



SHIRE of AUGUSTA
MARGARET RIVER



Witchcliffe Village Strategy

2012

Witchcliffe Village Strategy

Prepared 2006
Revised 2009
Reviewed 2012

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Adopted by resolution of Council
on 10th October 2012.

Chief Executive Officer

Shire President

Witchcliffe Village Strategy**2012****Contents**

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1.0 Overview

The Witchcliffe Village Strategy 2012 (*'the Strategy'*) is a land use planning instrument which is intended to guide the planning and development of Witchcliffe over strategic time frames (to 2031). The Strategy will assist the Shire and the community to:

- define a 'Vision' for the future development of Witchcliffe.
- identify guiding principles for the future development of the village.
- provide an overview of the preferred planning, sustainability and environmental context.
- provide a framework for the next stage of planning, including detailed structure planning of residential cells.
- provide direction in relation to the development of the village centre, location and density of residential development and the transport network for the village.
- establish guidelines for sustainable residential, commercial and tourist development.

The identification of Witchcliffe as a village to accommodate population growth originated in State Planning Policy 6.1 Leeuwin-Naturaliste Ridge (1998) (*'the LNRSP'*). The time frame of the Strategy is consistent with the LNRSP which identified a 30 year horizon to 2028.

The need to be pro-active in undertaking planning for the village has resulted from a rapid expansion of population both in the Shire of Augusta-Margaret River and in the South West generally. Ongoing population increase has subsequently placed pressures on local and state government agencies to accommodate this growth in a planned and sustainable manner.

The Shire has acknowledged the identification of Witchcliffe and the surrounding area in regional planning

strategies as suitable to accommodate some future population growth. The Shire prepared a draft structure plan in consultation with the Witchcliffe community in 2004 and the Strategy was initially adopted in 2006.

The Strategy was revised in 2009 and comprehensively reviewed in 2012. It will enable the village to develop in a manner which is based on sound planning, environmental and sustainability principles. The Strategy will enable the Shire and other decision making and servicing authorities to accommodate population growth in a planned manner.

While acknowledging the need to accommodate population growth in the region, the planning of Witchcliffe must reflect the range of unique values and characteristics of the area. Accordingly, the Strategy aims to achieve a vibrant rural village centre together with residential outcomes providing a balance between enclave-style development and consolidated urban form. Residential cells are provided within close proximity of, and connected to, the village centre, while buffered with extensive open space corridors and remnant vegetation.

The revised Strategy incorporates those structure plans which were adopted prior to 2012. Detailed structure plans will be required for all residential cells prior to any development. A coordinated approach to the implementation of each stage of the planning process will be necessary to achieve consensus in relation to the most desirable outcomes. It is anticipated that this will require a partnership approach between the Shire, State Government, developers, landowners, and the community in relation to the future planning and development of Witchcliffe.



Witchcliffe Hall - 2012

2.0 Witchcliffe in Context

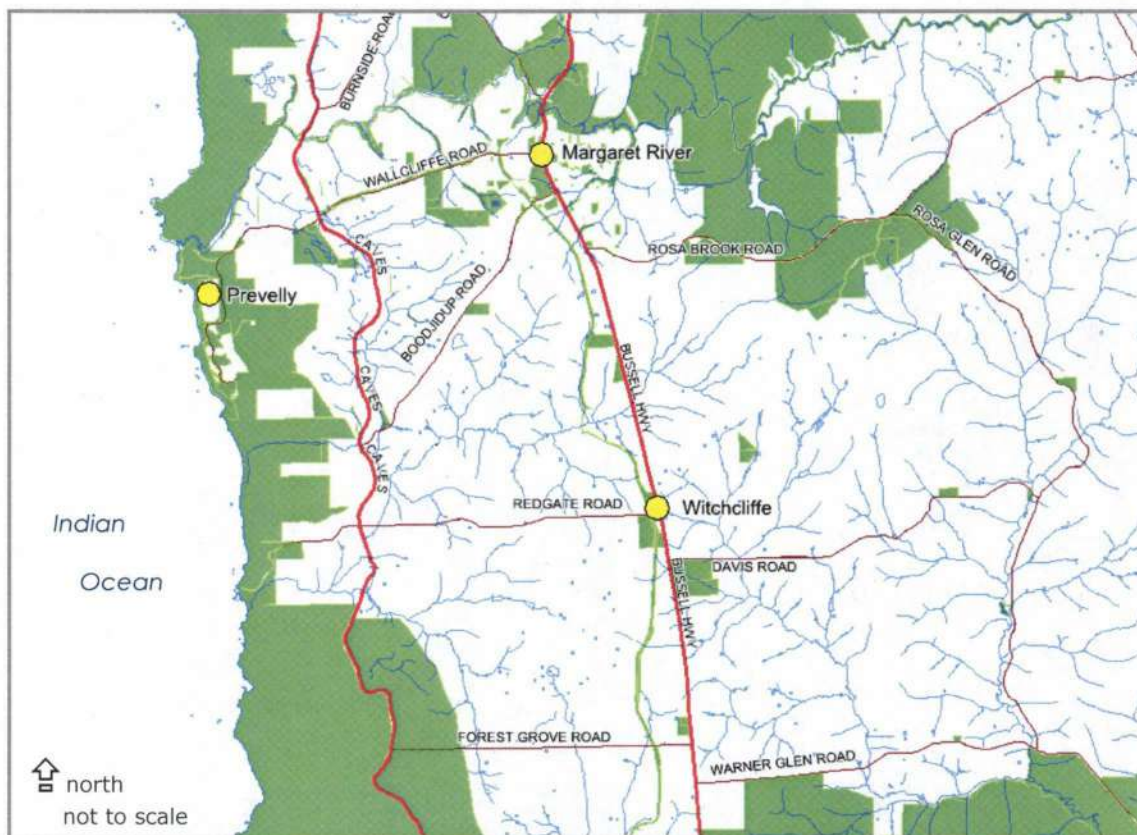
2.1 Location

Witchcliffe village is a small rural settlement approximately eight kilometres south of Margaret River and ten kilometres east of Redgate Beach. The village is located on Bussell Highway at the intersection with Redgate Road which provides a link west to Caves Road and the Indian Ocean coast.

Witchcliffe is centrally located in the agricultural region south of Margaret River which is characterised by a number of vineyards and rural properties. The locality is also characterised by significant areas of remnant vegetation to the west, on and adjacent to the 'Rails to Trails' regional recreation trail.

The village was established as a group settlement in the 1920s and supported the nearby East Witchcliffe timber mill from 1924 until recently. A number of listed heritage places survive in Witchcliffe including Witchcliffe Hall, Darnell's Store and the CWA Hall. Witchcliffe has a small resident population in 2012 (estimated at approximately 64 persons) and a number of businesses including an art studio, service station, rural/hardware store, agricultural machinery sales, liquor store, second hand store and welding/fabrication workshops.

Figure 1
Location Plan



2.2 Character and Setting

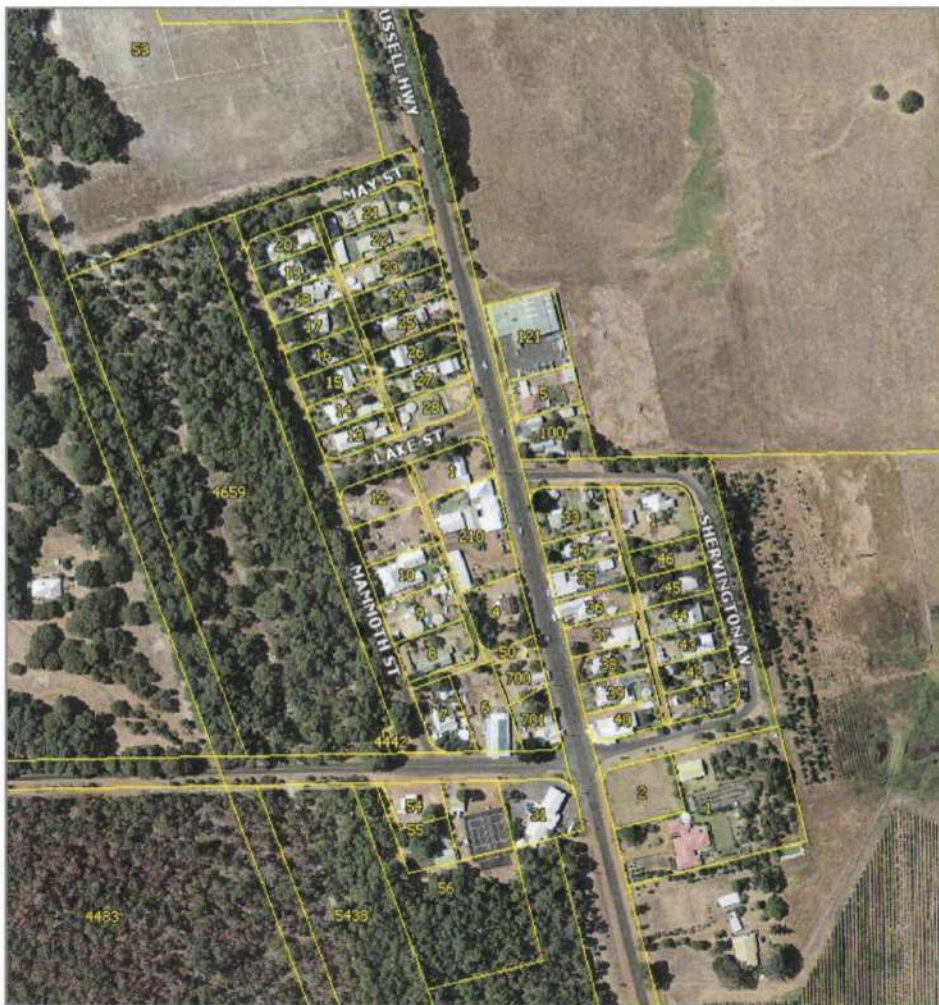
Witchcliffe is surrounded by a rural and natural hinterland with significant native vegetation and bushland immediately to the west and south, providing the village with a unique agricultural and natural setting.

The historic, former rail reserve runs parallel to the west of the village providing a north-south 'rails-to-trails' corridor which contains significant remnant vegetation. The proximity and convergence of a number of seasonal creeks and wetlands to the east and west adds to the natural character and setting notwithstanding that some of these systems have been degraded by past land use. The locality is relatively level being located on a broad plateau east of the Leeuwin-Naturaliste Ridge.

Witchcliffe is characterised by an elongated urban form along both sides of Bussell Highway. Its setting has not changed significantly since its establishment in 1920s.

The primary function of the village has been as a rural service centre. While being relatively close to Margaret River and the higher level of services and facilities in the town, Witchcliffe has been able to retain a relatively high level of autonomy. The retention of a number of the historic buildings along with the traditional function and setting of the village has ensured that Witchcliffe has a unique setting and one which is connected to its natural and settled past.

Figure 2
Aerial Photo of Witchcliffe Village



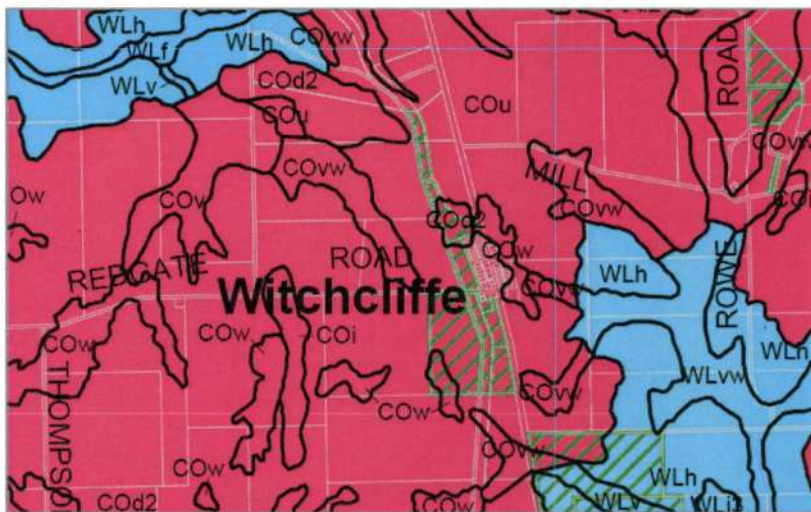
2.3 Environmental Character

Witchcliffe retains important environmental values including remnant vegetation, and the ephemeral wetlands and creek systems that converge from the east and west that are characterised by extensive water-logging in winter months.

2.3.1 Landform and Soils

The Witchcliffe locality comprises generally level uplands at approximately 80-90m AHD. Landform and soils are characterised by Cowaramup uplands (COu), Cowaramup deep sandy rises (COd2), Cowaramup ironstone rises (COi), Cowaramup wet flats (COW), and Cowaramup wet vales (COvw) as indicated in Figure 3. Wilyabrup hill slopes (WLh) and Wilyabrup wet valleys (WLvw) also occur to the north and west of the village. The wet areas comprise drainage depressions and swampy floors having major constraints to development. The balance of the village and surrounding areas comprise land units which have minor or moderate limitations for urban development.

Figure 3
Soils and Landform



2.3.2 Remnant Vegetation

The Department of Environment and Conservation (DEC) has previously provided information about five Declared Rare Flora populations within the area (10km radius), the closest being an orchid, *Caladenia excelsa*, 5.4km west-south-west. Two of these populations are on the same vegetation type (C1) as the area subject of the Strategy proposals. Vegetation complexes as defined by Mattiske and Havel (1998) are based on the pattern of vegetation at a regional scale as it reflects the underlying key determining factors of landforms, soils and climate.

There are three Priority 2 species in the local area, the closest being *Acacia subracemosa*, 5.4km south of the area. There are five Priority 3 species within the local area, the closest being *Aotus cordifolia*, 3.1km east of the area under application. There are three Priority 4 species within the local area, the closest being *Astroloma* spp. Nannup, 5.3km east of the area under application. One of these populations is within the same vegetation type as the area under application.

Native Vegetation in this area should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared.

The vegetation in question contains the following vegetation complexes (Beard Vegetation): Pre-European Vegetation Remaining and Conservation Status.

Vegetation type

C1 Cowaramup	39.5%	Depleted
Cw1 Cowaramup	23%	Vulnerable

The State Government is committed to the National Objectives Targets for Biodiversity Conservation which includes a target that prevents clearance of ecological communities with an extent below 30% of that present pre-1750 (Department of Natural Resources and Environment 2002).

Lot 1 and Locations 2183, 2812 and 4483 Redgate Road and Bussell Highway comprise remnants of Mattiske vegetation type Cw1. This vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland. There are several minor perennial watercourses within the locality (on Lot 1 and Locations 2183 and 2812). The native vegetation on Lot 1 is representative of a vegetation community that is poorly represented. Additionally, it is part of an east-west corridor and north-south stepping stone to conservation reserves and large remnants within the area.

Environmentally Sensitive Areas

Several Environmentally Sensitive Areas have been identified within the locality including geomorphic wetlands. A floodplain - seasonally inundated flat, occurs within Location 2812 Mill Road and has been identified as an environmental corridor/stream zone to be retained and protected.

Another geomorphic wetland (sumpland - seasonally inundated basin) occurs within Lot 1 Redgate Road. This area has also been identified as an environmental corridor/stream zone to be retained and protected. In these areas native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area.

There are four National Parks within a 10km radius including Leeuwin-Naturaliste National Park, 4.7km west, Forest Grove National Park, Blackwood River National Park and Bramley National Park. Leeuwin-Naturaliste National Park is a System 1 reserve and a Registered National Estate.

The locality is also part of an east-west linkage of vegetation remnants to reserves to the west and large remnants of vegetation to the east. The vegetation in the locality may also act as a 'stepping stone' for fauna and flora to conservation reserves to the north and south.



The Western ringtail possum is listed as "Threatened (Vulnerable)" under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) and "Threatened" under the *Western Australian Wildlife Conservation Act*. A number of cockatoos including Carnaby's Black-Cockatoo, Baudin's Cockatoo and the Forest Red-tailed Black Cockatoo are listed as "Endangered" or "Vulnerable" under the EPBC Act. Any clearing of habitat for these protected species may require referral (by the developer) for assessment pursuant to the EPBC Act.

Recommendations by the DEC for native vegetation and geomorphic wetland protection within the Strategy area include:

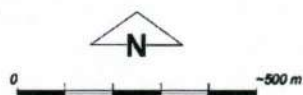
- The native vegetation within Cell 1 is to be retained over revegetation works. Although revegetation is beneficial, particularly within watercourses, established vegetation has a higher value for fauna and flora over revegetation. This remnant is representative of a vegetation community that is poorly represented. Additionally, it is part of an east-west corridor and north-south stepping stone to conservation reserves and other large remnants.
- The expansion areas west of Bussell Highway contain an area of vegetation that creates a corridor link to the remnant vegetation on the south side of Redgate Road and to the creek system to the north-west. Any subdivision within this area should implement mechanisms of bushland protection to ensure the retention of remnant vegetation and corridor values.
- A 50 metre wide vegetated buffer (where vegetation remains) is to be retained around the geomorphic wetlands identified as Environmentally Sensitive Areas adjacent or inclusive of areas including Cells 1 and 6 and no works are to occur within these buffers.
- A flora survey is to be undertaken to identify, protect and manage significant flora that may occur within the Strategy area.
- The reserves of remnant vegetation to the east of the rails to trails route and south of the existing village, and the remnant vegetation in the south west corner of Lot 2 Redgate Road and Location 2183 should be retained in a reserve vested for the purpose of vegetation protection.
- No works are to occur within the buffer areas for the geomorphic wetlands identified as 'Environmentally Sensitive Areas' adjacent to, or within, Cells 1 and 5.

Figure 4
Environmentally Sensitive Areas



Note: Environmentally sensitive areas hatched green – Location 1032 highlighted.

Figure 5
Vegetation Map/Aerial Photo Witchcliffe Locality



Scale 1:17243

(Approximate when reproduced at A4)

Geocentric Datum Australia 1994

Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

Prepared by: carterj

Prepared for:

Date: 20/07/2008 11:54:40 AM

Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.



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LEGEND

✓ Road Centrelines - DLI 1/5/04

□ Cadastre - DLI 1/12/05
Towns - DLI 8/04

● A (cont)

● B
● C

✓ WA Coastline - DoE
Augusta 1.4m Orthomosaic - DOLA 00

□ Matisse Vegetation - CALM 24/3/98

2.4 Cultural Heritage

2.4.1 Brief History

Witchcliffe is one of the very few villages in the South West which was formed as a result of Group Settlement in the 1920s and which has survived as a settlement.

When the Western Australian government called for tenders for a sawmill to cut timber in the lower south west, ahead of clearers preparing sites for group farms, two tenders joined forces as the WA Jarrah Forest Ltd (Source: GJ Cresswell, 1989). The company was formed in 1923 and began operations in 1924. In 1930 the Adelaide Timber Company took over the business and operated it until it closed recently. During the early days of the East Witchcliffe Mill, a large number of employees lived on the site. There were up to twenty houses, a further ten or twelve bachelor houses, a boarding house and general store at East Witchcliffe. A hall was also located there and used for social and church activities.

Darnell's Witchcliffe Store was built by Tom Hopson who travelled in from the mill each day as he built the hall and shop. After Tom Hopson's death the shop was taken over by Mr and Mrs George Fearn. In 1938 Bill Darnell and George Shervington took over the shop. Bill Darnell was a person both loved and respected by the community and is remembered for supporting the settlers through tough times. The hall was also used for picture shows and the church service was held there until a church was built in 1933. The church building has been extended and is now a health food shop and residence.

It is said 'Witchcliffe' got its name when group settlement started. A name was given to each siding and this area was called Boodjidup. However locals, mostly English migrants, did not accept this name and applied to authorities for an alternative. About this time a man named Johnny Blank, who lived on Caves Road had been making his own 'witches brew'. One night he went to the lake at the bottom of the paddock to get a bucket of water. Standing on the edge of the lake with the full moon shining on his back, he mistook his projected shadow for the devil.

Another time after drinking his brew, he declared he saw an old witch on the face of a limestone cliff overhanging a cave. Apparently many others have seen this when the moon is full and when one stands in a certain place. After spreading the news among the locals Johnny soon had them out to see the witch at the cave. This then became the Witchcliffe Cave at the Devil's Pool, and from this legend the name of Witchcliffe was submitted and accepted (Source: article written by Albert Watts around the late 1970s and published in the Augusta-Margaret River Mail in 2005).

2.4.2 Heritage Places

Darnell's General Store in Redgate Road, built in 1927 (Place No. 04946) was permanently listed on the State Register of Heritage Places in 2001. Its level of significance pursuant to the Shire's Heritage Inventory is 'Exceptional – essential to the heritage of the locality'.

Places listed on the State Register are an official recognition of a place's cultural heritage significance to the State. This assists the Heritage Council to identify and encourage conservation of significant heritage places. The State Register legally protects a place's cultural heritage significance, potentially ensuring that any proposed demolition, relocation, subdivision, amalgamation, alteration, addition or new development considers and respects its cultural heritage values.

As Darnell's store is listed on the State Register, any future applications for proposed works to the place, including change of use, will be subject to the advice of the Heritage Council in accordance with section 78 of the *Western Australian Heritage Act 1990*. The following places are not on the State Register however they are identified in the Shire's Heritage Inventory:

East Witchcliffe Mill Settlement (Place No. 04979), 1923. Significance: Considerable – very important to the heritage of the locality.

Millend (Place No. 04972), c. 1923. Significance: Considerable – very important to the heritage of the locality.

Samworth's Shop (former)/Witchcliffe Hall (Place No. 04950), 1922. Significance: Moderate – contributes to the heritage of the locality.

Witchcliffe CWA Hall (Place No. 04943), 1936. Significance: Considerable – very important to the heritage of the locality.

More information about heritage places in Witchcliffe and their significance can be found in the Shire's Heritage Inventory 2012.

Figure 6
Heritage Places



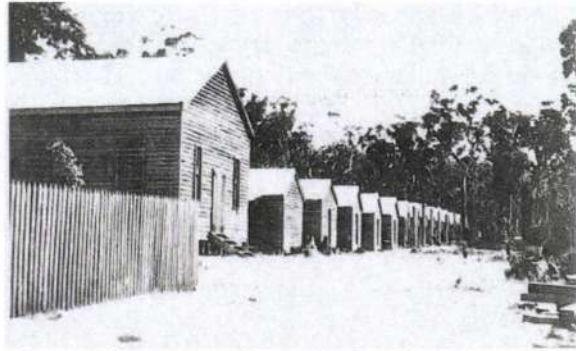
Samworth's Shop/Witchcliffe Hall



Darnell's Store



CWA Hall



Single Men's Huts, East Witchcliffe Mill

2.5 Demography

2.5.1 Estimated Resident Population

Table 1 indicates that the preliminary estimated resident population (ERP) of the Shire in 2011 was 12,219 according to the Australian Bureau of Statistics (ABS), which is a 10% increase on the 2006 ERP of 11,143. The average annual growth rate between 2006 and 2011 was 1.9%.

Approximately 1% of the Shire's population were indigenous persons in 2011 according to the ABS, while 49.9% of the total population were female and 50.1% were male.

There is no Census population data available for Witchcliffe village itself however it is estimated in the Shire's Local Planning Strategy 2011 that there were approximately 50 residents in 2006. This is anticipated to have increased to at least 64 in 2011 in view of the number of dwellings counted in 2012 (32) and an average occupancy rate of around 2 permanent residents per dwelling. In the broader Witchcliffe area, 47.5% of the population were female in 2011 and 52.5% male, while approximately 1.2% were indigenous persons.

Table 1
Estimated Resident Population 1996-2011

	1996	2001	2006	2011
Shire of Augusta-Margaret River	8,106	10,187	11,143	12,219
average annual growth rate	5.4%	4.7%	1.8%	1.9%
Witchcliffe village	-	47	50	64
average annual growth rate	-	-	1.25%	5%

Source: ABS and Shire of Augusta-Margaret River

2.5.2 Population Projections

Table 2 summarises Shire population projections prepared for the Australian Government Department of Health and Ageing by the ABS in 2008, and by the WA Planning Commission in 2012. This indicates that the population of the Shire could increase to over 17,000 by 2026.

Table 2
Shire Population Projections 2011-2026

Shire of Augusta-Margaret River	2011	2016	2021	2026
Dept of Health & Ageing ¹	12,820	14,218	15,637	17,040
WA Tomorrow 2012 ²	13,000	14,400	15,800	17,200
AAGR	3.0%	2.1%	1.9%	1.7%

Source: 1. Customised projections prepared for the Australian Government Department of Health and Ageing by the ABS. The projections are not official ABS data.

