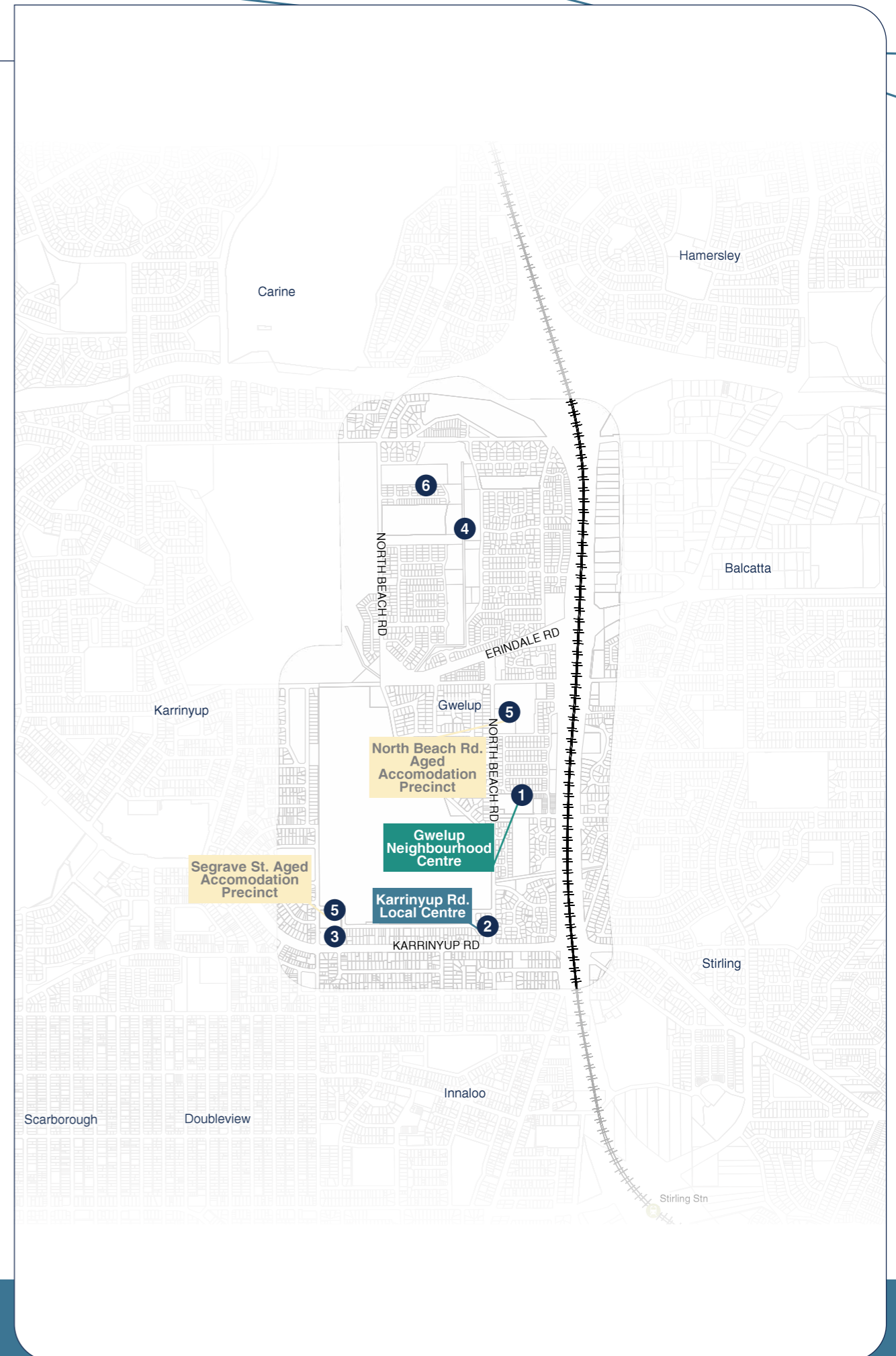


Gwelup

- 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** 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.
- 4** Most of the area surrounding Careniup Swamp has been developed and the 'Core Area' ceded to the Crown. LPS4 proposes to reserve the 'Core Area' as 'Local Reserve: Environmental Conservation' acknowledging its biodiversity and conservation value. The remaining areas outside of the 'Core Area' will be zoned appropriately consistent with existing development.
- 5** 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.
- 6** 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.