

WITCHCLIFFE STREETScape CONCEPT PLAN

DECEMBER 2025 | 22-033



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We acknowledge the Wadandi and Pibelmen people of the Noongar nation as the traditional owners of the lands, waters and skies of the Margaret River, Witchcliffe and Augusta regions. We acknowledge and respect their continuing connection to Country, their enduring culture, and Elders past and present.

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WITCHCLIFFE STREETScape CONCEPT PLAN

CONCEPT PLAN - HIGH LEVEL

SCALE: 1:2000 @A3

LEGEND

CONNECTIVITY

- 1 Bussell Highway Pedestrian crossing** - facilitate safer pedestrian movement across the Highway within the heart of Witchcliffe's town centre.
- 2 Formalise pedestrian linkage** - through the Town Hall open space and Laneway, connecting the central activity area with the Wadandi Track. Opportunity to activate this space through art, lighting and future adjacent developments.
- 3 Shared path via Lake Street & Shervington Avenue (north)** providing a connection to the Wadandi Track from the Village Square, future commercial outlets and tourism hub.
- 4 Pedestrian and shared paths via Redgate Road & Shervington Avenue (north)** providing residential development to the west a connection to the service station, oval and the Ecovillage, and future southern Ecovillage development a connection to the Wadandi Track.

PUBLIC INFRASTRUCTURE

- Town centre entry statement** - enhance the 'sense of arrival' into the Village Centre through landscaping and signage.
- Bicycle racks** - locate in areas of activity, i.e. key destinations, community buildings, public parks and along cycling / shared pathway routes in designated 'street amenity pockets.' Investigate opportunities to encourage future commercial developments to provide bicycle parking either within the commercial premise or on the street verge.
- Public art** - enhance the Town Hall public space with public art (type and location to be confirmed) to create a welcoming space and encourage visitation. Opportunity to commission local artist(s), and utilise / enhance the workmanship of the existing fence between the park and Lot 6 (Darnells Store).
- Public furniture and utilities** - encourage residents and visitors to utilise and 'hang out' in the towns public spaces by providing more public seating and benches. This could include new tables, benches and play facilities in the Town Hall public space, and public toilets, barbecue and benches by the oval. Opportunity to have custom designed street furniture made from materials (i.e., rustic metals and timber) which speaks to and enhances the Witchcliffe character and brand.

