Christian Fletcher was born in Perth, Western Australia in 1965. An early introduction to the workings of the camera and a fondness for the freedom of wide open spaces combined to see him where he is today.
The Rural Hamlet Design Handbook has been formulated to reflect the steps an applicant should follow in the creation of a Rural Hamlet.

It is intended that these guidelines will be submitted for public comment and review as the final document unfolds in order to ensure the guidelines reflect both local and regional planning environments.

March 2009
SECTION 1
POLICY FRAMEWORK

1.1 Overview 14
1.2 The Vision 16
1.3 Goals for Sustainable Rural Growth 20
1.4 Sustainable Principles 22
1.5 Urban Design Principles 24

SECTION 2
SUSTAINABLE GROWTH MODEL

2.1 Rural Growth Pressures 28
2.2 Rural Hamlet Approach 32
2.3 Acting Locally 36

SECTION 3
DESIGN GUIDELINES

3.1 Development Process 42
3.2 How to Use the Design Guidelines 43
3.3 How Does This Handbook Work? 44
# RURAL HAMLET DESIGN HANDBOOK

## CONTENTS

### PHASE 1
**THE PLANNING CONTEXT**  
page 46

1.1 Exploring the Local Context  
50

### PHASE 2
**SITE ANALYSIS AND LAND CAPACITY**  
page 60

2.1 Site Analysis and Land Capacity  
64
2.2 Productive Land Framework  
76
2.3 Ecological and Restorative Framework  
82
2.4 Open Space and Recreation Framework  
86
2.5 Movement and Transportation Framework  
92
2.3 Social, Cultural and Economic Framework  
96
2.4 Sustainability Framework  
100
2.5 Development Framework  
106

### PHASE 3
**URBAN DESIGN FRAMEWORK**  
page 112

3.1 Block Pattern  
116
3.2 Permeability  
122
3.3 Legibility  
128
3.4 Open Space Network  
134
3.5 The Street  
142
3.6 Character Areas  
154
3.7 Land Use and Density  
158

### PHASE 4
**DETAILED AREA PLAN**  
page 166

4.1 Building Typologies  
170
4.2 Architectural Detail  
184
4.3 Low Impact Living  
194
4.4 Detailing the Final Masterplan  
198

### APPENDIX 1
**GLOSSARY**  
page 210

### APPENDIX 2
**LIST OF FIGURES**  
page 214
If you have picked up these guidelines the chances are that you have made a commitment already to the Shire of Augusta-Margaret River.

Quite often when we are attracted to an area we forget the very reason why we made that commitment. Clean air, beaches, bush, small town feel, food, wine – the sweet life. Yet so often we then impose change. Create a sameness. Very soon it looks like the last place we lived.

This guideline is to show a new, sustainable way of growing a community. Compact, well designed, traditional villages and hamlets, well connected to each other and the very land that sustains the lifestyle.

The Shire charges you with a challenge. Develop with the context, create built and natural environments that are responsive, have beauty, install a sense of belonging and bring joy to the lives of those that will live, work and visit the Shire.

James Lunday

Director

Common Ground Studio
HOW TO USE THIS DOCUMENT

The Rural Hamlet Design Guidelines are formulated to reflect the steps an applicant should follow in the creation of a Rural Hamlet. These sections are outlined below and special note should be made of Section 3 which includes four phases of analysis and planning related to the design of Rural Hamlets.

SECTION 1: INTRODUCTION

This section sets the scene by explaining the intent of the guidelines. Broad principles and goals to define what is sought from development of Rural Hamlets are outlined. This forms the basic objectives of Rural Hamlet Development Investigation Areas.

SECTION 2: SUSTAINABLE MODELS

This section provides a comparative of current development patterns and the Rural Hamlet/village approach. It evaluates previous approaches to managing growth in rural areas and returns to current best practice models of providing sustainable settlements. This section is important to understand the approach in theory so that this can be fleshed out with more applied design responses in Section 3.

SECTION 3: DESIGN GUIDELINES

This section provides detailed consideration of Urban Design Principles in the development of a Rural Hamlet. It includes a range of considerations that will need to be addressed to secure the final approval of the Concept Development Plan by the Shire of Augusta-Margaret River. Most of the guidelines will be relevant whether planning a whole subdivision or simply the layout of a section or lot.

PHASE 1: EXPLORING THE CONTEXT

This phase outlines the background research needed prior to further development of the Rural Hamlet concept. This includes reference to the Local Planning Strategy (LPS) and the Rural Hamlet Development Investigation Areas (RHDIA) contained within it. This phase is important to establish the development context and large scale considerations that should be included for further refinement in later phases.

PHASE 2: SITE ANALYSIS

This phase guides detailed evaluation of the site in question, its existing situation and potential. The analysis is wide ranging and includes input from a wide range of specialists covering environmental, economic, social and cultural expertise. Together this evaluation leads to a rigorous assessment of the potential for development and also the broad form this development may take. A particular focus will be the ability to balance productive uses, ecological restoration and development.

When developed to a broad spatial level this can then form the basis of an application to rezone the land and enable further detailed site analysis and development of detailed structure plans for the land.

PHASE 3: URBAN DESIGN FRAMEWORK

This phase is undertaken once a successful rezoning of land has occurred. It focuses on the process needed to give shape and form to the Rural Hamlet and supporting land. This will look in detail at the spatial patterns and qualities required in the Hamlet to ensure that it will deliver on the aims. It creates a framework for the whole Hamlet that is further developed to detailed design to occur in Phase 4.

PHASE 4: PULLING IT ALL TOGETHER

This phase will provide a comprehensive set of detailed designs for the constituent elements of the Rural Hamlet. This includes detailed design approaches and planning for all levels of the Hamlet, including site specific responses. This process will break down the Hamlet into smaller more discrete parts e.g. the urban blocks, and flesh out all the detail required prior to subdivision and development. The final report will also include further detailed information and a series of management plans that outlines the responses included in the design.
A place...
where you can grow, raise, make and sell your own handiwork locally, people are connected in a real and meaningful way with their natural surroundings and sources of food production.

A place...
where everything you need is within a ten minute walk, unless you want to take a longer one through the native bush and rural landscape we’ve left untouched.
A place...
that is sustainable because it works with the natural environment, maximises productive land and has smaller urban footprint than conventional development

A place...
where if you feel the urge or need to go to town it is only a short drive, cycle or bus ride away

A place...
with no walls marking where it stops and country begins, making it easy to engage with the environment
SECTION 1
INTRODUCTION
1.0 INTRODUCTION

THE INTENTION OF THE DESIGN GUIDE

The Rural Hamlets Design Guidelines will apply to future settlements, subdivisions and buildings in the Rural Hamlet Development Investigation Areas (RHDIA). Its intention is to provide for sustainable rural living while enhancing and protecting rural character, amenity, productivity, and ecological values.

When planning new development the impact on the environment, the existing community and the community to be developed must be given the highest consideration. The competitive advantage of the Shire of Augusta-Margaret River is its quality of life, an environment that is good for residents, business, visitors and nature. It is intended that new settlements and buildings within the Rural Hamlet Investigation Areas will:

➤ Be a showcase for the future.
➤ Provide an alternative to sprawl or lifestyle blocks for peri-urban growth in rural fringe areas within the Margaret River-Augusta Region.
➤ Be community orientated villages based on the concept of sustainable rural land use and land management practices.
➤ Adopt innovative technologies and energy minimisation measures to ensure low environmental impacts and a reduction in carbon footprint.
➤ Ensure waste and water demands are minimised through design.
➤ Be committed to ecological restoration and support for natural systems on the site and in the surrounding area.
➤ Succeed economically, with a critical mass to support small scale commercial activity related to local production on-site.
➤ Provide a focus for tourist activities.
➤ Define a strong character and sense of place through quality design of the built and natural environment.

THE AIM IS TO CREATE A SUSTAINABLE MODEL OF RURAL DEVELOPMENT IN THE SHIRE OF AUGUSTA-MARGARET RIVER.

WHAT IS REQUIRED IS A FUNDAMENTAL BREAK WITH OUTDATED MODELS FOR URBAN GROWTH IN RURAL AREAS.

THE VISION IS TO CREATE AN ENVIRONMENT THAT IS CELEBRATORY OF URBAN FORM AND COMMUNITY, BOUNTIFUL IN PRODUCTIVE LAND USE AND RICH IN ECOLOGICAL BIODIVERSITY.

IN SHORT WE WELCOME DEVELOPMENT THAT PRESERVES AND ENHANCES THE VERY ENVIRONMENT AND VALUES THAT HAVE MADE THE SHIRE ATTRACTIVE TO RESIDENTS, VISITORS AND BUSINESS.
Develop only a small proportion of land for the built environment to ensure the majority remains for productive land uses and nature.

Ensure integration with the surrounding environment forming part of the landscape but not dominating it.

Minimise transport demands and travel distances through land use planning and design.

Reinforce core rural production activities within the Margaret River Shire – e.g. vines, orchards, tree crops, dairy, horticulture.

**RURAL HAMLET DEVELOPMENT INVESTIGATION AREAS**

The Shire of Augusta-Margaret River has chosen to guide a more sustainable form of urban growth in their rural areas and urban hinterlands. Areas designated as RHDIAs can absorb a greater level of urban development whilst preserving the rural character of the Shire by adopting the approach recommended in these guidelines. We have chosen to use the already designated RHDIA of Margaret River as a case study to illustrate how to achieve a more sustainable form of urban growth.

MARGARET RIVER PROPOSES A DIFFERENT METHOD TO BALANCE DEVELOPMENT PRESSURES IN BOTH THE RURAL AND URBAN AREAS OF THE SHIRE.

THE AIM IS TO CREATE SMALL, LOW ENVIRONMENTAL IMPACT COMMUNITIES (HAMLETS) THAT ARE FOCUSED ON AND SURROUNDED BY RURAL PRODUCTIVE LAND USE AND ECOLOGICAL PRESERVES. THIS WILL HAVE THE EFFECT OF INCREASING BIODIVERSITY WHilst REINFORCING THE AREA’S RURAL PRODUCTIVITY, PARTICULARLY IN ‘PROVIDORE’ FOOD PRODUCTION ACTIVITIES.
1.1 OVERVIEW

**THE NATURAL AND RURAL CHARACTER**

Any new development plan identified within the RHDIAs should seek to endorse and enhance the existing natural and rural character. In rural areas there is a blending of the functional and the aesthetic, the natural and the cultural. Rural environments are most valued for their natural and open pastoral 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 geometric sprawling and fragmented patterns.

Most of Margaret River’s rural landscapes have been subject to varying degrees of human modification. Rural settings commonly offer a mix of managed and cultivated landscapes and wild natural areas. It is this setting that attracts some one million visitors per year to the region and it is this quality that the RHDIAs seek to enhance.
Shire of Augusta-Margaret River

ECONOMICALLY SUSTAINABLE FUTURE

Margaret River’s economic future is locked up in its international brand as the focus of the ‘providore’ industries – e.g. wine, fresh food, boutique processed foods. The planning framework and process must be seen as the most critical tool in creating and protecting the value proposition for Margaret River as a robust economic entity to ensure the brand is not diluted or compromised by loss of environment to sprawl.

The aim is to create a sustainable model of rural development in The Shire of Augusta-Margaret River. What is required is a fundamental break with outdated models for urban growth in rural areas. Instead the vision is to create an environment that is celebratory of urban form and community, bountiful in productive land use and rich in ecological biodiversity.

