Witchcliffe Village Centre Character Controls

Local Planning Policy 5

Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015.* This policy may be cited as Local Planning Policy (LPP) - 5 Witchcliffe Village Centre Character Controls.

Introduction

This Local Planning Policy provides a framework for the assessment of development proposals within the the central village precinct area of the town of Witchcliffe. Its intent is to achieve development which is respectful to and which harmonises with the existing character of the town.

Objectives

This Policy seeks to:

a) Support the role and function of the Witchcliffe Village Centre area as a vibrant commercial precinct.
b) Maintain and expand the character elements which make the Witchcliffe Village Centre unique.
c) Encourage the use of hand crafted and recycled materials.
d) Provide for the generous provision of landscaping to compliment existing native vegetation and mature trees which are to be retained.
e) Maintain development at a single story, low scale including open space at regular intervals between buildings along the streetscape.
f) Support the role and function of the Witchcliffe Village Centre area as a vibrant commercial precinct.
g) Maintain and expand the character elements which make the Witchcliffe Village Centre unique.
h) Encourage the use of hand crafted and recycled materials.
i) Provide for the generous provision of landscaping to compliment existing native vegetation and mature trees which are to be retained.
j) Maintain development at a single story, low scale including open space at regular intervals between buildings along the streetscape.

Application

This Policy should be read in conjunction with the Shire of Augusta Margaret River Local Planning Scheme No.1 (LPS1) and other relevant Local Planning Policies.

Where this Policy is inconsistent with LPS2, the provisions of LPS2 prevail to the extent of any inconsistency.

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This Policy compliments (but does not override) Local Development Plan Stage 3 Commercial Lots dated 2022 which relates to some of the commercial lots within the Village Centre Precinct (see figure 1).

