

# Innaloo

- 1 The Stirling City Strategic Centre is the main regional activity centre of the City of Stirling. The vision for this area is for a multi-purpose centre providing a diversity of uses as the main focus for housing and employment growth outside of the Perth CBD. This type of centre contains the full range of economic and community services necessary for communities of the wider region. The current provisions which guide the development of this centre are provided in multiple unnecessary and confusing layers. Removing these complexities will involve modifying the draft Precinct Structure Plan for the area, including the Stirling Station Precinct to facilitate high-density development within high-rise mixed use buildings (9+ storeys).
- 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 The existing provisions which guide the development of this area are provided in multiple unnecessary and confusing layers. Removing these complexities includes the removal of the area from the draft Precinct Structure Plan area with the area proposed to be rezoned from 'Development' to a zone with an appropriate residential density code consistent with the areas current development potential.
- 5 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.
- 6 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.
- 7 The existing provisions which guide development along Scarborough Beach Road are provided in multiple unnecessary and confusing layers. The changes along Scarborough Beach Road include zoning changes with future development to be guided by an appropriate density code.

