



City of Perth
City Planning Scheme
No. 2

Schedule 8

Special Control Area 16.0

Hamilton



Version #	Decision Reference	Synopsis
1	26 February 2013	Gazetted
2	24 February 2017	Amended

16.0 HAMILTON SPECIAL CONTROL AREA

16.1 Special Control Area

The following provisions apply to the land marked as Figure 16: Hamilton Special Control Area.

16.2 Objectives

The objectives of the Hamilton Special Control Area are to:

- (a) ensure development of the land within the Special Control Area occurs in a co-ordinated and integrated manner;
- (b) encourage Residential and Special Residential development, within close proximity to the City West train station;
- (c) facilitate the provision of public infrastructure and facilities comprising a new road, pedestrian/vehicular link, central plaza and a public park within the Special Control Area, as outlined in Figure 16;
- (d) increase pedestrian and cyclist linkages and accessibility, throughout the Hamilton Precinct;
- (e) ensure the orderly provision and distribution of commercial tenant parking facilities;
- (f) strengthen the visual connectivity from the existing train station along Plaistowe Mews; and
- (g) encourage the retention of uses that serve as major visitor attractors to the Hamilton Precinct.

16.3 Plot Ratio

For the purpose of determining the plot ratio within the Special Control Area, the site shall be treated as two separate areas:

- Area A - incorporating Lot 200 Railway Street, West Perth and bounded by Plaistowe Mews to the west, Railway Street to the south, and Sutherland Street to the east and to the north.
- Area B - incorporating Lot 301 Railway Street, West Perth and bounded by Plaistowe Mews to the east, Railway Street to the south, and Troode Street to the north.

The maximum plot ratios for Area A and Area B within the Special Control Area shall be as outlined in Table 1 below:

Table 1

SPECIAL CONTROL AREA (COMPRISING AREA A & AREA B)	MAXIMUM PLOT RATIO
Without the provision of public infrastructure/facilities	3.0:1.0 (maximum 2.0:1.0 for use groups other than Residential or Special Residential)
Subject to the provision of public infrastructure/facilities in accordance with clause 16.3	4.5:1.0 (maximum 3.0:1.0 for use groups other than Residential or Special Residential)



The maximum plot ratios outlined in Table 1 shall be calculated on the site areas of Area A and Area B, prior to the subdivision and ceding of any land for public infrastructure or facilities to the local government.

Where the total development on either Area A or Area B exceeds a plot ratio of 3.0:1.0 (or 2.0:1.0 for use groups other than Residential or Special Residential) outlined in Table 1, all of the public infrastructure/facilities outlined in Figure 16, as well as a specific facility on private land (currently known as Scitech), shall be provided as part of a co-ordinated and integrated development by the owner(s) and/or developers of the land affected by the Special Control Area whereby:-

- (a) the portions of land within Area B identified for the purposes of:
 - (i) a new public road (north/south) including at least one footpath, with minimum dimensions of 140m x 20m = 2,800m², connecting Railway Street and Troode Street, West Perth; and
 - (ii) a new vehicular/pedestrian east-west link, with minimum dimensions of 95m x 13m = 1,250m², situated between the new road and Plaistowe Mews, to the north of the new public park;

shall be ceded free of cost and transferred to the local government, without payment of any compensation, and with all costs being met by the owner(s) and/or developers of the land affected by the Special Control Area.

- (b) the portion of land within Area B identified for the purposes of the creation of a public park situated on the western side of Plaistowe Mews, comprising a minimum 2,000m² in area, with a minimum dimension of 30 metres, which incorporates both high quality hard and soft landscaping, as well as active edges, to be ceded to the local government free of cost. The original owner(s) and their assigns may lease back the land at the rental of one dollar per annum on demand for a period of up to 10 years or other period as mutually agreed. During this time the park shall be open to the general public at all times with the lessee accepting all public liability resulting from the use of this land.
- (c) the portion of land within Area A identified for the purposes of a central open air public plaza on the eastern side of Plaistowe Mews (comprising a minimum 600m² in area) is to form an integral component of any major redevelopment of Area A. This element shall be open to the general public at all times.
- (d) the existing Scitech facility (or similar facility) shall be provided within the Special Control Area with a minimum plot ratio floor area of 7,500m² (excluding any associated parking facility).

