

Mirrabooka

- 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 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** This area has been removed from the Mirrabooka Town Centre Precinct Structure Plan area and provided with an appropriate zone and residential density code.
- 4** 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.
- 5** 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.