

JULY 2015

# SHIRE OF RAVENSTHORPE

## LOCAL PLANNING STRATEGY



land insights

PLANNING DESIGN ENVIRONMENT

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Prepared for the  
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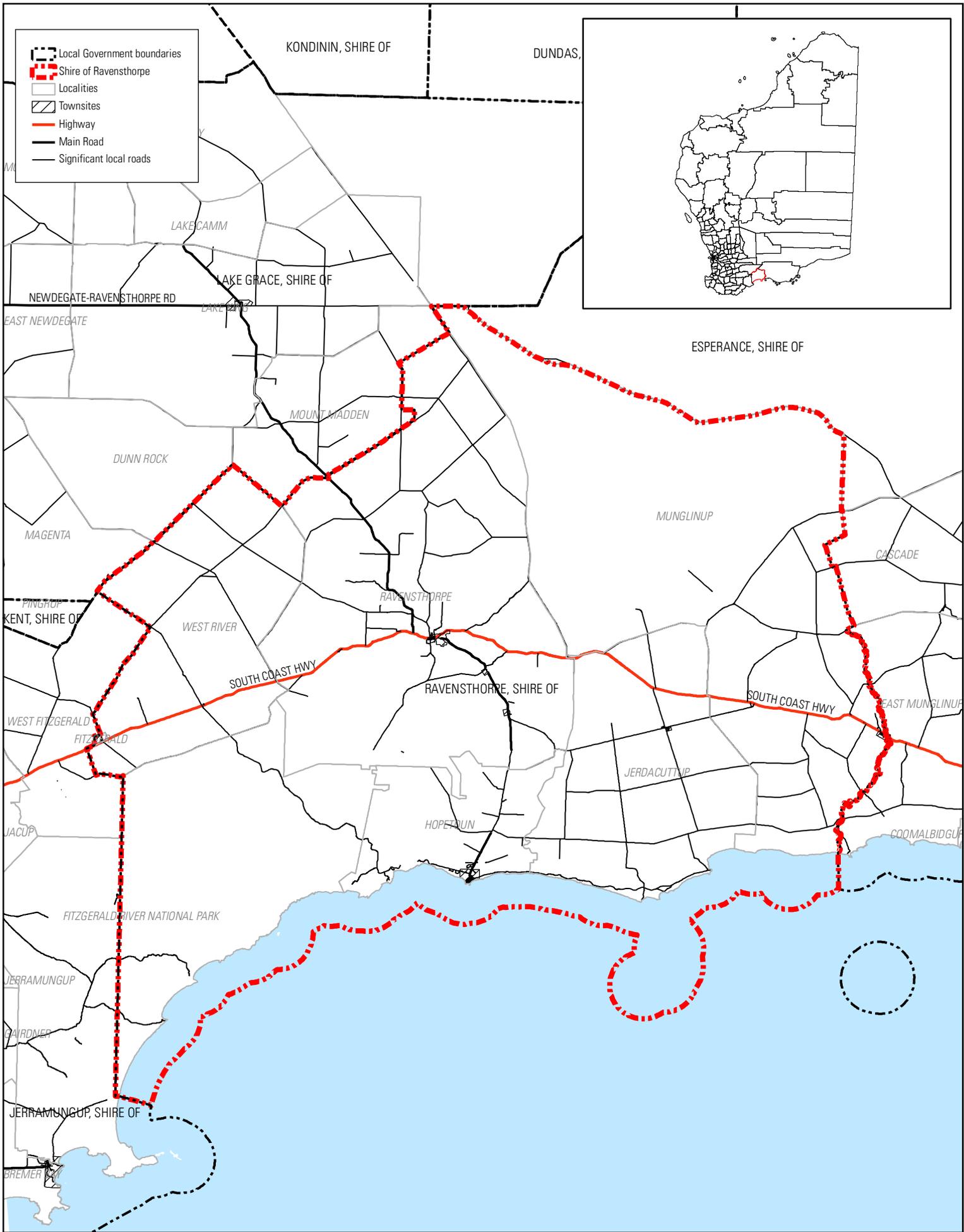
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# 1. INTRODUCTION





## 1.1 PURPOSE

This report presents the Local Planning Strategy (LPS) for the Shire of Ravensthorpe. The LPS provides the basis for development within the Shire over the next 15-20 years. Objectives, strategies and actions are identified for a range of key physical and environmental features of the Shire, as well as for the key settlements of the Shire.

Within the context of the Shire’s future planning framework, consideration is also given to principles of sustainability and economic growth. Land use strategies are provided for the key settlements of Ravensthorpe and Hopetoun, together with the broader economic drivers and landuse throughout the Shire.

## 1.2 CONTEXT

A Local Planning Strategy for the Shire of Ravensthorpe was first adopted in 2003. In 2007, with the Ravensthorpe Nickel Project (RNP) mine almost ready to commence its start-up phase, the Shire embarked on a program to review its LPS to ensure it was up-to-date with current State Planning Policies and could accommodate the projected growth associated with the commencement of the mine. In addition, this LPS also considered broader issues beyond the mine such as agriculture, tourism and settlement patterns. Since that time a number of significant events have occurred:

- The Shire experienced rapid and significant population growth. This mainly occurred in Hopetoun.
- The population growth resulted in the rapid release of residential land in Hopetoun, as well as a large number of rezoning requests in the Hopetoun hinterlands for the creation of rural-residential lots.
- In early 2009 the Ravensthorpe Nickel Project was closed, with many of the resident employees required to leave the Shire to seek employment elsewhere. Following the news of closure of the mine the population of the Shire reduced from the 2006 population of 1,972 persons to approximately 1,371 in 2009 (a decrease of approximately 30%) (DAA 2009).
- In late 2010 the mine was sold and was to be re-opened. That has now occurred and the population has now increased again, with some increased demand for land.

## 1.3 STUDY AREA

The study area comprises the entire Shire of Ravensthorpe. It adjoins the Shire of Esperance to the east, Shire of Jerramungup to the west and Shire of Lake Grace to the north. The extent of the Shire’s boundaries are shown on Figure 1.1. It should be noted that the northern boundary of the study area has been altered since the original Local Planning Strategy was prepared.

The Shire comprises an area of 1.2872 million hectares, approximately 530 kilometres south-east of Perth. At the 2011 ABS Census, the Shire of Ravensthorpe had a recorded permanent population of 2,126 persons, a moderate increase from the 2006 figure of 1,972 persons.

## 1.4 PROCESS

As depicted in the diagram below, this document presents the final report in a series reviewing the Shire’s LPS. The LPS will feed into the Shire’s Local Planning Scheme – the day-to-day planning framework for the Shire.



The reports completed previously include:

### POPULATION PROJECTIONS

The first stage of the project was to provide revised population and demographic projections. This report was completed by Data Analysis Australia using a model to consider low, medium and high population growth scenarios. Initially, the work took into account the on-going operation of the Ravensthorpe Nickel Project. Once that project ceased operating, the population figures were modified accordingly.

Population numbers in the Shire have been updated in this report using the most recent data from the Australian Bureau of Statistics from the 2011 census.

WA Tomorrow (2015) forecasts the following population for the Shire.

**Region** Ravensthorpe (S)

YEAR	POPULATION BANDS				
	A	B	C	D	E
2011	2 190	2 190	2 190	2 190	2 190
2016	2 050	2 140	2 190	2 250	2 320
2021	1 980	2 100	2 180	2 260	2 370
2026	1 960	2 110	2 200	2 300	2 440

### REPORT 1 – LAND USE INVESTIGATION

This report provides information on the land that is currently available for a wide range of land uses within the Shire, as well as considering future demand for these land uses. The report addresses land that is:

- Currently vacant but appropriately zoned;
- Not developed but which has current subdivision approvals granted; and
- The subject of a Council initiated Local Planning Scheme amendment to facilitate development of urban or rural living lots.

This information provides the current availability of land – i.e. that which is currently available or is highly likely to become available in the short to medium term. This information is then compared to the land

required to support the expected population growth. This report was initially completed in 2008-2009 and was partially reviewed in 2012.

## REPORT 2 – OPPORTUNITIES AND CONSTRAINTS

This report presents the outcomes of the opportunities and constraints assessment of the environmental, social and economic characteristics of the Shire of Ravensthorpe. The assessment focused on the Shire as a whole, with special consideration given to each of the three urban centres (Ravensthorpe, Hopetoun and Munglinup) and their surrounding hinterlands.

The purpose of the assessment was to:

- Identify areas where opportunities for land development exist to assist with the future stages of the LPS review;
- Identify the various constraints and planning implications in the Shire; and
- Consider and integrate the available information on natural resource management (NRM) into the content of the LPS.

This report was initially completed in 2008-2009 and was partially reviewed in 2012.

The *Land Use Investigation* and *Opportunities and Constraints* are attached to the LPS as *Technical Appendix 1* and *Technical Appendix 2* respectively.

## 1.5 STATE AND REGIONAL POLICY CONTEXT

### STATE PLANNING STRATEGY

The State Planning Strategy is a broad strategic plan for Western Australia. It sets out a vision of coordinated and sustainable development throughout Western Australia. The Strategy establishes key principles for future planning in relation to economic development, education and training, tourism, environment, agriculture, infrastructure, movement of people, water, energy, waste, telecommunications, social infrastructure, spaces and places, affordable living, health and wellbeing, land affordability, remote settlements and security.

Ravensthorpe is located within the *Central Sector* which is identified to be a significant contributor to the nation's mining, scientific, technological, research and innovation industries by 2050.

### GOLDFIELDS-ESPERANCE REGIONAL PLANNING AND INFRASTRUCTURE FRAMEWORK (MARCH 2014)

The Framework objectives are to:

- provide the regional context for land-use planning in the Goldfields–Esperance region
- provide an overview of the major regional issues facing the Goldfields–Esperance region including economic, social, cultural and environmental matters
- identify the priority actions required to enable comprehensive regional planning and to guide local planning processes
- indicate regional infrastructure projects that are considered significant from the region's perspective to facilitate further economic and population growth.

### STATE PLANNING FRAMEWORK POLICIES

The WAPC has prepared a number of State Planning Policies (SPPs). These are reflected in the State Planning Framework Policy (SPP1) which unites existing State and regional policies, strategies and guidelines within a central framework.

SPPs specifically relevant to the district are discussed in the table below.

SPP	DESCRIPTION
<b>SPP 1</b> State Planning Policy Framework (Variation No. 2)	The State Planning Policy Framework helps guide the decision-making process in regards to land use and development in Western Australia. It sets out the key principles relating to environment, community, economy, infrastructure and regional development and should guide the way that planning decisions are made. It unites the state and regional policies, strategies and guidelines within a central framework which provides a context for decision-making for land use and development.
<b>SPP 2</b> Environment and Natural Resources	This policy defines the principles and considerations that represent good and responsible planning in terms of environment and natural resource issues within the framework of the State Planning Strategy. It aims to protect and conserve the natural environment and to integrate environmental and natural resource management into planning decisions. General measures to achieve this include avoiding actions which will cause unacceptable environmental damage, seeking opportunities for improved environmental outcomes, consider impacts resulting from development and to protect significant environmental and cultural values.
<b>SPP 2.4</b> Basic Raw Materials	This policy sets out the matters which are to be taken into account in considering zoning, subdivision and development applications for extractive industries and zoning, subdivision and development applications in the vicinity of identified basic raw material resource areas. It does not currently apply to the Shire of Ravensthorpe.