KEY ACTIVITY AREAS

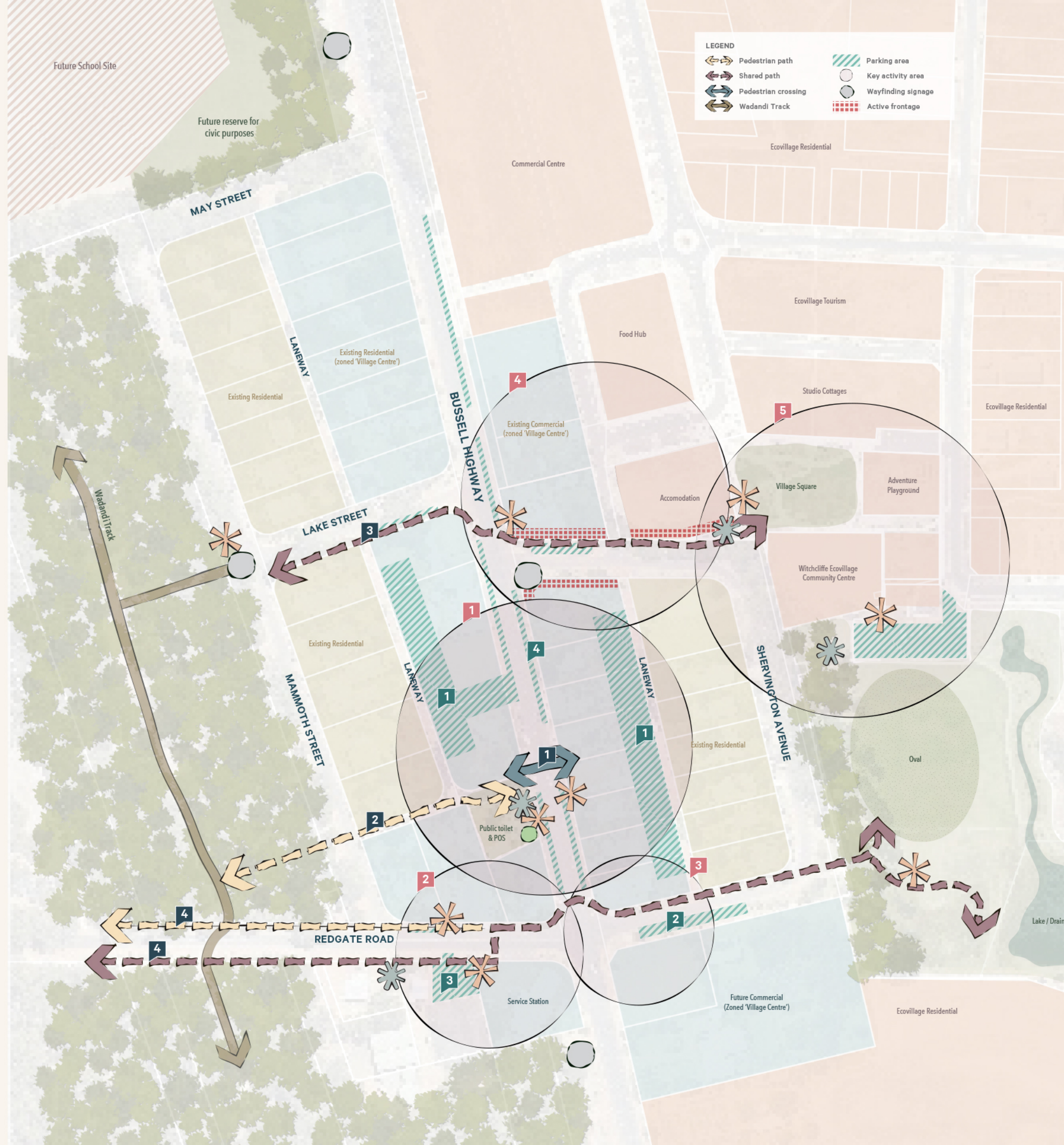
- 1 Witchcliffe central** - primary activity space surrounding the Bussell Highway pedestrian crossing, existing commercial, hospitality and community uses.
- 2 Heritage & community hub** - future activity and meeting space for recreational, retail and community uses. Opportunity to link existing heritage / community buildings through a unified landscape design which acts as a meeting place for Wadandi Track and tennis court users.
- 3 Commercial corner** - existing retail and gift store with local art and craft. Opportunities for future commercial uses on south side of Shervington Avenue.
- 4 Tourism hub** - future short-stay accommodation, wholesale food markets, hospitality and retail.
- 5 Recreation & community** - Future village square, rec oval, creative hub and community centre with café, library, artists studios, function spaces, etc.

CAR PARKING

- 1 Rear or lot / laneway parking** - support vehicular arrivals into the town by providing future parking spaces in a central location at the rear of laneways to minimise crossovers and conceal parking from the Highway
- 2 RV pull over bays (Shervington Avenue & Redgate Road)** - provide on-street RV parking bays. Vehicle circulation provided off surrounding streets.
- 3 CWA Hall car park** - provide a small car park to service tennis courts, CWA Hall and the Town Centre.
- 4 On-street parking bays along Bussell Highway** - provide where possible, not interfering with existing cross overs and intersections

LEGEND

- Pedestrian path
- Shared path
- Pedestrian crossing
- Wadandi Track
- Parking area
- Key activity area
- Wayfinding signage
- Active frontage



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WITCHCLIFFE STREETScape CONCEPT PLAN

