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WESTERN AUSTRALIAN PLANNING COMMISSION

STATEMENT OF PLANNING POLICY No. 6.1

LEEWIN-NATURALISTE RIDGE POLICY

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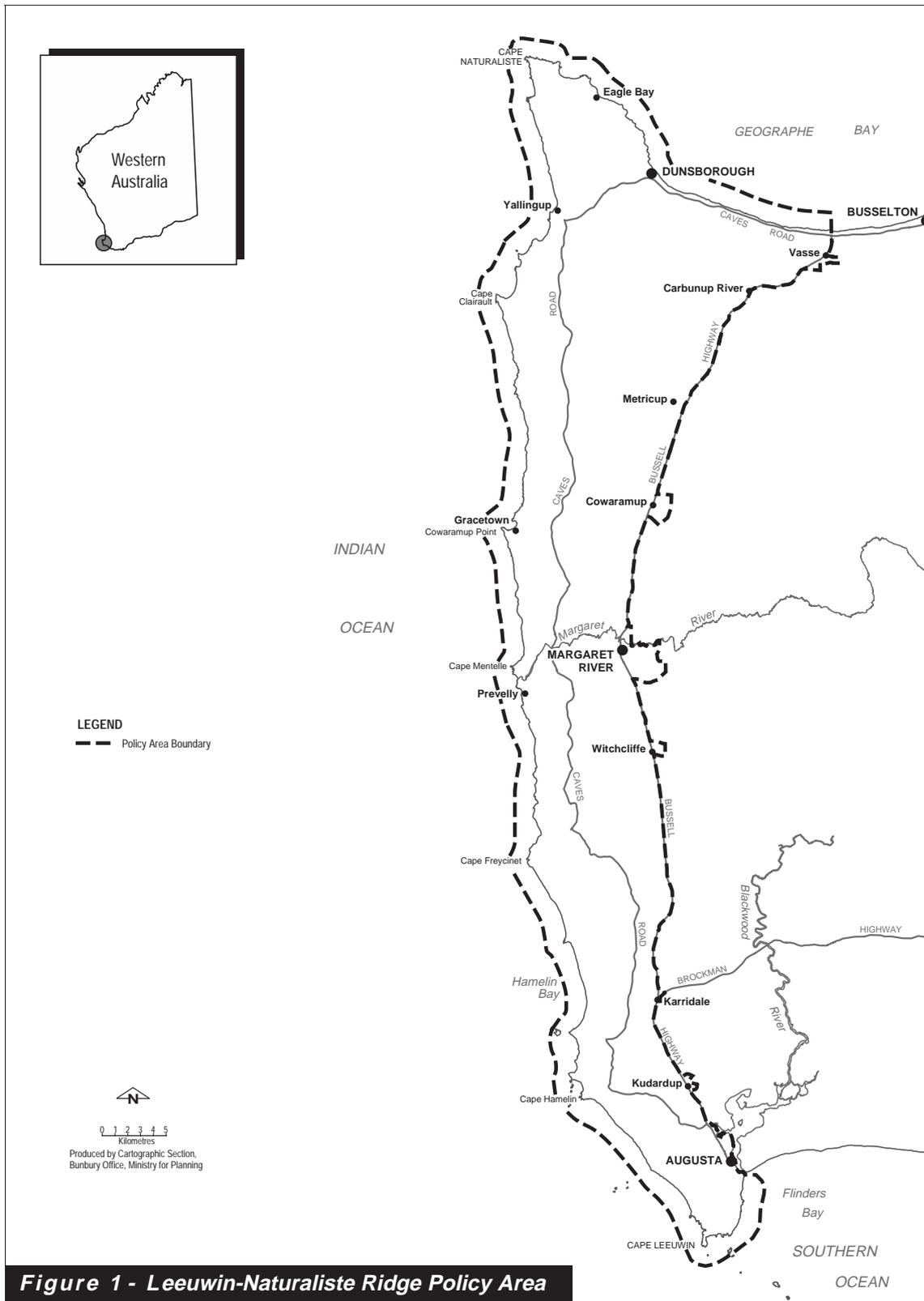
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1 Introduction to Policy

The majestic ridge line, rugged cliffs and capes, exposed slopes and incised valleys of the Leeuwin-Naturaliste Ridge provide a spectacular backdrop for those who live in or visit this south-western corner of Western Australia. Combined with both open and protected sandy beaches, diverse vegetation and a rich mosaic of landscapes and land uses, the Leeuwin-Naturaliste Ridge policy area provides a wide range of outstanding opportunities for recreation, lifestyle, tourism and commercial activity.

These values have been identified in a number of planning documents, most recently in the *State Planning Strategy* (Western Australian Planning Commission, 1997), which recognises the regional and State significance of the Leeuwin-Naturaliste Ridge, together with the challenges it faces from growth pressures and competing land uses.

Rapid growth and change in the Leeuwin-Naturaliste Ridge policy area have provided benefits to increasing numbers of residents and visitors. But they have also resulted in increasing land use conflicts and opposing views on management of natural and economic resources and the level of change that will be acceptable to the various interests.

In light of these pressures for change, the Western Australian Planning Commission (WAPC) and the Shires of Augusta-Margaret River and Busselton agreed that a clear and more certain strategic planning tool was needed. It was recognised that a regional planning approach was required in order to protect the unique ecological, social and landscape values and character of the policy area.

As a result, the Leeuwin-Naturaliste Ridge Planning Review was conducted as a cooperative effort between the WAPC and the two shires. It has resulted in the Leeuwin-Naturaliste Ridge Statement of Planning Policy (LNRSP) to provide clear direction on future land use for the policy area.

The LNRSP applies over the scenically spectacular, narrow coastal strip stretching from the nearshore waters of Cape Naturaliste to Cape Leeuwin and inland to Bussell Highway and the eastern extent of townsites along the highway.

The purpose of the LNRSP is to provide the strategic planning framework for the policy area for the next 30 years by providing greater vision, guidance and certainty of land use. It promotes sustainable development, conservation, and land and resource management. It seeks to provide assistance to those managing land use change, enable greater consistency between the two local governments, give clear regional-level advice to proponents of development, and provide a reference to guide development and conservation by improving the information available to the community.

1.1 Policy Format

The Leeuwin-Naturaliste Ridge Statement of Planning Policy (LNRSP) was prepared by the Western Australian Planning Commission under Section 5AA of the *Town Planning and Development Act, 1928 (as amended)*. It applies to the policy area which extends from the near-shore waters of Cape Naturaliste to Cape Leeuwin and inland to the Bussell Highway and the eastern extent of townsites found along the highway, as defined by the inner border of the boundary shown on Figure 1. The LNRSP has force and effect after it has been approved by the Governor and published in the *Government Gazette*.

All land use and development within the policy area will be consistent with the LNRSP read in conjunction with the LNRSP Policy Report, including its guidelines and actions. There are five policy components of the LNRSP, which should be read together.

The five components are—

- Vision
- Overall Objectives
- Policy Statements
- Land Use Strategy
- Implementation (Guidelines and Actions)

Figure 2 illustrates the five components.

The intent of the Vision and Overall Objectives is reflected as Policy Statements (general policies) for the entire policy area. The Land Use Strategy identifies preferred land use throughout the policy area and establishes specific land use policies. Implementation (including Guidelines and Actions) is described in Part 4 of the LNRSP Policy Report.

2 Vision

The LNRSP's Vision is to achieve—

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.

3 Overall Objectives

To achieve the Vision, the Overall Objectives of the LNRSP 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;*
- *cater for population growth consistent with the objectives of the LNRSP and provide a range of settlement options located to enhance the economic, social and environmental functions, while promoting quality and innovation in urban design and built form;*
- *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; and*
- *foster a sense of community and creativity;*

for the benefit of all residents and visitors and for future generations.

The objectives are not ranked in any order.

Figure 2- Policy Format

<i>Vision</i>	<i>Overall Objectives</i>	<i>Policy Statements</i>	<i>Land Use Strategy</i>	<i>Implementation</i>
<p><i>Creative, vital and sustainable communities living in balance with economic development and the unique landscape and environmental values of the Leeuwin-Naturaliste Ridgepolicy area.</i></p>	<p>The overall objectives of the LNRSP are to:</p> <ul style="list-style-type: none"> • 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; • cater for population growth consistent with the objectives of the LNRSP and provide a range of settlement options located to enhance the economic, social and environmental functions, while promoting quality and innovation in urban design and built form; • 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; and • foster a sense of community and creativity; for the benefit of all residents and visitors and for future generations. 	<p>(Example) <i>Agriculture-Subdivision</i> PS 4.1 There is a general presumption against the subdivision of agricultural land for nonagricultural purposes. PS 4.2 Notwithstanding PS 4.1, subdivision of land designated as Agricultural Protection will be considered under the following circumstances—</p> <ul style="list-style-type: none"> • where the proposed subdivision does not detract from the long-term viability of the land for agricultural use; and • where the proposed subdivision provides an opportunity to diversify or intensify the agricultural use of the land. <p>Rural strata subdivision will be considered where it can be demonstrated the intent of strata subdivision can be legally enforced in the event of the cessation of the strata. PS 4.3 Subdivisions considered under PS 4.2 will comply with the following—</p> <ul style="list-style-type: none"> • where land is to be used for irrigated horticulture, confirmation of suitable soil capability and water supply will be required. Subdivision should not be less than 20 hectares; or • where land is to be 	<p>(Example) <i>Agricultural Protection-Principal Agriculture (Horticulture and Grazing)</i> LUS 4.6 In areas designated Principal Agriculture, the predominant use of land will be agriculture. Other uses, including uses of interspersed lands with lesser agricultural potential, will be compatible with and not jeopardise, agricultural use of adjoining prime land. LUS 4.7 Agriculture (including horticulture and grazing) is to remain the predominant economic land use, within the constraints of protecting remnant vegetation and landscape values. LUS 4.8 Subdivision of agricultural land other than for agricultural purposes will generally not be permitted. LUS 4.9 The potential for expansion of rural/horticultural uses and increases in the function of rural processing and cottage-based industries will be promoted by the establishment of:</p> <ul style="list-style-type: none"> • rural processing activities; • cottage industry; • rural associated 	<p>(Example) <i>Guidelines for Enclaves</i> LUS GS 1.1 Criteria for establishing clustered rural settlement in the form of Enclaves will address:</p> <ul style="list-style-type: none"> • the exclusion of land required for potential urban expansion of the service centre, Prime Agricultural Land or land within high fire hazard areas; • separating the Enclave from surrounding land, including agriculture, and ensuring compatibility of land uses; • ensuring each Enclave is a discrete clustered settlement which enhances the overall rural landscape and which prevents coalescence with other Enclaves; • being within reasonable walking/cycling distance of a service centre; • having appropriate and efficient infrastructure services that include the site being conducive to the principles of ecologically sustainable development, (for example, suitable for on-site effluent disposal without off-site effects); • conserving remnant vegetation and increasing overall vegetation cover,