In short we welcome development that preserves and enhances the very environment and values that have made the Shire attractive to residents, visitors and business.

The rules and guidelines in this document can be viewed as the business plan that drives a coherent and responsive urban form within the rural environment; one that is capable of delivering the social, economic and environment objectives that protect and enhance these rural values. Margaret River can develop a true competitive edge by embracing ‘Bio-regionalism’ – the notion of a balanced eco-footprint by using development to enhance natural systems.

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The Margaret River Local Structure Plan process has recognised the need to re-evaluate Margaret River in terms of regional growth. When the principles outlined for the ‘Whole region’ and for ‘New urban areas’ are applied Margaret River emerges as a prime site to accommodate regional growth demands.

At a time when rural communities in general, including the Margaret River area, are either being cut-up ‘cookie cutter’ style for lifestyle blocks or bulldozed for urban dormitories, there is a need for a new form of development. One that balances urban and rural land use and not only minimises the impact on the natural environment, but helps regenerates it.

Clustering urban development and tourist facilities within a productive and restored rural environment will provide capacity to absorb growth in the region. At the same time it will help to preserve the majestic landscape that is being threatened by the ‘suburbanisation’ of rural landscapes through lifestyle developments.

The long-term vision for the Shire is the development of a natural and productive environment that can support a strong urban community. It is about delivering a range of lifestyle living opportunities and an address that Western Australia can be proud of.

Demand for a high quality built and natural environment is central to the development of the Margaret River Vision. It is a recognition that a symbiotic relationship exists between the land's capacity to absorb development and the environment’s ability to change and adapt.
THE DESIGN GUIDELINES

The Rural Hamlet Design Guide provides the Shire’s Aims, Goals and Urban Design Principles against which development applications within the RHDIA will be assessed.

The Design Guidelines translate the vision and desired outcomes and priorities into a form that enables Council to evaluate and guide the location, physical form and character of growth within the RHDIA.

Applicants seeking rezoning of RHDIA and Development Plan approvals will be required to demonstrate that the requirements of the Design Guide have been satisfied when formulating proposals. As such the Design Guide is an important reference document.

Case studies and supporting images and illustrations within the Guide are intended to support the text by explaining principles. They are not intended to represent actual design solutions, similarly they are not a template to be slavishly copied. By following the design process the appropriate design outcomes will be driven by the context of the site.
1.3 GOALS FOR RURAL GROWTH

**NATURAL SYSTEMS**

- Streams, wetlands and watercourses are restored, created and protected.
- Restoration and creation of riparian systems.
- Restoration of indigenous landscape habitats.
- Re-afforestation of steep slopes.
- Productive landscape developed as added value crop opportunities.
- Aquifer quality and wetland protection to dictate stormwater solutions.
- Natural corridors integrate and separate built and natural development.
- Urban form to reinforce distinct nature of landscape.
- Linking bush and ecological areas together to allow plants, animals and streams to move and grow without being contained.
- Landscapes that provide for psychological wellbeing and spiritual stillness.

**URBAN SYSTEMS**

- Clean air, clean water and a healthy built environment.
- Access to employment, services and shops.
- Diversity of lifestyle choice as a response to the distinct landscapes.
- Use of open space in the form of parks, lakes or squares to form distinct community groupings.
- Diversity of housing choice.
- Environmentally sustainable housing designs.
- Walkable and safe neighbourhoods and a network of high quality open space.
- Access to surrounding natural areas.
- Transport choice including cycling and walking.
- Settlements designed to reflect the micro-environment of their setting.
- Urban environments that are celebratory, soul-full and filled with joy, wellbeing and spiritual stillness.
The following are key Goals for new growth to be applied within 'Peri Urban' environments. These should be at the heart of future Rural Hamlet proposals.

**SOCIAL SYSTEMS**
- Focus on the Hamlet as building block for creating rural communities.
- An integrated network of hamlets or villages, each with a different focus, outlook and character provide the foundation of community development.
- In the village the ordering structure of community is created by arranging neighbourhoods around community parks or piazzas that provide the public theatre.
- A series of greens spaces and urban spaces provide meeting places for the wider community.
- A series of cycle paths, bridle paths and walkways connect the community with wider environment, defining the purpose of living in this space.
- Real mixed-use village focused on ‘slow food’ local produce, art and culture, healthy living and the height of technology – a definition of wellbeing for the community.
- Variety of living opportunities providing for a more equitable social structure.

**CULTURAL SYSTEMS**
- A recognition of the diverse and deep indigenous cultural history of the region, expressed by recognition of the spirit of the land, and the produce of the land (medicines and indigenous food production), flora and fauna.
- A recognition of the farming and forestry tradition.
- A recognition of the horticultural history and the celebration of local produce and added value.
- A recognition of the Margaret River beach lifestyle and art community taking Margaret River into the 21st century as a technologically connected and added-value lifestyle community.
- The acknowledgement of the wider passive and active recreational wealth of the area.
- Development of an advanced food production industry.
- Development of health, outdoor recreation and tourist industries.
- Design that recognises the profound and the sacred.
RURAL HAMLET DESIGN HANDBOOK

1.0 INTRODUCTION

1.4 SUSTAINABLE PRINCIPLES

**A SUSTAINABLE POPULATION BASE**
- To support a vibrant local economy
- Encourage more self-sufficiency in the community and rich social infrastructure
- Enable more sustainable movement patterns (local trips, walking, cycling and public transport)

**PEDESTRIAN-ORIENTED HAMLET**
- Compact settlement footprint
- Reduce vehicle dependency by provision of local services
- Develop a network of walkways, bridle paths and cycle ways
- Remove impact of cars on public realm

**SUSTAINABLE INFRASTRUCTURE**
- Explore opportunities for a zero waste community
- Encourage localised generation of energy – Biogas, solar and wind
- Implement sustainable building practices
- Technology future proofing
- Water harvesting
- Investigate public transport connections and routes
When development is based on the core principles of sustainability it will lead to the physical attributes of a well designed settlement. Set out below are a series of sustainable principles to be achieved by rural growth in the Shire of Augusta-Margaret River.

**A DIVERSE LIFESTYLE**
- Universal design principle absorbing a diverse community at all stages of life-cycle – young to old
- Provision of social infrastructure – parks, squares, recreation, medical, local retail, schools and childcare
- Access to urban facilities – cultural and recreational

**PRODUCTIVE LANDSCAPE**
- Local food production and distribution
- Identification of the best crops for land and soil conditions
- Leveraging off local land use techniques
- Adding value to crops

**BIODIVERSITY & ECOLOGICAL RESTORATION**
- Riparian margins and wetland creation
- Re-afforestation of slopes
- Creation of ecological corridors

**A VIBRANT ECONOMY**
- Reinforcing local production and local sales
- Attracting new technologies/intellectual industries
- Increasing visitor destinations
1.5 URBAN DESIGN PRINCIPLES

CONTEXT
Integration Of New Development

Context is the foundation of design, whether in a greenfield site or existing urban environment. The context creates the basis for a ‘design fit’. It consists of a layering or sieve mapping of information that will define the environmental capacity of a site to absorb growth.

This will assess the impacts of that growth on the socio/economic systems of the area, the infrastructural requirements and cultural mapping; how it connects to the wider environment and the sense of place or ‘genus loci’. All sites have a particular context through which analysis and background reports shape the final design.

PERMEABILITY

The ability to move freely and unhindered throughout an area. This provides access through integrated street networks - arterials, local access ways and lanes that provide appropriate block structure. This provides maximum route choice for all users and distributes transport demands across the street network.

CONCENTRATION

An appropriate density and intensity of use, set within an integrated permeable grid to ensure vitality.

Concentration is key in developing vitality, safety, community and tolerance. It gives a greater level of accessibility to the population and limits development to those areas where it is beneficial.

INNOVATION

Creating environments and buildings that are resource efficient and environmentally responsive and have the ability to adapt to changing needs and uses over time.

This also supports architecture that is ‘long-lived’ and adaptable, an urban/rural structure that can develop and change over time creating a more diverse community.

It is creating innovative built forms that provides for a range of housing opportunities.
The Rural Hamlet Design Guidelines seek to be innovative and break new ground in Rural Design. The design of new developments will be based on tried and tested best practice urban design principles:

**Regeneration and Restoration**

Ecological Framework

It is focused on the creation of an ecologically rich and balanced response to the design of a settlement. It relates to both the built and unbuilt environment. Fundamental to a resilient environment is the ability to create a balance in dealing with resources e.g. stormwater, wastewater. It involves identifying ecological areas to be preserved and most importantly created or restored. It is concerned with creating a ‘green’ environment that absorbs CO2 and re-oxygenates the atmosphere.

**Vitality**

Mix Of Live Work Play

Provided through a people friendly mixed-use environment with sufficient concentration of residents and visitors to generate a mix of retail, entertainment and recreational uses of a suitable scale.

Fundamental to this is the mixing of uses and house types within settlements. This mix of uses and activities in an area, rather than segregation, defines this design approach. It not only adds to the vitality and safety of a place but provides opportunities to localise employment and services within walking distance of residents.

**Identity**

Natural, Social & Economic Capital

A place needs to be distinctive in character and that allows people to experience, and ‘take ownership’ of their unique community.

The creation of identity enriches the social and economic wellbeing or sense of place. It requires a strong understanding of context, culture and relies on a strongly legible environment where a town can be easily read through the appropriate siting and location of buildings, streets, parks, art and decoration.

There is also an opportunity to develop regional identity and reinforce identity related to core values of the development. This may be by respecting land form, vegetation and morphology of an area, using local materials or by expressing cultural identity.
Think Global – Act Local

“You look into the heart of the land and then you have to choose whether the wealth you gain is worth the wealth you lose”.

S. Howard
‘Heart of My Country’ – 1987
SECTION 2
SUSTAINABLE GROWTH MODEL
How do we provide for and manage substantial growth pressures in the region and the rural areas in particular without the negative effects of further un-coordinated and ad-hoc development?

THE CURRENT SITUATION

Throughout Australia many rural areas and provincial towns have and are experiencing pressure from urban growth. What has occurred has been the ad-hoc expansion of these towns in low density suburbs, in other words car dependant sprawl. Outside of the towns the rural areas have been divided into ever increasing amounts of lifestyle blocks. The Shire of Augusta-Margaret River has experienced this style of rural suburban growth, creating a townscape of ‘more of the same’. People leave the suburbs to go to the country to experience a rural lifestyle, yet have and expect urban facilities.

This unsustainable practice cannot continue if the local community wish to address current global and local concerns. There is a creeping suburbanisation of Margaret River which is changing the nature of the area in an ad-hoc fashion. Unless a proactive approach is taken to manage these growth pressures the qualities that people like about Margaret River will be further degraded.

SYMPTOMS OF SUBURBIA AND EXURBIA

In order to address this the Shire has instigated the Margaret River Townsite Strategy Plan that aims to absorb growth in a more sustainable manner that preserves and enhances the sense of place that defines Margaret River Town.