2. WAPC – WA Tomorrow Population Report No. 7 (Band 'C' forecasts).

Table 3 comprises an extract from the Shire's Local Planning Strategy endorsed in 2011 which indicates that the ultimate population of Witchcliffe will be over 1,600 pursuant to the 2009 Village Strategy outcomes (based on an additional residential lot yield of 800 in the village).

Table 3
Extract from Local Planning Strategy 2011 - Settlement Hierarchy

Location	Settlement hierarchy	Population (assuming 2 persons/lot)				
		2001	2006	2006 service population	Additional planned	Current planned capacity
Witchcliffe	Village	47	48	69	1,600	1,650

Note: The 'Additional planned' column relates to future total/service population generally based on new areas with approved zoning, structure planning or subdivision for residential development.

Source: ABS and Shire of Augusta-Margaret River

The 2012 Village Strategy indicates that a larger population (up to 2,600) is achievable according to the revised outcomes and structure plans endorsed in 2010 (which suggest that greater lot yields can be achieved in Cells 1, 2, 3 and 5). Table 18 in section 6 provides one possible scenario of population growth in the village based on the stated assumptions.

2.5.3 Age Profile

The median age in the Shire was 39 in 2011 compared to 36 in Western Australia and 37 in Australia. Table 4 indicates that the median age increased from 35 in 2001 to 39 in 2011. The median age in the Witchcliffe area (state suburb) is higher than the Shire's median age and increased from 36 in 2001 to 48 in 2011.

Table 4
Median Age 2001-2011

	2001	2006	2011
Shire of AMR	35	37	39
Witchcliffe area	36	40	48
Australia	35	37	37

Note: 'Witchcliffe area' data is based on gazetted locality SSC50853 (SA1 5100111).

Source: ABS

Table 5 indicates the age distribution of the 2011 resident population across six age groups and compares the Shire with Australia. The proportion of pre-school and school age children in the Shire (21%) is a little higher than Australia in (19.3%). The proportion of adults aged 25-49 is much higher in the Witchcliffe area. The Witchcliffe area has a much higher proportion of adults aged 50 or over at 43.7%, compared to 32.3% in Australia.

The Witchcliffe area has a much lower proportion of young adults aged 15-24 (8%) compared to 13.3% in Australia. It is notable that the data indicates a similar proportion of persons aged 65 and over in Witchcliffe, in comparison to both the Shire and Australia, but much higher proportions of those aged 50-64.

Table 5
Age Distribution 2011

	Age group					
	0-4	5-14	15-24	25-49	50-64	65+
Shire of AMR	7.4%	13.6%	9.1%	36.8%	20.6%	12.5%
Witchcliffe area	5.0%	10.9%	8.0%	32.3%	30.4%	13.3%
Australia	6.6%	12.7%	13.3%	35.1%	18.3%	14%

Note: Witchcliffe area data is interpreted from SSC50853 (SA1 5100111).

Source: ABS - 2011 Census data.



Witchcliffe gazetted locality SSC50853 (SA1 5100111)

2.5.4 Households

The Witchcliffe area has a higher proportion of family households (80.3%) compared to the Shire (72.5%) and Australia (71.5%) as indicated in Table 6. The majority of households in Witchcliffe and surrounding areas are classified as comprising couple families without children (50%) or couple families with children (37.2%) according to Table 7.

Weekly household income in Witchcliffe appears to be comparable with that in the Shire. In 2011 the median weekly household income was \$1,125 in Witchcliffe and surrounding areas, compared to \$1,096 in the Shire and \$1,234 in Australia.

Table 6
Household Composition 2011

	Witchcliffe area	Shire of AMR	Australia
Family household	80.3%	72.5%	71.5%
Lone person household	19.7%	23.5%	24.3%
Group household	0%	3.9%	4.1%

Source: ABS Census data.

Table 7
Family Characteristics 2011

	Witchcliffe area	Shire of AMR	Australia
Couple families with children	37.2%	43.1%	44.6%
Couple families without children	50.0%	42.5%	37.8%
One parent families	9.6%	13.5%	15.9%

Source: ABS Census data.

2.5.5 Employment

According to Table 8 the Shire has a larger proportion of the population in the labour force compared to Australia but less of the labour force is employed full time. The proportions of part time employees are significantly higher in the Shire and it has a lower unemployment rate.

Table 8
Labour Force 2006 (persons aged 15 years and over)

	Shire of AMR	Australia
Labour force (as a percentage of persons aged over 15 years)	65.3%	60.4%
Employed full-time (as a % of labour force)	54.3%	60.7%
Employed part-time (as a % of labour force)	34.4%	27.9%
Unemployed	3.0%	5.2%

Source: ABS, 2006 Census data (2011 data not available until October 2012).

Job advertisements in the local media have gradually increased since 2001 however the majority of positions advertised are for part time employment. This reflects the high proportion of part-time workers in the Shire and is likely to be related to the seasonal tourist and agriculture activity.

Table 9 indicates that the Shire has a very high percentage of managers, technicians, tradespeople and labourers compared to Australia. The Shire has lower proportions of administration workers and professionals compared to the Australian population which may reflect its regional location.

Table 9

Occupation 2006

(employed persons aged 15 years and over)

	Shire of AMR	Australia
Technicians/trades workers	17.5%	14.4%
Labourers	17.0%	10.5%
Managers	19.7%	13.2%
Professionals	13.2%	19.8%
Sales workers	10.4%	9.8%
Admin. workers	9.4%	15%
Community/personal service workers	7.4%	8.8%
Machinery operators	4.2%	6.6%

Source: ABS, 2006 Census data (2011 data not available until October 2012).

2.5.6 Level of Education

Table 10 indicates that the Shire comprises a high proportion of people with higher educational qualifications compared to Australia. The Shire has a much higher proportion of certificate qualified people compared to Australia, which reflects the higher proportion of technicians and tradespeople resident in the area (as indicated in Table 9).

Table 10

Level of Education 2006

(as a percentage of persons aged 15 and over)

	Shire of AMR	Australia
Certificate	36.2%	16.7%
Diploma	15.2%	7.1%
Bachelor	19.1%	11.6%
Graduate Diploma	2.9%	1.4%
Post-graduate degree	2.2%	2.6%

Source: ABS, 2006 Census data (2011 data not available until October 2012).

2.5.7 Dwellings

In 2011 there were 6,810 dwellings in the Shire according to Census data and a count in early 2012 indicated that there were 32 dwellings in Witchcliffe village.

Table 11 indicates that 33.2% of dwellings in the Shire were vacant when the Census was counted in August 2011. The data indicates that the average size of occupied dwellings was 2.5 persons per household while the occupancy rate averaged across all dwellings was approximately 2 persons per dwelling.

Table 11
Dwellings 2011

	Shire of AMR	Witchcliffe area (SSC50853)	Witchcliffe village
Dwellings	6,810	197	32
Vacant dwellings	33.2%	32.8%	-
Average household size	2.5	2.5	2.5
Occupancy rate	1.8	1.8	2

Notes:

1. average household size relates to the average number of residents per occupied dwelling.
2. occupancy rate relates to the number of residents averaged across all dwellings.
3. Witchcliffe area data is interpreted from SSC50853
4. dwelling data for Witchcliffe village is estimated from site inspection.

Source: ABS and Shire of Augusta-Margaret River

2.6 Schools

The closest primary school is located about 5 kilometres south of Witchcliffe (Margaret River Independent School, Forest Grove). The closest high school is located in Margaret River. Playgroups and childcare facilities are located in Augusta, Margaret River and Cowaramup. TAFE colleges are located in Augusta and Margaret River. The Centre for Wine Excellence is located in Margaret River.

The Department of Education (DoE) has acknowledged that the population of Witchcliffe may increase to 2,000 persons. While the Department has no plans to establish a primary school in Witchcliffe in the foreseeable future, it would like to secure a site in Witchcliffe to cater for the long term educational needs of the community.

The Structure Plan for Lot 2 and Location 2183 Redgate Road/Bussell Highway adopted in 2010 indicates a primary school site to the west of Bussell Highway immediately north of the village centre (on Lot 53 Bussell Highway). The school site is central to the proposed development outcomes and adjacent to the future civic/cultural precinct which will combine with the existing village centre to reinforce this community focal point in the longer term. Connectivity between residential cells, the village centre and the proposed school site can be achieved via the rails to trails route and other vegetation, open space and movement corridors.

2.7 Commerce

The Shire engaged a consultant to provide advice regarding the commercial needs of Witchcliffe based on a preliminary Concept Plan (January 2005). The advice included the following.

2.7.1 Proximity and Focus

Witchcliffe's close proximity to Margaret River will ensure that the village remains in its trade shadow, competing with Margaret River's local traders for convenience goods and services.

There should be a focus on providing a niche village environment of about 75 metres of frontage along both sides of Bussell Highway (total of 150 metres of shop front). If expansion of the village is largely to the west, the centre of the commercial precinct should be at the corner of the Redgate Road and Bussell Highway. It was recommended that commercial frontage along Redgate Road should only extend as far west as the Rails to Trails route. This could add another 100 metres of street front (up to 200 metres of shop frontage).

2.7.2 Frontage and Floorspace

The recommended 350 metres of shop frontage to Bussell Highway and Redgate Road assumes that some land parcels along the frontage may be used for community uses or tourist accommodation.

Based on growth of the village to 2,000 persons a total of 1,400 square metres of commercial space is required for the village centre, including provision for 17 local and tourist shops. Any increase in population e.g. to 2,600 persons, would not significantly impact on the amount of floor space required and scope would exist to marginally increase the level of floor space if necessary. The increase in population would likely serve to enhance the viability and performance of future retail development in Witchcliffe.

Table 12

Witchcliffe Retail Analysis 2005 – Proposed Commercial Space

	Local Shops	Tourist Shops	Cafés/ restaurants	TOTAL
Floor space (m²)	786	399	220	1,405
Businesses	12	3	2	17
Land Area (ha)	0.16	0.08	0.04	0.28
Street frontage (m)	74	32	26	133
Parking spaces	39	20	11	70

It was noted that commercial activity on the east side of Bussell Highway may struggle if there is no residential development on the east side of the village. The inclusion of Residential Cells 7 and 8 is likely to create a more balanced village form and contribute to improved commercial outcomes generally.



2.8 Land Use and Facilities

A mix of rural service and commercial, community and residential land uses currently front Bussell Highway. Residential land is available on both sides of Bussell Highway which is generally low density (800m² to 1,000m²). The balance of land in the village comprises commercial and community functions and a range of reserves with remnant bushland and some informal active open spaces such as the polocrosse field to the north.

One of the most distinctive shortfalls in the land use and facilities of the village is the absence of any convenience retail service with the service station and other businesses having to attempt to fulfil this function. A postal service is provided at the service station on the corner of Bussell Highway and Redgate Road. The Darnell's General Store historic retail role ended when the store closed in the mid 2000s.

A range of rural land uses operate in close proximity of the village, the most dominant of these being the Cape Mentelle vineyard to the south east. The Shire's main waste disposal facility is located to the south east on Davis Road. Pastured land to the east and tree farming and viticultural land uses dominate to the north and west with some low key tourist development to the west on Redgate Road.

2.9 Servicing

Power and telecommunication services are available in the locality. A mobile phone tower currently exists in the south of Location 1032 Redgate Road. The village is currently unserviced by reticulated water and effluent disposal. Water is provided to individual lots either by limited bore or water tanks. Effluent disposal is accommodated on-site via standard septic tank and leach drain systems.

The provision and/or upgrading of servicing infrastructure related to future development pursuant to the Strategy will need to be addressed by the development proponents in conjunction with the relevant agencies.

Water Reclamation Scheme

The *Western Australian State Sustainability Strategy* includes the following objectives:

- *Reduce water consumption.*
- *Extend responsibility for water supply to the planning system (water sensitive urban design) and to local government for groundwater supplies.*
- *Achieve significant grey-water re-use.*
- *Investigate long-term innovative water supply options that have broad sustainability outcomes.*

The Department of Planning (DoP) has acknowledged that the proponents of village expansion should investigate alternative servicing arrangements consistent with the *State Sustainability Strategy*. The DoP advises that they support the use of water tanks and the re-use of grey water will be considered subject to support from the Water Corporation and the Health Department of WA (HDWA).

Urban development in Witchcliffe will need to be connected to a reticulated sewerage system in view of the anticipated number of dwellings and density of development. The treatment of effluent and the re-use of treated water should be approached in a manner that ensures the most sustainable outcomes over time.

In recognition of the imperative to embrace more sustainable servicing outcomes and the relative remoteness of Witchcliffe from current water and effluent disposal infrastructure, the Shire has investigated the provision of alternative effluent disposal and water supply outcomes. The

'Witchcliffe Water Reclamation Scheme' includes a solution to the provision of water supply and effluent disposal services based on:

- Rainwater tank/s for each dwelling to provide potable water
- Water efficient devices and hardware in each dwelling
- Pressure sewer system and treatment of waste water to a high standard at a water reclamation plant (A+ fit for purpose equivalent)
- Distribution of treated waste water to dwellings for non-potable uses (toilets/irrigation/fire fighting reserve etc)
- Collection and treatment of stormwater for irrigation of public open space.

The Water Reclamation Scheme comprises a proposal to address effluent disposal and water reclamation funded by development, operated by a third party and owned by the Shire. The Shire's vision is to establish a sustainable method of providing water services in Witchcliffe that incorporates rain water collection, village scale waste water treatment and treated water recycling.

A Business Plan for the Scheme was prepared in early 2011 which proposes that establishment costs be borne by the developers. Headworks costs have been modelled at \$3,500 per lot while capitol works for Stage 1 of the Plant were estimated at \$2.4 million. Subdivisional infrastructure (sewerage and water pipes, pressure pumps etc) would be established by the developers during subdivision works. Funding of the Plant will require a critical mass of lots to raise the capitol costs. Connection of an adequate number of dwellings to the Scheme will then be required to generate sufficient water rates to fund operations.

The Health Department (HDWA) requires that the Economic Regulatory Authority license a reticulated drinking water supply and non-potable water supply systems. The HDWA does not regulate the size, location and type of water system to be used where dwellings are self-supplied, however on-site water supply needs to be factored into the total water management cycle, particularly in relation to the initial stages of development where recycled water may not be available.

The potential for the creation of around 1,300 residential lots pursuant to the Village Strategy indicates a significant opportunity and adequate feasibility for the provision of a local waste water treatment facility to service future development in Witchcliffe. The selection of a treatment plant site with provision for relevant buffers to urban development needs to be resolved prior to the implementation of adopted structure plans (currently proposed at the Davis Road waste disposal site).

The water reclamation approach relies on the participation of all developers and the connection of all urban development to the Scheme. It is essential that all lots/dwellings created through the structure planning and subdivision processes are required to contribute to the Scheme, otherwise the village will not develop as planned and it will not achieve sustainability initiatives related to water management.

In some circumstances, to enable an initial, limited stage of development to proceed, the Shire may support the use of alternative on-site effluent disposal units on lots greater than 2,000m² subject to the provision of dormant sewer which would provide for subsequent connection to sewerage reticulation infrastructure. However the interim provision of unsewered lots must not compromise the longer term implementation of the Witchcliffe Water Reclamation Scheme.

Groundwater

Witchcliffe is located in the Blackwood Groundwater Area (Cape to Cape South sub-area) within the South West groundwater allocation plan. Any groundwater abstraction in this area is subject to licensing by the Department of Water. The issuing of a groundwater licence is not guaranteed but if issued will contain a number of conditions that are binding upon the landowners. Impacts on and management of groundwater from urban development need to be considered in detail through the preparation of a Local Water Management Strategy at the structure planning stage.

2.10 Roads and Traffic

Bussell Highway is the primary road route in the region and runs directly through Witchcliffe in a north-south direction. Traffic figures for Bussell Highway have steadily increased since 2000 and Redgate Road west of Bussell Highway also appears to be steadily increasing in use as indicated in Table 13.

Over the next 20 years it is expected these figures could grow at an increasingly higher rate with the further development and population growth of Busselton and Margaret River, together with Augusta and other settlements in the Vasse region. Tourism which brings over 500,000 tourists to the Shire annually is expected to continue to grow placing further pressures on the provision of infrastructure in the towns and settlements.

Table 13
Traffic Counts (vehicles per day)

	2000	2003/04	2004/05	2006/07	2007/08
Bussell Highway south of Margaret River	2,416	2,530	2,670	-	-
Bussell Highway south of Darch Road	-	2,570	2,590	2,600	2,530
Bussell Highway south of Redgate Road	-	2,090	-	1,780	-
Redgate Road west of Bussell Hwy	364	-	400	-	490

Source: Main Roads WA

The land adjacent to Bussell Highway will require design guidelines to avoid potential traffic/pedestrian conflicts. Any development in Witchcliffe should be designed to minimise direct access to the highway. The concept of developing mostly or wholly on one side of the highway has the support of Main Roads WA and the Department for Planning and Infrastructure.

The need for a Traffic Management Plan is recognised and supported by the relevant government agencies. This will be the responsibility of the development proponents and the Shire in conjunction with MRWA and other key government agencies.



3.0 Strategic Planning Context

3.1 Urban Settlement Study 1996

The Urban Settlement Study (USS) was a component of the Leeuwin-Naturaliste Planning Review, which formed many of the principles for the LNRSP. The Appendices of the USS provides details and broad proposals for expansion of Witchcliffe. This study directs urban expansion predominantly to the east of the village in one large residential cell adjacent to Bussell Highway and a smaller cell on the north western entry to the village. The concept plan prepared for the expansion identifies broad opportunities and constraints in addition to various planning considerations including:

- (i) Creation of reserve for vegetation and creek management;
- (ii) Retain Railway reserve for multiple use corridor;
- (iii) No development to the west. Maintain as buffer protection from agricultural uses, general opportunities, market gardening, vineyards, grazing, wood lot tree farms;
- (iv) Stream zone to encourage planting and restoration on east side of village; and
- (v) Maintain a 1.2 km buffer to reserve containing refuse disposal site.

The Study was based on broad, regional assessments of land capability and general analysis of aerial imagery and other remote data. Ground-truthing and detailed site analysis during this regional assessment was limited.

The Study states that *"Witchcliffe has a number of attributes e.g. location, existing development character, proximity to viticulture/agriculture etc which would support the development of this town as a rural village. However there are drainage problems to overcome and a lack of services."*

The Study outlined possible precincts, residential densities and planning considerations for Witchcliffe, as outlined in Tables 14 and 15 below.

Table 14
Projections for Witchcliffe - 1996

Precinct and area	Proposed Residential Density	Lots per hectare of nett sub. land	Total No. of residential lots	Potential Population (assuming occ rate of 3.0)	Planning Considerations
RES 1 (7.7ha)	R10-R30	7.5	58	174	• Provide landscape buffer north and west using the rail reserve.
RES 2 (48.5ha)	R5-R20	7.5	364	1,092	• Drainage constraint to be overcome. • Create wider area for stream zone and forested buffer to rural uses and to lower water table. • Maintain buffer to Tip site.
TOTAL			422	1,266	

Source: Urban Settlement Study, 1996

Table 15
Summary of Village Assessment

Witchcliffe	
Infrastructure Sewer Reticulated Water Reticulated	Commercially available sewerage treatment plant required. Possible connection to Ten Mile Brook. Possible local borefield.
Social Education - High School - Primary School Recreation and Community Hospitals and GP's	Absent Absent Limited Absent
Expansion Potential Additional lots Additional Permanent Population	422 1,266
Constraints to expansion	Railway reserve Vegetation Stream lines Drainage Mineral sands
Strategy	Rural Service Centre for agriculture, rural industry, tourism, home occupations, art and crafts. Expansion opportunities within village. Additional enclaves and hamlets surrounding to be encouraged. Mineral prospects east of Bussell Highway require further assessment to determine implications for urban development.

Source: Urban Settlement Study, 1996

3.2 State Planning Strategy 1997

The State Planning Strategy (SPS) provides a basis for long-term State and regional land use planning, for the State of Western Australia to the year 2029. The SPS is principally aimed at developing a land use planning system to help the State to: generate ongoing wealth; preserve and enhance the environment; and build vibrant and safe communities for the enjoyment of current and subsequent generations of Western Australians.

The SPS was prepared by the WA Planning Commission (WAPC) and represents a coordinated government outlook and response to the State's long term planning priorities. The WAPC not only coordinates but also promotes regional land use planning and development as well as guiding government departments and instrumentalities and local governments on those matters.

3.3 State Planning Policy 6.1 Leeuwin-Naturaliste Ridge

State Planning Policy 6.1 Leeuwin-Naturaliste Ridge (the 'LNRSP') was published by the WA Planning Commission (WAPC) in September 1998 and reviewed in 2003. The policy establishes a settlement hierarchy for the region and identifies a number of settlements including Witchcliffe as a 'Village' to accommodate a population of between 500-2,000 people. Additionally, 'Enclaves' (less than 50 people) are able to be considered in the vicinity of Witchcliffe.

Margaret River is identified in the LNRSP as a Principal Centre that could accommodate up to 20,000 persons. The settlement hierarchy of the LNRSP is provided in Table 16 below. The LNRSP identifies the need for reticulated services to be provided to service the village option with alternative methods for the enclave options. Particular note is made in the LNRSP to Witchcliffe with considerations for future development to include retention of the existing character, buildings and remnant vegetation and mineralisation to the east.

Land surrounding Witchcliffe is identified as 'Principle Agriculture' (Viticulture and Grazing). The intent of the LNRSP is to protect the agricultural primacy of this designation. Redgate Road is identified as a 'Strategic Road' and the rail reserve to the west of the village a 'Strategic Trail'. This is proposed to form part of the 'Rails to Trails' network.

Table 16
Extract of SPP6.1 - LNRSP

Settlement Type	Settlement	Permanent Population (unless otherwise stated)	Commercial and Community Services	Infrastructure	Function (see Policies also)
Village	Vasse Cowaramup Witchcliffe	500 - 2,000	Local level	Reticulated water, sewerage and power.	Cowaramup and Witchcliffe also suitable for Enclaves
Enclave	Vicinity of Cowaramup, Witchcliffe, Kudardup, Karriale.	Less than 50	Nil	Innovative on-site water supplies, effluent disposal and power on an individual site or cooperation basis will be considered.	Enclaves may take the form of clustered rural living or specialised developments and may include low-impact tourist development. Site selection will be based on demonstration of compliance with criteria established in LUS GS 1.1.

Note: The stated populations are a guide to the maximum permanent population envisaged in each settlement, consistent with their intended function. Individual settlements may achieve a greater or lesser population, either permanently, or during tourist seasons, still consistent with the intended function and the established design criteria. The fundamental determinant of the extent of expansion of individual nodes will be demonstrated compliance with relevant Settlement Policies of the SPP.

One of the actions pursuant to 'Settlement Design' (AS 1.2) states that *"local governments are progressively to prepare townsite strategies for each designated settlement, in consultation with the community, prior to any substantial urban development. Such strategies are to encompass:*

- *nodal development as set out in the settlement hierarchy;*
- *clearly defined outer boundaries with 'green belts' (bushland, parkland or rural buffers);*
- *identifiable neighbourhoods with larger centres;*
- *water sensitive design;*
- *innovative, efficient and appropriate servicing solutions;*
- *land use diversity, mix of lot sizes and appropriate transport options; and*
- *defined central focus in each settlement."*

The Land Use Policies of the LNRSP relevant to Witchcliffe include:

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

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

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

Enclaves are described as "clustered rural living or specialised developments and may include low impact tourist development".

Another State Planning Policy worth noting is SPP 3.5 - Historic Heritage Conservation which sets out the principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. The objectives of this policy are:

- 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.

3.4 Western Australian State Sustainability Strategy 2003

The objective of this Strategy as it relates to settlements is *"to create a sustainable balance of employment, transport, housing choice and community development by managing urban and regional growth, including population change, through better urban structure."*

The Strategy states that *"the principles of sustainable urban design need to be used to ensure that urban development integrates economic, environmental and social sustainability objectives. In general, more sustainable urban places are typified by walkable, mixed use communities; a range of housing types to fit our diverse population; a spatial context for local services employment; and compact and site-responsive development to reduce land-take and support biodiversity."*

Although the Strategy refers generally to the metropolitan and regional centres there are specific statements that relate to regional towns such as: *"Facilitate projects to provide sustainability gains for country towns including regional sustainability strategies that build on the 'sense of place' stories of each community."*

3.5 Local Planning Strategy 2011

The Shire's Local Planning Strategy (LPS) was finalised in 2011 and provides the long term strategic planning direction for the Shire. It outlines a strategy to achieve sustainable development of Witchcliffe where opportunities are identified. The identification of development areas in Witchcliffe pursuant to the LPS is largely an outcome of the identification of these areas in the WVS in 2006 and 2009.