		<p>used for viticulture and other intensive agricultural uses, confirmation of suitable soil capability and water supply will be required. Subdivision should not be less than 30 hectares; or</p> <ul style="list-style-type: none"> • for general agricultural uses including grazing, subdivision should not be less than 40 hectares and where land is proposed for agricultural consolidation, lots should be capable of supporting a minimum of 750 Dry Sheep Equivalent (DSE). Areas of remnant vegetation will not be included in the calculation of the DSE. 	<p>tourist activities; and</p> <ul style="list-style-type: none"> • recreation/tourist attractions in proximity to settlement nodes or where there is no detrimental impact on the area's horticultural potential. 	<p>where appropriate;</p> <ul style="list-style-type: none"> • managing traffic movements; and • fire management.
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4. Policy Statements

Introduction

The LNRSP identifies seven generic land use related topics for which Statements of Intent and Policies have been adopted. The seven topics identify the main land use planning issues which have a significant impact on the Leeuwin-Naturaliste Ridge policy area. They are—

- Settlement
- Nature Conservation
- Landscape
- Agriculture
- Tourism
- Cultural Heritage
- Resources

4.1 Settlement

Statement of Intent

Settlement Pattern

A range of innovative settlement options to accommodate population growth and ensure a choice of accommodation types will be based on—

- *major urban growth within the Principal Centres;*
- *other urban growth focused on inland centres;*
- *designated Coastal and Tourist Nodes;*
- *clustered rural settlement in Enclaves; and*
- *limiting Rural Residential living to existing designated areas.*

Settlement Design

Settlement design will incorporate—

- *innovative building styles which enhance the area's unique character;*
- *the reinforcement of townscape principles;*
- *the principle of commercial (especially retail) development being located within designated commercial zones, with major retail development being located in the Principal Centres;*
- *provision for tourist development;*

- *integration within its local environment;*
- *water-sensitive urban design;*
- *efficient servicing and energy use;*
- *identity and sense of place;*
- *effective fire protection measures; and*
- *encouragement of a participative design approach which includes the local community.*

Settlement Servicing (Infrastructure)

The settlement objectives will be achieved by—

- *promoting the primary settlement function of Principal Centres, the expansion of nominated inland settlements, and the efficient and innovative servicing of identified rural settlement nodes;*
- *supporting the use of non-conventional servicing solutions particularly in towns and other settlements and rural locations;*
- *providing required infrastructure in a timely manner that has regard for development needs of the settlements;*
- *establishing infrastructure programs that provide for cost sharing between developers and the community; and*
- *maintaining and upgrading the existing road network.*

Policies

Settlement Pattern

PS 1.1 Margaret River, Dunsborough and Augusta will continue to be the Principal Centres in the settlement hierarchy and cater for the majority of residential, large-scale commercial and other urban development. Busselton is located outside the policy area, but will accommodate substantial urban growth.

PS 1.2 Other residential development will focus on the inland settlements of Vasse, Carburnup River, Cowaramup, Witchcliffe, Karridale and Kudardup, based on the hierarchy of settlements set out in the Land Use Strategy. Development of Metricup is dependent upon resolving possible mining issues.

PS 1.3 The coastal settlements at Eagle Bay, Yallingup, Gracetown, Prevelly and Gnarabup will permit a mix of tourism and residential development. The Tourist Node of Smiths Beach, defined as being land west of Smiths Beach Road, has potential for tourist development, including short-stay accommodation. Residential development will be permitted on Sussex Location 413 but will be secondary to the predominant tourist function.

Subdivision and development of the identified developable area(s) of Sussex Location 413 will have a ratio of not less than seventy percent (70%) tourist development and not more than thirty percent (30%) residential development calculated from the developable land area. Mixed residential densities of up to a maximum R Coding of R25 under Statement of Planning Policy No 3.1 (Residential Design Codes) for residential development will be considered.

Identifiable developable land will exclude areas to be set aside for Principal Ridge Protection, national park, public open space, or similar purposes as designated on an approved Development Guide Plan.

PS 1.4 Appropriate buffers will be established to avoid coalescence of any settlements.

PS 1.5 Rural Residential development may be permitted in the designated areas identified in the Land Use Strategy Plan.

Settlement Design

PS 1.6 Modified grid patterns for road layouts in subdivisions will respond to landform and vegetation features.

PS 1.7 The location of commercial centres should reinforce the central focus, function and character of the settlements.

PS 1.8 Settlement design should provide for a range of tourist developments.

PS 1.9 Proposals for clustered rural settlement in the form of Enclaves may be supported in locations identified in the Land Use Strategy, subject to proponents meeting appropriate criteria established by local government, the WAPC and formulating and gaining approval for a structure plan for the Enclave and its nearby service centre (Village or Hamlet).

PS 1.10 Innovative, clustered subdivision design will be promoted with the aim of retaining a greater proportion of land for agricultural use and for the conservation of remnant vegetation.

PS 1.11 Proposed urban development will be assessed against a range of design criteria, including—

- *water-sensitive design and other environmental features;*
- *landscape elements including site-specific natural attributes;*
- *protection of remnant vegetation;*
- *integration with traditional urban character;*
- *intrusion or damage to existing places of cultural heritage and their settings;*

- common trenching of services (where possible);
- access by walking, cycling and public transport as well as by car;
- personal safety and privacy; and
- energy efficiency, including solar orientation.

PS 1.12 Bushfire protection strategies are to be incorporated in all Rural Residential and clustered rural settlement proposals. These are to be self contained within the property and to be consistent with district and local fire strategies.

Settlement Servicing (Infrastructure)

PS 1.13 Infrastructure and servicing solutions to land use activities will adopt the principles of ecological sustainability by—

- being sensitive to the existing natural and built character of the locality;
 - reinforcing and promoting efficient, clustered and minimal-impact forms of development;
- and
- promoting alternative forms of transport, especially links between settlements and the coast.

PS 1.14 Plans for development that involve the expansion of existing townsites or the creation of new settlements must be accompanied by a strategy incorporating the provision of services and community infrastructure in a timely manner.

PS 1.15 Proponents of development must be able to demonstrate that the proposed level of access is suitable to the location and function of the development, and that an appropriate range of transport opportunities will be facilitated.

PS 1.16 Widening and straightening of Caves Road and local linkage roads may be supported only where it can be demonstrated that there is an overriding safety issue that cannot be overcome by other traffic management techniques.

PS 1.17 Development which necessitates servicing and infrastructure requirements may be supported provided—

- remnant vegetation and fauna habitats are not threatened;
- water quality of the river systems is not degraded;
- visual character of the locality is maintained or enhanced;
- access, safety and land use conflict problems are not exacerbated;
- efficient energy usage is promoted;
- there is effective effluent disposal; and
- effective nutrient management.

4.2 Nature Conservation

Statement of Intent

The nature conservation values will be conserved through—

- *reinforcing the functions of the Leeuwin-Naturaliste National Park;*
- *fostering strategic environmental corridors and preserving biological diversity;*
- *protecting and maintaining remnant vegetation;*
- *protecting water quality and quantities required to maintain ecosystem functions;*
- *supporting the establishment of a marine reserve; and*
- *establishing land use controls to conserve land and marine environments.*

Policies

PS 2.1 This LNRSP supports the consolidation of the Leeuwin-Naturaliste National Park.

PS 2.2 There is a general presumption against clearing of remnant vegetation.

PS 2.3 Clearing of remnant vegetation will require planning approval and may be supported where—

- the need has been established for safety or for specific building requirements; or
- removal is for the establishment of horticulture or viticulture within areas defined as Agricultural Protection under this LNRSP; and
- removal of remnant vegetation does not threaten the presence of rare and threatened flora, fauna and ecological communities.

PS 2.4 A landscape management plan will be required where the clearing of remnant vegetation for installation of services is the only option.

PS 2.5 Local environmental corridors will be supported along roads, streams and wetlands, and where they link existing blocks of remnant vegetation.

PS 2.6 Proposals for development adjacent to natural bushland areas will be required to include an effective bushfire protection plan that is consistent with conservation values.

PS 2.7 Proponents of development must ensure that it does not significantly increase the threat of

bushfires nor is to be located in an area of high fire hazard.

PS 2.8 Proponents of development must ensure that it does not adversely affect the quality or quantity of surface and groundwater resources where required for the conservation of natural environmental values.

PS 2.9 Land use planning on the coast will have regard for the impacts of development on the proposed marine reserve.

PS 2.10 Proposals for subdivision, development and land use within the designated Wetland Amenity Areas will be assessed for their compatibility with wetland conservation.

4.3 Landscape

Statement of Intent

This is an extraordinary landscape which is part of the nation's heritage. Its unique values will be conserved by land use strategies and development assessment processes, having particular regard for—

- protection of the natural character of the Leeuwin-Naturaliste Ridge, including the coastal and marine interfaces and areas of remnant vegetation;*
- maintenance of the mosaic of land uses evident in existing agricultural areas, while providing for change in agricultural land uses; and*
- recognition of the role and importance of human activity and its contribution to cultural landscape.*

Policies

PS 3.1 The Landscape Classes map (Figure 3) and the Landscape Character Units map (Figure 4) form part of this LNRSP.

