

WEST PERTH SPECIAL CONTROL AREA

Project Data

Location:	West Perth, Western Australia
Category:	Residential / Mixed Use
Client:	Private Development
Construction Value:	Not disclosed
Construction Period:	Feasibility Study

Paterson Architects led the strategic planning and design for a major redevelopment opportunity in West Perth, consolidating three prominent sites at the intersection of Hay, Colin, and Mayfair Streets into a unified, mixed-use precinct that integrates heritage preservation with future-focused urban design.

The project was guided by the City of Perth's vision to revitalise the area, resulting in the creation of a Special Control Area under the Planning Scheme. This planning mechanism allowed for increased flexibility and a consolidated plot ratio across the three titles—unlocking the potential for over 30,000sqm of gross floor area.

The proposal centres on a new town square anchored

by the heritage-listed Ross Memorial Church, with ground-level activation through retail, food markets, and commercial tenancies. Upper levels accommodate residential or aged care uses, supported by shared amenities and designed to promote flexibility, occupancy, and long-term community engagement.

Strategically located within walking distance of the Perth CBD, City West Train Station, and the Free Transit Zone, the site also complements the established Hay–Colin Street café and retail precinct—enhancing the area's vibrancy and market appeal. The existing commercial improvements allow for interim holding income or staged development delivery.

The project incorporates principles of Environmental, Social, and Governance (ESG) design, with a focus on low-carbon strategies, biophilic integration, and energy-efficient systems. It delivers a compelling balance of heritage, density, and amenity positioning the precinct as a landmark urban destination with enduring social and economic value.



CONCEPT IMAGE