CONCEPT PLAN

SCALE: 1:1000 @A3

LEGEND

PEDESTRIAN MOVEMENT

- 1 a) Central Crossing point to facilitate safer pedestrian movement across the Highway.
b) Pram ramps provided.
- 2 Future development along Bussell Highway encouraged to provide pedestrian access from laneway through to Highway.
- 3 Pedestrian pathways define the town centre through alternative materiality (red bitumen).
- 4 a) Shared pedestrian and vehicle laneway spaces.
b) Future development of 10412 Bussell Highway, 10406 Bussell Highway and 10402 Bussell Highway to cede one metre of land to widen north-south alignment of western laneway providing dual vehicle access.
c) One way laneways - Traffic engineer advice required to determine the direction set for one way traffic in the laneways, based on traffic data and current usage demands.
- 5 Enhanced pedestrian connection from Wadandi Track along Lake Street, with wayfinding signage along Wadandi Track.
- 6 Wide pedestrian paths (minimum 3m) to allow for pedestrians and cyclists to share key routes.
- 7 Extend existing pathway to connect future EcoVillage Community Centre and Oval, alignment to be confirmed through Witchcliffe Path Plan.
- 8 Enhanced pedestrian connection between Bussell Highway and the central Public Open Space in the Ecovillage.

PARKING AND ACCESS

- 1 On-street pull over RV parking bays.
- 2 Crossovers to Bussell Highway to be removed for new development to increase ability for street parking and pedestrian amenity.
- 3 Intersections designed as 12mR sweeps to accommodate larger vehicles and trucks.
- 4 ACROD parking bay provided adjacent to public toilet.
- 5 Create future parking nodes in verge spaces.
- 6 Provide additional parking within the vicinity of the Redgate Road heritage precinct.
- 7 Relocate Bus Bays in consultation with Trans WA (indicative location shown) with suitable shelter and associated facilities.

PUBLIC INFRASTRUCTURE AND SERVICES

- 1 Pockets of street amenity located along key points of Bussell Highway – to include bike racks, public seating / rest spots, bins, etc, with locations to remove existing infrastructure from footpath or dependant on the eventual development along the main street and sited to provide alfresco opportunities for hospitality type tenancies.
- 2 Future undergrounding of power lines on western side of Bussell Highway facilitating tree growth.
- 3 Drainage improvements to Lake Street/Bussell Highway Intersection.

LANDSCAPING AND AMENITY

- 1 Street tree plantings located 1.8 metres from outside edge of kerb along highway.
- 2 Active street fronts, shop wares and alfresco dining spaces encouraged on pathway adjacent to building while maintaining a 2m clearance for pedestrian movement.
- 3 Awnings for new buildings encouraged over pathway space up to the kerb edge.
- 4 Low level landscaping provided in parking exclusion zones for intersections, ensuring sightlines of the highway are maintained.
- 5 Existing significant trees to be maintained, footpath redirected to remove impacts on drip zone and reduce ongoing issues with path lifting.
- 6 Possible public art on fence or replace with a permeable fencing, similar to font fence of hall grounds to reveal existing workmanship of Lot 6 fence.
- 7 Street plantings on western side of highway to be slow growing to tie in with eventual undergrounding of powerlines.

LAND USES AND DEVELOPMENT

- 1 Home based tourism, industry and office land uses encouraged to activate shared laneway.
- 2 Heritage precinct south of Redgate Road. Provide with a different material use for public spaces with opportunities for interpretation, amenities such as bike racks, shelter, seating etc.
- 3 Public Artwork Location.
- 4 Food Van parking location and hard stand location for vehicle access.

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Date: 23 December 2025
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Drawing No. 22-033
Checked: BW AH
Staff: TG JJ



WITCHCLIFFE STREETScape CONCEPT PLAN

MATERIALS & LANDSCAPING

NOTES

- **Street parking bays** - 2.4x6.5m - Black asphalt finish (applied finish should differentiate itself from roads and pedestrian paths)
- **ACROD parking bays** - 7.8x3.2m (AS 2890.6 2009)
- **Parking buffer** - minimum 0.9m wide, black / grey asphalt finish
- **Bussell Highway traffic lanes** - minimum 3.5m wide, black / grey asphalt finish
- **Laneways** - minimum 6m wide, black / grey asphalt finish to distinguish itself as a shared space
- **Cross overs** - minimum 2.5 m wide concrete with double row of tactiles (AS1428.2 and AS1428.1 2009)
- **Footpaths Bussell Highway** - minimum 3.1m wide - Dark Red asphalt (applied finish should differentiate itself from car parking, roads and pedestrian paths outside of village centre)
- **Kerbs** - standard concrete finish
- **Village centre entry signage** - use of wood and metal as primary materials (preferably locally sourced)
- **Village Centre street furniture** - use of wood and metal as primary materials - preferably locally sourced and aged/weathered in appearance
- **Street amenity pockets** - minimum 1.6m wide - washed aggregate finish
- **Footpaths (outside of village centre)** - minimum 1.8m wide - concrete finish
- **Footpaths** - continuous through crossovers (Shire standard)