PS 3.2 Development must be responsive to local values, and be compatible with the natural characteristics and traditional settlement patterns of the area.

PS 3.3 Development will have due regard for the landscape integrity and value of Ridge backdrops when viewed from the coastline, bays or Travel Route Corridors.

PS 3.4 In areas of Natural Landscape Significance, including where they are in Travel Route Corridors, the significant natural characteristics will be protected and provide adequate development setbacks. In these areas development will be screened from Travel Route Corridors except public recreation or safety facilities which may be seen in the foreground.

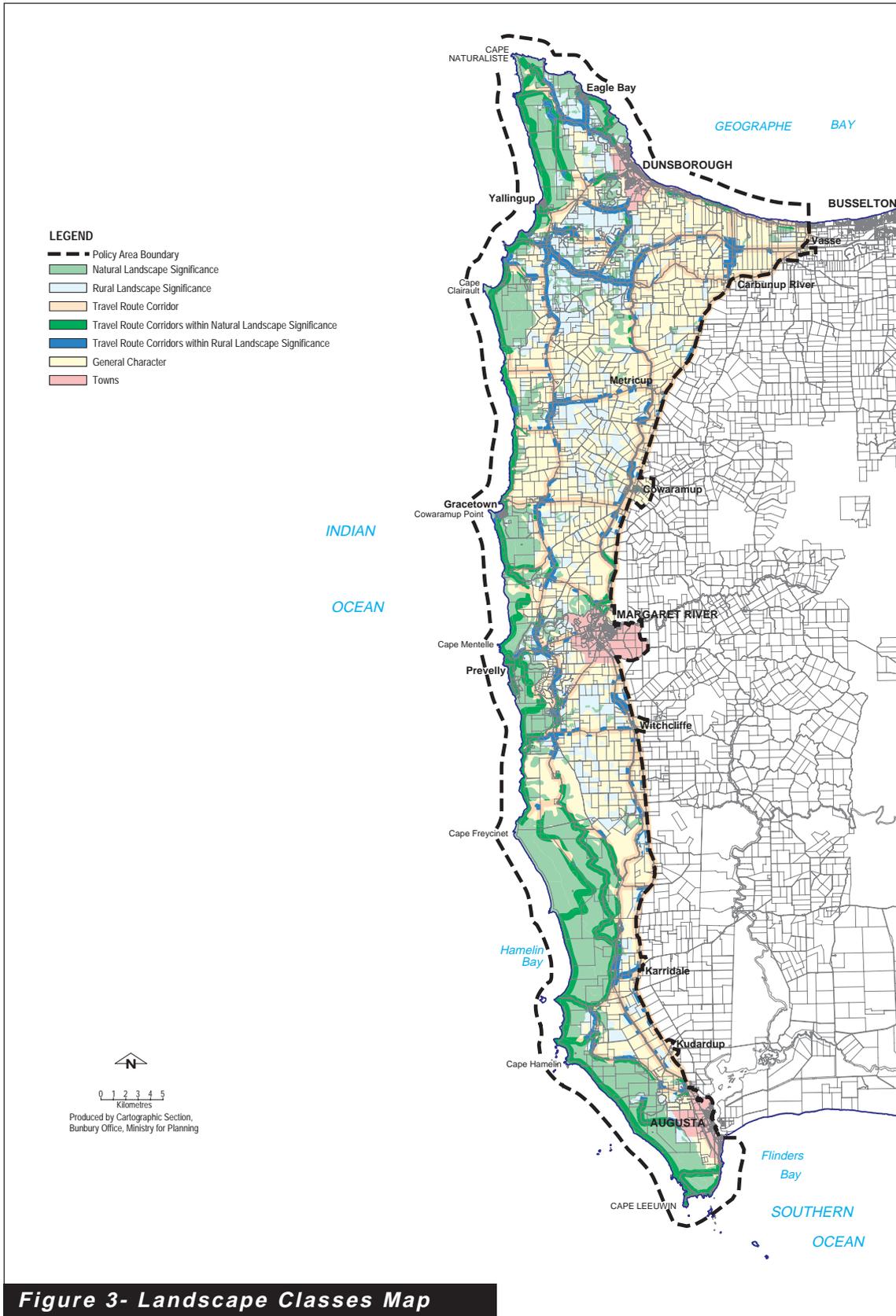
PS 3.5 The environmental integrity and natural landscape values of the Western Coastal and Eastern Slopes of the Leeuwin-Naturaliste Ridge as identified in Figure 4 and near-shore waters will be given high priority in land use decisions.

PS 3.6 In areas of Rural Landscape Significance, as identified in Figure 3, development or change of use should protect the rural character of the land.

PS 3.7 In areas of General Character, as identified in Figure 3, development or change of use should protect the rural character and conform with policies and guidelines for Travel Route Corridors.

PS 3.8 Where the LNRSP identifies development opportunities on the Ridge, such development will—

- maintain the natural character where this exists;
- utilise sites of least visual impact;
- conform with a sustainable bushfire plan;
- maintain the values of adjacent conservation reserves;
- avoid the steeper and higher slopes; and
- avoid impacts on significant flora and fauna communities.



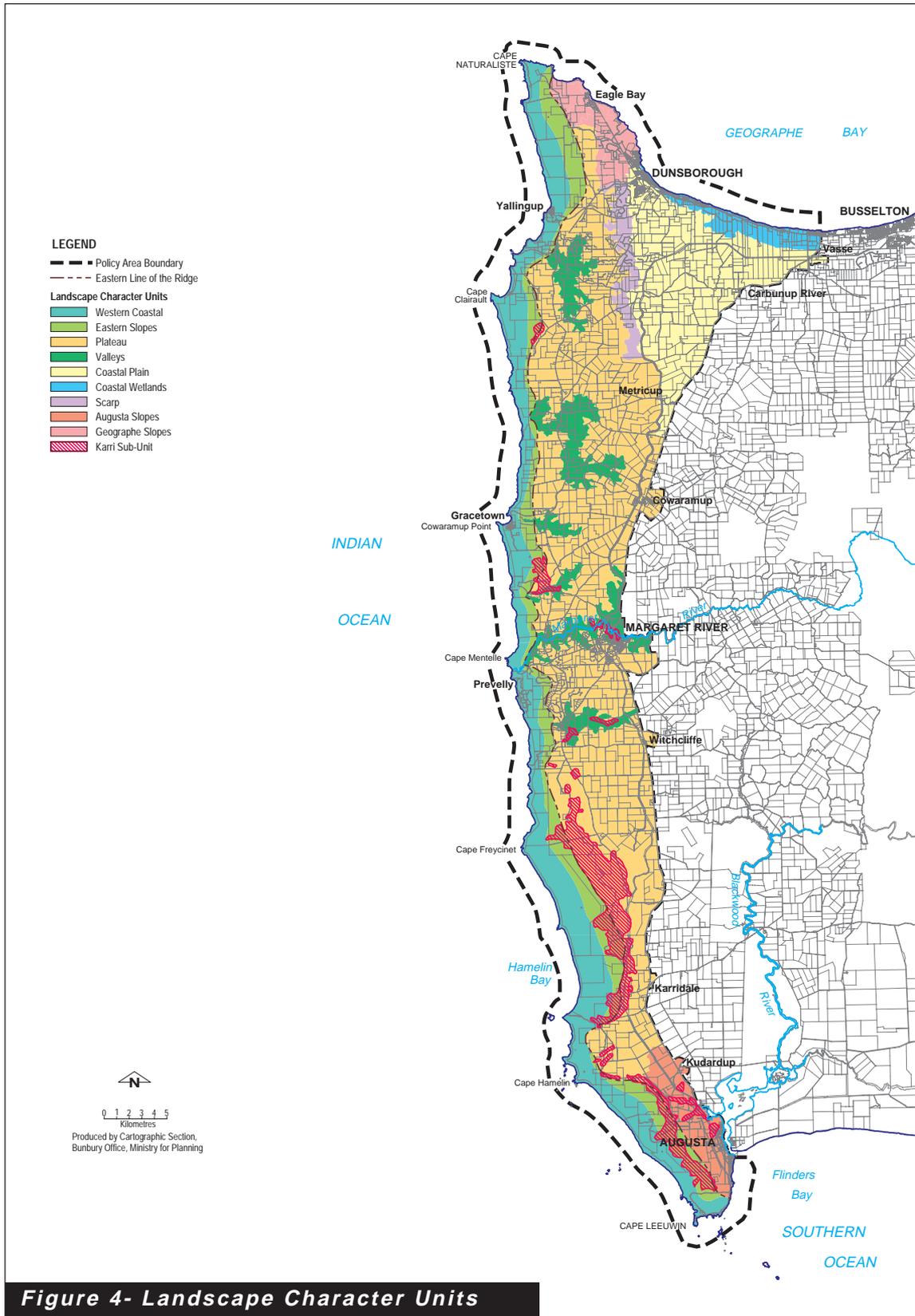


Figure 4- Landscape Character Units

4.4 Agriculture

Statement of Intent

The continued protection and viability of agricultural land within the policy area will be supported by—

- *protection for agricultural uses;*
- *protection from incompatible uses;*
- *encouraging environmentally and economically sustainable practices; and*
- *ensuring that tourism and settlement patterns retain a secondary and complementary function on agricultural land.*

Policies

Subdivision

PS 4.1 There is a general presumption against the subdivision of agricultural land for nonagricultural purposes.

PS 4.2 Notwithstanding PS 4.1, subdivision of land designated as Agricultural Protection will be considered under the following circumstances—

- where the proposed subdivision does not detract from the long-term viability of the land for agricultural use; and
- where the proposed subdivision provides an opportunity to diversify or intensify the agricultural use of the land.

Rural strata subdivision will be considered where it can be demonstrated the intent of strata subdivision can be legally enforced in the event of the cessation of the strata.