<p><b>SPP 2.5</b> Land Use Planning in Rural Areas</p>	<p>SPP 2.5 applies to rural and agricultural land in the State. It recognises that the State’s agricultural areas need protection from land degradation and need to be retained for continued agricultural use. The Policy is guided by the fundamental principles that:</p> <ul style="list-style-type: none"> <li>• the State’s priority agricultural land resource should be protected</li> <li>• rural settlement opportunities should be provided if sustainable and of benefit to the community</li> <li>• the potential for land use conflict should be minimised</li> <li>• the State’s natural resources should be carefully managed.</li> </ul> <p>It provides information on how land should be zoned priority agriculture, rural smallholding and rural residential to ensure loss of productive agricultural land is minimised.</p>	<p><b>SPP 2.9</b> Water Resources</p>	<p>This policy aims to provide clarification and help guide decision-makers when taking water resources into account in the planning process. The objectives of the policy are to;</p> <ul style="list-style-type: none"> <li>• protect, conserve and enhance water resources that are identified as having significant economic, social, cultural and/or environmental values;</li> <li>• assist in ensuring the availability of suitable water resources to maintain essential requirements for human and all other biological life with attention to maintaining or improving the quality and quantity of water resources; and</li> <li>• promote and assist in the management and sustainable use of water resources.</li> </ul> <p>The purpose of the policy is to ameliorate adverse impacts on water quality and quantity, to promote improved water outcomes and to take into account water management strategies and action plans.</p>
<p><b>SPP 2.6</b> State Coastal Planning Policy</p>	<p>SPP 2.6 sets out objectives, policy measures, coastal plan requirements and a set of revised guidelines for coastal development setbacks. The objectives of the policy are to:</p> <ul style="list-style-type: none"> <li>• ensure that development and the location of coastal facilities takes into account coastal processes, landform stability, coastal hazards, climate change and biophysical criteria</li> <li>• ensure the identification of appropriate areas for the sustainable use of the coast for housing, tourism, recreation, ocean access, maritime industry, commercial and other activities</li> <li>• provide for public coastal foreshore reserves and access to them on the coast</li> <li>• protect, conserve and enhance coastal zone values, particularly in areas of landscape, biodiversity and ecosystem integrity, indigenous and cultural significance.</li> </ul>	<p><b>SPP 3</b> Urban Growth and Settlement</p>	<p>The overall aim of the policy is to facilitate sustainable patterns of urban growth and settlement by setting out the requirements of sustainable settlements and communities and the broad policy in accommodating growth and change. This policy should be taken into account in preparing regional and local planning strategies, and planning schemes and amendments, and given weight in statutory decision making in relation to urban growth and settlement.</p> <p>The policy measures relate to creating sustainable communities, managing urban growth and settlement, managing urban growth in the metropolitan area, planning for liveable neighbourhoods, coordination of services and infrastructure, managing rural-residential growth and planning for Aboriginal communities. Those of most relevance to the Shire of Ravensthorpe relate to provision of services and infrastructure and planning for regional settlements.</p>
<p><b>SPP 2.7</b> Public Drinking Water Supply Policy</p>	<p>The overall objective of this policy is to ensure that the land use and development within Public Drinking Water Source Areas (PDWSA) is compatible with the protection and long-term management of water resources for public water supply. It aims to achieve this by providing information to local governments, the Town Planning Appeal Tribunal and the WAPC about how planning decisions can also integrate the protection of PDWSAs.</p>	<p><b>SPP 3.1</b> Residential Design Codes</p>	<p>The purpose of this Policy is to provide guidance for the use of Residential Design Codes throughout Western Australia. Residential Design Codes were created to help control development in the State and to act as a mechanism to cater for a variety of residential land uses by providing different levels of housing densities in cities and towns. This policy is has relevance to planning within the townships in the Shire and the application of relevant R-codes. The new policy was finalised in 2013.</p>

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**SPP 3.2**  
Planning for  
Aboriginal  
Communities

This policy was created to assist in the planning of large, permanent Aboriginal communities. Its objectives are to improve the quality of life and standard of living for people living in Aboriginal communities by doing following:

- Ensure that large, permanent Aboriginal communities are provided with a high level of services
- Ensure that these communities and associated land uses are appropriately identified and zoned in the TPS
- Provide a mechanism to enable layout plans prepared for large, permanent Aboriginal communities to be approved by the WAPC and Local Government authority
- Enable more effective negotiations and decision-making between Local Governments and Aboriginal communities.

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**SPP 3.4**  
Natural  
Hazards and  
Disasters

This policy has two main objectives. The first is to ensure that planning documents and decision-making takes into account natural disasters as a fundamental element. The second is to utilise these planning documents to reduce the impact the natural disasters have on human settlements, the economy and the environment. The natural hazards addressed in the policy include flood, bushfires, landslides, earthquakes, cyclones, severe storms and storm surge. Those of most relevance to the Shire include storms, floods and bushfires. The policy requires that planning strategies and documents take into account natural features such as geology, soils, landscape and climate to take natural hazards into account in planning.

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**SPP 3.5**  
Historic  
Heritage  
Conservation

This policy provides guidelines as to how to carry out responsible planning which results in the conservation and protection of Western Australia's historic heritage.

The objectives of this policy are as follows:

- To conserve places and areas of historic heritage significance.
- To ensure that development does not adversely affect the significance of heritage places and areas.
- To ensure that heritage significance at both the State and local levels is given due weight in planning decision-making.
- To provide improved certainty to landowners and the community about the planning processes for heritage identification, conservation and protection.

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**SPP 3.7**  
Planning for  
Bushfire Risk  
Management  
(draft)

This policy intends to assist in reducing the risk of bushfire to people, property and infrastructure by taking a risk-minimisation approach to development proposed in bushfire-prone areas.

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**SPP 4.1**  
State Industrial  
Buffers

This policy aims to provide a statewide approach for the protection and long-term security of industrial zones, transport terminals (including ports) other utilities and special uses. It also provides guidelines to better ensure the safety and amenity of surrounding land uses.

The objectives of this policy are as follows:

- To guide the definition of buffer areas around industry, infrastructure and some special uses.
- To protect industry, infrastructure and special uses from the encroachment of incompatible land uses.
- To enable a higher level of the safety and amenity of land uses surrounding industry, infrastructure and special uses.
- To recognise the interests of existing landowners within buffer areas who may be affected by residual emissions and risks, as well as the interests, needs and economic benefits of existing industry and infrastructure which may be affected by encroaching incompatible land uses.

It establishes the need for on-site and off-site buffers for industrial uses. This has relevance to planning in the Shire's Strategy to ensure that appropriate buffers are established around industrial zones.

## DEVELOPMENT CONTROL POLICIES

DC POLICY	DESCRIPTION
Development Control (DC) Policy 1.1	This Policy sets out the general principles which the WAPC use to assess subdivision applications. It outlines the procedures to follow when preparing a subdivision application as well as the WAPC's requirements for the creation of new lots. It is also supported by other DC policies which provide information on the more detailed requirements for the creation of new lots. The broad objectives followed by the WAPC are contained in Section 2 of the policy. It has relevance to subdivision applications when submitted to the WAPC.
Development Control (DC) Policy 3.4	<p>This policy sets out the principles which are used by the WAPC in determining applications for the subdivision of rural land. It guides the subdivision of rural land to achieve the four key objectives of SPP 2.5. Guiding principles are provided for the following:</p> <ul style="list-style-type: none"> <li>• Closer settlement and more intensive agricultural uses in rural areas</li> <li>• Rural lots for farming and conservation</li> <li>• Strata proposals for agriculture.</li> </ul> <p>Under subdivision for rural lots for farming and conservation, the policy provides for subdivision under the following circumstances:</p> <ul style="list-style-type: none"> <li>• To retain rural character and agricultural landholdings</li> <li>• In accordance with the prevailing lot size</li> <li>• In the case of a significant physical division</li> <li>• Public utilities and ancillary uses</li> <li>• Boundary realignments</li> <li>• Farm rationalisation (boundary realignments)</li> <li>• Subdivision to create conservation lots</li> <li>• Conservation of heritage buildings and places</li> <li>• Homestead lots</li> <li>• Strata proposals for agriculture.</li> </ul> <p>The revised DC 3.4 is currently being prepared. It has relevance to subdivision applications when submitted to the WAPC.</p>

## LIVEABLE NEIGHBOURHOODS

Liveable Neighbourhoods is an operational policy of the WAPC for the design and assessment of structure plans (regional, district and local) and subdivision for new urban areas. It predominantly applies to residential uses on greenfield and large urban infill areas and operates as a development control policy to facilitate the development of sustainable communities.

The policy includes guiding principles and requirements for key elements such as community design, movement network, lot layout,

public parkland, urban water management, utilities, activity centres, employment and schools. The intent of the policy is to design communities that are sustainable, safe, attractive, vibrant, convenient, efficient, meet the diverse needs of the community, are adaptable to future change and fit into the existing and planned urban context.

This policy has relevance to the future land uses distributed throughout the Shire's towns and the requirements for community services and facilities.

## HOPE FOR THE FUTURE THE WESTERN AUSTRALIAN STATE SUSTAINABILITY STRATEGY

The State Sustainability Strategy was prepared in 2003 with the purpose of integrating the concept of sustainability into future planning throughout the state. The six goals of the Strategy are as follows:

- Ensure that the way we govern is driving the transition to a sustainable future
- Play our part in solving the global challenges of sustainability
- Value and protect our environment and ensure the sustainable management and use of natural resources
- Plan and provide settlements that reduce the ecological footprint and enhance our quality of life
- Support communities to fully participate in achieving a sustainable future
- Assist business to benefit from and contribute to sustainability.

It is important that the objectives of the LPS aim to achieve the goals of the State Sustainability Strategy.

The guidelines have relevance for development and planning applications in the Shire.

## VISUAL LANDSCAPE PLANNING IN WESTERN AUSTRALIA MANUAL

This manual provides advice on how to incorporate visual landscape planning in the planning system. It provides guidance on visual landscape evaluation and visual landscape assessments and how to reduce impacts on visual qualities of an area.

Amongst matters, the manual sets out principles and guidelines for the location, siting and design of buildings, structures and new planting.

## FITZGERALD BIOSPHERE TOURISM PLANNING AND DEVELOPMENT STRATEGY

The Fitzgerald Tourism Strategy was prepared in 2007 to provide guidance for the further development of tourism in both the Shires of Ravensthorpe and Jerramungup. The vision for the tourism industry in the Fitzgerald Biosphere is that *within five years, the region will be established as a desired place to visit by an increasing number of Australians and overseas visitors*. The goals of the strategy are to:

- Establish the Fitzgerald Coast brand
- Focus on business potential
- Attracting private sector investment
- Improvement of industry performance.

It provides information and ideas with regards to marketing, identification of key locations and attractions and industry operators.

## SHIRE OF RAVENSTHORPE STRATEGIC COMMUNITY PLAN

The Shire's Strategic Community Plan was prepared in 2012 with the

aim of guiding the provision of services by the shire over a 10 year period. The Shire's strategic vision is *growing our community*. The key strategic themes are:

- A vibrant, supportive and socially connected community
- A thriving business and industry including tourism
- Adequate services and infrastructure to cater for the regional community
- Civic leadership.

It provides a number of actions to help achieve these strategic themes.

### STATE COASTAL PLANNING GUIDELINES

The Guidelines provide detailed guidance for the application of the policy measures contained in SPP2.6. It includes details on the following:

- Development and settlement
- Earthworks and soil
- Water resources and management
- Visual landscape
- Coastal hazard risk management and adaption planning process
- Vulnerability assessment
- Assessing risk adaption options
- Ongoing risk management and adaption planning
- Communication and consultation
- Coastal adaption and protection grants scheme
- Infill development
- Coastal protection works
- Public interest
- Public access
- Coastal roads and car parks
- Coastal pedestrian access and dual use paths
- Coastal foreshore reserves
- Ecological values
- Landscape, seascape and visual landscape
- Heritage
- Coastal strategies and management plans.

A large focus of the guidelines is planning and adapting to setbacks and ensuring infrastructure and facilities are appropriate.

### PLANNING FOR BUSHFIRE RISK MANAGEMENT GUIDELINES

These guidelines have been prepared to assist in the implementation of SPP3.7. Specifically, they assist with:

- determining appropriate land use planning in relation to bushfire risk mitigation across the State
- specifying the requirements which must be met at each stage of the planning process
- ensuring that necessary bushfire protection measures are incorporated into proposed developments.

### PLANNING BULLETIN 83 – PLANNING FOR TOURISM

This bulletin sets out the policy position of the Western Australian Planning Commission on Tourism Development within the State

and will guide decision-making by the WAPC and local government on subdivision, development and scheme amendment proposals for tourism purposes.

The policy position:

- Provides for a strategic focus of broader planning concepts such as locations and precincts to replace the existing "strategic" and "non-strategic" tourism sites.
- Places greater emphasis on the local planning framework in addressing regional and local tourism issues and land use planning objectives.
- Highlights that local governments may set a limit to residential development as part of tourism sites within their local planning strategy or a local planning policy.
- Encourages developers to consider other non-tourist development (such as commercial, retail, conference/reception centre, restaurant/café) within tourism sites, before or at the very least in conjunction with any residential component.

