



Schedule 8

Special Control Area 6.0

**141 St Georges Terrace (Lot 11),
125-137 St Georges Terrace (Lot 13),
and 18 Mounts Bay Road (Lot 12)**



Version #	Decision Reference	Synopsis
1	30 November 2007	Gazetted
2	24 February 2017	Amended

6.0 141 ST GEORGES TERRACE (LOT 11), 125-137 ST GEORGES TERRACE (LOT 13) AND 18 MOUNTS BAY ROAD (LOT 12) SPECIAL CONTROL AREA

6.1 Special Control Area

The following provisions apply to the land marked as Figure 6 – 141 St Georges Terrace (Lot 11), 125-137 St Georges Terrace (Lot 13) and 18 Mounts Bay Road (Lot 12) Special Control Area.

6.2 Objectives

The objectives of the 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) With respect to the buildings include in the local government's Heritage List:
 - (i) The restoration and maintenance of the buildings in a good condition;
 - (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 (c)(iii); and
 - (iii) The accessibility to the public of appropriate areas within the buildings;
- (d) The adequate provision of landscaped areas accessible to the public within the Special Control Area;
- (e) The provision of pedestrian accessways to enable pedestrian movement throughout the Special Control Area;
- (f) The provision of an upper level pedestrian walkway on the Special Control Area at the Mounts Bay Road boundary which connects with existing upper level walkways or which can be connected to future upper level walkways on land to the east and west of the Special Control Area; and
- (g) The provision of a pedestrian overpass from the Special Control Area to land on the southern side of Mounts Bay Road.
- (h) the provision of efficient vehicular access and movement through the Special Control Area to land on the northern side of St George's Terrace (on which land there is proposed to be located a public car park) by means of:
 - (i) an access way having its entrance at Mounts Bay Road and being as direct across the Special Control Area as practically possible.

6.3 Plot Ratio

- (a) For the purpose of the Special Control Area, Clause 27(1) does not apply.
- (b) The maximum plot ratio floor area over the Special Control Area is 143,000 square metres.
- (c) For the purpose of determining plot ratio the Special Control Area shall be treated as one site.

6.4 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.

6.5 Heritage Buildings on Lot 13

- (a) Subject to clause 6.5(d) and in addition to the requirements of clause 6.7, an application for development approval for the development of Lot 13 must include a proposal for the restoration and maintenance of any buildings on Lot 13 which are included in the local government's Heritage List.
- (b) If approved by the local government, the restoration works contained in the Proposal (including any modifications required by the local government) must be undertaken before or at the same time as other development proceeds on Lot 13.
- (c) Subject to clause 6.5(d), local government shall not approve any application for development approval for the development of Lot 13 unless:
 - (i) that approval includes an approval for the restoration and maintenance of the buildings included in the local government's Heritage List; or
 - (ii) a Proposal has previously been approved by the local government and implemented.
- (d) This clause 6.5 does not apply to an application for development approval which is limited to:
 - (i) a change of uses which involves no physical development of Lot 13; or
 - (ii) physical development of a minor nature which does not contribute to the floor area of a building for the purposes of calculating plot ratio.

6.6 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.

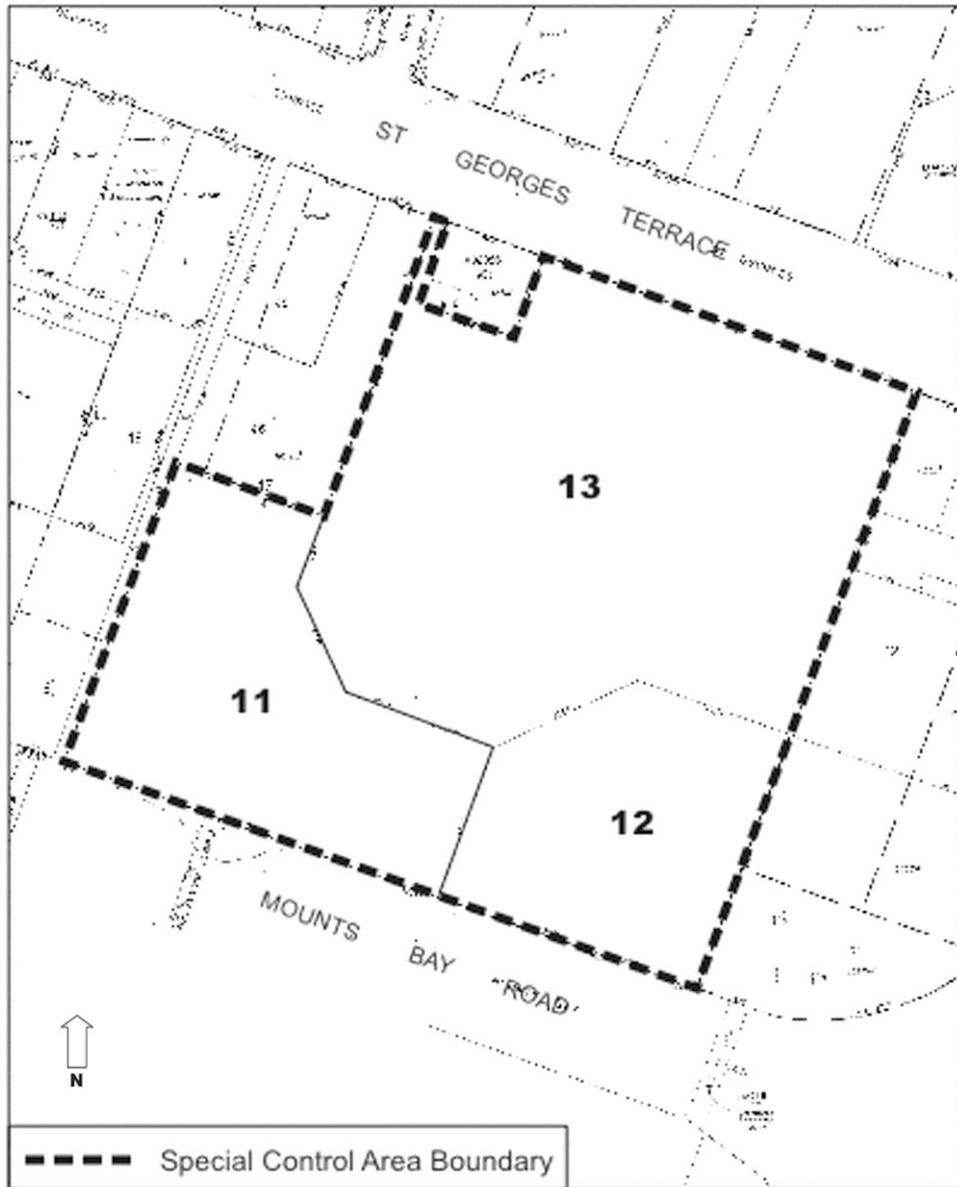
6.7 Application for Development Approval

- (a) An application for development approval shall be signed by every owner of land within the Special Control Area.
- (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 Special Control Area as will enable the local government to determine the application.

Figure 6



141 St Georges Terrace (Lot 11), 125 - 137 St Georges Terrace Special (Lot 13) and 18 Mounts Bay Road (Lot 12)