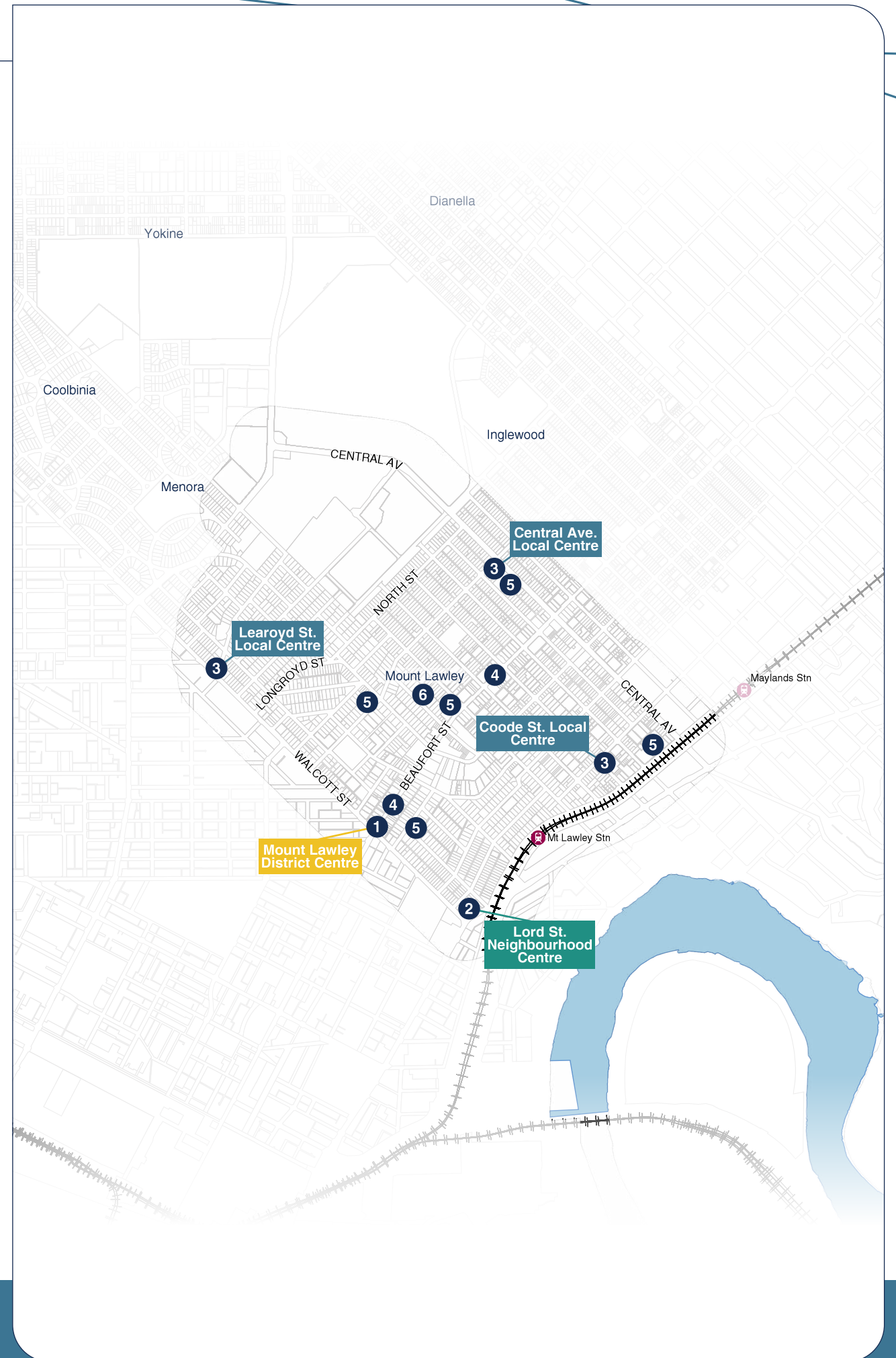


# Mount Lawley

- 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 The existing provisions which guide development along Beaufort Street are provided in multiple unnecessary and confusing layers. The changes along Beaufort Street include zoning changes with future development to be guided by an appropriate density code.
- 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 majority of Mount Lawley is currently within a designated heritage area. The heritage protection of the area will be retained under draft LPS4 despite the proposed removal of the Heritage Protection Area Special Control Area and Beaufort Street Local Development Plan. Because of changes to state planning regulations, the existing Local Planning Policy is the best way to the heritage character of the area. Future development along Beaufort Street will be controlled by appropriate zoning and applicable residential density codes.



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