



CITY of PERTH

Lord Mayor, Councillors and Committee Members,

NOTICE IS HEREBY GIVEN that the next meeting of the **Design Advisory Committee** will be held in Committee Room 1, Ninth Floor, Council House, 27 St Georges Terrace, Perth on **Thursday, 17 November 2016 at 4.00pm.**

Yours faithfully

**MARTIN MILEHAM
CHIEF EXECUTIVE OFFICER**

11 November 2016

Committee Members:

Members:

David Karotkin (Presiding Member)
Warren Kerr
Peter Ciemitis
Malcolm Mackay
Andy Sharp
State Government Architect or Nominee
Director Planning and Development

Deputy:

Peter Hobbs
Robina Crook
Stuart Pullyblank
N/A
City Architect



Please convey apologies to Governance on 9461 3250
or email governance@cityofperth.wa.gov.au

EMERGENCY GUIDE

Council House, 27 St Georges Terrace, Perth



CITY of PERTH

The City of Perth values the health and safety of its employees, tenants, contractors and visitors. The guide is designed for all occupants to be aware of the emergency procedures in place to help make an evacuation of the building safe and easy.

BUILDING ALARMS

Alert Alarm and Evacuation Alarm.

ALERT ALARM

beep beep beep

All Wardens to respond.

Other staff and visitors should remain where they are.



EVACUATION ALARM/PROCEDURES

whoop whoop whoop

On hearing the Evacuation Alarm or on being instructed to evacuate:

1. Move to the floor assembly area as directed by your Warden.
2. People with impaired mobility (those who cannot use the stairs unaided) should report to the Floor Warden who will arrange for their safe evacuation.
3. When instructed to evacuate leave by the emergency exits. **Do not use the lifts.**
4. Remain calm. Move quietly and calmly to the assembly area in **Stirling Gardens** as shown on the map below. Visitors must remain in the company of City of Perth staff members at all times.
5. After hours, evacuate by the nearest emergency exit. **Do not use the lifts.**

EVACUATION ASSEMBLY AREA



Assembly Area

Alternate Assembly Area

DESIGN ADVISORY COMMITTEE

Established: 17 February 2004

Members:	Deputy:
David Karotkin (Presiding Member)	Peter Hobbs
Warren Kerr	
Peter Ciemitis	Robina Crook
Malcolm Mackay	Stuart Pullyblank
Andy Sharp	N/A
State Government Architect or Nominee	City Architect
Director Planning and Development	

Quorum: Four
Terms Expire: October 2017
Review: Every two years

Role:

The Design Advisory Committee has been appointed by the Council in accordance with the requirements of Clause 40 of the City Planning Scheme No. 2, which was gazetted on 9 January 2004.

The Committee is required to provide independent technical advice and recommendations to the Council in respect to applications requesting a Plot Ratio Bonus in the Central Area and design issues on other applications referred to it for consideration.

Referral of Applications to the Design Advisory Committee

The following applications will be referred to the Committee:

1. Applications for development which are seeking bonus plot ratio whether inside or outside the Central Area;
2. Applications for major developments within the city;
3. Applications for other developments where the advice of the Design Advisory Committee is considered by the Manager Approval Services to be of assistance in the assessment of the application; and
4. Any application referred to the Committee by the Council's Planning Committee or by the Council at a Council meeting.

Plot Ratio Bonuses

The Committee will be guided by the Council's Bonus Plot Ratio Policy adopted pursuant to Clause 56 of the City Planning Scheme No. 2. This Policy defines the following considerations in assessing applications for bonus plot ratio:

- The awarding of bonus plot ratio presents an opportunity for the Council to encourage development within the city to include community facilities that will both improve the environment of the city, for its people and assist the Council in realising its aims and objectives for future development of the city.
- Bonus plot ratio will not be awarded “as of right” but must be earned.
- The means of earning the plot ratio bonus is primarily through the provision of an onsite community facility or amenity as part of the development. The facility should benefit the population of the city and the community as a whole, enhance enjoyment of the city and contribute positively to the overall physical environment and ambience of the city.

