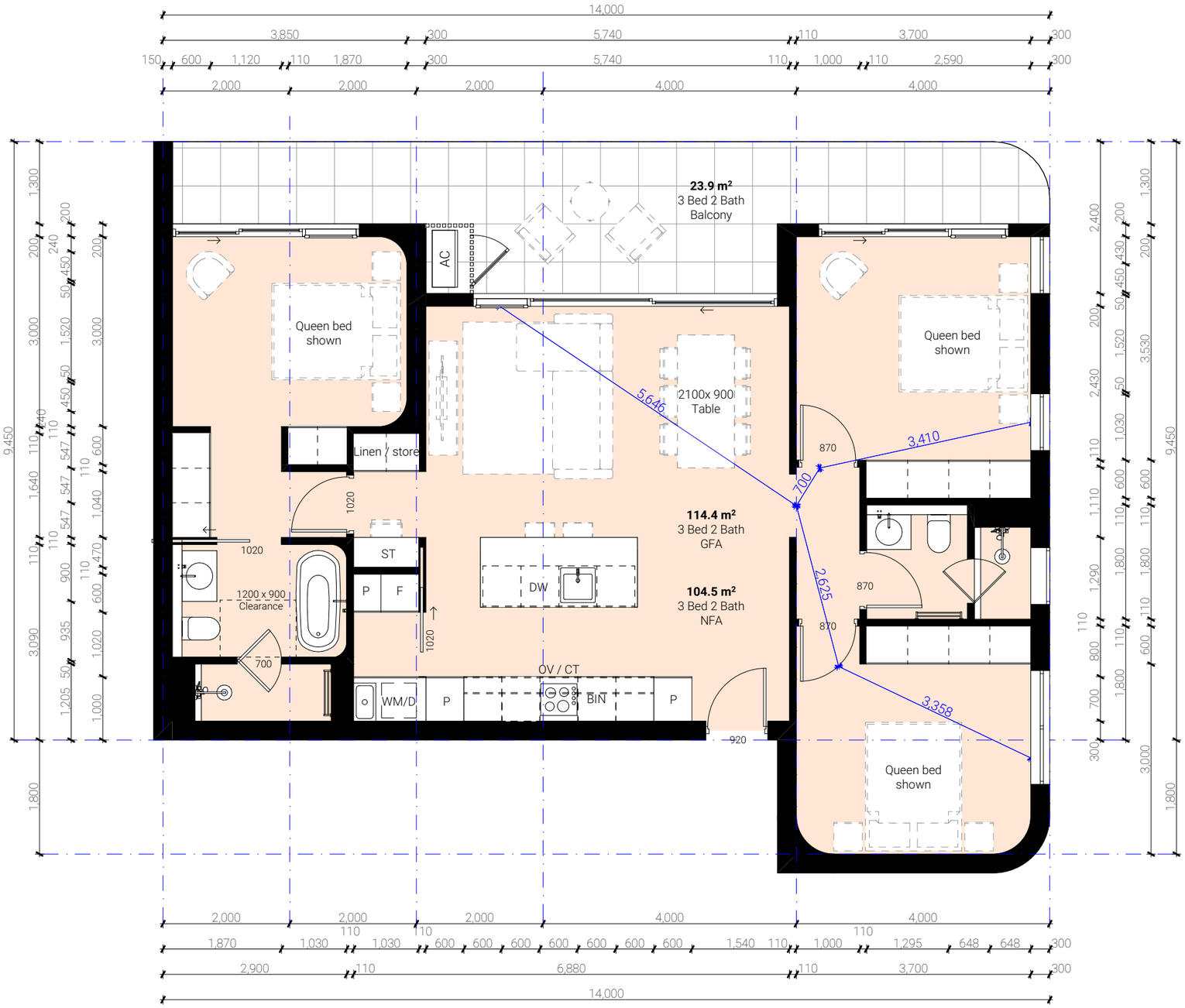
AREAS CACLUATED USING THE PROPERTY COUNCIL OF AUSTRALIA'S METHOD OF MEASUREMENT.
Interior design and furniture shown indictively only.
Assumptions: Storage located externally of apartment
Apartment to be designed to 'Silver' level requirements of the Livable Housing Design Guidelines (LHDG), fourth edition, 2017