### PLANNING BULLETIN 99 – HOLIDAY HOMES GUIDELINES

This planning bulletin provides greater certainty for the local government and the growing holiday home sector.

The guidelines have been developed in response to the growing number of holiday homes - particularly in popular tourism destinations - over the past decade. The guidelines propose possible changes to local planning schemes and the preparation of policies tailored to address specific issues encountered by local governments in their region. Other key proposals include:

- holiday homes being formalised as a land use class in local planning schemes
- local governments developing local planning policies on holiday homes
- the identification of preferred areas for holiday homes.

### GOLDFIELDS-ESPERANCE REGIONAL PLANNING AND INFRASTRUCTURE FRAMEWORK

Regional Planning and Infrastructure Framework documents have been prepared for all regions (apart from Perth). The purpose of each framework is to establish a regional vision and basis for decision-making. The frameworks also introduce a number of planning initiatives, which form the basis of an ongoing work program for the Department of Planning.

In order to contribute to a whole-of-government approach to strong and healthy regional communities, the Framework objectives are to:

- provide the regional context for land-use planning in the Goldfields–Esperance region
- provide an overview of the major regional issues facing the Goldfields–Esperance region including economic, social, cultural and environmental matters
- identify the priority actions required to enable comprehensive regional planning and to guide local planning processes
- indicate regional infrastructure projects that are considered significant from the region's perspective to facilitate further economic and population growth.

## 1.6 RELEVANT ENVIRONMENTAL POLICY AND LEGISLATION

### STATE WATER PLAN

The State Water Plan was prepared in 2007 to outline the Government's commitment to strategically and effectively managed water resources in the state.

The objectives are as follows:

- Use and recycle water wisely
- Plan and manage water resources sustainably
- Invest in science, innovation and education
- Protect ecosystems, water quality and resources
- Enhance the security of water for the environment and use
- Develop water resources for a vibrant community
- Deliver services to build strong and healthy communities.

With regards to development in regional areas which are supported by the mining industry, the Plan makes the following comment:

*The nature of mining operations, however, means that isolated resource development for relatively large amounts of water will be required at times. These demands can be unpredictable. They are best supported by continued investment in resource investigation and assessment by Government and the private sector. Improved access to information on the nature, quantity and quality of water resources is required to support the minerals and energy sector.*

### EPA GUIDANCE STATEMENT NO. 33 – ENVIRONMENTAL GUIDANCE FOR PLANNING AND DEVELOPMENT

The guidance statement provides an overview of information to assist proponents and decision making authorities in considering environmental management as part of the planning and development process. It also contains guidance for the Environmental Impact Assessment process which is required for some development proposals under Part IV of the *Environmental Protection Act 1986*.

### EPA GUIDANCE STATEMENT NO. 3 – SEPARATION DISTANCES BETWEEN INDUSTRIAL AND SENSITIVE LAND USES

The Guidance Statement provides EPA final advice on the minimum separation distances between various industrial uses and nearby sensitive land uses. It should be used as a guide by the Shire in making planning decisions.

### ENVIRONMENTAL PROTECTION ACT 1986

This Act is the primary legislative Act dealing with the protection of the environment in Western Australia. The Act provides for the prevention, control and abatement of pollution and environmental harm, for the

conservation, preservation, protection, enhancement and management of the environment and for matters incidental to or connected with the foregoing. The Office of the EPA administers and operates under the Environmental Protection Act 1986 and the regulations under that Act.

### WILDLIFE CONSERVATION ACT 1950

The Western Australia Wildlife Conservation Act 1950 provides for the conservation and protection of wildlife. The act applies to both flora and fauna and is administered by DPaW. Any person wanting to capture, collect, disturb or study fauna requires a permit to do so. Any person wanting to collect native flora, for either commercial or scientific purposes, must also obtain a licence to do so.

### ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999.

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) is the Australian Government's central piece of environmental legislation. It provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places defined in the Act as matters of national environmental significance. The seven matters of national significance to which the EPBC Act applies are world heritage sites, national heritage sites, wetlands of international importance, nationally threatened species and ecological communities, migratory species, commonwealth marine areas and nuclear actions. The EPBC Act comes into play when a proposal has the potential to have a significant impact on a matter of national environmental significance.

The Act includes a recent listing of the Threatened Ecological Community 'Proteaceae dominated Kwongan Shrublands of Southeast Coastal Floristic Province of WA' that covers a significant proportion of native vegetation in the Ravensthorpe Shire.



## 2. VISION AND AIMS



## 2.1 VISION STATEMENT

To ensure land uses provide a quality lifestyle with a high level of infrastructure to support a diverse and sustainable economy, that is in harmony with the environment.

## 2.2 AIMS

The broad aims for the future growth and development of the Shire that support the vision are presented below. The aims have been carried across from the original Local Planning Strategy and are grouped into four categories – economy, environment, community and infrastructure.

These categories reflect the core elements of the Shire that need to be balanced and managed to ensure a sustainable future and a good quality of life.

### ECONOMY – DEVELOPING A DIVERSE AND SUSTAINABLE INDUSTRY BASE

- To ensure agriculture carries on into the future as a significant, environmentally and economically sustainable industry with the capacity to capitalise on opportunities for intensification and diversification
- To encourage the development of a mining industry including downstream processing opportunities
- To encourage further development of a significant and sustainable tourism industry that promotes the unique natural environment of the Shire.



### ENVIRONMENT – CONSERVING OUR NATURAL AND CULTURAL ASSETS

- To ensure areas of environmental and cultural significance are protected and that land use and development within the Shire is environmentally sustainable
- To protect the public drinking water source areas and well heads within the Shire.

### HERITAGE - PROTECT ABORIGINAL AND HISTORICAL HERITAGE

- To protect and promote places of Aboriginal and natural heritage, and places of historic heritage.

### COMMUNITY – PROVIDING A QUALITY LIFESTYLE

- To provide adequate recreation and entertainment facilities to support a range of recreational opportunities for residents
- To ensure the provision of adequate residential land within existing town sites that incorporates a range of housing options to meet changing community needs, and to ensure adequate provision of serviced commercial and industrial land to meet the needs of residents and industry
- To enable rural living adjacent to existing town sites to provide additional housing and lifestyle options
- To provide an expanded range of health and education services for the Shire.

### INFRASTRUCTURE – SUPPORTING GROWTH AND DEVELOPMENT

- To ensure the road network of the Shire is adequate to meet the needs of residents, visitors and industry
- To provide adequate air services to meet Shire and industry needs
- To provide a reliable and competitively priced power supply to meet the current and future needs of the Shire
- To provide affordable and equitable telecommunications services to the Shire
- To ensure an adequate supply of potable water to meet the current and future needs of Ravensthorpe, Hopetoun and Munglinup
- To ensure the appropriate treatment and disposal of solid waste and wastewater.

## 2.3 DEVELOPING THE VISION AND AIMS

A detailed community visioning exercise was undertaken to inform the Shire's first Local Planning Strategy (LPS). The key points from this consultation are outlined below.

### Major issues

- environmental management and protection
- protect public drinking water sources
- need for an improved transport network
- lack of provision of infrastructure and services
- need for economic development and employment options
- land availability and housing options
- community spirit and character

- communication with government
- impacts of mining
- agricultural sector issues such as declining incomes and diversification
- growth potential, particularly in tourism

#### **Negatives/constraints**

- potential lack of land availability
- lack of services and facilities
- inadequate facilities
- telecommunications
- isolation
- inadequate transport and roads
- need for consultation
- Council support and finances
- small population

#### **Positives/opportunities**

- lifestyle and town character
- environmental values
- small population
- isolation
- highway access
- access to national parks
- coastline
- safety and security
- growth potential

## **2.4 IMPLEMENTING THE VISION**

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The Local Planning Strategy provides the basis for development within the Shire over the next 15-20 years. Objectives, strategies and actions are identified for a range of key physical and environmental features of the Shire, and for the key settlements of the Shire.

Within the context of the Shire's future planning framework, consideration is also given to principles of sustainability and economic growth. Land use strategies are provided for the key settlements of Ravensthorpe and Hopetoun, with some consideration given to Munglinup, together with the broader rural hinterlands around each settlement. A broader landuse strategy is provided for the entire Shire.

# 3. OBJECTIVES



## 3.1 BACKGROUND

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The following objectives have been formulated for the LPS. The objectives provide guidance for the future development of each key settlement in the Shire as well as considering broader land use. It is important to note that the objectives have been developed within the following context:

1. The need for objectives to be readily achievable via the definition of discrete strategies and actions in the LPS.
2. Recognition that the objectives, as well as future strategies and actions, need to be readily implemented via the land use planning system.

## 3.2 SETTLEMENTS

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### RAVENSTHORPE

- Consolidate Ravensthorpe's role as the primary commercial, service and industry centre to the Shire and the broader region.

### HOPETOUN

- Preserve and enhance the amenity and capacity of Hopetoun and its immediate hinterland to serve as a residential, holiday and tourist destination.
- Support Hopetoun as a local service centre subordinate to Ravensthorpe as the major centre for the Shire.

### MUNGLINUP

- Support Munglinup as a local service centre subordinate to Ravensthorpe as the major centre for the Shire.

## 3.3 LAND USES

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### AGRICULTURE

- To ensure that agricultural land continues into the future as a significant, environmentally and economically sustainable industry with capacity to capitalise on opportunities for intensification and diversification.

### TOURISM

- To encourage development of a significant and sustainable tourism industry that promotes the unique natural environment of the Shire.

### MINING

- Facilitate on-going exploration, development and protection of mineral resources and basic raw materials while ensuring that the environment and amenity in the locality of operations are adequately safeguarded.

### NATURAL ENVIRONMENT

- Maintain the Shire's biodiversity hotspot status through the protection and enhancement of all of its significant natural heritage assets.
- Minimise the adverse impacts of fire on life and property and of fire hazard reduction measures on the natural environment.
- To ensure protection of Public Drinking Water Source Areas.

### HERITAGE

- Protect and promote places of Aboriginal and natural heritage.
- Ensure adequate protection of all areas and places of cultural historic heritage.