The policy identifies the following list of facilities eligible for bonus plot ratio:

- Public spaces;
- Pedestrian links;
- Conservation of heritage places;
- Provision of specific facilities on private land;
- Residential Use: Maximum 20% bonus; and
- Special Residential Use: Maximum 40% bonus (20% for special residential use or 40% for high quality hotel use).

Note: Consequential amendment of the eligible category list has been included here resulting from the gazettal of Amendment No. 25 of the City Planning Scheme No. 2 (Plot Ratio and Bonus Plot Ratio) on 26 February 2013.

Reference should be made to the Bonus Plot Ratio Policy for details of how applications for bonus plot ratio will be assessed.

Design Advisory Matters

The Committee will also consider applications put before it for advice on design elements. In making any recommendation on these applications, the Committee will have due regard to the provisions of the City Planning Scheme No. 2 and any Planning Policy adopted under the Scheme.

Register of Decisions of the Design Advisory Committee

In order to ensure that bonus plot ratio is awarded consistently, effectively and equitably and that design advice is similarly provided on a consistent basis, the Committee will establish a register recording the following information:

- Details of the development and facility seeking bonus plot ratio;
- Details of the development and major design issues to be addressed;
- The Committee’s recommendation of the proposal;
- The Council's decision in regard to each application.

This meeting is not open to members of the public

**DESIGN ADVISORY COMMITTEE
17 NOVEMBER 2016**

ORDER OF BUSINESS

- 1. Declaration of Opening**
- 2. Apologies and Members on Leave of Absence**
- 3. Confirmation of Minutes – 27 October 2016**
- 4. Correspondence**
- 5. Disclosure of Members' Interests**
- 6. Reports**
- 7. Motions of which Previous Notice has been Given**
- 8. General Business**
 - 8.1 Responses to General Business from a Previous Meeting**
 - 8.2 New General Business**
- 9. Items for Consideration at a Future Meeting**
- 10. Closure**

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ITEM NO: 1

180 (LOT 2) BENNETT STREET, EAST PERTH – PROPOSED DEMOLITION OF EXISTING SINGLE STOREY BUILDING AND CONSTRUCTION OF A TWELVE STOREY HOTEL ('SPECIAL RESIDENTIAL') DEVELOPMENT COMPRISING 84 HOTEL ROOMS AND A RESTAURANT ('DINING') USE - REQUEST FOR BONUS PLOT RATIO

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design and awarding of plot ratio for the proposed twelve storey hotel ('Special Residential') development comprising 84 hotel rooms and a restaurant ('Dining') use at 180 (Lot 2) Bennett Street, East Perth and provides advice on:

- 1. the awarding of a 20% bonus plot ratio for the provision of a new Special Residential use;***
- 2. the proposed reduced side and rear setbacks and their impact on the adjacent properties and the intended character of the locality;***
- 3. the lack of on-site parking and servicing bays or guest drop-off facilities on site; and***
- 4. the general design and aesthetic quality of the development.***

BACKGROUND:

SUBURB/LOCATION: 180 (Lot 2) Bennett Street, East Perth
FILE REFERENCE: 2016/5328
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 8 November 2016
MAP / SCHEDULE: Schedule 1 - Map and coloured perspectives for 180 Bennett Street, East Perth
3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: M Cube Charles Properties Pty Ltd
APPLICANT: Archiapps Pty Ltd

ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) Goderich (P14)
(City Planning Scheme Use Area) Residential / Commercial

APPROXIMATE COST: \$13.8 million

The 506m² subject site is located on the eastern side of Bennett Street opposite Wellington Square in East Perth. The site adjoins a right of way to its eastern lot boundary and is currently occupied by a single storey commercial building.