PS 4.3 Subdivisions considered under PS 4.2 will comply with the following—

- where land is to be used for irrigated horticulture, confirmation of suitable soil capability and water supply will be required. Subdivision should not be less than 20 hectares; or
- where land is to be used for viticulture and other intensive agricultural uses, confirmation of suitable soil capability and water supply will be required. Subdivision should not be less than 30 hectares; or
- for general agricultural uses including grazing, subdivision should not be less than 40 hectares and where land is proposed for agricultural consolidation, lots should be capable of supporting a minimum of 750 Dry Sheep Equivalent (DSE). Areas of remnant vegetation will not be included in the calculation of the DSE.

Non-agricultural Use/Development

PS 4.4 In order to support and protect agricultural land uses within land designated as Agricultural Protection, there is a general presumption against the approval of non-agricultural use/development. However, non-agricultural use/development will be considered where the proponent can demonstrate that any approval will—

- be compatible with the agricultural use of adjoining or nearby land and where required, include appropriate buffers within the subject land;
- maintain the long-term viability of the land for agricultural use;
- with respect to Enclave development, be subject to appropriate buffers to the surrounding agricultural uses being established within the subject land;
- establish and enhance the role and function of the agricultural land as a component of landscape significance; and
- be ancillary to agricultural production and complementary to the agricultural use.

PS 4.5 A second dwelling on land designated as Agricultural Protection will be considered as a discretionary use, where it is demonstrated to be integral to and necessary for the efficient undertaking of the agricultural activity.

4.5 Tourism

Statement of Intent

A diverse and sustainable tourism base which complements the existing character and lifestyle of the policy area will be facilitated by—

- *encouraging nature-based and cultural tourism opportunities;*
- *focusing coastal tourism in designated nodes;*
- *integrating large-scale tourist development into Principal Centres and other settlements;*
- *promoting low-scale tourist development that is consistent with local characteristics;*
- *encouraging innovative tourism development that responds to the local natural and cultural environment;*
- *assessing land use proposals for their impact on tourism; and*
- *conserving those landscape, cultural and environmental values that offer future tourism*

potential.

Policies

PS 5.1 Appropriate nature-based and cultural tourism and recreation proposals will be encouraged.

PS 5.2 Coastal Tourist Nodes will provide for a range of tourist accommodation options, including campsites, hostels/backpacker accommodation, chalets, lodges and other low-impact tourist development.

PS 5.3 Tourist development which is inappropriate in rural locations, will focus on or be adjacent to existing Principal Centres. Where tourist development is proposed in other areas, the proposal will comply with the Settlement Hierarchy, Policy Statements for the area and the use category under the Land Use Strategy.

PS 5.4 Low-impact tourist development will be considered in rural locations where the development—

- will not adversely affect the character of the surrounding area;
- comprises only buildings or structures which are small in scale and unobtrusive;
- is consistent with the transport and environmental policies of the LNRSP; and
- in the case of an agricultural area, is incidental or complementary to the agricultural use.

PS 5.5 Infrastructure planning will consider the social and regional impacts of visitor use of local recreation and social facilities.

PS 5.6 Tourism developments adjacent to the National Park or within the National Park Influence Area (refer to Land Use Strategy) will be assessed for their direct and indirect impact on the natural environmental values and management of the park.

PS 5.7 Tourist developments will be required to provide for recreation demands resulting from the impact of the proposal, including the promotion of integrated tourism facilities, and visitor and resident interaction, and an appropriate contribution towards monitoring and addressing coastal and other off-site impacts of such development by independent agencies.

4.6 Cultural Heritage

Statement of Intent

Places of Aboriginal and non-Aboriginal cultural heritage significance will be identified and conserved for the benefit of present and future generations by —

- *establishment of the cultural heritage significance of the place;*
- *development and implementation of an appropriate conservation policy for the place;*
- *appropriate management of places in the public domain; and*
- *encouragement of the use of available incentives to heritage conservation.*

Policies

PS 6.1 Consultation with the custodians of sites of Aboriginal cultural heritage significance will be required at the structure planning stage of the planning process.

PS 6.2 As a component of proposals for the development of a place of recognised cultural heritage significance, an appropriate heritage study will be carried out and, if considered necessary, a conservation plan will be prepared in order to guide future development.

PS 6.3 Development or subdivision applications relating to places which are the subject of heritage registration or heritage agreements must comply with the conditions of registration or agreement.

4.7 Resources

Statement of Intent

Minerals and basic raw material resources will be—

- *acknowledged in land use decisions;*
- *developed in a timely manner that has regard for development needs of settlements; and*
- *extracted where consistent with the cultural, environmental and economic values of the policy area and giving due regard to the State significance of the resource.*

Water resources will be allocated and managed in a way that balances and sustains environmental, cultural and economic values.

Policies

Mineral Resources and Basic Raw Materials

PS 7.1 The timely exploration of land for mineral resources ahead of the creation of urban, tourism, rural and conservation areas is encouraged.

PS 7.2 Exploration and development of mineral resources and basic raw materials will be subject to environmental management controls and rehabilitation programs.

PS 7.3 Rehabilitation plans for mine sites and quarries to standards appropriate for the approved end land use are required in advance of actual ground disturbance.

PS 7.4 Where mineral and basic raw material extraction is proposed the proponent will be required to demonstrate—

- that the extraction is compatible with the statement of intent as set out above;
- that the need for the development outweighs its adverse impacts on the environment;
- that the impacts on landscape of siteworks and infrastructure will be minimised; and
- that a prompt restoration and “after-care” of the development site will be carried out.

Water Resources

PS 7.5 Creation of environmental buffers of native vegetation around rivers, streams, lakes and wetlands is encouraged.

PS 7.6 The principles of “Integrated Catchment Management”, particularly nutrient management, will be applied to development and land use applications where appropriate.

5 Land Use Strategy

The Land Use Strategy (“the Strategy”) comprises the—

- Land Use Strategy Plan (“the Strategy Plan” see Figure 5)
- Strategy description
- Policies

The Strategy identifies different categories of preferred land use throughout the policy area. The land use categories relate to geographic locations and the policies are to be read in conjunction with the Policy Statements (Section 4) for the entire policy area. Local-level plans and schemes will be guided by all policies contained in this LNRSP to help determine actual detailed land use.

The categories of land use making up the Strategy are described in the same order in which they appear in the legend of the Strategy Plan—

- Settlement Hierarchy
- Existing Conservation Reserves
- Natural Landscape Amenity
- Agricultural Protection
- Primary Transport Network

5.1 Settlement Hierarchy

Strategy Description

The Settlement Hierarchy is summarised in Table 1.

The Strategy recognises the influence of settlements located outside the policy area. Specifically, the Strategy accepts that Busselton townsite will continue to grow into the major city that will service the Leeuwin-Naturaliste Ridge policy area. It is anticipated that Busselton townsite will accommodate a population of 20,000-25,000 over the next 30 years, and eventually accommodate more than 50,000 people.

Design should be responsive to local characteristics and features. The LNRSP therefore supports the maintenance of existing centres’ character, which is best maintained by using the elements of traditional urban form. Typically, traditional forms would include such principles as walkable neighbourhoods, defined town centres, mixed use activities, interconnected street systems, shared and visible public space, enhanced local character and environmental sustainability.

Principal Centre

Principal Centres of the settlement hierarchy are nominated as Dunsborough, Margaret River and Augusta. Together with their respective “Development Investigation Areas” (shown on the Strategy Plan), these Principal Centres will accommodate the major share of population growth in the policy area.

Policies

LUS 1.1 Urban development is to conform with the Settlement Hierarchy set out in Table 1.

Principal Centre

LUS 1.2 Urban development at Dunsborough will be consolidated in accordance with the approved

town planning scheme, structure plans and the Shire of Busselton's Dunsborough Town Centre Plan.

LUS 1.3 Landscape buffers between the proposed Dunsborough light industrial area, adjoining uses and the tourist drive to Commonage will be established.

LUS 1.4 Additional short-stay accommodation and tourist facilities will integrate with and enhance the existing character of Dunsborough.

LUS 1.5 The village character and lifestyle value of the Margaret River townsite will be retained and enhanced by adopting more innovative and sustainable design principles, in accordance with the following guidelines—

- the use of small defined neighbourhoods with local parks and corner stores within walking distance;
- maintaining and enhancing the character and sense of identity of the main street, including providing for mixed uses and encouraging building design sympathetic to the existing scale, colours and materials;
- establishing a ring road (particularly for heavy traffic); and
- using a comprehensive community participation process.

LUS 1.6 Augusta urban expansion will be accommodated where there are no detrimental impacts on landscape quality of the Leeuwin-Naturaliste Ridge, or the water quality of the Hardy Inlet and where the other policies of the LNRSP are complied with, including having regard to—

- recognised landscape quality of the area;
- values and management of the National Park;
- staging of the development;
- fire protection; and
- recognising the National Park Influence Area.

LUS 1.7 Land use diversity in and around Augusta will be retained by promoting a mix of tourism, commercial, light industrial and innovative residential development opportunities that are consistent with the protection of the unique natural and community values.