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB	1:75	Apartment Typology / 2 Bed 2 Bath (Type 1) Floor Plan	DA.53	1

Apartment Typology

/ 3 Bed 2 Bath (Type 1)



A 4.1.2 Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the internal floor area and comprising a minimum of 50 per cent of clear glazing.

A 4.1.3 Lightwells and/or skylights do not form the primary source of daylight to any habitable room.

A 4.2.1 Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2m.

A 4.2.2
(a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building
(b) ~~Single aspect apartments included within the 60 per cent minimum at (a) above must have:~~
~~– ventilation openings oriented between 45° – 90° of the prevailing cooling wind direction AND~~
~~– room depth no greater than 3 × ceiling height~~
(c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.

A 4.2.3 The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.

A 4.2.4 No habitable room relies on lightwells as the primary source of fresh-air

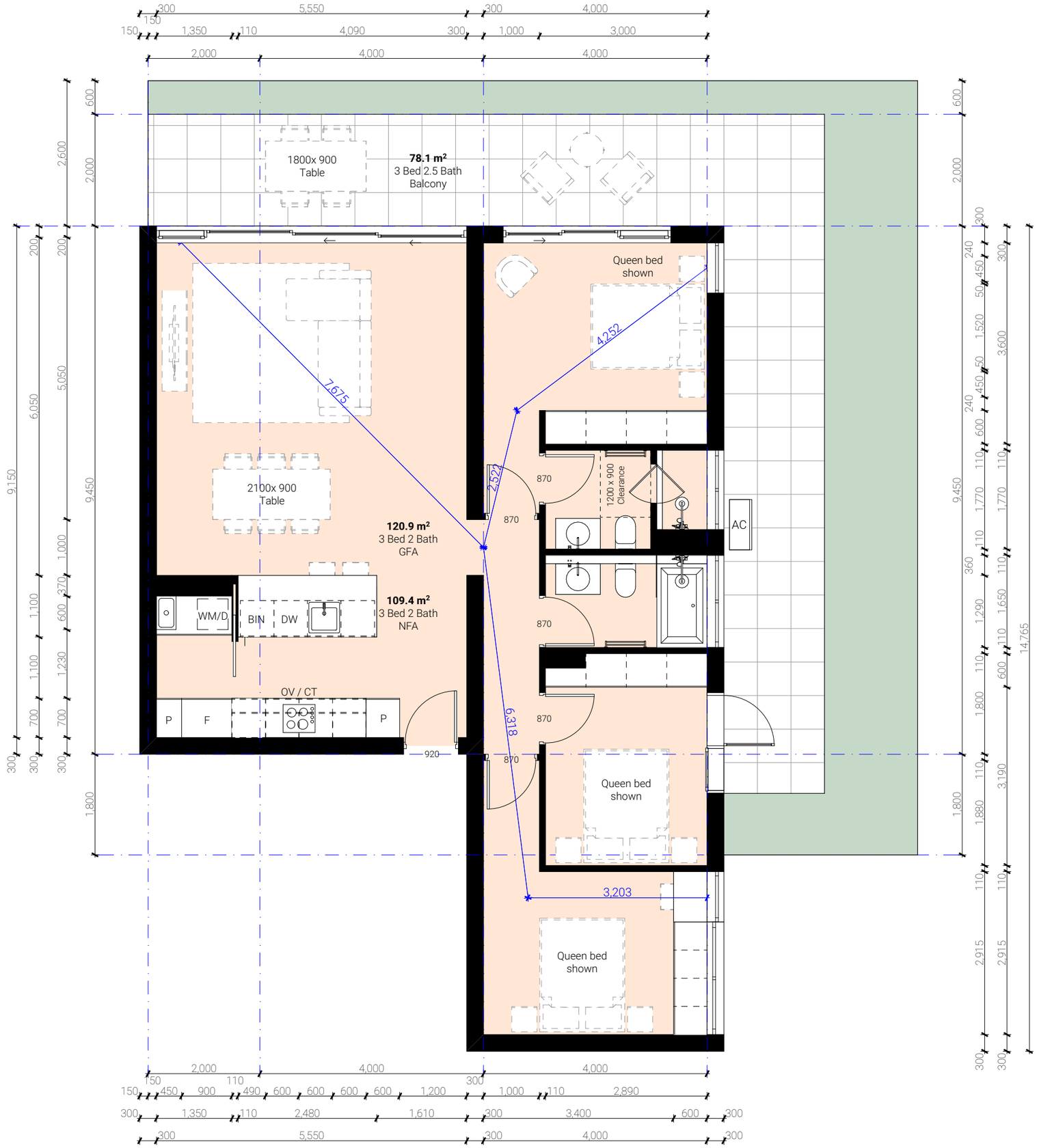
AREAS CACLUATED USING THE PROPERTY COUNCIL OF AUSTRALIA'S METHOD OF MEASUREMENT.
Interior design and furniture shown indictively only.
Assumptions: Storage located externally of apartment
Apartment to be designed to 'Silver' level requirements of the Livable Housing Design Guidelines (LHDG), fourth edition, 2017

