

# AMENDMENT 458<sup>2006</sup>

# Scarborough Redevelopment

The City of Stirling is seeking feedback on Amendment 458 which proposes planning changes in Scarborough. The Amendment will allow for the creation of a vibrant seaside community on Western Australia's Sunset Coast through the development of mixed-use commercial and residential properties in certain areas of Scarborough.

Visit the City's website at [www.stirling.wa.gov.au](http://www.stirling.wa.gov.au) for further information and fill out an online feedback form, or visit one of the eight information displays located at all of the City's libraries, the City's Administration Centre and the Luna Maxi-Mart Shopping Centre in Scarborough. Alternatively, call the City on 9345 8555 to request an information pack to be mailed to you.

**Closing date for submissions – 4:00pm 30 November 2006.**

## Key Facts in Brief

### Proposed Height Limits in Amendment 458

- Proposed height limits range from 4-storeys (or 17 metres from ground level) to 8-storeys (or 32 metres from ground level). To put this into context, Observation City is 18-storeys high and approximately 68 metres from The Esplanade ground level.
- In addition, an "AHD" height limit applies. The AHD limit generally caps development at 47 metres AHD. To put this into context, Observation City is 80 metres AHD.
- The only exception to the above is on three specific sites that have been earmarked for a 12-storey (or 44 metres from ground level) height limit. These height limits will only be allowed where community benefits are provided on these sites by the landowner e.g. significant public car parking or a public access road.



### Shading

- Amendment 458 specifies that living areas on affected sites must have a minimum of 3 hours of sunlight between 9am and 3pm on the shortest day of the year (21 June).
- This is a development requirement and may restrict some sites from achieving the maximum height limit.

### Impact on Parking in Amendment 458

- Amendment 458 does not propose to remove any car parking bays west of West Coast Highway. 'Beach-goer' parking will remain on the west side of West Coast Highway.
- New public parking facilities proposed on the east side of West Coast Highway (on two earmarked sites, and roadside along Scarborough Beach Road) are intended primarily to cater for the commercial activity on this eastern side of West Coast Highway.
- In addition, new residential and commercial developments are required to provide on-site parking.

### Public Transport

- Amendment 458 proposes to improve public transport, cycling and pedestrian facilities through funds raised from developer contributions. All contributions collected through the Amendment will be spent within the immediate Amendment 458 area.