

Osborne Park

- 1 The Stirling City Strategic Centre is the main regional activity centre of the City of Stirling. The vision for this area is for a multi-purpose centre providing a diversity of uses as the main focus for housing and employment growth outside of the Perth CBD. This type of centre contains the full range of economic and community services necessary for communities of the wider region. The current provisions which guide the development of this centre are provided in multiple unnecessary and confusing layers. Removing these complexities will involve modifying the draft Precinct Structure Plan for the area, including the Stirling Station Precinct to facilitate high-density development within high-rise mixed use buildings (9+ storeys).
- 2 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. The Glendalough train station provides a focus for high-density housing and employment growth. Future development will be characterised by mid-rise buildings (approximately 6+ storeys) with major redevelopment to be guided by a Precinct Structure Plan.
- 3 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.
- 4 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.
- 5 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.
- 6 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 area's current development potential.
- 7 The existing provisions which guide development along Main Street are provided in multiple unnecessary and confusing layers. The changes along Main Street include zoning changes with future development to be guided by an appropriate density code.
- 8 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.
- 9 Although identified by the City's Local Planning Strategy as a Local Centre, these sites are not suitable for residential development, and therefore are not proposed to be zoned 'Local Centre'. These sites are proposed to be zoned 'Service Commercial', consistent with neighbouring sites. This change will not affect existing uses on these sites.
- 10 The City of Stirling recognises the role of the large format retail precinct in delivering future growth and development within Osborne Park. To enable these uses to remain in appropriate locations on key transport links, properties fronting these corridors are proposed to be rezoned to 'Service Commercial'. This is intended to both protect these uses and prevent any further erosion of the core industrial area of Osborne Park.
- 11 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.