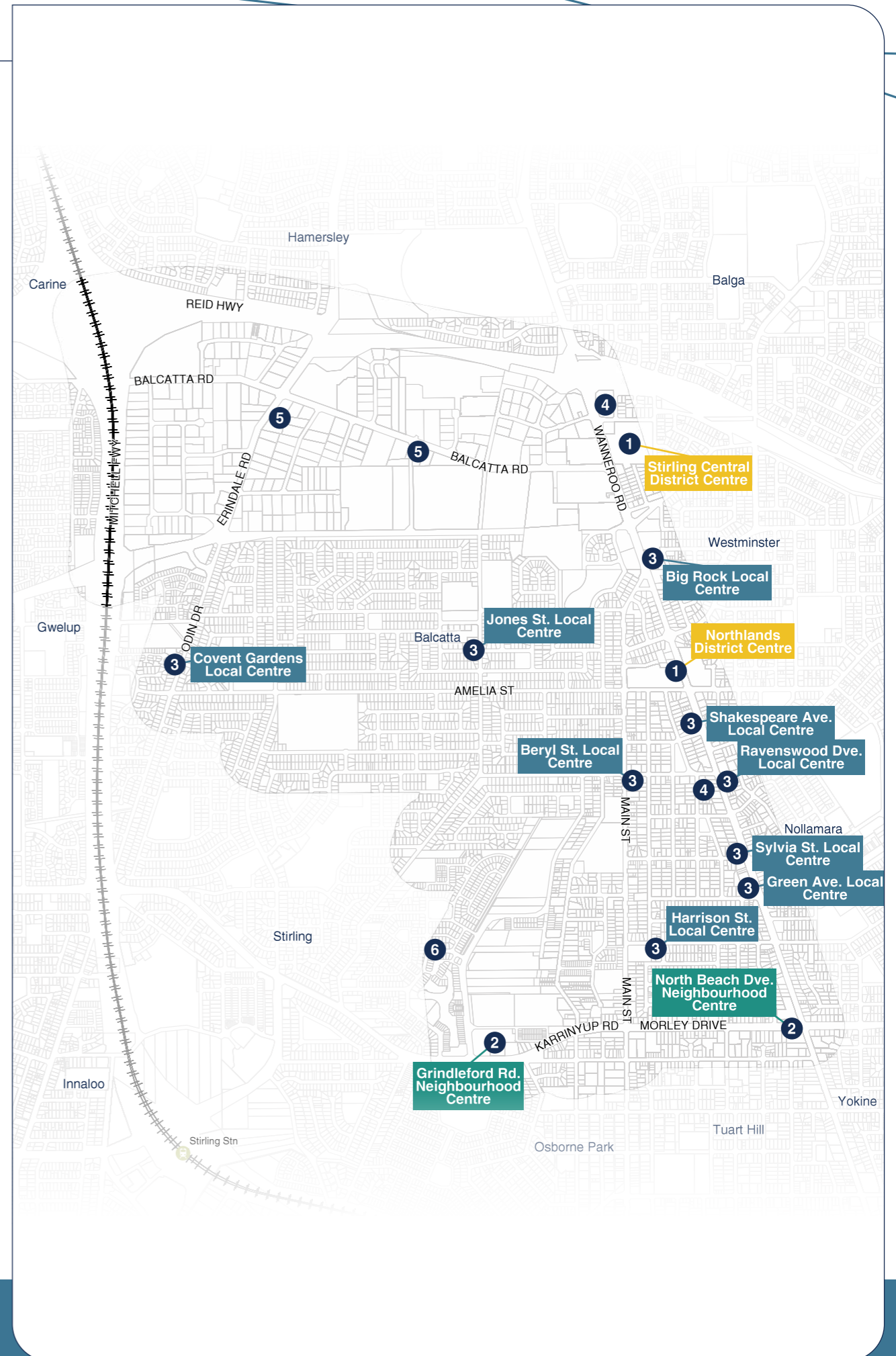


Balcatta

- 1 The zoning of commercial areas identified as District Centres has been consolidated within the 'Centre' zone. These centres have a local community focus and provide services, facilities and job opportunities that reflect the needs of their local areas. Future development in these District Centres will be characterised by mid-rise buildings (approximately 6+ storeys) with major redevelopment to be guided by a Precinct Structure Plan as required.
- 2 The zoning of these commercial areas reflects their identification as Neighbourhood Centres. They play an important role in providing walkable access to daily and weekly household shopping needs, community facilities and a small range of other convenience services. Future development in these Neighbourhood Centres will be characterised by medium-rise buildings (approximately 4+ storeys) and medium density housing.
- 3 The zoning of these commercial areas reflects their identification as Local Centres which provide convenience and incidental needs for their local communities. Future development in these Local Centres will be characterised by low-rise buildings (approximately 3-6 storeys) often within a low density setting.
- 4 Non-government schools, religious institutions and privately owned community centre sites currently zoned 'Residential' are proposed to be rezoned to 'Private Community Purposes' to acknowledge the activities associated with the current use of these sites.
- 5 Although identified by the City's Local Planning Strategy as a Local Centre, these sites are not suitable for residential development, and therefore are not proposed to be zoned 'Local Centre'. These sites are proposed to be zoned 'Service Commercial', consistent with neighbouring sites. This change will not affect existing uses on these sites.
- 6 This area has now been developed with the area proposed to be rezoned from 'Development' zone to an appropriate zone consistent with the relevant structure plan which is no longer required.



Please note: Not all changes to the scheme are shown on this map.