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB	1:75	Apartment Typology / 3 Bed 2 Bath (Type 1)	DA.54	1

Apartment Typology

/ 3 Bed 2 Bath (Type 2)



A 4.1.2 Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the internal floor area and comprising a minimum of 50 per cent of clear glazing.

A 4.1.3 Lightwells and/or skylights do not form the primary source of daylight to any habitable room.

A 4.2.1 Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2m.

A 4.2.2

(a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building

(b) ~~Single aspect apartments included within the 60 per cent minimum at (a) above must have:~~

~~– ventilation openings oriented between 45º – 90º~~
~~of the prevailing cooling wind direction AND~~
~~– room depth no greater than 3 × ceiling height~~

(c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.

A 4.2.3 The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.

A 4.2.4 No habitable room relies on lightwells as the primary source of fresh-air

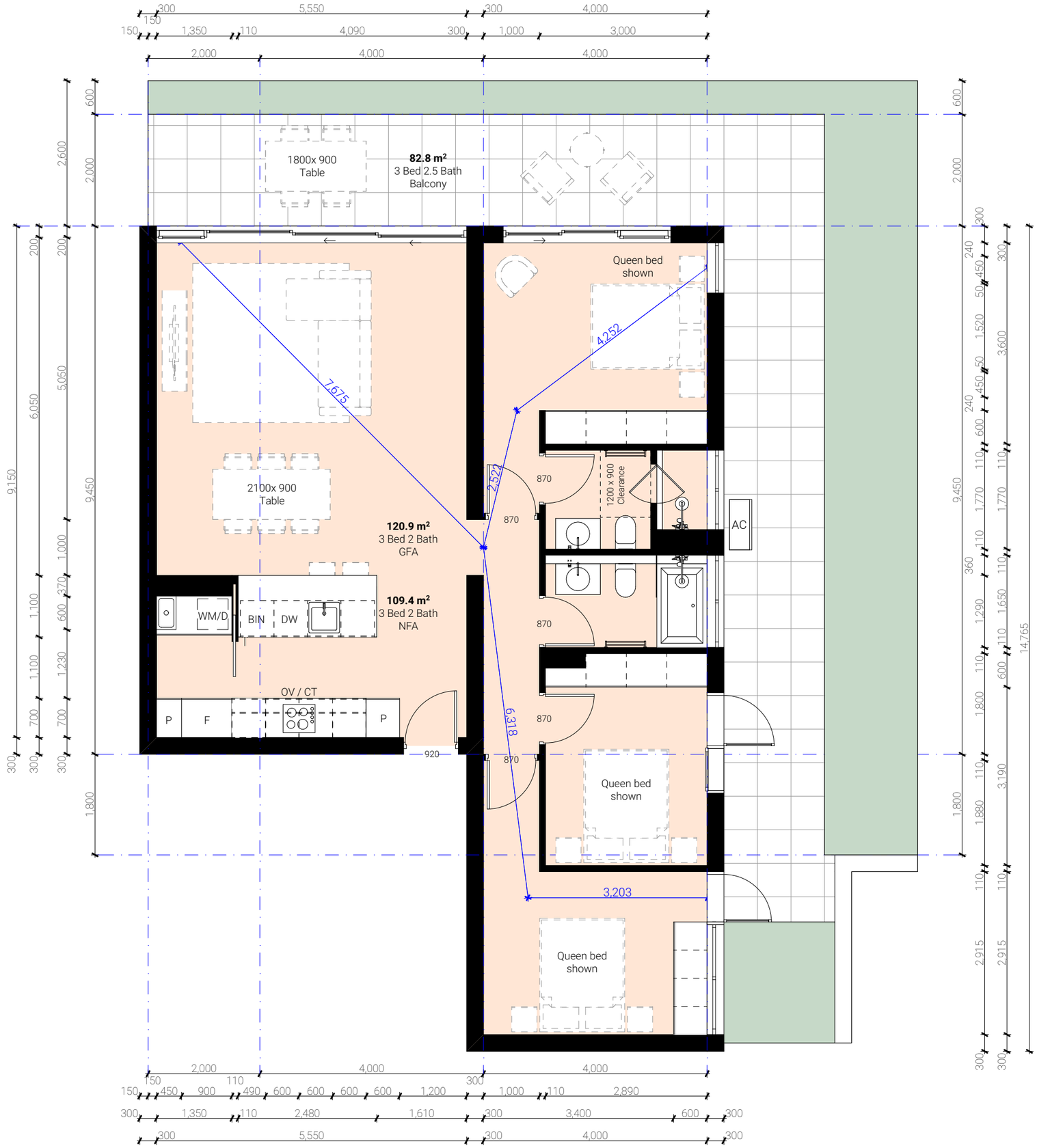
AREAS CACLUATED USING THE PROPERTY COUNCIL OF AUSTRALIA'S METHOD OF MEASUREMENT.
Interior design and furniture shown indictively only.
Assumptions: Storage located externally of apartment
Apartment to be designed to 'Silver' level requirements of the Livable Housing Design Guidelines (LHDG), fourth edition, 2017

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289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB	1:75	Apartment Typology / 3 Bed 2 Bath (Type 2)	DA.55	1

Apartment Typology

/ 3 Bed 2 Bath (Type 2.1)



A 4.1.2 Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the internal floor area and comprising a minimum of 50 per cent of clear glazing.

A 4.1.3 Lightwells and/or skylights do not form the primary source of daylight to any habitable room.

A 4.2.1 Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2m.

A 4.2.2

(a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building

(b) ~~Single aspect apartments included within the 60 per cent minimum at (a) above must have:~~

~~– ventilation openings oriented between 45º – 90º of the prevailing cooling wind direction AND~~

~~– room depth no greater than 3 × ceiling height~~

(c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.

A 4.2.3 The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.