Photography by Nathan McQuoid

# 4. STRATEGIC PLAN

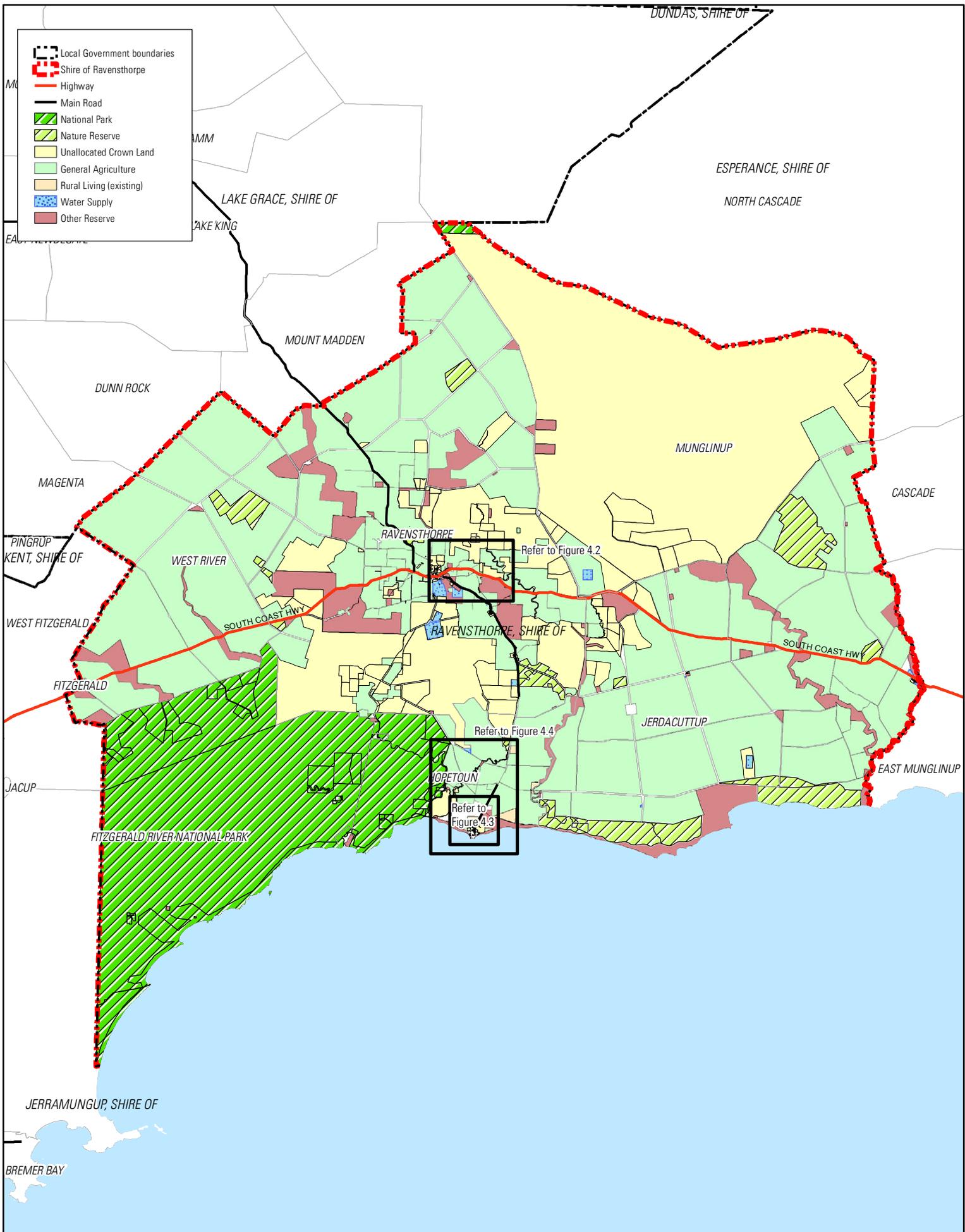


## 4.1 BACKGROUND

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This section provides a Strategic Plan for the Shire and the key settlements of Ravensthorpe and Hopetoun. The plan provides a direction to guide future land use and development. It provides a spatial interpretation of the vision, aims and objectives identified earlier in this document.

The Strategic Plan for the Shire is presented on Figure 4.1. The plan shows that the major land use across the Shire is agriculture and that this is unlikely to change. More detailed plans around the growth areas of Ravensthorpe, Hopetoun and Hopetoun Hinterland are presented on Figures 4.2, 4.3 and 4.4 respectively.



## 4.2 RAVENSTHORPE

### DESCRIPTION

Ravensthorpe is located approximately 50 kilometres north of the coast. The town is the administrative centre of the Shire and is home to the Council Chambers, the regional offices for various other State Government agencies, the public regional High School and the regional Health Campus. It provides a range of retail and commercial services to meet the needs of the wider agricultural region.

The population at the 2006 census was 436 persons; however this number was heavily influenced by an influx of individuals involved with the construction and operation of the Ravensthorpe Nickel Project. At the 2011 census the resident population was 391 persons.

Ravensthorpe is completely surrounded by areas identified by the Department of Mines and Petroleum (DMP) as having potential for mineralisation. This presents a critical constraint to the expansion of the town. The previous LPS identified four areas capable of supporting an expansion of the town. The two that had minimal constraints were, however, located a significant distance from the existing town centre, which would have resulted in the creation of satellite centres. Nevertheless one of the sites, located to the south-east of the town, was identified for future residential development. Subdivision approvals for the first stage of development in this location were obtained however due to lack of demand the lots were never created. The subdivision approvals have now lapsed.

Other notable features and characteristics of the town include:

- Traditional grid pattern subdivision layout with the majority of lots having an average area of approximately 1,012m<sup>2</sup>.
- Residential areas have a dual density coding R10/25 or R10/30, enabling infill development to occur where reticulated sewer is available. To date, development has generally been at the lower code, however there has been some recent subdivision activity.
- Ribbon and non-cohesive commercial and service commercial development along Morgans Street (South Coast Highway).
- A large grain handling and receipt point located to the west of the town, immediately adjacent to 'Residential' zoned landholdings.
- There are two known Aboriginal heritage places in the townsite: RAV/01 Marked Trees; and Ravensthorpe Ceremonial Ground.
- Freehold agricultural land of varying productive capacity near to all town boundaries.
- The town's water supply and sewerage works are located to the east of the town and within close proximity to 'Residential' zoned lots.
- There are no established separation buffers between industrial and residential land on the western edge of the town.

### RESIDENTIAL

With the population of Ravensthorpe predicted to remain relatively static over the next 15 years, it is anticipated that there will be no demand to expand the footprint of the existing town. The high mineralisation of the adjoining land effectively prevents the expansion of the town with the exception of the south-east expansion area.

The provision of reticulated sewerage provides subdivision potential to many of the existing residential lots within the town under the split

R-Code in the TPS No.5. Very few examples of infill development have occurred to date, which is likely attributed to the current lack of demand and a surplus of established dwelling entitlements within Ravensthorpe and Hopetoun.

### Planning Considerations – Residential:

- *Zoned lots within the existing town site should be developed in the first instance should demand for additional lots be realised.*
- *The residential expansion area to the south-east should only be developed if significant demand materialises. This area should not be zoned in the local planning scheme at this point in time. Any future rezoning should be supported by a Structure Plan.*

### TOWN CENTRE

The *Town Centre* zone under the local planning scheme provides the only real opportunity for commercial, social, privately owned recreational and community-based development within the town. In accordance with TPS No.5, a range of commercial and residential land uses are permitted within this zone. The focus of the zone however is for public and community uses as well as commercial uses. Much of the existing development is relatively dated, with some of the existing structures dating back to the early 1900's. The cohesiveness and identity of the town centre suffers somewhat by its extensive length along Morgans Street, with development interspersed with large tracts of undeveloped or underutilised land. The existing land zoned *Town Centre* is likely to be beyond the requirements of the projected population for the life of this strategy.

It is important that town centre growth is encouraged to provide a more vibrant, sustainable and focused commercial area. In order to achieve this it is recommended that the *Town Centre* zone be reduced to front Morgans Street only, with Dunn and Spence streets being rezoned *Residential*. The consolidation of this precinct will lead to the creation of an easily identifiable town centre and will enable Council to focus on developing a cohesive Main Street, adding both vibrancy and viability to the town centre. Commercial and retail/office development should be the preferred land use in the Town Centre. Any proposed residential development would need to incorporate a retail/commercial component addressing the primary street.

#### Planning Considerations – Town Centre:

- *The Town Centre zone should be consolidated.*
- *Commercial and retail/office development should be encouraged as the preferred land use in the Town Centre.*
- *Residential development in the Town Centre can be supported as an ancillary use to the preferred land use.*
- *There should be a focus on creating a cohesive Main Street for Ravensthorpe.*

#### Planning Considerations – Industry:

- *Industrial lots west of town immediately abutting residential areas are rezoned Light Industry.*
- *Future provision is made for future Light Industry and Industry lots south-east of Ravensthorpe.*
- *Investigate suitable locations for industrial development east of the town, focussed on the proposed heavy haulage route.*
- *Buffer distances between industry and sensitive land uses are to be considered for future rezonings, subdivisions and development proposals consistent with SPP 4.1 State Industrial Buffer*

## INDUSTRY

There are two industrial zones within the Shire's TPS No.5 – *Industry* and *Light and Service Industry*. It is recommended that the *Light and Service Industry* be renamed *Light Industry* in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015.

The focus of land uses within the *Light and Service Industry* zone includes some commercial and industrial uses that can be compatible with adjoining residential areas. The *Industry* zone by contrast prohibits most residential and community uses, as well as some commercial uses. The range of industries that can be considered in the *Industry* zone is much broader than the *Light and Service Industry* zone.

The western end of the town is dominated by industrial development of varying scales. The predominant industries service the agricultural sector and include the region's grain bins. A variety of lot sizes ranging from 1012m<sup>2</sup> up to 8ha exist within this locality. A large number land holdings remain either unimproved or under developed to date. Other sites have existing structures which span numerous lots (i.e. Lot 470-485 on P223078), while others are located on Unallocated Crown Land and need conversion to freehold land prior to development.

While it could be argued that the existing development on these industrial lots is relatively low impact and does not affect the reasonable enjoyment of nearby residential dwellings, there is future potential for land uses to be proposed that could result in undesirable impact on adjoining residential lots. It is therefore recommended that the *Industry* zone be removed from a portion of this area on lots immediately adjoining the residential area.

East of Ravensthorpe there are opportunities to consider the establishment of an industrial precinct – based around the proposed Heavy Haulage route and outside of the land affected by prospectivity. The exact location of such an estate would require further investigation into demand, location and service availability.

In the longer term there may also be an opportunity to include some industrial land uses within the 'Investigation Area' south east of the town, however this area is more remote from the highway and proposed heavy haulage route.

## EXTRACTIVE INDUSTRY AND MINING

Ravensthorpe and the surrounding agricultural hinterland are significantly constrained by the presence of minerals subject to control under the *Mining Act 1979*. The Department of Mines and Petroleum (DMP) has indicated that the mineral potential is *very high for gold, silver and copper within 2 km of the contact with the Annabelle Volcanics*. With regards to the planning implications associated with the presence of this resource, the DMP indicates that *residential or industrial development is contingent on agreement with DMP within the 2 km contact zone* (the location of the contact zone is shown on the Strategic Plan for Ravensthorpe – Figure 4.2).

There are also sources of Basic Raw Materials (gravel, sand, limestone, limesand) throughout the Shire. Extraction of these resources is controlled by the Shire via the Local Planning Scheme and accompanying Local Planning Policy. There is not currently an Extractive Industry Local Law operative in the Shire.

#### Planning Considerations – Extractive industry and mining:

- *The 1.2km and 2km buffer of the Annabelle Volcanics be included in the local planning scheme to trigger referral to the Department of Mines and Petroleum.*
- *Extraction of Basic Raw Materials should only occur in agricultural areas unless specifically identified in a Special Use zone.*

## AGRICULTURE

A majority of the land directly surrounding Ravensthorpe is used for agricultural land uses. Given the vital importance of agriculture to the local economy it is important that any future development or expansion of the town does not encroach upon good quality agricultural land (i.e. change the land use) or create land use conflicts.

### Planning Considerations – Agriculture:

- *Agricultural land uses area considered in relation to the future development of Industry and Light Industry zones west of the town in order to ensure no adverse impact on existing agricultural industries.*

## TOURISM

It is difficult to accurately determine the popularity of Ravensthorpe as a destination for holiday-makers (rather than those people who visit for business purposes). The coastal location and within the Parks and reserves in the Shire, including the Fitzgerald River National park are a popular holiday location.

The greatest opportunity for development at Ravensthorpe is from the tourism and historical values of the area. The town has existed for many years to service the agricultural and mining land uses in the Shire. Anecdotal evidence suggests the South Coast Highway is also a popular route for tourists who travel towards Esperance. However, it is uncertain whether many travellers stop at the town. Opportunities exist to enhance the streetscape along the highway, and through the town centre, and provide a greater variety and mix of land use and development that will encourage more travellers to stop.

### Planning Considerations – Tourism:

- *Tourist sites should be appropriately zoned and protected in the Shire's local planning scheme.*

## SERVICES AND INFRASTRUCTURE

The town of Ravensthorpe is provided with services and infrastructure to provide for the current population level. This includes services such as water, electricity, police services, medical services, schools, rubbish collection and recreation and social activities. Recent infrastructure works completed within the town site have significantly improved the provision of reticulated sewer infrastructure, however it is anticipated that any development beyond the bounds of the existing town site would necessitate significant infrastructure upgrades.