The traditional suburban pattern in Western Australia is exemplified by the detached house standing in its own garden space, usually in the centre of the site. Such housing has traditionally been planned in large areas of uniformly sized blocks and sections, and have often hindered the capacity of the neighbourhood to house communities of mixed households, ages, incomes and lifestyles.
Conventional subdivision usually conforms to a rigid surveying regime, often insensitive to landscape contours, vegetation and waterways. Land development is commonly divorced from house construction. This limits house design in terms of siting, orientation to the sun, landscape response and provides little opportunity for continuity of landscape and the productive use of land. The associated hard engineering of sealed roads, concrete kerbs and footpaths use an enormous amount of resources and produce an aesthetic desert. These paved areas collect huge quantities of water that is eventually disposed into rivers or the ocean, often bringing with it the pollution of river and marine ecology.

This suburban form of detached housing dispersed at approximately 21 people per hectare (10 houses per hectare) increases virtually all energy costs and resource consumption. This density also cannot support public transport and other community facilities. In addition, the layout of suburbia often increases the sense of isolation for many people with little opportunity to interact socially within their local neighbourhoods.

Suburbia very rarely stimulates or supports organic economic activity. Existing infrastructure is overloaded by increased growth on the edge of towns and cities and valuable productive farm land is often lost forever.

Lifestyle block or ‘Exurbia’ in effect also leads to the ‘suburbanisation’ of rural areas. As a reaction to the lack of delivery of the lifestyle promise in suburbia people seek solitude in lifestyle blocks. In effect most, although not all, become a trap. Too small to farm, too large to garden. They do provide a lifestyle for a small number of people at a particular time of their life cycle, but there is a need to provide further choice of living – not town, not country but ‘town and country’.
MANAGING RURAL GROWTH

There are two major threats to the Augusta-Margaret River Shire:

- Creeping suburbia pushing into the peri-urban areas.
- Ad-hoc disintegration of productive rural land or green field sites into non-economic lifestyle blocks.

The ‘lifestyle and suburbia theme’ is a major threat to the Margaret River region. This needs to be managed in the right way or else it can have significant consequences for the rural economy as well as rural character and amenity.

Suburban expansion and lifestyle block development creates a suburban pattern of development in rural fringe areas that increases pressure further for this type of development through escalating land prices. There are large disbenefits from further fracturing the rural landscape and removing it from productive use. A number of issues can be identified with this form of development:

- Loss of agricultural activities
- Loss of economic value through the supply chain that supports agriculture
- Loss of economic value to associated industries that rely on rural character e.g. tourism
- Loss of future high quality agricultural land
- Reverse sensitivity issues
- Land price escalation leading to reduced agricultural viability
- Loss of identity

These are inconsistent with the intents of Margaret River Strategic Plans and the community desires expressed to date. What is now expected is a new way of managing rural growth pressures.
COMPARATIVE MODELS OF RURAL GROWTH

Figure 1. Indicative site for future development

Figure 2. Conventional suburban response

Figure 3. Bush cluster approach

Figure 4. Rural/Village approach
SECTION 2

RURAL HAMLET DESIGN HANDBOOK
2.0 SUSTAINABLE GROWTH MODEL

2.2 RURAL HAMLET APPROACH

SUSTAINABLE URBAN FORM

A quiet transformation is taking place in Western Australia. Increasing numbers of citizens, business and government itself are searching out new ways of thinking and acting about the future – one which is genuinely sustainable. The way we live, do business, use resources and energy is changing. The vision of a more sustainable future is used increasingly to focus attention on environmentally sensitive business and development practices.

Traditional settlements have recognised the importance of preserving productive land, leaving fragile land and forest aside and clustering communities in areas above flood, pestilence and attack.

Villages combined with small farmlets dotted around productive and forested landscapes are patterns common to most cultures. Ancillary facilities around properties create ‘satellites’ of activity and move people through bush tracks and paths adding another dimension to the experience as a visitor or resident.

Future development of rural environments in the Augusta-Margaret River Shire RHDIs will be required to go above and beyond the historical pattern by maintaining farming practices on the land, whilst developing compact settlements with reduced footprints.

The proposed approach is to provide concentrated development set within a productive and ecological preserve. This provides a highly responsive form of settlement that assists in the repair of land and resists fracturing rural tenure further. There is also an aim to achieve a zero waste, low carbon footprint community. The goal being an increase in social, economic and environmental capital.
PRODUCTIVE LANDSCAPE

Clustering urban development in the form of a hamlet within a productive environment will provide capacity to absorb growth in the rural areas of the Shire of Augusta-Margaret River while preserving the rural environment.

The goal for development is to create a natural and productive environment that preserves and regenerates natural assets. This will keep the most productive and commercially viable areas for agricultural production, protect and enhance areas with high ecological value and identify areas most suitable to absorb population growth and settlement.

This brings food production, ecological regeneration and healthy, liveable urban form together.

THERE IS A NEED TO DEVELOP A LOW IMPACT, LOW CONSUMPTION, LOW MOVEMENT SOCIETY AND URBAN PATTERN OF LIVING IN ORDER TO ACHIEVE A MORE SUSTAINABLE URBAN FORM.

POLITICAL AND PUBLIC OPINIONS HAVE BEEN MOVING OVER THE PAST DECADE TOWARDS A POSITION OF CONSERVATION OF THE ENVIRONMENT AS A PRIMARY CONCERN.
2.2 RURAL HAMLET APPROACH

THE MAJOR LANDSCAPE FEATURES TO BE INCORPORATED ARE:

- Preservation and use of the most productive areas of land for organic food production
- Allowance for intensive viticulture and horticulture on gradually sloped areas with northerly aspects
- Utilising existing pockets of bush for afforestation of steep land and south facing slopes in natural regenerating bush
- Riparian restoration of existing watercourses and habitats
- The creation of linkages to wider areas of ecological value
- Creation of lakes, dams and wetlands
- Creation of a series of walkways, cycleways and bridle paths to open up land for public enjoyment

The approach taken on site is based on a ‘Green Growth’ approach, one that provides for growth but ensures that this creates environmental and other benefits both on site and in the wider area.

**Legend**

- **Productive Agricultural Land**
- Ecological and Restoration Reserve
- Development Area
- Continuous Public Open Space
- Connecting Road

*Figure 5. Rural Hamlet Approach preserving the productive landscape – by creating 30% of the land as settlement (housing and public square) 30% for ecological restoration and 40% for productive agricultural land.*
RURAL HAMLET / VILLAGE APPROACH

The design of Rural Hamlets is an approach to dealing with the global challenges we all face. The goal of the Rural Hamlet Guideline is to provide guidance for the design of an ecologically sustainable development that has a socially inclusive community set within a productive rural hinterland.

We envisage Rural Hamlets emerging within the natural and productive landscape as a series of developments leveraging off specific locational advantages.

The creation of a modern and sustainable rural hamlet or village takes their cue from the spatial qualities of both urban villages and rural settlements within South Western Australia.

Whilst the concept of the village or hamlet immediately creates a vision of Europe, it is a universal structure. The parts of Australia built before the dominance of the car share all the qualities of a traditional village or hamlet – compact and walkable, near productive farmland, mixed use centres, social infrastructure and mixed housing types.
2.3 ACTING LOCALLY

WHAT IS MEANT BY ECOLOGICAL SUSTAINABLE DESIGN?

The Rural Hamlet approach is based around the principles of Ecological Sustainable Design (ESD). An ESD approach will encapsulate a holistic approach to dealing with natural, urban, social and cultural needs within ‘Peri Urban’ environments.

By applying these principles to RHDIs with sustainability firmly in mind we can establish solid objectives for any development that occurs.

WHAT IS SUSTAINABLE GROWTH AND ECOLOGICAL SUSTAINABLE DESIGN (ESD)

SUSTAINABLE GROWTH INVOLVES:

1. Integrated master planning
2. Transit oriented design
3. Ecological approach to development location
4. Waste minimisation
5. Sense of place/community
6. Self reliant settlements
7. Energy conservation
8. Social and economic and ecological capital restoration

Figure 6. Values to Achieve Sustainable Development and Growth
FOOD - LOCAL PRODUCTION
Local food production sits at the heart of the Rural Hamlet communities. By providing opportunities for growing, consuming and selling food locally, Rural Hamlets will provide easy, affordable access to local organic food that is fresher, less processed, healthier and more sustainable. Private kitchen gardens can complement market gardens offering a diversity of produce. Edible landscaping opportunities can be exploited using fruit and nut-bearing trees, walnuts, chestnuts, olives, peaches, vines forming the largest walk in larder in the South West. Locally owned and farmed land provides opportunities to purchase local and seasonal food in cafes, shops and farmers markets – building the brand of Margaret River and sustaining the hamlet. The focus is on sustainable agriculture and bustling local farmers markets. The Margaret River district is ‘slow food’ on a fast track.

ENERGY - LOW ENERGY USE
With the emphasis on self reliance and local production, residents of Rural Hamlets can benefit from home grown energy sources. Solar hot water systems on roofs should supply quantities of hot water – in some cases as much as 60% of residents’ hot water requirements. Innovations in small scale renewable energy sources will be encouraged, including the possibilities for domestic scale wind energy and solar photovoltaic systems integrated into the building structure. Opportunities to develop bio-energy crops on the surrounding land should be pursued, with possibilities for local electricity and heat generation through community owned combined heat and power using local wood cropping. Passive solar design of all buildings, coupled with high insulation and energy efficient technologies are able to maximise the opportunities for super efficient buildings. Energy demand can be reduced by up to 65% through cutting edge design – with the remaining energy requirements possibly met by locally produced renewable energy such as solar panels generating electricity for the national grid. A zero-carbon energy footprint will be the target, and residents will reap the benefits in terms of security of supply and lower operating costs.

WATER - WATER EFFICIENT
The design of Rural Hamlets can ensure that water consumption is minimised through the installation of water efficient appliances throughout. Water demands in buildings are able to be reduced through greywater recycling, rainwater harvesting and the development of a zero or low mains water-reliant infrastructure. Landscape treatment, roadside swales, permeable paving and on-site storage contribute to stormwater retention and management. Treatment of wastewater may be carried out on site and the use of systems such as reed beds will encourage the natural recharge of the property’s aquifers. This reduces peak runoff to the streams and ensures that this is no additional discharge to sewerage. Rural Hamlets should enable the storage of water runoff from roofs and paved areas in communal storage tanks for recycling.

FACT
- On average, food is one of the largest components of an individual’s environmental impact. Modern intensive methods of farming and transportation of food and goods over large distances around the globe releases significant amounts of carbon, which is clearly unsustainable.
- The average Perth home uses around 8,000 kilowatt hours of electricity per year costing more than $2000. Throughout Australia energy demands and costs are growing - but there is plenty of scope for savings.
- Domestic water consumption in Australia is around 150 litres per person per day. Increased development is resulting in greater demand for drinking water and drainage with parts of Australia already experiencing both water shortages and increased risk of flooding.
2.3 ACTING LOCALLY

WASTE - LOW WASTE

Focusing on ‘closing the loop’ Rural Hamlets can pursue strategies to minimise the amount of waste produced, providing facilities to make reuse, recycling and composting easy – possibly even converting some waste into energy. The development should aim to reduce construction waste following a ‘zero waste’ policy and employing a range of tools available in Australia to manage on-site construction materials. Rural Hamlet design should feature a ‘Resource Recovery Centre’ for extensive recycling of materials.

