### 11.2 Sustainable Development

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<th>SUBJECT</th>
<th>PAGE</th>
</tr>
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<td>11.2.1</td>
<td>SIX (6) CHALETS AND TWELVE (12) X CAMPSITES AT 522 (LOT 1) BROCKMAN HIGHWAY, KARRIDALE</td>
<td>1</td>
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<td>11.2.2</td>
<td>AMENDMENT 67, WALLCLIFFE HOUSE – FOR INITIATION</td>
<td>16</td>
</tr>
</tbody>
</table>
11.2 Sustainable Development

11.2.1 SIX (6) CHALETS AND TWELVE (12) X CAMPSITES AT 522 (LOT 1) BROCKMAN HIGHWAY, KARRIDALE

Attachment 1 – Plans of Proposed Development
Attachment 2 – Schedule of Submissions
**Construction Notes 1:**

**EXTERNAL CLADDING:**
- Steel: light grey Colorbond sheeting
- Timber: Dark grey stained vertical siding
- Roof Steel: Light grey Colorbond sheet

**INTERNAL CLADDING:**
- Fibre cement with integral insulation
- Unfaced Weatherboard
- Plaster & stained timber
- MDF or solid wood

**WINDOWS:**
- Petite airtight double glazing, metal frame, black surrounds

**Construction Notes 2:**
- All structural elements are required to be in accordance with BCA requirements and engineering details
- Timber roof framing in accordance with AS 1684, and framed floors & walls in accordance with engineering details
- Location of skylights is indicative only & may be changed at builders discretion
- Dimensions as indicated are to framed walls only and do not include plaster/timber thickness
- Insulative throughout residence required to conform to BCA energy efficiency guidelines for certified energy assessment report
- R4.4 ceiling insulation to whole roof area unless noted otherwise
- Provide lift up hinges to door where WC is within 1.2m of swing door

---

The drawing forms part of the building contract.

Signed:
- [Signatures of Owner 1 and Owner 2]

Signed:
- [Signatures of Builder and Witness]
### SCHEDULE OF SUBMISSIONS – P218503
**Six (6) Chalet and Twelve (12) Campsites**

**522 (Lot 1) Brockman Highway, Karridale**

<table>
<thead>
<tr>
<th>SUBMISSION NO.</th>
<th>SUBMITTER (Name &amp; Address)</th>
<th>SUMMARY OF COMMENTS</th>
<th>OFFICER COMMENT</th>
<th>RECOMMENDATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Support</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Landowner – Site north of Brockman Hwy</td>
<td>None</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Landowner – Site on Twenty Four Rd</td>
<td>None</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Landowner – Site on Brockman Hwy</td>
<td>None</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| **Object**     |                             |                     |                 |                |
| 4              | Landowner – neighbouring Site | - Oppose the location, request it is located 100m from common boundary.  
- Request a high fence to prevent people and pets entering neighbours Site, disturbing lambing and grazing ewes.  
- Request landscaping along the boundary where 50m of creek line was cleared.  
- No camp fires and no dogs.  
- Septics are to be located too close to boundary from neighbours dam.  
- All run off will end in creek line.  
- Far too much parking along Brockman Hwy.  
- No need for owners and caretakers dwellings, along with 6 chalets.  
- The entrance is unsafe for tuning vehicle towing caravans.  
| The application has been revised, this has included:  
Chalets have been moved into the Site  
Campsites are to be located over 30m from the boundary  
Onsite manger will reside on the Site at all times  
Parking area along Brockman Hwy removed  
New access in consultation with Main Roads  
| Changes to the proposal have been made, no further changes are required. |
| 5              | Landowner – Site north of Brockman Hwy | - Concerns with road safety.  
- Concerns with risk to bushfire given location near to areas of dense vegetation surrounding the Site.  
- Impact to preservation of environmental qualities found in the area.  
- Impact from water pollution from water runoff to the creek line.  
| Refer to officer comments above. A BMP and BEEP have been prepared to address bushfire risks and DFES is satisfied matters have been suitably addressed.  
Waste water disposal will be required to be maintained on Site, and will be  
| No further changes are required.  |
## SCHEDULE OF SUBMISSIONS – P218503
### Six (6) Chalet and Twelve (12) Campsites
### 522 (Lot 1) Brockman Highway, Karridale

<table>
<thead>
<tr>
<th>SUBMISSION NO.</th>
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<th>SUMMARY OF COMMENTS</th>
<th>OFFICER COMMENT</th>
<th>RECOMMENDATION</th>
</tr>
</thead>
</table>
| 6              | Nearby landowner           | - Proposal presents more than the 6 chalets of 12 campsites.  
- Visibility of location to Brockman Hwy and neighbouring property is not in accordance with the Scheme provisions for zoning of the land.  
- A number of concerns have been raised with the location of camp sites, location of septic system. | assessed under a septic application to the Environmental Health Officers.  
Applications that vary the LPS1 standards can be applied for. | Refer to officer comments above.  
No further changes are required. |

### Government Agencies

**Department of Biodiversity, Conservation and Attractions (DBCA)**  
No comments.  
Note: The development is located within an area covered by a ‘Agreement to Reserve’ under the *Soil and Land Conservation Act*.  
In principle agreement has been provided to remove the covenant from the area for the development.  
No changes to the proposal are required.
<table>
<thead>
<tr>
<th>SUBMISSION NO.</th>
<th>SUBMITTER (Name &amp; Address)</th>
<th>SUMMARY OF COMMENTS</th>
<th>OFFICER COMMENT</th>
<th>RECOMMENDATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1945.</td>
<td>A covenant with the Commissioners of Soil and Land Conservation. DBCA recommends that advice is sought from the Department of Primary Industries and Regional Development in relation to the covenant.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Department of Primary Industries and Regional Development</td>
<td>In principle agreement has been reached to remove the covenant from the development area in exchanged for an addition 3.9ha to by added to the covenanted area on the southern boundary.</td>
<td>Noted.</td>
<td>No changes to the proposal are required, this can be addressed by a planning condition.</td>
<td></td>
</tr>
<tr>
<td>Department of Fire and Emergency Services (DFES)</td>
<td>The BMP includes additional APZ around the existing and proposed structures. DFES is satisfied that the proponent has adequately identified issues arising from the bushfire risk assessments and considered dhow compliance with the bushfire criteria can be achieved.</td>
<td>Noted.</td>
<td>The BMP and BEEP will be required to be implemented and certification provided to ensure all recommendations within the BMP are undertaken on Site.</td>
<td></td>
</tr>
<tr>
<td>Main Roads WA</td>
<td>Concerns in regard to the proposed access to Brockman Highway. It is noted that the property currently has two access driveways to Brockman highway. Sightlines along Brockman Highway from the existing driveway proposed for access to the east are substandard which will create potential for vehicle conflicts at the access and along the highway. The proposed development including chalets and caravan park will significantly increase traffic demands which will increase the potential for vehicle conflicts at the access / driveway which will detract from the safety and function of the highway.</td>
<td></td>
<td>No changes to the proposal are required. This can be addressed by way of a planning condition.</td>
<td></td>
</tr>
</tbody>
</table>
**SCHEDULE OF SUBMISSIONS – P218503**  
**Six (6) Chalet and Twelve (12) Campsites**  
**522 (Lot 1) Brockman Highway, Karridale**

<table>
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<th>RECOMMENDATION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>It is recommended that the proponent be requested to identify a new access/driveway location which can achieve the required sightlines. Main Roads will then be able to inspect the proposed new access/driveway location. The new access/driveway will need to be designed and constructed to the specifications and satisfaction of Main Roads. The two existing access/driveways can then be closed and the road verge reinstated to the satisfaction of Main Roads.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
11.2 Sustainable Development

11.2.2 AMENDMENT 67, WALLCLIFFE HOUSE – FOR INITIATION

Attachment 1 – Scheme Amendment Request Document
Wallcliffe House
101 Wallcliffe Road, Margaret River

LOCAL PLANNING SCHEME NO.1 SCHEME AMENDMENT REQUEST
VOLUME 1 - PLANNING REPORT

Prepared for The Landsmith Collection
Prepared by Taylor Burrell Barnett
<table>
<thead>
<tr>
<th>Revision</th>
<th>Reviewer</th>
<th>Date Issued</th>
</tr>
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<tr>
<td>18/061-0</td>
<td>LB</td>
<td>December 2019</td>
</tr>
<tr>
<td>18/061-1</td>
<td>LB</td>
<td>January 2020</td>
</tr>
<tr>
<td>18/061-2</td>
<td>LB</td>
<td>February 2020</td>
</tr>
</tbody>
</table>

Wallcliffe House  
Lot 101 Wallcliffe Road,  
Margaret River  

Amendment to Local Planning Scheme No. 1

Taylor Burrell Barnett  
Town Planning and Design  
Level 7, 160 St Georges Tce  
Perth WA 6000  
Phone: 9226 4276  
admin@tbbplanning.com.au
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</table>
FOREWORD

To create the World’s most special boutique hotel experience here in Margaret River.

A VISITOR’S INTRODUCTION

Wallcliffe House sits on the edge of an untouched world, where the ocean meets the river and where the untamed meets the refined. Its prime position acts as a portal to Australia’s best wineries, restaurants, beaches and the natural beauty of the actual Margaret River.

The location of Wallcliffe House is near the mythological waterway associated with the Wooditch and Waugal creation myths of the Noongar people. This site connects guests with the history and culture of the indigenous community in parallel with the colonial world.

Guests can explore the parallel worlds of Wallcliffe’s history and family, birth and rebirth, European refinement and Australian ruggedness. The local stories of Wallcliffe House will be intricately woven through the buildings, their interiors and the guest experiences.

To visit Wallcliffe House is to travel into another world, limited only by your interests and desires to experience parallel worlds.
FROM THE OWNERS

When the chance arose to purchase Wallcliffe House, we felt a sense of responsibility to see the property remain in local hands.

Not only is it a significant property for Margaret River, but we personally fell in love with it long before the fires. We feel strongly about respecting the integrity of its special setting, whilst envisioning a new tomorrow for the property.

The high-level masterplan, which is further explored in this document, is to build and operate up to a 40-room, low key, yet luxury, boutique hotel. Guests will enjoy food and beverage and other guest facilities in keeping with our vision.

We are highly aware, and respectful of, the property’s Indigenous history, European heritage, historical architecture, landscape and environmental values, which include the surrounding areas and, of course, the river.

We are also deeply committed to Margaret River and its extraordinary attributes – forest, surf, salt and sand, exquisite wine and food, artists and makers, walk tracks, cycle trails, invigorating wild winds, and a light that sparkles, even on a cloudy day.

With this inspiration, we hope to be able to share the stories and experiences of the House, the site and the region in a deep and respectful way and, we would argue, in a way not currently being offered by accommodation providers here.

We want Wallcliffe House to be embraced by the community and for us all to be proud of the ability to share this extraordinary place with respectful and appreciative guests from around the world.

It is our wish to showcase this unique and special place and show our guests the value of living in harmony with it.

We do very much look forward to continuing discussions with the Shire as we move through the process.

Warm regards

Alexandra and Julian Burt
1 INTRODUCTION

1.1 SCHEME AMENDMENT REQUEST

This report constitutes a formal request to the Shire of Augusta-Margaret River, on behalf of The Landsmith Collection, to adopt an amendment to Local Planning Scheme No. 1 (LPS1) in relation to Lot 101 Wallcliffe Road, Margaret River (the site). The site previously accommodated a homestead commonly known as ‘Wallcliffe House’, a building which along with the land was rich in Indigenous and European heritage significance. The purpose of the Amendment is to modify the provisions of LPS1 to facilitate the redevelopment of the site for luxury boutique hotel-style accommodation.