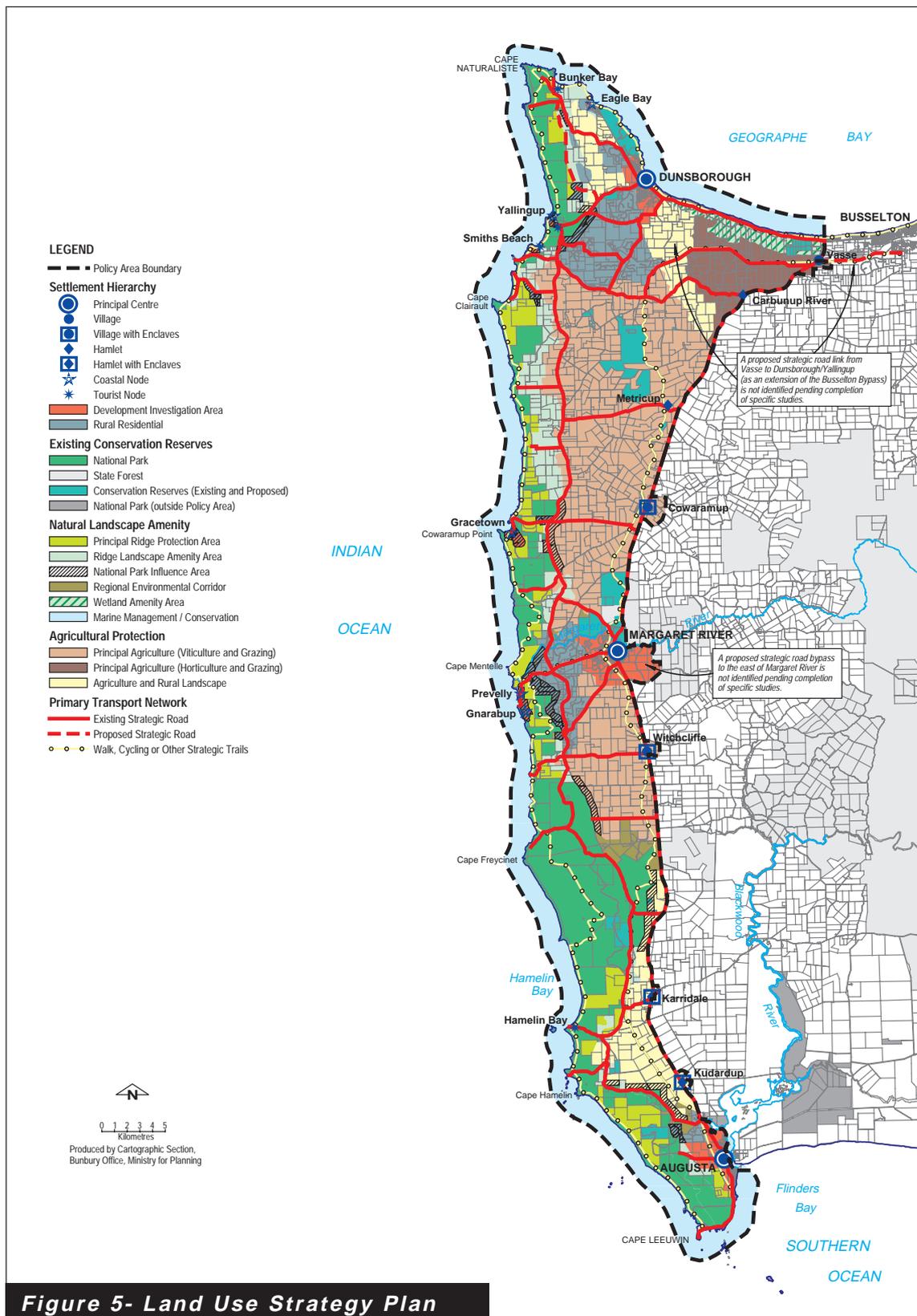


Table 1

Settlement Type	Settlement	Permanent Population (unless otherwise stated)*	Commercial and Community Services	Infrastructure	Function (see also policies)
Principal Centre	Dunsborough, Margaret River, Augusta	2,000-20,000	District and local level.	Reticulated water, sewerage and power.	Highest order settlements in the policy area.
Village	Vasse**, Cowaramup, Witchcliffe	500-2,000	Local level.	Reticulated water, sewerage and power.	Cowaramup and Witchcliffe also suitable for Enclaves.
Hamlet	Carbunup River, Metricup***, Kudardup, Karridale	Less than 500	Convenience services and community focus.	Innovative alternatives to conventional reticulated water, sewerage and power will be considered	Function as rural service centre, focus for rural living and tourist facilities. Kudardup and Karridale also suitable for Enclaves.
Enclave	Vicinity of Cowaramup, Witchcliffe, Kudardup, Karridale	Less than 50	Nil.	Innovative on-site water supplies, effluent disposal and power on an individual site or cooperation basis will be considered.	Enclaves may take the form of clustered rural living or specialised developments and may include low-impact tourist development. With respect to Karridale, an Enclave may be developed at “Old Karridale” and at part Sussex Location 1362, part Sussex Location 246 and part Sussex Location 251. Site selection will be based on demonstration of compliance with Enclave criteria as set out in the LNRSP Policy Report.
Coastal Node	Eagle Bay, Yallingup, Gracetown, Prevelly, Gnarabup	Up to 500	Local/ convenience and tourist facilities and community focus.	Reticulated water, sewerage and power unless proponents can demonstrate suitable alternative technologies that achieve standards approved by the responsible authorities.	Principal function is composite tourist/holiday accommodation and general residential use. Expansion of nodes will be limited to areas identified on the Land Use Strategy Plan, subject to demonstration of suitability.

Tourist Node	Bunker Bay, Caves House, Hamelin Bay	Short-stay accommodation for less than 500	Convenience and tourist facilities.	Reticulated water, sewerage and power unless proponent can demonstrate suitable alternative technologies that achieve standards approved by the responsible authorities.	Principal function is tourist/holiday accommodation. Permanent residential use will generally not be permitted.
	Smiths Beach (west of Smiths Beach Road only).	Short-stay and permanent populations to be determined in accordance with policy PS 1.3 (as amended), policy LUS 1.21 (as amended) and other relevant provisions.	Local convenience services, tourist facilities and community focus.	Reticulated water, sewerage and power unless proponent can demonstrate suitable alternative technologies that achieve standards approved by the responsible authorities.	At Smiths Beach, the function is determined by policy PS 1.3 (as amended).

Other settlements

Lower-order settlements are shown on the Strategy Plan and are described in Table 1. Individual descriptions are not provided here, however specific policies are included below. Specific reference is made with respect to the Hamelin Bay area where Enclaves have some potential given its history as a settlement, proximity to the coast (but being east of the Ridge), marginal agricultural value of the land, requests for greater coastal access and settlement south of Prevelly, and giving due weight to planning proposals that are well advanced through formal planning processes or directly affected by past appeal decisions.

Accordingly, “New” Karridale (i.e. Bussell Highway crossroads) is suited to be established as a Hamlet with Enclaves. It is acknowledged that nominated Enclaves at Karridale would be further away from the Hamlet than the normal criteria for Enclaves under the Settlement Strategy. The location of the Enclaves near “Old” Karridale are nominated in the Settlement Hierarchy Table to recognise the merits and special circumstances of those particular sites, but to avoid ad hoc proposals for Enclaves that would conflict with the wider Agriculture and Rural Landscape area.

Policies

Village

LUS 1.8 Growth of the Village centres of Witchcliffe, Cowaramup and Vasse will require further investigations in order to determine a settlement size commensurate with their Village function.

Village with Enclaves

LUS 1.9 Enclaves must be compatible with and not compromise the primacy of agriculture.

LUS 1.10 Particular attention will be paid to the issue of titanium mineralisation to the east of Witchcliffe town and to retention of existing character, including historic buildings and native vegetation.

Hamlet

LUS 1.11 Hamlet development at Caribunup River will provide a rural service centre for the nearby intensive agricultural industry but the form and size of urban development must remain separated from and not compromise the primacy of the horticultural industry.

LUS 1.12 Ecological communities on Caribunup Reserve 38582 will be protected.

LUS 1.13 Future Hamlet development at Metricup will be staged having regard to resolving the recognised mineral resource in the locality.

Hamlet with Enclaves

LUS 1.14 Karridale is designated as a Hamlet with Enclaves. Nominated Enclaves further away from the Hamlet than the normal criteria for Enclaves under the Settlement Strategy may be permitted in accordance with Table 1 (Settlement Hierarchy).

LUS 1.15 The status of Kudardup as a Hamlet with Enclaves will be further investigated, including discussions with the local community, with a view to upgrading this settlement to Village with Enclaves.

Coastal Node

LUS 1.16 Limited expansion of the Eagle Bay Coastal Node will accord with the Eagle Bay Precinct of the *Meelup-Bunker Bay Structure Plan* (1993).

LUS 1.17 Expansion of Yallingup or Gracetown will be considered provided it conserves the surrounding conservation and landscape values.

LUS 1.18 Further development at Prevelly and Gnarabup will be in accordance with the designated areas in the gazetted town planning schemes and approved structure plans.

Tourist Node

LUS 1.19 Development of Bunker Bay as a Tourist Node will be confined to the existing zoned area, with the remainder of the land managed for its landscape amenity value.

LUS 1.20 Tourism development at Smiths Beach and Caves House must include an environmentally acceptable means of effluent disposal and a reticulated water supply, conservation of the Principal Ridge Protection Area and values within the Ridge Landscape Amenity Area, acceptable bushfire protection and landscape management strategies.

LUS 1.21 Proposed development at Smiths Beach will reinforce the primary tourism function of the site and not compromise the landscape values of the area. The size, nature and location of any development in the

development investigation areas at Smiths Beach must be determined having regard to the overriding need to protect the visual amenity and environmental values of the area.

LUS 1.22 Development of Hamelin Bay Tourist Node will be low-impact tourist development compatible with the surrounding National Park and may include uses such as camping facilities, local service centre for convenience goods, backpackers' hostel or lodge, chalets, and a cafe.

Development Investigation Area

The Strategy includes several Development Investigation Areas which are a guide to potential development but require detailed investigation prior to subdivision and development, including form, function and design. In the vicinity of Principal Centres, these may comprise urban development but other sites designated Development Investigation Area will need to conform with policies relevant to their particular location.

Policies

LUS 1.23 Proposals for rezoning, subdivision and development within the Development Investigation Area will be considered only after comprehensive planning has been undertaken and a resultant Outline Development Plan /Development Guide Plan which complies with the requirements of PS 3.8 has been the subject of community consultation, including public advertising, and approved by the local government and the Western Australian Planning Commission having consulted with the relevant agencies..

Rural Residential

The main areas of existing or committed Rural Residential development are shown in the Strategy Plan. These areas contain stands of significant remnant vegetation which are an important contributor to the landscape mosaic of the region. Rural Residential development must recognise this landscape significance and not compromise its character. Parts of these areas also contain potentially productive agricultural land.

It is a general policy of the LNRSP that new areas of Rural Residential subdivision will not be supported, therefore the Strategy does not designate new areas for such uses. Where possible, infill development within areas designated Rural Residential should adopt cluster principles that are more responsive to retaining landscape values and allowing some agricultural pursuits.

