



City of Perth
City Planning Scheme
No. 2

Schedule 8

Special Control Area 30.0

707 Murray Street



Version #	Decision Reference	Synopsis
1	7 May 2021 – Amendment No. 43	Gazetted

30.0 707 MURRAY STREET SPECIAL CONTROL AREA

30.1 Special Control Area

The following provisions apply to the land marked as Figure 30 being the 707 Murray Street Special Control Area.

30.2 Objective

- a) To accommodate the floor space requirements of a supermarket-led development that will assist in meeting the daily and weekly shopping of the community.
- b) To ensure that the development on the site exhibits high design quality that will positively contribute to the desired character and amenity of the surrounding locality and create a landmark entry statements to the local government area.

30.3 Plot Ratio

Where a development incorporates a supermarket within the Retail (General) use group with a minimum floor area of 3,000m²—

- a) the maximum plot ratio for development on the lot may be increased from that shown on the Plot Ratio Plan to a maximum of 4.0 : 1.0 subject to the built form achieving compliance with clause 27(2) of this Scheme and a high standard of architectural, urban and landscape design appropriate to the prominent location of the site; and
- b) bonus plot ratio under clause 28 of this Scheme and transfer of plot ratio under clause 30 of this Scheme shall not be permitted.

30.4 Design Principles and Built Form

Where a development incorporates a supermarket within the Retail (General) use group with a minimum floor area of 3,000m², variations to the building setback and landscaping requirements applicable under the Scheme may be permitted where necessary to accommodate a functional supermarket floorplate subject to ensuring that the built form will—

- a) meet the requirements of clause 36 of this Scheme;
- b) make a positive contribution to the adjoining streetscapes, pedestrian amenity, and the character of the locality generally;
- c) not have an undue adverse impact on the amenity of adjoining properties;
- d) contribute to a sense of arrival into the local government area;
- e) incorporate high-quality landscaping.

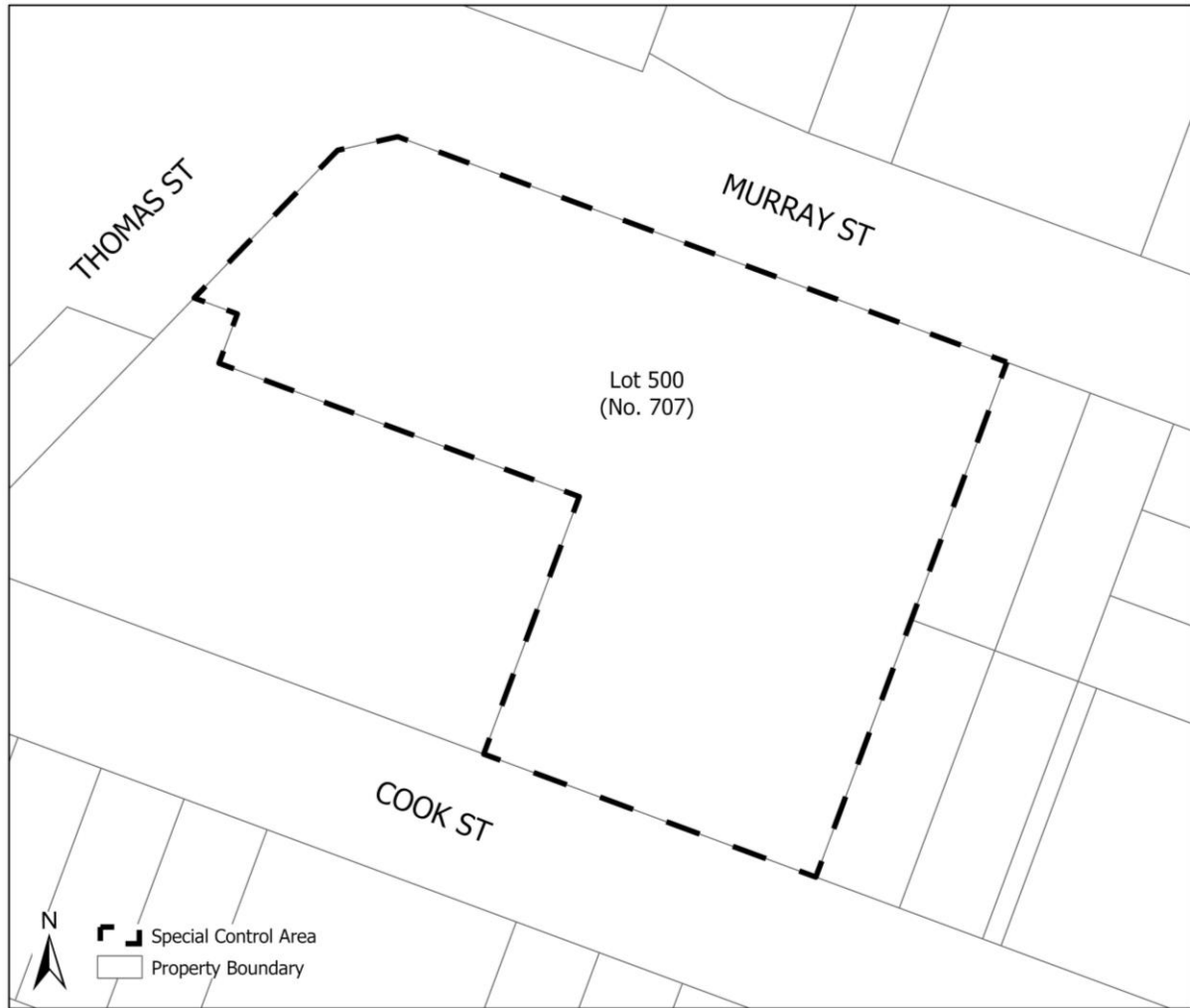


Figure 30 – 707 Murray Street Special Control Area