This report contains the justification for the proposed Amendment, which has been informed by extensive technical investigations undertaken by a multi-disciplinary consultant team, as outlined in Table 1. The investigations included an exhaustive design process to formulate an indicative Development Concept. The Development Concept illustrates a potential site-responsive design outcome, in line with the owners’ vision for the site, and consistent with the intent of the proposed Scheme Amendment.

A local and international team of subject matter experts, including designers and engineers has been assembled, all sharing the same sensibilities and care for the history and natural environment.

1.2 BACKGROUND

The site is of heritage significance and previously accommodated a residence commonly known as Wallcliffe House. Both Wallcliffe House and Dairy, as well as the landscape setting, had heritage value due to the Victorian Georgian architecture and beautiful natural landscape. The site was damaged by a bushfire in 2011, reducing the buildings on the site to ruins. Despite the condition of the buildings, the heritage values of the site remain and need to be considered as part of any redevelopment. Preserving and celebrating the heritage significance and landscape values of the site have underpinned this Scheme Amendment Request.

### TABLE 1: PROJECT TEAM RESPONSIBILITIES

<table>
<thead>
<tr>
<th>Technical Input</th>
<th>Consultant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town Planning and Urban Design</td>
<td>Taylor Burrell Barnett</td>
</tr>
<tr>
<td>Bushfire Management Plan (Appendix A)</td>
<td>Emerge Associates</td>
</tr>
<tr>
<td>Environmental Assessment Report (Appendix B)</td>
<td>Emerge Associates</td>
</tr>
<tr>
<td>Water Management Strategy (Appendix C)</td>
<td>Emerge Associates</td>
</tr>
<tr>
<td>European Heritage Report (Appendix D)</td>
<td>Hocking Heritage Studio</td>
</tr>
<tr>
<td>Aboriginal Heritage Report (Appendix E)</td>
<td>Hocking Heritage Studio</td>
</tr>
<tr>
<td>Transport Report (Appendix F)</td>
<td>Riley Consulting</td>
</tr>
<tr>
<td>Engineering Servicing Report (Appendix H)</td>
<td>The Civil Group</td>
</tr>
<tr>
<td>Design (section 6.3 &amp; 6.4)</td>
<td>Spencer Fung Architects/MJA Studio</td>
</tr>
<tr>
<td>Landscape (section 6.5 &amp; 6.6)</td>
<td>Emerge Associates</td>
</tr>
</tbody>
</table>
2 SITE AND CONTEXT

2.1 THE SITE

The site, shown in Figure 1, is approximately 5.2 hectares (ha). It is generally bound by the Margaret River to the west/north-west and has direct access to Wallcliffe Road. Three dwellings are located on the adjoining Lot 102 to the east and Wallcliffe Reserve (Reserve 41545) immediately abuts the site to the south.
Figure 1 - Subject Site
2.2 LEGAL DESCRIPTION AND OWNERSHIP

The land ownership details of the site are described within Table 2.

**TABLE 2: SITE OWNERSHIP**

<table>
<thead>
<tr>
<th>Lot</th>
<th>Street</th>
<th>Area</th>
<th>Land Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>101</td>
<td>Wallcliffe Road</td>
<td>52,494m²</td>
<td>Wallcliffe House Pty Ltd</td>
</tr>
</tbody>
</table>

2.3 EXISTING LAND USE AND DEVELOPMENT

The site was previously occupied by Wallcliffe House and a small dairy building. The construction of these were completed by 1865 for the Bussell Family. Wallcliffe House also previously served as a guesthouse early in the Twentieth Century. A new house was constructed on the site in 2001, which was most recently used as the residence of the Chaney Family, and is commonly referred to as the ‘Chaney House’.

As previously mentioned, a bushfire significantly damaged the site in November 2011, effectively destroying the main buildings. The ruins of the original Wallcliffe House, the Chaney House and the Dairy, together with ancillary structures, still remain. A small timber boat shed, situated near the river, was spared by the fire and remains intact. Extensive formal landscaped areas also exist on the site which have been cultivated and well maintained over time and remain of a high standard.

Limited clearing and the construction of security fencing have been the only works that have occurred on site since the bushfire.

2.4 SURROUNDING CONTEXT

The site is situated approximately 8km west of Margaret River Town Centre, 1.3km north of the Prevelly Townsite, and 2.5km north of the Gnarabup Townsite (refer Figure 2).

It is close to a range of natural and built tourist attractions. The Margaret River mouth, where the Margaret River meets the Indian Ocean, is approximately 1.2 km west of the site. There is dedicated car parking with pedestrian access to the beach in this location, as well as at the nearby Surfers Point (refer Figure 3). There are also beaches further south of the site at Prevelly and Gnarabup.

The Cape to Cape walking trail runs through the Parks and Recreation reserved land to the south. A number of natural caves are located within the same reserve, in close proximity to the site.

The site’s location immediately adjacent to the Margaret River, and proximity to this diversity of natural and built tourist attractions provides excellent potential for a high-end tourist facility.
Figure 3 - District Context
3 PLANNING FRAMEWORK

3.1 STATUTORY PLANNING FRAMEWORK

3.1.1 SHIRE OF AUGUSTA-MARGARET RIVER LOCAL PLANNING SCHEME NO. 1

The site is zoned Tourism and included in Tourist Area 5 (T5) under the Shire of Augusta-Margaret River Local Planning Scheme No. 1 (LPS1) (refer Figure 4). H8 is identified on the site. Whilst H8 is not referenced in LPS1, the Shire has advised that H8 refers to the listing of Wallcliffe House and Landscape on the State Register of Heritage Places (Place No. 114). The adjoining land is zoned/reserved:

- North and South – Parks and Recreation reserve;
- East – Chalet and Camping zone; and
- West – Waterways reserve.

The purpose of the Tourism Zone is: ‘To provide quality tourist accommodation and associated uses that are generally compatible with the surrounding area and generally located within or in close proximity to established settlements’. The objectives of the Tourism Zone are:

a. ‘To make provision for the development of a range of tourist accommodation such as hotels, guest-houses, chalets, motels, residential building, caravan parks and camping grounds in locations and areas of tourism interest;

b. To control the location, form, character and density of any development or land use so as to prevent conflict with surrounding land uses, and to complement the natural and built features of development within the Scheme area;

c. To ensure that developments within the zone are principally for short-stay holiday accommodation purposes, and provide for associated uses, infrastructure and services appropriate to the needs of the development; and

d. To provide for the development and retention of land suitable for hotels, motels and resort development:’

The conditions relating to T5 included in Schedule 12 of LPS1 are:

1. ‘Development and land use is limited to single residential and ancillary uses consistent with the heritage values of the land and its National Trust classification unless otherwise approved by the local government.

2. The local government may approve applications for tourist type uses such as restaurant, tearooms, conference facilities, guesthouse and activities related to public viewing of the buildings and grounds, provided such uses do not conflict with the heritage values of the land, and does not require a material change to the visual appearance and character of the site.

3. No development shall be approved by the local government unless it is consistent with the heritage values and integrity of the land and its buildings.

4. For the purposes of condition 1 “development” includes buildings, fencing, driveway, walkways, landscaping, changes in the use of the land and buildings and changes in the structural integrity of the buildings.

5. Removal of existing vegetation is not permitted without the approval of local government.’

This Scheme Amendment Request proposes to make minor modifications to the T5 conditions to primarily provide for the development of a boutique luxury hotel on the site.
### 3.2 STRATEGIC PLANNING FRAMEWORK

#### 3.2.1 STATE PLANNING POLICY 6.1 LEEUWIN-NATURALISTE RIDGE

State Planning Policy (SPP) 6.1 was released in 1998 (updated in 2003). The purpose of SPP 6.1 is to provide the strategic planning framework for the Leeuwin-Naturaliste Ridge policy area for the 30 years from 1998 through greater vision, guidance and certainty of land use. The policy recognises tourism as playing a vital role in the local economy.

SPP 6.1 provides a Statement of Intent together with a number of associated policies in relation to tourism development. The Statement of Intent is as follows:

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

1. Encouraging nature based and cultural tourism opportunities;
2. Focusing coastal tourism in designated nodes;
3. Integrating large scale tourism developments into Principal Centres and other settlements;
4. Promoting low scale tourism development that is consistent with local characteristics;
5. Encouraging innovative tourism development that responds to the local natural and cultural environment;
6. Assessing land use proposals for their impact on tourism; and
7. Conserving these landscape, cultural and environmental values that offer future tourism potential.

The site is located in proximity to Prevelly, which is identified in SPP 6.1 as a ‘Coastal Node’, in which the principal function is composite tourist/holiday accommodation and general residential use. Whilst the site itself is not included within a ‘Tourist Node’ in SPP 6.1, the proposed Scheme Amendment Request is considered to align with the Tourism Statement of Intent, particularly in relation to points 1, 5 and 7 above. It is also relevant that the site is already zoned Tourism in LPS1.
3.2.2 STATE PLANNING POLICY 3.7 PLANNING IN BUSHFIRE PRONE AREAS

SPP 3.7 assists in reducing the risk of bushfire to people, property, and infrastructure by encouraging a conservative approach to strategic planning, subdivision, development and other planning decisions proposed in bushfire-prone areas. SPP 3.7 applies to all land which has been designated as bushfire prone by the Fire and Emergency Services (FES) Commissioner as identified on the Map of Bush Fire Prone Areas.

The site is identified as bushfire prone. Accordingly, a Bushfire Management Plan (BMP) has been prepared and informed the Development Concept Plan design. The BMP details how SPP 3.7 and the bushfire protection criteria outlined within the Guidelines for Planning in Bushfire Prone Areas can be satisfied, and includes a bushfire attack level (BAL) assessment. A copy of the BMP is included in Appendix A and discussed in more detail at section 4.1.6.

The WAPC recently released a Position Statement: Tourism land uses in bushfire prone areas. This document is intended as a risk-based guide to bushfire protection relevant to the characteristics of a tourism land use and its context, whilst balancing the aims of opportunity, environmental protection, landscape amenity and cultural heritage. It recognises the intrinsic link between tourism land uses and the natural environment may mean that the current provisions in SPP 3.7 and the supporting Guidelines for Planning in Bushfire Prone Areas cannot always be satisfied and instead provides guidance to support the operation of tourism developments. This Position Statement has also informed the preparation of the BMP.

3.2.3 STATE PLANNING POLICY 7.0 DESIGN OF THE BUILT ENVIRONMENT

SPP 7.0 seeks to address the design quality and built form outcomes in Western Australia, and deliver the broad economic, environmental, social and cultural benefits of good design outcomes. The policy includes the following 10 principles for good design, which are intended to inform the design, review and decision-making processes for built environment proposals across the State:

1. **Context and character** Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

2. **Landscape quality** Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

3. **Built form and scale** Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

4. **Functionality and build quality** Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

5. **Sustainability** Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

6. **Amenity** Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.
7. **Legibility** Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.

8. **Safety** Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

9. **Community** Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.

10. **Aesthetics** Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

While the future development is ultimately intended to meet the principles of SPP 7.0, the proposed Scheme Amendment itself is only dealing with land uses and therefore does not respond directly to the Policy. The indicative Concept that has been presented to articulate the owners’ vision for the site does, however, show a clear alignment with the design principles. The purpose of the proposed Scheme Amendment is to facilitate a high quality, sustainable tourism development, which will respond to and enhance the heritage, environmental and landscape values of the area. The design principles will also inform the detailed design of the proposed development, and will be addressed in future development applications.

