



Schedule 1

Scheme Use Areas



General descriptions of the seven types of Scheme use area referred to in the Scheme are provided in this Schedule. The boundaries of, and detailed land use objectives for the Scheme use areas in individual precincts are contained in the precinct plans.

Scheme Use Area	Description
City Centre	<p>The City Centre Scheme use area applies to all non-reserved land in the city centre, and covers Precincts P1 Northbridge, P2 Cultural Centre, P3 Stirling, P4 Victoria, P5 Citiplace, P6 St Georges and P7 Civic.</p> <p>The City Centre is the State’s primary location for business and administration as well as commercial, civic, cultural, entertainment and retail activity. It is also a major focus for tourism, both as a sight-seeing destination and for the tourist accommodation it provides. Residential development is strongly encouraged in the central core to create a ‘living’ city. Diversity and vitality are fundamental to the overall land use profile of the city centre and should be facilitated by providing a wide range of facilities and services which enable the city to fulfil its many functions while sustaining interest and activity on a virtually continuous basis. The scale and intensity of activities in the city centre also help to distinguish it from surrounding areas and are therefore important to its land use character.</p> <p>Each of the seven Precincts covered by the city centre Scheme use area has a slightly different land use emphasis and no particular use group is either preferred or prohibited in all of the Precincts concerned. A number of use groups, however, are classified either as preferred or contemplated in all Precincts – Residential, Special residential, Home Occupation, Civic, Community and Cultural, Entertainment, Dining, Retail (Local and General), Business Services, Healthcare (1 and 2) and Education (1 and 2).</p> <p>NOTE:</p> <ol style="list-style-type: none">1. Refer to Schedule 3: Use group tables for more detailed information.2. Subject to Amendment No. 25 gazetted on 26 February 2013 and No. 29 gazetted on 17 March 2015.



Residential

Residential Scheme use areas cover parts of Precincts P9 Matilda Bay, P10 West Perth, P13 Adelaide and P14 Goderich.

The emphasis in these areas is very much on permanent residential accommodation of various types, developed in accordance with the relevant Residential Design Code, with associated home-based businesses also favoured. Preferred use groups are therefore Residential and Home Occupation. A limited range of complementary uses may also be considered appropriate in certain instances, provided that the amenity of surrounding residential fabric is adequately preserved– use groups including Special Residential, Recreation and Leisure, Retail (Local), Community and Cultural, Education 1 and Healthcare 1, as well as nursing homes in the Healthcare 2 category, are classified as contemplated uses. Most of these would be subject to the advertising procedure of the Deemed Provisions before being considered by the local government.

NOTE:

1. Refer to Schedule 3: Use group tables for more detailed information.
2. Subject to Amendment No. 35 gazetted on 24 February 2017.

Residential/Commercial

Residential/Commercial Scheme use areas cover parts of Precincts P10 West Perth, P11 Hamilton and P14 Goderich.

They are intended to develop as lively and diverse mixed-use areas providing for an extensive range of residential and commercial uses to be established either in association with each other or independently, in a compatible manner – mixed residential/commercial development is strongly encouraged, provided that conflict between the residential and non-residential components is minimised. A wide variety of uses in the Residential, Home Occupation, Special Residential, Community and Cultural, Dining, Recreation and Leisure, Office, Retail (Local), Business Services and Healthcare 1 categories are classified as preferred, while all other use groups with the exception of Retail (Central) and Industry (Light) are contemplated in these areas.

NOTE:

1. Refer to Schedule 3: Use group tables for more detailed information.
2. Subject to Amendment No. 24 gazetted on 26 February 2013.



Office/Residential

Office/Residential Scheme use areas cover parts of Precincts P10 West Perth and P13 Adelaide.

It is intended that they develop as mixed use areas comprised primarily of permanent residential accommodation and office/business activities, together with a limited range of complementary uses – residential and non-residential uses may be developed either in combination or independently, in a compatible manner. Preferred use groups are Residential, Special Residential, Office, Home Occupation, Dining, Business Services and Healthcare 1. Certain other uses which serve the needs of surrounding residents and workers and/or are compatible with the desired character of the area may also be considered appropriate.

NOTE:

1. Refer to Schedule 3: Use group tables for more detailed information.
2. Subject to Amendment No. 25 gazetted on 26 February 2013.

Town Centre

Town Centre Scheme use areas cover parts of Precincts P10 West Perth and P14 Goderich.

While the Town centres should have the potential to accommodate a range of commercial and residential uses, it is intended that they be identified principally as shopping/service nodes serving the needs of residents and workers in surrounding areas and generally functioning at a smaller, more localised scale than the retail precincts of the central city. The centres, both of which are focused on portions of Hay Street, should have a distinct “main street” focus with continuous shopfronts enhancing the pedestrian environment along the primary street frontage. Preferred uses abutting Hay Street are therefore those in the Retail (Local and General), Dining, and Business Services categories. Although some other uses such as Special Residential may be favourably regarded on this frontage if compatible with the desired character of the centre, contemplated use group categories include Community and Cultural, Entertainment, Mixed Commercial, Industry (Service and Cottage). These and many more may be considered appropriate at other locations within the centre i.e. rear ground floor tenancies, upper or lower levels and on street frontages other than Hay Street.

NOTE:

1. Refer to Schedule 3: Use group tables for more detailed information.
2. Subject to Amendment No. 25 gazetted on 26 February 2013.



Commercial

Commercial Scheme use areas cover parts of Precinct P10 West Perth.

It is intended that they continue to develop as general commercial areas accommodating a diverse mix of facilities and services. Preferred use groups include Office, Business Services, Mixed Commercial, Community and Cultural, Entertainment, Recreation and Leisure, Retail (Local), Dining, Industry (Cottage) and Healthcare 1. Most other use groups within the Commercial area are contemplated.

NOTE:

1. Refer to Schedule 3: Use group tables for more detailed information.
 2. Subject to Amendment No. 24 gazetted on 26 February 2013.
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