

Scheme Map Changes

Draft Local Planning Scheme No.2



What is it?

One of the key components of the planning system are zoning maps, which illustrate how each property in the Shire is zoned. Zoning is a designation applied via the map in a way that groups together land which has similar characteristics within the same zone. The types of development allowed differs across the various zones as do the development standards. Like the Scheme text, the maps have been updated to ensure they are consistent with the Shires future vision for the size, look and feel of neighbourhoods, towns and natural areas in the Shire.

What is changing?

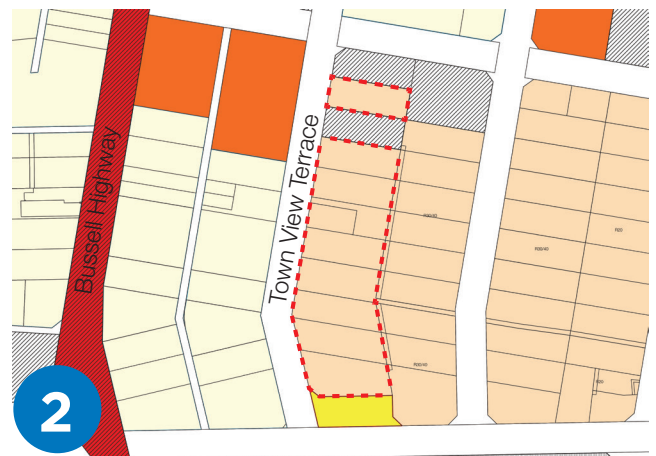
1. Augusta

The areas outlined in red form part of the current extent of the town centre zone. These areas will be rezoned residential to reflect the current commercial activity within Augusta. The current overabundance of land identified for future commercial needs has created unintended consequences for the redevelopment of land better suited to residential use. The change will also ensure Augusta develops as a focused node of commercial activity.



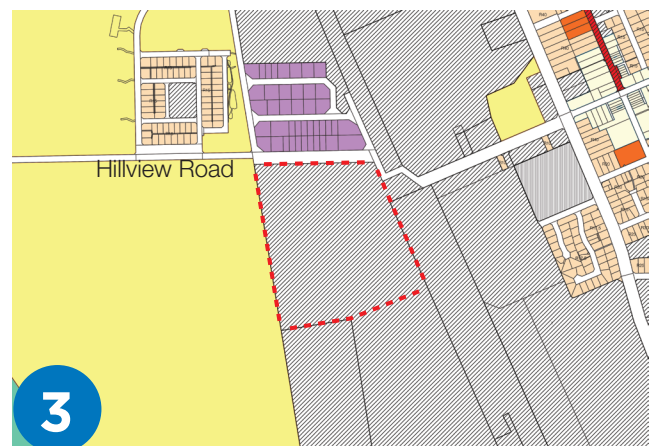
2. Town View Terrace

This portion of Town View Terrace is developed primarily for residential purposes, and vacant lots have recently been approved for exclusively this purpose. The proposed change is reflective of the current pattern and character of this locality and recent planning decisions.



3. Inappropriate Development Areas

Areas previously earmarked for development, such as the southern side of Hillview Road in Augusta, are heavily vegetated. Large scale clearing is no longer considered appropriate to facilitate future development. This, and other changes across the Shire will protect approximately 80ha of remnant vegetation.



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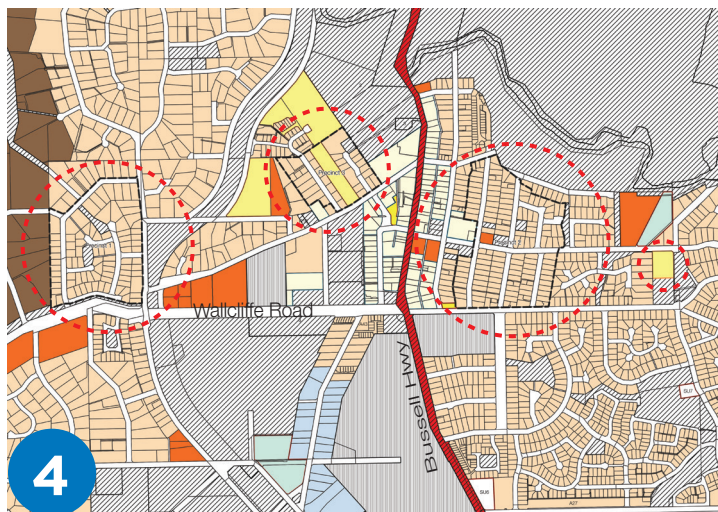
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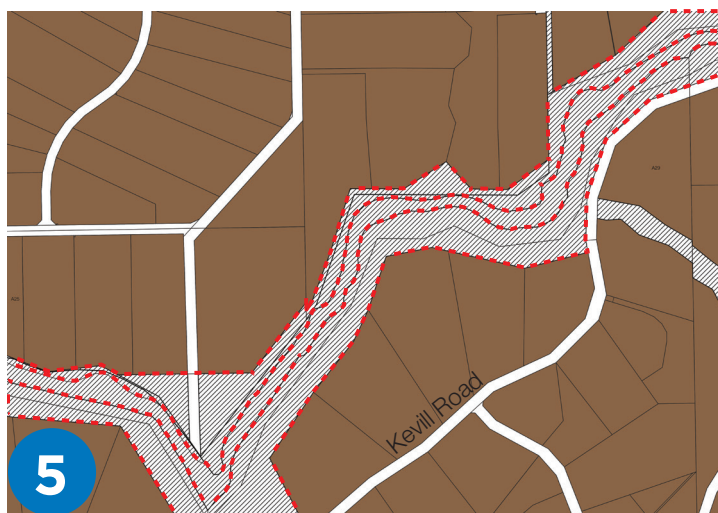
4. Infill Development

Following extensive public consultation, Special Control Area provisions will be proposed for the Merchant Street area, Stewart Street and Valley Road, and Elva and Coronation Street areas to increase the number of people that live within existing neighbourhoods as opposed to creating new ones. Changes include the identification of sites not previously considered for residential development, including part of the Western Power site on Willmott Avenue.



5. Foreshore Reserve

Changes to the Scheme will allow a better differentiation to be created between reserves used for recreation and those created for foreshore protection. A new 'Foreshore' reserve designation will be created for this purpose.



6. Fewer Zones

The Priority Agriculture, General Agriculture and Cluster Farm zone will become a single 'Rural' zone, likewise the Southern Ocean Foreshore Protection Zone and the Bushland Protection zone will be combined to a single 'Environmental Conservation' zone. This will create greater consistency both within the Shire and across the state.