### 3.2.4 LEEUWIN-NATURALISTE SUB-REGIONAL PLANNING STRATEGY

The Leeuwin-Naturaliste Sub-Regional Planning Strategy (Sub-Regional Strategy) is an overarching strategic land use planning document that outlines the WAPC’s approach to future planning and development within the City of Busselton and the Shire of Augusta-Margaret River. A key planning issue the Sub-Regional Strategy identifies is:

‘The sub-region has a strong and diverse economy. Agriculture and tourism are critical to the sub-region’s ongoing economic performance. The natural and rural landscapes of the sub-region underpin its economy.’

The Sub-Regional Strategy identifies that tourism is a significant industry sector in the Leeuwin-Naturaliste sub-region. The Strategy recognises that much of the existing tourist accommodation is based on single residential medium density housing. However, in order to maintain the reputation as a tourism destination, a range of accommodation types, ranging from campsites through to 5-star hotels, needs to be supported and maintained to suit different visitors’ budgets and needs.

The proposed Scheme Amendment aligns with the intent of the Sub-Regional Strategy, as it will provide for tourism uses which are required to respect the heritage, environmental and landscape values of the area. The proposed Scheme Amendment will also allow a greater range of tourism land uses and therefore provide for alternative accommodation choices compared to the existing predominant supply of single residential dwellings.
3.2.5 PLANNING BULLETIN 83 PLANNING FOR TOURISM

Planning Bulletin 83: Planning for Tourism (PB 83/2013) provides a policy position to guide decision making by the Western Australian Planning Commission (WAPC) and local government for subdivision, development and scheme amendment proposals for tourism purposes and implement the recommendations of the Tourism Planning Taskforce (TPT) Report. PB 83/2013 has five main objectives, namely:

- ‘To highlight the importance of strategic planning for tourism;
- Recognise local and regional variations in tourism demand and development pressures and their impacts on the viability of tourism development in assessing and determining tourism proposals;
- Provide guidance to local government in planning for tourism development to be undertaken as part of the local planning strategy process;
- Provide guidance on the development of non-tourism uses on tourism sites; and
- Provide for flexibility in the design and assessment of tourism and mixed use development.’

Tourism Sites and Local Planning Schemes and Scheme Amendments are the two sections of PB 83/2013 which are of particular relevance to the site. In relation to Tourism Sites, PB 83/2013 advises specific zones should be used to identify particular tourism sites in Schemes, and indicate the land use and development parameters available. The general location criteria to determine the tourism value of sites includes:

- ‘Accessibility – the site has adequate transport links.
- Uniqueness – the site contains, or is in the vicinity of an attraction or prominent unique landmark.
- Tourism activities and amenities – the site provides or has access to supporting activities and amenities.
- Supply of land – the site may be one of a limited number of opportunities to achieve tourism development in area.
- Suitability of land use context – the site is located in a land use context that will not limit the extent of activities available to guests.
- Capability – the site has the capacity to be developed for tourism purposes and accommodate the associated services in a manner that does not detract from the natural attributes or result in environmental degradation of the site.
- Size – the size of the site is adequate to accommodate a sustainable tourism facility in respects to its design, operation and function.
- Function – the use of the site meets a particular accommodation, market need and ensures a range of accommodation within the locality.’

In relation to Local Planning Schemes and Scheme Amendments, PB 83/2013 states that these should include a range of tourism and mixed use zonings, allowing for tourism developments and the permissibility of land uses in each zone, to provide for a diverse tourism industry. The site satisfies all of the locational criteria to achieve tourism value and therefore is considered appropriate to accommodate a greater range of tourism uses as proposed by this Scheme Amendment Request.
3.2.6 TOURISM PLANNING GUIDELINES (JUNE 2014)

The Tourism Planning Guidelines (the Guidelines) aims to clarify expectations on the scope and detail required as part of a planning assessment, to enable considered decision-making around tourism uses at the state, regional and local levels.

The Guidelines state the following criteria can be applied when giving consideration to suitable future tourism accommodation development sites:

- ‘the site has been identified in a report/study as having the potential to accommodate a tourism facility; and/or
- the site contains an existing tourist accommodation-development; and/or
- the site is located in an area of high tourist amenity and is of an adequate size to accommodate a tourism facility.’

The site's existing Tourism zoning, and identification as a Tourist Area in LPS1 reflects the site's potential to accommodate tourism uses. The site is located in an area of high tourist amenity, with an extensive range of tourist amenities in close proximity to the site, including a range of beaches, walking trails and cafes, as well as widespread natural and built tourist attractions in the world renowned Margaret River wine region, resulting in significant demand for tourist accommodation in this locality. The site is also of an adequate size to accommodate a tourism facility.

The site is clearly able to demonstrate its suitability for a greater range of tourism uses, as intended under this Scheme Amendment, in terms of the criteria set out in the Guidelines.

3.2.7 SHIRE OF AUGUSTA-MARGARET RIVER LOCAL PLANNING STRATEGY (2015)

The Shire of Augusta-Margaret River Local Planning Strategy (LPS) was endorsed by the WAPC in February 2017. The LPS provides a medium to long-term planning strategy, and specifically, sets out strategies for development over a 15-year period. The site is identified as Tourism on the Land Use Strategy Map and noted as accommodating a Historic Site.

The Strategy acknowledges tourism is a key driver of the economy within the Shire. The Strategy also recognises appropriate responses to tourism development issues and support of the tourism industry is essential to the well-being of the community. The Margaret River Wine Region is judged by Tourism WA to be in a mature phase and approaching the stage at which decline is possible unless there is an effort to re-invent and rejuvenate.

The specific policies relevant to the Scheme Amendment Request are:

3.11.1 ‘Ensure that the various types of tourist accommodation are located in a manner consistent with the specific Locational Criteria.
3.11.2 Require that land is zoned appropriately for tourist development thereby ensuring appropriate location and land use control for tourism development.
3.11.3 Limiting the rezoning of land from a dedicated tourism zone to an alternative zone to specific circumstances that ensure future land use is appropriate, and alternative zoning doesn’t compromise the potential for establishment of significant tourism developments.
3.11.4 Requiring consistency of all tourism development proposals with detailed policy guidance for the assessment of development.
A key finding of the Tourism Strategy of relevance to the proposed Scheme Amendment is: ‘facilitation of higher end tourism development may serve to increase visitation and consequential investment in tourism infrastructure’. The Tourism Strategy specifically identifies there is the opportunity for the development of ‘5 star’ or resort-style accommodation in the region, which is aligned with the needs of international visitors, who are identified as the key growth market in tourism visitation.

An analysis of the existing supply of accommodation was undertaken to determine whether the current tourism product can adequately meet the needs of the existing and future tourists, and to determine if there are any specific constraints or issues which are impeding the tourist experience. The analysis includes identifying the sites in the Shire which are zoned for tourism purposes but currently undeveloped, which includes the site. The Strategy recognises that these tourism sites play an important role in planning for future tourism development in the Shire.

The proposed Scheme Amendment is consistent with the tourism policies listed above, to the extent that those policies are relevant to the proposal. The proposed Amendment will provide greater flexibility in relation to the types of tourism development possible on this Tourism zoned site, which will contribute to rejuvenating the tourism industry in the region.

**3.2.8 SHIRE OF AUGUSTA-MARGARET RIVER LOCAL TOURISM PLANNING STRATEGY**

The Local Tourism Planning Strategy (Tourism Strategy) forms a component of the Shire’s LPS. The Tourism Strategy examines the existing and projected tourism industry within the Shire, and forms the strategic planning document to provide land use direction in relation to the tourism sector. The Strategy includes a list of key tourism development sites to provide tourist accommodation which is critical to the future growth and community benefit of tourism in the area. The Strategy also identifies non-key tourism development sites. The site is not identified as a key or non-key tourism development site.

Ensuring that residential development on tourism zoned land is restricted to the specific capacity, location and circumstances that avoids impacts on tourism product, and encourages investment and reinvestment in tourism resources.

To restrict support for strata titled and green titled subdivision of tourism zoned land and tourism developments unless supportive of a sustainable tourism sector.

To ensure that development of the Key Tourism Sites identified in the LTPS are consistent with the identified site-specific criteria for development.”

The proposed Scheme Amendment is consistent with the key recommendations of the Tourism Strategy; the proposed Scheme Amendment will facilitate high-end tourism development in a suitable location, which will encourage further visitation and expenditure in the region.
3.3 LOCAL PLANNING POLICIES

3.3.1 GL28 TOURISM

The Tourism Local Planning Policy GL28 (GL28) was adopted by Council to establish governing principles in relation to tourism planning development that align with the strategic direction of the Shire. GL28 identifies the following objectives in establishing tourism policy, which are particularly relevant to this Scheme Amendment Request:

1. ‘To ensure that Council guides and influences the development of sustainable tourism.
2. To recognise tourism for its social and economic benefits, including being a major employer within the Shire and the wider South West region.
3. To increase the number of visitors to the Shire and to increase the average length of visitor stays within the Shire.
4. To prioritise the development of higher end, 5+ Star tourism accommodation in the Shire.’

GL28 includes a series of provisions in order to achieve the objectives of the policy. The policy provisions particularly relevant to the proposed Scheme Amendment include:

1. ‘Consider the welfare of the whole community and the social, cultural, economic and environmental impacts of any proposal within the area when assessing tourism development and the provision of facilities.
2. Ensure the Local Planning Scheme, Local Planning Strategy and associated policies, local laws and other Shire procedures facilitate sustainable tourism development.
3. Encourage a high standard of design and aesthetics in all forms of tourism development.
13. Ensure that where sensitive environmental, historic or cultural areas exist, these areas are adequately protected in relation to development or usage.’

The proposed Scheme Amendment aligns with the objectives and provisions of the policy. The proposed Amendment will facilitate high-end tourism accommodation which will be subject to a rigorous design process by a multi-disciplinary consultant team. The ultimate development of the site is therefore expected to provide a unique offering that will broaden the area’s tourism appeal and accommodation capacity, and thereby increase the number of visitors to the Shire and provide economic benefits to the local and wider South West region.

3.3.2 PS20 BUSHFIRE PRONE AREAS

The Shire’s Local Planning Policy P20 Bushfire Prone Areas identifies requirements for development within bushfire prone areas. A BMP has been prepared for the site and has informed the indicative Development Concept. A copy of the BMP is included Appendix A and discussed in more detail at section 4.1.6.
4 SITE CONDITIONS

4.1 ENVIRONMENT

A review of the environmental attributes of the site as well as site, specific investigations, were undertaken by Emerge Associates to support the Scheme Amendment Request. The Environmental Assessment Report (EAR) is included in Appendix B and summarised below.

4.1.1 TOPOGRAPHY

Overall the site has a north-westerly aspect, with elevation ranging from 2 metres (m) in relation to the Australian height datum (AHD) along the western boundary adjacent to the Margaret River, to 12m AHD at its northern extent, 22m AHD in the south west near the Wallcliffe Cliffs and 64m AHD at the south eastern extent, closest to Wallcliffe Road.

4.1.2 GEOLOGY AND SOILS

Regional geological mapping indicates that the site is underlain by the Leeuwin Complex comprising fresh to weathered granite, while the area immediately to the west of the site (i.e. associated with the Wallcliffe Cliffs) comprises the Spearwood dunal system, described as sand over calcarenite (coarse grained limestone). Soil landscape mapping (compiled by the Department of Primary Industries and Regional Development (DPIRD) indicates the site is within the ‘Gracetown low slopes phase’ soil landscape which is described as ‘deep yellow brown siliceous sands over limestone’ (i.e. Spearwood Sands).

