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The Vision of the Leeuwin-Naturaliste Ridge Statement of Planning Policy Report (SPP) is:

Creative, vital and sustainable communities living in balance with economic development and the unique landscape and environmental values of the Leeuwin-Naturaliste Ridge policy area.

OVERALL OBJECTIVES

The overall objectives of the SPP are to:

- Conserve and enhance the special benefits arising from landscape elements that form the fabric of the region.
- Respect and conserve its outstanding natural and cultural heritage, and environmental values.
- Protect agricultural land for its economic, landscape, tourism and social values.
- Encourage a mix of compatible land uses while separating conflicting land uses.
- Facilitate a robust, diverse and sustainable economy.
- Promote quality and innovation in urban design and built form.
- Foster a sense of community and creativity.

These objectives are for the benefit of all residents and visitors and for future generations.

The Leeuwin-Naturaliste Ridge Statement of Planning Policy (SPP) will provide the strategic planning framework for the policy area for the next 30 years. By presenting a clear vision for the future of development and conservation in the policy area, the SPP will provide guidelines by which local government can assess and determine the suitability of development proposals with better precision and certainty.



The area affected by the draft SPP covers all the land and nearshore waters between Cape Naturaliste and Cape Leeuwin and west of Bussell Highway.

The SPP includes a Land Use Strategy Plan describing proposed Land Use Categories. Policies for each Land Use Category are outlined in the text of the SPP, and the intentions behind these policies are discussed. The Land Use Strategy Plan must be considered in conjunction with the policies to understand the implications of the SPP.

The SPP by itself will not change the zoning of any land, but it will provide enforceable directions for State and local governments. The draft SPP which is now open for public comment, also suggests alternative mechanisms for various initiatives that complement the intent of the SPP but are the responsibility of the landowner, visitor, resident or those who have an interest in the area. Free copies of the draft SPP are available for you to consider the policies it contains and comment upon if you wish.

WHAT HAPPENS NEXT?

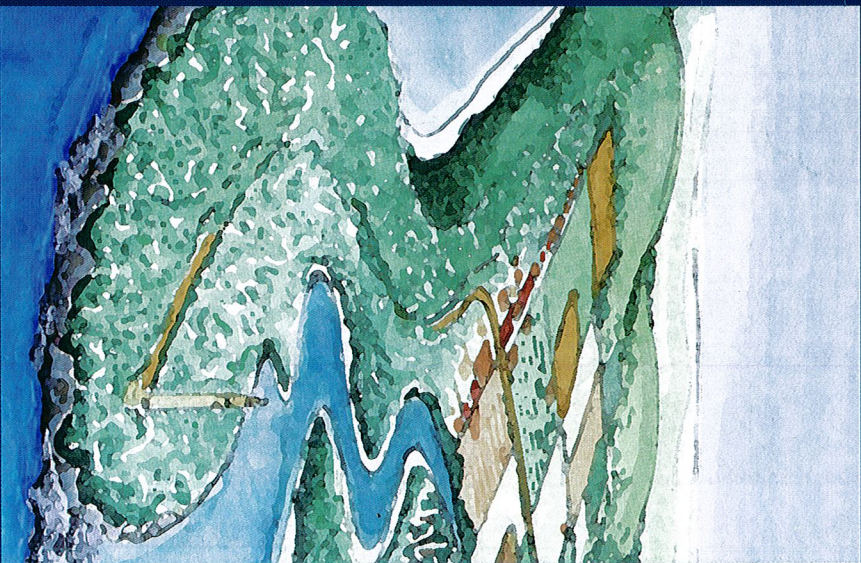
Following a three-month consultation phase, recommendations on the final Leeuwin-Naturaliste Ridge Statement of Planning Policy Report (SPP) will be presented to the Western Australian Planning Commission. The Commission will forward the SPP to the Minister for Planning for final approval. The Minister will recommend the SPP to the Governor of Western Australia for it to be enacted.

The *Town Planning and Development Act (1928)* also requires the SPP, and the issues affecting land use planning in the Leeuwin-Naturaliste Ridge policy area, to be monitored and reviewed as required. It is suggested this occur every 3-5 years.

WHAT POWER DOES IT HAVE?