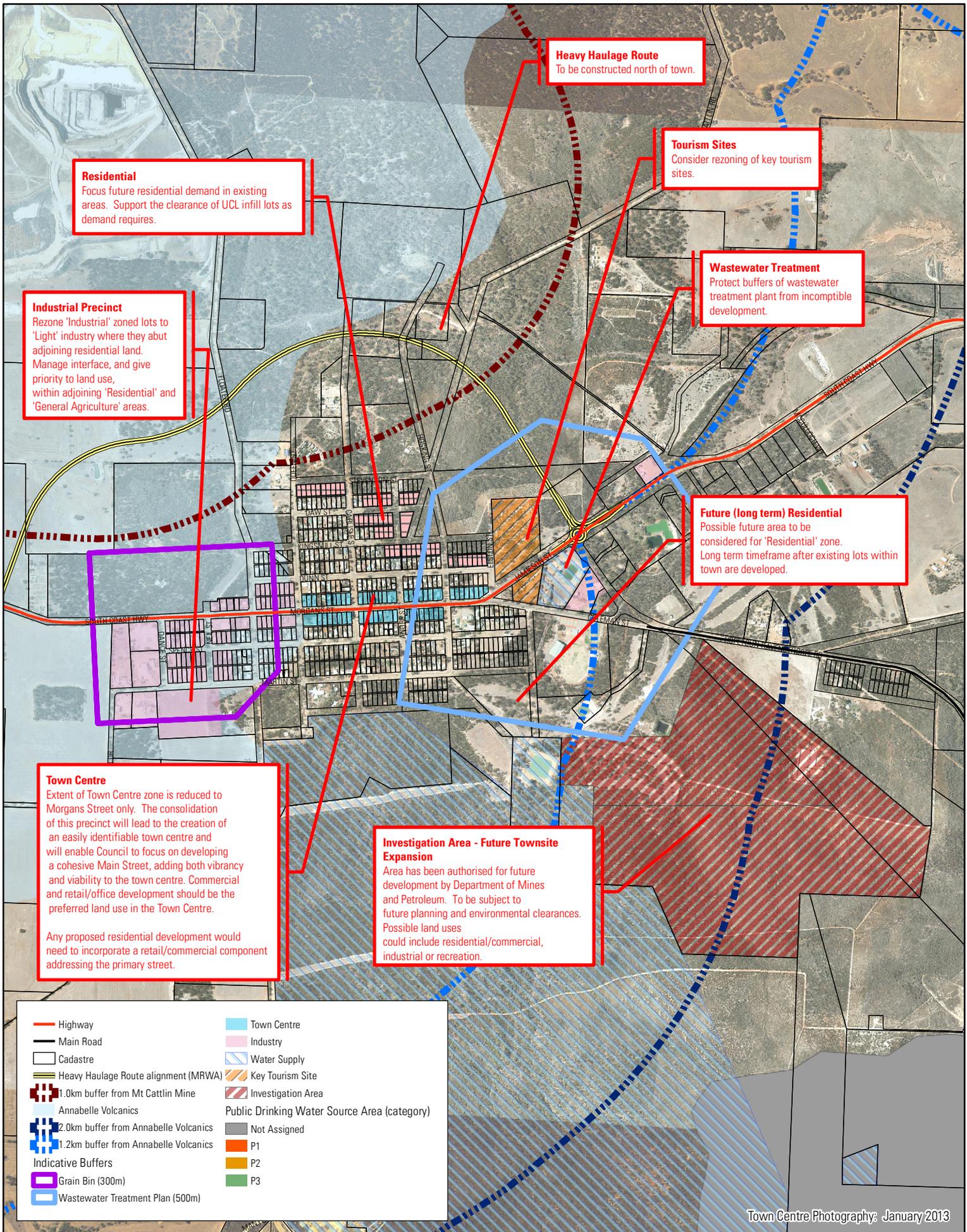
Furthermore, it is known that the town is situated on the edge of the power grid and that it experiences power outages on a frequent basis which has prevented the establishment of industrial development which require access to a reliable power source. Western Power

is investigating opportunities to provide Ravensthorpe with an independent power supply that will ultimately see the town be disconnected from the south-west integrated system. As an interim measure, and to minimise power disruptions until this more permanent solution is implemented, Western Power have placed generators in the town.

Main Roads WA has finalised planning for a heavy haulage route north of Ravensthorpe and construction has now commenced. The route will provide a safe access for heavy vehicles that frequently have difficulty negotiating the gradient on the existing highway through the town centre. The route is not planned as a bypass for normal traffic.

### Planning Considerations – Services and infrastructure:

- *Ensure the Ravensthorpe Heavy Haulage Route and corridor is appropriately zoned in the Scheme.*



Town Centre Photography: January 2013

## 4.3 HOPETOUN

### DESCRIPTION

Hopetoun is located adjacent to the Southern Ocean coastline, approximately 190km west of Esperance by road and 50km south of Ravensthorpe by road. It acts as a local service centre which is home to retirees, second home owners (holiday homes), local farmers, fishermen and people who provide other services in the town. There are areas zoned for rural living purposes to the north, east and west of the town which provides an alternative housing choice. The population of the town at the 2011 Census was 1398 persons.

Hopetoun is essentially divided into two precincts; the original town and the recently completed Mary Ann Waters Estate. The original town site largely consists of holiday homes, and residential dwellings for retirees and the local workforce. The newer residential area of Mary Ann Waters Estate was developed to accommodate growth resulting from the construction and operation of the Ravensthorpe Nickel Project (RNP). There is still some potential for further residential development in Mary Ann Waters to accommodate future demand.

Hopetoun does not contain any higher order services however provides commercial and retail services to meet the everyday needs of the local residents. There is a local primary school in the town that caters for students from pre-primary to year six.

Other notable features of the town include:

- Commercial development extends along Veal street for approximately 500m. This elongated fragmentation has meant that the town does not contain an easily identifiable town centre.
- Industrial development is restricted to a small light industrial estate located north-west of the town along Tamar Street and development in this area was relatively unplanned with some commercial developments established.
- The Hopetoun Caravan Park is centrally located within the town along the Esplanade (Reserve 25270).
- The Wavecrest Holiday Village located approximately 4 km north of town is predominantly a tourism site which also includes permanent residential and commercial components.
- Residential development within the older part of Hopetoun has a split density coding (R10/20 or R10/25) and the introduction of the sewer program will ensure some lots have subdivision capacity.
- Within Mary Ann Waters Estate (Development Area 2) there remain a substantial number of subsequent development stages which have not been released to the public.
- There is a lack of identity and cohesiveness to the town centre.
- Hopetoun is the nearest settlement to the majority of rural residential development in the Shire.

### RESIDENTIAL

Given the additional capacity of residential-zoned land at Hopetoun (mainly at Mary Ann Waters Estate), coupled with the capacity of landholdings to the east of the town for infill development, it is recommended that no further residential rezoning be initiated.

#### Planning Considerations – Residential:

- *No further residential land identified for development outside of the Mary Ann Waters Estate.*

### RURAL LIVING

For the purposes of the Strategy Rural Living encompasses all Rural Small-Holding and Rural Conservation estates/zones in the Shire. The majority of this type of development occurs in the Hopetoun Hinterland, with over 500 lots theoretically being able to be developed within existing approved estates or within areas subject to Local Planning Scheme amendment. Based on an analysis of population growth rates in Hopetoun it is not recommended that any further amendments to rezone land for rural living purposes be supported at this time.

#### Planning Considerations – Rural Living:

- *Future Rural Living development should focus on those areas already approved or for which scheme amendments have already been initiated or recently finalised.*
- *There is no need to initiate further scheme amendments to rezone further land for this purpose.*

### TOWN CENTRE

The Hopetoun commercial precinct extends for approximately 500m along Veal Street and also includes adjoining lots along the Esplanade. The fragmentation of existing development coupled with the limited demand for additional commercial/retail floor space has resulted in the lack of an easily identifiable town centre.

It is recommended that the *Town Centre* zone be reduced to those lots fronting Veal Street from Canning Boulevard in the north through to the Esplanade in the south. The consolidation of this precinct will lead to the creation of an easily identifiable town centre and will enable Council to focus on developing a cohesive Main Street, adding both vibrancy and viability to the town centre. Commercial and retail/office development should be the preferred land use in the Town Centre. Any proposed residential development would need to incorporate a retail/commercial component addressing the primary street.

Several lots fronting the Esplanade and Dawn Street have recently been improved with new residential structures and are unlikely to be subject to redevelopment for retail/commercial purposes within the short to mid-term future. It is recommended that these lots be suitably rezoned *Residential*.

#### Planning Considerations – Town Centre:

- *There should be a focus on creating a cohesive Main Street for Ravensthorpe.*
- *Commercial and retail/office development should be encouraged as the preferred land use in the town centre.*
- *Residential development in the town centre can be supported as an ancillary use to the preferred land use.*

#### Planning Considerations – Industrial:

- *Industrial lots in Hopetoun should primarily focus on local light/service industrial needs, with other industry in Ravensthorpe.*
- *Further investigation into the long-term suitability of the buffer of Hopetoun Wastewater Treatment Plant and Power Station.*
- *A Composite Residential/Light Industrial zone could be considered for the corner of Steerdale and Hopetoun roads.*

## INDUSTRY

Industrial development within Hopetoun is restricted to the light industrial precinct along Tamar Street. In total there are 36 *Light and Service Industry* zoned lots ranging in size from 1,500m<sup>2</sup> to 6,059m<sup>2</sup>, with a total area of 8.8ha. This precinct was fully developed in late 2008 when the Ravensthorpe Nickel Project was in full operation, however with the changes in the mining operations in the Shire some businesses have relocated or closed and there is now some capacity in this area. This precinct should be renamed *Light Industry* in the new Town Planning Scheme in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015.

The intention of the Tamar Street industrial precinct is to provide light industrial landholdings to cater for the specific needs of the Hopetoun population. To ensure the town is suitably positioned to satisfy internal demand and also support any future mining ventures, it is recommended that an additional industrial precinct be identified. Following analysis of possible sites a preferred location was identified within the buffer area of the Hopetoun Waste Water Treatment Plant and power station. This site is, on the whole, suited to light industrial uses in a physical sense. It is also within reasonable proximity to the Hopetoun town site and the nickel mine and has good access. In addition, the presence of the buffers associated with the waste water treatment plant and power station prevent the establishment of sensitive premises (including residential) in the immediate vicinity, thus reducing the potential for land use conflict.

Council has approved several proposals for composite Residential and Industrial development in the precinct south of Steerdale Road, east of the power station. The intent of the development approved was to allow for a home-based light industrial business to be established on larger lots. Similar approaches have been successful in other local governments and consideration should be given to formalising the precinct with a specific zone.

## EXTRACTIVE INDUSTRY AND MINING

There are also sources of Basic Raw Materials (gravel, sand, limestone, lime sand) throughout the Shire, with particularly large resources of limestone around the coast. Extraction of these resources are controlled by the Shire via the Local Planning Scheme and accompanying Local Planning Policy. There is not currently an Extractive Industry Local Law operative in the Shire.

#### Planning Considerations – Extractive industry and mining:

- *Extraction of Basic Raw Materials should only occur in agricultural areas unless specifically identified in a Special Use zone.*

## TOURISM

Hopetoun is an established tourist destination, particularly for the broader farming hinterland within the Shire and beyond. The town is very busy during peak summer and Easter periods. The coastal locations and within the parks and reserves in the Shire are a popular holiday location, with Hopetoun likely being the base for tourists in the locality.

Within Hopetoun, key sites such as the Hopetoun Caravan Park should be appropriately zoned for tourism purposes under TPS No.5. Key tourist sites outside Hopetoun (for example, at Culham Inlet) would likely need to be rezoned Special Use with site-specific clauses relating to the particular development. The WaveCrest Tourist Park (Lot 279 Hopetoun Ravensthorpe Road) may also be reclassified to a "Special Use zone" with site specific clauses relating to the tourism accommodation component, the adjacent lifestyle village (permanent residential) and the Bar/Bistro (commercial, with minor floor space increases) to provide greater clarity for each of these landuses.

The Shire has adopted a Local Planning Policy (LPP20 - Holiday Homes) that accords with the requirements of the Planning Bulletin 99. This will facilitate the use of surplus dwellings within the town (particularly those within the Mary Anne Waters Estate) and ensure they do not fall into disrepair.