Clustered forms of development in designated Enclaves may be permitted, but there is a general presumption against further Rural Residential subdivision and development throughout most of the policy area. In particular, closer settlement will not be supported in productive and potentially productive agricultural areas, conservation areas, around wetlands, in important landscapes, and in locations near designated settlements which would conflict with future urban development.

Towns of Eagle Bay, Dunsborough, Margaret River and Augusta have limited surrounding areas designated for Rural Residential. Two other significant areas, known as Ridgeland and Commonage, have been created to confine further Rural Residential development throughout the policy area.

Policies

LUS 1.24 Rural Residential will be restricted to the areas shown in the Land Use Strategy Plan.

LUS 1.25 Subdivision and development design that facilitates better use of land already committed for Rural Residential development will be encouraged. Assessment of proposals will address the following criteria—

- provision for clustered settlement;
- provision of community-based activities and services;
- provision for walking, cycling and possible future public transport;
- opportunities for local enterprise development such as limited small-scale tourism development, including accommodation, attractions and cottage industries; and
- suitability for small-scale intensive agriculture.

LUS 1.26 Consolidation and diversification of existing Rural Residential land to the west of Margaret River, will be compatible with Regional Environmental Corridor functions and landscape values.

LUS 1.27 Development on the slopes of the Boodjidup Valley that is inconsistent with local landscape character must not be seen from transport routes.

LUS 1.28 The consolidation of existing and committed Rural Residential land use surrounding Augusta will be permitted where there is no detrimental impact on the Leeuwin-Naturaliste National Park.

5.2 Existing Conservation Reserves

Strategy Description

The Strategy Plan designates areas of existing Crown land as various categories of Conservation Reserves. They include National Park, State Forest and Conservation Reserves.

National Park

Policies

LUS 2.1 The Leeuwin-Naturaliste National Park is central to conserving the core values of the Leeuwin-Naturaliste Ridge and the conservation and consolidation of the park, where possible, is supported by the LNRSP.

LUS 2.2 Future access to the coast will be provided by spur roads only.

State Forest

Policies

LUS 2.3 Proposals for development surrounding State Forest must demonstrate that the development meets fire hazard and risk standards associated with this category of Conservation Reserves.

LUS 2.4 Development does not adversely affect the fire management regimes of adjacent landowners.

Conservation Reserves (Existing and Proposed)

Policies

LUS 2.5 Maintaining or enhancing the conservation and landscape values within existing and proposed Conservation Reserves will be the primary determinant in decision-making on proposals for land use, subdivision or development within these areas.

LUS 2.6 Proposals for development surrounding Existing and Proposed Conservation Reserves will demonstrate that the development meets fire hazard and risk standards associated with this category of Conservation Reserves.

LUS 2.7 Development will not adversely affect the fire management regimes of adjacent landowners.

LUS 2.8 Conserving nature-based recreation opportunities along the Margaret River and within the Bramley Block will be encouraged.

5.3 Natural Landscape Amenity

Strategy Description

The Strategy includes five categories of land use and a Marine Management/Conservation category that are intended to conserve and enhance the special natural landscape amenity.

Principal Ridge Protection Area

Policies

LUS 3.1 In Principal Ridge Protection Areas, protection of conservation and landscape values will be paramount. Only land uses compatible with these values will be permitted.

LUS 3.2 Land in Principal Ridge Protection Areas can be held in either private or public ownership.

LUS 3.3 In the Principal Ridge Protection Areas, there is a general presumption against further subdivision. Development will normally be restricted to one dwelling per lot and low-impact recreation facilities in limited locations, if considered compatible with conserving the ecological and landscape values and able to address bushfire protection requirements of the Ridge and National Park.

LUS 3.4 As an incentive for landowners in Principal Ridge Protection Areas electing to retain the land in private ownership (as set out in guidelines in the LNRSP Policy Report), arrangements for maintaining the conservation and landscape values of the land in perpetuity, are as follows—

- for a lot in existence at the date of Gazettal of this LNRSP, subdivision of one additional lot—in clustered form (unless based on existing dwellings); or
 - low-impact tourist development;
- both subject to—
- no detrimental impacts on existing remnant vegetation other than for the approved development envelope and services;
 - conforming with other policies under this LNRSP, particularly those relating to fire management;
 - the owner entering into an agreement for—
 - continued management of the land to guarantee the maintenance of conservation and landscape values in perpetuity; and
 - an absolute caveat on the title of the lot to secure performance of the agreement in perpetuity.

LUS 3.5 There is a general presumption against the clearing of remnant vegetation in the Principal Ridge Protection Area other than for approved building envelopes, access and services.

***Ridge Landscape Amenity Area
Policies***

LUS 3.6 Maintaining or enhancing the conservation and landscape values of the Ridge Landscape Amenity Area will be the primary criteria against which proposals for land use, subdivision or development within these areas will be assessed.

LUS 3.7 In the Ridge Landscape Amenity Areas, there is a general presumption against further subdivision. Development will normally be restricted to one dwelling per lot and low-impact recreation facilities in limited locations, if considered compatible with conserving the ecological and landscape values of the Ridge, National Park and Principal Ridge Protection Areas.

LUS 3.8 As an incentive for landowners to maintain the conservation and landscape values of the land in perpetuity, the following will be considered—

- for lots 40 ha and above, subdivision based on a ratio of one lot per 20 ha. Subdivision should be in clustered form—unless based on existing dwellings; or
 - for lots below 40 ha at the date of Gazettal of this LNRSP, subdivision of one additional lot; or
 - low-impact tourist development;
- subject to—
- no detrimental impacts on existing remnant vegetation other than for the approved development envelope and services;
 - conforming with other policies under this LNRSP, particularly those relating to fire management;
 - the owner entering into an agreement for —
 - rehabilitation of the land or retention of vegetation other than for the approved development envelope and services;
 - continued management of the land to guarantee the maintenance of conservation and landscape values in perpetuity; and
 - an absolute caveat on the title of the lot to secure performance of the agreement in perpetuity.

LUS 3.9 Proposals for development adjoining the National Park or Principal Ridge Protection Area must demonstrate that the development meets fire hazard and risk standards associated with this category and that it does not adversely affect the fire management regimes of adjacent landowners.

LUS 3.10 There is a general presumption against the clearing of remnant vegetation in the Ridge Landscape Amenity Area other than for approved building envelopes, access and services.

LUS 3.11 Subdivision or developments between Cape Naturaliste and Meelup Regional Park will be consistent with the Ridge Landscape Amenity designation and will provide for increased public access along and to the coast.

LUS 3.12 Development will comply with the protection and enhancement of the environmental integrity of ecological linkages and their landscape qualities.

LUS 3.13 Establishment of indigenous vegetation that complements the values of Regional Environmental Corridors will be supported.

LUS 3.14 In meeting its statutory obligations, CALM, as managers of the National Park, should comply with the “good neighbour zone” and recognise private use of the adjoining land and adjust management strategies as appropriate, particularly its fire management program, control of vermin, or the location of access roads or visitor facilities that could intrude upon the privacy of the neighbouring owners.

LUS 3.15 Landowners adjoining the National Park or Principal Ridge Protection Area should comply with the “good neighbour zone” and recognise potential impacts upon the values and management of the National Park and Principal Ridge Protection Areas, particularly in relation to fire management and control of vermin.

LUS 3.16 For land adjoining the National Park or Principal Ridge Protection Area, local government should consider inclusion within its local planning scheme of special provisions for control of stock, domestic animals, weeds, and special provisions for the type, scale and materials of buildings.

***National Park Influence Area
Policies***

LUS 3.17 Within the National Park Influence Area—

- The underlying land use designation from the Land Use Strategy applies.
- Land uses will be compatible with the conservation and landscape values of the Ridge.

- Remnant vegetation should be retained where possible, other than for approved building envelopes, access and services.
- In meeting its statutory obligations, CALM, as managers of the National Park, should comply with the “good neighbour zone” and recognise private use of the adjoining land and adjust management strategies as appropriate, particularly its fire management program, control of vermin, or the location of access roads or visitor facilities that could intrude upon the privacy of the neighbouring owners.
- Landowners adjoining the National Park or Principal Ridge Protection Area should comply with the “good neighbour zone” and recognise potential impacts upon the values and management of the National Park and Principal Ridge Protection Areas, particularly in relation to fire management and control of vermin.
- Proposals for development on land adjoining the National Park or Principal Ridge Protection Area must demonstrate that the development meets fire hazard and risk standards associated with this category and that the development does not adversely affect the fire management regimes of the National Park.
- For land adjoining the National Park or Principal Ridge Protection Area, local government should consider inclusion within its local planning scheme of special provisions for control of stock, domestic animals, weeds, and special provisions for the type, scale and materials of buildings.

Regional Environmental Corridor Policies

LUS 3.18 Within the designated Regional Environmental Corridors, the integrity of their nature conservation, landscape, cultural heritage, scientific and potential recreational values will be given the highest priority in land use decisions.

LUS 3.19 Subdivision, development and land use proposals will be assessed for their compatibility with the Regional Environmental Corridor function.

LUS 3.20 There is a general presumption against the clearing of remnant vegetation in Regional Environmental Corridors.

LUS 3.21 Establishment of indigenous vegetation that complements the values of Regional Environmental Corridors will be supported.

LUS 3.22 All development will ensure the protection and enhancement of the environmental integrity of ecological linkages and their landscape qualities.

LUS 3.23 Low-impact recreation and tourist development opportunities, based on natural attractions (such as along Quindalup-Vasse Wetlands, Margaret River, Boranup Forest block and Hardy Inlet), will be considered providing they are consistent with preserving the natural values of the Land Use Strategy category.

LUS 3.24 Proposals for development must demonstrate that the development meets fire hazard and risk standards associated with this category of land use and that the development does not adversely affect the fire management regimes of adjacent landowners.

LUS 3.25 Rural Residential development to the north of the Margaret River between the townsite and the Ridge will be compatible with Regional Environmental Corridor functions and landscape values.

LUS 3.26 Expansion of Margaret River townsite must ensure that the landscape quality of the Leeuwin-Naturaliste Ridge and water quality of the Margaret River are enhanced.