DETAILS:

The applicant seeks planning approval to demolish the existing building on the site and construct a twelve storey hotel development consisting of 84 hotel rooms, a restaurant and bar on the subject site. Details of the proposed development are as follows:

Basement Level	This level includes two fire service water tanks and a lift shaft pit.
Ground Floor Level	This level includes the hotel reception and lobby, lounge area, cafe / bar area, staff office and staff bathroom facilities, outdoor deck area, a guest lift and service lift, fire services pump room, transformer room, five bicycle parking bays and bin storage area.
First Floor Level	This level includes a kitchen, common dining room, outdoor deck, a function room, a balcony fronting Bennett Street, staff rest room, manager's office, lift foyer, store rooms and lift and stair access.
Second to Fifth Floor Levels	These levels each have ten, single bedroom hotel rooms ranging in size from 19m ² to 25m ² each with their own bathroom. These levels also include a sitting area and lift and stair access.
Sixth Floor Level	This level contains eight single bedroom hotel rooms each with their own bathroom ranging in size from 19m ² to 26m ² , a sitting area and lift and stair access.
Seventh Floor Level	This level contains a 48m ² lap pool, a 52m ² communal gym and large deck area which includes a large balcony plus lift and stair access.
Eight to Twelfth Floor Level	These levels each contain six, single bedroom hotel rooms each with their own bathroom. These levels also include a sitting area and lift and stair access.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located within the Residential / Commercial use area of the Goderich Precinct (P14) under the City Planning Scheme No. 2 (CPS2). This area

will accommodate a greater portion of residential uses, strengthening the Precinct as a residential neighbourhood. Contemporary, innovative designs will be encouraged however, development is to be sympathetic to original inner city housing and commercial buildings.

Hotel ('Special Residential') and 'Dining' uses are both preferred ('P') uses in the Residential / Commercial use area of the Goderich Precinct.

Development Requirements

The proposal's compliance with the CPS2 and Goderich Design Policy development requirements is summarised below:

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	3.6:1 (1,820m²) including 20% bonus plot ratio for provision of special residential)	3.0:1.0 (1,518m ²) Special Residential Bonus Plot Ratio(20% maximum)
Maximum Street Building Height:	21 metres	21 metres
Maximum Building Height:	45 metres	No prescribed limit
Setbacks:		
Bennett Street	Nil	Nil
Side (south)		
- Lower building levels	Nil	Nil where no openings, 3 metres where openings
- Upper building levels	Nil (no openings)	3 metres where no openings, 4 metres where openings
Side (north)		
- Lower building levels	Nil (no openings)	Nil where no openings, 3 metres where openings
- Upper building levels	3 metres (no openings) 4.6 metres to opening	3 metres where no openings, 4 metres where openings
Rear (west)		
- Lower building levels	700mm (to opening)	3 metres

Development Standard	Proposed	Required / Permitted
- Upper building level	3.3 metres to right of way boundary 2.1 metres	4 metres
Car Parking: Commercial	Nil	12 bays (maximum)
Bicycle Parking:	5 bays	28 bays (minimum)

Bonus Plot Ratio:

Developments which incorporate a Special Residential use may be awarded bonus plot ratio of up to 20% where it is located within the area indicated on the Special Residential Bonus Plot Ratio Plan contained within CPS2. The subject site is eligible for a maximum bonus plot ratio of 50% in accordance with the Bonus Plot Ratio Policy 4.5.1, however is seeking a 20% bonus plot ratio for the provision of Special Residential use.

Under Section 7.1 Design Criteria of the City's Bonus Plot Ratio Policy 4.5.1 a special residential use must be designed in accordance with the provisions of the CPS2 Special Residential (Serviced and Short Term Accommodation) Policy 3.9. In addition, hotels seeking bonus plot ratio must provide the following basic facilities and amenities:

- a lobby/reception area;
- back of house/administration facilities, including housekeeping areas to enable a fully serviced hotel to function, staff ablution/locker facilities, office space and storage areas; and
- bathrooms within guest rooms which incorporate at a minimum a basin, shower and toilet. Laundry facilities shall not be provided within hotel guest rooms.

