



City of Perth
City Planning Scheme
No. 2

Schedule 8

Special Control Area 5.0

**240 St Georges Terrace (Lot 3000)
and 899-915 Hay Street (Lot 3001)**



Version #	Decision Reference	Synopsis
1	10 July 2007	Gazetted
2	24 February 2017	Amended
3	10 October 2017	Amended

5.0 240 ST GEORGES TERRACE (LOT 3000) AND 899-915 HAY STREET (LOT 3001) SPECIAL CONTROL AREA

5.1 Special Control Area

The following provisions apply to the land marked as Figure 5 – 240 St Georges Terrace (Lot 3000) and 899-915 Hay Street (Lot 3001) Special Control Area.

5.2 Objectives

The objectives of the 240 St Georges Terrace (Lot 3000) and 899-915 Hay Street (Lot 3001) Special Control Area are:

- (a) the development of the Special Control Area as a whole in a coordinated manner;
- (b) the provision of efficient vehicular access to the Special Control Area;
- (c) the adequate provision of landscaped areas accessible to the public within the Special Control Area;
- (d) the provision of pedestrian accessways to enable pedestrian movement throughout the Special Control Area;
- (e) with respect to the buildings listed in Section 5.5 of the Special Control Area:
 - (i) the restoration and maintenance of the buildings in a good condition in accordance with any development approval and approved plan relating thereto;
 - (ii) the use of each of the buildings for a purpose appropriate to the heritage status and the location of the building and to the general object referred to in paragraph (e)(iii);
 - (iii) the accessibility by the public to appropriate areas within the buildings;

5.3 Plot Ratio

- (a) For the purpose of the Special Control Area, Clause 27(1) does not apply;
- (b) For the purpose of determining plot ratio, the maximum plot ratio floor area over the site is 58,113 square metres and is to be allocated as indicated on Figure 5.

5.4 Car Parking

For the purpose of determining the maximum parking allowance for any development on the subject land, the Special Control Area shall be treated as one site.

5.5 Heritage Buildings

The buildings listed below shall be restored and maintained in accordance with the development approval and the approved plan relating thereto.

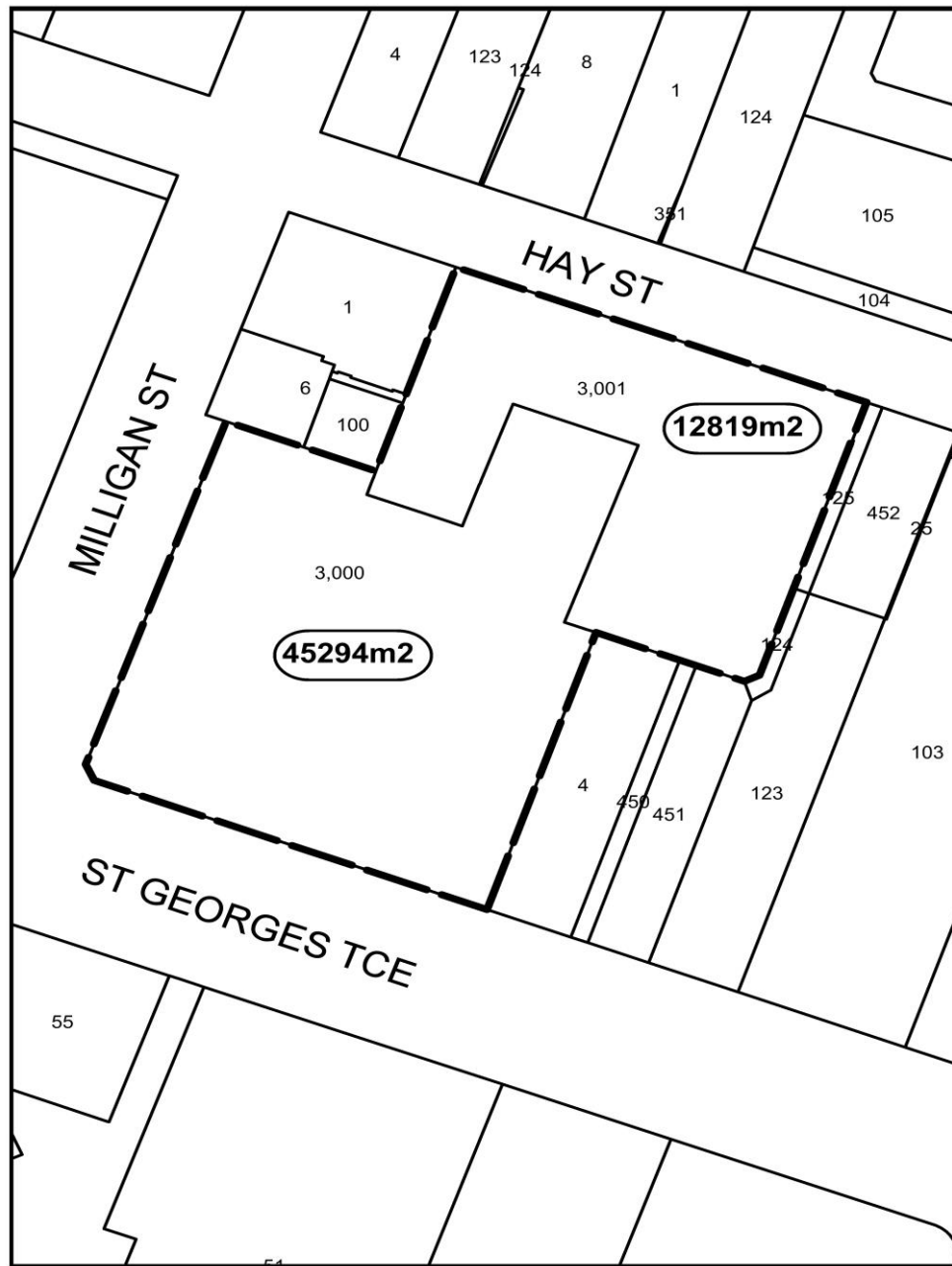
- Bank of New South Wales 899-901 Hay Street, Perth
- Dynon's China Hall Buildings 915 Hay Street, Perth

5.6 Landscaped Area

Landscaped areas shall be provided and maintained where required by the local government and in accordance with the development approval and the approved plan relating thereto.

5.7 Application for Development Approval

- (a) An application for development approval shall be signed by the owner of the lot the subject of the application;
- (b) In addition to any plans and information required by the City Planning Scheme or by the local government pursuant to the City Planning Scheme or the Deemed Provisions, where a proposed development may affect parts of the Special Control Area other than the land the subject of the application, the local government may require an application for development approval to be accompanied by such plans and information with respect to those parts of the Scheme area as will enable the local government to determine the application.



0000m² Maximum Plot Ratio Floor Area
 - - - - Site Boundary



240 St. Georges Terrace & 899 - 915 Hay Street, Perth

FIGURE 5 - 240 ST GEORGES TERRACE (LOT 3000) AND 899 - 915 HAY STREET (LOT 3001) SPECIAL CONTROL AREA