An SPP is one of several options which could be used for regional planning in the Leeuwin-Naturaliste Ridge area. It was chosen because it is enforceable while remaining flexible, making it the most appropriate strategic planning tool in an area of such importance.

The primary tool for implementing an SPP is through local government town planning schemes which, in their preparation or amendment, are required to have due regard to the SPP.



Leeuwin-Naturaliste Ridge

STATEMENT OF PLANNING POLICY REPORT

The draft Leeuwin-Naturaliste Ridge Statement of Planning Policy Report (SPP) Leeuwin-Naturaliste Ridge is now open for public comment. This brochure describes its main features and role in future planning for the policy area. You are also invited to attend Information Days to view and discuss the SPP. Information Days are:

- Dunsborough Community Centre/Sports Club
Dunsborough Lakes
Tuesday, 20 May 1997, 4 - 8 pm.
- Augusta Centennial Hall
Thursday, 22 May 1997, 4 - 8 pm.
- Margaret River Hotel
Friday, 23 May 1997, 4 - 8 pm.
- Perth Office, Ministry for Planning
Tuesday, 27 May 1997, 2 - 6 pm.

Copies of the draft SPP will be available at the Information Days and from the Shire of Busselton, Shire of Augusta-Margaret River and the Ministry for Planning, Bunbury and Perth Offices.

You are encouraged to make comments on any aspect of the draft SPP, and your views will be taken into consideration prior to its finalisation. The draft SPP contains a Public Submission Form to assist in writing comments, which should be addressed to:

Leeuwin-Naturaliste Ridge Statement of Planning Policy
Ministry for Planning
6th Floor, 61 Victoria St.
BUNBURY WA 6230
COMMENTS AND SUBMISSIONS MUST BE RECEIVED NO LATER THAN
MONDAY, 11 AUGUST 1997

© State of Western Australia
Published by the Western Australian Planning Commission
Albert Facey House
469 Wellington Street Perth, Western Australia 6000
Published May 1997
ISBN O 7309 7750 1
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Copies of this document are available in alternative formats on application to the
Disabilities Service Coordinator.

Simon Holtthouse
Chairman
Western Australian Planning Commission

Simon Holtthouse

Before the Land Use Strategy and policies contained in this SPP are finalised, it is being offered for public comment. If you have followed the development of this project, you will know that your opinion counts. I urge you, particularly if you have not yet had an opportunity to be involved, to make a contribution to the eventual direction and content of the draft Leeuwin-Naturaliste Ridge Statement of Planning Policy and, thereby, to the future of the area itself.

Many of the ideas contained in the SPP started with local people, and the principle of public consultation has guided and informed this project throughout its course. It is now time to complete the circle.

The SPP will provide more certainty, equity and improved future planning of the Leeuwin-Naturaliste Ridge area. It outlines what are considered to be appropriate general guidelines and controls for future planning for the area.

This SPP is a response by State and local government to the challenge of providing clear, well-founded and enforceable planning guidelines to control and guide development. It has been undertaken by the Western Australian Planning Commission, with the support and assistance of the Shires of Busselton and Augusta-Margaret River, the willing involvement of other State government agencies, and the very substantial co-operation of many members of the communities within and adjacent to the policy area, and other interested parties.

With increasing popularity comes differing views about the best future for the area and its people. There are conflicting demands for land for agricultural, residential, tourist and business purposes, and pressures for the provision of better infrastructure to support growth. There has also been a great range of ideas for the management and enhancement of the natural environment and the quality of life for residents and visitors alike.

The Leeuwin-Naturaliste area of Western Australia is increasingly becoming a major attraction for new residents, new rural and tourism based enterprises, and for visitors within and outside Western Australia.

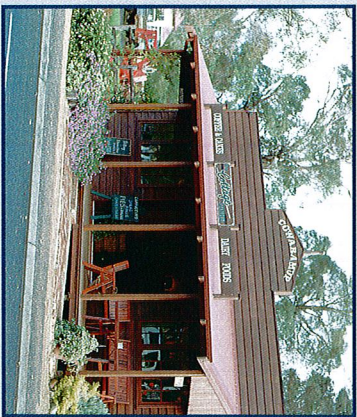
I am pleased to invite your review and comment on the Leeuwin-Naturaliste Ridge Statement of Planning Policy (SPP). The SPP will guide land use planning and development of the Leeuwin-Naturaliste area well into the next century.