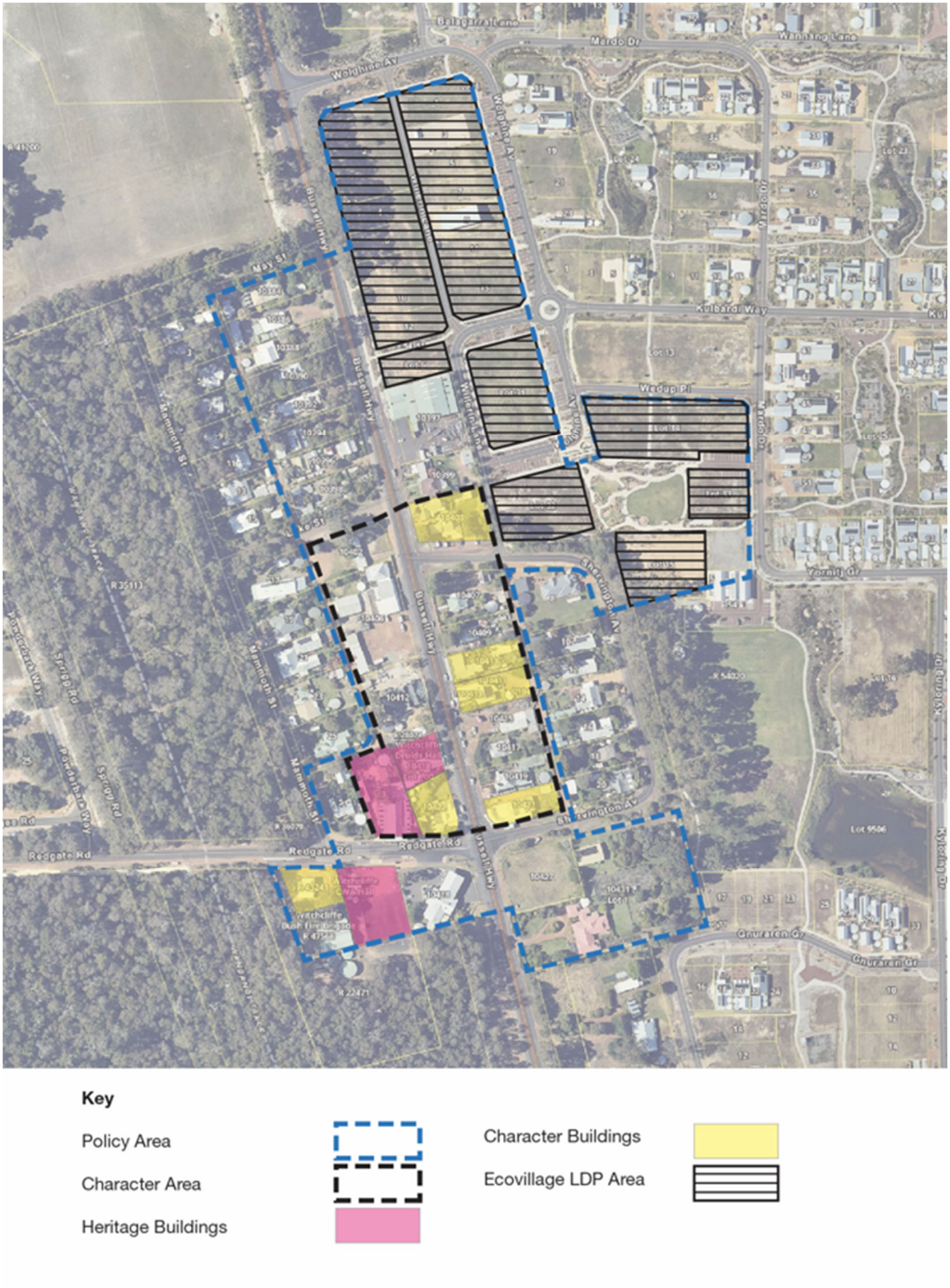


Figure 1: Study Area

Policy Measures

Design Elements	Acceptable Development Provision
1. Building Setbacks Objectives: • Side setbacks sufficient to enable pedestrian access between laneway car parking and the Bussell Highway. • The front of commercial buildings creates 'activation' along the Bussell Highway road frontage. • Height incursions are setback from the highway frontage to minimise impact.	1.1 Commercial development is to have a nil setback to the primary street. 1.2 Corner lots are to have a nil setback to primary and secondary streets. 1.3 Buildings are to be standalone and setback from buildings on adjoining sites. (see Appendix 1 -. Figure 1)
2. Building Design Objectives: • Buildings display a sense of symmetry and balance. • New development is respectful of adjoining properties. • Development is to be sensitive to the residential and pedestrian scale of the streetscape.	2.1 Buildings are to be single story unless upper levels are sufficiently setback to present to the streetscape as a single storey development as viewed from either side Bussell Highway or Redgate Road. 2.2 The scale and mass of buildings is to be complimentary to the neighbouring buildings and the streetscape (see Appendix 1 – Figure 1). 2.3 Roofing is to be of a 'pitched' design. 2.4 Finished floor levels of buildings along Bussell Highway are to match the height of the adjacent footpath level. 2.5 Lots with a primary frontage to Bussell Highway are to include an awning or veranda over the adjacent footpath. 2.6 Verandas extending within the Bussell Highway Road Reserve are to be constructed in accordance with the requirements of Main Roads WA, including: • Frangible posts, or • Cantilevered design.

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Design Elements	Acceptable Development Provision
3. Building Materials Objectives: • Interest and diversity is created at street level. • Materials are simple, utilitarian and/or raw in finish. • Materials are complimentary to those used in surrounding buildings.	3.1 Colours and materials are to accord with the preferred palette of materials (see Appendix 1 – Figure 3). 3.2 A minimum of 2 material types/ colours are to be used for each building. 3.3 Natural, handcrafted and recycled materials are encouraged.
4. Vehicle Access & Parking Objectives • The Bussell Highway frontage is activated with a continuous string of commercial activity. • Connection between the Highway frontage and parking is clear, safe and obvious.	4.1 Vehicle access from Bussell Highway is not permitted. Any existing vehicle access from Bussell Highway will be required to be removed and decommissioned in conjunction with redevelopment. 4.2 Parking should be sleaved behind buildings and not to be visible from Bussell Highway. 4.3 Development should incorporate bike racks that are accessible from the street. 4.4 In the case of 10402 (Lot 1) and 10406 (Lot 210) Bussell Highway, land may be required to be ceded free of cost to the local government to provide sufficient laneway width enabling two-way vehicular access to the rear of buildings.
5. Landscaping & Fencing Objectives • Landscaping connects the public and private realm. • Landscaping provides shade for pedestrians and vehicles. • Landscaping assists with maintaining the sense of place.	5.1 Fencing is to be designed to delineate boundaries where required – rather than preventing access. A maximum height of 900mm is required. Fencing is to be visually permeable from Bussel Highway (see Appendix 1 – Figure 5). 5.2 Trees identified on the tree retention plan (see Appendix 1 – Figure 6) contribute to the character of the street and are to be retained. 5.3 Shade trees are to be provided in parking areas within generous planting areas.

Design Elements	Acceptable Development Provision
6. Public Realm & Relationship with the street Objectives • Pedestrian access to/from commercial buildings and the public realm is to be safe and convenient for people of all abilities.	6.1 Pedestrian access to buildings is to be generously wide and visually obvious. 6.2 Pedestrian access from rear laneways through to Bussell Highway shall be facilitated. 6.3 Pedestrian access is to be taken from the primary street and where available from the secondary street. 6.4 Use of footpaths (where practical and safe) or adjacent space within lots may be used for the display of goods, including alfresco dining provided a 2m unobstructed area can be retained for footpath users (see examples below). 6.5 Bins and bin stores are incorporated into the building and are not to be visible from Bussell Highway.
7. Signs Objectives • Signage does not detract from the architecture of the building upon which it is placed. • The design and construction of signs is in harmony with the architectural style of the building upon which it is placed.	7.1 Signage is to be low key, of a limited colour palette and materials (see Appendix 1 – Figure 7). 7.2 Signage should be simple limited to 2 sign types (form) awning, wall and under veranda signs. 7.3 Signs are to be integrated into the design of the building. 7.4 Any illumination of signs is to be from an external light source only. 7.5 Hand painted signs are encouraged, as is the use of recycled materials. 7.6 Windows facing any street should not be tinted, reflective, painted out or significantly obscured by signage and views into and from buildings should be maintained.
8. Heritage Objectives • New development should draw inspiration from (but not replicate) existing heritage buildings.	8.1 Heritage buildings are retained. 8.2 Sympathetic additions and alterations to Heritage buildings can be considered where original buildings are not impacted.

