

# Stirling

- 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 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.
- 4 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.

