



City of Perth
City Planning Scheme
No.2

Schedule 8

Special Control Area 29.0
1202-1204 Hay Street and 80 Colin Street
Special Control Area



Version #	Decision Reference	Synopsis
1	21 January 2021 – Amendment No. 42	Gazetted



29.0 1202-1204 HAY STREET AND 80 COLIN STREET SPECIAL CONTROL AREA

29.1 Special Control Area

The following provisions apply to the land marked as Figure 29 being the 1202-1204 Hay Street and 80 Colin Street Special Control Area.

29.2 Objective

- a) To facilitate the coordinated development of the Special Control Area.
- b) To coordinate vehicle access to the Special Control Area to minimise the impact on pedestrians, cyclists and public transport.
- c) To promote retention, use and conservation of the heritage listed Ross Memorial Church.
- d) To ensure future development respects the cultural heritage significance of the Ross Memorial Church.
- e) To provide sunlight penetration onto the Ross Memorial Church and sunlight penetration into Hay Street and any public spaces.

29.3 Plot Ratio

- a) For the purpose of determining the plot ratio within the Special Control Area, the Special Control Area shall be treated as one site.
- b) Notwithstanding the Public Facilities Bonus Plot Ratio Plan, Clause 28(2)(a)(ii) applies to the Special Control Area where a public space and pedestrian facilities are provided within the Special Control Area.

29.4 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.
- c) Vehicle access should be consolidated and will not be permitted to and from Hay Street.

29.5 Heritage and Built Form

- a) The Ross Memorial Church shall be maintained, conserved and used in a manner guided by the Conservation Management Plan.
- b) Development shall be guided by the Statement of Significance and Conservation Plan for the Ross Memorial Church with any new development to be sited and designed with a scale, massing and grain to respect the cultural heritage significance of the Ross Memorial Church

and its setting and curtilage.

- c) Development shall be designed to provide appropriate levels of sunlight penetration onto the Ross Memorial Church.
- d) Development shall be designed to promote informal surveillance of any public spaces provided on the site.
- e) Development shall provide interactive frontages facing the Ross Memorial Church and any public space provided on the site.
- f) The development shall incorporate high quality external finishes and materials.

29.6 Public Space

- a) Any public space provided on the site shall remain under private ownership and management and be protected by an easement in gross.

29.7 Land Use

- a) The lower levels of the development shall provide active uses addressing any public space provided on the site and the Ross Memorial Church.



Figure 29 - 1202-1204 Hay Street and 80 Colin Street Special Control Area