

Dianella

- 1 The Mirrabooka Secondary Centre provides essential services to its local area and the wider regional economy. Existing provisions which guide the development of this centre are provided in multiple unnecessary and confusing layers. Removing these complexities will mean amending the area's existing Precinct Structure Plan to focus high-density residential development within high-rise buildings (9+ storeys) scaling down to low/mid-rise buildings (3-6+ storeys) to integrate with the surrounding local area.
- 2 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.
- 3 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.
- 4 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.
- 5 This area has been removed from the Mirrabooka Town Centre Precinct Structure Plan area and provided with an appropriate zone and residential density code.
- 6 The existing provisions which guide development within the Walter Road West Local Development Plan are provided in multiple unnecessary and confusing layers. The changes in this area include zoning changes with future development to be guided by an appropriate density code.
- 7 The City of Stirling recognises the need for more housing and flexibility for aged or dependent persons in meeting the growing demand and changing needs of older people. Sites currently zoned 'Private Institution', which provide for specialist accommodation for the aged or dependent persons, are proposed to be zoned 'Residential' with a residential density code recognising the historic development of these sites generally at a greater height and density than the surrounding area.
- 8 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.



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