Related documents

Appendix 1

Appendix 1

Figure 1: Examples of existing built form and characteristics



Figure 2: Examples of the streetscape character



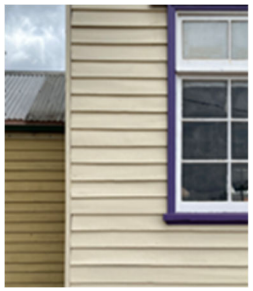
Figure 3: Preferred palette of materials


Recycled brick


Timber decking


Concrete, timber & brick


Recycled & repurposed



Limited colour palette & materials



Painted timber



Painted weatherboards



New & old timber

Figure 4: Landscape character

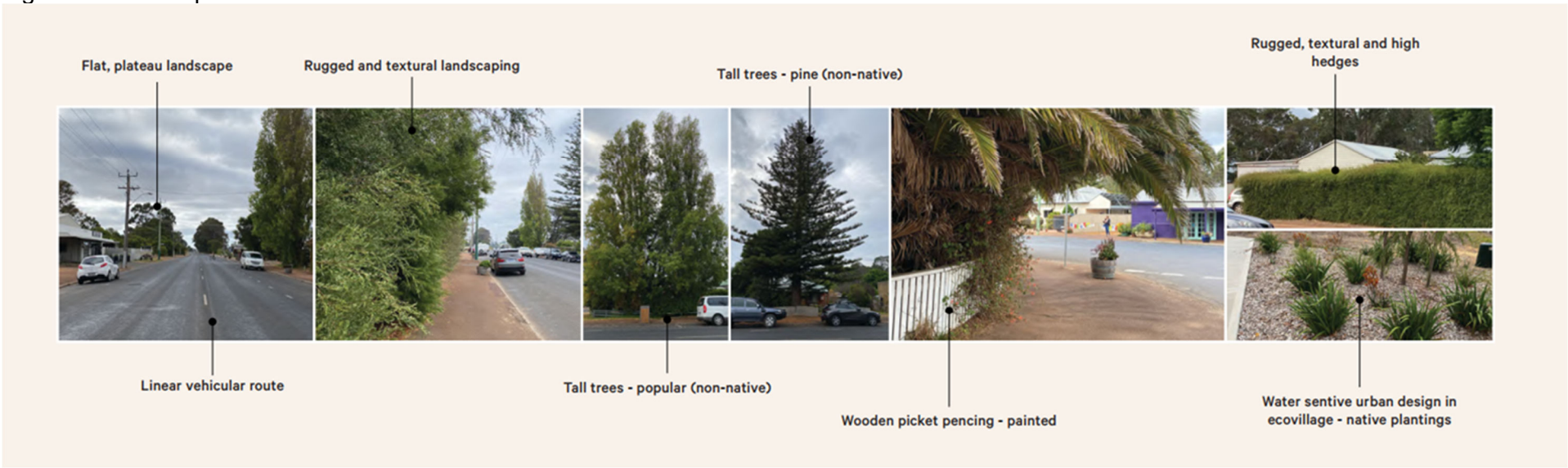
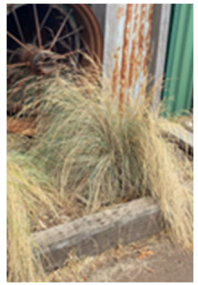


Figure 5: Preferred palette of materials for the streetscape

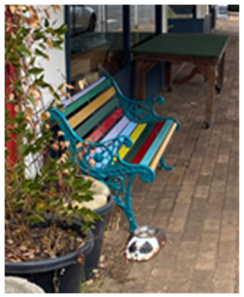

Painted timber fence


Recycled matierlas


Open post & wire


Low flower beds


Waterwise landscpaing


Seating on footpath


Shop items on footpath


Planters on footpath

Figure 6: Identified trees



Figure 7: Preferred palette of materials for signs



Handpainted



Limited colours



Simple design



Individual



Low key

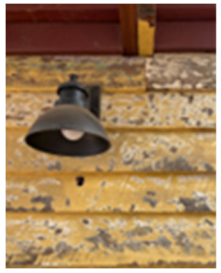

Lighting options

Figure 8: Examples of existing signs



Document and version control table			
Responsible Directorate	Development and Infrastructure		
Contact officer	Planning Department		
Adopted / approved by:	Council		
Date of adoption / approval:		**Decision Ref**:	
Date of next review	2030		
Document No.	N320341	**File No.**	GOV/38 & LND/52

Version	Date	Decision Ref.	Brief description
1.0	29 July 2026	OM2026/89	Initial Adoption

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