



City of Perth
City Planning Scheme
No. 2

Schedule 8

Special Control Area 27.0
28 and 32 Troode Street and 196 Colin Place



Version #	Decision Reference	Synopsis
1	21 August 2018 – Amendment No. 40	Gazetted

27.0 28 AND 32 TROODE STREET AND 196 COLIN PLACE SPECIAL CONTROL AREA

27.1 Special Control Area

The following provisions apply to the land marked as Figure 27 being the 28 and 32 Troode Street and 196 Colin Place Special Control Area.

27.2 Objective

To facilitate the development of the Special Control Area as a whole in a coordinated manner.

27.3 Plot Ratio

- 27.3.1 For the purpose of determining the maximum plot ratio within the Special Control Area, the Special Control Area shall be treated as one site.
- 27.3.2 The maximum plot ratio shall be allocated in the Special Control Area as follows:
 - 27.3.2.1 Lot 51 – 1,980m² plot ratio floor area for use groups other than Residential and/or Special Residential or 2,970m² plot ratio floor area for the Residential and/or Special Residential use groups;
 - 27.3.2.2 Lots 52 and 200 – the balance of the maximum plot ratio.
- 27.3.3 For the purposes of determining any bonus plot ratio under Clause 28 and transferable plot ratio under Clause 30, the Special Control Area shall be treated as one site.
- 27.3.4 Any bonus plot ratio or transferable plot ratio granted shall be allocated fully to Lots 52 and 200.

27.4 Car Parking

- 27.4.1 For the purpose of determining the tenant car parking allowance for the Special Control Area under the provisions of the Perth Parking Policy, Lots 52 and 200 shall be treated as one lot.
- 27.4.2 The tenant car parking facilities located on Lots 52 and 200 may have reciprocal parking arrangements in place whereby the tenants of one lot may use or lease the car parking bays of the other lot.

27.5 Maximum Building Heights

- 27.5.1 Building heights greater than the indicative heights outlined in the *Hamilton Precinct Urban Design Study – Development Plan Framework* may be considered.
- 27.5.2 In considering greater building heights under clause 27.5.1, consideration shall be given to the *Development Framework Principles of the Hamilton Precinct Urban Design Study*, Clause 67 of the *Deemed Provisions* and the principles contained within the City's *Building Heights and Setbacks Policy*.

27.6 Public Space

- 27.6.1 Any future development of the site should incorporate public space on the western portion of the site to provide sightlines between Colin Place and the underpass, and to enhance passive surveillance and the perceived safety of the underpass.
- 27.6.2 The public space created as part of any future development should provide public access, remain under the ownership and management of the landowners and be protected by an easement in gross.

27.7 Passive Surveillance

Any future development should be designed to provide passive surveillance to the underpass and pedestrian path to the west of the site.

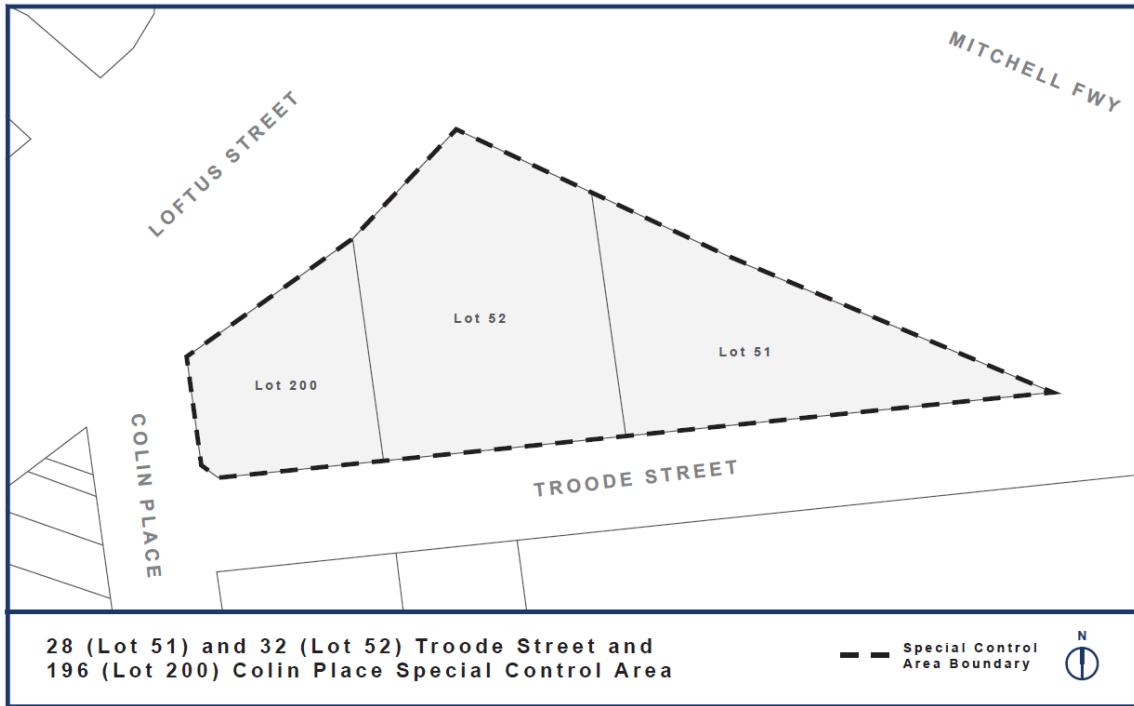


Figure 27 - 28 and 32 Troode Street and 196 Colin Place Special Control Area