In order to determine the viability of future development at Witchcliffe detailed studies need to guide development and layout design to ensure the settlement incorporates sustainable servicing.

Visual Management Guidelines

All developments within the Shire are subject to the following visual management principles established for each of the Visual Management Areas. The LPS identifies the land to the west of Bussell Highway in Visual Management Areas A and B, and in Visual Management Area C to the east of the Highway.

Figure 7
Visual Management Areas - extract



Visual Management Area A - development or changes in land use should result in inevident visual alteration to the landscape. Whilst changes may occur, the development or change of use should be of similar form, scale and pattern to the existing landscape.

Visual Management Area B - development or changes of use may be visually apparent but should nevertheless be subordinate to established landscape patterns. Introduced visual elements may be apparent in the landscape but should not be visually dominant.

General Visual Management Area C - development and changes of use may be visually dominant, however, should borrow from the naturally established form, line, colour and texture to be compatible with the existing landscape.

All development should have due regard to appropriate siting and design of structures in order to compliment surrounding landscapes and built form, in addition to consideration of impacts of views from travel route corridors and adjoining properties. Where deemed necessary, proposed development should evaluate the visual impacts of proposals in accordance with the methodology outlined in the manual 'Visual Landscape Planning in Western Australia'.

Future Development Areas

FDA W1

Lots 1 and 2 Redgate Road and Location 2183 Bussell Highway, north of Redgate Road, have been rezoned to 'Future Development' with associated endorsed structure plans. All subsequent subdivision and development shall be in accordance with the approved structure plans or any alternative structure plan for the subject land which has been endorsed by the local government and WAPC.

FDA W2

Location 1032 south of Redgate Road is currently zoned 'Future Development' and will require a detailed structure plan in accordance with the provisions on the Scheme and the WVS prior to subdivision and development.

Development Investigation Areas

DIA W1 - Tourist Precinct (12ha)

Portion of Location 1017 Redgate Road to the west of the Village centre and on an important tourist route between Witchcliffe and Redgate Beach has been identified as a DIA for Guesthouse and Chalet development. This will be subject to future planning to determine appropriate outcomes including rehabilitation of the site, and protection of remnant vegetation and landscape values.

DIA W2 - Rural Residential/Special Residential Enclave (14 ha)

Portion of Location 1017 Redgate Road to the west of the Village centre and on an important tourist route between Witchcliffe and Redgate Beach has been identified as a DIA. Envisaged development will be subject to appropriate zoning and structure planning and is to be consistent with the Village Strategy.

DIA W3 - Buffer Conservation Area (71ha)

Lot 12 and portion of Location 1035 Bussell Highway is adjacent to proposed future development areas on the northern side of the proposed expansion area, and has been identified as a DIA. Future development is to be consistent with the WVS in relation to:

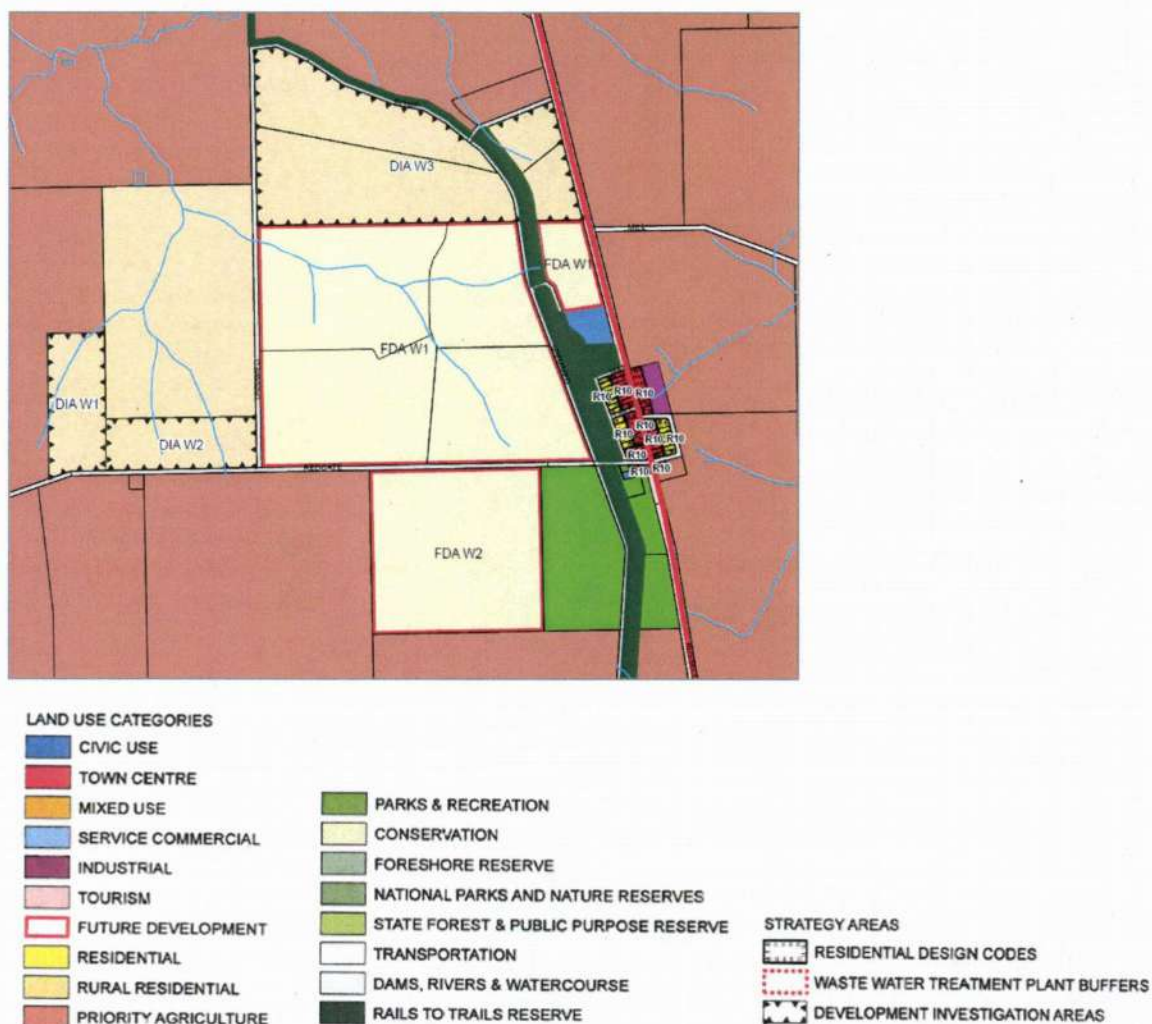
- Rural Residential area (29ha) - Location 1035 Bussell Highway
- Conservation lot (25ha) – portion of Lot 12 Bussell Highway
- Cell 6 (15ha approx.) – portion of Lot 12 Bussell Highway.

DIA W4 - Historic Mill Site (19ha)

The disused mill site approximately 2km to the east of Witchcliffe has been identified as a DIA. Development of a tourist nature which might focus upon the former use of the land as a timber mill should be supported. Development will need to address a number of concerns not the least the possible contamination of the site from former activities on the land.

Figure 8 comprises an extract from the Local Planning Strategy indicating future development and development investigation areas.

Figure 8
Local Planning Strategy Map 2011 – extract



3.6 Local Planning Scheme No. 1

The Shire's Local Planning Scheme No. 1 (LPS1) was endorsed in 2011 and identifies the Witchcliffe locality within 'Future Development', 'Residential', 'Village Centre' and 'Industrial' zones and the 'Parks & Recreation' and 'Public Purpose' reserves, with 'Priority Agriculture' zoning surrounding the locality.

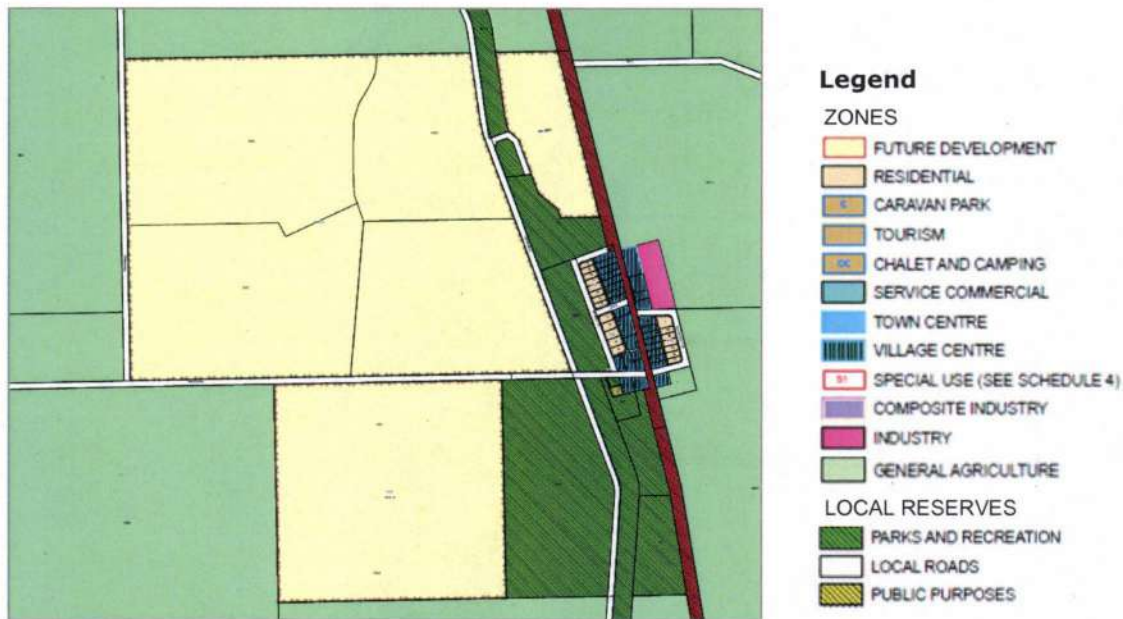
Structure Plan Areas are shown over Future Development zones to identify areas requiring comprehensive structure planning prior to subdivision and development. The provisions of clause

6.2 apply to land in a Structure Plan Area, in addition to the provisions applying to any underlying zone or reserve or any general provisions of the scheme.

The Shire requires a Structure Plan to be prepared for a Structure Plan Area before recommending subdivision or approving development of land within the Structure Plan Area. Schedule 15 of LPS1 describes the Structure Plan Areas in more detail and sets out the land use expectations, matters to be addressed and associated provisions for Structure Plans.

Figure 9 comprises an extract from Local Planning Scheme No. 1 indicating zones and reserves in and around Witchcliffe.

Figure 9
Local Planning Scheme Map 2011 – extract



3.7 Augusta-Margaret River Land Release Plan

Released in December 2000 by the WAPC this plan forms part of the Country Land Development Program and identified possible land for development for urban purposes throughout the Shire. With regard to Witchcliffe, three 'Investigation Areas' are identified adjoining the existing urban area. These are shown on Map 5C and are north east (W2), north (W3) and directly west of the village (W1).

The plan envisages low-impact development in these areas and acknowledges the likely need for reticulated servicing. The Area W1 is seen as having '*limited development potential and the preferred long term use as a vegetation buffer/corridor*'. The Area W2 is seen as '*having potential for rural cluster/low-impact village/enclave development, including a number of potential lot size distributions, ranging from 1,000m² to 4,000m²*'. The site indicated by W3 has '*long term potential for townsite expansion and recreational activities*'.

3.8 Liveable Neighbourhoods Operational Policy

Liveable Neighbourhoods (LN) has been prepared to implement the objectives of the State Planning Strategy and operates as an operational policy to facilitate the development of sustainable communities. LN provides a more innovative approach to urban planning and design by, inter alia, moving towards a performance approach to structure planning. LN includes the following aims:

- To provide an urban structure of walkable neighbourhoods clustering to form towns of compatibly mixed uses to reduce car dependence;
- To foster a sense of community, strong local identity and sense of place in neighbourhoods and towns;
- To provide for access generally by way of an interconnected network of streets which facilitate safe, efficient and pleasant walking, cycling and driving;
- To ensure active street-land use interfaces with building frontages to streets to improve personal safety through increased surveillance and activity;
- To facilitate mixed-use urban development which provides a wide range of living, employment and leisure opportunities capable of adopting as the community changes;
- To provide a variety of lot sizes and housing types to cater for diverse housing needs of the community;
- To avoid key environmental areas and incorporation of significant cultural and environmental features of a site into the design of an area;
- To provide a more integrated approach to the design of open space and urban water management;
- To ensure cost-effective and resource-efficient development to promote affordable housing; and
- To maximise land efficiency where possible.

3.9 Local Planning Policy

The Shire has a number of policies, some of which relate to the future expansion of Witchcliffe. Local Planning Policy 6 - Water Sensitive Urban Design seeks to achieve better integration of land and water planning.

The Rural Hamlets Design Guidelines will apply to the development of future hamlet settlements, including subdivision and building. Its intention is to provide for sustainable rural living while enhancing and protecting rural character, amenity, productivity, and ecological values. Rural environments are most valued for their natural and open character and it is this character that new development can threaten. The challenge for developers in these areas is to provide for a balance, to ensure that development does not overwhelm the natural and rural character with sprawling and fragmented patterns.

Other Shire policies have some application at the development level including car parking, height calculation and other development related aspects. 'Planning for Bush Fire Protection' prepared by FESA and DoP is a planning and risk reduction tool that requires attention at the structure planning, subdivision and development levels.



4.0 Strategy Formulation

The process and rationale used to formulate the land use strategy for Witchcliffe is summarised below and relates to community consultation, the range of opportunities and constraints assessed, the planning and sustainability principles considered, and options prepared leading to the adopted Strategy. The process has been through the following key steps:

- Community Consultation Stage 1
- Preparation of draft options
- Community Consultation Stage 2
- Preparation of Detailed Outline Plan and revised plans
- Adoption of Strategy in 2006
- Revision and adoption of Strategy in 2009
- Comprehensive review in 2012

4.1 Community Consultation - Stage 1

A Public Workshop was undertaken at the Witchcliffe Hall (Druids Hall) on August 13, 2003. A total of 45 community members attended the meeting. The background and intended process for the formulation of the plan were outlined with attendees requested to identify the Values, Concerns and Visions they had of/for Witchcliffe.

The significant input provided at this initial workshop provided a comprehensive resource for further investigation of opportunities and constraints for expansion of the village and the principles upon which this would be based. Above all it provided valuable insight into the aspirations of the community for the future of the village.

At the completion of the analysis of the opportunities and constraints and in the context of the input provided by the community at the initial workshop, two draft concept plan options were formulated, Concept 1 'Village Option' and Concept 2 'Enclave Option'.

4.2 Community Consultation (Stage 2)

Concept plan options for the village were presented to the Witchcliffe community at the Witchcliffe Hall on October 23, 2003. A total of 32 community members attended the meeting. A range of matters was discussed and questions raised by the community. With regard to the concept plans presented, a number of comments were made as follows:

- General support for the Village option.
- Some concern at the identification of the Mill site for development.
- Some concern that the Enclave option was not viable or desired.
- Suggestion that the two plans could be combined.
- Some concern that development west of Bussell Highway was limited.
- Queries re: life span of the Davis Road waste site and required buffer.
- Concern that existing ROWs in the village would be closed.
- Questions regarding the timing and staging of development.

4.3 Draft Witchcliffe Detailed Outline Plan (2004)

A preferred Detailed Outline Plan for the growth of Witchcliffe was prepared based on the Concept 1 Village Option. It proposed to concentrate the expansion of the village to the east of the existing village area in acknowledgment of its proximity, limited environmental and physical

constraints to development in this area with significant cleared areas, the ability to create clear village boundaries and provide environmental, open space, pedestrian and cycle linkages between residential areas and the village centre precinct.

This provided for a compact village with areas separated by corridors of open space. The village expansion comprised three residential cells totalling 55ha to the east of the village. These were proposed to be developed at a density similar to the existing village with lot sizes of 700m² to 1,000m² (R10/12.5). These would facilitate up to 500 lots in total. Extensive areas surrounding and separating all development cells were identified as 'Multi-Use Environmental Corridors'.

4.4 Public Meeting and Preliminary Concept Plan (2005)

Following presentation of the Detailed Outline Plan to Council in April 2004, the plan was investigated based on locating the majority of potential development to the west of Bussell Highway. Expansion of the village to the west was investigated by staff and determined as a good alternative for the following reasons:

- Existing constraints to development on the east side of Bussell Highway including Davis Road rubbish tip and buffer; Cape Mentelle vineyard and buffer to potential mineralisation.
- Potential screening of development west of Bussell Highway by providing for development offset from the highway and buffered by reserves including the Rails to Trails; vegetation reserves and existing vegetation to create discrete enclave style development.
- Maintenance of the existing low key village character of Witchcliffe in view of the higher potential to screen development to the west.
- The anticipated increasing use of Redgate Road, exacerbating traffic conflict on Bussell Highway - development to the west would consolidate traffic generation to the west of the Highway and provide for better traffic management outcomes for Bussell Highway.
- The ability to consolidate commercial activity adjacent to commercial development on the west side of Bussell Highway.

The greater variety of features to the landscape on the west side of the Highway including the 'Rails to Trails' and vegetated reserves provides an opportunity to encapsulate the expansion within natural vegetated boundaries. It is also conducive to creating an environment of a combination of lot sizes aimed at retaining the attractiveness of this area. Preservation of remnant vegetation will be important from an environmental and visual perspective.

The land to the west of Bussell Highway is designated as 'Principal Agriculture 1' in the LNRSP as is the land to the east in proximity of the existing Witchcliffe village centre. The purpose of this was largely to retain land for viticulture and grazing. There was considered to be higher value and intensity of agricultural activity on the west side of Bussell Highway however in recent years there has been more intensification of agricultural activity, particularly viticulture, on the eastern side of the village.

It was considered that the proposed expansion to the west would be appropriate, provided a mechanism was established to prevent future subdivision from continuing further west. A natural boundary of remnant vegetation, along with visual management guidelines will restrict development north, north-west and west, while the need for vegetated buffers was highlighted to control expansion to the south and south-west.

A Preliminary Concept based on the above principles was prepared which indicated several residential enclaves west of Bussell Highway and a tourist enclave on the Mill site east of Bussell Highway. Landowners on the west side of the village embraced the concept and indicated a desire to develop their land at some stage in the future. The Concept Plan was presented to a public meeting attended by over 60 people in January 2005 and those present were invited to provide written feedback. The Witchcliffe Village Structure Plan was advertised to the community and six submissions were received.

In response to submissions the recommended lot size range was widened and the minimum lot size increased in a number of Cells. The allocation of medium density was to be based on

meeting certain locational criteria; a ceiling percentage was indicated; an additional small enclave was identified, and a direction included for long term expansion east of Bussell Highway. The Strategy recognised that a traffic management plan will be required and that the areas allocated as public open space or not suitable for development will require a management plan. A Development Contribution Plan was also identified as a requirement.

4.5 Draft Strategy (2005)

The draft Witchcliffe Village Strategy was advertised during September and October 2005 and fifty four submissions were received. The main issues raised were:

1. East versus west expansion of the village.
2. Witchcliffe to develop as rural village as opposed to suburbia or sprawl.
3. Provision of affordable housing.
4. The need for reticulated water and sewerage services.
5. Retention of bushland (particularly Enclave 1).
6. Community facilities and amenities required.
7. Traffic management.
8. Rural-residential growth management.

4.6 Revised Plans - Option 1 and Alternative (2006)

The submissions from proponents, government agencies and community representatives put forward different perspectives and new information. The new information presented some aspects that required changes to the Strategy. Two of the key issues that resulted in amendments to the Plan were suggestions for movement of the Village core and Primary School and identification of integrated corridors extending through all of the residential enclaves.

A workshop with Shire staff developed Option 1 and an Alternative Option which were based on the requirement to explore innovative and sustainable ways to supply water and energy. This may include grey water recycling and groundwater use for non-drinking purposes, rainwater tanks for drinking water, and alternative energy including wind and solar. The strategy is to minimise demand for energy, materials and water through urban design and built form.

Option 1

- Location of a niche local resident's village core in a central location to the enclaves proposed west of Bussell Highway on Redgate Road.
- Most of the proposed residential enclaves would be within a 1 kilometre of the village core.
- The commercial areas on Bussell Highway would form part of a historic precinct where tourist shops and accommodation would be encouraged.
- Bussell Highway would act as a bypass to the local shopping area.
- Appropriate land uses to ameliorate the appearance of sprawl on Location 1032, particularly as viewed from Redgate Road and adjoining land.

Alternative

- Location of primary school in a more central location to the northern residential precincts and not on an important strategic route.
- The village core identified on the land north of the existing village centre as a small main street development without direct access to Bussell Highway.
- Addresses concerns about traffic conflict associated with the school on Redgate Road. Should long term development be located east of Bussell Highway on Location 2812, this will be centrally located to the school and village core.

Two open days were held in May 2006 attended by forty people. Twenty five informal submissions were received and Option 1 generated considerable discussion. Concerns were raised about traffic management issues and the impact of the proposed village core on the

existing village centre on Bussell Highway. Business owners and others were concerned that residents will still rely on Margaret River for their shopping needs and only require convenience goods locally therefore a separate centre not adjacent to the existing centre would not be viable.

4.7 The 2006 Strategy

A Preferred Option was developed incorporating further consideration of issues as outlined at the open days. The Preferred Option was considered by Council at its meeting of 28 June 2006 and endorsed subject to modifications.

Village Centre

The village focus was to remain in the existing village centre on Bussell Highway. This was to be consolidated by concentrating commercial, retail and cultural precincts around this area. The area would then potentially become a vibrant cultural and commercial node with a revitalisation of the historic buildings. The core of the centre would be focussed on one side of Bussell Highway to address traffic management issues. Traffic management mechanisms would address potential traffic conflict and concern from residents on Mammoth Street.

Provision was made for a future local commercial area on Reserve 41200 adjacent to the village centre. This is a reserve for recreation managed by the Shire that was no longer required for polo activities and is largely under-utilised. A small main street development could be offset from Bussell Highway without direct access to provide for local shopping needs subject to the preparation of a commercial strategy to determine the size of the shopping area, and the formulation of urban design guidelines.

School Site

The proposed primary school site was located in Enclave 3 to provide a location that minimises traffic conflict. The location was considered desirable due to its position central to the residential enclaves north of Redgate Road. There was better connectivity between residential cells and the proposed school site and utilisation of, and integration with, the Rails to Trails to provide a pedestrian thoroughfare to the village centre.

Remnant Bushland

Loss of remnant vegetation was minimised in the Preferred Option. The aim was to retain the majority of remnant vegetation and enhance cleared areas from an environmental and visual perspective. The preservation of vegetation on Lot 1 Redgate Road was proposed to be facilitated through protection of an identified 'environmentally sensitive area' and inclusion of the vegetated area adjacent to the Rails to Trails. The area of Lot 1 identified for development was to be subject to provisions to control clearing.

Location 1032 Redgate Road

Vegetated buffers were increased and environmental corridors provided as links to surrounding vegetated areas to address potential appearance of urban sprawl on Location 1032. Lot sizes were increased to enable a range between 1,000m² and 4,000m² and to address the high visibility of the land from Redgate Road and surrounding areas. This also provided for larger residential lots not available in the other enclaves.

Buffers

Rural residential or large residential lots on land beyond the village expansion area were not supported. However in recognition that the land on the edge of the proposed village expansion forms the interface between the expansion area and rural or agricultural use, and the recommendations of the LNRSP to create vegetated buffers to the village, an incentive was to be given for land that is provided as a buffer conservation area. This applied to portions of Lot 12 and Location 1035 Bussell Highway, and the eastern portion of Location 1017 Redgate Road.

4.8 The 2009 Strategy

The following modifications were adopted in May 2009.

Rural Residential Area (29ha) (Location 1035 Bussell Highway)

Rural residential subdivision at a density of 1 lot per 2ha may be considered subject to appropriate zoning, adoption of a local structure plan, and comprehensive revegetation/screen planting.

Conservation Lot (25ha) (portion of Lot 12 Bussell Highway)

The creation of a single 25ha conservation lot may be considered subject to an associated conservation covenant and designated building envelope.