LUS 3.27 Expansion of the Augusta townsite must ensure that the landscape quality of the Leeuwin-Naturaliste Ridge and water quality of the Hardy Inlet are maintained or enhanced.

Wetland Amenity Area

Policies

LUS 3.28 Proposals for subdivision, development and land use within the designated Wetland Amenity Areas will be assessed for their compatibility with wetland conservation.

LUS 3.29 Development near the coast will conform with Department of Transport and Ministry for Planning guidelines as reflected in the proposed Shire of Busselton District Planning Scheme.

LUS 3.30 Rural landscape and coastal reserve buffers between Abbey and Vasse, and Dunsborough and Abbey will be maintained to avoid urban sprawl and to create distinct communities.

LUS 3.31 Subdivision and development will be consistent with and complement the existing landscape character of the Quindalup Strip and “Old Dunsborough”.

LUS 3.32 The environmental and recreation values of the Wetland Amenity Area will be protected while facilitating tourism development that responds to the natural and social values of the locality.

LUS 3.33 The landscape separation of Abbey, Vasse and Dunsborough will be maintained.

Marine Management/Conservation

Policies

LUS 3.34 The establishment of a marine reserve as consistent with the report *A Representative Marine Reserve System for Western Australia: Report of the Marine Parks and Reserves Selection Working Group* (1994) within the policy area will be supported by the LNRSP.

LUS 3.35 Development will be designed to minimise adverse impacts on marine management and conservation.

LUS 3.36 Development of recreation facilities and public amenities on adjacent land will have regard to the surrounding landscape and conservation values.

5.4 Agricultural Protection

Strategy Description

The Strategy Plan designates three categories of agricultural land use to enhance and develop agriculture in the policy area for its economic, social and landscape values. The categories are Principal Agriculture (Viticulture and Grazing), Principal Agriculture (Horticulture and Grazing) and Agriculture and Rural Landscape.

Principal Agriculture in the policy area comprises—

- “Prime Land” which is derived from a combination of Viticulture—Class I and Irrigated Horticulture—Category 1, and includes areas of Grazing Class I.
- “Prime Land with Minor Limitations” which is derived from Viticulture—Class II and Horticulture—Class II, and includes areas of Grazing Class I.

Classifications have been based upon Tille and Lantzke (1990).

Land in the Agriculture and Rural Landscape category comprises less Prime Agricultural Land than the Principal Agriculture categories but is recognised by the Strategy for its important contribution to the economic, social and environmental values of the policy area.

Principal Agriculture (Viticulture and Grazing)

Policies

LUS 4.1 In areas designated Principal Agriculture (Viticulture and Grazing), the predominant use of land will be agriculture. Other uses, including uses of interspersed lands with lesser agricultural potential, will be compatible with and not jeopardise, agricultural use of adjoining Prime Agricultural Land.

LUS 4.2 Agriculture (including viticulture) is to remain the predominant economic land use, within the constraints of protecting remnant vegetation and landscape values.

LUS 4.3 Subdivision of agricultural land other than for agricultural purposes will generally not be permitted.

LUS 4.4 Conserving the landscape values and natural patterns of drainage and vegetation of the Yelverton Scarp will be the principal criterion against which proposals for subdivision and development will be assessed.

LUS 4.5 Development on the slopes of the Boodjidup Valley and the eastern face of the Yelverton Scarp that is inconsistent with local landscape character must not be seen from transport routes or from the lowlands to the east.

Principal Agriculture (Horticulture and Grazing)

Policies

LUS 4.6 In areas designated Principal Agriculture (Horticulture and Grazing), the predominant use of land will be agriculture. Other uses, including uses of interspersed lands with lesser agricultural potential, will be compatible with and not jeopardise, agricultural use of adjoining prime land.

LUS 4.7 Agriculture (including horticulture and grazing) is to remain the predominant economic land use, within the constraints of protecting remnant vegetation and landscape values.

LUS 4.8 Subdivision of agricultural land other than for agricultural purposes will generally not be permitted.

LUS 4.9 The potential for expansion of rural/horticultural uses and increases in the function of rural processing and cottage-based industries will be promoted by the establishment of—

- rural processing activities;
- cottage industry;
- rural associated tourist activities; and
- recreation/tourist attractions in proximity to settlement nodes or where there is no detrimental impact on the area’s horticultural potential.

Agriculture and Rural Landscape

Policies

LUS 4.10 In areas designated Agriculture and Rural Landscape, conserving productive agricultural potential and rural landscape values will be the principal criterion used in assessing subdivision applications and proposed changes of land use, to ensure these values continue to predominate.

LUS 4.11 Development of a mix of rural and recreational opportunities, especially where related to ecotourism activities, will be encouraged.

LUS 4.12 Proposals for development will demonstrate that the development meets appropriate fire hazard and risk standards, and that the development does not adversely affect the fire management regimes of adjacent landowners.

LUS 4.13 Subdivision or developments between Cape Naturaliste and Meelup Regional Park will be consistent with the Ridge Landscape Amenity Area designation and will provide for increased public access along and to the coast.

LUS 4.14 Opportunities for appropriate tourist facilities on low capability agricultural land within the Dunsborough-Vasse area and consistent with the Agriculture and Rural Landscape objectives in the Land Use Strategy will be facilitated.

5.5 Primary Transport Network

Strategy Description

The Primary Transport Network is made up of strategically important roads plus walk, cycle and other strategic trails that provide alternatives to motorised transport.

Existing Strategic Road

Policies

LUS 5.1 Bussell Highway will remain the principal north-south road transport route. Caves Road will be retained as a tourist service road with additional demands being accommodated through strategic east-west linkages.

LUS 5.2 Development and intensification of land use that will affect the views from Caves Road and Cape Naturaliste Road will not be supported.

Proposed Strategic Road

Policies

LUS 5.3 Development and intensification of land use that will affect the views from the proposed Ridgeland scenic link road and the lighthouse will not be supported.

Walk, Cycling or Other Strategic Trails

Policies

LUS 5.4 A high priority will be given to the progressive development of the four designated strategic trails in the planning of settlements, tourism and recreation facilities and the coordination of infrastructure.

Appendix 1—Glossary of Terms

Basic Raw Materials

Basic Raw Materials include sand, gravel, clay, hard rock, limestone and gravel and other construction material (DPUD, 1992).

Cape to Cape Walk Trail

Recreational walk trail that runs 120km nominal distance from Cape Leeuwin to Cape Naturaliste. The track traverses a variety of environments within the Leeuwin-Naturaliste National Park, predominantly running along the coast across sandy beaches, pebbly beaches, along cliff tops, and through coastal scrub. It deviates from the coast at Boranup, Moses Rock and around the cliffs at Wilyabrup to take the walker through a variety of natural landscapes and experiences.

Clustered Rural Residential Development

A new form of Rural Residential subdivision and development, which encourages a clustering or grouping of dwellings into Enclaves, surrounded by larger lots, sometimes managed as common property. This approach has been adapted in an Australian context by Cuming and Francis (1996) and offers an alternative approach to traditional dispersed Rural Residential subdivision that is more efficient in use of rural land resources and has a design and focus more responsive to the natural environment.

Clustered Rural Residential subdivisions may offer rural living with a common interest which may focus, for example, on an agricultural pursuit, conserving a conservation feature or permaculture farming. Enclaves should be within easy walking or cycling distance of Hamlets or Villages for provision of community facilities. Although there may be linkages between clusters, they should be discrete, identifiable Enclaves separated by rural or conservation uses.

Compatible Uses

Uses that are compatible with the priority use.

Conservation

The protection, maintenance, management, sustainable use, restoration and enhancement of the natural environment (ANZECC, 1993).

Conservation Covenant

An agreement between a landowner and a government authority which seeks to protect and enhance the natural, cultural and/or scientific values of the land. The terms of the covenant are discussed between the owner and a specified government agency and once agreement is reached, it is advertised and submitted to the Minister for the Environment for approval. The covenant is then registered on the certificate of title and binds all future owners. Most covenants are designed to be permanent although they can, if desired, be specified for a particular period and may also be extinguished under some circumstances.

Cottage Industry

A business, professional service, trade or light industry producing arts and craft goods which cannot be carried out under the provisions relating to a home occupation and which, in the opinion of the Council—

- does not cause injury to or prejudicially affect the amenity of the neighbourhood;
- where operated in a Residential zone, does not entail the employment of any person other than a member of the occupier's household;
- is conducted in an out-building which is compatible within the principal uses to which land in the zone in which it is located may be put;
- does not occupy an area in excess of 50m²;
- does not display a sign exceeding 0.2m² in area.

Cultural Heritage

Evidence of the past. Some aspects of cultural heritage are considered to be significant—things that we want to keep for future generations to enjoy.

Development

Any change to land use, including housing, any demolition, erection, construction, alteration of or addition to any building or structure on the land and any excavation or other works.

Development Hierarchy

See Settlement Hierarchy (Table 1).

Dry Sheep Equivalent (DSE)

A term used to measure the capability of land to support stock, that is, the energy yield. The basic unit of measure is the merino wether.

Ecologically Significant Areas

Areas that are considered to have ecological value whether flora and fauna, remnant vegetation, ecological corridor, water or any other ecological feature.

Ecologically Sustainable Development

Using, conserving and enhancing the community resources so that ecological processes, on which life depends, are maintained and the total quality of life, now and in the future, can be increased (Ecologically Sustainable Development Working Groups, 1991).

Ecotourism

Identified in the *National Ecotourism Strategy* (1994) as—

- nature-based tourism that involves education and interpretation of the natural environment and

is managed to be ecologically sustainable.

The *South-West Regional Tourism Strategy* further classifies ecotourism as having five fundamental principles: related tourism activity must be sustainable, educative, conservation-supporting, locally beneficial and generating tourist satisfaction.

Environment

The social and physical surroundings in which all living organisms, or group of organisms, live.

Extractive Industry

An industry which involves the—

- extraction of basic raw materials;
- management of products from any basic raw materials where the manufacture is carried out on the land from which any of the materials so used is extracted or on land adjacent thereto; and
- storage of such materials or products.