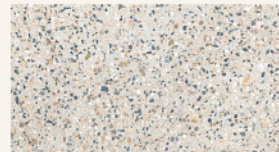
ASPHALT BLACK



ASPHALT GREY



DARK RED ASPHALT



WASHED AGGREGATE



CONCRETE



TIMBER & METAL PUBLIC FURNITURE

BUSSELL HIGHWAY

SCALE: 1:200@A3



STREET TREES

- New trees on Bussell Highway to be Crepe Myrtles - Tascara Reds
- Tree trucks planted minimum 1.8 metres from outside edge of roadside kerb

STREET ACTIVATION

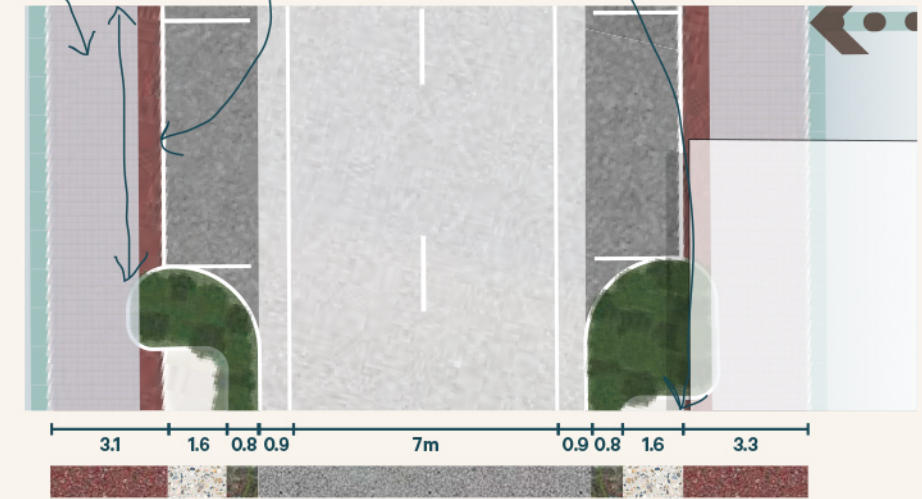
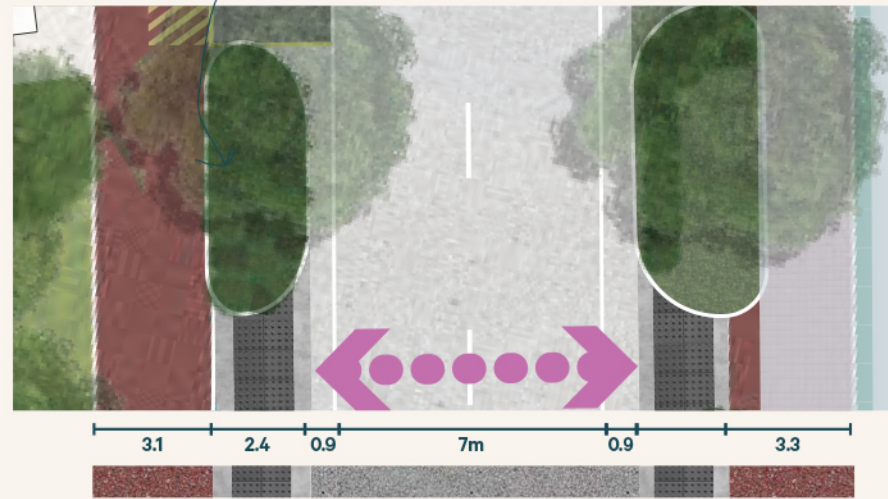
- Allow street furniture / selling of goods against the property line within the public space.
- Ensure 2m pedestrian clearance zone is maintained for accessibility

PEDESTRIAN ACCESSIBILITY

- Allow for obstacle free consistent path for pedestrians by providing minimum 2m obstacle free access pathway

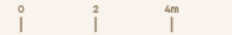
STREET AMENITY NIBS

- Dedicated zones for public furniture i.e. bins, seating, cycle infrastructure, etc.



