



City of Perth
City Planning Scheme
No. 2

Schedule 8

Special Control Area 14.0

187-193 Adelaide Terrace and 82-94 Terrace Road



Version #	Decision Reference	Synopsis
1	6 August 2010	Gazetted
2	24 February 2017	Amended

14.0 187-193 ADELAIDE TERRACE AND 82-94 TERRACE ROAD SPECIAL CONTROL AREA

14.1 Special Control Area

The following provisions apply to the land marked as Figure 14 187-193 Adelaide Terrace and 82-94 Terrace Road Special Control Area.

14.2 Objectives

The objectives of the 187–193 Adelaide Terrace and 82–94 Terrace Road Special Control Area No. 14 are:

- (a) To facilitate development of the Special Control Area as a whole in a coordinated manner;
- (b) The restoration and maintenance of the building(s) of considerable heritage significance;
- (c) The development of an appropriate built form outcome which is responsive to its context by:
 - acknowledging that the development immediately adjacent to and on either side of Burt Way should form the focal point of development along Terrace Road, being emphasised by greater building height relative to other development in Terrace Road. Any development within the Special Control Area that fronts Terrace Road should demonstrate the transitioning of a lower building height, down from west to east.
 - providing a development of bulk and scale which reads as more intensive development towards the Adelaide Terrace frontage cascading to a more moderate urban scale fronting Terrace Road to reinforce the desired character of this precinct.
 - mitigating building mass by designing buildings across sites with wide frontages that are broken into narrower vertical sections or that are divided into separate buildings, with an emphasis on maximising views through the site and sunlight to public spaces, decreasing the impacts of overshadowing on Langley Park in particular.
 - ensuring the built form is sympathetic to the adjoining sites, is well spaced and positioned to equitably distribute access to sunlight between buildings; sun penetration to key areas of the public domain during designated times; and minimising ground wind speeds to provide pedestrian safety and comfort.
 - designing buildings with well articulated front, side and rear facades to enhance vistas and outlooks from various directions.
 - having regard to heritage buildings or places, allowing sufficient curtilage to the existing buildings and new development of an appropriate height and scale.

14.3 Heritage Buildings

- (a) Prior to any commencement of development within the SCA the owner(s) of the land must enter into a heritage agreement with the Heritage Council of Western Australia (HCWA) and the local government.

- (b) The works to the heritage buildings under the heritage agreement must be completed prior to the occupation of the northern portion of the SCA.
- (c) The requirements of 14.3 (a) and (b) does not prevent the awarding of bonus plot ratio for the retention and restoration of the heritage places.

14.4 Subdivision

- (a) Subdivision of the site (SCA) is not restricted.
- (b) For the purpose of restricting the distribution of plot ratio across the whole of the site (SCA) the site (SCA) is divided into an equal sized southern and northern portion as detailed in Figure 14.

14.5 Plot Ratio

For the purpose of determining plot ratio within the Special Control Area, the site shall be treated as one lot and the total plot ratio for the Special Control Area shall be restricted to 36,540m² of plot ratio floor area. This requirement does not prevent the awarding of bonus plot ratio or the transfer of plot ratio under the provisions of clause 28 or clause 30 of the City Planning Scheme No. 2 subject to:

- (a) the plot ratio of the southern portion of the site, as detailed in Figure 14, being restricted to a maximum of 26,730m² of plot ratio floor area, with no additional plot ratio being allocated to this portion of the site by way of receiving any bonus plot ratio or by way of transfer of plot ratio.
- (b) any additional plot ratio being awarded by the local government or transferred to the site in accordance with the provisions of clause 28 or clause 30 of the City Planning Scheme No. 2 will only be able to be used for development on the northern portion of the site, as detailed in Figure 14.

14.6 Built Form

- (a) Development on the southern portion of the site, as detailed in Figure 14, shall contain a minimum of two (2) freestanding buildings, excluding any low rise buildings fronting Adelaide Terrace.
- (b) The side setbacks applicable to development on the southern portion of the site, as detailed in Figure 14, from first floor level and above shall be a minimum of six (6) metres. A nil side setback will be permitted for the ground floor and basement levels.
- (c) The separation between the buildings on the southern portion of the site, from first floor level and above shall be a minimum of eight (8) metres, excluding any low rise buildings fronting Adelaide Terrace.
- (d) The maximum height of any building on the western side of the southern portion of the site shall be 73.7 metres AHD, excluding lift overrun/servicing and architectural features which can exceed the maximum height by an additional 3 metres.