Integrated Catchment Management

The planning and management of our natural resources on a river, groundwater, or catchment basis with the aim of achieving sustainable use of those resources so that social and economic development do not affect the long-term future of the resources.

Intensive Agriculture/Horticulture

The use of land (and/or water) for the purposes of trade, commercial reward or gain, including such buildings and earthworks normally associated with the following—

- The production of grapes, vegetables, flowers, exotic and native plants, fruit and nuts.
- The establishment and operation of plant and fruit nurseries.
- The development of land for irrigated fodder production and irrigated pasture (including tree farms).
- The development of land for the keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production), and other livestock in feedlots.
- Dairy milking sheds.
- The development of land for the keeping, rearing or fattening of other livestock above those stocking rates recommended by Agriculture WA in consultation with surrounding farmers for the applicable pasture type.
- Aquaculture.

Land

Includes land, tenements and hereditaments and any interest therein, and also houses, buildings, and other works and structures (*Town Planning and Development Act, 1928 (as amended)*).

Land Capability

The ability of land to accept a type and intensity of use permanently, or for specified periods under specific management, without permanent damage. It will be based on an assessment of biophysical land resources information as currently available. (Houghton et al, 1986)

NOTE: An area of land may be capable of sustaining various uses but some uses may be more suitable than others for reasons other than land management. Refer to Land Suitability.

Landscape Character

Where there is an apparent harmony or unity among all the natural elements of a landscape, including the landforms, geology and vegetation. Each area has its own distinguishing landscape character, and each invokes a distinct response (Simonds, 1961). The Leeuwin-Naturaliste Ridge Landscape Character Units are shown in Figure 4.

Landscape Classes

The mosaic of landscape values, mapped during the *Leeuwin-Naturaliste Landscape Assessment Study* (1997) has been simplified by classifying the values according to the classes listed below and shown in Figure 3.

(a) Natural Landscape Significance

Areas in this class include all the natural characteristics which contribute to significant natural landscapes.

(b) Rural Landscape Significance

Areas in this class include all the natural and cultural characteristics which contribute to significant rural landscapes.

(c) Travel Route Corridor

Key areas which allow people opportunities to access and experience adjoining areas and consist of a 600 metre wide corridor (300m on either side) along the Primary Transport Network. These corridors may or may not include areas where rural or natural significance have been identified.

(d) General Character

Areas that have not been classified as any of the above classes fall into General Character. They provide the backdrop to significant landscapes and travel route corridor areas. The landscape character units, as defined in Figure 4, prevail over these areas and character of these units is to be maintained.

For further details, readers are referred to *Leeuwin-Naturaliste Landscape Assessment Study* (1997).

Landscape Management Strategy

A Landscape Management Strategy was prepared as part of the landscape assessment to provide the broad-scale planning context for managing landscape values.

Landscape Significance

Based on the assessment of aesthetic, social or historic features under the categories of natural and rural areas. Criteria used to define areas that contain significant landscapes are provided in the landscape assessment (see *Leeuwin-Naturaliste Landscape Assessment Study* (1997)). For convenience, types of landscape significance have been grouped into Landscape Classes as shown in Figure 3.

Landscape Values

Features within the landscape that are highly valued, as defined by documented research. A more detailed description of landscape values in the *Leeuwin-Naturaliste* is provided in the supporting *Leeuwin-Naturaliste Landscape Assessment Study* (1997).

Land Suitability

The potential uses of the land based upon the consideration of physical, technical, social and economic factors. Full suitability evaluation involves a multi-disciplinary approach to land evaluation (Houghton et al, 1986). Also refer to Land Capability.

Land Use Strategy

The preferred predominant land uses across the area covered by the *Leeuwin-Naturaliste Ridge Statement of Planning Policy*. Comprises a Land Use Strategy Plan, accompanying descriptive text, policies and implementation.

Low-Impact Development

Means the use and development of land in such a manner that does not detract from the rural and natural amenity of the locality, and includes the following criteria—

- (i) development being located so as to avoid ridge lines, escarpments or visually exposed sites and situated where screening vegetation or land form can be utilised;
- (ii) use and development being sensitively located and designed to minimise impact on vegetation, water courses, soil quality and existing land uses;
- (iii) development being of a scale and nature so as to be self-sustaining on the lot, or demonstrating the ability to provide servicing without significant modifications to existing infrastructure;
- (iv) development that by the nature of its scale, design, colours, materials, landscaping and use, has minimal impact on its site and surrounding areas; and
- (v) where the land use and any development has a minimal off-site consequence.

Low-Impact Recreation Facilities

Are facilities of a predominantly recreational or ancillary nature, excluding commercial accommodation, which meet the criteria of “Low-impact Development”. Examples include parking areas, public toilets, walk trails, picnic sites and board walks.

Low-Impact Tourist Development

Is development of a predominantly tourist nature which meets the criteria of “Low-impact Development”.

Marine Park

Marine areas of special attraction reserved and managed for public recreation as well as conservation

(CALM).

Marine Reserve

Representative areas of the State's marine flora and fauna that have special biological or geological significance. Areas may also be chosen for their scenic quality and their importance in the protection of particular species (CALM).

Mineralisation

Where a volume of rock or sediment (shown as an area in plan form) contains minerals which are present in such amounts that a valuable or potentially valuable deposit results. With adequate exploration mineralisation may prove to be economically mineable at present. Alternatively, mining might not be economic at present, but with technological advances or with increasing market demand, presently uneconomic mineralisation might become economic in the future.

Municipal Inventory

A list of places which, in the opinion of the local government are, or may become, of cultural heritage significance. Local councils are required under Section 45 of the *Heritage of Western Australia Act, 1990* to prepare such a list.

Policy Area

The policy area has been defined by the inner border of the boundary shown in Figure 1. It extends from the near-shore waters of Cape Naturaliste in the north to Cape Leeuwin in the south and the waters east of the Capes to the eastern boundary of the policy area. The Bussell Highway and the eastern extent of townsites found along the Highway form the eastern boundary.

Policy Statements

General policies that apply throughout the policy area. Topics include settlement, nature conservation, landscape, agriculture, tourism, cultural heritage and resources. The Policy Statements derive from the Vision and Overall Objectives and should be read in conjunction with the Land Use Strategy.

Prime Agricultural Land

Land that is identified as being within Class I or II for the purposes of market gardening, orchards or viticulture (defined as intensive agriculture/horticulture) within the *Busselton, Margaret River, Augusta Land Capability Study* (1990) prepared for the Department of Agriculture.

Land identified as being within Class I for the purposes of grazing may also be deemed to be Prime Agricultural Land (and subject to restrictions applying thereto) following specific site assessment and by decision of local government. Land containing remnant vegetation or subject to other environmental or biological influences that render its use for agriculture undesirable is deemed not to be Prime Agricultural Land.

Private Recreation

Land used for parks, gardens, playgrounds, sports arenas or other grounds for recreation which are not usually open to the public without charge.

Public Recreation

Land used for a public park, public gardens, foreshore reserve, playground or other grounds for recreation which are usually open to the public without charge.

Rails to Trails

Promotes and supports the establishment of a wide network of paths and linear nature reserves along closed railway lines.

Remnant Vegetation

Stands of indigenous vegetation. Located throughout the policy area along roadside corridors, on private land and throughout many Crown Reserves, including the Leeuwin-Naturaliste National Park.

Reserve

The term Reserve may be used in two distinct ways—

1. Land classified in town planning schemes for public purposes (WAPC, 1996).
2. Areas of Crown land reserved for public purposes as determined by the *Land Act, 1933* and the *Land Administration Act, 1997*.

Rural Industry

An industry handling, treating, processing or packing primary products grown, reared or produced in the locality, and a workshop servicing plant or equipment used for rural purposes in the locality.

Rural Residential

A category of land use under the Land Use Strategy that provides an alternative residential lifestyle in a rural setting. Normally, Rural Residential subdivisions occur within Special Rural zones under the special provisions of a local government town planning scheme that seek to preserve the amenity of such areas and control land use impacts.

Rural Residential subdivisions comprise lot sizes ranging from one to 10 hectares, with two to three hectares being most common. The theme and purpose of Rural Residential subdivisions vary from bush blocks to hobby farms and small-scale intensive agriculture, although the primary use has frequently been large-lot residential.

South-West Region

The districts of the City of Bunbury and of the Shires of Augusta-Margaret River, Boyup Brook, Bridgetown-Greenbushes, Busselton, Capel, Collie, Dardanup, Donnybrook-Balingup, Harvey, Manjimup and Nannup.

Subdivision

Division of land into lots.

Sustainable

Sustainability is about achieving as much as possible with as little as possible. This requires current generations to minimise consumption and impacts on natural and other resources in order to continue their activities in the long term and to maintain future options. It involves wealth creation, while preserving our natural, ecological and cultural heritage, for the benefit of current and future generations.

Sustainable Agriculture

Sustainable Agriculture is the use of farming practices and systems which maintain or enhance—

- the economic viability of agricultural production;
- the natural resource base; and
- natural ecosystems which are influenced by agricultural activities.

Farming practices and systems may include the use of “Best Practice” (where available), and may also involve a diversification of agricultural pursuits. Standard farming practice and agricultural land use which may be components of Sustainable Agriculture can include one or more of the following—

- grazing for beef and sheep production;
- dairy farming;
- horticulture;
- viticulture;
- floriculture;
- aquaculture;
- agro-forestry and farm forestry including tree plantings for wind breaks and shelter belts and tree plantations.

Tourist Accommodation

Establishments which provide predominantly short-term accommodation (i.e. for periods of less than two months) to the general public. These include hotels, motels and guest houses with and without facilities; holiday flats, units and houses; and visitor hostels.

Caravan Parks which provide either predominantly short-term (i.e. for periods of less than two months) or predominantly long-term (i.e. for periods of two months or more) accommodation to the general public and which provide powered sites for caravans and toilet, shower and laundry facilities (ABS, *Tourism Accommodation*, WA, 8635.5, June 1996).

Viticulture

The practice of cultivating and/or processing grapes for wine production.