

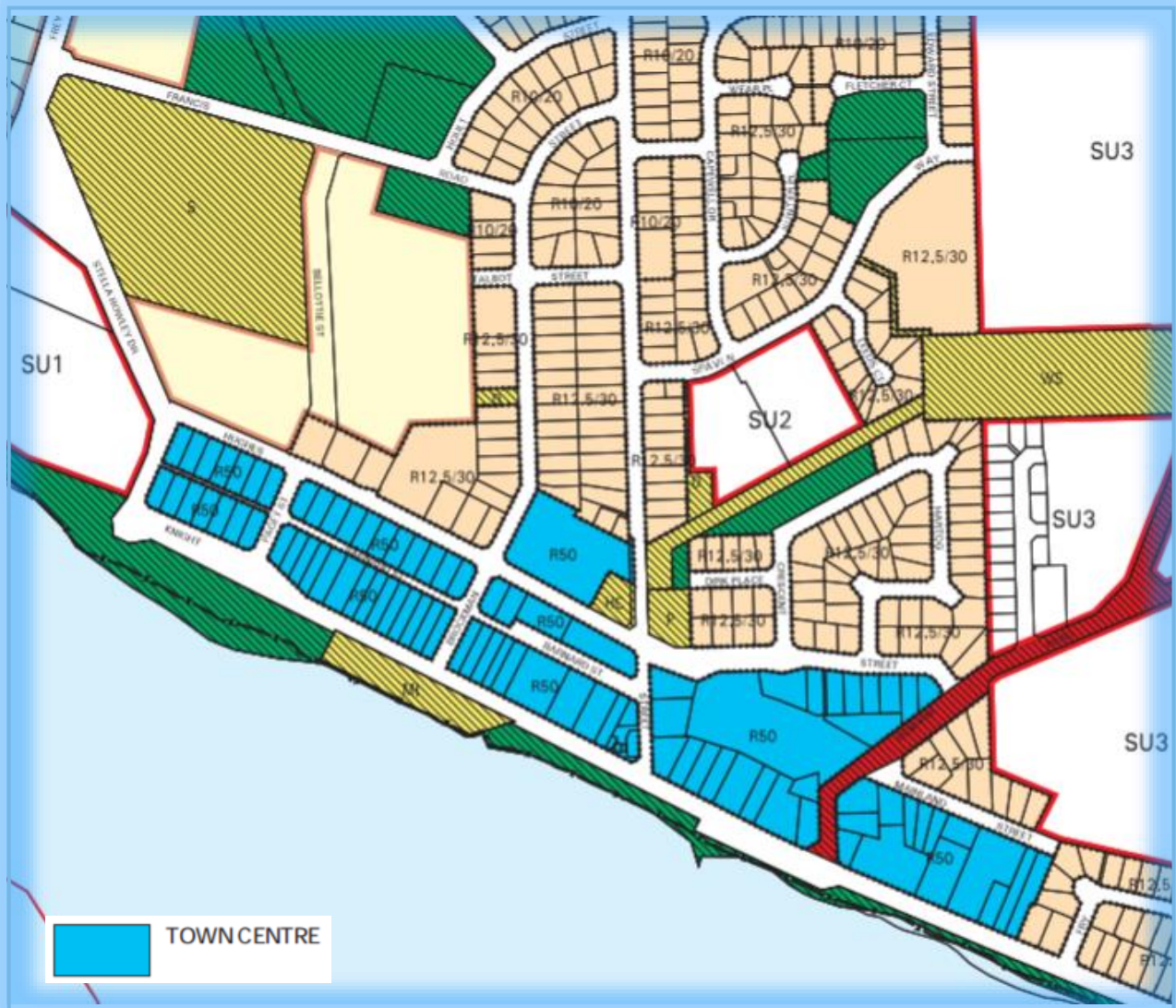


Shire of Shark Bay Scheme Review

Summary of Town Centre Zone Changes

Current Zoning

The land generally bound by Stella Rowley Drive, Hughes Street, Mainland Street and Knight Terrace (and the old school site) is currently zoned 'Town Centre' under the Shire of Shark Bay Local Planning Scheme No 3 ('Scheme 3') – refer map below.



Local Planning Strategy

The Shire of Shark Bay Local Planning Strategy sets out the strategic framework for future planning and earmarks changes to Scheme 3 to be implemented through a Scheme Review. A full copy of the Strategy can be viewed on the Shires website – www.sharkbay.wa.gov.au under 'Council' / 'Public documents'.

The Strategy earmarked potential to:

- Consolidate the Town Centre zone;
- Introduce a new Tourist zone; and
- Re-zone some lots in the Town Centre to residential (mainly where they were already developed for residential use).

It is important to note that the Strategy only recommended changes and had no statutory powers. A copy of the proposed zonings earmarked under the Strategy is included below:



The Planning Regulations – Replacement of Town Centre zone with Commercial zone

The Planning and Development (Local Planning Schemes) Regulations 2015 ('the Regulations') introduced standardized zones and colours for use in local planning schemes throughout Western Australia.