The proposed hotel development has a dedicated hotel lobby and reception desk at ground level as well as back of house facilities, office space, staff rooms and storage rooms to enable the efficient functioning of the hotel. Each room has been designed with a bathroom which incorporates a basin, shower and toilet facilities.

The proposed hotel is consistent with the design criteria of the policy relating to Special Residential Development and is considered worthy of the 20% bonus plot ratio being sought.

Conclusion

The Design Advisory Committee is requested to comment on the aspects of the development detailed in the recommendation section of this report.

A verbal presentation will be given to the Committee in regard to this application.

SCHEDULE 1



2016/5328 180 (LOT 2) BENNETT STREET, EAST PERTH

SCHEDULE 1



2016/5328 180 (LOT 2) BENNETT STREET, EAST PERTH

SCHEDULE 1



2016/5328 180 (LOT 2) BENNETT STREET, EAST PERTH

ITEM NO: 2

18 (LOTS 15 AND 20) THE ESPLANADE, PERTH – REFURBISHMENT OF THE EXISTING HOTEL INCLUDING INTERNAL AND EXTERNAL ALTERATIONS, ROOFTOP BAR AND NEW REPLACEMENT SIGNAGE

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the proposed refurbishment works to the existing hotel at 18 (Lots 15 and 20) The Esplanade, Perth including internal and external alterations, a new rooftop bar and signage and provides advice on the following:

- 1. the external refurbishment works including the ground floor modifications, rooftop alterations and the new window openings and its impact on the streetscape;***
- 2. the general design and internal layout of the new hotel rooms and associated facilities; and***
- 3. the design of the above awning sign and above roof sign and its impact on the streetscape.***

BACKGROUND:

SUBURB/LOCATION: 18 (Lots 15 and 20) The Esplanade, Perth
FILE REFERENCE: 2016/5431
REPORTING UNIT: Development Approvals
RESPONSIBLE DIRECTORATE: Planning and Development
DATE: 8 November 2016
MAP / SCHEDULE: Schedule 2 - Map and colour perspectives for 18 The Esplanade
3D MODEL PRESENTATION: A 3D Model for this application will be available at the Committee meeting.

LANDOWNER: H & M Capital Pty Ltd
APPLICANT: PTS Town Planning Pty Ltd
ZONING: (MRS Zone) Central City Area
(City Planning Scheme Precinct) St Georges Precinct 6 (P6)
(City Planning Scheme Use Area) City Centre
APPROXIMATE COST: \$6 million

SITE HISTORY:

The subject site is located on the northern side of The Esplanade, opposite the Elizabeth Quay Redevelopment Project. The site is 1,452m² in area with a frontage of 23.6 metres. It is currently occupied by a ten-storey hotel building known as 'The New Esplanade Hotel' containing 68 hotel rooms and a four level car park to the rear of the hotel building with a total of 144 car parking bays (68 commercial tenant bays, 60 short stay public bays and 16 motorcycle, universal access and loading bays).

On 25 June 2013, the City approved under delegated authority an application for the conversion of the existing function room at level 9 of the hotel into ten additional hotel rooms and associated minor external alterations. This approval was not acted upon and has since lapsed.

At its meeting held on 4 February 2016, the City of Perth Local Development Assessment Panel approved the demolition of the existing ten storey hotel building and car park and the construction of a 42 level mixed-use development containing 196 hotel rooms and associated dining uses and guest facilities, 89 multiple dwellings, 138 residential car parking bays and 67 commercial tenant car bays. This approval is still valid however has not been acted upon.