#### **Planning Considerations – Tourism:**

- *Tourist sites in Hopetoun should be identified and appropriately zoned in the Local Planning Scheme.*
- *Provisions (in accordance with the requirements and definitions of Planning Bulletin 99 – Holiday Homes Guidelines) to allow the Shire to consider holiday homes within residential areas should be considered.*
- *Development of tourist developments outside Hopetoun should be subject to rezoning Special Use in the Local Planning Scheme where site-specific planning and development clauses could be considered.*
- *The “Special use zone” applied to the permanent residential and commercial components of Lot 279 Hopetoun Ravensthorpe Road will need to ensure that the commercial floor space is limited to ensure that the commercial use will not expand to the detriment of the viability of the town centre. This node will maintain its tourism focus.*

#### **Planning Considerations – Services and infrastructure:**

- *Appropriate buffers are maintained around key infrastructure to prevent encroachment of inappropriate development.*
- *Opportunities should be taken as part of the Development Approval process to require existing development in Hopetoun to connect to the reticulated sewer system.*

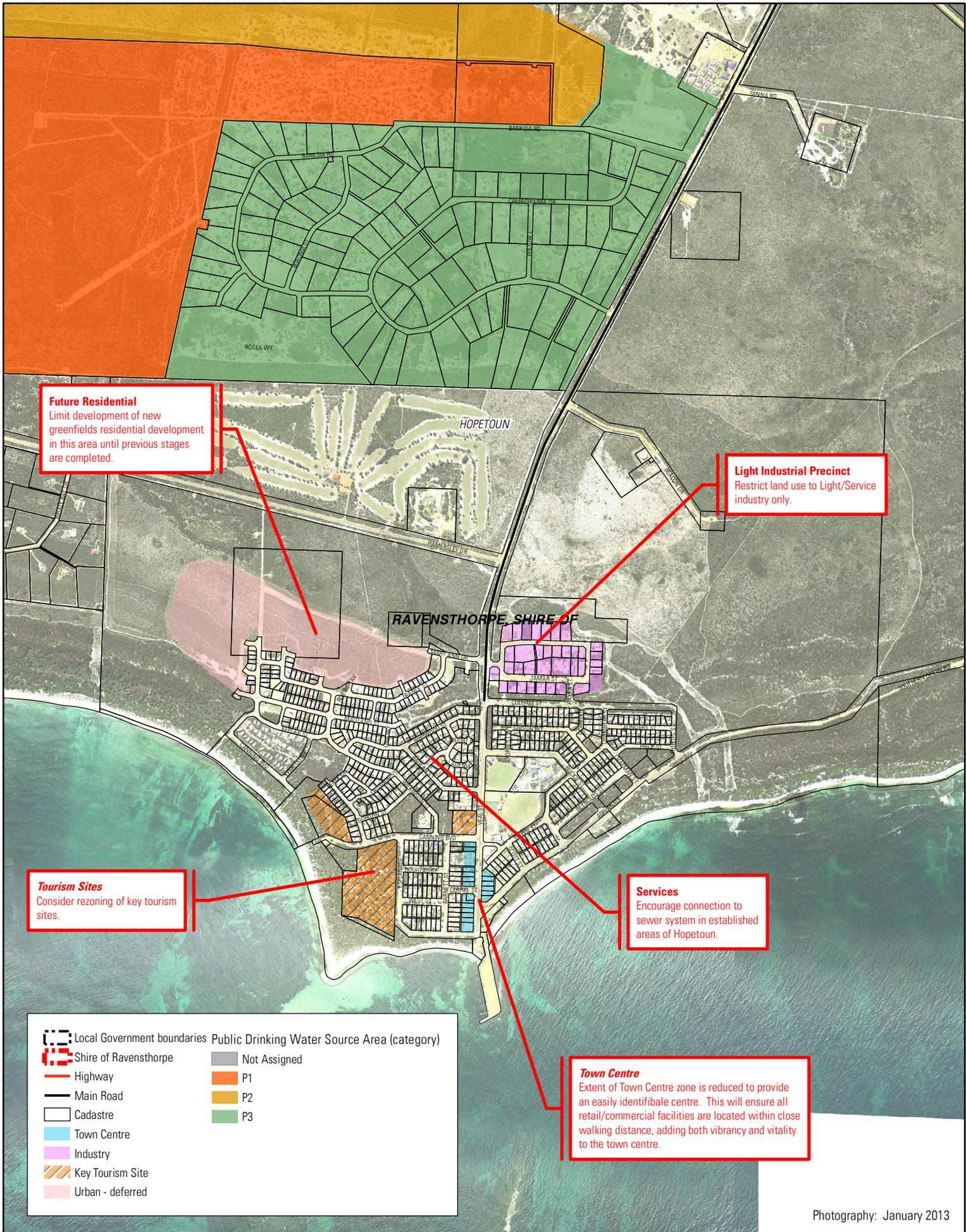
### **SERVICES AND INFRASTRUCTURE**

With the recent installation of the reticulated sewerage system at Hopetoun, an opportunity exists for the further subdivision of many existing residential lots in accordance with the split density coding as prescribed under TPS No.5. The system has capacity to cater for a population of approximately 1100 people.

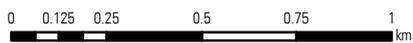
Urban infill and consolidation within the existing town is therefore now a possibility and has the potential to create land which is more affordable. However, this is largely contingent upon individual landowners seeking to develop, thus development is not usually staged or coordinated. Nevertheless, urban infill allows new dwellings to be located in a central region of the town and to have easy access to commercial and employment areas.

Hopetoun has an independent power supply that has enough generation capacity to provide for the entire town site. It is a co-generation wind/diesel system owned and operated by Verve Energy. Approximately 40% of the town's energy supplies are generated by the wind turbines.

Water supply within the town site is provided by Water Corporation, who operate Department of Water licensed groundwater extraction bores north of the town site. Management of the borefield is guided by the *Hopetoun Water Reserves Drinking Water Source Protection Plan 2009*.

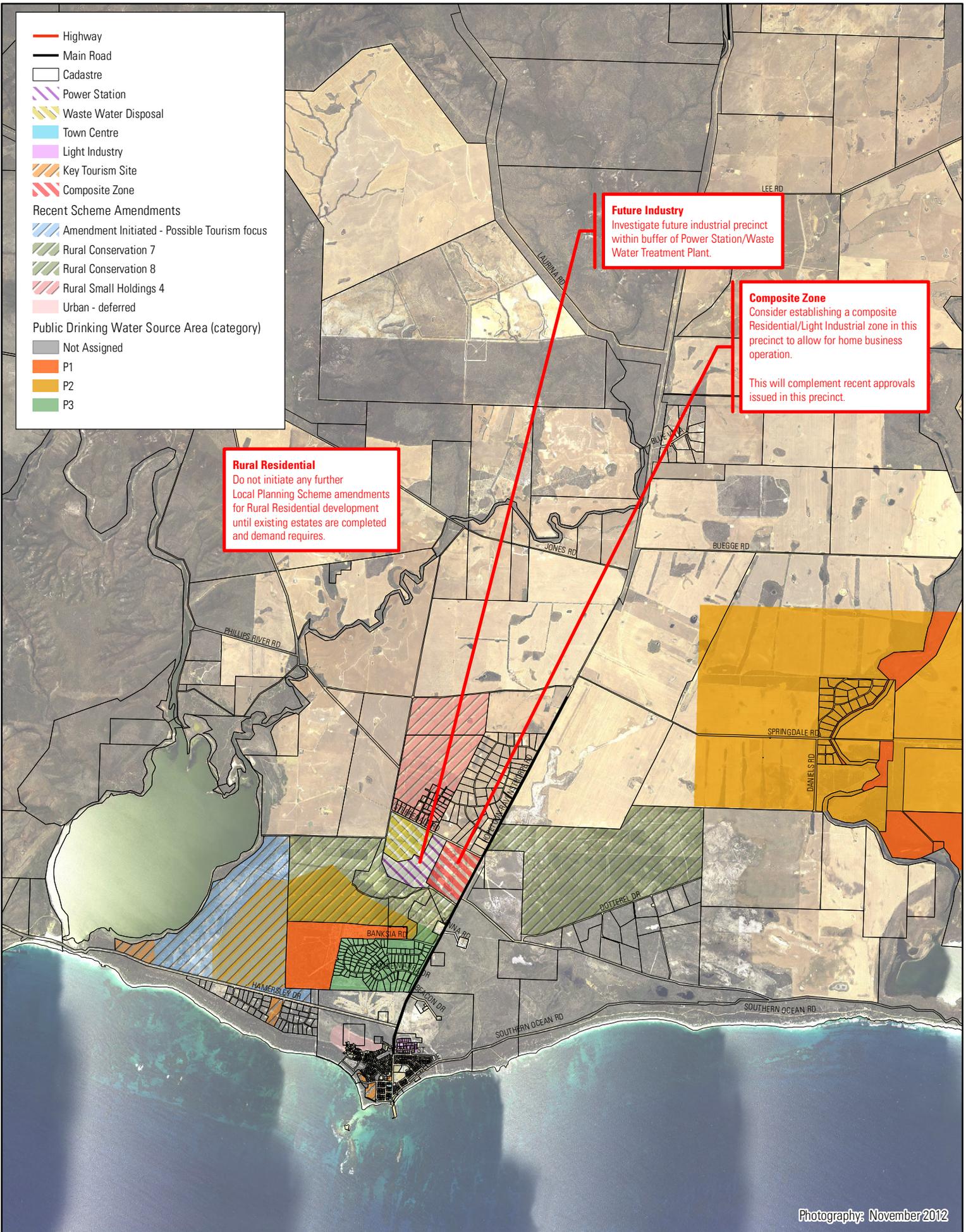


Photography: January 2013



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Photography: November 2012

## 4.4 MUNGLINUP

### DESCRIPTION

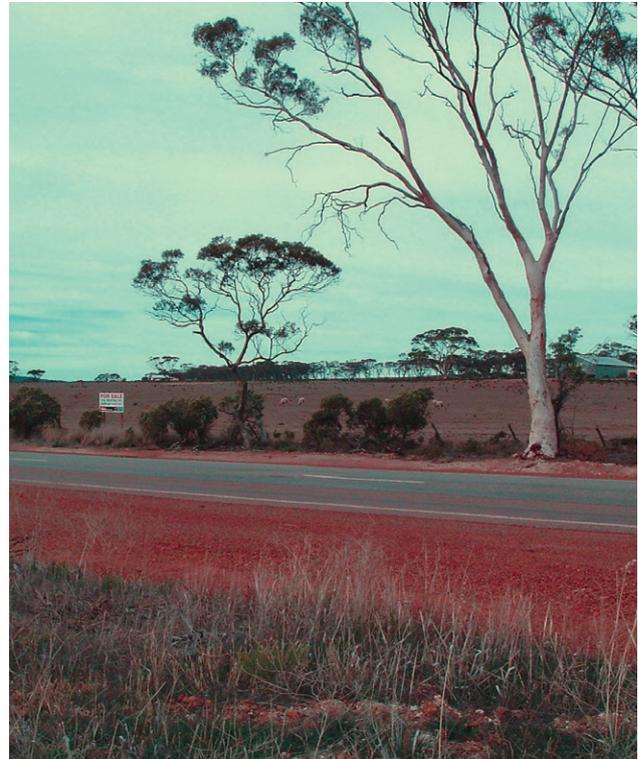
Munglinup is a small service centre located at the eastern extent of the Shire along the South Coast Highway, approximately 85km east of the Ravensthorpe by road and 100km west of Esperance. The town supports a very small population of approximately 14 people according to the 2006 Census. The town consists of a commercial area which provides a few essential services, a small residential population, a primary school, some light industrial and recreation areas (including an oval, golf course and tennis courts). The town exists primarily to serve the surrounding agricultural population.

Within Munglinup there is a total of 73 lots zoned 'Residential' with a split density coding of R10/25, with only 19 of these lots currently developed. A large proportion (58%) of the 'Residential' zoned lots within the townsite remain as Unallocated Crown Land, however, to date, there remains no increase in demand for residential lots.

### LAND USE PLAN

It is anticipated that the population of Munglinup is likely to stay relatively static over the next 20 years. As a result it is not proposed to identify any additional growth areas within the town. Existing vacant residential and industrial land will be sufficient to cater for any growth that may occur.

As there are no proposed changes for Munglinup no Land Use Plan or Strategies and Actions have been prepared.



# 5. STRATEGIES AND ACTIONS



## 5.1 SETTLEMENTS

The following Strategies and Actions are proposed to implement the Strategic Plans and outcomes outlined in the previous chapter.

### RAVENSTHORPE

Strategies and actions to meet the key objectives are identified in the following table.