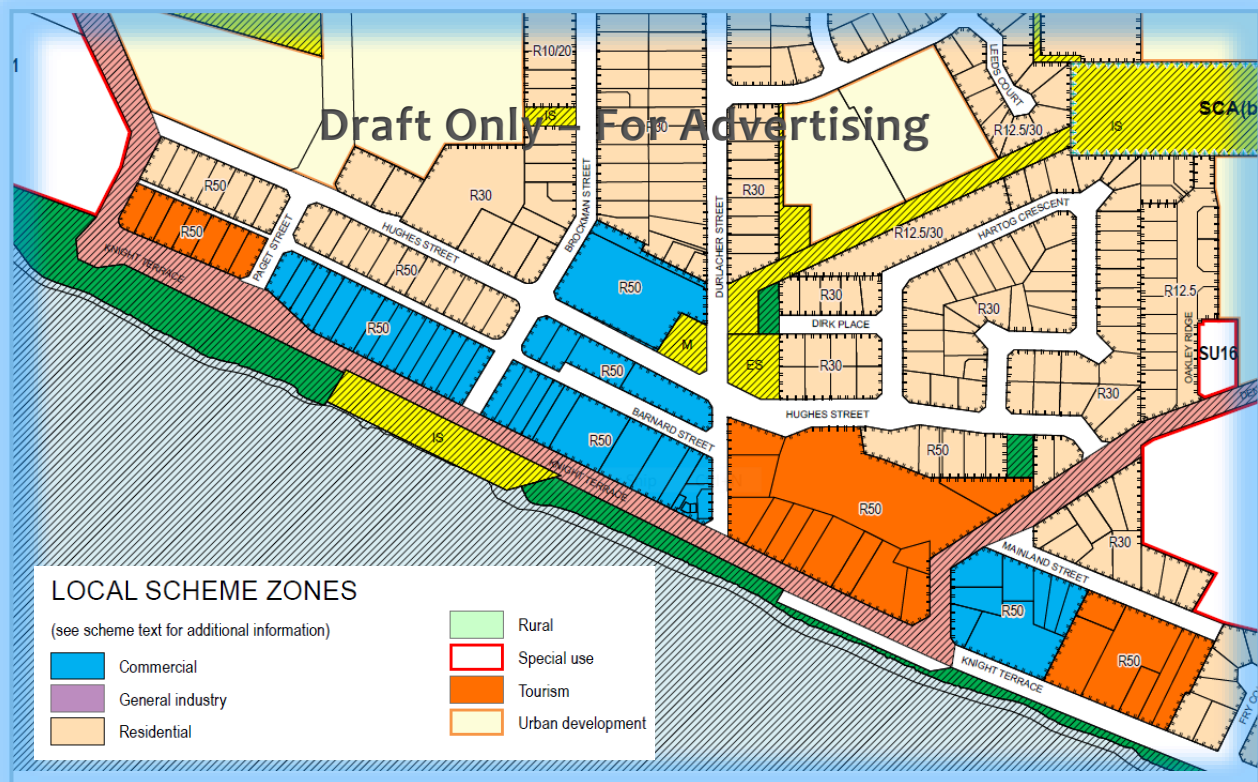
To be consistent with the Regulations, Draft Scheme 4 proposes to use the term 'Commercial zone' instead of 'Town Centre zone' for its core commercial areas.

Draft Local Planning Scheme No 4

Consistent with the Shire's Local Planning Strategy (and Regulations), the old Town Centre zone is proposed to be replaced with a Commercial zone, Tourism zone and Residential zone.

The R50 density code that applies under the current Scheme 3 will continue to be applied to any residential development in the new Commercial zone, Tourism zone and Residential zone.

An extract of the Draft 4 scheme map is included below:



Draft Scheme 4 includes a Zoning Table which outlines which landuses Council will have discretion to consider within each zone. It is recommended that stakeholders examine the allowable landuses during the consultation period.

Further Information

A copy of the Draft Shire of Shark Bay Local Planning Scheme No 4 is available for viewing on the Shires website – www.sharkbay.wa.gov.au under 'Latest News'. There is also an Information Sheet on 'Frequently Asked Questions'.

Written submissions on Draft Scheme 4 may be lodged in writing to the Shire of Shark Bay Chief Executive Officer using a Submission Form (attached). Letters can be attached to the submission form.

If you have any specific queries please liaise with the Shires Planning Consultant, Liz Bushby at Gray & Lewis Landuse Planners on 9474 1722 (between Tuesday and Friday) or by email – liz@graylewis.com.au

Disclaimer

This information sheet is provided as generalised information. It is important to note that the Draft Scheme 4 may be modified following public advertising, or as required by the Minister for Planning.

The Draft Scheme has to be reviewed and reconsidered at a future Shire of Shark Bay Council meeting, and requires approval by the Minister for Planning. Any person who lodges a written submission on the draft Scheme during advertising will be notified of any relevant Council meeting dates, and the outcome of the Scheme Review.

The Shire does not recommend that any information in the Draft Scheme be relied upon for commercial decisions.

To: Shire of Shark Bay
Chief Executive Officer

Address of Property affected by Scheme: _____

[illegible]

Name: _____

Postal Address: _____

Email (optional): _____