BIODIVERSITY (FLORA AND FAUNA) - REGENERATING NATURE

Rural Hamlets support a rich biodiversity and a varied landscape. A native planting and landscape strategy will increase biodiversity throughout the development – with an emphasis on restorative native planting and regeneration of the wildlife corridors. Existing bush should be maintained and enhanced – encouraging native ‘tendrils’ to grow through the village landscape. Restorative landscapes are integrated into the masterplan with residential and commercial units linked to a mixture of private and public green spaces. Gravel beds, reed beds and maturation ponds offer additional habitats for a range of species – particularly wetland birds. ‘Riparian repair’ zones frame the streams throughout the property – significantly increasing biodiversity and providing opportunities for education and nature walks.

BUILDING - HEALTHY BUILDING

Rural Hamlets should use reclaimed, recycled and ‘healthy’ low-toxicity materials throughout the development, leading to the creation of local employment opportunities, environmental improvements and a built environment that provides a local identity appropriate to the area. Materials should be chosen for construction of buildings and infrastructure to give high performance in use with minimised impact in manufacture and delivery. Life cycle analysis will assist in the preferred choice of renewable materials from sustainably managed sources, providing the best value options to residents coupled with low environmental impact. To reduce the transport impacts of construction where possible, materials will be sourced from within a 50km radius of the site, particularly bulk materials. Buildings will be designed for adaptive re-use and with long-term sustainability in mind – creating homes that can be enjoyed as much in a hundred years time as they are today. There is a strong preference for local materials to give local identity – timber, earth, stone.

FACT

- Australians each produce nearly 2kg of rubbish per day - yet only recycle one third of this. Nationally we dispose of over 3.4 million tonnes of waste into our landfills every year. Similar amounts of waste from building and demolition activities are disposed of and at present rates of filling, many landfill sites will be full within the next few years.

- Unchecked development can cause natural habitat destruction and result in species loss locally and globally. Over the last 100 years Australia has lost hundreds of species. A recent report by WWF states that over the last 30 years, we have lost 30% of the species from our planet.

- The construction industry is one of the biggest single users of natural resources in Western Australia and their freight contributes a large proportion of our unsustainable road use.
CARBON - LOW CARBON

Green design and the latest efficient technology means reduced energy demands from the buildings and infrastructure. Low energy technologies from lighting systems through to innovative heating and cooling strategies will deliver smart buildings that use 80% less energy than standard construction. On-site power generation from low-carbon and renewable sources are encouraged and links between waste, energy and water should be explored. Target carbon ratings of building will be developed with a view to creating one of Western Australia’s first zero carbon developments. Carbon offsetting schemes should be investigated to help fund native bush regeneration, reducing the impact of the development whilst improving the local environment.

TRANSPORT - MODAL SHIFT

High tech communications infrastructure will enable residents to shift their pattern of commuting. Thanks to high speed wireless internet the likes of banks, newspapers, stockbrokers, offices and even schools can be accessed in residents’ homes or at public hot-spots throughout the development. Facilities in the Hamlet centre can all be located within walking distance to reduce the need to travel. The promotion of alternatives to private car use including car pooling, walking and cycling should be encouraged. For example a locally owned community car service could provide access to bookable speciality vehicles – vital if you need to take the kids camping, tow a boat, or need to drive long distance in a fuel efficient hybrid electric car.

FACT

- Each australian is responsible for more than 18 tonnes of CO2 emissions each year - that’s the 12th highest per capita in the world. CO2 contributes towards global warming which is predicted to result in a rise in global temperatures of between 1.4° and 5.8° by 2100.

- In australia transport accounts for over 40% of all consumer energy use. Australians have one of the highest vehicle ownership rates in the world and most of our travel is by car. Oil prices are rising to record highs and as a country we are increasingly reliant on unsustainable imports from overseas. The prospect of Peak Oil raises a serious challenge for australia and the world.
RURAL HAMLET DESIGN HANDBOOK

3.0 DESIGN GUIDELINES
SECTION 3

DESIGN GUIDELINES
RURAL HAMLET DESIGN HANDBOOK
3.0 DESIGN GUIDELINES

3.1 DEVELOPMENT PROCESS

The diagram opposite outlines key phases in the process of designing Rural Hamlets. This will allow flexibility for development while providing certainty of outcome for other interested parties e.g. Council and local stakeholders.

**PHASE 1: THE PLANNING FRAMEWORK**

Investigate Council Local Planning Strategy (LPS) to identify Development Investigation Areas. If identified for investigation as part of a Hamlet Settlement Strategy then proceed to refer to the Hamlet Design Guidelines to assess the capacity and suitability of land for Hamlet Development. If not identified as a DIA then an amendment to the LPS will be required and justified prior to further investigation. Any justification for inclusion of any land as a DIA in the LPS will require consideration and application of the design principles of the Rural Hamlet design Guidelines. (Note: LPS is reviewed every five years)

**PHASE 2: SITE ANALYSIS AND LAND CAPACITY**

Assess the capacity of the land to deliver a balance between productive, ecological restoration and development. This is at the detailed context and site analysis stage that will mean pulling together specialists in addition to a core consultancy team. This would include Urban Designer, Landscape Architects, Planners, Engineers (geotech, hydrology, infrastructure, traffic), Land Agronomist, Ecologist Social and Economic Analysts, Archaeologist. From here you will start to shape the outline of the development plan, structure plan, vision, objectives and rules.

This will give shape to primary access roads, pedestrian connections, open space network (including ecological and productive landscapes) ecological infrastructure, building areas, and subdivision guidelines in accordance with the Rural Hamlet Design Guidelines. This can then form the basis of an application to rezone the land to enable further details site analysis and development of detailed structure plans for the land.

**PHASE 3: STRUCTURE PLAN - CREATING THE DESIGN FRAMEWORK**

Once the land has been rezoned it is now time to give shape and form to the Hamlet and supporting land. The street and block patterns, areas of ecological restoration, productive land patterns, open space networks, land use and densities will form the basis for creating the development.

**PHASE 4: PULLING IT ALL TOGETHER - DETAIL PLAN**

Development of the final Structure plan or Outline Development plan will include a comprehensive set of detailed designs of the constituent elements such as: streetscape design, architectural design codes, road and open space design, infrastructure design, sustainable technology design, signage and street furniture and landscape design in accordance with the Rural Hamlet Design Guidelines. This should be undertaken in individual blocks to ensure each neighbourhood develops its own identity and character, within an overall design and image framework. The final report will also include supporting information on traffic, ecological, economic and social impacts as well as a series of management plans conveying open space, ecological areas, waste management and productive land.
3.2 HOW TO USE THE DESIGN GUIDE

**PHASE 1: THE PLANNING FRAMEWORK**
1. Land Identified within DIA - Hamlet Settlement Strategy
2. Assessment made of:
   - Planning Framework
   - Connectivity To Wider Network
   - Site Context
3. Outline indicative Conceptual Plan

**RESPONSIBLE PARTY**

**PHASE 1**
- The Shire will be responsible for developing local policies and assessing any further proposals in line with this planning framework.
- The developer/proponents will be required to do an assessment of the proposal against relevant planning framework as part of application.

**PHASE 2: SITE ANALYSIS & LAND CAPACITY**
4. Prepare Rezoning Application to Council
5. Sieve Mapping - Land Use Capacity
   - Productive and Ecological and Restorative Framework
   - Open Space and Recreational Framework
   - Movement and Transportation Framework
   - Social, Cultural, Economic Framework
6. Development Framework - Preliminary Structure Plan

**PHASE 2**
- Settlement Strategy process to be facilitated by Shire, participation of all stakeholders including developers and landowners are encouraged.
- Endorsement of settlement strategies and incorporation in LPS will set out DIA's for hamlets.
- Detailed and ongoing discussion with Shire officers should be taking place at this stage.

**PHASE 3: URBAN DESIGN FRAMEWORK**
7. Detailed Structure Plan (in accordance Council Provisions)
   - Permeability
   - Block Pattern
   - Open Space Network / Streetscape
   - Character Areas
   - Landuse and Density
   - Low Impact Design

**PHASE 3**
- Assessment of Amendment and Structure Plan – ongoing discussion between proponent with Shire officers regarding Structure Plan. When Amendment and Structure Plan is satisfactory, they are put to Council for initiation.
- If resolved to initiate EPA, then State and public advertising period commences.
- Amendment and Structure Plan go back to Council for Final Adoption.
- Independent Assessment by WAPC – Decision by Minister for Planning

**PHASE 4: PULLING IT ALL TOGETHER**
8. Detailed Area Plan - Masterplan
   - Building Typology
   - Architectural Detail
   - Legibility
   - The Final Masterplan

**PHASE 4**
- An outline development plan should be prepared to indicate the ultimate lot layout for subdivision.
- Where variations to some of the elements in the Residential design codes are recommended a Detailed Area Plan shall be submitted to The Shire for consideration.
- The developer will prepare these documents – in the preparation of a master plan.
3.3 HOW DOES THIS HANDBOOK WORK?

Each design definition covers the following areas, using the following methods:

- **AIMS ARE OUTLINED**

- **OBJECTIVES ARE THEN COVERED**

- **CHECKLIST**
  - General explanations
  - Specific questions

- **CASE STUDY**
  To demonstrate implementation of the Rural Hamlet Design Guidelines a Case Study has been used in the Margaret River rural hinterland illustrates the application of the design process through Phases 1 - 4.

  The Case Study is not to be seen as an endorsement or approving development in this form on the subject land. Development in the Case Study area would need to be undertaken in accordance with these guidelines and supported by a formal Scheme Amendment process and Structure Plan adopted pursuant to the Local Planning Scheme.
The Aims of this community design handbook are to ensure:

- To respond to the surrounding community, landscape, land-uses and socio-economic environment to derive sense of place and value on sustainability.

The Objectives are found here:

1. To ensure adequate vehicular links to connect back into the surrounding areas.
2. To create a community which fits legibly into the surrounding recreational and pedestrian networks.
3. To ensure seamless connections into the rural landscape.
4. Development of mixed use urban form providing form.
5. Development of local brand based on local food and organic production.
7. Development of a Zero waste Strategy that looks towards biodiversity, energy use reduction, movement reduction, waste minimisation and re-use.
8. Development of a management system to oversee social, cultural and economic values – an economic and social development approach.
RURAL HAMLET DESIGN HANDBOOK

1.0 THE PLANNING FRAMEWORK
PHASE 1

THE PLANNING FRAMEWORK
PHASE 1

KEY ELEMENTS

Planning Background
Is the site within the RHDA?

Connectivity
What is the major connectivity pattern?

Land Use Patterns
What are the key features within the surrounding context?

Conceptual Design
How does the site relate to the wider context?
1.1 EXPLORING THE LOCAL CONTEXT

STEP A
Identify the background planning policy of the area

STEP B
Assess connections to the wider area surrounding the site

STEP C
Prepare analysis of the site in relation to land use patterns

STEP D
Prepare initial concept diagrams of the site for discussion with Council

1.1.1 PLANNING BACKGROUND

1.1.1.1 Case Study

1.1.1.2 Checklist

1.1.2 CONNECTIVITY

1.1.2.1 Case Study

1.1.2.2 Checklist

1.1.3 LAND USE PATTERNS

1.1.3.1 Case Study

1.1.3.2 Checklist

1.1.4 CONCEPTUAL DESIGN

1.1.4.1 Case Study

1.1.4.2 Checklist
The development of a community must start from a point that is informed by its surroundings at a number of levels. This helps ensure that the result is a vibrant, well-located development that is site-sensitive and gains the most from its surroundings without affecting the natural habitat.
AIM

To respond to the surrounding community, landscape, land uses and socio-economic environment to derive sense of place and value on sustainability.