A preliminary geotechnical investigation was undertaken for the site and generally indicates that geology and soil within the site aligns with the published regional information, although the Spearwood dunal system, rather than granite, appears to extend over the majority of the site.

The Wallcliffe Cliffs comprise tall limestone cliffs which are located approximately 300m from the mouth of the Margaret River, adjoining the site at its western-most boundary, with the extent of the cliffs approximately 250m in total. There are a number of caverns, overhangs and caves within the cliffs and they have been identified as having a diversity of significant geological and landscape attributes.

KARST FORMATIONS

The preliminary geotechnical investigations have identified the central-western and central-eastern portion of the site as a potential karst risk area, due to the presence of limestone in the subsurface and presence of caves south-west of the site. The potential presence of karst features can be appropriately managed as part of the development process.

ACID SULFATE SOILS

The site is not identified as having any risk of acid sulfate soils (ASS) based on the available regional mapping prepared by the Department of Water and Environment Regulation (DWER). The Margaret River, adjacent to the west/north-west boundary of the site, is identified as having a low to moderate risk of ASS within 3m of the natural soil surface. Given no disturbance of the Margaret River is proposed, and construction works within the site are unlikely to occur below the natural groundwater table, ASS is unlikely to be a risk for development of the site.
COASTAL PROCESSES

The site is located approximately 600m directly east of the coast, although the Margaret River meanders to the river mouth, meaning the distance to the coast via the river is approximately 1.2 km. The Shire of Augusta Margaret River has prepared a Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) to provide strategic guidance on management and adaption of key coastal settlements exposed to coastal processes.

The CHRMAP considered Prevelly and the areas near the Margaret River mouth, and identified coastal assets located below the 5m AHD contour, or at a horizontal distance of 200m from the coast as potentially being exposed to coastal processes such as storm surge or erosion. While portions of the site are located below the 5m AHD contour, based on the indicative Development Concept, it is not intended that any habitable buildings are located below the 5m AHD contour indicating, based on current predictions, that future development of the site is unlikely to be significantly impacted by coastal storm surge or erosion.

4.1.3 FLORA AND VEGETATION

A detailed flora and vegetation survey of the site and portions of the surrounding reserves was undertaken by Emerge Associates in November 2018 in accordance with the Environmental Protection Authority (EPA) Technical Guidance – Flora and Vegetation Surveys for Environmental Impact Assessment (EPA 2016a), refer Appendix B. The survey found that:

- The majority of the site (approximately 4 ha) was identified to contain non-native vegetation which is associated with the mature cultivated garden and lawn areas.
- Areas of remnant vegetation (approximately 1.3 ha) were identified within the site, and varied in condition from ‘degraded’ to ‘very good’, refer Figure 5. Five different plant communities were described by Emerge Associates, based on the dominant plant species, with these communities also extending into the reserves to the north, west and south. The more intact vegetation was identified in the south-western portion of the site, associated with the Wallcliffe Cliffs, while central and eastern portions of the site are associated with deliberate planting of native species.
- No threatened flora species were identified within the site.
- One individual of the priority four species (Banksia sessilis var. cordata) was recorded in the south-eastern corner of the site adjacent to the existing driveway. No other priority species were identified.
- No threatened ecological communities (TECs) or priority ecological communities (PECs) were recorded within or are likely to occur within the site. There is a possibility that Wallcliffe cave or any caves within the Wallcliffe Cliffs to the west of the site could potentially contain one of the aquatic root mat TECs known to occur in the Leeuwin-Naturaliste Ridge region, however it is unlikely to occur within the site.

Adjacent to the northern boundary of the site, fringing vegetation associated with the Margaret River was generally identified as being in ‘very good’ condition. There was evidence that some areas had been significantly impacted by the 2011 bushfire, with burnt Melaleuca rhiphiophylla individuals, but there was also evidence of regrowth and replanting in these areas. Management of flora and vegetation is addressed in section 6.8.1 of this report.
4.1.4 FAUNA

A level 1 fauna survey, as well as a targeted fauna survey for western ringtail possums and black cockatoos, was undertaken by Emerge Associates in accordance with the EPA Technical Guidance – Terrestrial Fauna Surveys (EPA 2016b) (refer Appendix B).

The survey found that a number of state and federally listed fauna species were identified either within or utilising the site. These included:

- Western ringtail possums, which are identified as ‘critically endangered’ at the federal level. Almost all areas of vegetation within the site (i.e. cultivated gardens and remnant vegetation) are likely to represent habitat of some type for this species (i.e. refuge, foraging and/or dispersal) which is known to have adapted to anthropogenic environments. The common brushtail possum was also observed, however is not identified as a threatened or priority fauna species.
- Evidence of foraging by the three black cockatoo species (Carnaby’s, Baudin’s and Forest red-tailed) was found, associated with the planted pine and cypress trees in the central-southern portion of the site, as well as marri trees in the north-eastern portion of the site. Overall:
  - The extent of quality foraging habitat within the site is limited, and would largely be associated with the ‘CcAfW’ plant community in the north-eastern portion of the site.
  - No trees with large hollows suitable for breeding were identified within the site, although three marri trees in the north-eastern portion of the site were identified to have a diameter at breast height greater than 50 cm.
  - No evidence of roosting was observed, with the majority of trees either too small or unsuitable (i.e. not tall enough).
- Ospreys, which while a listed migratory species, are common and widespread. There was evidence of a nest within a marri tree in the north-eastern portion of the site, with ospreys also observed resting within the building ruins. More recent site observations (separate to the survey) indicate the ospreys may also be nesting on top of one of the building ruins.

While not observed, based on the habitat values within the site or nearby, it is possible that other conservation significant fauna species may occur including:

- South-western Brush-tail phascogale, a state and federally-listed species. No phascogales were observed, and given the limited number of hollow trees within the site, the site is not considered to support significant habitat for the species.
- Quenda (bandicoot), a state-listed priority four species. No quendas were observed during the survey, however vegetation adjacent to the north-western boundary of the site (i.e. dense swampy vegetation adjacent to the Margaret River) is likely to be considered suitable habitat.
- Water rat, a state-listed priority four species. No water rats were observed in our survey although anecdotal evidence suggested there may be water rats in the vicinity of the site. Suitable habitat is found associated with the vegetation adjacent to the north-western boundary of the site (i.e. dense swampy vegetation adjacent to the Margaret River).

Overall, within the site, the areas of existing remnant vegetation as well as the cultivated garden areas are likely to provide some habitat for fauna species, with the fauna species identified (including conservation significant species such as western ringtail possum) adapted to environments where man-made influences are present. Fauna management is addressed in section 6.8.2 of this report.
4.1.5 HYDROLOGY

A Water Management Strategy has been prepared for the site by Emerge Associates to support the Scheme Amendment Request (refer Appendix C). Key aspects of the existing hydrology of the site are outlined below.

SURFACE WATER

A review of the Water Register (DWER 2019) indicates that the site is located within the ‘Busselton Coast’ surface water area and ‘Lower Margaret’ subarea.

No surface water features have been identified within the site, however the Margaret River, a major perennial watercourse, is located directly adjacent to the north-western boundary of the site. Given the natural topography of the site, any surface water generated within the site (i.e. as a result of rainfall) is expected to flow towards the Margaret River.

The portion of the Margaret River adjacent to the site forms part of the lower reaches of the river, with the river mouth located approximately 1.2 km west of the site. The Margaret River retains a diversity of habitats including pools, riffles, cascades, low flow channels, floodplains and backwaters. Remnant riparian vegetation is present along the majority of the river, but outside the site and in the portion of the river adjacent to this site is described as being dominated by Melaleuca rhaphiophylla and associated sedges and rushes. The site specific investigations undertaken by Emerge Associates confirms this.

GROUNDWATER

A review of the Water Register (DWER 2019) indicates that the site is found within the Busselton-Capel Groundwater Areas and Cape to Cape North subarea. This groundwater subarea is composed of two aquifers, the surficial and fractured rock, both of which rely on rainfall for recharge.

Limited regional groundwater level information is available and no site-specific groundwater monitoring has been undertaken to date. However, the geotechnical investigation undertaken for the site observed that groundwater was encountered within the various test pit locations (varying in depth from 0.5m to 3m), and based on the geology it is likely that groundwater is confined by the underlying weathered granite which would act as a low permeability aquitard. Perched groundwater is likely to fluctuate seasonally within the overlying sand / limestone formations, flowing north from the elevated southern portions of the site toward the river when present.

There is no groundwater quality data available for the site, however shallow groundwater has historically been utilised to irrigate landscaped portions of the site, and the condition of the irrigated vegetation is excellent. Based on this, it is inferred that the quality of groundwater is appropriate for long-term irrigation of vegetation and landscaped areas.

Water management is addressed in section 6.8.3.
4.1.6 BUSHFIRE

The entire site is designated as a ‘bushfire prone area’ in the state Map of Bush Fire Prone Areas (Office of Bushfire Risk Management 2019), and accordingly bushfire hazards are required to be considered in accordance with SPP 3.7.

A Bushfire Management Plan (BMP) has been prepared by Emerge Associates to support the Scheme Amendment Request and considers the potential mitigation and management of bushfire risk in accordance with SPP 3.7 and Position Statement: Tourism land uses in bushfire prone areas (refer Appendix A). As part of the preparation of this document, and in accordance with Guidelines for Planning in Bushfire Prone Areas and Australia Standard 3959-2018 Construction of buildings in bushfire-prone areas (AS 3959), the following bushfire hazards have been identified within the site or within 150m of the site, refer Figure 6:

- Forest vegetation, associated with the thin strip of riparian vegetation adjacent to the north-western boundary of the site, and areas of vegetation to the north-east and west of the site.
- Woodland vegetation, associated with stands of vegetation within the western and eastern portions of the site. Historically these areas would have been managed as part of the former Wallcliffe House and are likely to be modified as part of the intended development of the site.
- Scrub vegetation, identified within the south-western portion of the site and adjacent to the southern boundary of the site (associated with the areas of coastal vegetation on the limestone outcrops).

The majority of the site and surrounding areas to the south-east have been excluded as bushfire hazards and have been identified as low threat vegetation due to the high degree of fuel load management occurring within these areas.

Each vegetation type identified has an assigned a bushfire hazard rating, based on the methodology in Appendix Two of the Guidelines for Planning in Bushfire Prone Areas. Areas of forest, woodland and scrub vegetation represent an ‘extreme’ bushfire hazard, whilst areas of low threat vegetation within 100 m of these hazards represent a ‘moderate’ bushfire hazard, which require particular management measures.

Bushfire management measures are discussed in section 6.8.5 of this report.
Figure 6 – Bushfire Hazards Source: Emerge Associates
4.2 HERITAGE

The Burts have a deep respect for and commitment to preservation of the natural environment. This commitment can be seen across all their activities in the region and in other parts of Australia. They believe the natural setting is one of the site’s greatest assets, and great care will be taken throughout the project to minimise the impact on the environment and preserve the natural landscape and integrity of the property and surrounds.

4.2.1 THE PEOPLE – ABORIGINAL, EUROPEAN, ALL

Margaret River and the cliff faces are of significance to Indigenous peoples past, present and future. This story, the story of the Noongar people, will be told at Wallcliffe House in a deeply respectful, historically accurate and highly engaging manner.