Cell 6 (15ha approx.) (portion of Lot 12 Bussell Highway)

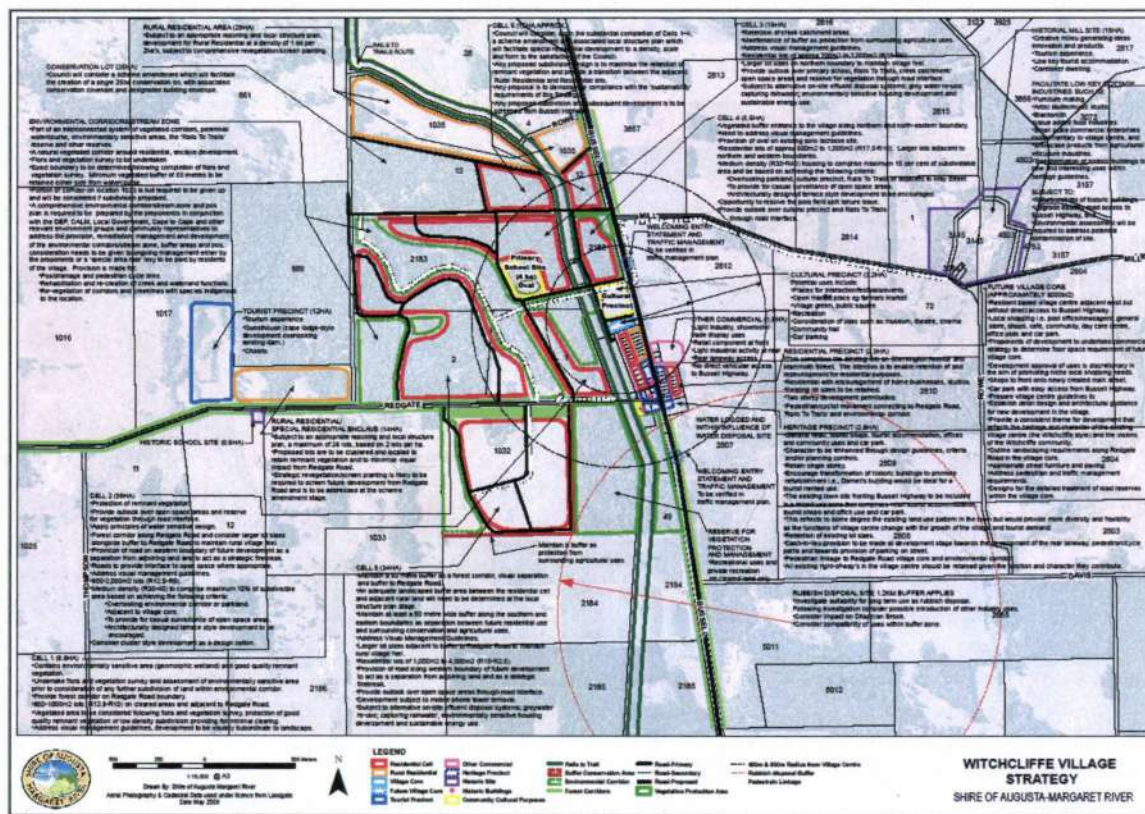
On the substantial completion of Cells 1-4, special residential development may be considered at an appropriate density, scale and form. Subdivision design is to maximise the retention of remnant vegetation and provide a transition between the adjacent rural residential and residential lots. Proposals shall demonstrate compliance with the sustainability requirements of the WVS and proposed subdivision and development is to be screened from Bussell Highway.

Rural Residential/Special Residential Enclave (14ha) (Location 1017 Redgate Road)

A maximum of 28 lots may be considered based on 2 lots/ha. Proposed lots are to be clustered and located to retain remnant vegetation and to minimise visual impact from Redgate Road. Revegetation will be required to screen future development from Redgate Road.

Figure 10

Witchcliffe Village Strategy Plan 2009 (now superseded)



Environmental Corridor

The 'Environmental Corridor' designation over Location 1033 Redgate Road was deleted and an appropriately worded notation to Cell 5 added advising that an adequate landscaped buffer between the cell and adjacent rural land will need to be determined at the local structure plan stage. There are a number of actions that are recommended to be undertaken prior to the structure planning stage.

4.9 The 2012 Strategy

The Strategy was reviewed in early 2012 to consider the:

- feasibility of including additional residential (eco-village) development to the east of Bussell Highway;
- achievement of a more compact and efficient urban form;
- inclusion of more specific sustainability outcomes; and
- update and review of relevant information and statistics.

The primary impetus for the review arose from a Council resolution in November 2011 in response to a development proposal on land to the south east of the Village (OM1105/8):

"That Council commences a review of the Witchcliffe Village Strategy (WVS) to consider expanding the WVS to include land to the east of Bussell Highway for development of an additional 180 lots as an Eco Village and that the WAPC be requested to provide advice to this option before proceeding with the review".

The WAPC subsequently indicated that it had no comment to provide prior to the Shire undertaking any strategic review but would consider the matter if necessary following review and referral for endorsement.

The significant changes embodied in the 2012 Strategy relate to the inclusion of two new residential cells to the east of the Village with potential for eco-village development. Cell 7 is north-east of the village and west of a mineral resource protection area. Cell 8 resolves issues associated with the existing vineyard south-east of the village and benefits from revision of the waste disposal site buffer from 1,200 metres to 500 metres (in response to the EPA's assessment of 'Separation Distances between Industrial and Sensitive Land Uses' published in 2005).



5.0 Opportunities and Constraints

A number of physical, environmental, servicing and other opportunities and constraints are relevant to any investigation of urban development potential in the locality.

5.1 Location and Village Character

Witchcliffe is a gateway to the southern part of the Shire and a number of attractions including the Caves, Boranup Forest and Redgate Beach. Recognition and promotion of this can be facilitated through Design Guidelines prepared prior to development.

The major asset of the area and one which was identified during the first stage of community consultation was the existing Witchcliffe village. The existing community, services/facilities, heritage/history, buildings, setting, character and transport infrastructure comprise significant assets and provide a sound basis for the establishment of a larger village. It should also be emphasised that the village was identified in the LNRSP as a settlement expansion node.

Development of the village at an appropriate scale has significance within the strategic planning framework. Cowaramup and Witchcliffe were identified in the LNRSP as villages rather than towns such as Augusta and Margaret River. Villages are seen as desirable places to live and many cities and towns are trying to recreate values that people perceive to exist in a village to make them more desirable. These villages are intended to accommodate population growth in a manner complementary to the growth of Margaret River and provide an alternative living option that reduces pressure on expansion of other settlements.

'Sense of place' and belonging, continuity, safety, predictability and interaction are values we associate with living in a village. The development of Witchcliffe should be required to retain the perceived values and qualities of the village and to provide a focus on creating a niche village environment.

In addition to the village area, the rural setting of Witchcliffe created by surrounding agricultural and natural landscapes is an important consideration in planning for the area. Retention of this character will be important in protecting the existing values and visions of the community in addition to the traditional link with the rural service function and land use of the village.

5.2 Cultural Heritage

The history and cultural heritage of Witchcliffe give it much of what it is today, a village with individual character and cultural significance. Buildings such as Darnell's Store, Witchcliffe Hall and the CWA Hall together with other non-listed heritage places should be protected as they provide an opportunity to establish cultural identity, 'tell the story', distinguish Witchcliffe from other places and act as symbols of the village, projecting uniqueness.

Heritage places also provide opportunities for transformation into interesting uses while reflecting the past and can provide a trigger for new and creative uses, such as tourism. The Shire's Heritage Inventory 2012 lists five places that are considered to make a moderate to exceptional contribution to the cultural heritage of the locality.

5.3 Natural Environment

The existing reserves, remnant vegetation and wetland and creek systems within and adjoining the village represent significant opportunities for landscape enhancement and public open space. In some regards, these features also comprise constraints to planning for the area e.g. fire risk from remnant vegetation.

The existence of natural features provides potential for creation of an environmentally sensitive and unique village setting while acknowledging that these areas may limit the areas available for development. Witchcliffe is fortunate to have an extensive reserve system (including Reserves 29166 and 22815) most of which comprises good quality remnant vegetation which provides opportunities to screen development from surrounding areas and retain village character.

The extensive wetland and creek systems, while degraded in parts could also provide a unique integrated open space system, buffer and urban boundary function in the future while being rehabilitated to restore natural functions. Through the development of residential cells adjacent to the wetland and creek systems an opportunity exists for the proponents to undertake remediation and prepare a management plan for their ongoing rehabilitation, revegetation and management. Consideration needs to be given to ongoing management either by the proponents or a special area rate levy paid by residents of the village.

The locality is located in the Lower Blackwood Surface Water Area (Whicher). Any taking or diversion of water in a proclaimed area for purposes other than domestic and/or stock watering is subject to licensing by the Department of Water. Any interference with the bed or banks of a watercourse also requires a permit from the Department.



5.4 Land Capability

Excluding the extensive areas of remnant vegetation and natural environmental significance, the land capability and generally cleared nature of the land is a significant opportunity.

Landform and soils are characterised by Cowaramup uplands, Cowaramup deep sandy rises, Cowaramup ironstone rises, Cowaramup wet flats, and Cowaramup wet vales. Wilyabrup hillslopes and Wilyabrup wet valleys also occur to the north and west of the village. The wet areas comprise drainage depressions and swampy floors with major constraints to development. Accordingly they are included in environmental corridors/stream zones and excluded from development areas. The balance of the village and surrounding areas comprise land units which have minor or moderate limitations and are generally suitable for urban development.

5.5 Fire Risk

The Witchcliffe locality includes extensive areas of bushland which are identified in the 'Extreme' fire risk hazard area pursuant to the Shire's Bush Fire hazard area mapping. Tree plantations to the west and north-west have largely been harvested in recent years. The current Village Strategy includes the provision of residential cells adjacent to these extreme fire hazard areas.

The inherent fire risk presented by remnant vegetation in close proximity to future urban development must be assessed by the relevant agencies and addressed in greater detail through structure planning. Appropriate mechanisms then need to be established to ensure that the potential risk of fire is minimised and that any fire events can be managed to prevent loss of life

and property. While it is likely that any remaining plantation trees will be removed prior to subdivision, remnant native vegetation will be retained and enhanced over time, and will present a significant ongoing fire risk. There will therefore need to be a balance between maintaining amenity and mitigating fire risk in the preparation of fire management plans at the structure planning and subdivision stages.

Subdividers will need to undertake fire risk assessment and ensure that fire hazard planning has been completed. Planning for bush fire protection should include consideration of urban design to reduce risk, fire risk mitigation within vegetation, and relevant building techniques pursuant to the Shire's 'Building Information Sheet 19 - Building in Bush Fire Prone Areas' and 'AS3959' as well as the 'Planning for Bush Fire Protection Guidelines'.



5.6 Rails to Trails Recreation Trail

The former rail reserve to the west of the village is identified as part of the 'Rails to Trails' recreation trail and is vested in the Shire. It generally runs parallel with Bussell Highway. The project has now been constructed as far as Gnarawary Road south of Margaret River and will eventually extend from Augusta to Busselton. The trail will provide a local and strategic pathway system and will become part of a regional network. The 'Rails to Trails' project has associated economic opportunities such as tourism and recreation by connecting residents, tourists and tourism establishments to the villages and towns adjacent to Bussell Highway.

5.7 Visual Management

The land west of Bussell Highway is identified within Visual Management Areas 'A' and 'B' pursuant to the Local Planning Strategy. The land to the east of Bussell Highway is included in Visual Management Area 'C' which is also important to the visual amenity of Witchcliffe.

Within Visual Management Area A development or changes in land use should result in inevident visual alteration to the landscape. Any development or change of use should be similar in form, scale and pattern to the existing landscape.

Within Visual Management Zone B, immediately west of the village, development or changes of use may be visually apparent but should nevertheless be subordinate to established landscape patterns. Introduced visual elements may be apparent in the landscape but should not be visually dominant.

Within Visual Management Area C development and changes of use may be visually dominant, however, should borrow from the naturally established form, line, colour and texture to be compatible with the existing landscape.

The Local Planning Strategy establishes a number of guidelines for visual management which need to be addressed in structure plans and applications for subdivision and development. All development should have due regard to appropriate siting and design of structures in order to compliment surrounding landscapes and built form, in addition to consideration of impacts of

views from travel route corridors and adjoining properties. In some cases evaluation of the visual impacts of development proposals will be required.

Preservation of remnant vegetation will play an important role in relation to both environmental and visual management. In particular it is important that the northern and southern entries to the village retain a high level of rural and natural amenity as an outcome of any development.

5.8 Agricultural Land Use

Surrounding land that is presently used primarily for grazing purposes i.e. to the east and north east, poses minimal constraint to expansion of the village while higher level agricultural uses such as viticulture and tree farming to the north, south east and west are clear constraints in the short term. The most significant of these is the Foxcliffe vineyard on the north-east corner of Davis Road and Bussell Highway and the Cape Mentelle vineyard south of Location 1032. Buffers to these uses will require consideration as part of detailed structure planning.

The land to the west of Bussell Highway has been identified as 'Principal Agriculture 1' in the LNRSP (the land east of Bussell Highway was not included in the LNRSP). The purpose of this zone was largely to retain land for viticulture and grazing. Previous reports outlined the higher intensity of agricultural activity on the west side of Bussell Highway compared to the east, however in recent years there has been more intensification of agricultural activity, particularly viticulture, on the east side of the village. It is considered that expansion to the east and west is appropriate, provided that buffers and other mechanisms are established to limit further expansion/development beyond the village scale.

The surrounding agricultural uses present an opportunity to define clear outer boundaries with greenbelts, bushland, parkland or rural buffers as recommended in the LNRSP and to retain a rural backdrop to the village, maintaining the amenity of a village within a rural environment.

5.9 Servicing

The absence of reticulated water and sewerage services in Witchcliffe provides a considerable constraint to any development other than minor, large lot expansion. Alternative servicing options for onsite or village-based waste water treatment and reuse of treated water will be required. Potable water may be provided through onsite rainwater tanks in conjunction with waste water reuse and/or by connection to a town water system.

The opportunity for a limited sewerage treatment and water reclamation scheme has been outlined as the preferred option. Consideration could be given to local water recycling options such as for watering of parks and ovals or irrigation of agriculture.

The Health Department of WA would seek advice from the Shire regarding the method of ensuring that adequate supplies of drinking water are supplied to each residence and the Economic Regulatory Authority is required to license a reticulated drinking water supply, should the Shire permit the collection of rainwater and distribution of treated waste water. Investigation of a water reclamation scheme for Witchcliffe has already been undertaken but this will rely on the participation of all developers in the funding of the scheme and the achievement of connection of the service to an adequate number of lots to ensure viability.

In accordance with the State Sustainability Strategy and with the aim of promoting eco-village principles, further investigation should be undertaken into the:

- feasibility of a water reclamation scheme as an alternative to conventional water supply and sewerage services;
- provision of rainwater tanks as a potable water supply to all dwellings;
- reuse of treated effluent for non-potable uses; and
- environmental impact assessment of these proposals.

These investigations will be required to be undertaken prior to or during the structure planning of residential development. The local and State Government agencies will need to be satisfied that their requirements have been met. Should it be determined that these options are inappropriate then provision for connection to reticulated water and sewerage services will be required.

Sufficient capacity exists within existing networks to facilitate expansion of telecommunication and electricity services subject to provision of additional infrastructure. Alternative and additional power supply options will be encouraged. Prior to development of the village a Servicing Strategy will be required to determine the method and timing of provision of urban services and infrastructure to new development.

5.10 Waste Disposal Site and Public Health

The Shire's main rubbish disposal site is located to the south east of Witchcliffe, on the southern side of Davis Road. A 500 metre buffer is required between the site and urban development according to EPA guidelines for separation from industrial land uses. As there is no plan to close the facility at this time, the buffer comprises a significant constraint to urban development within 500 metres of the site boundary.

Figure 11
Davis Road Waste Disposal Site



Generic separation distances have been developed by the EPA in recognition that a site-specific study to determine a buffer may not always be necessary and that generic guidelines are a useful tool at the design and planning stages. The generic separation distance (buffer) indicated below is a tool to assist in the determination of a suitable distance between industry and sensitive land uses where industry may have the potential to affect the amenity of a sensitive land use.

Separation Distances between Industrial and Sensitive Land Uses – Extract

Industry	Description of Industry	DoE Licence or Registration Category	Key Gov. agencies for advice/ approvals	Code of Practice/ environmental requirements	Impacts	Buffer distance and qualifying notes
Putrescible landfill site (Class 2 & 3)	Site accepting inert, putrescible, contaminated solid waste, special wastes, as specified, for burial	✓ (62, 89)	WRC, Local Gov.	Guidelines for Acceptance of Solid Waste to Landfill, 2001. Regs (Rural Landfill) 2002. Draft Rural Landfill Management CoP.	Gaseous Noise Dust Odour	500 metres for sensitive uses (subdivisions), 150 m for single residences & an internal buffer of 35 m from boundary.

Source: 'Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses No. 3', EPA, June 2005.

The waste disposal site buffer was identified as 1,200 metres in the 2006 Strategy however it is considered appropriate to reduce this to 500 metres in response to the EPA's guidelines. The buffer distance indicated by the EPA should be adhered to unless a site specific study has been completed to the satisfaction of the relevant authorities. The EPA indicates that where the separation distance is less than the generic distance, a scientific study based on site and industry specific information must be presented to demonstrate that a lesser distance will not result in unacceptable impacts.

Public health issues generally will require assessment at the structure planning and development stages. 'Health Impact Assessment' and 'Public Health Assessment' tools are available from the Department of Health to assist in addressing public health issues.

5.11 Mineralisation

The Department of Mines and Petroleum has advised that mineral deposits exist to the east of Witchcliffe. While it has been advised that these are over 1km from the village, the potential for future mining poses some constraint to expansion in this direction. This is notwithstanding that the deposits may never be mined and more detailed negotiation would be required should development be considered.

The Department has advised that expansion of the village to the east may encroach into the mineralisation buffer and any proposal to amend the Scheme to accommodate development in those circumstances will not be acceptable. There is no current plan to mine the deposit however the minerals could become more economic through changes in technology or through the market situation. Such deposits are held in trust by the State for the benefit of the whole community as a major source of wealth and essential minerals for future generations to utilise.

It appears that the only land affected by the buffer is Location 2812 Mill Road and the north-west corner of Location 2807 Bussell Highway. The Shire will not consider development proposals to the east of the identified buffer. Accordingly, Residential Cells 7 and 8 do not include land that is within the buffer.

5.12 Separation from Margaret River

The autonomous nature of the existing Witchcliffe village is considered important and should be retained. This would mean limiting expansion of the village in a northerly direction with a potential urban boundary such as Mill Road a consideration (extending to the west of Bussell Highway).

Witchcliffe's close proximity to Margaret River is both an opportunity and constraint. While Witchcliffe residents are able to utilise services and facilities there, its relative proximity will result in Witchcliffe remaining in its trade shadow, unlikely to compete for comparison goods and competing with Margaret River's retail providers for convenience goods and services.

5.13 Old Mill Site

Located on Mill Road to the north east of the village, the historic mill (now effectively closed) has some potential for tourist development. It is one of a few historic timber operations/settlements remaining in the south west and the last in the area. Many of the historic buildings including cottages, shops and workshops remain intact but are in a generally poor condition.

A Site Assessment Report was undertaken by Belton Taylforth in January 2004. The Department of Environment guidelines have been used as a basis for considering the potentially contaminated areas of the site that resulted from its use as a timber mill. An initial site investigation revealed potential sources of contamination were limited and a detailed investigation was not undertaken. The investigation identified fuel storage tanks and a small landfill area as the major sources of potential contamination and detailed investigation focussed on these areas.

The contamination of the site is yet to be assessed and verified and this will be required prior to any development of the site.

While redevelopment may be difficult to achieve in view of the considerable capital commitment and effort required, the opportunity (and possible application of incentives) to establish such a facility should not be overlooked.

5.14 Polocrosse Field

Located to the north of the existing village, this field presents a considerable opportunity to contribute towards the village in the future. This potential is emphasised by its largely cleared, level nature, connection to the village centre and location at its northern entrance. The Structure Plan adopted in 2008 which includes Location 2183 Bussell Highway indicates use of this site for public school and civic/cultural uses. The provision of a recreation ground for shared active sport could also be considered in conjunction with the school site.

5.15 Dual Use Path Network

The remnant vegetation corridors available in Witchcliffe and the relatively level nature of the landform indicate a significant opportunity to promote pedestrian and cycle paths between residential cells and community focal nodes.

The interest created by the heritage precinct, village centre and natural bushland, in conjunction with a future cultural precinct, school, recreation ground and local POS areas demonstrate that the provision of a dual use path network and associated end-of-trip facilities would contribute to the establishment of vibrancy and sustainability within the village. It is recommended that a Dual Use Path Strategy be prepared and implemented by the proponents during the relevant structure planning and subdivision processes.

5.16 Bussell Highway

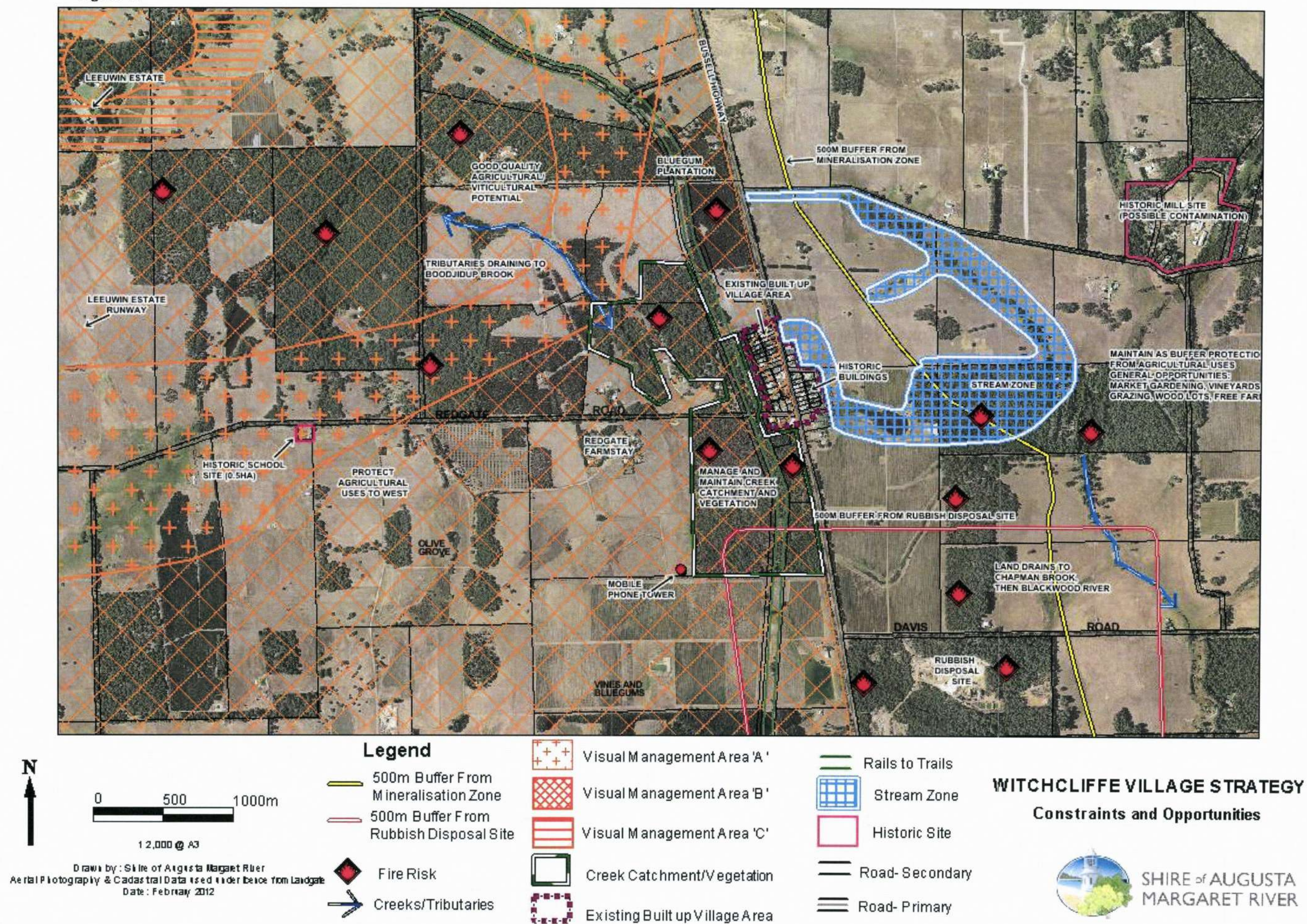
Bussell Highway represents both an opportunity and constraint. Witchcliffe's location on Bussell Highway provides the opportunity to capitalise on passing trade between Augusta and Margaret River and the Highway's function as an important tourist route. Witchcliffe can capture the associated social and economic benefits and build on the village's vibrancy from this.

