



**City of Perth**  
**City Planning Scheme**  
**No. 2**

**Schedule 8**

# **Special Control Area 1.0**

## **Metro Markets**



<b>Version #</b>	<b>Decision Reference</b>	<b>Synopsis</b>
1	1 April 2005	Gazetted
2	24 February 2017	Amended

## 1.0 METRO MARKETS SPECIAL CONTROL AREA

### 1.1 Special Control Area

The following provisions apply to the land area marked as Figure 1 – Metro Markets Special Control Area.

### 1.2 Objectives

The objectives of the Metro Markets Special Control Area are to:

- (a) facilitate the development of the land comprised in the Metro Markets Special Control Area as a whole in a coordinated manner,
- (b) facilitate the coordination of pedestrian access to enable pedestrian movement throughout the Metro Markets Special Control Area,
- (c) facilitate the coordination of vehicular access to the Metro Markets Special Control Area from Wellington Street and Market Street, and
- (d) control the development on land in the Metro Markets Special Control Area.

### 1.3 Pedestrian Access

Any use or development of land within the Metro Markets Special Control Area shall allow for coordinated pedestrian access ways over the Metro Markets Special Control Area, generally in accordance with the access ways set out in the plan depicted in clause 1.8 of Schedule 8.

### 1.4 Plot Ratio

For the purpose of determining plot ratio, the Metro Markets Special Control Area shall be treated as one site.

### 1.5 Landscaping

For the purpose of determining landscaped area, the Metro Markets Special Control Area shall be treated as one site.

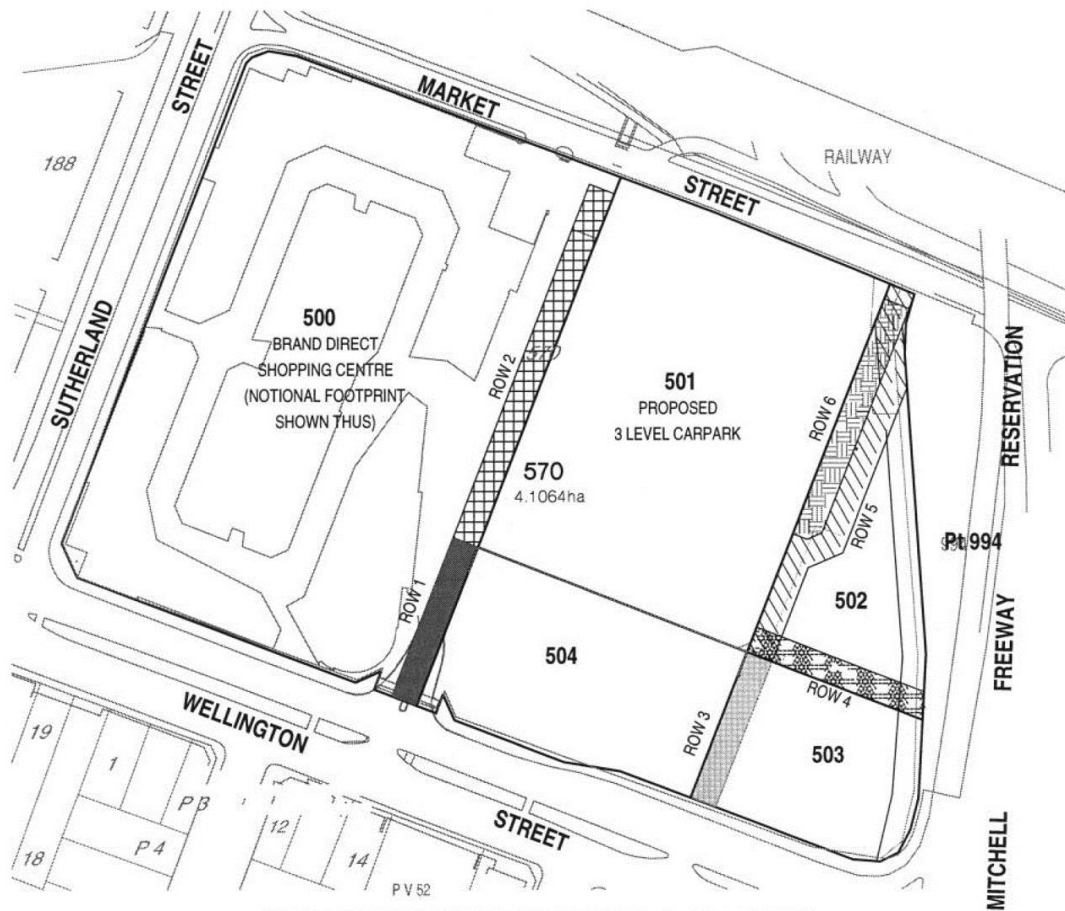
### 1.6 Car Parking

For the purpose of determining the car parking provision for all development within the Metro Markets Special Control Area a maximum of 1,232 car bays shall be provided, excluding special purpose bays and parking for people with disabilities, of which no more than 822 of the 1,232 bays shall be tenant parking bays, to be distributed according to the requirements of the lots within the Metro Markets Special Control Area.

### 1.7 Vehicular Access

Vehicular access to the Metro Markets Special Control Area for servicing and other purposes shall be provided and maintained solely from Wellington and Market Streets.

1.8 Vehicle and Pedestrian Movement Plan



LEGEND OF ACCESS EASEMENTS	
	ROW 1: ACCESS EASEMENT OVER PORTION OF LOT 500 FOR THE BENEFIT OF LOTS 501 & 504
	ROW 2: ACCESS EASEMENT OVER PORTION OF LOT 500 FOR THE BENEFIT OF LOT 501 VIA ACCESS RAMP.
	ROW 3: ACCESS EASEMENT OVER PORTION OF LOT 503 FOR THE BENEFIT OF LOTS 501, 502 & 504
	ROW 4: ACCESS EASEMENT OVER PORTION OF LOT 502 FOR THE BENEFIT OF LOT 503.
	ROW 5: ACCESS EASEMENT OVER PORTION OF LOT 502 FOR THE BENEFIT OF LOTS 501, 503 & 504
	ROW 6: ACCESS EASEMENT OVER PORTION OF LOT 502 FOR THE BENEFIT OF LOT 501 VIA ACCESS RAMP PARTIALLY OVER ROW 5.
<p>NOTES: 1 ACCESS EASEMENT WIDTHS ARE TYPICALLY 8m (EFFECTIVE VEHICLE ACCESS WIDTH 6m) WITH A CLEAR HEIGHT OF 4.2m ABOVE THE FINISHED SURFACE LEVEL OF THE ACCESSWAY</p> <p>2 ACCESS EASEMENT AHD LEVELS WILL BE SPECIFIED.</p> <p>3 IT IS PROPOSED THAT THE DETAILS OF EACH ACCESS EASEMENT (INCLUDING NOTES 1 AND 2 ABOVE AND CONSTRUCTION, REPAIR AND MAINTENANCE OBLIGATIONS) WILL BE RECORDED IN A DEED TO BE REGISTERED AT DOLA.</p>	