All appropriate consultation and processes will be carried out as per the WA Aboriginal Heritage Act and with the local Noongar people and they will be able to share their stories in their words, their way.

There are also other human stories to tell. Wallcliffe House has played host to settlers, farmers, gardeners, locals, foreigners, dignitaries, artists – people from every walk of life. We hope that guests to the new Wallcliffe House will feel the richness of all this human heritage in the walls and in the soil, and add their own character to its new fabric.
4.2.3 EUROPEAN HERITAGE

A European Heritage report has been prepared by Hocking Heritage Studio in support of the Scheme Amendment refer Appendix D. Key aspects of the report in relation to documenting the heritage status of the site are included below.

Wallcliffe House and Landscape is listed on the State Register of Heritage Places (Place No. 114) and is protected under the provisions of the Heritage Act 2018. The place is also entered on the LPS1 – Heritage List, which also affords statutory protection of the place. The site is also listed on the Shire of Augusta Margaret River Municipal Heritage Inventory, the Register of National Estate, and is Classified by the National Trust, which although are informal listings, demonstrates that the place has been valued by numerous heritage bodies across Australia (refer Table 3).

The elements which are heritage listed comprise the original Wallcliffe House and Dairy (both now in ruins), together with the adjacent bushland, Wallcliffe Cliffs, Wallcliffe Cave and the Bushland Scarp on the northern side of the Margaret River, which are of exceptional significance. The Chaney House constructed in 2001, and the post-1987 formal garden to the north west of the original house are not of significance.

Wallcliffe House and Landscape was a house valued for its architectural merit and its landscape setting, as well as its associations with early settler families. Following the bushfire of 2011, Wallcliffe House and its Dairy were substantially destroyed and the ruins have been standing as relics of the past for the ensuing years. Despite its current condition, the heritage values of the site remain and are to be considered in any change proposed for the site, including development contemplated under the proposed Scheme Amendment.

### Table 3: European Heritage Listings

<table>
<thead>
<tr>
<th>Heritage Listing: Wallcliffe House and Landscape</th>
<th>Level</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Register of Heritage Place No. 114</td>
<td>Interim Entry Permanent Entry</td>
<td>20/05/2003 26/08/2005</td>
</tr>
<tr>
<td>Heritage List – Shire of Augusta-Margaret River</td>
<td>Exceptional</td>
<td>08/08/2012</td>
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<tr>
<td>Municipal Heritage Inventory – Shire of Augusta-Margaret River</td>
<td>Category 1</td>
<td>17/06/1996</td>
</tr>
<tr>
<td>Register of National Estate</td>
<td>Permanent</td>
<td>21/03/1978</td>
</tr>
<tr>
<td>Classified by National Trust</td>
<td>Classified</td>
<td>16/12/1976</td>
</tr>
</tbody>
</table>
The following Statement of Significance was prepared by the Heritage Council of Western Australia, and is to be taken into account in all development proposals for the site:

‘Wallcliffe House & Landscape consisting of Wallcliffe House, a two storey stone, shingle and corrugated iron homestead designed in the Victorian Georgian style [now a ruin with effect from 2011] remaining outbuildings and designed landscape setting, together with the adjacent Bushland, Wallcliffe Cliffs, Wallcliffe Cave and the Bushland Scarp on the northern side of the Margaret River which represents the original view from the property, has cultural heritage significance for the following reasons:

- The place is important in bringing together a diverse range of exceptional elements significant for their Aboriginal, European and natural values;
- The place is of great beauty. The attractive natural landscape first drew settlers to this area and many of the views and vistas have changed little since the start of European settlement. The picturesque siting of Wallcliffe House marks a European influence on the landscape without intruding on the natural magnificence of the site;
- The establishment of a Dairy and pastoral industries at Wallcliffe House & Landscape by the women of the Bussell family represents the important role that women played in the early rural development of the colony;
- Wallcliffe House [as at 2005] is an excellent and well-crafted example of a Victorian Georgian homestead, and its design represents the aspiration of many early colonists to emulate a British country gentleman’s residence. It is rare as a two storey residence of this type constructed in stone.
- The place marks the beginning of agricultural development in the Margaret River region and was the focus of the pioneering agricultural enterprise of the family of Alfred and Ellen Bussell;
- Wallcliffe House is a distinct and important landmark due to its isolated location and the contrast of its limestone walls against the darker bushland vegetation;
- The place has long associations with the Terry and Hohnen families, each long standing families in the Margaret River community and in WA business circles; and
- The place demonstrates changes in land use and agricultural practices, and the economic fortunes of owners from first settlement to the present time.’

The proposed Scheme Amendment retains special provisions and proposed additional provisions that will ensure the aesthetic, environmental and cultural significances of the site are maintained as discussed in section 6.9.1.

4.2.4 ABORIGINAL HERITAGE

An Aboriginal Heritage report has been prepared by Hocking Heritage Studio for the site (refer Appendix E). The report evaluates the potential impact of the envisaged development as illustrated by the indicative Development Concept Plan on significant Aboriginal heritage sites and assesses the risk to any potential archaeological deposits, and burials within the site. The report includes a review of previous ethnographic and archaeological work undertaken within the site and surrounds.

An online search of the Department of Planning, Lands & Heritage (DPLH) Aboriginal Heritage Inquiry System (AHIS) found the site intersects with the purported boundaries of two registered sites (DPLH Site ID #4495 Margaret River and #5848 Cliffs at Wallcliffe). An additional 4 registered sites are situated within 5km of the site (refer Table 4). There are a total of 12 Other Heritage Places situated within 5km of the site, which are detailed in the Aboriginal Heritage report. The two registered sites are discussed overleaf; proposed management measures in relation to the registered sites is discussed in section 6.9.2.
modern roads, firebreaks, cadastral boundaries, and encompasses the remnant vegetation area north of Surfers Point Road to the southern banks of the Margaret River, as well as the entirety of the Wallcliffe House estate. There is no ethnographic evidence held in the DPLH site file, or within ethnographic survey reports that supports the current boundary. There is evidence however, obtained during consultation with Noongar people to support a significantly smaller boundary for the registered site.

Senior Noongar representatives have asserted the significance of the limestone cliffs situated to the west of Wallcliffe House and have reiterated their desire to protect the cliffs from damage from abseilers, vandals and trespassers. No objections to ground disturbing activities have been raised during consultations regarding proposed development within the AHIS polygon for 5848 Cliffs at Wallcliffe providing such activities are removed from the immediate vicinity of the cliffs. In addition, no information relating to the location of historical or mythological burials has yet been recorded.

DPLH SITE ID # 4495 MARGARET RIVER

The Margaret River site is considered significant for its association with myths, and was used by Noongar people as a source of food and other resources. The site includes the river system in its entirety. A narrow corridor of land along the northeast of the site falls within the registered site.

DPLH SITE ID # 5848 CLIFFS AT WALLCLIFFE

The Cliffs at Wallcliffe is a composite heritage place that incorporates data that was originally held in 3 separate registered heritage places. The site was recorded as an archaeological site comprising several rockshelters and a shallow cave at the base of limestone cliffs situated on the south bank of the Margaret River. Stone artefacts, bone, shell and cultural material have also been located within the rockshelters. The site is situated entirely within the boundary of the registered site.

The Aboriginal Heritage report concludes that the DPLH boundary of this registered site shown on the AHIS system is incorrect. The boundary presented is an arbitrary shape that follows the

### TABLE 4: ABORIGINAL HERITAGE SITES

<table>
<thead>
<tr>
<th>DPLH Site ID No.</th>
<th>Site Name</th>
<th>Status</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Registered Sites Intersecting Subject Site</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4495</td>
<td>Margaret River</td>
<td>Registered Site</td>
<td>Mythological</td>
</tr>
<tr>
<td>5848</td>
<td>Cliffs at Wallcliffe</td>
<td>Registered Site</td>
<td>Artefacts, Mythological, Rockshelter</td>
</tr>
</tbody>
</table>
4.3 MOVEMENT NETWORK

A Transport Report has been prepared by Riley Consulting in support of this Scheme Amendment, refer Appendix F. Key components of the report regarding the existing road network are outlined below.

4.3.1 ROAD NETWORK AND ACCESS

The site has excellent access to the regional road network. The site has direct access to Wallcliffe Road, which provides the primary connection to the Margaret River townsite, as well providing a connection to the wider road network including Caves Road, refer Figure 3. Wallcliffe Road is classified as a Regional Distributor under Main Roads WA (MRWA) Functional Road Hierarchy and is subject to a 90kph posted speed limit adjacent to the site. Approximately 300m west of Issacs Road, the posted speed is reduced to 60kph. Wallcliffe Road is constructed as a single pavement road of approximately 7.5m in width.

Caves Road is classified as a Primary Regional Road in the MRWA Functional Road Hierarchy, and is constructed as a single carriageway road.

4.3.2 TRAFFIC VOLUMES

Wallcliffe Road has capacity to carry 13,500 vehicles per day. Traffic data available on the Main Roads website taken west of Caves Road indicates 4,270 vehicles per day (weekday average) were recorded on Wallcliffe Road in 2016/17. East of Caves Road, Wallcliffe Road is shown to carry 5,313 vehicles per day. 5.3% of the vehicle movements are trucks. Approximately half the traffic flow turn into Surfers Point Road, refer Figure 2.

Peak hour traffic demands on Wallcliffe Road are shown to occur between 9am and 10am. The traffic data shows a peak demand of 404 vehicles split 223 east and 181 west. During the afternoon a peak demand occurs between 3pm and 4pm with 379 vehicles split 159 east and 220 west.

Caves Road is shown to carry 2,084 vehicles per day north of Wallcliffe Road, and 1,549 vehicles per day south of Wallcliffe Road. Caves Road has capacity to carry 13,500 vehicles per day with operation at Level of Service D.
The site is considered to have high tourism value as provided for in both the state and local strategic planning frameworks. The site is unique due to its location on the bank of the Margaret River and its significant heritage and landscape values. The site is in close proximity to pristine beaches, walking trails, recreation areas and centres (such as Prevelly, Gnarabup and Margaret River). More broadly, the site is also located within the World-renowned Margaret River Wine Region, and is of sufficient size to accommodate a sustainable boutique tourism development. The site is therefore considered to be strongly suited to accommodating a wider range of tourism uses than is currently provided for within Schedule 12 of LPS1.

The primary intent of this Scheme Amendment Request is to facilitate the redevelopment of the site as luxury boutique hotel-style accommodation. The development vision displays a clear control of scale consistent with the aim of respecting and protecting the values of the site and its environs. It is recognised that the scheme provisions need to reflect this to ensure that appropriate constraint is enshrined, not just for the present, but into the future. The Scheme Amendment is structured to provide for a range of tourism uses which may also be considered, either as integral to a hotel or as separate uses, subject to meeting the overarching protective provisions for the site.

The site is zoned Tourism and included in T5 under LPS1, as discussed in section 3.1.1. The underlying “Tourism” zone is to remain over the site as this is an appropriate zone to accommodate a boutique hotel and other tourism uses. This Request therefore only proposes to amend the T5 conditions included in Schedule 12 of LPS1, as outlined in Table 5 (proposed text underlined). No modifications are proposed to the Scheme Map.