DETAILS:

The application proposes to refurbish the existing hotel including an increase in the number of hotel rooms from 68 rooms to 90 rooms, internal and external alterations, a rooftop bar and signage. More specifically the application proposes the following scope of works:

- reconfiguration of the 2 two bedroom hotel rooms on levels 1 to 6 to be converted to 4 one bedroom hotel rooms;
- conversion of the level 9 function space to 10 one bedroom hotel rooms;
- creation of a level 10 mezzanine with three new meeting rooms;
- creation of a new bar at level 10 and associated outdoor roof terrace area;
- internal alterations at the ground floor level to create back of house offices, store rooms and a kitchen;
- removal of the internal dividing wall between the lobby and dining area at the ground floor level with a new expanded restaurant and bar;
- internal alterations to the bathrooms of the existing hotel rooms at levels 1 to 8;
- external alterations to the ground floor level shopfront including the replacement of the curved brick entry with a new square entry, construction of a new awning and the replacement of the brick façade and window openings with new glazed bi-fold window openings;

- external alterations to the window openings along the front façade and a new roof structure above the level 10 bar;
- installation of an above awning sign measuring 1.2 metres in height by 7.3 metres in width displaying the new hotel name 'EQ Hotel'; and
- installation of an above roof sign measuring 2.8 metres in height by 16.4 metres in width displaying the new hotel name 'EQ Hotel'.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located in the City Centre Use Area of the St Georges Precinct 6 under City Planning Scheme No. 2 (CPS2). The St Georges Precinct will continue to function as the State's principal centre for business, finance, commerce and administration.

The use of the building as a hotel is not proposed to change as part of the current application. A hotel ('Special Residential') is a preferred ('P') use in this location however is prohibited where it fronts the street at pedestrian level unless it provides for pedestrian interest and activity.

The proposed changes to the ground floor shopfront including the replacement of the existing brick façade and window openings with new glazed bi-fold windows, the removal of the existing dividing wall between the lobby and dining area with a new expanded bar and restaurant is considered to improve the relationship of the ground floor level with the street.

Development Requirements

The proposal has been assessed against the City Planning Scheme requirements and the proposal's compliance with the following development standards is summarised below:

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio:	2.43:1 (3,396m ²)	6:1 (8,712m ²)
Building Height:	Existing building 37.87 metres in height with 1.83 metre roof extension set back 5.5 metres from the street (total height 39.70 metres)	Maximum street building height of 21 metres with a 5 metre setback up to a height of 65 metres and a 10 metre setback above this with no prescribed maximum height limit
Setbacks		
<u>Front</u>		

Development Standard	Proposed	Required / Permitted
- Ground	3.9 metres (existing)	Nil
- Levels 1 – 6	4.9 metres (existing)	Nil
- Levels 7 – 9	2.1 metres (existing)	5 metres
- Level 10 +	5.5 metres	5 metres
<u>Sides (East and West)</u>		
- Ground – Level 6	Nil (existing)	Nil
- Levels 7 – 9	Nil (existing)	3 metres
- Level 10 +	Nil	3 metres
<u>Rear</u>		
- Ground – Level 6	Nil – 37.6 metres (existing)	Nil
- Levels 7 – 9	37.6 metres (existing)	4 metres
- Level 10 +	40 metres	4 metres

Conclusion

The City's Design Advisory Committee is requested to comment on the following:

- the external refurbishment works including the ground floor modifications, rooftop alterations and the new window openings and its impact on the streetscape;
- the general design and internal layout of the new hotel rooms and associated facilities; and
- the design of the above awning sign and above roof sign and its impact on the streetscape.