Bussell Highway can act as a physical and psychological barrier or division of the village. With continued increasing vehicle and truck use, traffic management issues will become more evident. Consolidating urban expansion on one side of Bussell Highway to lower the need for a traffic bypass or major traffic management measures in the future has merit. However, there may be benefit in some limited development on the east side of the village to balance the village and particularly enhance the access to and use of the village centre.

5.17 Redgate Road

Redgate Road provides a direct route to Caves Road, the coast and Redgate Beach. Good accessibility to Redgate Road will provide a desirable feature for future residents. The opportunity for limited tourist uses along this route at a specified location could complement the village. Some limited commercial development exists and previously existed along Redgate Road. As development is focused largely to the west of Bussell Highway, this provides an opportunity to include some commercial/community uses in the village centre near the corner of Redgate Road and Bussell Highway.

Figure 12



6.0 The Strategy

6.1 Planning Rationale

The planning of Witchcliffe as a growing village must reflect the range of unique values and characteristics of the area while acknowledging the need to accommodate population growth in the region. Accordingly, the Strategy aims to achieve a vibrant rural village centre together with a number of residential cells providing a balance between enclave-style development and more consolidated urban form. Cells are provided within close proximity of, and connected to, the village centre, and extensive open space corridors and buffers are provided to maintain residential amenity and protect remnant vegetation and streamlines. From a strategic and sustainability perspective the Strategy achieves the following:

- a. It potentially achieves a total permanent resident population of approximately 2,600 people. While this is higher than the 500-2,000 identified in the LNRSP, it generally improves viability in relation to some of the anticipated sustainability initiatives, in particular the water reclamation scheme.
- b. Village expansion is proposed in a manner that reflects the values and characteristics of the existing village and its surrounds. Providing for the higher end of the population range is critical to fulfilling the sustainability objectives of the LNRSP in terms of the settlement hierarchy of the region (in terms of the region's growth and change since 1998) and providing a variety of living opportunities. Ultimately, people's choice will determine whether and when this capacity may be reached.
- c. The proposed expansion east and west of Bussell Highway will be limited by natural boundaries formed by protection of remnant vegetation and buffer conservation areas created in conjunction with proposed development. New development will be generally buffered from surrounding agricultural uses and will protect the integrity of these uses. This is anticipated to enable the character of the existing village to be preserved and enhanced.
- d. It is consistent with the aim of the LNRSP to retain distinctive townsites with their own identity, character and individuality through separation from Margaret River. The village will have clear boundaries providing for development and population to be limited in the longer term to that planned for and identified in the LNRSP. The boundaries are formed by:
 - environmental corridors (recreated wetland and creek systems);
 - buffers and buffer conservation areas;
 - vegetated reserves (existing and proposed); and
 - Mill Road to the north (east side of Bussell Highway).
- e. It promotes environmental sustainability by protecting and re-creating wetland and creek systems, retention of bushland and reduced reliance on vehicle use.
- f. It promotes sustainability principles by facilitating investigation of a water reclamation scheme, grey-water recycling and provision of rainwater tanks.
- g. It proposes a population threshold that supports a range of facilities including a school, community and recreation facilities; upgrading of Bussell Highway, Redgate Road and local roads; upgrading of the local drainage network; and a water reclamation scheme; all conducive to the establishment of a sustainable and vibrant urban village.
- h. It promotes vibrancy within the village through increased population, provision of community services, establishment of a cultural precinct and potential for a rejuvenated village centre.

- i. Extensive buffers, including those at the entrances of the village provide for the rural and natural amenity to be retained.

6.2 Vision and Objectives

6.2.1 Village Vision

Based on the community consultation undertaken, the vision for Witchcliffe is to:

"Create a vibrant rural village within a forest and farm setting, with respect for the physical, environmental and landscape character of the area, diversity in lifestyle choice and facilities, a strong sense of belonging, nurturing and celebrating local talent and industry, providing tourism experiences, and promoting human spirit".

6.2.2 Planning Objectives

The Strategy has been based on the strategic planning and environmental context together with the vision and values of the community. The planning objectives of the Strategy include the following:

- *Expand Witchcliffe as a rural village with residential development focussed in cells that are generally defined by natural environmental corridors and buffers.*
- *Create the potential for rural cluster/low impact village enclave development that is visually unobtrusive.*
- *Locate residential cells largely to the west of Bussell Highway, and buffered by existing vegetation, to provide for the low key village character to be maintained.*
- *Maintain natural vegetated buffers around the village to provide protection and prevent further expansion into surrounding agricultural areas.*
- *Provide for rehabilitation of wetlands to recreate natural functions and form part of the environmental corridors surrounding and connecting the village centre.*
- *Retain all existing reserves including the 'Rails to Trails' and much of the existing remnant vegetation.*
- *Provide for most of the future residential areas within a 1 kilometre cycling/walking distance of the village core.*
- *Provide a range of low-density residential lot sizes including 'special residential' lots (2-4,000m²), include a balance and distribution of lots on the basis of suitability of landscape and protection of the natural features and attractiveness of the area while preserving good quality remnant vegetation and greater densities near the village centre.*
- *Maintain rural village amenity with a balance between enclave style development to consolidated urban form by providing residential cells that are within close proximity and connected to the village centre while surrounded by buffers with extensive open space corridors to protect remnant vegetation and streamlines.*
- *Provide a connected road layout which allows the natural environment to become the dominant element and provides an interface to environmental corridors.*
- *Promote the development of a vibrant and desirable village centre by facilitating the rejuvenation of commercial and tourist uses on Bussell Highway.*

- *Provide for landscape buffers and welcoming entry statements at the northern and southern entry points to the village.*
- *Provide a variety of low key tourist experiences and accommodation options.*
- *Provide a range of community facilities including a primary school, cultural elements, community services and retail/commercial areas.*
- *Provide a civic/cultural/school precinct adjacent to the village centre to accommodate a range of community activities and events.*

6.3 Planning Guidelines

The Strategy identifies a number of precincts and residential cells which are depicted in Figure 10 – Witchcliffe Village Strategy structure plan:

- **Heritage Precinct/Village Centre**
- **Civic/Cultural/School Precinct**
- **Existing Residential Precinct**
- **Residential Cells 1 to 9**
- **Rural Residential Cell 10**
- **Tourist Development**
- **Other Commercial**
- **Industry**
- **Vegetation Protection and Management**
- **Environmental Corridor/Stream Zone**
- **Conservation Lot**

Specific planning and development matters are also addressed including:

- **Public Open Space**
- **Buffers**
- **Traffic Management**
- **Entry Corridors**
- **Staging and Development Contributions**
- **Structure Planning**

The following guidelines apply to the specific precincts/cells and provide guidance for development of the village centre, location and density of residential, commercial and tourist development and the transport network for the village.

6.3.1 Heritage Precinct/Village Centre (approximately 2.8ha)

The area comprising the existing built form and undeveloped lots includes the heritage precinct and Village Centre. This precinct is characterised by existing commercial uses and the existence of a number of buildings with recognised heritage value or character. The transformation of historic buildings for new and interesting uses will be encouraged. New development will be guided by the introduction of design guidelines, planning criteria and/or controls. The intention is that the heritage precinct is initially consolidated and promoted as the Village Centre while recognising and conserving the heritage character.

Approximately 350 metres of shop frontage is identified for commercial purposes. This will be available for mixed land use, including retail, tourist accommodation, tourist shops, offices, community uses, service station and car parking.

Key features:

- Existing lots fronting Bussell Highway to be included in a mixed use zone that comprises retail, tourist accommodation, tourist shops, offices and car parking.
- Mixed use precinct to reflect the existing land use pattern in the village but to provide more diversity and flexibility as the function changes with the growth of the village and tourist demand.
- Proponents to formulate a detailed Commercial Strategy.
- Character to be enhanced through design guidelines and planning criteria.
- Encourage transformation of historic buildings to promote refurbishment i.e. the ongoing use of Darnell's Store would be beneficial to sustain its heritage values and ensure its survival. Any new use consistent with Village Centre objectives could be considered acceptable if the significant fabric of the place is respected.
- Retention of existing lot sizes.
- Provision/contributions to be made at the development stage towards the development of parking, pedestrian/cycle paths and the rear laneway.
- Pedestrian link to cultural/civic/school precinct.
- All existing rights-of-way in the Village Centre should be retained in view of the function and character they contribute.
- Prepare Village Centre guidelines to:
 - enhance the historic character of the village.
 - establish detailed design and architectural guidance for new development.
 - establish a theme for development that reflects the heritage and character of the existing village and the visions of the community.
 - outline landscaping requirements along Bussell Highway.
 - recommend appropriate street furniture and paving.
 - establish the need for pedestrian refuges and traffic management mechanisms.
 - design the detailed treatment of road reserves.
 - provide rear laneway access for commercial lots fronting Bussell Highway and major roads to facilitate rear parking areas.
 - consider consolidation of parking at the rear of commercial development that provides for buildings to address the street frontage, minimises crossover locations, and provides for development to front Bussell Highway without the need for Bussell Highway access.



6.3.2 Civic/Cultural/School Precinct (approx. 5.5ha)

A Civic and Cultural Precinct is to be established on portion of Reserve 41200 and portion Location 2183 Bussell Highway (former polocrosse field). This site could accommodate community and cultural uses including a public primary school and shared sports oval.

Public open space areas could also be available for open-air markets, festivals and other community events. This site is considered ideal for cultural uses in view of its proximity to the village centre and adjacent residential cells, and location at the northern entrance to the village.

A detailed area plan should be prepared to establish the preferred land uses, spatial layout, access arrangements, landscaping outcomes and design guidelines for the precinct.

Potential uses:

- Community Centre.
- Public primary school.
- Places for interaction/festivals/events.
- Open market place e.g. farmer's market.
- Public Open Space
- Village green, public square/public art.
- Sports oval (shared with school).
- Possible museum, theatre, cinema.
- Car parking.
- Passive Recreation.



6.3.3 Residential Cells

Ten residential development cells (including a rural residential enclave) have been identified that are clearly defined by natural environmental corridors and/or buffers. The residential design codes indicated reflect the community desire to retain the rural village amenity and lower density residential development. Development will be encouraged to have an outlook over the environmental corridors and POS areas.

Existing Residential Precinct (2.3ha)

This comprises the existing residential areas on Shervington Avenue and Mammoth Street. The retention of residential use and village/heritage character should be encouraged.

Key features:

- Residential use with encouragement of home business, studios.
- Heritage/village character.
- Established vegetation/landscapes.
- Existing lot sizes to be retained.
- Two storey development permissible.
- Pedestrian/cyclist movement connecting to Redgate Road, 'Rails to Trails' and environmental corridor.



Cell 1 – West (8.8ha)

Cell 1 includes portion of Lot 1 Redgate Road. The cell is adjacent to the 'Rails to Trails' to the east, proposed environmental corridor to the west, north and east and Redgate Road to the south. The land is adjacent to an environmentally sensitive area (geomorphic wetland) and good quality remnant vegetation. The majority of remnant vegetation has been included in the environmental corridor due to its known quality and due to the existence of an environmentally sensitive area.

The proposed residential density reflects the land's proximity to the village centre and landscape qualities. A buffer is proposed along Redgate Road.

A structure plan for Cell 1 was endorsed in 2010 and this suggests an indicative yield of approximately 115 residential lots, 50 lots greater than anticipated in the 2009 WVS. It should be noted that all lot projections are considered indicative only at the strategic and structure planning level and a lower lot yield may be achieved when detailed subdivision design is undertaken.

Structure Plan/Development Requirements

- Potential lot yield (approximately): 65-115 lots.
- 400-700m² lots (R25-R15) and an R30 cell in cleared areas.
- Flora and fauna surveys will be required along with assessment of environmentally sensitive areas prior to the consideration of any subdivision of land within the environmental corridor.
- Provide and establish forest corridor on boundary with Redgate Road.
- Protection of the good quality remnant vegetation on the site and provision for lower density subdivision (as required) resulting in minimal clearing.
- Address Visual Management Guidelines - development to be visually subordinate to landscape.
- Address fire risk and fire hazard planning.
- Incorporate public health planning principles into design and implementation.
- Subject to provision of water supply and sewerage services; grey-water re-use; capture and re-use of rainwater; environmentally sensitive housing development and sustainable energy use.

Proposals will be subject to more detailed investigation and assessment at the structure plan, rezoning and subdivision stages.



Cell 2 - West (39ha)

Cell 2 comprises portions of Lots 1 and 2 Redgate Road and portion of Location 2183 and is adjacent to Redgate Road to the south, an environmental corridor to the north and east and agricultural land to the west. A structure plan for Cells 2 and 3 was endorsed in 2010 and this suggests an indicative yield of approximately 500 residential lots. This indicative lot yield is subject to detailed subdivision design which may result in a lower lot yield being achieved.

This Cell in particular, due to its shape and physical/landscape/environmental features, creates potential for low impact village style development that is visually unobtrusive. Well-designed cluster style development should also be considered as this may enhance the attractiveness of the area and retain the rural village feel. A natural vegetated buffer around the cell is to be provided to ensure the protection of amenity and prevent further expansion into surrounding agricultural areas.

Structure Plan/Development Requirements

- Potential lot yield (approximately): 260-325 lots.
- Lot range 500-4,000m² (R20-R2.5).
- Protection of remnant vegetation.
- Provide views over open space and environmental corridors through road interface.
- Apply principles of water sensitive urban design.
- Provide forest corridor along buffer to Redgate Road and consider larger lot sizes adjacent to buffer to maintain rural village amenity.
- Provide road on western boundary of future development to enable separation from adjoining land and act as a strategic firebreak.
- Roads to provide interface to open space where appropriate.
- Address Visual Management Guidelines.
- Address fire risk and fire hazard planning.
- Incorporate public health planning principles into design and implementation.
- Medium density (R30-40) to comprise maximum 10 percent of subdividable area based on achieving the overlooking of environmental corridors or parkland; surveillance of open space areas; and encouragement of architecturally designed or terrace style development.
- Consider cluster style development as a design option.
- Subject to provision of water supply and sewerage services; grey-water re-use; capture and re-use of rainwater; environmentally sensitive housing development and sustainable energy use.

Proposals will be subject to more detailed investigation and assessment at the structure plan, rezoning and subdivision stages.



Cell 3 – North West (18ha)

This cell consists of portion of Location 2183 Bussell Highway and is adjacent to an environmental corridor to the west and south, buffer to rural land to the north and the 'Rails to Trails' reserve to the east. A structure plan for Cells 2 and 3 was endorsed in 2010 and this suggests an indicative yield of approximately 500 residential lots. This indicative lot yield is subject to detailed subdivision design which may result in a lower lot yield being achieved.

Due to its potential to provide a buffer from surroundings it is conducive to creating a variety of lot sizes from 700m² to 2,000m² with the larger 2,000m² lots on the northern boundary and smaller lot sizes more centrally located. There is potential to create a village style development that is visually unobtrusive and retain the rural amenity of the village.

Structure Plan/Development Requirements

- Potential lot yield (approximately): 125-175 lots.
- Residential lots of approximately 500m² to 4,000m² (R20-R2.5).
- Retention of creek catchment areas.
- Maintenance of buffer as protection from surrounding rural and agricultural uses.
- Address Visual Management Guidelines.
- Address fire risk and fire hazard planning.
- Incorporate public health planning principles into design and implementation.
- Apply principles of water sensitive urban design.
- Larger lot sizes on northern boundary to maintain village amenity.
- Provide outlook over 'Rails to Trails' corridor, environmental corridor and open space areas through road interface.
- Subject to provision of water supply and sewerage services; grey-water re-use; capture and re-use of rainwater; environmentally sensitive housing development and sustainable energy use.

Proposals will be subject to more detailed investigation and assessment at the structure plan, rezoning and subdivision stages.



Cell 4 - North (5.6ha)

This cell consists of portion of Location 2183 and is adjacent to Bussell Highway to the east, buffer to rural and agricultural land to the north, 'Rails to Trails' reserve to the east and the school/civic/cultural precinct to the south. The location of the Cell at the northern entry to the village represents both opportunities and constraints.

It is important that a vegetated entrance to the village is achieved by native vegetation buffers and larger lots to screen potential views of development. The internal and southern portion of the site provides an opportunity for medium density terrace style development overlooking the Civic/Cultural precinct.

Structure Plan/Development Requirements

- Potential lot yield (approximately): 70 lots.
- Residential lots of approximately 600m² to 1,000m² (R17.5-R10) - larger lots adjacent to northern, eastern and western boundaries.
- Vegetated buffer along entrance to the village on northern and north-eastern boundary, including visual separation from Bussell Highway.
- Address Visual Management Guidelines.
- Address fire risk and fire hazard planning.
- Incorporate public health planning principles into design and implementation.
- Medium density housing to comprise maximum 15 per cent of subdividable area and be based on achieving overlooking of parkland, cultural precinct or 'Rails to Trails' corridor; surveillance of open space areas; and encouragement of architecturally designed or terrace style development.
- Opportunity for resolution of the polo field split tenure issue.
- Provide outlook over cultural precinct and 'Rails to Trails' through road interface.
- Subject to provision of water supply and sewerage services; grey-water re-use; capture and re-use of rainwater; environmentally sensitive housing and sustainable energy use.

Proposals will be subject to more detailed investigation and assessment at the structure plan, rezoning and subdivision stages.



Cell 5 – South West (34ha)

This cell consists of portion of Location 1032 and is adjacent to Redgate Road to the north, Shire Reserve 29166 and 'Rails to Trails' reserve to the east, agricultural land to the south and west. This cell forms a south western boundary to development of the village. The land is largely cleared and level with a slight slope.

The site is highly visible from Redgate Road and presents a challenge to protect the rural and visual amenity and screen potential development. A significant buffer will be required as protection from existing, surrounding agricultural uses. A landscape buffer will provide separation between agricultural and residential uses as well as a visual buffer to Redgate Road.

A structure plan for Cell 5 was endorsed in 2010 and this suggests an indicative yield of 205 residential lots, which is subject to detailed subdivision design.

Structure Plan/Development Requirements

- Potential lot yield (approximately): 180-200 lots.
- Residential lots of 700-5,000m² (R15-R2).
- Larger lot sizes adjacent to buffer to Redgate Road to maintain rural village feel.
- Maintain a 50 metre buffer as a forest corridor, visual separation and buffer to Redgate Road.
- Provide an adequate landscaped buffer to adjacent rural land - to be determined at the local structure plan stage.
- Maintain at least a 50 metre wide buffer along the southern and eastern boundaries as separation between future residential use and surrounding conservation and agricultural uses.
- Address Visual Management Guidelines.
- Address fire risk and fire hazard planning.
- Incorporate public health planning principles into design and implementation.
- Provision of road along western boundary of future development to act as a separation from adjoining land and as a strategic firebreak.
- Provide outlook over open space areas through road interface.
- Development subject to mobile phone tower removal.
- Subject to provision of water supply and sewerage services; grey-water re-use; capture and re-use of rainwater; environmentally sensitive housing and sustainable energy use.
- The inclusion Sec. 70a notifications on title shall be considered in relation to adjoining agricultural use in any structure plan review or any subsequent subdivision approvals.

Proposals will be subject to more detailed investigation and assessment at the structure plan, rezoning and subdivision stages.



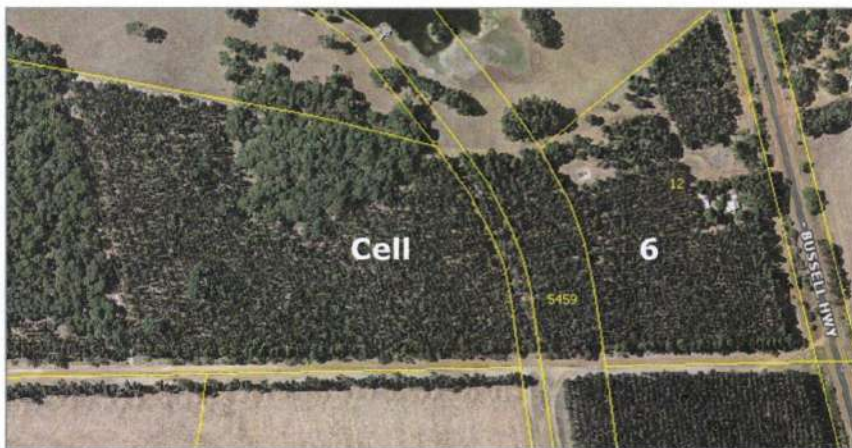
Cell 6 - Special Residential, North (approx. 15ha)

The cell comprises portion of Lot 12 Bussell Highway. The Shire will consider a Scheme amendment and associated local structure plan which will facilitate residential development at an appropriate density, scale and form.

Structure Plan/Development Requirements

- Potential lot yield (approximately): 36 lots.
- Lot range 2,000m² to 5,000m² (R5-R2).
- The density, scale and form of subdivision to be determined to the satisfaction of the Shire.
- Subdivision design is to maximise the retention of remnant vegetation and provide a transition between the adjacent Rural Residential and Residential lots.
- Proposals are to demonstrate compliance with the 'sustainability' requirements of the Strategy.
- Subdivision and subsequent development is to be screened from Bussell Highway - provide an average 20-30 metre buffer as a visual separation to Bussell Highway to maintain rural and village amenity along the northern entry corridor.
- Address fire risk and fire hazard planning.
- Incorporate public health planning principles into design and implementation.
- Subject to provision of water supply and sewerage services; grey-water re-use; capture and re-use of rainwater; environmentally sensitive housing development and sustainable energy use.

Proposals will be subject to more detailed investigation and assessment at the structure plan, rezoning and subdivision stages.



Mill Road

Cell 7 – North East (approx. 24ha)

Portion of Location 2812 is located to the east of Bussell Highway adjacent to the village. It is affected by a substantial buffer to potential areas of mineralisation further to the east which excludes approximately 28ha of the lot from development.

The land is largely cleared and has a very open landscape which is highly visible from Bussell Highway along the northern entry corridor. Accordingly, the north western portion of Location 2812, south of Mill Road, should be retained as rural to assist in maintaining the high level of rural amenity in this location.

The remaining area is cleared, and potentially available for eco-village/residential development subject to the provision of a buffer to Bussell Highway and identification of any areas which are found to be unsuitable for development e.g. due to waterlogged soils/poor drainage. A 20 metre wide vegetated buffer to Bussell Highway will be required to ensure the maintenance of the current rural village entrance theme of Witchcliffe.

Structure Plan/Development Requirements

- Potential lot yield: approximately 120 lots.
- Lot range 333m² to 4,000m² (R30-R2.5).
- Potential for eco-village incorporating innovation and sustainability outcomes.
- Any draft local structure plan is to be supported by a detailed Local Water Management Strategy which demonstrates the suitability of the land for residential land use.
- Provide an average 20 metre buffer as a visual separation to Bussell Highway to maintain rural village amenity along the northern entry corridor.
- A substantial landscaped buffer area between the residential cell, Mill Road and adjacent rural land will need to be determined at the local structure plan stage.
- Address visual management in relation to adjoining land use/development.
- Address fire hazard planning.
- Incorporate public health planning principles into design and implementation.
- Larger lot sizes and/or setbacks adjacent to landscaped buffer to Bussell Highway to maintain rural village amenity.
- Provision of road along eastern boundary of future development to act as a separation from adjoining land use and as a strategic firebreak.
- Provide outlook over open space areas through road interface.
- Subject to provision of coordinated water supply and sewerage services; grey-water re-use; capture and re-use of rainwater; environmentally sensitive housing development and sustainable energy use.
- Demonstration of additional sustainability outcomes for the development of the land.
- Development to respond to the provisions of the Shire's Rural Hamlet Design Handbook.
- Investigation of the extent of stream/drainage/wetland protection areas.

Proposals will be subject to more detailed investigation and assessment at the structure plan, rezoning and subdivision stages.



Cell 8 - Eco-village (northern portion of Part Location 2807 Bussell Highway)

Part Location 2807 was formerly a commercial vineyard comprising approximately 62ha located to the east of Bussell Highway between Davis Road and Witchcliffe village. The site is affected by a 500 metre EPA buffer to the waste disposal site south of Davis Road which effectively alienates around one third of the site from development other than for rural purposes.

The remainder of the site north of the waste disposal buffer is largely cleared and suitable for eco-village development subject to identification of any areas which are found to be unsuitable e.g. due to waterlogged soils/poor drainage. In addition, a vegetated buffer to Bussell Highway will be required in order to ensure the maintenance of the current rural village entrance theme of Witchcliffe.

The abundant water, areas of high, well drained soils and close proximity to the Witchcliffe village centre indicated the site's capability for a sustainable and affordable integrated eco-village development combining urban housing, intensive horticulture and rehabilitated native habitat.