A 4.2.4 No habitable room relies on lightwells as the primary source of fresh-air

AREAS CACLUATED USING THE PROPERTY COUNCIL OF AUSTRALIA'S METHOD OF MEASUREMENT.
Interior design and furniture shown indictively only.
Assumptions: Storage located externally of apartment
Apartment to be designed to 'Silver' level requirements of the Livable Housing Design Guidelines (LHDG), fourth edition, 2017

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB	1:75	Apartment Typology / 3 Bed 2 Bath (Type 2.1)	DA.56	1

3D Render

/ Podium Facade



Landscaping shown indicatively only. Refer to Landscape Architect's drawings for details.

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB		3D Render / Podium Facade	DA.13	1

3D Render

/ Pedestrian Entry and Commercial Interface



Landscaping shown indicatively only. Refer to Landscape Architect's drawings for details.

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.		Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB		3D Render / Pedestrian Entry and Commercial Interface	DA.14		1

3D Render

/ Pedestrian Entry and Commercial Interface



Landscaping shown indicatively only. Refer to Landscape Architect's drawings for details.

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB		3D Render / Pedestrian Entry and Commercial Interface	DA.15	1

3D Renders

/ Pedestrian and Vehicle Entry



Landscaping shown indicatively only. Refer to Landscape Architect's drawings for details.
Wall mural shown indicatively only. To meet council's public art contribution requirements.

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB		3D Renders / Pedestrian and Vehicle Entry	DA.16	1

3D Render

/ Pedestrian and Vehicle Entry



Landscaping shown indicatively only. Refer to Landscape Architect's drawings for details.
Wall mural shown indicatively only. To meet council's public art contribution requirements.

3D Render

/ Electric Laneway



View looking East along Electric Laneway



Landscaping shown indicatively only. Refer to Landscape Architect's drawings for details.
Service manholes not shown.

Paving design to match existing Electric Laneway finish.

3D Render

/ Electric Laneway



Landscaping shown indicatively only. Refer to Landscape Architect's drawings for details.
Art piece / mural shown indicatively only. To meet council's public art contribution requirements.

3D Render

/ Tower Facade



Landscaping shown indicatively only. Refer to Landscape Architect's drawings for details.
View shown indicatively only.

3D Render

/ Podium & Tower Facade



Landscaping shown indicatively only. Refer to Landscape Architect's drawings for details.



Photo montage view from Luna Palace Cinema (corner of Vincent and Oxford Street).

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289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB		3D Render / Podium & Tower Facade	DA.30	1

3D Render

/ Roof Terrace North Side



Landscaping shown indicatively only.
Refer to Landscape Architect's drawings for details.
View shown indicatively only.

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB		3D Render / Roof Terrace North Side	DA.33	1

3D Render

/ Roof Terrace North Side (Aerial View)



Landscaping shown indicatively only.
Refer to Landscape Architect's drawings for details.
View shown indicatively only.
Solar panels and mechanical equipment not shown on roof.

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB		3D Render / Roof Terrace North Side (Aerial View)	DA.34	1

3D Render

/ Roof Terrace North Side Bar Seating)



Landscaping shown indicatively only.
Refer to Landscape Architect's drawings for details.
View shown indicatively only.

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB		3D Render / Roof Terrace North Side (Bar Seating)	DA.35	1

3D Render

/ Roof Terrace South Side (Pool)



Landscaping shown indicatively only.
Refer to Landscape Architect's drawings for details.

3D Render

/ Roof Terrace South Side (Pool)



Landscaping shown indicatively only.
Refer to Landscape Architect's drawings for details.
View shown indicatively only.

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Project address	Project No.	Revision	Reason	Date		Drawn by	Scale	Dwg Name	Dwg no.	Revision
289-295 Vincent Street Leederville, 6007 Perth WA	2503	1	Issued for DA	21/09/2026		PB		3D Render / Roof Terrace South Side (Pool)	DA.37	1

3D Render

/ Roof Terrace South Side (Sauna)



Landscaping shown indicatively only.
Refer to Landscape Architect's drawings for details.

3D Render

/ Roof Terrace South Side (Sauna)



Landscaping shown indicatively only.
Refer to Landscape Architect's drawings for details.