### Table 5: Proposed Amendments to Schedule 12 of LPS1

<table>
<thead>
<tr>
<th>No.</th>
<th>Description of Land</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Development and land use of a is limited to single residential house and ancillary uses consistent with the heritage values of the land site and its National Trust classification unless otherwise may be approved by the local government.</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>The local government may also approve applications for the following tourist type uses such as: restaurant, tearooms, conference facilities, hotel or guesthouse, chalet, small bar, spa and activities related to public viewing of the buildings and grounds, provided such uses do not conflict with the heritage values of the site land, and does not require a material change to the visual appearance and character of the site. A building to accommodate exhibition centre, reception centre and conference uses may also be approved on the site, provided the uses are incidental to the predominant use of the site.</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>No development shall be approved by the local government unless it is:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) It is consistent with the heritage values and integrity of the site land and its buildings;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b) It is consistent with the landscape significance and setting of the site;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c) It is appropriately sited and designed to ensure that fire mitigation measures do not compromise environmental and landscape values;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>d) It is set back a minimum of 20m from the property boundary where it abuts the Margaret River (with the exception of existing development, landscape works and essential services); and</td>
<td></td>
</tr>
<tr>
<td></td>
<td>e) The adjacent foreshore values are appropriately, enhanced, protected and managed.</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>For the purposes of conditions 1 and 3 “development” includes buildings, fencing, driveway, walkways, landscaping, changes in the use of the land site and buildings and changes in the structural integrity of the buildings.</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Removal of existing vegetation is not permitted without the approval of local government.</td>
<td></td>
</tr>
</tbody>
</table>
The proposed modifications to Schedule 12 are discussed in detail below.

**Condition 1** - the modifications to Condition 1 are proposed to remove reference to the single house restriction to enable the development of multiple short-stay accommodation to be considered. It is proposed Condition 1 (as amended) is retained to include single house as the first permissible use in Schedule 12, given a single house is otherwise not permitted in a Tourism zone.

Reference to ‘land’ is also proposed to be replaced with ‘site’. Given the subject site comprises only a single lot, site is considered a more accurate term. This modification is proposed to all conditions for consistency.

**Condition 2** – the modifications to Condition 2 are proposed to facilitate a wider range of tourism land uses that can occur on the site. It is proposed to include: hotel, chalet, small bar and spa as land uses which the local government may also approve in the T5 area. The modifications also enable the Shire to approve a building to accommodate exhibition centre, reception centre and conference uses on the site, provided the uses are incidental to the predominant use of the site. Accordingly, these additional uses will be required to be subordinate to the predominate uses listed initially in the Condition.

All additional uses may occur within the Tourism zone as specified in Table 1 of LPS1 and will be subject to meeting the overarching protective provisions of the site. Given the destruction of the buildings during the 2011 bushfire, the site will be modified to accommodate new development, accordingly reference to: ‘and does not require a material change to the visual appearance and character of the site’ is no longer relevant and therefore is proposed to be removed.

**Condition 3** – it is proposed to expand Condition 3 to ensure the site conditions, in addition to the heritage values and integrity of the land, are required to be given due consideration as part of any development proposal. These considerations include: the landscape significance and setting, bushfire management, a development setback and enhancement, protection and management of the adjacent foreshore values. The expansion of this condition supplements the wider range of tourism uses that may occur on the site by ensuring the site’s values are in no way compromised by any development proposal. Reference to the land’s heritage buildings is proposed to be removed, given the buildings no longer exist.

A development setback of 20m from the Margaret River is proposed. The intent of the setback line is to ensure that there is a clearly defined separation between the river foreshore and any new development. It is, of course, important to recognise the existing development and landscaping within the setback area and the need to restore and/or maintain existing landscape and built structures, including the boat shed, the boardwalk, and retaining walls. The setback requirement will therefore come with an exemption for existing development, landscape works and essential services.

**Condition 4** – it is proposed to modify Condition 4 so it applies to Condition 3, in addition to Condition 1.

**Condition 5** – no changes to Condition 5 are proposed.

The proposed conditions provide clear guidance to a decisionmaker of the site values which require protection; any undesirable development will not measure up to these values. Poor planning decisions which result in undesirable development outcomes occur when the planning framework does not provide adequate clarity regarding site values. The proposed conditions are deliberately qualitative to provide clear and explicit guidance on the unique values of this site to any decisionmaker on any prospective development.
6 DEVELOPMENT CONCEPT PLAN

The primary purpose of this report is to support a Scheme Amendment to LPS1 to accommodate a luxury boutique hotel on the site. An indicative Development Concept Plan for a luxury boutique hotel has been prepared to illustrate how the site could be developed in accordance with the T5 conditions proposed for Schedule 12 of LPS1. The design is intended to provide an impression of the owner’s vision for the site, and should not be viewed as a firm development proposal.

6.1 DESIGN INSPIRATION

The aim of this proposal is to design a unique, welcoming and inspirational boutique luxury hotel, reflecting the essence of Margaret River, in harmony with the landscape.

The Wallcliffe House site is rich in Indigeneous and European heritage. Its original buildings, established by the Bussell Family in the 1860s, are widely regarded as an important chapter in the agricultural development of the region and the subsequent change towards tourism. The intent is to respect Wallcliffe House and its ancillary structures’ heritage features and reference the traditional architecture of 1865. It is proposed to reclaim, restore and reuse original building materials from the site.

Just as significant, is the record of mutual respect between the Indigeneous and European people in the locality. Maintaining that balance and enabling the stories of the land past and present are communicated remains pivotal to the design process.

“There has been a history of co-location and respect between the Aboriginal and European communities at Wallcliffe House and Landscape, which has contributed significantly to the sense of place felt here by both communities.” (Heritage Council Register of Heritage Places 26/08/05).

The footprint of the buildings will be kept to the minimum to reduce the impact on the landscape. Protection of existing vegetation on the site will be maximised, and the green landscape and gardens around the homestead will be extended to emphasise the connection with nature. The main orientation of the homestead will be towards the river.

The design will encompass the existing mature garden whilst reintroducing native flora and woodland species. All new planting will be climate appropriate and bio-diverse, and landscaping will have a considered approach to fire mitigation. The local landscape, sculptural formation of the limestone cliffs and caves, trees and plants are all inspirational reference for the architecture and design.

Both local materials and the artisanship of local craftspeople will be brought to the fore in this project. This will infuse the hotel with the best of the region’s natural assets, creating a unique destination that will be sought after by local visitors and discerning travellers from around the world.

A new Wallcliffe House - where Aboriginal and European histories will be jointly respected, a place where environmental and heritage values will be preserved and enhanced, and a place of extraordinary natural beauty and serenity that will touch hearts and minds within the community and the world.
6.2 DESIGN TEAM

A local and international team of subject matter experts, including designers and engineers has been assembled, all sharing the same sensibilities and care for the history and natural environment. Further information on the design team is contained in Appendix G.

Paul Bangay is Australia’s foremost garden designer and joins the team to care for the natural landscape and heritage gardens.

Spencer Fung of Spencer Fung Architects London brings international design expertise and as a ‘naturalist architect’ joins the team to respect the heritage values of the built form and bring his particular love for the natural environment to the Wallcliffe House vision.

Matt Middleton and James Thompson are with Perth-based MJA Studio and bring a deep understanding of, and love for, Margaret River to the project.

Sibella Court of Sydney-based The Society Inc rounds out the lead team as a historian and celebrated interior designer.

With the natural environment and historical building materials as inspiration, this world-class team will ensure that Wallcliffe House will be literally and figuratively, of Margaret River. Natural materials, local stone and timber all feature with a strong intent to engage local craftspeople as much as possible. The overarching design intent is to respect the deep history of Wallcliffe House and make it relevant for current and future generations.

6.3 DESIGN PRINCIPLES

The indicative Development Concept Plan is based on a number of guiding principles which will also underpin the detailed design of development on the site. The design principles are discussed below.

6.3.1 NATURE AS INSPIRATION

As one of the state’s most significant cultural sites, Wallcliffe House and its grounds hold enormous value on a local and national level. As home to a biodiversity of local flora and fauna, that is unique to the world, the inherent natural beauty of the site has formed the starting point for all aspects of design.

For example; finishes are inspired by river plants and natural features, such as the branch forms of the paper trees on the water’s edge and the tea trees across the river. Respecting and responding to the existing natural context and history of Wallcliffe House is paramount to the delivery of a successful long term outcome.
6.3.2 BUILT FORM – HERITAGE

A number of the site’s historical buildings were lost in the 2011 bushfires; most notably the original Wallcliffe House and the Dairy building. The aim is to create a classic, elegant building that respects the character, scale and heritage of the original Wallcliffe House.

Notable existing features will be incorporated, including the pitched roofs, original stone walls, veranda, stair tower, dormer windows and the old inglenook fireplace. Stone chimneys will continue to be features, characterising the profile of Wallcliffe House, and the inglenook fireplace’s large chimney block will be reinstated.

The proposal includes replacing the veranda’s wooden columns with stone columns. This will provide longevity and act as a fire retardant. The design uses local stone, wood and metal. Wherever possible, stone from the original building will be used. The internal layout has been carefully considered to offer landscape views and river vistas and respond to the direction of light in different seasons and times of day.

This will be a timeless and elegant, comfortable haven – a hidden gem – that creates a memorable experience for guests and stands the test of time.
6.3.3 INTERIOR DESIGN

The interior design of the homestead and guest rooms is best described as heritage in modern times. It is the next chapter in the rich narrative of Wallcliffe House and is inspired as much by the property’s past as the dreams of the future.

As with all historic properties, the rich layering of storytelling and the collection of curios over time will be a key attribute of Wallcliffe House. Historically it was a busy and well-used place for Aboriginal peoples as well as European settlers and all these stories will be told with care through the design of the rooms and buildings.

Beautiful antiques will be layered over new shapes. Our design signature will include modern takes on heritage design where everything selected, no matter how small, has a purpose and story to be discovered.

Uniquely of Western Australia and its storied past, Wallcliffe House will be a treasure trove of discovery and delight.

Framing the View – Concept Sketch of Sitting Space Source: Spencer Fung Architects
6.3.4 *BUILT FORM - NEW*

The Development Concept Plan is intended to comprise of elegant buildings which blend in with the environment and respect the scale and character of the original Wallcliffe House. The architecture will be inspired by, and relate closely to, the local landscape and riverside surroundings, using a palette of stone, rammed earth and plants. The materials will also follow a colour palette informed by the natural context, consisting of appropriate finishes to blend the built form with the landscape setting.

Artist sketches illustrating the architectural flavour envisaged for the new Wallcliffe House and a new accommodation wing are included at Figures 9 and 10.

6.3.5 *MATERIALITY*

The material palette will be informed by the existing site context, utilising locally available products and craftspeople wherever possible. Natural, timeless materials such as local timber and stone will be utilised throughout all buildings, with the emphasis placed on quality and craftsmanship.

The buildings will be created with high quality materials so they can endure through the centuries. For the most part, materials will follow a colour palette informed by the natural context, utilising appropriate finishes in order to assist the blending of the built form and surrounding gardens.

6.3.6 *SUSTAINABILITY*

The unique biodiversity of the site’s flora and fauna is world class. Accordingly, sustainable building design can play an important role in maintaining and improving the shared ecosystem. It is intended to incorporate sustainable design principles wherever possible, and see this project as an opportunity to become an example of best practice sustainable design for the South West and beyond. The site has unique cultural significance, providing a wonderful opportunity to preserve and share the history and significance of the site with future generations.
6.4 DEVELOPMENT CONCEPT PLAN

An indicative Development Concept Plan (refer Figure 7) has been prepared to support this Scheme Amendment Request based on the design vision and principles. The Development Concept Plan is not the final design, but rather an indicative land use layout. The Development Concept Plan is discussed in more detail below. Preliminary elevations are also included to provide an indication of the built form intended for the site; these are also discussed further below. Site sections (refer Figure 8) have been included to illustrate how the various buildings sit appropriately within the natural topography of the site.