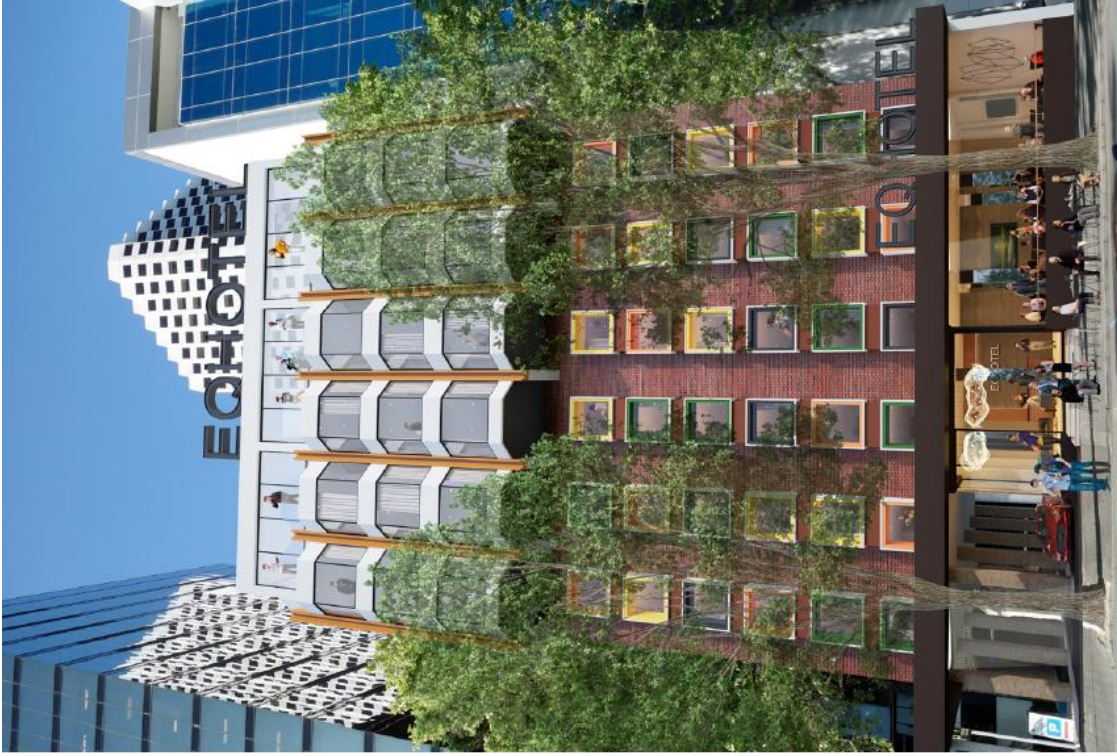
A verbal presentation will be given to the Committee in regard to this application.

SCHEDULE 2



2016/5431 – 18 (LOTS 15 AND 20) THE ESPLANADE, PERTH

SCHEDULE 2



2016/5431 – 18 (LOTS 15 AND 20) THE ESPLANADE, PERTH

SCHEDULE 2



2016/5431 – 18 (LOTS 15 AND 20) THE ESPLANADE, PERTH

ITEM NO: 3

18 (LOT E105) WICKHAM STREET, EAST PERTH – PROPOSED SEVEN STOREY MIXED-USE DEVELOPMENT COMPRISING 27 MULTIPLE DWELLINGS, ONE OFFICE TENANCY AND 29 CAR PARKING BAYS

RECOMMENDATION:

(CONSIDERATION)

That the Design Advisory Committee considers the design of the proposed seven-storey mixed-use development comprising 27 multiple dwellings, one office tenancy and 29 car parking bays at 18 (Lot E105) Wickham Street, East Perth and provides advice on:

- 1. the impact of the proposed height variation;***
- 2. the design of the ground floor frontage with consideration being given to:***
 - 2.1 the combined width of the crossover including the bin store;***
 - 2.2 the width and depth of the proposed space between the street and the entrance lobby***
- 3. the materials and finishes proposed for the building.***

BACKGROUND:

SUBURB/LOCATION:	18 Wickham Street, East Perth
DA/BA REFERENCE:	2016/5421
RESPONSIBLE DIRECTOR:	Planning and Development
DATE:	3 November 2016
MAP / SCHEDULE:	Schedule 3 - Map and coloured perspective for 16 Wickham Street, East Perth
LANDOWNER:	Crescent Bay Pty Ltd
APPLICANT:	Masterplan WA
ZONING:	(MRS Zone) Urban Zone (City Planning Scheme No. 26 Precinct) Royal Street Central (EP3)
APPROXIMATE COST:	\$6.8 million

BACKGROUND:

The 607m² subject site is located on the northern side of Wickham Street, approximately 80 metres west of the intersection of Wickham Street and Plain Street in East Perth. The site is currently occupied by a single storey office building with at-grade car parking to the rear of the site.