The agricultural operations associated with the viticulture use of the land within close proximity of Witchcliffe had created conflict over time. The integrated development approach could provide an alternative by blending urban zones within an agricultural precinct, maintaining and enhancing productivity of the site and improving the extent and quality of natural habitat. The LNRSP recognises the effectiveness of this style of development noting that *'Innovative, clustered subdivision design will be promoted with the aim of retaining a greater proportion of land for agricultural use and for the conservation of remnant vegetation'*.

The issue of the minimum 500m buffer to the waste disposal site may be addressed in more detail in the future, including possible variation of the buffer subject to support from the EPA and the Shire following more comprehensive site specific investigations, including the need to take into consideration future planning for the waste disposal facility and water reclamation plant.

The eco-village concept proposes a range of innovative features that promote the goals of sustainability and affordability including the following:

- self sufficiency in water supply through on site rainwater harvesting.
- recycled water returned for horticultural and household use.
- connection to village waste water treatment facility.
- seasonal fresh produce grown on site.
- power generation on-site with solar (pV) and wind turbines.
- efficient, solar passive housing.
- affordable housing for local residents.
- electric vehicle clean energy charging on site.

Structure Plan Development Requirements

- Potential lot yield: 180 lots.
- Residential lots of 333m² to 2,000m² (R30-R5).
- Potential for eco-village development incorporating innovation and sustainability outcomes.
- The draft local structure plan is to be supported by a detailed Local Water Management Strategy which demonstrates that the land proposed to be developed for urban purposes is suitable for the purpose.
- Provide a minimum 500 metre buffer between the boundary of the waste disposal site in Davis Road and urban/residential development.
- Provide an average 20-30 metre buffer as a visual separation to Bussell Highway to maintain rural village amenity along the southern entry corridor.
- An adequate landscaped buffer area between the residential cell and adjacent rural land will need to be determined at the local structure plan stage.
- Rehabilitation of creeklines and dam area - inclusion of the centrally located stream in an environmental/stream/landscape corridor.

- The development of additional dams or the enlargement of dams is not permitted and environmental stream flows should be maintained following development.
- Address visual management in relation to adjoining land use/development.
- Larger lot sizes adjacent to landscaped visual buffer to Bussell Highway to maintain rural village amenity.
- Provision of road or buffer along western boundary of future development to act as a separation from adjoining rural land and as a strategic firebreak.
- Provide outlook over open space areas through road interface.
- Address fire risk and fire hazard planning.
- Incorporate public health planning principles into design and implementation.
- Subject to provision of co-ordinated water supply and sewerage services (connected to the Witchcliffe Water Reclamation Scheme); grey-water re-use; capture and re-use of rainwater; environmentally sensitive housing development and sustainable energy use.

Proposals will be subject to more detailed investigation and assessment at the structure plan, rezoning and subdivision stage. This should include detailed provisions in the future Scheme amendment to ensure that eco-village development is realised.



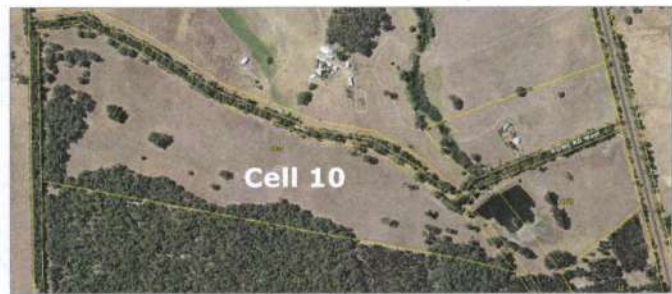
Cell 9 - Special Residential, West (14ha)

Cell 9 comprises a 'special residential/lifestyle' enclave on portion of Location 1017 Redgate Road to the west of Cell 2. A maximum of 28 lots will be considered based on 2 lots per ha and subject to appropriate rezoning and adoption of a local structure plan.

Structure Plan/Development Requirements

- Potential lot yield: 28 lots.
- Average lot size: 5,000m² (R2).
- Proposed lots are to be clustered and located to retain remnant vegetation and to minimise visual impact from Redgate Road.
- Strategic revegetation required to screen future development from Redgate Road.
- Subject to provision of appropriate water supply and effluent disposal; grey-water re-use; capture of rainwater; environmentally sensitive housing development and sustainable energy use.
- Address fire risk and fire hazard planning.
- Incorporate public health planning principles into design and implementation.

Proposals will be subject to more detailed investigation and assessment at the structure plan, rezoning and subdivision stage.



Cell 10 - Rural Residential Enclave, North (29ha)

Cell 10 comprises Location 1035 Bussell Highway to the north of Cell 6. Subject to an appropriate rezoning and adoption of a local structure plan, development for Rural Residential purposes may be considered at a density of 1 lot per 2ha.

Structure Plan/Development Requirements

- Potential lot yield: 14 lots.
- Average lot size: 2 hectares.
- Subdivision and development is subject to comprehensive revegetation and screen planting.
- Provide an average 20-30 metre buffer as a visual separation to Bussell Highway to maintain rural and village amenity along the northern entry corridor.
- Address fire risk and fire hazard planning.
- Incorporate public health planning principles into design and implementation.
- Subject to provision of appropriate water supply and effluent disposal; grey-water re-use; capture and re-use of rainwater; environmentally sensitive housing development and sustainable energy use.

Proposals will be subject to more detailed investigation and assessment at the structure plan, rezoning and subdivision stage.

6.3.4 Tourist Development

Provision has been made for tourist facilities and experiences related to local interest. The key objective is to promote local identity through appropriately scaled tourism rather than introduce major tourist development. Three specific precincts have been identified.

Village Precinct

Tourist accommodation and tourist shops have been identified as suitable uses within the Village Precinct which comprises the existing village centre to the south of the proposed Civic/Cultural Precinct. The Village Precinct is already utilised for tourist shops/café's/galleries by virtue of its location along and adjacent to Bussell Highway. It is also well located central to bushland reserves, the 'Rails to Trails' corridor and Cultural Precinct.

Pedestrian/cyclist movement connecting the cultural precinct, 'Rails to Trails' recreation trail and Redgate Road will need to be provided. It is anticipated that this activity will continue and expand with the future growth of Witchcliffe as a tourist destination and rural village.

East Witchcliffe Mill Site (19ha)

The historic mill site on Mill Road has been identified as a potential tourist development opportunity. The concept is based on the provision of a creative milieu generating ideas, innovation and products; attracting people to a tourism experience; and providing small scale commercial enterprises complementary to the Witchcliffe Village Centre. This site, while quite separate from the village, is close enough to utilise village services. Mill Road provides relatively direct access and connection to the Witchcliffe Village.

Possible land uses include:

- Low-key cottage industries such as:
 - Value added food industries,
 - Furniture making,
 - Artist studio/music studio,
 - Blacksmith,
 - Small scale commercial enterprises, and
 - Showcase products from agricultural/viticultural industries.
- Low key tourist accommodation and caretaker's dwelling.
- Transformation of historic buildings to new and interesting uses within heritage guidelines.

Development of the site will be subject to:

- Formulation of a development guide plan,
- Refurbishment of historic buildings,
- Timber Mill site contamination to be assessed and verified by the DEC and EPA,
- Upgrading of existing road access to Bussell Highway,
- Site remediation, and
- detailed investigation and assessment at the rezoning, development guide plan and development stages.

Tourist Precinct/Enclave (12ha)

The site is located on a 12ha portion of Location 1017 Redgate Road. The land is west of the Witchcliffe Village centre and on an important tourist route between Witchcliffe and Redgate Beach. Consideration will be given to a development comprising chalets and a guesthouse overlooking an existing dam.

This will be subject to future planning to determine the most appropriate designs with rehabilitation of the site, protection of remnant vegetation and landscape values key determinants. Further consideration of these issues will be subject to more detailed investigation and assessment at the rezoning, structure plan and subdivision stages.

6.3.5 Other Commercial (1.8ha)

The existing agricultural-focused businesses in the village centre provide agricultural supplies and services to the surrounding rural hinterland. These uses should be encouraged to continue and expand to the east of the Highway north of Shervington Avenue.

Planning requirements:

- Appropriate uses include light industry and showroom/trade display.
- Retail component to be at the front with frontage to Bussell Highway or Shervington Avenue.
- Light industrial activity to be located at the rear and not fronting Highway/street.
- Rear laneway to be encouraged.
- Direct vehicular access to Bussell Highway to be discouraged.



6.3.6 Industry

Industrial uses are able to be located in Margaret River which is in close proximity to Witchcliffe. Provision is made for cottage industries to locate at the historic Mill site.

The existing waste disposal site in Davis Road requires further investigation in relation to its long term suitability for this purpose. At this stage a 500 metre buffer is required between the waste disposal site and urban development.

6.3.7 Vegetation Protection and Management

It is proposed to retain all the reserves within and adjoining the existing village. The landscape and bushland protection function of these reserves is critical to the preservation of the character and amenity of the village, and will be particularly important as the village grows.

Some recreational uses and private recreation should occur on the cleared portions of reserved land only to provide recreational opportunities in reasonable proximity to future residential development. To ensure the protection of these reserves it is recommended that the Shire modify the vesting purposes (where necessary) of the reserves to reflect the preservation and conservation value objectives.

The rail reserve to the west of the village will also form an important part of the reserve system in the village. This forms part of the 'Rails to Trails' network and with upgrading will be a significant asset to the village.

6.3.8 Environmental Corridor/Stream Zone

The retention of existing reserves and creation of the 'Environmental Corridors' and buffers as part of the village expansion will ensure Witchcliffe comprises an above average endowment of reserves. It is also anticipated this will promote the involvement of community and environment groups in rehabilitation and re-vegetation projects. This will make a significant contribution to the long-term preservation of the natural and rural setting of the village.

Key features:

- An interconnected system of vegetated corridors, perennial watercourse, environmentally sensitive areas, 'Rails to Trails' reserve and existing reserves.
- A natural vegetated corridor around residential enclave development.
- Flora and fauna surveys to be undertaken to identify, protect and manage significant flora; and identify the exact boundary of the environment corridor/stream zone.
- A minimum corridor width of 55 metres to be retained either side of the watercourse.
- A comprehensive Environmental Corridor/Stream Zone and POS Plan is required to be prepared by the proponent/s in conjunction with the Shire, Cape to Cape and other relevant environment groups and community representatives to address the provision, remediation, management and development of the Environmental Corridors/Stream zone, buffer areas and POS.
- The development of additional dams or the enlargement of dams is not permitted in the Witchcliffe village area and environmental stream flows in the locality should be maintained following development.
- Provision is to be made for:
 - POS/drainage and pedestrian cycle links.
 - Rehabilitation and re-creation of creek and wetland functions.
 - Re-vegetation of corridors and creeklines with indigenous species.



6.3.9 Conservation Lot (25ha) (portion of Lot 12 Bussell Highway)

Council will consider a scheme amendment which will facilitate the creation of a single 25ha conservation lot, with associated conservation covenant and designated building envelope.

6.3.10 Public Open Space

The provision of local and neighbourhood POS needs to be addressed during structure planning of each cell and an accessible 'recreation ground' needs to be identified and developed by the subdividers as a focus for active recreation within the village. It is preferred that the active recreation area is provided in conjunction with the school site and Civic/Cultural precinct. When the school is developed, shared maintenance arrangements can be established between the DoE and the Shire.

The Cultural/Civic/School Precinct is already identified as a focal point for POS including a 'village green', public square and passive recreation area.

Liveable Neighbourhoods requires the development of parks by the subdivider to a minimum standard to enhance residential amenity. Issues relating to quality, useability and functionality of POS require attention so that opportunities for innovation, creativity and sustainability are not overlooked.

Structure planning and subdivision should provide for the development of parks by the subdivider to a minimum standard to enhance residential amenity. Facilities that need to be considered in relation to the provision of POS and parks include:

- seating and litter bins;
- pathways and dual use path connections;
- landscaping, shade trees and shelter structures;
- play equipment;
- safety fencing where necessary;
- BBQ facilities in parks;
- adequate sealed car parking where necessary;
- toilets and amenities in parks;
- toilets and change rooms at sports grounds;
- adequate lighting of ovals in sports grounds;
- suitable access for children, the aged, and disabled persons;
- access for cyclists (via dual use paths) and people with mobility aids (gopher friendly paths and road crossings);
- opportunities for walking and cycling for recreation/exercise;
- facilities to encourage social interaction e.g. shelter, seating, informal exercise opportunities, multi-purpose recreation facilities, adequate lighting;
- dog exercise areas (including mechanisms for the control of dogs); and
- water sources, including a mechanism for developers to secure irrigation water for POS where required (for assigning to the Shire at hand-over).

Younger people in the community, and particularly teenagers, often have a greater range of leisure needs than other age cohorts. They need more constructive and challenging play activities, and opportunities to socialise daily. Accordingly, it is important that the Shire ensures that young people are adequately engaged in recreation, recognising that the youth demographic is likely to increase as the proportion of families with children increases in the town.

The focus for older people in relation to POS is likely to be on more passive recreation and on safe, direct access to parks and the village centre. The provision of shelter structures in POS is important in terms of providing relief from sun, wind and rain. Well located seating and shelter provides people with places to meet, socialise, and observe activity in streets and parks. The issue of access for the elderly and disabled persons needs to be addressed in a strategic manner via analysis of the footpath network.

It is recommended that the Shire adopt minimum standards in relation to the provision of POS and recreation facilities in Witchcliffe including the following:

Public Open Space Level of Service

Local Park	Neighbourhood Park	Sports Ground
<ul style="list-style-type: none"> • seating • play equipment (1.5 playground equipment sets with shade structure & safe fall area/1,000 persons) • shade trees or structures • litter bins • appropriate safety fencing • pathways • landscaping 	<ul style="list-style-type: none"> • seating • 1.5 playground equipment sets with shade structure & safe fall area/1,000 persons • shade trees or structures • litter bins • appropriate safety fencing • sealed car parking • toilets and amenities • BBQ facilities • pathways • landscaping 	<ul style="list-style-type: none"> • 1 activity green space/3,500 persons • hard court facilities • change rooms • toilets and amenities • seating • litter bins • adequate lighting • sealed car parking • appropriate fencing • dual use paths • landscaping

6.3.11 Buffers

The protection of residential land from surrounding agricultural uses is to be maintained through the provision of strategically located buffers or vegetated corridors around the boundaries of proposed residential enclaves. These will facilitate a rural feeling and outlook to the village. They will be interconnected with the environmental corridors/stream zones. Buffer areas should be reserved and established by the proponent of development and provisions made for their rehabilitation and management.

6.3.12 Traffic Management

An indicative road layout has been shown over the residential cells providing for:

- Links between the proposed enclaves and to major routes.
- Links to key strategic facilities including village centre, primary school and cultural precinct.
- Strategic firebreaks.
- Interface between developed and environmental corridors/POS areas.
- A link from Location 661 north of Redgate Road to Witchcliffe, in view of the existing tourist use of the site and the emphasis of Witchcliffe becoming a gateway to the southern parts of the Shire including tourist activities and experiences.
- The indicative road layout to be investigated further at the detailed structure planning stage. Routes will also need to be verified based on minimisation of clearing and environmental impact.

Significant concern was raised during the community consultation process with regard to Bussell Highway. The major issues were:

- the speed of traffic as it passed through the village, creating noise and safety concerns;
- potential traffic conflict at the intersection of Redgate Road and Bussell Highway, particularly as commercial activity and population numbers increase; and
- potential safety issues should the primary school site be located adjacent to a major road.

The significance of traffic management issues will increase as the village expands as provided for in the Strategy. The retention of the existing village centre for general commercial uses will increase traffic movement; however the benefits of developing the existing commercial area outweighed the traffic issues in this instance.

It is proposed to establish a traffic calming and welcoming entry statement on Bussell Highway on the close approach to the village centre to slow traffic down and announce the entrance to Witchcliffe. While roundabouts were suggested as a part of the initial Concept Plan, these were not favoured by the community at the second workshop/presentation. Other traffic calming

devices and village entrance treatments will therefore need to be investigated as part of the growth of the village. It is recommended that:

- A Traffic Management Strategy/Plan is prepared to deal with traffic conflict in the main street in conjunction with the Shire, Main Roads Western Australia (MRWA), proponents, transport industry and community representatives.
- Provision is made for a welcoming entry statement at the north and south entry to the village to be designed in conjunction with the MRWA, the Shire, designers and community representatives.



6.3.13 Entry Corridors

Vegetated entry corridors are required to be provided/enhanced to retain the rural village theme at the entry to the village. This will be achieved by provision of vegetated buffers at the northern and southern entry corridors; retaining and rehabilitating existing native vegetation; planting of native vegetation; and planning/design of residential development to ensure it is non-evident in the critical locations.

northern entry



southern entry



6.3.14 Staging and Development Contributions to Facilities

A Staging Plan is to be prepared to ensure the orderly implementation of the Strategy commensurate with the level of growth, and to ensure the timely implementation of community and servicing infrastructure including the road and path networks. The staging outcomes will be determined prior to or during the structure planning of the residential cells and other precincts.

A preliminary Community Facilities Plan for Witchcliffe was prepared in 2008 which identified a community facility strategy for the village based on a review of relevant reports, the results of an audit of existing community facilities, a local and district level service/standards analysis and community consultation.

The results support the following community facility provision strategy:

- public primary school site located close to the village centre.
- multipurpose co-located local community facilities to create efficient and vibrant community nodes.
- conservation of Witchcliffe Hall to enable it to accommodate some specific activities (small group meetings, craft activities, art/heritage exhibitions).
- temporary multi-purpose use of the existing polocrosse field to accommodate outdoor recreation and sporting activities.
- multipurpose community pavilion located in the Civic/Cultural Precinct adjacent to the school site (including provision for sports oval, outdoor sport courts car parking, landscaping and other outdoor areas).
- shared community use of the future school sports oval and sports courts.
- a green space incorporated within a public open space area to cater for informal active recreation prior to the development of the school oval.
- a passive lineal park/activity trail featuring a number of amenity nodes alongside a dual-use pathway - designs should include children's playground equipment, BBQ/picnic areas, fitness stations, basketball court, a kick-about space and skating elements.
- two new outdoor sport courts within the Civic/Cultural precinct, co-located with the proposed community pavilion building.
- walking and cycle paths linking residential cells with key local facilities within Witchcliffe, as well as providing connections to district and regional destinations.
- sculpture trail incorporated within environmental corridors and/or the existing 'Rails to Trails' network.
- child care centre site adjacent to or within proximity to the school site.

In view of the limitations of the methodology applied to this preliminary plan, further research and consultation will be required to confirm the community facility provision strategy, delivery timetable and cost sharing arrangements. This additional work should be undertaken as part of a comprehensive facility planning process prior to development.

Development proponents will be required to contribute to a community facilities development fund such funds as are reasonably assessed by the Shire as necessary to achieve equitable contributions to community facilities in the locality. Accordingly, the preparation of a development contribution plan will be required to enable the timely and equitable provision of services prior to subdivision and development.

6.3.15 Structure Planning

Collaborative planning will need to be undertaken by the proponents at the structure planning stage to develop more detailed structure plans for each of the precincts. This will require collaboration between the stakeholders, regulators, designers, the community, planners and specialists in a consultative process of visioning and design forums to develop an appropriate structure plan for each area.

The principles behind the Liveable Neighbourhoods policy are a significant consideration in establishing a vibrant village within a forest/farm setting for Witchcliffe. The ability for future

residents to have easy access to local services and facilities without reliance on motor vehicles; to foster a sense of community, strong local identity and sense of place; to provide a variety of lot sizes and housing types to cater for diverse housing needs and housing affordability; to avoid key environmental areas; incorporate significant cultural and environmental features of a site into the design of an area; and provide a more integrated approach to the design of open space and urban water management, are all important considerations in relation to the future structure planning of precincts.

It is recommended that structure planning address the requirements of Clause 6.2 of Local Planning Scheme No. 1, reflect the principles of the local and regional planning framework and address orderly planning and sustainability principles including the following:

1. Subdivision and development shall be generally in accordance with an endorsed Local Structure Plan for each Cell prepared in accordance with the requirements of the Scheme and the Witchcliffe Village Strategy.
2. Prior to adopting a Local Structure Plan, the subdivider shall prepare relevant studies/investigations to the satisfaction of the Shire including:
 - a. Traffic Management Plan.
 - b. Local Water Management Strategy (pursuant to WAPC Planning Bulletin 92).
 - c. Geotechnical, acid sulphate soil and soil contamination investigations.
 - d. Servicing Strategy and infrastructure provision reports.
 - e. Landscape Master Plan.
 - f. Sustainability Outcomes and Implementation Plan.
 - g. Fire Management Plan (having regard to the Planning for Bush Fire Protection Guidelines).
 - h. Commercial Strategy
 - i. Community needs analysis (Community Facilities Strategy).
 - j. Vegetation/Declared Rare Flora Survey, and Fauna Survey.
3. The Sustainability Outcomes and Implementation Plan shall address sustainability initiatives for the Precinct inclusive of:
 - a. correct lot/housing orientation for passive solar access.
 - b. provision of affordable housing.
 - c. local water management.
 - d. on-site water capture/re-use, and re-use of grey water.
 - e. provision of sustainable landscaping packages for residential lots.
 - f. investigation of the feasibility of providing public transport options.
 - g. on-site power generation/initiatives for achieving installation of photovoltaic systems on single dwellings.
 - h. provision of dedicated cycling lanes on major roads.
 - i. the feasibility of a 'third pipe' water system for non-potable water uses.
 - j. promotion of bicycle use.
 - k. investigation of other sustainability initiatives.
4. The Community Facilities Strategy is to determine the requirements for community facilities and infrastructure, and the need for upgrading of community infrastructure in Witchcliffe, as well as the subdividers' responsibility for their provision, including monetary contributions, consistent with adopted WAPC and Shire policy. The analysis is anticipated to lead to the formulation of a Community Facilities Strategy and development contribution framework.
5. Local Structure Plans shall identify vegetated buffers at the interface of residential expansion and entry corridors and/or surrounding rural areas.
6. Prior to any subdivision subdivider(s) shall submit the following for approval by the Shire a:
 - a. 'Staging Plan' indicating how the land will be serviced, how the road and dual use path network will be constructed, how areas of POS will be developed and the method of coordination between landowners to meet obligations arising from the implementation of

- the Local Structure Plan. The Staging Plan is to identify the infrastructure upgrades to be undertaken by the subdivider/s, which as a minimum will be inclusive of path, road, water supply, effluent disposal and drainage upgrades.
- b. 'Urban Water Management Plan' to include but not be limited to a water balance and POS reticulation master plan to the satisfaction of the Shire and the Department of Water.
 - c. 'Landscape Plan' for POS, road reserves, multiple use corridors and vegetation buffers.
 - d. 'Dual Use Path Strategy' indicating connectivity between residential cells and community focal nodes.
 - e. 'Buffer and POS Landscape Plan' to ensure that effective revegetation and appropriate landscaping is established within urban cells.
7. The development proponent(s) shall prepare a 'Traffic Management Plan' to the satisfaction of the Shire and Main Roads WA to address future traffic management in the locality, and to ensure that local and neighbourhood connector roads and associated intersections shown on Local Structure Plans are upgraded or constructed in a timely manner by the subdivider.
 8. Subdividers shall construct dual use paths and dual use path connections to community facilities in the Village centre.
 9. Planning and design of POS is required to ensure incorporation of sustainability outcomes and the ongoing protection and enhancement of biodiversity values. This needs to include water sensitive urban design features; water wise gardens; fire risk management and weed management; as well as sustainable maintenance practices, water sources, water use and species selection.
 10. Community purpose sites indicated on the Local Structure Plan for the Precinct are to be ceded free of cost to the Shire as 'public purpose' reserves and the subdivider/s shall provide utility services to community sites.
 11. Subdividers shall make arrangements to ensure that all prospective purchasers of lots within 100 metres of the perimeter of the Village acknowledge in writing that some land adjoining the Village is used for farming purposes, and that normal conduct of rural activities may result in some nuisance to residential uses, and that the Shire acknowledges the right to continue rural activities.
 12. Subdividers shall ensure that adequate fire risk assessments have been carried out and that appropriate fire hazard planning has been completed, and relevant mechanisms put in place, prior to the sale of lots. This is to include consideration of urban design to reduce risk, fire risk mitigation in vegetation, fire breaks/access and relevant techniques pursuant to the 'Planning for Bush Fire Protection Guidelines' and Australian Standards (refer to the Shire's Building Information Sheet 19 - Building in Bush Fire Prone Areas and AS3959 – 2009). (At subdivision/development, the clearing or thinning of remnant vegetation within 30m of waterways and 50m of wetlands is not to be considered in relation to fire protection areas except where the level of risk indicates that some additional management is necessary.)
 13. Subdividers shall make arrangements to ensure that all prospective purchasers of lots located in or adjacent to remnant vegetation acknowledge in writing that portions of the Village are subject to fire risk and that residents must ensure that fire risk management measures are implemented as required by fire management plans, the Shire and other responsible authorities.
 14. The land use designations indicated on the Local Structure Plan shall be considered as the corresponding zones and reserves pursuant to the Scheme – residential development shall be in accordance with the applicable R-code requirements pursuant to the Residential Design Codes and the Scheme.
 15. Subdividers shall, at the time of creating new lots, contribute to a community facilities development fund such funds as are reasonably assessed by the Shire as necessary to achieve equitable contributions to community facilities in the locality and the district, including the costs of preparing and implementing a development contribution plan.

