



City of Perth
City Planning Scheme
No. 2

Schedule 8

Special Control Area 25.0
560 Hay Street and 101 Murray Street



Version #	Decision Reference	Synopsis
1	21 August 2018 – Amendment No. 38	Gazetted



25.0 560 HAY STREET AND 101 MURRAY STREET SPECIAL CONTROL AREA

25.1 Special Control Area

The following provisions apply to the land marked as Figure 25 being the 560 Hay Street and 101 Murray Street Special Control Area.

25.2 Objectives

- (a) To facilitate the subdivision of the 560 Hay Street and 101 Murray Street Special Control Area, whilst ensuring compliance with the Scheme and associated planning policies in relation to plot ratio and tenant car parking;
- (b) To facilitate the ongoing maintenance of the state heritage listed building (Criterion Hotel) in a good condition.

25.3 Plot Ratio

- (a) For the purpose of determining plot ratio within the Special Control Area, the Special Control Area shall be treated as one site and in accordance with the Maximum Plot Ratio Plan.
- (b) Any bonus plot ratio granted within the Special Control Area shall be distributed as per the Maximum Bonus Plot Ratio Plan.

25.4 Heritage

- (a) The state heritage listed building (Criterion Hotel) situated on the southern lot shall be maintained in good condition in a manner guided by a current Conservation Management Plan prepared in accordance with State Heritage Office guidelines.
- (b) Subject to clause 25.4(c), an Application for Development Approval for the southern lot accommodating the state heritage listed building (Criterion Hotel) shall be guided by a current Conservation Management Plan prepared in accordance with State Heritage Office guidelines.
- (c) Clause 25.4(b) does not apply to an Application for Development Approval which is limited to:
 - (i) a change of use which involves no physical development of the state heritage listed building (Criterion Hotel); or
 - (ii) physical development of a minor nature which does not increase plot ratio, however a Heritage Impact Statement shall be submitted.

25.5 Built Form

- (a) Any future development on the southern lot shall be setback from the south facing façade of the existing building on the northern lot as follows:

(i) Residential and Special Residential Use Groups

Building Elevation Condition	Minimum Setback	
	<i>Lower Building Levels</i>	<i>Upper Building Levels</i>
No Openings or Balconies	4 metres	7 metres (up to 65 metres in building height). 14 metres (over 65 metres in building height).
Openings and/or Balconies	8 metres	8 metres (up to 65 metres in building height). 16 metres (over 65 metres in building height).

(ii) Other Use Groups

Building Elevation Condition	Minimum Setback	
	<i>Lower Building Levels</i>	<i>Upper Building Levels</i>
No Openings or Balconies	4 metres	7 metres (up to 65 metres in building height). 14 metres (over 65 metres in building height).
Openings and/or Balconies	7 metres	7 metres (up to 65 metres in building height). 14 metres (over 65 metres in building height).

Refer to the City's *Building Height and Setback Policy* regarding the definitions of 'upper' and 'lower' building levels.

25.6 Car Parking

- (a) For the purpose of determining the tenant car parking allowance for the Special Control Area under the provisions of the Perth Parking Policy, the Special Control Area shall be treated as one lot.



- (b) 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.

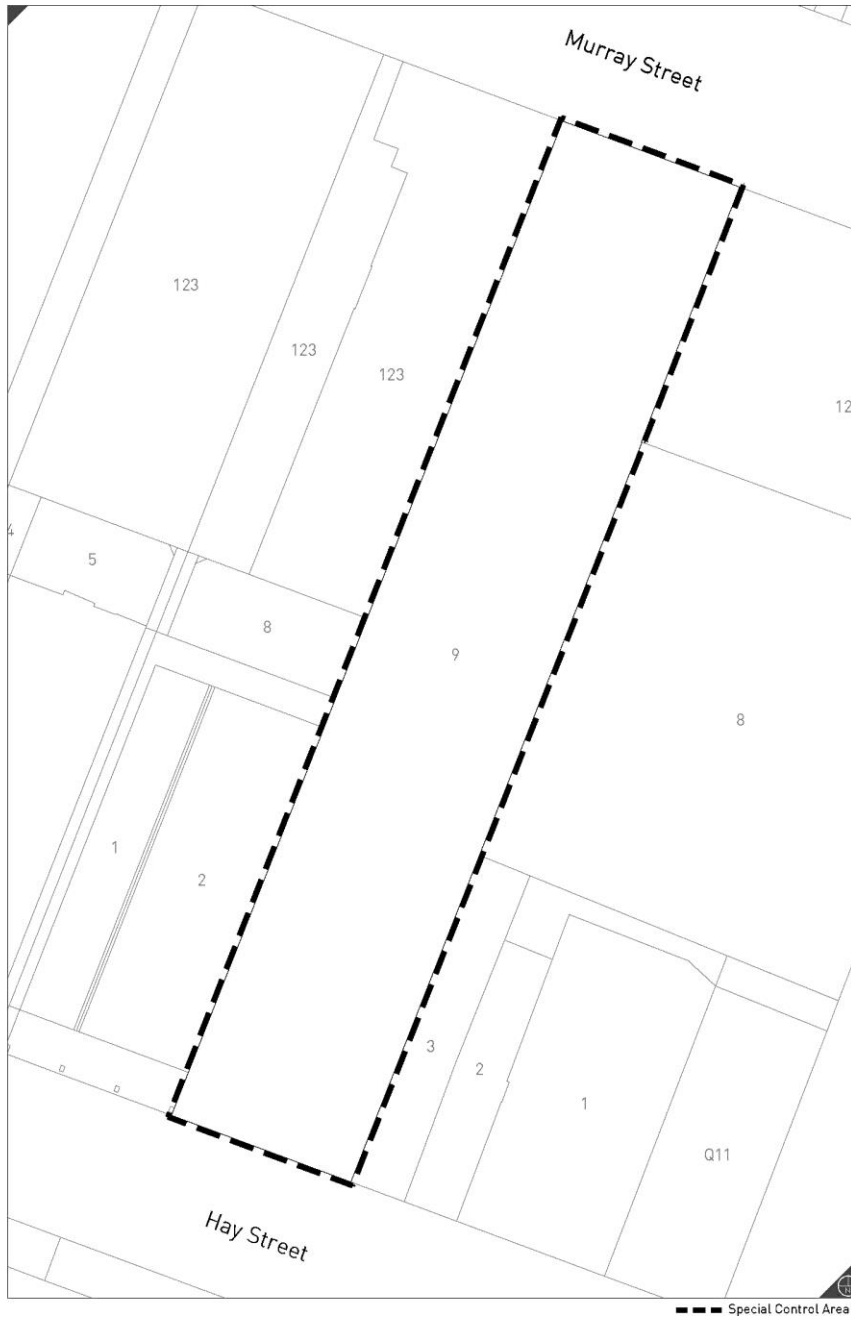


Figure 25 – 560 Hay Street and 101 Murray Street Special Control Area