PROTECT LANDSCAPE
VALUES OF THE RIDGE



- Protection of the natural character of the Leeuwin-Naturaliste Ridge and the maintenance of the mosaic of land uses.
- Reinforcement of the function of the National Park.
- Encouragement and support for greater landowner responsibility to manage natural values.

ESTABLISH A SETTLEMENT
HIERARCHY THAT INCORPORATES
APPROPRIATE DEVELOPMENT



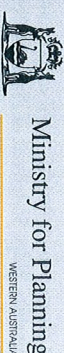
- A clearly defined settlement hierarchy will cater for the expected increase in population. Urban living will be in designated nodes. Alternative clustered living options will be provided in a settlement pattern involving the hierarchy of Villages, Hamlets and Enclaves.

- Maintenance of the character and identity of the existing settlements to ensure improved lifestyle opportunities for residents and visitors.

LEEWIN-NATURALISTE RIDGE
STATEMENT OF PLANNING POLICY
LAND USE STRATEGY PLAN

FOR PUBLIC COMMENT

May 1997
Kilometres
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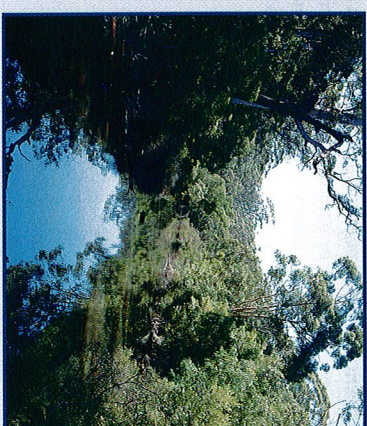
Produced by Cartographic Section,
Bunbury Office, Ministry for Planning

REINFORCE AND PROTECT
AGRICULTURAL LAND



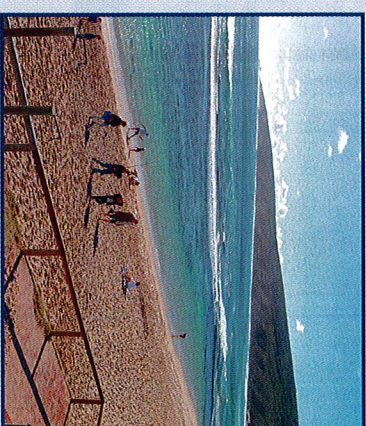
- Protection of the economic and social value of prime agricultural land through careful screening of incompatible uses, control of subdivision and facilitating incentives for landowner responsibility.

RECOGNISE IMPACT OF LAND USE
ON ECOLOGICAL PROCESSES,
INCLUDING WATER QUALITY



- Establishment of strategic environmental corridors to enhance ecological and landscape values.
- Management of water quality through land use controls to protect both surface and groundwater systems of streams, wetlands, damplands and caves; associated plant and animal habitats and landscape amenity.

ENCOURAGE SENSITIVE
RECREATION & TOURISM
OPPORTUNITIES



- Enhancement of a diverse and sustainable tourism base.
- Greater opportunities for tourism activities and recreation experiences that innovatively respond to the natural environment and are integrated with local communities.

CONSOLIDATED RURAL
RESIDENTIAL



- Choices in lifestyle opportunities by enhancing the design of existing and approved Rural Residential developments.

LEGEND

--- Policy Area Boundary

Settlement Hierarchy

Principal Centre

Village

Village with Enclaves

Hamlet

Hamlet with Enclaves

Coastal Node

Tourist Node

Rural Residential

Urban Investigation

Existing Conservation Reserves

National Park

State Forest

Conservation Reserves (Existing and Proposed)

National Park (outside Policy Area)

Natural Landscape Amenity

Principal Ridge Protection

Ridge Landscape Amenity Area

National Park Influence Area

Regional Environmental Corridor

Wetland Amenity Area

Marine Management / Conservation

Agricultural Protection

Principal Agriculture (Viticulture and Grazing)

Principal Agriculture (Horticulture and Grazing)

Agriculture and Rural Landscape

Primary Transport Network

Existing Strategic Road

Proposed Strategic Road

Walk, Cycling or Other Strategic Trails