16. Plans should indicate that the development of additional dams or the enlargement of dams is not permitted and environmental stream flows should be maintained following development.
17. The introduction of cat controls in residential areas is to be investigated and the issue of vermin control generally is to be addressed.
18. Consideration of the 'Guidelines for Separation of Agricultural and Residential Land Uses' and the 'Residential estates, precincts and urban development Scoping Tool: Public Health Considerations'.
19. Foreshore protection areas are to be determined by biophysical assessment at the structure planning stage and preparation of a Foreshore Management Plan is required at subdivision with reference to the Water and Rivers Commission Foreshore Policy 1.

6.4 Summary of Strategy Outcomes

6.4.1 Lot Yield and Population

The residential cells identified in the Strategy will accommodate approximately 1,300 residential lots including the 32 dwellings in the village in 2012.

A ratio of 2 persons per household can be used in determining the ultimate resident population as this equates to the average occupancy of all dwellings in the locality. It is apparent from Census data that approximately 33% of dwellings were unoccupied in 2011 which indicates that the service population may be assumed to be approximately 30% higher at peak times. The service population may be somewhat greater as anecdotal evidence suggests that holiday homes are occupied by more than 2-3 persons at peak times.

The application of these ratios would result in permanent resident population of approximately 2,600 with a service population of around 3,400. The approximate Strategy outcomes are summarised in Table 17 ('resident population' assumes all lots/dwellings are developed and occupied at a rate of 2 persons per dwelling).

Table 17
Indicative Strategy Outcomes

Residential Cell	Area (ha)	R-Code	Lot Yield (approx.)	Resident Population	Service Population
Existing Res.	2.4	R10	32	64	-
1	8.8	R10/R12.5	65-115	130-230	-
2	39	R5-R12.5	260-325	520-650	-
3	18	R10/R15	125-175	250-350	-
4	5.6	R10-R17.5	70	140	-
5	34	R2.5-R10	205	410	-
6	15	R5	36	72	-
7	24	R2.5-R30	120	240	-
8	20	R5-R30	180	360	-
9	14	R2	28	56	-
10 (Rural Res.)	29	(2ha lots)	14	28	-
TOTAL	210	-	1,300	2,600	3,380

Note: An occupancy rate of 2 persons per dwelling is assumed to provide an indication of the permanent resident population (determined from the 2011 Census and estimated resident population data). The 'service population' assumes a 30% increase on the resident population (based on tourist accommodation and dwelling vacancy).

Assumptions relating to population forecasts over time are difficult to determine accurately in view of the small size of the village in 2012 and in the absence of past residential growth data. Nevertheless Table 18 provides one possible scenario of population growth based on the stated assumptions.

Table 18
Population Projections - Witchcliffe

	2011	2016	2021	2026	2031
Resident Population	64	214	614	1,114	1,950
Service Population	83	280	800	1,450	2,535

Assumptions:

1. 32 existing dwellings in 2011
2. additional 75 dwellings 2011-2016
3. additional 200 dwellings 2016- 2021
4. additional 250 dwellings 2021-2026
5. 75% of residential lots developed by 2031 = 975 lots.

Note: Projections are approximate only and related to assumptions which will be reviewed at regular intervals. The permanent resident population assumes 2 persons per dwelling and the service population assumes 30% increase on this.

Source: Shire of Augusta-Margaret River

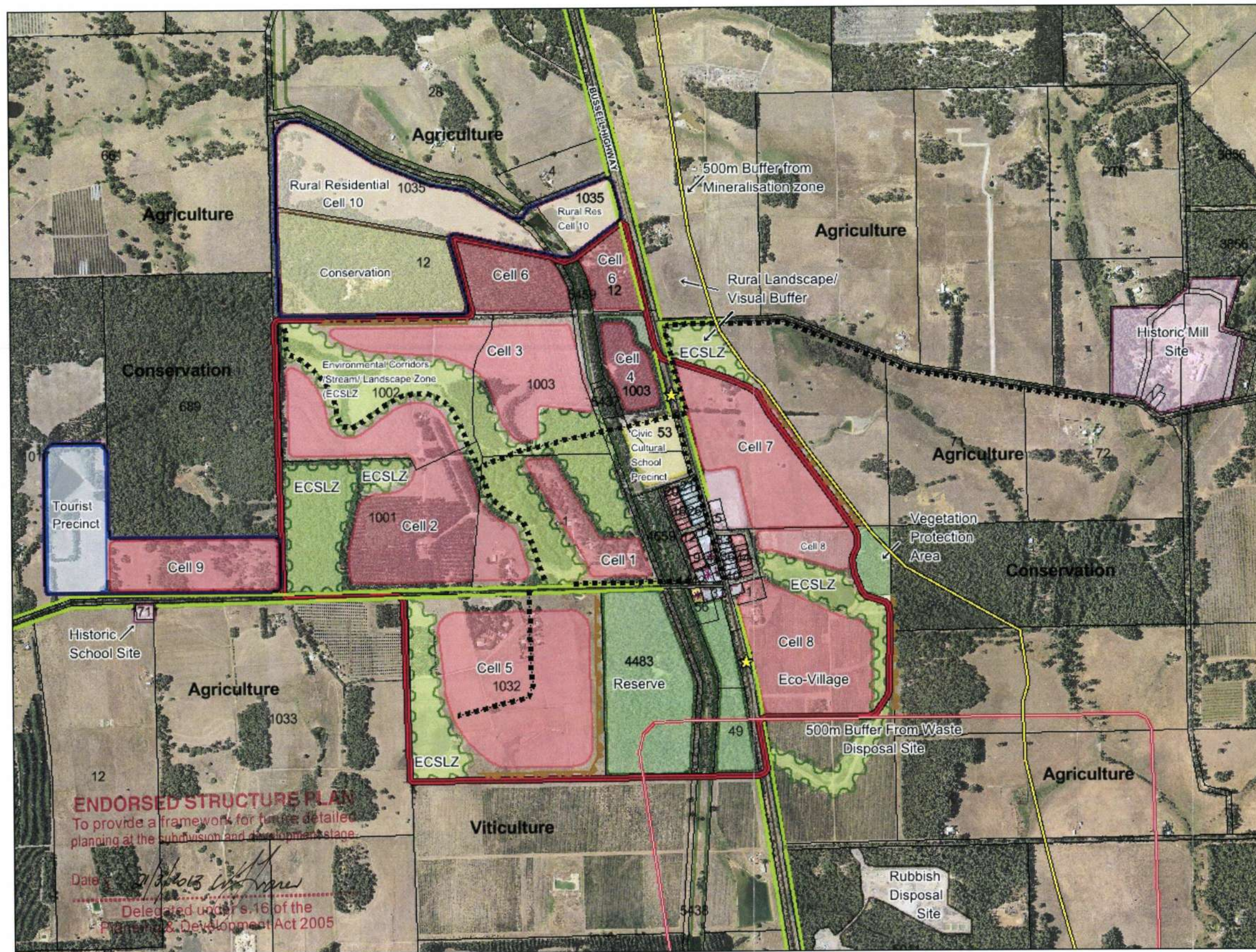
6.4.2 Relationship to Leeuwin-Naturaliste Ridge SPP

The estimated ultimate permanent resident population of 2,600 is 30% above the upper range suggested in the LNRSP when it was published in 1998. The LNRSP anticipated a permanent population of 500-2,000 persons in Witchcliffe. However the Policy indicates that the stated populations were considered a guide to the maximum permanent population envisaged in each settlement, and this was related to their intended function. It was envisaged that individual settlements may achieve a greater or lesser population and still achieve consistency with the intended function and established design criteria.

It was stated at that time that *'the fundamental determinant of the extent of expansion of individual nodes will be demonstrated compliance with relevant Settlement Policies of the SPP'*. Accordingly, there is considered to be some opportunity to consider a higher permanent resident population in the locality, while acknowledging the service population which may be around 30% higher. This outcome is generally consistent with the LNRSP provided that the higher population does not impact on the intended function of Witchcliffe and compliance with the relevant Settlement Policies can be achieved.

In that regard, analysis of LNRSP policies relating to settlement pattern, design and servicing indicates that the achievement of a permanent resident population of approximately 2,600 in Witchcliffe does not compromise the intent of the Policy or the 2009 Village Strategy. Firstly, the pattern of settlement anticipated by the Policy is not affected by the increase in population as Witchcliffe can still be promoted as a distinct village pursuant to the anticipated settlement hierarchy.

It could also be argued that the inclusion of residential land on both sides of Bussell Highway delivers a more efficient urban form and economies of scale in relation to servicing, particularly in relation to effluent disposal and water reclamation. Settlement design policies relating to subdivision design, commercial centres, tourist development, innovation, water sensitivity, fire risk management and protection of the natural environment can be achieved just as readily with a slightly higher ultimate resident population.



- Legend**
- Residential Cell
 - Rural Residential Cell
 - Conservation Lot
 - Environmental Corridor/Stream/Landscape Zone
 - Civic/Cultural/School Precinct
 - Vegetation Protection area/Reserve
 - Other Commercial
 - Village Centre
 - Tourist Precinct
 - Heritage Precinct
 - Village (Urban) Boundaries
 - Enclave
 - Historic Building
 - Entry Statement and Traffic Management
 - Forest Corridors (entrance)
 - 500m Buffer From Mineralisation Zone
 - 500m Buffer From Waste Disposal Site
 - Pedestrian Linkage
 - Rails to Trails
 - Road - Secondary
 - Road - Primary
 - Buffer to Conservation and Agriculture Area

NOTE: REFER TO STRATEGY PROVISIONS FOR CELL/PRECINCT GUIDELINES AND PLANNING REQUIREMENTS.

ENDORSED STRUCTURE PLAN
To provide a framework for future detailed planning at the subdivision and development stage.

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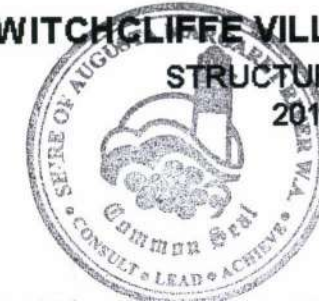
Drawn by: Shire of Augusta Margaret River
Aerial Photography & Cadastral Data used under licence from Landgate
Date: August 2012

Adopted by resolution of Council
on 10 October 2012

Gary E. [Signature]
Chief Executive Officer

[Signature]
Shire President

WITCHCLIFFE VILLAGE STRATEGY
STRUCTURE PLAN
2012



Date: 21/3/2013
Delegated under s.16 of the Planning & Development Act 2005

SHIRE OF AUGUSTA MARGARET RIVER

7.0 Implementation

The successful implementation of this Strategy and adopted Structure Plans will require a coordinated approach to the implementation of the recommendations by relevant authorities, landowners and the community.

The Strategy comprises a long-term expansion framework for the existing village and establishes a strong and sustainable framework within which growth of the village can occur in a manner that acknowledges the existing character of the village, its setting and values and vision of the community. The Strategy reflects the strategic planning intent of the LNRSP and the Shire's LPS to establish a sustainable village at Witchcliffe.

Notwithstanding the above, the implementation of the Strategy will take considerable capital commitment and community support. While it is clear that there is willingness within sectors of the community for expansion to occur in the short term a number of matters must be addressed prior to realisation of the plan.

7.1 Servicing

One of the most critical considerations facing successful implementation of the Strategy is the ability to sustainably service development. The main consideration in this regard is the provision and coordination of reticulated sewer and water services by the development proponents.

The *WA State Sustainability Strategy (2003)* includes the following objectives:

- reducing water consumption;
- extending responsibility for water supply to the planning system (water sensitive design);
- achieving significant greywater re-use; and
- investigating long-term innovative water supply options that have broad sustainability outcomes.

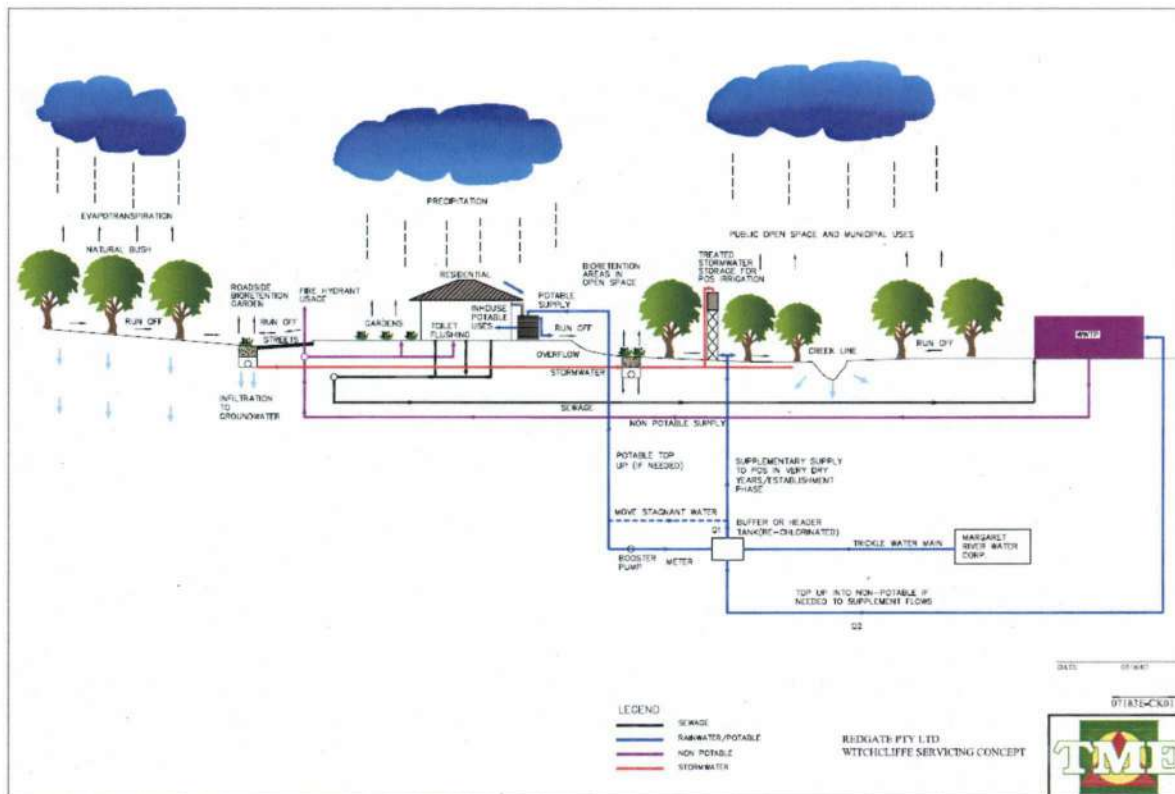
In recognition of the imperative to embrace more sustainable servicing outcomes and the relative remoteness of Witchcliffe from current water and effluent disposal infrastructure, the proposed 'Witchcliffe Water Reclamation Scheme' includes a solution to the provision of a 'self-supplied' water service.

The Water Reclamation Scheme comprises a proposal to address effluent disposal and water reclamation funded by development, operated by a third party and owned by the Shire. The Shire's vision is to establish a sustainable method of providing water services in Witchcliffe that incorporates rain water collection, village-scale waste water treatment and treated water recycling.

The water reclamation solution is illustrated below and is based on the following:

- Rainwater tank for each dwelling to provide potable water.
- Water efficient devices and hardware in each dwelling.
- Pressure sewer system and treatment of waste water to a high standard at a water reclamation plant.
- Distribution of treated waste water to dwellings for non-potable uses (toilets/irrigation/fire fighting reserve etc).
- Collection and treatment of stormwater for irrigation of public open space.

Figure 14
Water Reclamation Scheme



The potential for the creation of around 1,300 residential lots pursuant to the Village Strategy demonstrates adequate feasibility for the provision of a local waste water treatment facility to service future development in Witchcliffe.

The selection of a treatment plant location (currently proposed at the Davis Road waste disposal site) with relevant buffers to development and existing dwellings needs to be resolved prior to the implementation of adopted structure plans.

Subdivision and development pursuant to this Strategy will not generally be supported by the Shire until such time as it can be appropriately serviced with water and sewerage services to the satisfaction of the Shire, DoP, Water Corporation, Health Department WA, Department of Water and Department of Environment.

7.2 Further Studies

There are further studies to be undertaken to address issues identified in the Strategy. These studies are required to be addressed either before or during the structure planning stage in accordance with Scheme and policy requirements. Prior to submitting a draft Local structure Plan to the Shire for approval, the following will need to be prepared/undertaken by the proponent.

7.2.1 Environmental Assessment

The following key studies are important components which will inform future Structure Planning:

- Environmental assessment of the land and any impacts the proposals of the Structure Plan will have on the environmental values of the land;
- Remnant vegetation, flora and fauna survey and report on status of any species under the State and Commonwealth threatened species list.

7.2.2 Environmental Corridor/Stream Zone and Public Open Space Plan

A comprehensive Environmental Corridor/Stream Zone and POS Plan is to be prepared by the proponents in conjunction with the Shire and the community to address the provision, remediation, management and development of the Environmental Corridors/Stream zone, buffer areas and POS.

The purpose of the Plan will be to identify future areas of POS, environmental corridors and buffer areas and address their use and management. The plan should include a calculation of the amount (overall percentage) and type of POS i.e. passive, active, conservation, being provided.

Schedules regarding the location of different types of POS and their treatments are to be prepared to ensure provision of facilities that will best contribute to the community's recreational needs as well as addressing ongoing maintenance costs. Information is to be included on the relevant standards, specifications and specific treatments applicable to open space development which will outline expectations for developers and assist in managing future operational requirements.

The Plan will provide guidance in relation to the formulation of structure plans and subdivision applications in the locality and the future development of the area.

7.2.3 Commercial Strategy

Some retail advice has been received from a consultant in relation to retail and commercial needs in Witchcliffe. This indicated that seventeen local and tourist shops should be planned for, equating to 1,400 square metres of commercial space for the village centre. The advice is addressed in more detail in Section 2.7 of this Strategy.

Prior to development of the village centre, a detailed Commercial Strategy will be required to determine the size, configuration, urban design guidelines and traffic management requirements of the village centre (heritage, tourist and shopping precinct). This is to be prepared by the proponents of urban/residential expansion and village centre.

7.2.4 Community Facilities Strategy

Additional community facilities and amenities that are required to support a 'village' community will need to be facilitated primarily by contributions from development. While Margaret River is the principal centre for the region and is close enough to accommodate regional requirements, local facilities and services will be needed to support the anticipate population increase in Witchcliffe.

Witchcliffe already has infrastructure such as roads, power, telecommunications and drainage, and services such as halls, service station, liquor store, café, art studio, hardware store, machinery sales, rural services etc. It is anticipated that a greater variety of services such as a small supermarket, specialty shops, more extensive community, sport and recreation facilities, and school and day care facilities will be required to service the needs of the resident community and visitors.

A preliminary Community Facilities Plan for Witchcliffe was prepared in 2008 which identified a community facility strategy for the village (refer to Section 6.4.14). In view of the limitations of the methodology applied to this preliminary plan, a more detailed Strategy will be required to confirm the community facility provision strategy, delivery timetable and cost sharing arrangements.

Accordingly, a Community Facilities Strategy for Witchcliffe is to be prepared by the proponents in conjunction with the Shire and the outcomes are to be reflected in structure planning.

It is anticipated that this will address the following:

- Preparation of an inventory of the community facilities existing within Witchcliffe acknowledging the existing facilities in Margaret River.
- Consideration of the planned provision of facilities by State Government agencies such as the Department of Education.
- The community facility needs of Witchcliffe based on the anticipated growth.
- The level of contribution which is to be provided by each proponent/developer.
- Partnership/cost-sharing arrangements.
- Implementation mechanisms.

7.2.5 Traffic Management Plan

Prior to or during the preparation of local structure plans a traffic management plan is to be formulated by the proponent/s in conjunction with the Shire to address the location of entry roads to Bussell Highway and Redgate Road, entry statements on Bussell Highway, the need for limiting access to particular roads and other traffic management measures such as roundabouts. The outcomes of the traffic management plan are to be reflected in draft local structure plans and implemented by development proponents.

7.2.6 Scheme Amendments

Prior to, or in conjunction with the presentation of local structure plans, land is to be rezoned to 'Future Development' or similar zone via a Scheme amendment, in order to facilitate residential development.

Rezoning documentation is to include any relevant information required by the Shire and the WAPC which confirms that the subject land is suitable for residential development as intended.

7.2.7 Structure Planning

Detailed structure planning will also be required in accordance with the Scheme. Local structure plans are required to refine and expand on the Strategy objectives prior to consideration of subdivision or development applications. The requirements for preparation of local structure plans are outlined in the Scheme and the Strategy.

7.3 Subsequent Planning Process

Consultation with developers and landowners has indicated intentions to undertake planning and development at the appropriate time. The various proposals submitted to the Shire over the past 5 years provide some indication of developer intentions to initiate development. Development of Cell 5 commenced in 2012.

The framework for the next stages of the planning process is indicated below. Prior to subdivision or development of land at Witchcliffe in accordance with the Strategy, considerable additional planning must be undertaken including site investigations, environmental and engineering analysis, rezoning and detailed structure planning.

Further actions to implement the Strategy and the roles and responsibilities of the relevant stakeholders responsible for ensuring the successful implementation of each recommendation are summarised in the Schedule below.

Development Process – Witchcliffe Village Strategy 2012

Process
<p>1. Strategy finalisation and approval</p> <ul style="list-style-type: none"> ▪ The draft Strategy is forwarded to the Western Australian Planning Commission (WAPC) for consideration and endorsement. ▪ The WAPC considers the Strategy and endorses the Strategy with or without modifications.
<p>2. Consideration of Scheme Amendments</p> <ul style="list-style-type: none"> • Prior to, or in conjunction with, the preparation of local structure plans, land intended for urban use is to be rezoned to 'Future Development' or similar and relevant land/cells to be included in an 'SPA' designation or similar. • Documentation to be prepared by development proponents. • The proponent is to demonstrate servicing outcomes and (with reference to environmental studies) that the land can be subdivided without unacceptable environmental impacts.
<p>3. Structure Plans</p> <ul style="list-style-type: none"> ▪ A local structure plan shall be prepared for land identified for residential development in the Strategy, prior to any subdivision or development. ▪ Structure plans are to address the requirements of this Strategy (including clause 6.3.15), the Scheme and the relevant policy framework. ▪ Structure plans are to be advertised in accordance with the Scheme. ▪ Submissions and adopted draft structure plans are to be forwarded to the WAPC for endorsement. ▪ WAPC endorses structure plan, possibly subject to modifications.
<p>4. Village Centre Guidelines</p> <p>Proponents of substantial subdivision and development proposals pursuant to the Strategy are to prepare or contribute to the preparation of detailed Village Centre guidelines which:</p> <ul style="list-style-type: none"> ▪ seek to enhance the historic character of the village. ▪ establish detailed design and architectural guidance for new development. ▪ provide a consistent theme for development that reflects the heritage and character of the existing village centre (the Witchcliffe style) and the vision of the Witchcliffe community. ▪ outline landscaping requirements along Bussell Highway. ▪ suggest appropriate street furniture and paving. ▪ provide for paving of portions of Bussell Highway in the village centre. ▪ identify the need for pedestrian refuges and traffic management mechanisms. ▪ include designs for the detailed treatment of road reserves within the village centre. ▪ address rear laneway access for commercial lots fronting Bussell Highway and major roads to facilitate rear parking areas. ▪ consider consolidation of parking at the rear of commercial development that provides for buildings to address the street frontage, minimises crossover locations and provides for development to front Bussell Highway without the need for Bussell Highway access. <p>Detailed development guidelines are to be prepared for commercial development and incorporated into development controls as a Scheme policy or detailed area plan prior to development.</p>

5. Traffic Management Plan

Proponents of substantial subdivision and development pursuant to the Strategy are to prepare a Traffic Management Plan to address traffic conflict in the village centre. This is to be prepared in conjunction with the Shire, Main Roads WA (MRWA), transport industry and community representatives.

Entry statements at the north and south entry points to the village are to be investigated by the Shire and designed to the satisfaction of MRWA, with input from the community.