OBJECTIVES

1. Review Council’s background documentation to inform the development in terms of social, economic, environmental and cultural outcomes
2. To ensure adequate vehicular links to connect back into the surrounding areas
3. To create a community which fits legibly into the surrounding recreational and pedestrian networks
4. To ensure seamless connections into the rural landscape
5. Development of local brand based on local food and organic production
6. Mixed use urban form providing form employment opportunities
7. Development of a Zero Waste Strategy that looks towards biodiversity, energy use reduction, movement reduction, waste minimisation and re-use
8. Development of a management system to oversee social, cultural and economic values – an economic and social development approach.
The study area is an area of 41 ha to the east of Margaret River which is currently zoned as General Agricultural.

Having checked Council's Local Planning Strategy this is located within a Development Investigation Area Place of Interest – DIA M1. This begins to give shape to the Council’s aims and intentions for the long-term growth and sustainable development of the area.

Specific policies adopted within relevant settlement strategies are found within the Margaret River Townsite Strategy.

The map above illustrates the site located within the RHDIA within the network of indicative Hamlet Neighbourhood Centres connecting through to Liveable Neighbourhood Centres.

Having established the planning background an initial assessment of the capacity of the land to absorb development in line with the aims and policies of Council’s planning strategies and guidelines can now be established with the assistance of key expertise in urban design, planning.
1.1.1 CHECKLIST

BACKGROUND DOCUMENTATION
Prior to the preparation of any materials a review should be undertaken of existing policy documentation within which design aspirations are to be taken forward. The following documents should be reviewed in conjunction with the Rural Hamlet Design Guidelines:

HAVE YOU GOT?
- Shire of Augusta-Margaret River Local Planning Strategy
- Shire of Augusta-Margaret River Local Planning Scheme No. 1
- Leeuwin Naturaliste Statement of Planning Policy
- Liveable Neighbourhoods Code
- Current Local Planning Schemes / Strategies and Policies related to your study area

RURAL HAMLET DEVELOPMENT INVESTIGATION AREAS
Outlined within the Local Planning Strategy are Development Investigation Areas (DIA) which identify land for further investigation, which does not necessarily mean a blanket rezoning but rather requires a scheme amendment including detailed site specific assessment, structure planning incorporating sustainable design and servicing solutions.

If your land is within a DIA you will be required to submit a scheme amendment providing justification of the proposed form, function and design in relation to housing demand (need) and the livability and sustainability of the design (desirability) as outlined in further detail within the Rural Hamlet Design Guidelines. If your land is not identified as a DIA then an amendment to the LPS will be required and justified prior to further investigation. To note, that the LPS is reviewed every 5 years.

DESIGN TEAM
Having identified that your site is in a RHEDIA and have contacted Council officers for preliminary meetings you then assemble the core team for initial assessment of the capacity of the land to absorb development in line with the guidelines.

- Have you identified within your core team specialists in Urban Design, Planning, Landscape Architecture, Engineering – Geology, hydrology, soil, infrastructure, energy, waste, traffic?
- Have you considered additional expertise such as Ecologist, Farm Economist, Social/Economic Analyst – Impact assessment?
1.1.2 CONNECTIVITY

LAND CONNECTIVITY

The area surrounding the case study site is largely contained by its landscape, Margaret River and its Tributaries. The wider area contained by State and National Park and reserves.

The proposed Bussell Highway forms a major connection to the wider district. Within this context it is important to keep the town centre compact with the opportunity to create a greenbelt buffer between town and country.

The sketch plan opposite shows an outline of current development zoning to the east of Margaret River township. With the site located to the east within the RHDI A a major opportunity exists to create an internal Link (shown in yellow) to connect the Rural Hamlets and reduce the need for local trips.

NATURAL NETWORKS

Higher density residential development buffered by green parks and recreational corridors also provides the opportunity for continuous alternative routes for the RHDI A to connect to the surrounding areas.

Key destinations along these ecological corridors are the sea, the river, surrounding parks and forest, and the town centre.

Figure 8. Sketch plan illustrating roading connections and ecological and recreational corridors that link the hamlets and clusters to the wider community.
1.1.2 CHECKLIST

MOVEMENT NETWORK

Communities exist for interaction. They depend upon movement networks to tie them together and enable people to move easily between different areas. It is crucial for the Rural Hamlets to be legibly and adequately connected to the other towns or villages and seamlessly stitched into the rural hinterland.

In the rural environments, development of Rural Hamlets aim to provide the catalyst to help redefine and link the older and newer components of the community. This is done through the creation of a community focused on a culture of quality of lifestyle – a place where you can live, work, play, eat – slowly.

- What is the purpose/function of existing or proposed roadways within the surrounding area of your site?
- Can your site be connected to an existing movement network?
- What will be desirable routes for your site to connect with existing town or settlement?
- Is there opportunity to link Hamlets within an internal link road system providing greater disbursement and choice of movement patterns?

NATURAL NETWORK

Ecological corridors are also important connections. To connect up segregated areas of bush and restoration of riparian margins is an important element of connectivity.

A series of other routes are equally important to consider – walkways, cycleways, and bridleways all provide a means of movement for the local community as well as tourists and visitors.

- Do existing or proposed conservation parks and recreational corridors link to create an integrated network?
- Can your site repair ecological systems?
- Is there opportunity to link walkways, cycleways and bridleways within existing or proposed parks and recreational corridors to facilitate wider movement systems?
- What are the surrounding destinations to link movement and recreation corridors through to?
1.1.3 LAND USE PATTERNS

1.1.3 CASE STUDY

SITE BOUNDARIES
The proposed State Highway Bypass forms a defendable Eastern and Southern edge to the RHDA with the stream and river boundaries forming Western and Northern edges. To the East of the Bypass is a rural residential buffer to the State Forest.

LANDSCAPE CHARACTER
By assessing the landscape and major landuse parcels surrounding the site we are able to detect key qualities of the areas character. Without strong topographical edges to the west ecological corridors become the primary divider contrasting distinct landuse change from intense residential (in blue) to rural hinterlands (in orange). Similarly to the north and south ecological corridors play a strong role in defining the rural nature and identity of the area.

To the east the valley flanks steeper slopes to ecological corridors (in green).

As currently proposed the bypass divides the site in an otherwise homogenous area by presenting an impassable barrier. In this regard the alignment of the bypass is better suited to realign with the eastern boundary creating opportunity for a more homogenous area to achieve a balance of productive, ecological restorative and developed land to sustain a community.

KEY FEATURES

- 1. Existing Residential Development - East Margaret River Structure Plan
- 2. Case Study Site - Hamlet Development Investigation Area
- 3. Rural Residential Fringe
- 4. Existing Park - Bushland
- 5. Darch Road Recreational Corridor / Watercourse
- 6. Margaret River - Recreational Reserve
- 7. State Forest & Public Purpose Reserve
- 8. Proposed Bussell Highway
- 9. Indicative Green Belt
- 10. Town Sewer Treatment Plant
- 11. Dam - Water Supply
- 12. MR Airstrip
- 13. MR High Voltage Powerlines
- 14. FPC Pine Plantation

Figure 9. Diagram illustrating surrounding features of the wider context
1.1.3 CHECKLIST

**LAND USE PATTERNS**

How an area responds to the surrounding landscape, landuses and socio-economic environment derive a specific location and sense of place. To be successful, developments need to ‘stitch in’ with the existing local communities, both physically and emotionally, whether in a Greenfield site or existing urban environment.

The development of a community must start from a point that is informed by its surroundings at a number of levels. This helps ensure that the result is a vibrant, well-located development that is site-sensitive and gains the most from its surroundings without affecting the natural habitat.

- What are the key features in the wider context?
- What forms major edge markers to the site, such as topographical, ecological and imposed (man-made barriers such as transport corridors, boundary lines)?
- Is there a strong landscape containing the site?
- What is the past history of land use activity to the area?
- What is the capacity of the surrounding infrastructure services such as water, waste, energy?

**SOCIAL AND ECONOMIC BACKGROUND**

- What is the projected growth for the area?
- What are the major employment sectors for the area?
- What is the current housing need for the area?
- Within the site location surrounding area what community infrastructure facilities exist or are proposed, such as sports fields, halls etc?
- What are the major tourism assets of the area?
1.1.4 CONCEPTUAL DESIGN

ROADING NETWORK

On closer investigation of proposed bypass there is greater advantage to realigning the bypass route to create a defined edge to the development site.

This provides greater opportunity to facilitate a balance of the land for productivity, ecological and restoration and development.

NATURAL NETWORK

That through ecological corridors, walkways, cycleways and bridleways, and riparian restoration it can contribute to the forest to sea movement corridor.

LAND CAPACITY

The majority of land to the east of Margaret River is good quality soil and has the opportunity to be utilised within the productive landscape of the Rural Hamlet.

With an area of 41ha this has sufficient capacity for the land to absorb a development footprint of 30% whilst leaving minimum of 70% of land for native and agricultural production.

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Figure 10. Conceptual sketch illustrating indicative balance of land use activities

Figure 11. Rural Hamlet Approach
CONCEPTUAL DESIGN OUTCOMES

The aim for future development of Hamlet Development Investigation Areas will be to provide a balance between an economic and productive cultural landscape to contain villages and hamlets.

The creation of areas with specific development potential and character will be provided through the identification and enhancement of ecological and landscape corridors. These corridors will frame areas of specific landscape unique to the development area.

Is your site of a suitable scale for a Rural Hamlet Approach – preserving the productive landscape by creating 30% of the land as settlement (housing and public square), 30% for native and 40% for nature (productive land)?

Can your site be a good neighbour?

Does your site connect to an existing movement network?

Is the rural character of your site preserved with strong connection and preservation of the natural land?

SUSTAINABLE COMMUNITY

The Local Planning Principles and Sustainable Development Principles set out clear focus on sustainable development including management of resources, protection of the natural and built environments, the promotion of local economies and communities, and integration of sustainable services and design.

Have you researched the State Sustainability Strategy?

How will you encourage a more self-sufficient community?

How can you facilitate a more pedestrian friendly Hamlet?

Have you investigated opportunities or technologies for future proofing the development of the Hamlet?

What lifestyle opportunities will be made available for the young and old?

What opportunity exists for local production and distribution of food?

How might the Rural Hamlet become a destination within the wider context?

The conceptual approach taken on site is one that will provide for growth but ensures that this creates environmental and other benefits both on site and in the wider area. The major landscape features to be incorporated are:

1. Preservation and use of the most productive areas of land for organic food production
2. Allowance for intensive viticulture and horticulture on gradually sloped areas with northerly aspects
3. Utilising existing pockets of bush and afforestation of natural regenerating bush
4. Riparian restoration of existing water courses and habitats
5. The creation of linkages to wider areas of ecological value
6. Creation of a series of walkways, cycleways and bridle paths to open up land for public enjoyment
Phase 2

Site Analysis and Land Capacity
PHASE 2

KEY ELEMENTS

Site Analysis and Land Capacity
What are the physical constraints on site?

Productive Land Framework
Where do you locate productive land?

Ecological Restorative Framework
What areas should be protected?

Open Space and Recreation Framework
How do you create a network of spaces?

Movement and Transportation Framework
What are the key connections to the wider network?

Social, Economic and Cultural Framework
What quality of life will the community have?

