



**City of Perth**  
**City Planning Scheme**  
**No. 2**

**SCHEDULE 8**

# **Special Control Area 19.0**

**Parker Street**



<b>Version #</b>	<b>Decision Reference</b>	<b>Synopsis</b>
1	22 September 2015	Gazetted
2	24 February 2017	Amended

## 19.0 2-6 (LOT 40) PARKER STREET SPECIAL CONTROL AREA

### 19.1 Special Control Area

The following provisions apply to the land marked as Figure 19.1 – 2-6 (Lot 40) Parker Street Special Control Area.

### 19.2 Objectives

- a) To enable the development of Special Residential land uses through bonus plot ratio.
- b) To ensure that any development resulting from the granting of Special Residential bonus plot ratio exhibits design excellence and positively contributes to the architectural and urban design quality and character of Northbridge.
- c) To provide for the revitalisation of a unique site within Northbridge.

### 19.3 Plot Ratio

- a) Notwithstanding sub clause (28)(2)(c) of this Scheme, the local government may permit a bonus plot ratio of up to a maximum of 20% per lot where the development incorporates a new special residential use.
- b) Any special residential bonus plot ratio granted under the provisions of this Special Control Area shall be considered as if it were granted under sub clause 28(2)(c) of this Scheme.
- c) For the purpose of sub clause 36(3)(b) of this Scheme, compliance with this sub clause, shall be deemed to be compliance with clause 28.

### 19.4 Design Principles

Development which is granted Special Residential bonus plot ratio is required to incorporate the following design principles –

#### 19.4.1 Bulk and Scale

Development is to be responsive to its context by-

- a) ensuring the built form is sympathetic to the development on adjoining sites, as well as Russell Square and important view corridors, vistas and landmarks.
- b) ensuring that any tower elements above the street building height are designed to appear slender, and the development as a whole is carefully designed and articulated to minimise perceived building bulk and to reflect the smaller lot frontages within Northbridge.

#### 19.4.2 Design Quality

Development is comprised of durable and high quality materials.

### 19.4.3 Active Edges

Development is to generate pedestrian interest and activity and maximise opportunities for interaction between the public and private realms.

## 19.5 Additional Development Requirements

Development which is granted Special Residential bonus plot ratio is required to satisfy the following additional development requirements –

### 19.5.1 Bulk and Scale

No variations to the maximum building height standards prescribed by this Scheme shall be permitted.

### 19.5.2 Active Edges

Development shall be designed to –

- a) provide for a minimum of 80% of the ground floor façade fronting Parker Street, and a minimum of 40% in the case of Mountain Terrace, to be visually permeable and include entrances;
- b) provide the active components of the Community and Cultural, Dining, Entertainment and Retail (local) Use Groups at ground level fronting Parker Street and Mountain Terrace.

### 19.5.3 Car Parking, Vehicle Access and Services

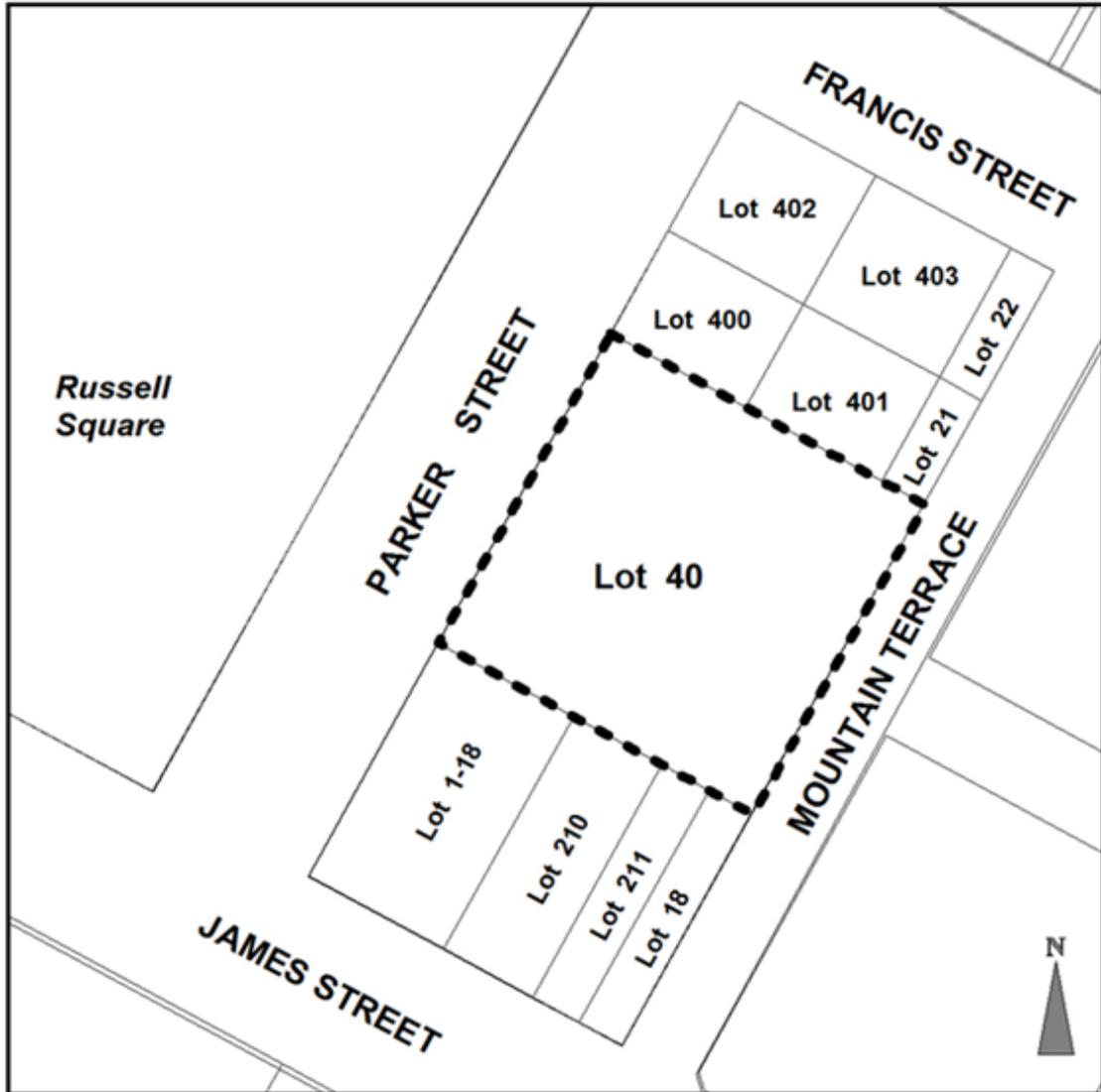
- a) Car parking bays and any loading bays shall be provided in basement levels and accessed from Mountain Terrace;
- b) Any basements constructed in the street setback area should be below the mean natural level of the relevant street boundary of the lot;
- c) Any passenger set down/pick up bays provided on site shall be accessed off Mountain Terrace and designed to minimise their impact on pedestrian movement;
- d) Services provided at ground floor level shall be positioned, orientated and designed to minimise their visual impact on the public realm.

### 19.5.4 Noise Attenuation

The development shall incorporate appropriate noise attenuation measures with an aim to significantly reduce low frequency (c weighted) noise within the sleeping areas. Consideration should be given to the location of sleeping areas and the types of glazing, door and window casings, wall and ceiling materials as well as insulation.



Figure 19 – 2-6 (Lot 40) Parker Street



 Special Control Area

Figure 19.1 - 2-6 (Lot 40) Parker Street, Special Control Area