Table 5.1a – Ravensthorpe: Strategies and Actions

STRATEGIES	ACTIONS
Promote Ravensthorpe as the primary centre for the Shire and expand this role to accommodate a range of services and facilities.	<p><b>RV1</b> Local Planning Scheme to prevent significant retail shopping, office, commercial and social, recreational and community development outside the Ravensthorpe <i>Town Centre</i> zone.</p> <p><b>RV2</b> Local Planning Scheme to entertain a mix of commercial uses in the <i>Town Centre</i> zone including: commercial, retail, medium density housing, social, recreational and community development.</p>
Facilitate the consolidation of commercial development in the Ravensthorpe town centre to provide a clear focal area for commercial activity.	<p><b>RV3</b> Consolidate the <i>Town Centre</i> in the Ravensthorpe town site, commensurate with the amount of land required to service the towns' population forecasts and anticipated tourist activity.</p> <p><b>RV4</b> Local Planning Scheme to entertain bona-fide mixed use development within the <i>Town Centre</i> zone and ensure that residential development remains ancillary to the principal commercial/retail land use.</p>
Provide for an adequate supply of <i>Industry</i> and <i>Light Industry</i> zoned land to accommodate future demand.	<p><b>RV5</b> Identify possible long-term industrial expansion areas to the east or south-east of Ravensthorpe and ensure the town is positioned to take advantage of any mining ventures that may establish themselves within the locality.</p> <p><b>RV6</b> Rezone <i>Industrial</i> lots abutting the existing residential area to <i>Light Industry</i>.</p>
Provide for residential development at a range of densities with a variety of housing to meet the needs of different household types through the application of the Residential Planning Codes.	<p><b>RV7</b> Retain the mixed residential density code throughout Ravensthorpe.</p> <p><b>RV8</b> Allow medium density (to R50) development in the <i>Town Centre</i> zone as an ancillary use to bona-fide mixed use development.</p>
Encourage sustainable growth in the settlements of the Shire with a focus on Ravensthorpe and Hopetoun for residential development.	<p><b>RV9</b> Consolidate and make use of existing <i>Residential</i> zoned land prior to rezoning new areas for residential development.</p>
Provide well integrated, sustainable, well designed liveable neighbourhoods.	<p><b>RV10</b> Future urban areas within the settlements to be integrated with the existing urban form and designed along the principles of <i>Liveable Neighbourhoods</i> where appropriate.</p> <p><b>RV11</b> Insert provisions into the Local Planning Scheme to require detailed structure planning for all new residential development and subdivision.</p>

## HOPETOUN

Strategies and actions to meet the key objectives are identified in the following table.

Table 5.1b – Hopetoun: Strategies and Actions

STRATEGIES	ACTIONS
Promote Hopetoun as a local centre for commercial and commercial tourism related activity.	<b>HT1</b> Local Planning Scheme to promote retail, commercial, social, recreational and community development at a local level for the Hopetoun settlement in the <i>Town Centre</i> zone.
	<b>HT2</b> Commercial or tourist commercial development to be the predominant use in the <i>Town Centre</i> zone with residential development to be a subsidiary use to the prime commercial purpose.
Facilitate the consolidation of commercial development in the Hopetoun town centre to provide a clear focal area for commercial activity.	<b>HT3</b> Consolidate the <i>Town Centre</i> zoned land in Hopetoun commensurate with the amount of land required to service the towns consistent with population forecasts and anticipated tourist activity.
	<b>HT4</b> Local Planning Scheme to entertain bona-fide mixed use development within the <i>Town Centre</i> zone and ensure that residential development remains ancillary to the principal commercial/retail land use.
To provide for residential development at a range of densities with a variety of housing to meet the needs of different household types through the application of the Residential Planning Codes.	<b>HT5</b> Retain the mixed density code throughout Hopetoun.
	<b>HT6</b> Allow medium density (to R50) development in the <i>Town Centre</i> zone as an ancillary use to bona-fide mixed use development.
Encourage sustainable growth in the settlements of the Shire with a focus on Ravensthorpe and Hopetoun for residential development.	<b>HT7</b> Consolidate and make use of existing <i>Residential</i> zoned land prior to rezoning new areas for residential development.
	<b>HT8</b> Prepare a revised structure plan for the Marry-Anne Waters Precinct, with current undeveloped stages appropriately rezoned 'Urban Deferred.'
Provide well integrated, sustainable, well designed liveable neighbourhoods.	<b>HT9</b> Future urban areas within the settlements to be integrated with the existing urban form and designed along the principles of <i>liveable neighbourhoods</i> where appropriate.
Provide adequate industrial land to service the local population of Hopetoun.	<b>HT10</b> The Local Planning Scheme should discourage Industrial land uses in the Tamar Street <i>Light Industry</i> area.
	<b>HT11</b> Identification of long-term industrial expansion areas within the buffer of the Power Station/Waste Water Treatment Plant.
	<b>HT12</b> Create a new 'Composite' Residential/Light Industrial zone on Lot 8 Steerdale Road (corner Steerdale and Hopetoun roads).

## 5.2 AGRICULTURE

Considering the significance of the agricultural industry to the economy of the Shire in the long-term (i.e. its lifetime is likely to be longer than the mining industry), it is important that any loss of agricultural land as a result of expansion of towns and other forms of development is kept to a minimum. This will ensure that agricultural land is conserved for future use and will minimise the potential for future land-use conflicts. This approach is supported by the *Goldfields-Esperance Regional Planning Strategy* (WAPC, 2000) and *State Planning Policy 2.5 – Land Use Planning in Rural Areas* (SPP2.5). In addition, the retention and protection of current agricultural land helps to prevent the need to clear additional native vegetation for this purpose.

There is a possibility that some agricultural areas of the Shire could be suitable for intensive uses such as horticulture, fishing and forestry. A broad level land capability study has been undertaken by the Department of Agriculture and Food (refer to Background Report). This provides an indication of the areas of the Shire that are more suited to intensive agriculture such as horticulture.

Areas of highly productive agricultural land with suitable characteristics should be identified in conjunction with the Department of Agriculture and Food. Once identified, the Shire could consider protecting such land in a specific zone or via a Special Control Area. It should be noted that other considerations, such as water availability and distance to market, should also be considered in determining the suitability of land for more intensive purposes.

Key threats to the on-going viability of agricultural land in the Shire include:

- **Competing or incompatible land use**  
Agricultural land that is taken out of production is frequently lost forever as productive land, particularly when it is replaced by rural-residential or small-holding lots. Introduction of unplanned incompatible land uses, (such as some forms of rural tourism) can also result in land use conflicts and place pressure on existing viable agricultural enterprises to change the way in which they operate.
- **Land degradation**  
In certain locations, the soils in the Shire are prone to land degradation, such as salinity, water logging, erosion and nutrient export. The Department of Agriculture and Food are aware of these issues and have prepared guidance documents to assist landowners – including the *Ravensthorpe Area Catchment Appraisal 2006*.
- **Change in climatic conditions**  
Western Australia's geographical location means that the State's south west will be one of the most vulnerable regions to climate change in the world. Model outputs from CSIRO indicate that by 2030 our climate will most likely be typified by lower winter rainfall and run-off, higher average temperatures, more extreme weather events and greater seasonal variability. A challenge facing agriculture is maintaining and increasing production of food that are affected by increases in average temperatures and possible reductions in rainfall.
- **Farm Forestry**  
An emerging plantation industry in the Great Southern Region is the establishment of carbon plantations to create carbon offsets through the establishment and management of plantations dedicated to that purpose. These carbon plantations are not

subject to harvesting and may be left in place for 70 years. The environmental benefits of such plantations are obvious and include lowering of water tables (and salinity levels), improved biodiversity (including habitat linkages), improved soil conservation and reduced sediment loads in waterways. Also from a local government perspective, additional road construction and maintenance is not required as the plantation may never be harvested.

However, carbon plantations do generate areas of concern particularly from a local government perspective. After the initial planting and other than annual firebreak maintenance, nothing is returned to the local community. There is essentially no production of food from the land which once was carrying livestock and/or being used for cropping. There is the real potential that extensive areas planted to carbon plantations will lead to the depopulation of rural areas which in turn will mean small towns will not be sustainable due to population drift potentially leading to the closure of many small rural towns. This loss of agricultural production could have a negative impact on the Australian gross domestic product.

It is important that Farm Forestry proposals are given proper scrutiny by Council, in accordance with a Local Planning Policy on the matter, to ensure that plantations are only approved in areas where they can provide benefits in addressing land degradation (eg soil erosion, water erosion and salinity) and where they do not impact on adjoining agricultural activities.



Table 5.2– Agriculture: Strategies and Actions

STRATEGIES	ACTIONS
Protect the Shire’s agricultural land.	<b>AG1</b> Retain the <i>General Agriculture</i> zone in the Local Planning Scheme.
	<b>AG2</b> Amend the Local Planning Scheme objectives for the <i>General Agriculture</i> zone to: <ul style="list-style-type: none"> <li>• remove reference to a ‘range of rural pursuits’</li> <li>• reflect the importance of agricultural land to the Shire and the need to protect it from incompatible uses.</li> </ul>
	<b>AG3</b> Amend the Local Planning Scheme to include within <i>Provisions for Specific Zones</i> a restriction on subdivision in the <i>General Agriculture</i> zone other than as provided for in prevailing WAPC policy and additional measures for the protection of agricultural land from incompatible and conflicting land uses.
	<b>AG4</b> Further investigate, in conjunction with the Department of Agriculture and Food, areas of highly productive agricultural land that could be identified and protect in the Local Planning Scheme.
Facilitate the development of intensive and innovative agriculture.	<b>AG5</b> Amend the definition of <i>Intensive Agriculture</i> in the Local Planning Scheme to focus on bona-fide agricultural food production.
	<b>AG6</b> Retain ‘Intensive Agriculture’ as a discretionary use in the Local Planning Scheme.
	<b>AG7</b> Insert a new definition in the Local Planning Scheme regarding carbon sequestration and other agricultural uses not focused on food production, supported by the development of a Local Planning Policy.
	<b>AG8</b> Amend the objectives of the <i>General Agriculture</i> zone to promote intensive and innovative agriculture in the Shire that focuses on food or agricultural produce in productive agricultural areas, while promoting agricultural uses not focused on food production in lower quality agricultural areas.

## 5.3 TOURISM

The main drawcards for tourism are the coastal areas between Hopetoun and Starvation Bay and the National Parks. These locations provide a unique holiday experience for intrastate, interstate and international visitors. Tourist accommodation is largely catered for by caravan parks and camping at Ravensthorpe, Hopetoun and Munglinup. It is important that this tourist accommodation is retained and remains available in the future.

There is significant potential to add value to the existing tourism industry through its development and diversification, particularly associated with eco-tourism and agricultural production. To investigate these opportunities the Shire prepared a Tourism Strategy in 2010. The role of the Local Planning Strategy in this regard is to ensure that the Shire's planning framework can react to recommendations in the Tourism Strategy.

It is suggested that the Local Planning Scheme formally identify Tourism as a land use and that key tourism sites in the Shire are appropriately identified, zoned and protected from incompatible development. Limited tourist development in other zones can also be considered.



Table 5.3 – Tourism: Strategies and Actions

STRATEGIES	ACTIONS
Ensure the planning framework identifies and protects land for tourism purposes.	<p><b>TR1</b> Consider introducing a number of new tourism related zones into the TPS to promote and encourage the development of tourist resorts, caravan parks and chalet parks as a contributor to the diversification, economic, social and cultural attributes of the Shire. Consider the introduction of zones such as:</p> <ul style="list-style-type: none"> <li>• Tourist Resort zone</li> <li>• Chalet Park zone</li> <li>• Caravan Park zone.</li> </ul>
Retention of and development of significant tourist accommodation and other commercial tourist facilities within existing towns.	<p><b>TR2</b> Insert relevant definitions, uses, permissibility and provisions into the Local Planning Scheme and develop an accompanying Local Planning Policy in accordance with Planning Bulletin 99 <i>Holiday Homes Guidelines</i> to enable and manage the use of dwellings in Hopetoun as Holiday Homes.</p>
Formalise Mason Bay, Starvation Bay, Munglinup Beach (west), Culham Inlet and Hammersley Inlet as nodes for eco-tourism development and recreational facilities.	<p><b>TR3</b> Protect tourism precincts in coastal nodes and other areas from the encroachment of other uses.</p>
Facilitate small scale tourist development in rural and natural areas of the Shire.	<p><b>TR4</b> Define development area boundaries for each node and incorporate with a tourism investigation area under the Local Planning Scheme.</p>
	<p><b>TR5</b> Outline performance criteria for low key development outside existing towns and within rural areas.</p>

## 5.4 MINING AND EXTRACTIVE INDUSTRY

Ravensthorpe was originally established to support mining operations and has therefore been tightly integrated with the mining industry throughout its history. Mining operations have the potential to provide economic benefits to the Shire, however in terms of land use planning the large areas of prospectivity, particularly around Ravensthorpe, makes land use allocation challenging. Development of land that has high prospectivity for uses other than mining will not be supported by the State Government and thus the Shire's Scheme will need to be cognisant of this constraint. It should be noted that mining operations are generally governed by the *Mining Act 1978* and the Shire of Ravensthorpe only has limited opportunity to influence the location, development and operation of mines through the Local Planning Scheme.

