

# Balga

- 1** 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.
- 2** 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.
- 3** The existing provisions which guide development in and around the neighbourhood centres under the 'Better Suburbs' umbrella are provided in multiple unnecessary and confusing layers. This area has been provided with an appropriate zone with future development to be guided by an associated density code.
- 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.