Sustainability Framework
What will guide a sustainable community?

Development Framework
Where have you located development?
STEP A
Assess the physical constraints of the land – Sieve mapping

2.1 SITE ANALYSIS & LAND USE CAPACITY
2.1.1 Constraints - Elevation
2.1.1 Checklist
2.1.2 Constraints - Slope
2.1.2 Checklist
2.1.3 Constraints - Aspect & Visual Impact
2.1.3 Checklist
2.1.4 Constraints - Hydrology
2.1.4 Checklist
2.1.5 Constraints - Natural & Cultural Sensitivity
2.1.5 Checklist

STEP B
Identify appropriate future land use activity and connections

2.2 PRODUCTIVE LAND FRAMEWORK
2.2.1 Case Study
2.2.1 Checklist
2.2.2 Case Study
2.2.2 Checklist

STEP C
Identify development outcomes for the community

2.3 ECOLOGICAL AND RESTORATIVE FRAMEWORK
2.3.1 Case Study
2.3.1 Checklist

STEP D
Prepare preliminary Structure Plan

2.4 OPEN SPACE & RECREATION FRAMEWORK
2.4.1 Case Study
2.4.1 Checklist
2.4.2 Case Study
2.4.2 Checklist

2.5 MOVEMENT & TRANSPORTATION FRAMEWORK
2.5.1 Case Study
2.5.1 Checklist

2.6 SOCIAL, ECONOMIC & CULTURAL FRAMEWORK
2.6.1 Case Study
2.6.1 Checklist

2.7 SUSTAINABILITY FRAMEWORK
2.7.1 Case Study
2.7.1 Checklist
2.7.2 Checklist
2.7.3 Checklist

2.8 DEVELOPMENT FRAMEWORK
2.8.1 Case Study
2.8.1 Checklist
2.8.2 Case Study
2.8.2 Checklist
Within the surrounding area of Margaret River it cannot be assumed that all land has got equal potential to absorb urban growth. To create an effective plan for sustainable growth within the hamlet investigation zones it is essential to carry out detailed capacity studies to assess land suitability. This can be done by way of sieve mapping process to assess growth potential and land use.
AIM

To assess the capacity of the land to sustain future growth maintaining a sense of place and connecting back into the wider environment – the large movement and natural networks.

OBJECTIVES

1. Respond to the physical slope, aspect, ecology, biology and hydrology of the Rural Hamlet
2. Identified physical constraints of the existing land form and habitats on site as well as connectivity to the wider context
3. Provide a scale of development that is appropriate to maintaining the rural amenity of the area
4. Locate clusters that are easily accessible and can link efficiently into surrounding infrastructure systems
5. Ensure adequate vehicular links to surrounding areas
6. Locate gateways which make the connections more legible and memorable
7. Provide for a community which fits into and enhances the surrounding recreational, cycling and pedestrian networks
8. Create a sustainable balance to the land with a 40% productive, 30% ecological and a maximum of 20-30% development footprint
2.1.1 CASE STUDY

The natural context within the Margaret River Towncentre and the wider Augusta-Margaret River Region provides a set of logical criteria against which the siting of Rural Hamlets should be assessed.

Constraint – Elevation

The elevation plan opposite illustrates how the higher and steeper slopes are generally contained within the Southern section of the site, while the Northern section of the site falls away to low lying flats following the natural drainage pattern.

View from the plateau in the Southern corner of the site to the West demonstrates a physical separation of the two halves.

Figure 12. Map showing Elevation of the site
2.1.1 CHECKLIST

SIEVE MAPPING

It cannot be assumed that all land has got equal potential to absorb growth. To create an effective plan for the sustainable growth of Rural Hamlets it is essential to carry out a capacity study. This can been done by way of sieve mapping to assess growth potential.

The sieve mapping process should be implemented in order to position the Rural Hamlet within the landscape to ensure optimum masterplanned results for both the settlement and the environment. These responses should be related to the physical constraints of the existing landforms and habitats on the site as well as urban context such as connectivity and appropriate form. It requires analysis of the site related to:

- Elevation
- Slope
- Aspect and Visual Impact/Landscape Value
- Ecology and Biology
- Cultural and Heritage
- Hydrology: streams, flood risks, watercourses

These should be applied across the site to evaluate the basic pattern of the land and the creation of a number of constraint layers to create a picture of the area that can be developed in a suitable fashion, consistent with the principles of Sustainable Development and Urban Design outline in Section 2.

Areas may contain one or more of the constraints, but don’t necessarily imply an absolute constraint precluding any development. For example, flood prone areas are a significant constraint compared to a relatively poor aspect. Following this other wider factors need to be evaluated. These include:

- Connectivity: routes, access and serviceability
- Transport and traffic issues
- Economic and social context
- Infrastructure constraints and opportunities

These issues should be evaluated as supplementary work to support the creation of the Rural Hamlet and used to shape the outcomes sought by the Development Framework. Primarily this is to identify large homogenous parcels most able to absorb the majority of development, protect or create ecological zones and preserve the best productive land. Detailed reporting on geology, soil, ecology, hydrology and cultural history should be supplied as part of the overall Development Plan.

ELEVATION

Elevation identifies the rise of the land from low lying valley flats to higher plateaus. This begins to define the character of the landscape and of areas most suitable for development.

- Does the site have distinctive areas of character in the rise and fall of the land?
- What is the natural drainage pattern?
2.1.2 CASE STUDY

THE SITE COMPRISSES OF THREE MAJOR LANDFORMS

1. Low-land area to the Northwest bound by Margaret River and tributaries
2. Large area of benign slope of 5-15 degrees
3. Rising to plateau between 0-10 degrees

RESPONSES

- **0-10 Degrees**: Suitable for development.
- **10-20 Degrees**: Provide excellent opportunities for cropping, regeneration and recreation / open space.
- **20+ Degrees**: Suited for regenerating forest and native bush providing opportunity for an excellent buffer between the existing community and new development.

Figure 13. Map showing Slope on the site

View from the Southern section of the site to the Eastern slope into the valley
SLOPE

The following outlines suitability of the land for future use.

- **0-10 Degrees**: Suitable for development
- **10-20 Degrees**: Provide excellent opportunities for cropping, regeneration and recreation / open space.
- **20+ Degrees**: Suited for regenerating forest and native bush providing an excellent interface between the existing community and new development.

Generally the flatter the land, the more suitable it is for intensive use such as cropping.

The location of development should avoid lower slopes susceptible to flooding and land instability, as well as tops of hills which are highly visible.

- Are there areas that require further geological assessment?
- Does the slope physically separate the land?
- What are the dominant features in the landscape?
- Does the location of proposed development avoid lower slopes susceptible to flooding, or tops of hills and ridges which are highly visible?
- Will the development area avoid steep, unstable or sensitive slopes that are likely to cause land instability?
2.1.3 CONSTRAINTS – ASPECT AND VISUAL IMPACT

2.1.3 CHECKLIST

### CONSTRAINTS – ASPECT

There will be competition between productive land and development for good aspect with sun.

### RESPONSES

- Avoid where possible Southern aspect for development when it is on a slope and buffered from north.
- North aspect for development is most advantageous.
- West aspect is suitable for development on lower slopes.
- Undertake detailed reporting on geology, soil and hydrology for development areas identified.
- Select areas for productive land uses that are less well connected for urban development.

*Figure 14. Map showing Aspect*

View from Southeastern plateau with strong views to Eastern valley along proposed Bypass which should be protected.
2.1.3 CASE STUDY

**ASPECT**

The exposure of land to northerly, southerly, easterly or westerly aspects will present different micro climatic influencing the nature of proposed land use activity. For example, the more northerly the aspect the more suitable the land is for intensive productive activity.

- Is there potential competition between productive land and development for good aspect with sun?
- Which aspect is most visible from lower land?
- Does the development maximise northern slope aspects?
- Have southern slopes aspects been minimised or buffered?

**VISUAL IMPACT**

The visual impact from surrounding areas should be minimised, while visual connections to natural landscapes and indigenous vegetation should be maximised. This will have a effect on the rural character and sense of place in the development of the Rural Hamlet.

- Have strong visual links and views to surrounding natural areas been maximised?
- Does the development proposal allow the surrounding landscape, such as hills and slopes to dominate?
- Is there opportunity to buffer development from roadways, so to avoid ribbon development?
- Do areas of existing and new indigenous vegetation and mature trees visually dominate the surrounding landscape?
- Is the development visually dominant on the horizon line from key public locations?

**CONSTRAINTS – VISUAL IMPACT**

The plateau in the South is the most visible from surrounding areas and the proposed Bussell Highway Bypass.

**RESPONSES**

- Develop mainly on the higher and flatter plateau areas.
- Development on the high areas to be remote from the proposed road.
- Avoid ribbon development adjacent to the proposed bypass.
2.1.4 CASE STUDY

CONSTRAINTS - HYDROLOGY

The hills on the Easterly section of the site feed directly into the wetland valley floor and further into the Margaret River and surrounding tributaries.

RESPONSES

- Plant out steeper slopes in native bush and forest to attenuate runoff.
- Ensure riparian planting along streams and wetland.
- Exclude development under 14m elevation – within flood zones.
- Provide alternative ponds where possible, to manage runoff.
- Rainwater tanks to collect runoff.

Figure 15. Map showing hydrology

Adjacent to the site – Margaret River
The main river system
2.1.4 CHECKLIST

HYDROLOGY

The location of Rural Hamlets should be protected from natural hydrological processes and flooding by setting private and public properties and buildings well back from the edge of waterways and water bodies.

- Have natural hydrological processes and flooding areas been taken into account for the location of proposal?
- Has stormwater treatment been contained within the sites own boundaries?
- Have private/public properties and buildings been set back from the edge of waterways and water bodies such as the Reservoir?

View to Northwestern corner of site showing remnants of wetland and native trees under graze by stock will gradually disintegrate without protection.
2.1.5 CASE STUDY

**CONSTRAINTS – NATURAL ENVIRONMENT**

The site at present has approximately 2ha of native bush with another 1ha of wetland landscape. The predominant issues effecting these areas are:

1. Vegetation is non-contiguous and largely insubstantial in scale.
2. Native bush is not protected from pests or stock.
3. Wetland area is open to stock.

**RESPONSES**

- Connect with existing and create new areas to form ecological and wildlife corridors.
- Increase land retired to bush and wetland to approximately 30% of total site – 12ha.
- Restore wetland and plant margins.
- Exclude stock from bush and wetland areas.
- Provide predator control for wildlife protection.
- Create a predator fenced preserve for bird-life within wetland environment.
2.1.5 CHECKLIST

ECOLOGY AND BIOLOGY

- Does the location of proposed development ensure that surrounding indigenous ecological systems are kept intact?
- Does the proposal avoid areas of ecological and biological significance and/or sensitivity?
- Have the best soils been retained for productive areas and not for development?
- Have strategies been defined to restore ecological corridors and increase biodiversity?

CULTURAL SENSITIVITY

- Does the site mark, protect and enhance areas of site with cultural, archeological, or spiritual significance?
- Does the development protect any landmark features, buildings or structure of heritage or local significance?

CONSTRAINTS – CULTURAL ENVIRONMENT

Used for general agriculture the site has no areas of cultural, archeological or spiritual significance. However, the site surrounded by dense forest holds strong rural character which prior to settlement would have covered the area. As a result the native kangaroos can be seen grazing in the surrounding fields forming part of the natural and cultural landscape.