Extractive Industry is separate from those activities that are regulated by the *Mining Act 1978*. The Local Planning Scheme can regulate Extractive Industry operations – which usually relate to the extraction of basic raw materials such as sand, gravel, limestone and limesand. Development approval is generally required, as well as an Extractive Industry Licence.



Table 5.4 – Mining: Strategies and Actions

STRATEGIES	ACTIONS
Protect Basic Raw Materials (BRM).	<b>MG1</b> Identify key sources of BRM in the Shire.
	<b>MG2</b> Incorporate key sources of BRM in a Special Control Area in the Local Planning Scheme.
Allow responsible exploitation of BRM.	<b>MG3</b> Insert Local Planning Scheme provisions requiring appropriate management plans to support applications for BRM.
Ensure mining and BRM do not impact on sensitive land uses.	<b>MG4</b> Retain 'Extractive Industry' as an 'A' use in the <i>General Agriculture</i> zone and do not permit the use in any other zone.
	<b>MG5</b> Require rezoning to <i>Special Use</i> with appropriate management provisions prior to the consideration of 'Extractive Industry' outside the <i>General Agriculture</i> zone.
Recognise the limitations associated with areas of mineral prospectivity.	<b>MG6</b> Avoid the location of sensitive land uses within or in proximity to identified areas of mineralisation.

## 5.5 NATURAL ENVIRONMENT

The Shire of Ravensthorpe is renowned for its natural environment – with the coast, rivers, inlets, National Parks and wildflowers being highlights. While many of these areas are protected within National Parks or other conservation reserves, large areas remain in private ownership and are thus subject to the provisions of the Local Planning Scheme when development is proposed.

Rural areas of the Shire have been extensively cleared in the past and therefore most remnant vegetation is now contained within reserves and national parks. Remnant vegetation occurring on private land is generally of high ecological importance. The DER's database of Threatened and Priority Flora indicates that threatened species are located within reserves, national parks and other areas of the Shire including the Ravensthorpe Range (between Ravensthorpe and Kundip). Threatened Ecological Communities are also found in the Shire.

Threatened fauna have also been identified in the Shire and these species rely on remnant vegetation to provide habitat for their survival. Ecological linkages have been identified throughout the Shire to provide continuity of vegetation for movement of fauna through the landscape. This includes the remnant vegetation running along the north of Hopetoun. Known habitat areas for Threatened Fauna should be protected.

The coastal areas of the Shire are highly valued by the community and are used for recreation and tourism such as bushwalking, camping, fishing and swimming. The Shire's Coastal Management Plan 2011-2021 provides guidelines for management of the Shire's coastal reserves.

The Shire includes a few estuaries (such as the Hamersley and Culham Inlets), rivers and a few occasional salt lakes (north-eastern section

of the Shire). The major river systems include the Oldfield River, the Jerdacuttup River and the Phillips River. Public Drinking Water Source Areas are identified to the south-east of Ravensthorpe, the north of Hopetoun and the north-east of Hopetoun.

Fire is an important issue in the consideration of development. It is recognised that fire is a natural occurrence in the Australian environment. Many native plant and animals are adapted to fire occurrence though equally some are sensitive to inappropriate fire regimes. Fire prevention is attempted where possible to reduce the impact of fires on human safety. However, the close relationship between native ecosystems and fire, along with the high inability to completely prevent fire events in bushland, means that development needs to be well designed and located to appropriately deal with these occurrences. It is essential that appropriate fire management procedures are in place to deal with the occurrence of fires.



Table 5.5 – Natural Environment: Strategies and Actions

STRATEGIES	ACTIONS
Ensure areas of high conservation value in the Shire are protected from development.	<b>NE1</b> Identify mechanisms and incentives to protect high conservation value bushland (including the Structure Plan process, development incentives such as compensatory habitat or developer financial contributions to the Shire, conservation covenants or the development of a Biodiversity Strategy).
Protect and manage the existing conservation reserve system and other areas of environmental significance to maintain biodiversity and enhance tourism and recreational opportunities.	<b>NE2</b> Continue with the integration of existing conservation reserves within local scheme reserves under the Local Planning Scheme.
Encourage further research and investigation relating to the biodiversity assets in the Shire as part of the planning approvals process.	<b>NE3</b> Prepare a Local Planning Policy that requires applicants to: <ul style="list-style-type: none"> <li>Assess conservation values of bushland as part of the development application process.</li> <li>Undertake a flora survey in areas where known declared rare or priority flora and/or threatened ecological communities are known to exist and a fauna survey where habitat for threatened fauna exists. The Threatened Ecological Community 'Proteaceae dominated Kwongkan Shrublands of Southeast Coastal Floristic Province of WA is of particular significance occurring in the Shire of Ravensthorpe.</li> <li>Undertake a biophysical assessment for wetlands or watercourses which could possibly be affected by proposed development.</li> <li>Prepare a map which identifies significant areas forming part of ecological linkages.</li> </ul>

Promote the conservation of remnant vegetation in consideration of development, subdivision and rezoning.	<p><b>NE4</b> Ensure all vegetation on public reserves is retained unless otherwise approved.</p> <p><b>NE5</b> Favour the planting of local endemic species in any landscape, amenity or environmental revegetation programs.</p> <p><b>NE6</b> Refer applications with potential impacts on wetlands of recognised international, national or state significance to the DPaW for review (this need not be formal referral under s38).</p>
Prevent development in areas of high or greater fire risk, and ensure vegetation is not removed to reduce fire risk.	<p><b>NE7</b> Do not support clearing of vegetation for the sole purpose of decreasing fire risk to facilitate new development.</p> <p><b>NE8</b> Ensure that all development applications, rezoning and subdivision proposals consider Bushfire management in accordance with prevailing WAPC policy.</p>
Ensure development proposals do not detrimentally affect watercourses and wetlands.	<p><b>NE9</b> Insert a TPS provision to require approval under the Local Planning Scheme for any alteration to a watercourse, with a focus on maintaining environmental quality and water flows.</p> <p><b>NE10</b> Require, as part of a development application, the preparation of management plans for wetlands and waterways on sites affected or subject to development.</p> <p><b>NE11</b> Promote covenants to protect riparian zones in areas of high conservation value.</p> <p><b>NE12</b> Will not support development in/around wetlands and ensure that there are appropriate setbacks in accordance with prevailing DER, and DOW policy.</p>
Limit development in highly visible areas.	<p><b>NE13</b> Prepare a Local Planning Policy that:</p> <ul style="list-style-type: none"> <li>• Requires a viewshed analysis as part of any subdivision, development or rezoning application within areas of high value landscape.</li> <li>• Prohibits development in areas comprising significant and exposed landscapes, such as the top of ridgelines, hills, spurs or other visually exposed areas, or in areas having a significant slope.</li> <li>• Prohibits development that will detrimentally affect views to or from significant sites and locations.</li> <li>• Requires development proposals in visually sensitive areas to be below the ocean skyline from elevated viewpoints, or land horizon from shoreline viewpoints.</li> </ul>
Encourage the adoption of sustainable land management practices.	<p><b>NE14</b> Support the preparation of integrated catchment management plans for the Fitzgerald, Phillips-West and Oldfield River catchments.</p> <p><b>NE15</b> Promote the education of environmental issues with the local community (particularly management of dieback, salinity, erosion, eutrophication of waterways, vegetation clearing etc.).</p>
Ensure land development does not result in wind or water erosion and employs best practices to minimise the risk of dieback introduction and spread.	<p><b>NE16</b> Require a 'Development Management Plan' addressing water and wind erosion during construction, as a condition of development approval.</p>
Reduce impacts on use of the coastal or other foreshore areas.	<p><b>NE17</b> Require the preparation and implementation of a Foreshore Management Plan where rezoning or development proposal have the potential to impact on riparian, estuarine or coastal areas.</p>
Ensure Development proposals do not detrimentally affect Public Drinking Water Source Areas	<p><b>NE18</b> Development proposals within PDWSAs that are inconsistent with Water Quality Protection Note No. 25 are to be referred to the DoW for comment.</p>
Ensure bushfire provisions in the Local Planning Scheme are consistent with draft SPP3.7	<p><b>NE19</b> Update Bushfire Management provisions in the Scheme consistent with State policy.</p> <p><b>NE20</b> Develop a local government bushfire map to identify areas that are bushfire-prone, consistent with State policy.</p>

## 5.6 HERITAGE

The WAPC Historical Heritage Conservation Statement of Planning Policy 3.5 (SPP 3.5) requires that local governments have regard to heritage places in formulation of local planning schemes and strategies. This policy applies to significant State and local heritage areas, buildings and structures, historic cemeteries and gardens, man-made landscapes and historic or archaeological sites. Policy measures are provided to ensure responsible planning for the conservation and protection of Western Australian historic heritage.

Aboriginal heritage is protected by the *Aboriginal Heritage Act 1972* and natural heritage is protected by other Acts. WAPC SPP 3.5 does not apply to the conservation of Aboriginal or natural heritage unless it forms part of a place of historical cultural heritage significance. The Shire also contains 7 registered heritage places, 3 indicative places and one nominated place on the Register of the National Estate. The Department of Aboriginal Affairs states that there are 73 Aboriginal Heritage places in the Shire, 17 of which are considered to be places which section 5 of the Aboriginal Heritage Act apply

In regards to historic heritage for the Shire of Ravensthorpe, the Heritage Council of WA lists one building on the State Heritage Register; the Metropolitan Hotel situated at 26 Veal Street, Hopetoun. It is described as a *single storey brick, render and corrugated iron building, comprising three distinct phases of development, in the Federation Free Classical style*. There are 116 places on the heritage database for the entire Shire.



Table 5.6 – Heritage: Strategy and Actions

STRATEGIES	ACTIONS
Protect and promote places of cultural, aboriginal and historical heritage	<b>HH1</b> Ensure heritage provisions in the Local Planning Scheme are consistent with the Model Scheme Text.
	<b>HH2</b> Prepare a local heritage list of places and areas consistent with standards and procedures provided by the Heritage council and the Model Scheme Text and the Local Planning Scheme.
	<b>HH3</b> Prepare a local planning policy affecting places on the heritage list in accordance with provisions of the Local Planning Scheme.
	<b>HH4</b> Ensure future use and development of land is subject to archaeological and ethnographic surveys as required.
	<b>HH5</b> Preparation of a Local Planning Policy and Strategy to protect and promote Aboriginal and historic heritage.

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# 6. IMPLEMENTATION, MONITORING AND REVIEW



## 6.1 MONITORING AND REVIEW

The LPS is intended to provide a framework for the Shire of Ravensthorpe, landowners, the public and government agencies to consider planning for all forms of land use and development within the Shire. Whilst the LPS provides a series of broad strategies and actions, subsequent monitoring and a review of the plan should be undertaken to evaluate circumstances which necessitate change. It is recommended that the LPS undergo a minor review every five years to ensure development is on-going and consistent with the objectives of the Strategy.

It should be noted that generally the Shire will not support modifications to the LPS apart from those which are a result of a formal review

process. It is recognised that minor variations may be necessitated to accommodate site specific circumstances, however any such variations will be assessed on their respective planning merits and be left to the discretion of the Shire of Ravensthorpe and the Western Australian Planning Commission.

It is possible that activities, development or uses that have not been specifically addressed in this report may be promoted at some time in the future. Should this arise, it is recommended the Council be guided by the general vision and objectives contained within this document. A thorough assessment of the proposed activity, development or use will need to be undertaken following a process similar to that used to prepare this Strategy. This is represented graphically below:





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