

Wembley Downs

- 1** 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.
- 2** 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.
- 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.