RESPONSES

- Connect with existing and create new areas to form ecological and wildlife corridors.
- Preserve areas of grazing for kangaroos.
- Maintain strong views and vistas to the surrounding forest and ecological corridors.
A core purpose of the Hamlet is to protect and enhance the productive capacity of the land and reinforce Margaret River’s ‘providore’ reputation and economy.
**A I M**

The creation of a niche food producing environment to supply produce for local consumption and added value opportunities by setting aside good quality land for production.

**O B J E C T I V E S**

1. A preference for organic land management techniques as a more compatible regime adjacent to watercourses and human habitation
2. Reducing ecological footprint
3. Reduction of ‘food miles’ – local food is consumed locally
4. A landscape design approach weaving a cultural landscape for other activities to take place within i.e. wine tourism
5. Creation of a mixed agricultural productive environment, including perennial crops, vineyards, olives, tree crops and specialist livestock
The majority of the 41ha site is in dry-stock grazing. Having identified appropriate landuse activities it is proposed to convert 16ha (40%) into high value agricultural/horticultural uses.

**ISSUES**
- Dry-stock grazing is an uneconomic use on this site
- Dry-stock grazing degrades ecological values
- Creates pollution issues and damages soil structures
- Dry-stock grazing excludes public access
- Existing stock regime requires a high level of nutrients being applied to the land

**FRAMEWORK GOAL**
- The creation of a niche food producing environment to supply produce for local consumption and added value opportunities by setting aside good quality land for production.

**PURPOSE**
- To create employment opportunities.
- The culture of the Rural Hamlet is fed by local food productivity.
- Reduction of ‘food miles’ - local food is consumed locally.

**Figure 17.** Example of the productive circle.

**Figure 18.** Typical cross-section illustrating the application of land use principles - Roads and lanes reinforce the edge boundaries between land use categories.
2.2.1 CHECKLIST

**PERENNIAL CROPPING/HORTICULTURE**

Generally, the most favourable positions would be reserved for this sort of land use: flat ground, facing north, close to settlements. High yields are the result of intensive, year-round working of the fields, with crops managed on a rotational basis. Typical crops would range from root and leaf vegetables through to grains and miscellaneous crops such as sunflowers.

**PERMANENT CROPPING ORCHARDS, VINES**

A permanent plant structure, needs less intensive ongoing intervention with the land, though may still require intensive management of the crop. Typical crops would be berries, grapes, pip/stonefruit, olives. Particularly when the crop framework is trees, intensity of production can be increased by stacking several landuses vertically on the same piece of land e.g. grazing beneath the trees.

**PASTURE/LOW INTENSITY TREE CROPS**

This land use is employed on the less favourable sites and requires very little intervention after establishment. Typical tree crops would be walnuts, chestnuts etc. As in the previous category, several uses can be stacked vertically for greater productivity.

**NATURAL VEGETATION**

No agricultural activity should occur in the Ecological Reserve Zone, which is land set aside to buffer and protect watercourses and wetlands, and to provide an eco-corridor to connect existing areas of natural vegetation. These areas also provide an opportunity for wild harvesting of indigenous foods and medicines.

**SLOPE**

The flatter the land, the more suitable for intensive use such as cropping.

**ASPECT**

The more northern the aspect, the more suitable for intensive activity.

**PROXIMITY**

The closer to settlement and roadways, the more suitable for intensive activity.

**RESERVE**

No agricultural activity.

*Figure 19. Land use principles in the productive landscape*

*Figure 20. Land use levels of intensity and intervention*
2.2.2 CASE STUDY

OUTCOMES

- Provide a detailed soil and aspect analysis to identify suitable productive land uses and management regimes over the productive land area to be submitted prior to subdivision consent.
- Subdivision to create field patterns with accessible lanes which reflect different land uses.
- Preparation of a proposed management structure put in place to develop a comprehensive plan for the rural areas, including the productive lands.
- Address options for Leasehold tenure to be administered by the agency responsible for management. The aim to reduce the up front costs and allow producers to focus resources on the productive opportunities not buying the land.

LEGEND

- Perennial Cropping / Horticulture
- Permanent Cropping - Orchards, Vines
- Permanent Cropping - Low Intensity Tree Crops
- Natural Vegetation

Figure 21. Indicative Productive Framework Plan

Existing dry-stock over the site
DEFINING LANDUSE ACTIVITY

To begin produce a Development Framework, a system of land use principles needs to be applied to specific topography within the context of the site. As illustrated in Figure XXX land uses can be described as a continuum of activity.

Apart from urban development, there are four land use categories, three of which are productive uses. They are defined by the extent to which the land is worked on an ongoing basis.

These activities define the level of intensity and intervention that the land could be subject to, as well as suggesting real uses. The three activity categories are applied according to a set of criteria: slope, aspect, and proximity.

Illustrated in Figure XXX the most intense agricultural activities are indicated in green; the least intensive are coloured red i.e. they are less favourable sites for intensive working of the land.

2.2.2 CHECKLIST

Does the site define major edge markers such as topographical, ecological or imposed?

Have you identified a basic pattern of land use parcels using major and minor markers?

Does the field pattern reflect soils, water, aspect and proximity to settlement?

Does the land use pattern express and articulate inherent landscape values?

Have land uses and activities been arranged in a more economic and sustainable pattern?

Does the land use pattern reinforce the shape of surrounding community?

Does the land use pattern respond to the specific character of the site and immediate surrounding landscape?

LAND MANAGEMENT

Has an agro-economist study been carried out to ascertain the best and most economic crops?

Has a detailed soil analysis been undertaken to assess the suitability of proposed use?

Has a land management plan been prepared?
An urban centre can only survive, grow and prosper if it is supported by a hinterland of productive dominant nodes (villages) and ecologically dominant communities (hamlets and clusters). Ultimately this must all be stitched together by a connected network of ecological corridors.
AIM

To reinforce the natural environment systems both physically and ecologically.

OBJECTIVES

1. To effectively manage stormwater and its effects as part of a Low Impact Design response with additional benefits for ecology and biodiversity

2. To identify areas of ecological significance – forest, bush, wetlands, streams, and to protect.

3. To increase biodiversity (especially supporting native bird life) by increasing native planted areas and ecological corridors

4. Maintenance and protection of significant indigenous landscape habitats

5. Restoration and revegetation of marginal productive areas and areas prone to erosion

6. To provide opportunities for visitor interpretation, walkways and boardwalks in a manner that does not degrade ecological values

7. The creation of an inland ‘island’ as a reserve for wildlife
Of the 41ha site less than 5% is remnant bush. It is proposed to convert approximately 12ha (30%) into native bush and ecological corridors.

**ISSUES**
A consequence of having majority of the site in dry-stock is the degradation of native bush and wetland areas, hence reducing the ecological value.

**FRAMEWORK GOAL**
The creation of a strong indigenous and connected ecological framework by:

- Linking existing and create new areas to form ecological and wildlife corridors
- Exclude stock from bush areas
- Replanting of riparian margins
- Preservation of environments for wildlife and control of predators
- Creation of a wetland

**PURPOSE**
- To increase biodiversity (especially supporting native bird life)
- Providing a visual amenity
- Stabilising land
- Reducing carbon footprint
- Providing a recreational amenity
- To assist with stormwater management

![Figure 22. Indicative Ecological and Restorative Framework](image)

**LEGEND**
- Perennial Cropping / Horticulture
- Permanent Cropping - Orchards, Vines
- Permanent Cropping - Low Intensity Tree Crops
- Natural Vegetation
2.3.1 CHECKLIST

PROTECTING NATIVE HABITATS
To increase ecological capital of the site and work towards a permanent native bushland environment will take time. Therefore land must be identified and set aside in the early stages of the development plan.

- Does the proposal develop and enhance existing areas of bush on the site?
- Has consideration been made to limit intense development on the edge of native bushland?
- Is development mainly contained on the lower slopes - generally rounded and between 0-20 degree slopes?
- Has no development other than permeable recreational tracks occurred in areas of significant native habitats?
- Has the maintenance of 20m vegetative buffer been provided between development and remnant bush or commercial forest?

WATERCOURSES AND RAINWATER
Water provision and consumption is a major constraint for development. This is a resource which must be effectively utilised for development purposes.

- Have streams and watercourses to be restored where required, and protected?
- Have systems been developed to manage runoff through minimisation of impervious surfaces and incorporated low impact drainage solutions?
- Have attenuation ponds been provided where appropriate?
- Have systems been developed to harvest rainwater from roofs and major paved areas?

BIODIVERSITY
An ecological web allowing plants, animals and streams to move and grow without constraint to wildlife.

- Do bush, trees and ecological areas link together to strengthen and integrate ecological corridors?
- Are you able to create a critical mass of bush/forest to provide a safe wildlife habitat?
- Have you carried out a biodiversity audit to monitor impacts of development?

OUTCOMES
- Creation of vegetation and ecological corridors that connect existing pockets of native bush, wetlands and riparian margins in the site and into the surrounding bio-region – forming part of the open space network with cycleway, walkway, bridleway network
- Creation of defensible limits to settlement area are created with ecological buffer zones
- Creation of wetlands as part of a Low Impact Design stormwater response with additional benefits for ecology and biodiversity
- Creation of a management structure to ensure continued maintenance of and pest control within restored areas
Public access and enjoyment of open space network is a fundamental goal. This must be balanced against the need for security and privacy of the Hamlet development areas. There will be an emphasis on providing for a wide range of movement for walking, cycling and horse riding.
AIM

To protect and enhance the natural qualities of the site and surrounds as the foundation of amenity development.

OBJECTIVES

1. Provision of a comprehensive series of walkways, cycleways and bridleways
2. Utilise green corridors between open space and street, and the surrounding rural environment
3. Provide recreation and open space in productive, non-productive, natural and revegetation areas
4. Create a secure and high quality environment for visitors
5. Provide public access to open space features such as waterways and wetlands
6. Provide for a range of user groups, ages and activities both passive and active
7. Provide for garden allotments as a recreational/community use
8. Provide locations for community facilities – halls, clubs, pools, cinemas/theatres, tennis courts, child-care
**ISSUES**

Areas which have not been protected from stock, such as pockets of native bush and the wetlands have become degraded and disconnected from the surrounding ecological corridors. These areas need to be re-established and linked with existing and new ecological corridors. This will also provide for a cycle-way, walkway, bridleway network to be created.

The hamlet itself requires a central community space – square, village green or domain with view shafts to be identified and integrated within the open space network.

**FRAMEWORK GOALS**

The creation of an integrated open space framework by:

- Provision of a comprehensive series of walkways, cycleways and bridleways
- Utilising green corridors between open space and street and the surrounding rural environment

**PURPOSE**

- To provide formal open space as a focal point within development area
- To provide a connected recreation and open space network through productive, natural and revegetation areas

Areas for grazing should be protected for existing native fauna.
### OPEN SPACE NETWORK & RECREATIONAL CORRIDORS

- Has land been identified, set aside and protected as part of a primary open space network?
- Have areas of ecological importance been identified and guidelines provided?
- Have bush tracks and recreational areas been identified?
- Does the open space plan take account of topography and watercourses?
- Has open space and amenity been created through the protection and enhancement of natural gully systems where appropriate?
- Have natural corridors been identified and utilised for ecological exploration, walkways, cycleways and bridleways?
- Have waterfront reserves been provided where applicable?
- Have public roads and access ways to the recreational reserves been provided?
- Is there provision of public parking area outside village areas?
- Has recreational amenity been provided?
- Has protection of existing bush been maximised?