6.4.1 ACCOMMODATION

A luxury boutique hotel comprising up to 40 rooms is proposed under the concept. The accommodation has largely been positioned to utilise the existing building footprints of the restored Wallcliffe and Chaney Houses to minimise any impact on the natural landscape.

Four cottages nestled into the densely vegetated eastern portion of the site and new wings of accommodation, referred to as the Cliff Cottages, near the southern boundary, are also proposed. The buildings are intended to accommodate rooms, suites and family suites to ensure a range of accommodation options are available. The accommodation has been strategically positioned in a visually unobtrusive way whilst optimising the key attributes of the site, being the outlook to the Margaret River and the surrounding natural landscape.

6.4.2 ANCILLARY FACILITIES

Shared facilities such as an arrival cottage, pool and amenities and spa are dispersed throughout the site. The Dairy will be redeveloped into a multi-functional space that can be shared by all guests. A restaurant is proposed and is presently intended to be included within the restored Wallcliffe House.

Two car-barns are provided which will accommodate car parking for guests and visitors. The barns are to be positioned in the natural slope of the site to minimise any visual impact. Guests will be transported to their accommodation and throughout the site by electric buggies when necessary, otherwise, all guest movement on site will be on foot. A works barn will accommodate back of house operations, storage of electric buggies and will also be a working barn, providing guest experiences and activities, such as craft.

The most southern Cliff Cottage will accommodate services and operations facilities on the lower level with accommodation provided on the upper level. The existing boatshed adjacent to the Margaret River will remain, providing storage for recreational equipment. The operational areas have generally been positioned near the southern boundary of the site to minimise any impact on the site’s heritage and landscape values and in proximity to the access road.
Figure 7 – Development Concept Plan
Source: MJA Architects
2.2 INDICATIVE SITE SECTIONS

Figure 8 – Development Concept Plan Sections Source: MJA Architects
6.4.3 BUILT FORM

The Development Concept Plan is intended to comprise of elegant buildings which blend in with the environment and respect the scale and character of the original Walcliffe House. The architecture will be inspired by and relate closely to the local landscape and riverside surroundings, using a palette of stone, rammed earth and plants. The materials will also follow a colour palette informed by the natural context, consisting of appropriate finishes to blend the built form with the landscape setting.

Artist sketches illustrating the architectural flavour envisaged for the new Walcliffe House and a new accommodation wing are included at Figures 9 and 10.
Figure 10 – Indicative Wallcliffe House Redevelopment Source: Spencer Fung Architects
6.5 LANDSCAPING

The site is characterised by large areas of existing high amenity landscape, that have been cultivated and maintained as part of the original Wallcliffe House and the later Chaney residence. The existing landscape provides an important sense of place, providing historical continuity between the past and the proposed development, with the views of the river framed by the vegetation, one of the reasons Alfred and Ellen Bussell originally built Wallcliffe House at this location (Heritage Council of Western Australia 2005).

Any future landscape works within the site will respect and celebrate the existing amenity values, building on the landscape foundations while enhancing the adjacent environmental values through sensitive integration. The landscape principles that will inform development of the site include:

- Celebrate the existing landscape features by minimising the impact of development on the existing mature cultivated gardens and areas of remnant vegetation;
- Respect and integrate development with the adjacent conservation values, including the Margaret River and the associated riparian vegetation, as well as the areas of limestone cliff and remnant vegetation to the west and south;
- Enhancing the story of the site, by reintroducing food production opportunities that were important to Aboriginal and European life at Wallcliffe House;
- Enhancing planting within the site through specie selection suitable to the coastal environment as well as the cultivated landscape, which create interest, and where possible, also reflect the native vegetation values of the region;
- Providing passive and active opportunities for reflection and appreciation of the site, its history and the natural surrounds;
- Maintaining views to the Margaret River and where possible framing these views through building, road and garden layouts or locations;
- Respecting other users of the nearby environs, by locating and integrating new landscape features sensitively within the existing landscape, using materials and colour palettes appropriate to the area; and
- Sensitive management of stormwater to minimise the potential for erosion, and improve the quality of water leaving the site wherever possible.
6.6 VISUAL LANDSCAPE ASSESSMENT

A visual landscape assessment has been undertaken for the proposed development in accordance with the principles outlined within the Visual Landscape Planning in Western Australia manual (WAPC 2007). The site has important, natural, rural and built landscape characters that have informed the proposed design, and it is important to minimise the impact of the built form on the public’s experience of the site from the surrounding landscape and river.

The visual impact assessment for the site includes the generation of a number of images demonstrating the views of the proposed development from different vantage points along the Margaret River and Wallcliffe Road, which were generated using LiDAR images and site photos (refer Figures 11, 12 & 13). Where possible, these images have been compared to current photos of the site to allow a comparison of the existing ruinous buildings with the proposed development. The most visible built form has been labelled on the images as a means of orientation.

The images reveal that the indicative buildings are nestled discreetly within the surrounding landscape. The more noticeable built elements on the site will be the reconstructed buildings (destroyed in the 2011 bushfire) most notably the heritage listed Wallcliffe House and the Chaney House to the south. It is important to remember that in the current photos of the site, the existing buildings are currently ruins and the roofline would have been more visible prior to their destruction as a result of the 2011 bushfire. The reconstructed and new buildings are intended to be of a similar scale to the historic buildings.

All new buildings will be sited to ensure that they sit within the landscape and do not interfere with the integrity and purity of the existing landscape experience. Native flora and woodland species will be reintroduced to enhance the existing mature European gardens, ensuring that the connection with the unique landscape can be enjoyed for generations to come.
Figure 11 - View of Existing Site (top image) and Proposed Development (bottom image) from Wallcliffe Road
Source: MJA Architects
Figure 12 - View of Existing Site (top image) and Proposed Development (bottom image) looking south-east across the Margaret River Source: MJA Architects

1. Boat Shed (existing)
2. Boat Shed Deck (existing)
3. Cottage
4. Work Barn
5. Wallcliffe House
6. Cliff Cottage
7. River Lodge
Figure 13 - View of Existing Site (top image) and Proposed Development (bottom image) looking north-east across Margaret River Source: MJA Architects

- 1. M.R. Rowing Club
- 2. Neighbouring House (East) Lot. 102
- 3. Neighbouring House (West) Lot. 102
- 4. River Lodge
- 5. Works/Car Barn
- 6. Access Road
6.7 Servicing

Servicing the site does not present a constraint to development. The site either has access to, or can achieve access to, all necessary services, including sewer, water, power, and telecommunications, as detailed in the Engineering Report included in Appendix H and summarised below.

6.7.1 Water Supply – Potable and Fire Fighting

The site is already serviced by potable water from the Water Corporation supply network. It is currently delivered via a 150mm distribution pipeline located along the eastern side of the Wallcliffe Road reserve. The site has a 20mm diameter domestic service, which will need to be increased to suit development of the site.

The distribution pipeline and therefore the water service to the site is, however, subject to control-of-supply and is part of a boosted (pump) scheme, which means that the same capacity of supply cannot be assured if the electricity system in the district is off – this would similarly affect the Prevelly townsite. The Baudin Drive high-level tank is located about 1.85 km south-east of the site and it would continue supply to the district but at a lower rate during a power outage. Accordingly, development of the site will require a suitably sized header tank designed to maintain supply for a stipulated period of time during a power-outage.

The Water Corporation system cannot be relied upon for firefighting and hence a specific fire water system with suitably sized tanks and stand-by power supply will be designed and incorporated into the development of the site.

6.7.2 Water Supply – Non-Potable

The irrigation system to the site is currently supplied from two low-yielding bores positioned in the superficial aquifer. One bore is near the dam in the northern part of the site, and the other is near the south-western corner. Water is pumped to two tanks located just west of Wallcliffe Road near the access driveway into the site. These two tanks then irrigate the site by gravity.

Future irrigation water demand is likely to be slightly more than the historical use. The existing system is proposed to be retained upon development of the site, upgraded to suit the larger irrigated area, and probably supplemented via treated wastewater.

6.7.3 Wastewater Collection and Disposal

The site has previously been served by on-site domestic-scale treatment units. These systems will not be used for any future development and they will be decommissioned then removed.

The proposed development will increase the demand for wastewater collection and disposal. There are two possible means for wastewater management. One is by use of a package wastewater treatment plant (WWTP) located and contained on the site, or alternatively by means of a private wastewater pumping station (WWPS) and pressure main to the Water Corporation’s reticulation system in the Prevelly townsite.
Wastewater can be collected from each new building by means of gravity property sewers to one or two small WWPS's that each in turn will pump the wastewater to a single facility (be that to the WWTP or to Prevelly), with the disposal options discussed below.

**DISCHARGE INTO THE WATER CORPORATION'S SYSTEM**

The nearest potential outfall to accept wastewater pumped from the site to Prevelly is at an existing Water Corporation WWPS located about 2.5km south of the site, opposite and to the west of the intersection of Chuditch Place and Bandicoot Close. The private pressure main would be located in the road reserves of Wallcliffe Road and Chuditch Place. The Water Corporation has advised this may be a feasible option, though it would depend on capacity in their system to accept the pumped flows. Further analysis will be undertaken during the detailed design stage to confirm that there is capacity.

**ON-SITE PACKAGE WWTP**

The preferred option will be chosen to be the most appropriate for the land and is likely to be an Activated Sludge Bioreactor Plus (ASBR+) package WWTP or similar. Such a system can treat domestic strength wastewater to achieve high quality treated water suitable for reuse in non-potable applications, such as above-ground spray irrigation. An ASBR+ system can achieve waste and nutrient stripping to potable water standards. It this therefore likely that such a system will be considered. Such a system will be adopted along with an operation and maintenance agreement to ensure that the system operates reliably to a high standard suited to the development. The storage that will be built into the system will ensure there is time for an operator to attend the site and for brief power outages. The system will be monitored by both Hotel staff and the maintenance contractor to respond in a timely manner. A back-up generator will ensure constant electricity supply to the wastewater system in the event of power outages.

This means and it is acknowledged that if an onsite package WWTP is adopted, appropriate management of nutrients and health considerations will need to be demonstrated to the satisfaction of the DWER, the Shire of Augusta Margaret River, and the Department of Health. As noted, backup electricity and buffer-storage tanks will be incorporated into the wastewater system to avoid any risk of overflow and spillage entering the environment in case of a breakdown.

Further investigations will allow the most suitable option for wastewater disposal to be chosen at the detailed design stage. An onsite package WWTP is preferred because it provides a future-proof source of water for irrigation so helping to make the non-potable water system for the development resistant to climate-change.

**6.7.4 GAS**

Reticulated gas is not available in the district.

To service the indicative development, it is intended that an LP gas tank will be installed which will service all gas demand including kitchens and hot water systems.

**6.7.5 POWER**

Electricity is supplied via high voltage (HV) powerlines to the east of the site. An existing HV underground supply is located along the entrance road into the site, to a transformer and main switchboard that serves the site. The existing 315-kVA transformer will be upgraded to a 1,000-kVA transformer to serve the proposed development.
In accordance with the sustainable design philosophy underpinning the project, consideration will be given to enhancing this system with PV cells, batteries and possibly other renewable options.