DETAILS:

Approval is sought to demolish the existing single storey building on the site and construct a seven storey mixed-use development consisting of one ground floor commercial tenancy and 27 residential apartments.

Details of the proposed development are as follows:

Basement Floor Level	This level consists of 19 car parking bays in total, a car stacker system for 9 cars, lift and lift lobby, bicycle parking and residential store rooms.
Ground Floor Level	This level includes a 33m ² commercial tenancy, lobby, a lift and stairs, 10 car parking bays, store rooms, bin stores and landscaping planter boxes.
First Floor Level	This level contains five single bedroom apartments ranging in size from 41m ² to 42m ² , each with a balcony. This level also has a communal gym fronting Wickham Street.
Second and Third Floor Levels	These levels contain one single bedroom apartment and three, two bedroom apartments ranging in size from 60m ² to 63m ² , a lift, stair access and lobby area.
Fourth and Fifth Floor Levels	These levels each contain one single bedroom apartment of 41m ² and three, two bedroom apartments ranging from 60m ² to 63m ² including lift and stair access and lobby.
Sixth Floor Level	This level consists of one single bedroom apartment of 41m ² , and three, two bedroom apartments ranging from 60m ² to 63m ² with a lift, stair access and lobby.
Seventh Floor Level	This level consists of two, three bedroom apartments of 73m ² and 77m ² with lift and stair access, lobby and store rooms and large balcony areas.

COMPLIANCE WITH PLANNING SCHEME:

Land Use

The subject site is located within the East Perth Precinct No. 15 (P15) under the City Planning Scheme No. 2 (CPS2) and is subject to Local Planning Scheme No. 26 (LPS26). The subject property falls within Precinct 3 – 'Royal Street Central' of LPS 26 and is subject to the Plain Street Design Guidelines. The precinct is the main focus for shopping and commercial activity whilst also supporting mixed-use development.

'Residential' and 'Commercial' uses are both preferred ('P') within the Royal Street Central Precinct of LPS26.

Development Requirements

The proposal's compliance with the City Planning Scheme and LPS26 development requirements is summarised below for the site:

Development Standard	Proposed	Required / Permitted
Maximum Plot Ratio (LPS No. 26)	2.5:1 (1,517m ²)	2.5:1 (1,517m ²)
Building Height:	26.5 metres (plus roof terrace structure)	14 metres (maximum)
Car Parking: -Commercial tenant -Residential bays	 2 bays 27 bays	 12 bays (maximum) 27 bays (minimum) 54 bays (maximum)
Bicycle Parking	9 bays	9 bays (minimum)
Setbacks: Front (Wickham Street) Side (West) - Basement – 1 st Floor Level - 2 nd to 6 th Floor Levels - 7 th Floor Level R Codes (walls with major openings) Side (East) - Basement – 1 st Floor Level - 2 nd to 6 th Floor Levels - 7 th Floor Level Rear - Basement - 1 st Floor Level	 Nil to 6 metres Nil Nil to balconies, 3 metres to building Nil 3 metres Nil Nil Nil Nil	 Nil – 3 metres Nil permitted Nil permitted Nil permitted 5 metres Nil permitted Nil permitted Nil permitted Nil permitted

Development Standard	Proposed	Required / Permitted
- 2 nd to 6 th Floor Levels	2 metres (to balconies)	Nil permitted
- 7 th Floor Level R Codes (walls with major openings)	2 metres (to balconies)	Nil permitted
- First floor level	4 metres	6.6 metres
- Second, third, fourth and fifth floor levels	4.4 metres	7.2 metres
- Sixth floor level	4.4 metres	7.2 metres
- Seventh floor level	3.8 metres	7.2 metres

A verbal presentation will be given to the Committee in regard to this application.

SCHEDULE 3



2016/5421 18 (LOT E105) WICKHAM STREET, EAST PERTH

SCHEDULE 3



2016/5421 18 (LOT E105) WICKHAM STREET, EAST PERTH