### HIGH QUALITY ENVIRONMENTS

The character of the Rural Hamlet is defined by landscape and amenity – both are intimately linked.

- Have outdoor recreation opportunities been provided within an open space network?
- Is there concentration of urban amenity within the open space network?
- Have open space features been utilised as focal points for the development?
- Does the development provide quality visual amenity for the wider community?
- Has visual and physical access to the development been enhanced
2.4.2 CASE STUDY

OUTCOMES

- A comprehensive series of walkways, cycleways and bridleways to enable public access through both the site
- A permeable field pattern that maximises the number of public access opportunities in the productive landscape. This field pattern will be arranged in a comprehensive manner around the most sustainable uses
- Management of the productive landscape to ensure attractive environments suitable for recreation via the use of sustainable agriculture practices with reduced nuisance value e.g. spray drift
- Provision of recreational opportunities compatible with the type of landscape and the level of protection and enhancement required
- Opportunities for walking and cycling provided throughout the development, both as recreation and as transport linkages between development blocks and the surrounding area
- Creation of a management structure to ensure continued maintenance over a five year period – prior to being handed over to Council
- To provide levels of open space facilities suitable for residents and the surrounding population
- To ensure views and vistas are maintained to enhance the rural character and sense of place
2.4.2 CHECKLIST

SAFETY AND SECURITY

Legibility in an environment creates a sense of understanding and confidence. The ability for users of public spaces to see and be seen, to understand the physical environment that they move in is essential to ownership and sense of wellbeing.

☑ Do houses and balconies overlook streets and open space?

☑ Is there a mixed use area with 24 hour occupancy?

☑ Have measures been implemented to maximise the removing and/or slowing of vehicles within the public realm.

☑ Have cycleways and walkways in urban areas been designed in a way that will allow them to be over looked by residences with ability to summon help or attract attention?

☑ Has the whole environment been designed with ability to be seen by others and enjoy the benefits of non-invasive passive supervision? e.g. when walking, sitting outdoors walking or swimming.

MANAGEMENT FRAMEWORK

☑ Has a management structure been provided to ensure continued maintenance of, and pest control, within restored areas?

☑ Has a planting framework and management/maintenance regime been established for public open spaces?

☑ Has consideration been made for potential water features as part of ecological restoration or stormwater systems?

BUSHFIRE PROTECTION

☑ Has an assessment been made of surrounding bush to establish the level of fire risk close to potential housing?

☑ Is there opportunity to integrate fire management strategies within the open space and recreational network?
Communities exist for interaction. They depend upon movement networks to tie them together and enable people to move easily between different areas.
AIM

To provide a clear and simple movement network that removes unwarranted traffic from the majority of the village/Hamlet and is supported by an extensive open space, pedestrian and cycle network.

OBJECTIVES

1. The creation of a comprehensive, and integrated, multi-modal transport system based on ‘the walkable community’
2. To create options for connectivity both within and out of the site
3. Give streets and countryside back to people with streets designed for pedestrian priority
4. Increase exercise and public health by encouraging walking, cycling and riding
5. Create a network of rural lanes throughout the countryside giving accessibility to the countryside for riders, walkers and cyclists
6. Reduce the impact of the car in the streets and on the built environment
7. Design compact, walkable and permeable urban forms to facilitate walkability
2.5.1 CASE STUDY

**ISSUES**

The proposal for the Bussell Hwy Bypass is to alleviate heavy traffic currently going through the centre of the Margaret River town. In this regard there is limited opportunity to provide access onto the Hwy – to avoid future congestion issues. This requires provision of an alternative route such as internal link road to connect the Hamlet with other settlements in the wider context.

In addition the current alignment of the Bypass divides the site limiting opportunity for achieving a viable balance of productive, restorative and developable land. This will require consideration of realignment.

**FRAMEWORK GOALS**

The creation of a comprehensive, and integrated, multi-modal transport system based on ‘the walkable community’

**PURPOSE**

- To connect with the wider communities
- Reduce the impact of cars on the built environment
- To give streets and countryside back to people
- To reduce ambient traffic noise
- To ‘slow-down’ the community
- To increase exercise and public health
### 2.5.1 CHECKLIST

#### CIRCULATION PATTERN

It is crucial for the Rural Hamlet to be legibly and adequately connected to surrounding Village/Neighbourhood Centres and seamlessly stitched into the rural hinterland.

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the planned or existing roading network conducive to good land use management?</td>
<td>✔</td>
</tr>
<tr>
<td>What are the key destination patterns in order to minimise the effect of through traffic on the heart to the village/hamlet?</td>
<td>✔</td>
</tr>
<tr>
<td>Is the Rural Hamlet located on intersections or within close proximity to the primary roading network to maximise connectivity and economic vitality?</td>
<td>✔</td>
</tr>
<tr>
<td>Is the circulation network integrated with the Open Space Recreational framework and Ecological Restoration Framework?</td>
<td>✔</td>
</tr>
</tbody>
</table>

#### INTEGRATED NETWORK

The provision of walkable, cyclable, and safe neighbourhoods promotes viable alternatives to the use of private cars for short trips.

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Has an extensive and connected open space network, both public and private, been provided?</td>
<td>✔</td>
</tr>
<tr>
<td>Has bushland and open space in the form of greenbelts and ecological corridors been used to form distinct neighbourhoods and provide immediate access to the wider green network, walkways, cycleways and bridleways?</td>
<td>✔</td>
</tr>
<tr>
<td>Has the existing entry road been enhanced and/or realigned to follow inland gullies and valley paths?</td>
<td>✔</td>
</tr>
<tr>
<td>Are access and circulation patterns planned for at a village scale?</td>
<td>✔</td>
</tr>
<tr>
<td>Will walkability be ensured by creating an integrated car-free green network and pedestrian system?</td>
<td>✔</td>
</tr>
</tbody>
</table>

#### REDUCING THE IMPACT OF THE CAR

The provision of a compact village/hamlet that is close to the open space network encourages visitors to look at alternative transportation systems. Walking, cycling and horse riding will be major recreational activities.

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the design provide an ecological web allowing plants, animals and streams to move and grow without constraint to wildlife?</td>
<td>✔</td>
</tr>
<tr>
<td>Has a single main public thoroughfare been provided that has a small carriageway, informal patterning and quality landscaping?</td>
<td>✔</td>
</tr>
<tr>
<td>Is a grid of permeable streets possible in the built area?</td>
<td>✔</td>
</tr>
<tr>
<td>Can the grid pattern be designed in a way that is pedestrian focused?</td>
<td>✔</td>
</tr>
<tr>
<td>Are there provisions for high tech communication infrastructure to be included to facilitate localised work and access to services?</td>
<td>✔</td>
</tr>
</tbody>
</table>

### OUTCOMES

- Compact, walkable and permeable urban forms to facilitate walkability
- A network of rural hinterlands supporting walkways, bridlepaths and cycleways.
- Reduced impact of the car in the streets with streets to be designed for pedestrian priority
- A network of rural lanes throughout the countryside giving accessibility to the countryside for riders, walkers and cyclist
- A mixed use environment in compact form that provides services and community facilities within walking and cycling distance
The design of Rural Hamlets is not just a development, but is the creation of a community focused on a culture of quality of lifestyle – a place where you can live, work, play, eat – slowly. Part of the world ‘slow food’ and ‘slow town’ movement – a place designed around people and the creation of time.
AIM

The creation of a community that values terroir, and develops a culture based on a high quality of life, creativity and local self-reliance.

OBJECTIVES

1. To accommodate the needs of the existing community
2. To create a mixed economy which is more self-reliant
3. To provide a mix of localised services and facilities – community and commercial
4. The development of local farmers food market and artisan food outlets rather than conventional food retail
5. To increase exercise and public health
6. To reduce energy use
7. To utilise high tech communication infrastructure to facilitate business
8. To create a celebration of culture – past and future – through built form, art and protocols
9. To provide a real emphasis on sensescape – the reduction of ambient noise and pollution to heighten awareness of everyday sounds and smells
10. To develop a mixed productive food economy with added value food industries
2.6.1 CASE STUDY

OUTCOMES

- High tech communication infrastructure to facilitate business
- Development of a mixed productive food economy with added value food industries
- Local farmers food market and artisan food outlets rather than conventional food retail
- Development of cultural and food related festivals/activities to celebrate terroir
- Full range of social facilities and services – cafes, cinema, theatres, parks, pools, schools etc.
- A real emphasis on sensescape – the reduction of ambient noise and pollution to heighten awareness of everyday sounds and smells
- A celebration of culture – past and future – through built form, art and protocols
- An economic development strategy aimed at creating and attracting employment.
2.6.1 CHECKLIST

DEFINING SOCIAL, ECONOMIC AND CULTURAL VALUES

Margaret River attracts some one million visitors per year. They come for the beach, forests and the produce; wine, cheese, olives etc. Food is an important element of sustenance and life – but in traditional society it transcends into the fountain-head of culture. The pursuit of local food production, quality, a celebration of slow food – can define or express a sustainable culture.

A SLOW FOOD / SLOW TOWN COMMUNITY

- Has the Rural Hamlet been designed to encourage a community that embraces the values of the Slow Food/Slow Town movement?
- Does it provide a constant reconnection with the benefits of the productive amenities surrounding the neighbourhood?
- Is the retail artisan-based, with no fast food chains or conventional supermarkets in the Rural Hamlet?
- Are the methods of local food production, land management practices, food processing and food/plant sales within the Rural Hamlet organic or Biodynamic?
- Are the food and plants sold and processed within the Rural Hamlet produced as locally as possible?
- Has a village square or green been created to facilitate community gathering and enterprise?
- Has the Hamlet been provided with the fastest and highest quality of telecommunication systems to facilitate tele-commuting?

LOCATION

- Has the Rural Hamlet been set within and have easy access to a natural and/or productive habitat?
- Does this reflect their urban association with small-scale employment or with the rural character of the Margaret River area?

RURAL CHARACTER AND SCALE

- Does the scale and form of Hamlets keep with the rural context of the surrounding Margaret River rural area by limiting the size of each cluster?
- Is the Rural Hamlet of a scale that ensures an ecologically sensitive built footprint and avoids encroachment into the surrounding hinterland?

SOCIAL AND CULTURAL INFLUENCES

- Have places and reference points with indigenous or European cultural significance been retained as an integral part of each Hamlet’s identity?
- Is the uniqueness of place enhanced by building a community based on the heritage of the region and the uniqueness of the land?

Food tourism, art, culture and events are all added value businesses. These in turn attract facilities for conference and creative industries.

FRAMEWORK GOALS

The creation of a community that values terroir, and develops a culture based on a high quality of life and local self-reliance – a slow town.

- By acknowledging the indigenous culture of the area
- The needs of the existing community

PURPOSE

- To reduce energy use
- To create a mixed economy which is more self-reliant
- A mix of localised services – community and commercial
- To reduce the dependency of ‘imported’ food
- To ‘slow-down’ the community
- To increase exercise and public health
- To create a celebratory culture
The basis for the design of the Rural Hamlet is the concept of "Terror". It is not a neighbourhood imposed 'on' the land, but is 'of' the land.