Roof areas on the car barns and support buildings are likely to provide suitable locations, obviating the need for such devices on the primary buildings. Other options for electricity generation such as a small wind turbine/s or gas turbines will also be investigated, particularly in relation to backup generation systems in case of outages. A back-up power generator will be incorporated into the system to ensure critical services are unaffected by power outages.

6.7.6 TELECOMMUNICATIONS

The NBN Co. network already covers this district by satellite and it will serve development of the site. Alternative providers will, however, be asked to offer other fibre-optic based and/or wireless broadband connections.

It is anticipated that a mobile phone booster system will be needed as mobile signal strengths are unreliable.

6.8 ENVIRONMENTAL CONSIDERATIONS

6.8.1 FLORA AND VEGETATION

While no conservation significant flora or vegetation have been identified within the site, the native and non-native vegetation values are considered important both from a heritage perspective, and also to the sense of place. This is reflected in the proposed Scheme Amendment which requires that development shall be consistent with the heritage values and integrity of the land and the landscape significance and setting of the site.

It is possible that some areas of vegetation or trees within the site will be modified or potentially portions removed as part of the indicative development, however overall the Development Concept demonstrates that the existing vegetation values are intended to be maintained and enhanced. As part of this, the management of potential bushfire risk within the site is proposed to be undertaken in a way that does not impact on vegetation values surrounding the site, including the reserve to the south and the riparian vegetation values associated with the Margaret River. This is discussed further in section 6.7.5 and the Bushfire Management Plan (refer Appendix A).

Overall, vegetation values can be appropriately managed through the development approval process as provided for by the Scheme Amendment and detailed in the Environmental Assessment Report (refer Appendix B).
6.8.2 FAUNA

The Scheme Amendment requires that development shall be consistent with the landscape significance and setting of the site. The indicative Development Concept demonstrates that significant impact on fauna species is unlikely as clearing is intended to be minimal given the majority of vegetation (and associated fauna habitat) is proposed to be retained.

Any impacts on fauna species will be minimised through a range of measures including:

- Locating buildings in cleared areas wherever possible;
- Undertaking preclearing inspections of tree/vegetation proposed for removal/modification, and where safe, inspection of existing buildings prior to demolition;
- Having a fauna spotter present during demolition and clearing activities to appropriately manage any fauna found; and
- Enhancing vegetation connectivity across the site through appropriate planting to encourage different fauna species (particularly ground dwelling species such as Quenda) to utilise the site.

Fauna habitat will be largely retained and impacts are likely to only be short-term, with the fauna species (including western ringtail possum) expected to remain, or re-establish after the development of the site is completed. The management of these values is further considered in the Environmental Assessment Report (refer Appendix B), but can be appropriately managed at the development approval stage through the preparation and implementation of a fauna management plan.

6.8.3 GROUNDWATER AND SURFACE WATER

The management of surface water and groundwater values within the site have been addressed through the preparation of a Water Management Strategy (WMS) (refer Appendix C). The WMS has been developed in accordance with the state government Better Urban Water Management framework.

The WMS details a number of design criteria that will be used to guide management measures associated with water supply and conservation, stormwater management and groundwater management. These include:

- Use appropriate non-potable water sources for irrigation;
- Minimise potable water use;
- Ensure appropriate management of wastewater;
- Development of habitable buildings within the site to be at or above 5 m AHD to address coastal processes risk;
- Manage the small rainfall event runoff at source;
- Manage runoff from minor and major rainfall events to control erosion;
- Adopt a passive at-source approach to stormwater management infrastructure;
- Utilise appropriate non-structural measures to reduce nutrient loads;
- Stormwater infiltration infrastructure to be located at least 500 mm above highest known groundwater level; and
- Buildings and chalets to be protected from groundwater inundation.
It is anticipated that water management will be addressed as a condition of development approval, where a more detailed water management plan (and/or design drawings) will be prepared in collaboration with the civil and landscape design processes.

Some of the Water Sensitive Urban Design measures that are proposed to ensure that the objectives and design criteria are achieved include:

- Retention of existing landform/slopes within the site;
- Retention of existing vegetation and landscaped areas, which will minimise erosion and establishment phase irrigation needs;
- Soakwell and subsurface soakage which utilises the high infiltration capacity of underlying soils;
- Surface based flow in preference to more traditional piped structures;
- Localised infiltration which uses the site’s existing and natural attributes/landform;
- Vegetated swales adjacent to road pavement to provide at-source infiltration and treatment;
- Erosion control at key locations, generally at the edge of pavements where slopes are steep. These will use local materials and will blend into the site and surrounds; and
- Localised direction to infiltration areas; this will utilise the existing landform to direct runoff to portions of the site that can infiltrate as close to the source as possible, without the need for formalised infiltration basins.

6.8.4 MARGARET RIVER

The Margaret River is located directly adjacent to the north-western boundary of the site. The associated foreshore values, such as riparian vegetation, are located outside the site, while the site has access to the river by an existing cleared beach.

Potential impacts on the Margaret River are proposed to be managed in accordance with the following:

- Avoid clearing of existing riparian vegetation adjacent to the Margaret River by:
  - Excluding construction, clearing and general access from the vegetated portions of the river.
  - Managing bushfire risk to avoid modification of vegetation outside the site, which may include construction of the proposed buildings to a higher standard. This is considered further in the BMP (Appendix A).
  - Maintaining the existing access to the river via a small cleared beach that contains no fringing riparian vegetation.
- Minimising potential encroachment of the river environs, particularly with regard to the amenity of other river users. This includes considering the potential visual impact of any proposed buildings through minimising building height and use of appropriate materials/colours (see Section 4.5), as well as minimising potential for noise and lighting.
- Maintaining and where possible enhancing existing native vegetation within or adjacent to the river, including weed control and additional native planting within the river area where appropriate/required.
The Development Concept and associated BMP demonstrate how management of bushfire risk has been balanced with protecting and maintaining these values.

As provided for in the BMP, an updated Bushfire Attack Level (BAL) Assessment and Bushfire Emergency Evacuation Plan will be prepared to supplement the BMP as part of any development application, showing how bushfire risk can be appropriately managed in accordance with the bushfire planning framework for the site.

6.9 HERITAGE CONSIDERATIONS

6.9.1 EUROPEAN HERITAGE

The proposed Scheme Amendment and indicative Development Concept take into account the aesthetic, environmental and cultural values of the site. The proposed Scheme Amendment requires development to be consistent with both the heritage values and integrity of the site, as well as the landscape significance and setting of the site. The Development Concept demonstrates that a design can safeguard and enhance these values.

As outlined in Appendix D, a detailed Heritage Impact Statement will be prepared during the development application stage to ensure that the values of the site are preserved. Future development applications will also be referred to the Heritage Council of Western Australia for comment, under the provisions of the Heritage Act 2018.

Overall, the Margaret River is considered an intrinsic part of the site and will be considered as part of the detailed design process. The Scheme Amendment provides for this consideration by requiring development be facilitative of appropriate management and preservation of the adjacent foreshore values. Any potential impacts can be appropriately managed through the development approval process and in line with the Shire of Augusta Margaret River requirements. This is considered further in the Environmental Assessment Report (refer Appendix B).

6.8.5 BUSHFIRE HAZARDS

Bushfire hazards have been identified within the vicinity of the site and have been appropriately considered in the context of SPP 3.7, Position Statement: Tourism land uses in bushfire prone areas, the Guidelines for Planning in Bushfire Prone Areas as well as Australia Standard 3959-2018 Construction of buildings in bushfire-prone areas (AS 3959), as outlined in the BMP contained in Appendix A.

The proposed Scheme Amendment requires that development is appropriately sited and designed to ensure bushfire mitigation measures do not compromise environmental and landscape values. The existing environmental, heritage and landscape values within and surrounding the site are imperative to the proposed tourism development.
The following reports are likely to be prepared as part of the redevelopment process, to the satisfaction of the Heritage Council of Western Australia:

- Archival Record prior to demolition and redevelopment;
- Heritage Impact Statement for the proposed redevelopment;
- Interpretation Strategy to be prepared prior to building licence;
- Archaeological Management Plan either as part of the development application package or prior to a building permit; and
- Revised Conservation Management Plan once development is complete.

### 6.9.2 ABORIGINAL HERITAGE

As noted in section 6.8.1, the proposed Scheme Amendment requires development to be consistent with both the heritage values and integrity of the land. The indicative Development Concept demonstrates how this can be achieved by responding to the distinct natural beauty of the site as well as its multi-layered cultural significance, including its Aboriginal heritage.

It is intended that submission of a Notice under Section 18 of the WA Aboriginal Heritage Act 1972 (AHA) will be progressed in consultation with senior Noongar spokespersons concurrently with this Scheme Amendment.

### 6.10 TRAFFIC MANAGEMENT

The Transport Report contained in Appendix F considers the impacts of the indicative Development Concept, key aspects of this report are included below.

Access to the site will be provided via the existing access way to Wallcliffe Road, which currently services 3 properties and the Margaret River Rowing Club. Traffic generation has been conservatively calculated based on the hotel and restaurant being independent facilities with separate patronage numbers for each (a more realistic scenario is that the restaurant patronage is likely to predominantly come from the hotel). The calculated forecast daily traffic generation would equate to just 2.3% of the capacity of Wallcliffe Road based on operation at Level of Service D.

Accordingly, development in line with the indicative Development Concept would have no material traffic impact, and access would operate with uninterrupted flow conditions. The forecast traffic demand would not warrant any local road upgrading. Car parking will be provided on site, in accordance with the provisions of the LPS1 and relevant local planning policies. In accordance with the WAPC Transport Assessment Guidelines for Developments, a Traffic Statement will be prepared to support a future development application.
The Wallcliffe House site is rich in its Indigenous and European heritage and landscape significance. With the loss of the heritage buildings through bushfire, the owners’ see an opportunity to rebuild the site, capturing its historical and natural essence, and create a world class tourism experience. The owners’ vision for the site is authentic, displays a deep respect for its heritage and its locational significance, and will make a positive cultural and economic contribution to the region.

The proposed Scheme Amendment seeks to modify the current development parameters for the site, under the existing Tourist zone, to facilitate development of a luxury boutique hotel, while requiring the aesthetic, environmental and cultural values of the land and its environs to be maintained.

The proposed Scheme Amendment is considered appropriate for the following reasons:

- It is consistent with the strategic planning framework;
- The site is already zoned Tourism in LPS1, reflecting its suitability to accommodate a diversity of tourism uses;
- The expansion of Condition 3 within ‘T5’ of Schedule 12 will ensure the heritage values and landscape significance of the site are not compromised;
- The site provides an opportune location for tourism development given its proximity to the Margaret River, pristine beaches, walking trails, recreation areas and centres (such as Prevelly, Gnarabup and Margaret River);
- The indicative Development Concept illustrates how development can comply with proposed Condition 3 within T5, in particular that the heritage significance and landscape values of the site can be preserved whilst managing bushfire mitigation measures and maintaining the values of the adjacent Margaret River;
- Development of the site for tourism purposes will enhance the international recognition of the Margaret River region and significantly contribute to the region’s tourism economy;
- The vision of developing a luxury boutique hotel directly responds to the Shire’s Tourism Strategy which identifies demand for a ‘5 star’ or resort style accommodation in the region, aligning with the needs of international visitors who are considered a key growth market in tourism visitation; and
- The site can be serviced and is conveniently located in proximity to an established movement network which can easily accommodate the traffic generated by the development as envisaged by the indicative Development Concept.

On this basis, it is submitted that the proposed Scheme Amendment, and the underlying development intent, is highly commendable, and the Shire’s agreement to adopt the Amendment is respectfully sought.