



ADELAIDE:

A residential and office area adjacent to both central city development and an extensive open space network.

ADELAIDE TERRACE:

Will be the formal approach to the centre of the city and an attractive, open, sunny and colourful boulevard. Building will be set back from the street with landscaped forecourts.

OFFICE / RESIDENTIAL AREA:

Will provide for an office area adjacent to the city centre where mixed uses and independent residential developments are strongly encouraged. This area will develop as an office district set in spacious landscaped surrounds. Tourist, leisure and recreation oriented activities will be encouraged.

RESIDENTIAL DEVELOPMENT:

Will continue to be strongly encouraged throughout the majority of the Precinct, both independently and in conjunction with office and commercial uses. The outlook to the foreshore and the river, as well as the proximity to Langley Park and the city centre, will be highlighted in the promotion of this Precinct as a residential locality.

TERRACE ROAD DESIGN POLICY AREA:

Will provide for a wide variety of high density residential accommodation, including tourist and short stay accommodation, such as hotels, serviced apartments and hostels. Non-residential uses which serve the residents, such as coffee shops and restaurants, will be supported where they are part of a residential use. Development will minimise wind and overshadowing effects.

SPECIAL CONTROL AREAS

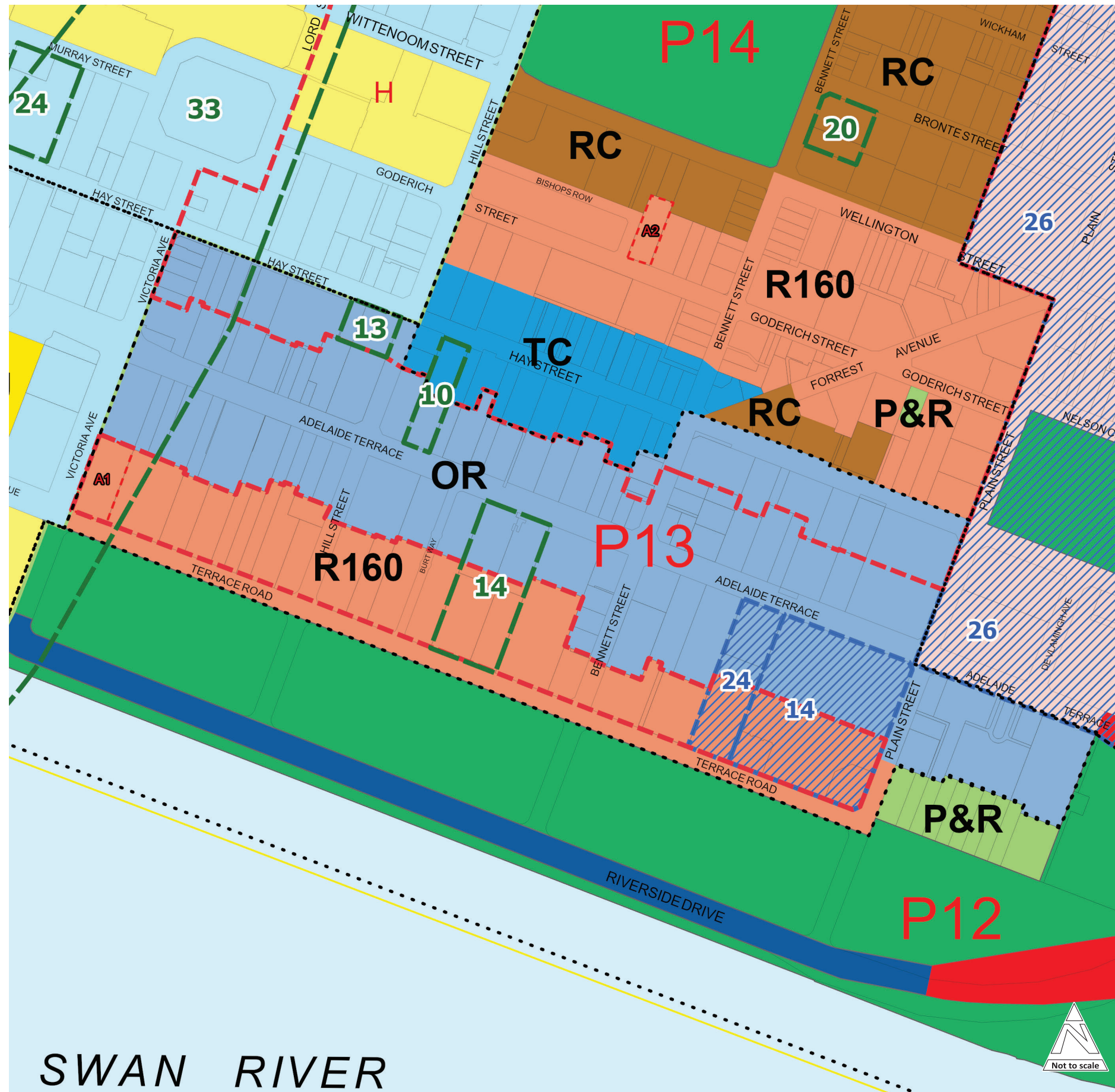
Special control areas apply in the city centre for these areas

- 10 - 208-210 Adelaide Terrace
- 13 - 339-341 and 347 Hay St
- 14 - 187-193 Adelaide Terrace and 82-94 Terrace Road
- 33 - Royal Perth Hospital Flight Path Protection

MINOR TOWN PLANNING SCHEMES

The additional scheme will apply for these areas:

- TPS 14 - Withernsea
- TPS 24 - 131-137 Adelaide Terrace
- LPS 26 - Normalised Redevelopment Areas



LEGEND

Scheme Area Boundary	
CITY OF PERTH SCHEME RESERVES	
Parks & Recreation	
Public Purposes - Civic Use	
CITY OF PERTH SCHEME USE AREAS	
City Centre	
Town Centre	
Residential	
Office/Residential	
Residential/Commercial	
Commercial	
OTHER	
Additional Uses	
Normalised Redevelopment Area	
DevelopmentWA Area	
City Centre Boundary	
MRS Clause 32 Area	
Minor Town / Local Planning Schemes and Number	
Special Control Areas and Number	
Planning Policy Areas	
Precinct Boundary	
Precinct Number	
METROPOLITAN REGION SCHEME RESERVES	
Parks & Recreation	
Town Centre	
Railways	
Civic & Cultural	
Waterways	
Public Purposes	
• Hospital	
• Car Park	
• University	
• SECWA	
• Special Uses	
ROADS	
• Primary Regional Roads	
• Other Regional Roads	
NOTE 1: The Department of Planning should be consulted for full information on the actual land requirements for all Metropolitan Region Scheme Reserves	
NOTE 2: This map should be read in conjunction with City Planning Scheme No. 2 Scheme Map.	

SWAN RIVER

