



City of Perth
City Planning Scheme
No. 2

Schedule 8

Special Control Area 12.0

298 -316 Murray Street



Version #	Decision Reference	Synopsis
1	30 June 2009	Gazetted
2	24 February 2017	Amended

12.0 298-316 MURRAY STREET SPECIAL CONTROL AREA

12.1 Special Control Area

The following provisions apply to the land marked as Figure 12 – 298-316 Murray Street Special Control Area.

12.2 Objectives

The objective of the 298-316 Murray Street Special Control Area are:

- 12.2.1 to facilitate the development of the Special Control Area as a whole in a co-ordinated manner;
- 12.2.2 to preserve the significant improvements to the facilities and amenities of the Citiplace Precinct provided by the development of the Special Control Area.

12.3 Plot Ratio

For the purpose of determining the plot ratio for any development on the subject land the 298-316 Murray Street Special Control Area shall be treated as one site.

12.4 Car Parking

- 12.4.1 For the purpose of determining the maximum tenant parking allowance for any development on the subject land, the 298-316 Murray Street Special Control Area shall be treated as one site;
- 12.4.2 The tenant car parking facilities located on one site/lot within the Special Control Area may be leased or used by the tenants of another site/lot within the Special Control Area.

12.5 Amenities

- 12.5.1 For the purposes of determining effective pedestrian movement through the Special Control Area a Public Access and Security Management Plan shall be submitted with any development application and updated as required. The Public Access and Security Management Plan should demonstrate how access to the pedestrian links through the site will be maintained and controlled including the opening and closing times, and providing details of measures that will be taken to ensure on-going public safety with reference to the local government's Safer Design Guidelines.

Nothing in this clause is to constitute or to be taken to constitute a dedication or an implied dedication to the public of a right to use any part of land within the Special Control Area;

- 12.5.2 All future development shall protect, restore and maintain the buildings and structures listed below:
 - Royal Hotel;
 - Wentworth Hotel;
 - Bohemia Hotel;
 - Façade and belvedere of the former Hob Nob Building;
 - 10 – 14 Queen Street.



**Figure 12 - 298-316 Murray Street
Special Control Area**