A change of use of the Scitech facility (or a similar facility) shall only be permitted if the proposed change is to an appropriate use listed within the 'Educational 2' or 'Community and Cultural' Use Groups, and has strong links to the community. All other uses are prohibited.

The public infrastructure/facilities and specific facility identified in (a), (b), (c) and (d) above, shall be installed and/or completed prior to the occupancy of any new development, whereby the total plot ratio in Area A and/or Area B exceeds 3.0:1 (or 2.0:1 for use groups other than Residential or Special Residential use). The local government may consider allowing the new development to be occupied

prior to the completion of the public infrastructure/facilities, subject to the developer providing a detailed staging strategy and committing to the timely delivery of the public infrastructure/facilities by entering into a legally binding agreement with the local government.

16.4 Car Parking

For the purpose of determining the commercial tenant parking allowance and provision for any development within the Special Control Area under the City Planning Scheme No. 2: Perth Parking Policy No 5.3, the site shall be treated as two separate areas:

- Area A - incorporating Lot 200 Railway Street, West Perth and bounded by Plaistowe Mews to the west, Railway Street to the south, and Sutherland Street to the east and to the north.
- Area B - incorporating Lot 301 Railway Street, West Perth and bounded by Plaistowe Mews to the east, Railway Street to the south, and Troode Street to the north.

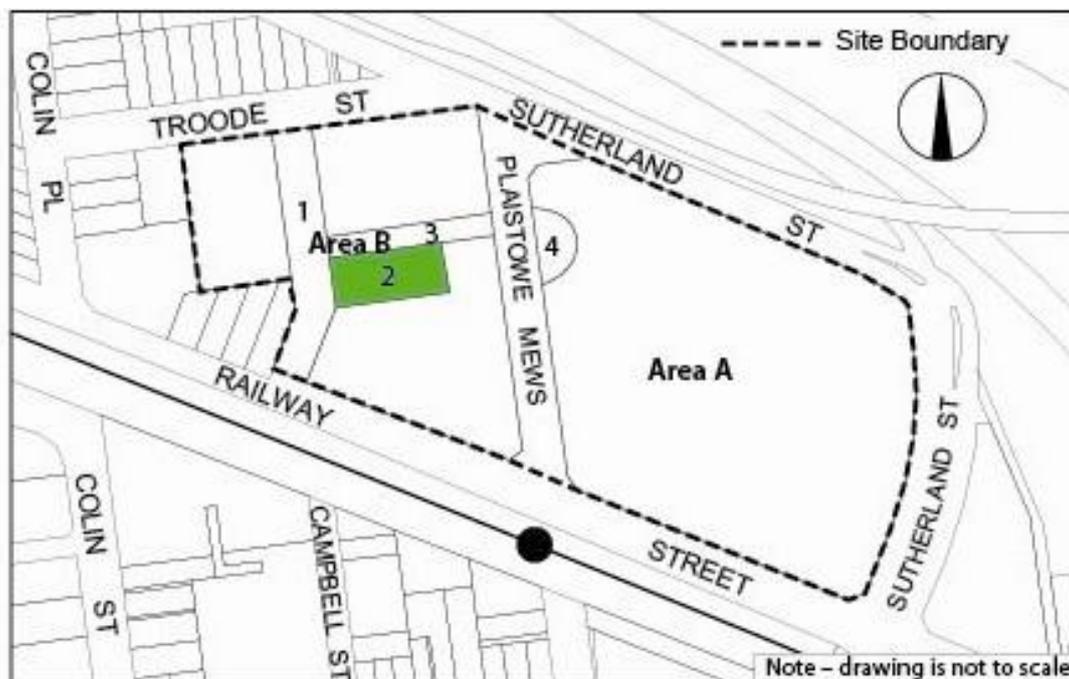


Figure 16
Hamilton Special Control Area

Legend

- 1 A new public road (north/south) including at least one footpath - (140m x 20m = 2,800m²)
- 2 A new public park (comprising a minimum 2,000m² in area, with a minimum dimension of 30 metres)
- 3 A new vehicular/pedestrian east-west link - (95m x 13m = 1,250m²)
- 4 A central open plaza (comprising a minimum 600m² in area)