- (e) The upper most residential level of any building on the western side of the southern portion of the site should preferably be stepped from west to east and can extend to 65 percent (maximum) of the width to Terrace Road of the typical levels below.
- (f) The maximum height of any building on the eastern side of the southern portion of the site shall be 68.4 metres AHD, excluding lift overrun/servicing and architectural features which can exceed the maximum height by an additional 3 metres.
- (g) The car parking levels on the northern portion of the site shall be below the level of the footpath along the Adelaide Terrace frontage (14.63 metres AHD).

14.7 Car Parking

For the purpose of determining tenant car parking the 187–193 Adelaide Terrace and 82–94 Terrace Road Special Control Area shall be treated as one lot under the provisions of the Perth Parking Policy. The tenant car parking facilities in one building within the Special Control Area may be leased or used by the tenants of another building within the Special Control Area.

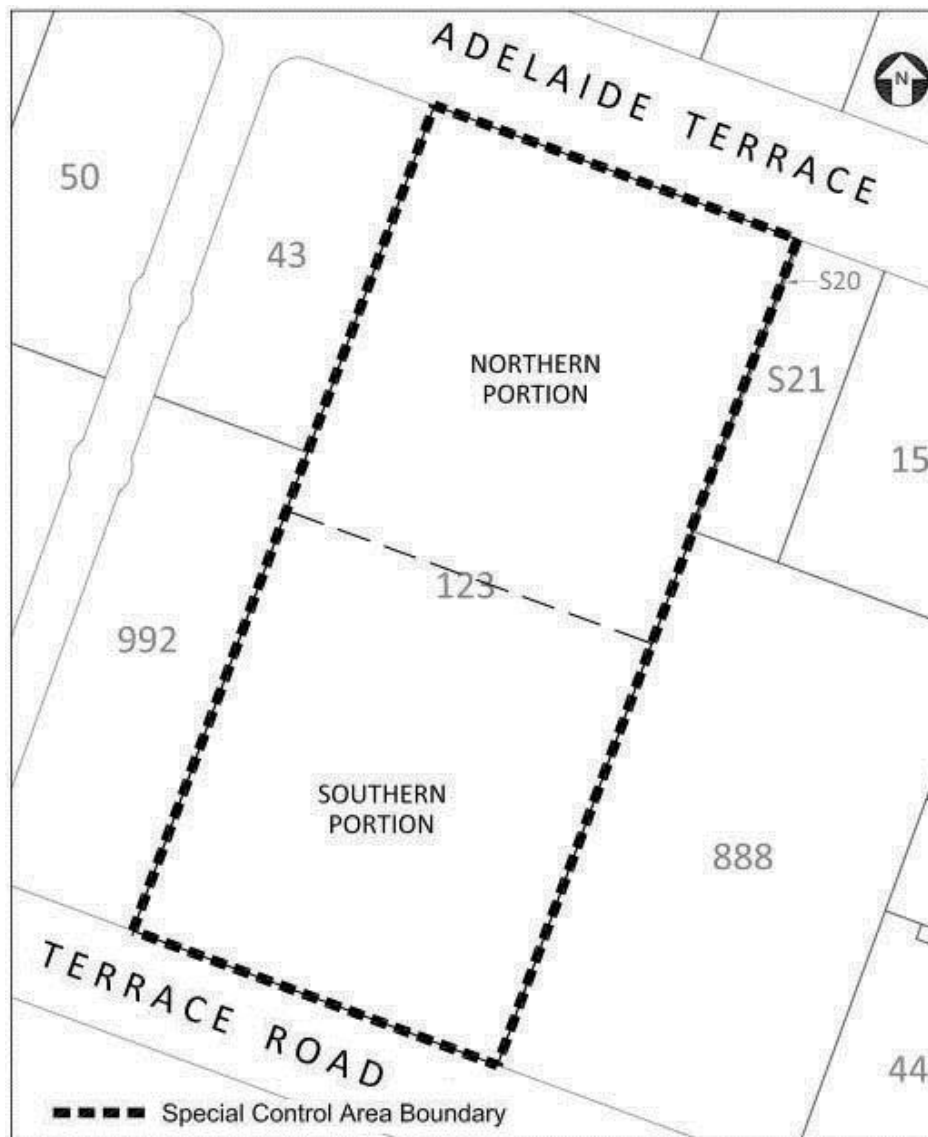


Figure14. 187-193 Adelaide Terrace and 82-94 Terrace Road Special Control Area