6. Community Facilities Strategy

Prior to development, the proponents of expansion at Witchcliffe are to prepare a detailed Community Facilities Strategy to address the community facility provision strategy, delivery timetable, cost sharing arrangements and development contributions.

7. Commercial Strategy

Prior to development of the village centre, the proponents of expansion at Witchcliffe and the proponents of development of the village centre are to prepare a detailed Commercial Strategy to determine the size, configuration, urban design guidelines and traffic management requirements of the village centre including the local shopping area.

8. Servicing Strategy

Prior to development, the proponents of expansion at Witchcliffe are to prepare a Servicing Strategy to determine the method and timing of provision of urban services and infrastructure to new development, and the proposed arrangements for cost sharing.

Innovative water supply and sewerage provision are to be considered in relation to the proposed Witchcliffe Water Reclamation Scheme.

9. Public Open Space Plan

Prior to or in conjunction with the preparation of local structure plans, proponents are to prepare a comprehensive POS Plan, which establishes:

- the amount, location and need for POS of all types including active, passive and conservation throughout the village.
- compliance with WAPC Policy including LN.
- development of POS, including recreation facilities e.g. playgrounds and sporting facilities.
- short and long term sustainable management of POS.

10. Subdivision

Proponents lodge subdivision applications to the WAPC. At such time as the land is appropriately zoned, and a structure plan endorsed by the Shire and WAPC, together with any additional studies as required by this Strategy, subdivision applications may be considered by the WAPC and the Shire.

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Acknowledgements

Witchcliffe community

Witchcliffe Progress Association

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plans prepared by Rachel Douglas



colour photos © Tim Shingles

Appendix 1

Planning Policy Statements

The Strategy provisions and Cell/Precinct guidelines and planning provisions below are to be read in conjunction with the Witchcliffe Village Strategy Structure Plan and the structure planning requirements identified at clause 6.3.15.

Development Cell Guidelines and Provisions

1 Heritage Precinct/Village Centre

The heritage precinct is to be consolidated and promoted as the Village Centre while recognising and conserving the heritage character. New development in the village centre will be guided by the introduction of design guidelines, planning criteria and/or controls. Approximately 350 metres of shop frontage is identified for commercial purposes including retail, tourist accommodation, tourist shops, offices, community uses, service station and car parking.

Key features:

- Existing lots fronting Bussell Highway to be included in a mixed use zone that comprises retail, tourist accommodation, tourist shops, offices and car parking.
- Mixed use precinct to reflect the existing land use pattern in the village but to provide more diversity and flexibility as the function changes with the growth of the village and tourist demand.
- Proponents to formulate a detailed Commercial Strategy.
- Character to be enhanced through design guidelines and planning criteria.
- Encourage transformation of historic buildings to promote refurbishment i.e. the ongoing use of Darnell's Store would be beneficial to sustain its heritage values and ensure its survival. Any new use consistent with Village Centre objectives could be considered acceptable if the significant fabric of the place is respected.
- Retention of existing lot sizes.
- Provision/contributions to be made at the development stage towards the development of parking, pedestrian/cycle paths and the rear laneway.
- Pedestrian link to cultural/civic/school precinct.
- All existing rights-of-way in the Village Centre should be retained in view of the function and character they contribute.
- Prepare Village Centre guidelines to:
 - enhance the historic character of the village.
 - establish detailed design and architectural guidance for new development.
 - establish a theme for development that reflects the heritage and character of the existing village and the visions of the community.
 - outline landscaping requirements along Bussell Highway.
 - recommend appropriate street furniture and paving.
 - establish the need for pedestrian refuges and traffic management mechanisms.
 - design the detailed treatment of road reserves.
 - provide rear laneway access for commercial lots fronting Bussell Highway and major roads to facilitate rear parking areas.
 - consider consolidation of parking at the rear of commercial development that provides for buildings to address the street frontage, minimises crossover locations, and provides for development to front Bussell Highway without the need for Bussell Highway access.

2 Civic/Cultural/School Precinct

This Precinct could accommodate community and cultural uses including a public primary school and shared sports oval. Public open space areas could also be available for open-air markets, festivals and other community events. A detailed area plan should be prepared to establish the preferred land uses, spatial layout, access arrangements, landscaping outcomes and design guidelines for the precinct.

Potential uses:

- Community Centre.
- Public primary school.
- Places for interaction/festivals/events.
- Open market place e.g. farmer's market.
- Public Open Space
- Village green, public square/public art.
- Sports oval (shared with school).
- Possible museum, theatre, cinema.
- Car parking.
- Passive Recreation.

3 Residential Cells

Ten residential development cells (including a rural residential enclave) have been identified that are clearly defined by natural environmental corridors and/or buffers. The residential design codes indicated reflect the community desire to retain the rural village amenity and lower density residential development. Development will be encouraged to have an outlook over the environmental corridors and POS areas.

3.1 Existing Residential Precinct

This comprises the existing residential areas on Shervington Avenue and Mammoth Street. The retention of residential use and village/heritage character should be encouraged.

Key features:

- Residential use with encouragement of home business, studios.
- Heritage/village character.
- Established vegetation/landscapes.
- Existing lot sizes to be retained.
- Two storey development permissible.
- Pedestrian/cyclist movement connecting to Redgate Road, 'Rails to Trails' and environmental corridor.

3.2 Residential Cell 1 – West

Cell 1 includes portion of Lot 1 Redgate Road. A structure plan for Cell 1 was endorsed in 2010 and this suggests an indicative yield of approximately 115 residential lots, 50 lots greater than anticipated in the 2009 WVS.

Structure Plan/Development Requirements

- Potential lot yield (approximately): 65-115 lots.
- 400-700m² lots (R25-R15) and an R30 cell in cleared areas.

- Flora and fauna surveys will be required along with assessment of environmentally sensitive areas prior to the consideration of any subdivision of land within the environmental corridor.
- Provide and establish forest corridor on boundary with Redgate Road.
- Protection of the good quality remnant vegetation on the site and provision for lower density subdivision (as required) resulting in minimal clearing.
- Address Visual Management Guidelines - development to be visually subordinate to landscape.
- Address fire risk and fire hazard planning.
- Incorporate public health planning principles into design and implementation.
- Subject to provision of water supply and sewerage services; grey-water re-use; capture and re-use of rainwater; environmentally sensitive housing development and sustainable energy use.
- Proposals will be subject to more detailed investigation and assessment at the structure plan, rezoning and subdivision stages.

3.3 Residential Cell 2 - West

Cell 2 comprises portions of Lots 1 and 2 Redgate Road and portion of Location 2183 to the north of Redgate Road. A structure plan for Cells 2 and 3 was endorsed in 2010 and this suggests an indicative yield of approximately 500 residential lots. This indicative lot yield is subject to detailed subdivision design which may result in a lower lot yield being achieved.

This Cell creates potential for low impact village style development that is visually unobtrusive. Well-designed cluster style development should also be considered as this may enhance the attractiveness of the area and retain rural village amenity. A natural vegetated buffer around the cell is to be provided to ensure the protection of amenity and prevent further expansion into surrounding agricultural areas.

Structure Plan/Development Requirements

- Potential lot yield (approximately): 260-325 lots.
- Lot range 500-4,000m² (R20-R2.5).
- Protection of remnant vegetation.
- Provide views over open space and environmental corridors through road interface.
- Apply principles of water sensitive urban design.
- Provide forest corridor along buffer to Redgate Road and consider larger lot sizes adjacent to buffer to maintain rural village amenity.
- Provide road on western boundary of future development to enable separation from adjoining land and act as a strategic firebreak.
- Roads to provide interface to open space where appropriate.
- Address Visual Management Guidelines.
- Address fire risk and fire hazard planning.
- Incorporate public health planning principles into design and implementation.
- Medium density (R30-40) to comprise maximum 10 percent of subdividable area based on achieving the overlooking of environmental corridors or parkland; surveillance of open space areas; and encouragement of architecturally designed or terrace style development.
- Consider cluster style development as a design option.
- Subject to provision of water supply and sewerage services; grey-water re-use; capture and re-use of rainwater; environmentally sensitive housing development and sustainable energy use.
- Proposals will be subject to more detailed investigation and assessment at the structure plan, rezoning and subdivision stages.

3.4 Residential Cell 3 – North West

This cell consists of portion of Location 2183 Bussell Highway. A structure plan for Cells 2 and 3 was endorsed in 2010 and this suggests an indicative yield of approximately 500 residential lots.

Due to its potential to provide a buffer from surroundings it is conducive to creating a variety of lot sizes from 700m² to 2,000m² with the larger 2,000m² lots on the northern boundary and smaller lot sizes more central. There is potential to create a village style development that is visually unobtrusive and retain the rural amenity of the village.

Structure Plan/Development Requirements

- Potential lot yield (approximately): 125-175 lots.
- Residential lots of approximately 500m² to 4,000m² (R20-R2.5).
- Retention of creek catchment areas.
- Maintenance of buffer as protection from surrounding rural and agricultural uses.
- Address Visual Management Guidelines.
- Address fire risk and fire hazard planning.
- Incorporate public health planning principles into design and implementation.
- Apply principles of water sensitive urban design.
- Larger lot sizes on northern boundary to maintain village amenity.
- Provide outlook over 'Rails to Trails' corridor, environmental corridor and open space areas through road interface.
- Subject to provision of water supply and sewerage services; grey-water re-use; capture and re-use of rainwater; environmentally sensitive housing development and sustainable energy use.
- Proposals will be subject to more detailed investigation and assessment at the structure plan, rezoning and subdivision stages.

3.5 Residential Cell 4 - North

This cell consists of portion of Location 2183 and is adjacent to Bussell Highway to the east, buffer to rural and agricultural land to the north, 'Rails to Trails' reserve to the east and the school/civic/cultural precinct to the south. The location of the Cell at the northern entry to the village represents both opportunities and constraints.

It is important that a vegetated entrance to the village is achieved by native vegetation buffers and larger lots to screen potential views of development. The internal and southern portion of the site provides an opportunity for medium density terrace style development overlooking the Civic/Cultural precinct.

Structure Plan/Development Requirements

- Potential lot yield (approximately): 70 lots.
- Residential lots of approximately 600m² to 1,000m² (R17.5-R10) - larger lots adjacent to northern, eastern and western boundaries.
- Vegetated buffer along entrance to the village on northern and north-eastern boundary, including visual separation from Bussell Highway.
- Address Visual Management Guidelines.
- Address fire risk and fire hazard planning.
- Incorporate public health planning principles into design and implementation.
- Medium density housing to comprise maximum 15 per cent of subdividable area and be based on achieving overlooking of parkland, cultural precinct or 'Rails to Trails' corridor; surveillance of open space areas; and encouragement of architecturally designed or terrace style development.
- Opportunity for resolution of the polo field split tenure issue.
- Provide outlook over cultural precinct and 'Rails to Trails' through road interface.

- Subject to provision of water supply and sewerage services; grey-water re-use; capture and re-use of rainwater; environmentally sensitive housing and sustainable energy use.
- Proposals will be subject to more detailed investigation and assessment at the structure plan, rezoning and subdivision stages.

3.6 Residential Cell 5 – South West

This cell consists of portion of Location 1032 and is adjacent to Redgate Road to the north, Shire Reserve 29166 and 'Rails to Trails' reserve to the east, agricultural land to the south and west. This cell forms a south western boundary to development of the village. The site is highly visible from Redgate Road and presents a challenge to protect the rural and visual amenity and screen potential development. A significant buffer will be required as protection from existing, surrounding agricultural uses. A landscape buffer will provide separation between agricultural and residential uses as well as a visual buffer to Redgate Road.

A structure plan for Cell 5 was endorsed in 2010 and this suggests an indicative yield of 205 residential lots, which is subject to detailed subdivision design.

Structure Plan/Development Requirements

- Potential lot yield (approximately): 180-200 lots.
- Residential lots of 700-5,000m² (R15-R2).
- Larger lot sizes adjacent to buffer to Redgate Road to maintain rural village feel.
- Maintain a 50 metre buffer as a forest corridor, visual separation and buffer to Redgate Road.
- Provide an adequate landscaped buffer to adjacent rural land - to be determined at the local structure plan stage.
- Maintain at least a 50 metre wide buffer along the southern and eastern boundaries as separation between future residential use and surrounding conservation and agricultural uses.
- Address Visual Management Guidelines.
- Address fire risk and fire hazard planning.
- Incorporate public health planning principles into design and implementation.
- Provision of road along western boundary of future development to act as a separation from adjoining land and as a strategic firebreak.
- Provide outlook over open space areas through road interface.
- Development subject to mobile phone tower removal.
- Subject to provision of water supply and sewerage services; grey-water re-use; capture and re-use of rainwater; environmentally sensitive housing and sustainable energy use.
- The inclusion Sec. 70a notifications on title shall be considered in relation to adjoining agricultural use in any structure plan review or any subsequent subdivision approvals.
- Proposals will be subject to more detailed investigation and assessment at the structure plan, rezoning and subdivision stages.

3.7 Residential Cell 6 - Special Residential, North

The cell comprises portion of Lot 12 Bussell Highway. The Shire will consider a Scheme amendment and associated local structure plan which will facilitate special residential development at an appropriate density, scale and form.

Structure Plan/Development Requirements

- Potential lot yield (approximately): 36 lots.
- Lot range approximately 2,000m² to 5,000m² (R5-R2).
- The density, scale and form of subdivision to be determined to the satisfaction of the Shire.
- Subdivision design is to maximise the retention of remnant vegetation and provide a transition between the adjacent Rural Residential and Residential lots.

- Proposals are to demonstrate compliance with the 'sustainability' requirements of the Strategy.
- Subdivision and subsequent development is to be screened from Bussell Highway - provide an average 20-30 metre buffer as a visual separation to Bussell Highway to maintain rural and village amenity along the northern entry corridor.
- Address fire risk and fire hazard planning.
- Subject to provision of water supply and sewerage services; greywater re-use; capture and re-use of rainwater; environmentally sensitive housing development and sustainable energy use.
- Proposals will be subject to more detailed investigation and assessment at the structure plan, rezoning and subdivision stages.

3.8 Residential Cell 7 – North East

Portion of Location 2812 is located to the east of Bussell Highway adjacent to the village. It is affected by a substantial buffer to potential areas of mineralisation further to the east which alienates approximately 28ha of the lot from development.

The land is largely cleared and has a very open landscape which is highly visible from Bussell Highway along the northern entry corridor. The remaining area is cleared, and potentially available for eco-village/residential development subject to the provision of a buffer to Bussell Highway and identification of any areas which are found to be unsuitable for development e.g. due to waterlogged soils/poor drainage. A 20 metre wide vegetated buffer to Bussell Highway will be required to ensure the maintenance of the current rural village entrance theme of Witchcliffe.

Structure Plan/Development Requirements

- Potential lot yield: approximately 120 lots.
- Residential lot range: 333m² to 4,000m² (R30-R2.5).
- Potential for eco-village incorporating innovation and sustainability outcomes.
- Any draft local structure plan is to be supported by a detailed Local Water Management Strategy which demonstrates the suitability of the land for residential land use.
- Provide an average 20 metre buffer as a visual separation to Bussell Highway to maintain rural village amenity along the northern entry corridor.
- An adequate landscaped buffer area between the residential cell and adjacent rural land will need to be determined at the local structure plan stage.
- Address visual management in relation to adjoining land use/development.
- Address fire hazard planning.
- Incorporate public health planning principles into design and implementation.
- Larger lot sizes and/or setbacks adjacent to landscaped buffer to Bussell Highway to maintain rural village amenity.
- Provision of road along eastern boundary of future development to act as a separation from adjoining land use and as a strategic firebreak.
- Provide outlook over open space areas through road interface.
- Subject to provision of coordinated water supply and sewerage services; grey-water re-use; capture and re-use of rainwater; environmentally sensitive housing development and sustainable energy use.
- Demonstration of additional sustainability outcomes for the development of the land.
- Development to respond to the provisions of the Shire's Rural Hamlet Design Handbook.
- Investigation of the extent of stream/drainage/wetland protection areas.
- Proposals will be subject to more detailed investigation and assessment at the structure plan, rezoning and subdivision stages.

3.9 Residential Cell 8 – South East

Part Location 2807 is located to the east of Bussell Highway between Davis Road and the village. It is affected by a substantial 500 metre buffer to the waste disposal site in Davis Road which effectively alienates around one third of the site from development other than for rural purposes. The remainder of the site north of the waste disposal buffer is largely cleared and potentially available for urban development subject to identification of any areas which are found to be unsuitable e.g. due to waterlogged soils/poor drainage. In addition, a vegetated buffer to Bussell Highway will be required in order to ensure the maintenance of the current rural village entrance theme of Witchcliffe.

Structure Plan Development Requirements

- Potential lot yield: 180 lots.
- Residential lot range: 333m² to 2,000m² (R30-R5).
- Potential for eco-village development incorporating innovation and sustainability outcomes.
- The draft local structure plan is to be supported by a detailed Local Water Management Strategy which demonstrates that the land proposed to be developed for urban purposes is suitable for the purpose.
- Provide a minimum 500 metre buffer between the boundary of the waste disposal site in Davis Road and urban/residential development.
- Provide an average 20-30 metre buffer as a visual separation to Bussell Highway to maintain rural village amenity along the southern entry corridor.
- An adequate landscaped buffer area between the residential cell and adjacent rural land will need to be determined at the local structure plan stage.
- Rehabilitation of creeklines and dam area - inclusion of the centrally located stream in the 'Environmental Corridor/Stream/ Landscape Zone' (ECSLZ).
- The development of additional dams or the enlargement of dams is not permitted and environmental stream flows should be maintained following development.
- Address visual management in relation to adjoining land use/development.
- Larger lot sizes adjacent to landscaped visual buffer to Bussell Highway to maintain rural village amenity.
- Provision of road or buffer along western boundary of future development to act as a separation from adjoining rural land and as a strategic firebreak.
- Provide outlook over open space areas through road interface.
- Address fire risk and fire hazard planning.
- Incorporate public health planning principles into design and implementation.
- Subject to provision of co-ordinated water supply and sewerage services (connected to the Witchcliffe Water Reclamation Scheme); grey-water re-use; capture and re-use of rainwater; environmentally sensitive housing development and sustainable energy use.
- Proposals will be subject to more detailed investigation and assessment at the structure plan, rezoning and subdivision stage.
- Inclusion of detailed provisions in the future Scheme amendment to ensure that eco-village development is realised.

3.10 Cell 9 - Special Residential, West

Cell 9 comprises a 'special residential/lifestyle' enclave on portion of Location 1017 Redgate Road to the west of Cell 2. A maximum of 28 'R2' lots will be considered based on 2 lots per ha and subject to appropriate rezoning and adoption of a local structure plan.

Structure Plan/Development Requirements

- Potential lot yield: 28 lots.
- Average lot size: 5,000m² (R2).
- Proposed lots are to be clustered and located to retain remnant vegetation and to minimise visual impact from Redgate Road.
- Strategic revegetation required to screen future development from Redgate Road.

- Subject to provision of appropriate water supply and effluent disposal; grey-water re-use; capture of rainwater; environmentally sensitive housing development and sustainable energy use.
- Address fire risk and fire hazard planning.
- Incorporate public health planning principles into design and implementation.
- Proposals will be subject to more detailed investigation and assessment at the structure plan, rezoning and subdivision stage.

3.11 Cell 10 - Rural Residential Enclave, North

Cell 10 comprises Location 1035 Bussell Highway to the north of Cell 6. Subject to an appropriate rezoning and adoption of a local structure plan, development for Rural Residential purposes may be considered at a density of 1 lot per 2ha.

Structure Plan/Development Requirements

- Potential lot yield: 14 lots.
- Average lot size: 2 hectares.
- Subdivision and development is subject to comprehensive revegetation and screen planting.
- Provide an average 20-30 metre buffer as a visual separation to Bussell Highway to maintain rural and village amenity along the northern entry corridor.
- Address fire risk and fire hazard planning.
- Incorporate public health planning principles into design and implementation.
- Subject to provision of appropriate water supply and effluent disposal; grey-water re-use; capture and re-use of rainwater; environmentally sensitive housing development and sustainable energy use.
- Proposals will be subject to more detailed investigation and assessment at the structure plan, rezoning and subdivision stage.

4 Other Commercial

The existing agricultural-focused businesses in the village centre provide agricultural supplies and services to the surrounding rural hinterland. These uses should be encouraged to continue and expand to the east of the Highway north of Shervington Avenue.

Planning requirements:

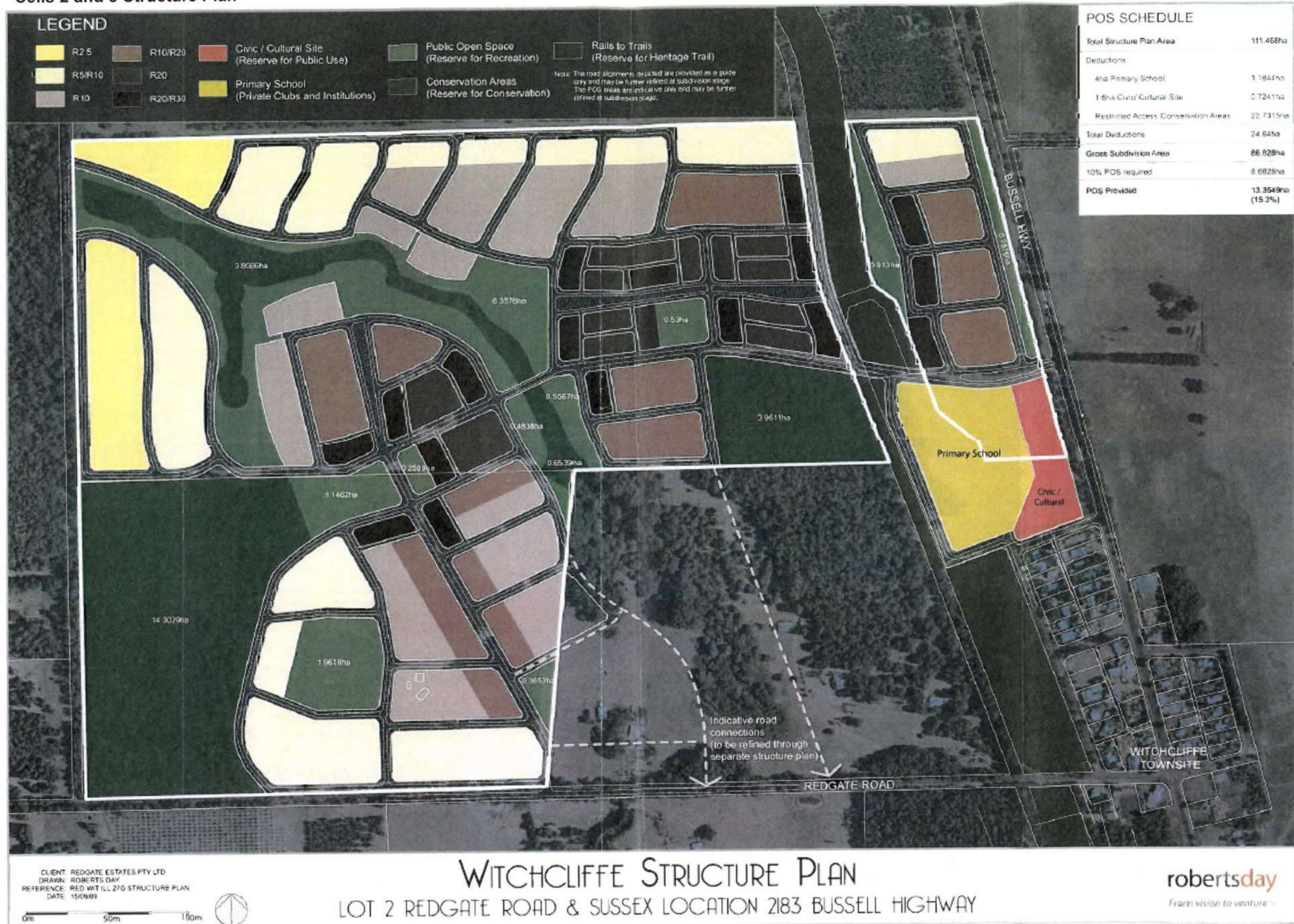
- Appropriate uses include light industry and showroom/trade display.
- Retail component to be at the front with frontage to Bussell Highway or Shervington Avenue.
- Light industrial activity to be located at the rear and not fronting Highway/street.
- Rear laneway to be encouraged.
- Direct vehicular access to Bussell Highway to be discouraged.

Appendix 2

Witchcliffe Structure Plans adopted 2010



Cells 2 and 3 Structure Plan



Cell 5 Structure Plan