REDGATE ROAD

SCALE: 1:200@A3



SHARED PATH

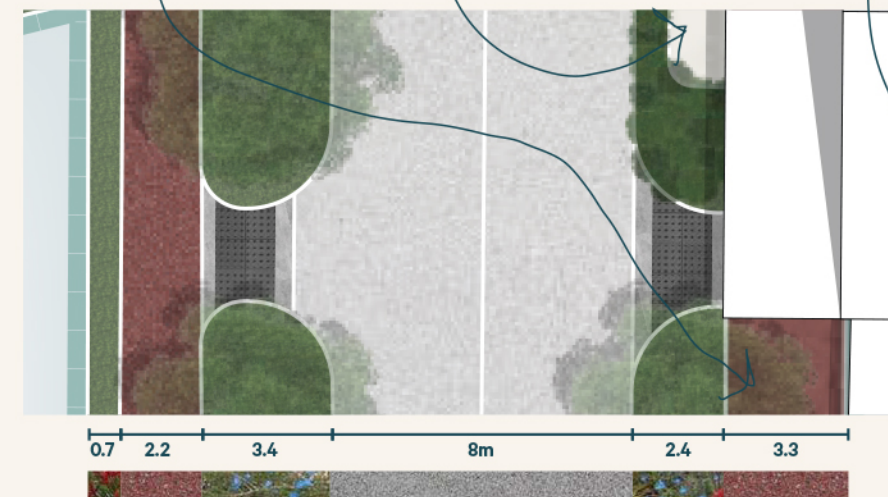
- Maintain minimum 5.5m shared path along eastern side of Redgate Road

ALFRESCO DINING NIB

- To maintain minimum 5.5m shared pathway width, provide alfresco dining opportunities in nib space.

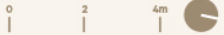
FOOTPATHS OUTSIDE OF VILLAGE CENTRE

- Concrete finish to differentiate itself from footpaths within the Village Centre



SHERVINGTON AVE(SOUTH)

SCALE: 1:200@A3

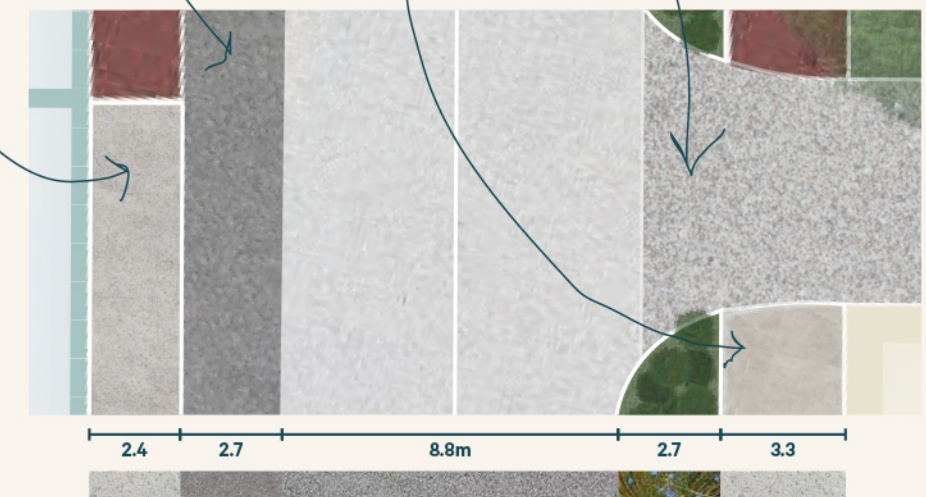


EV PARKING BAY

- Minimum 2.7m wide

SHARED PATH

- Maintain minimum 5.5m shared path along eastern side of Shervington Avenue

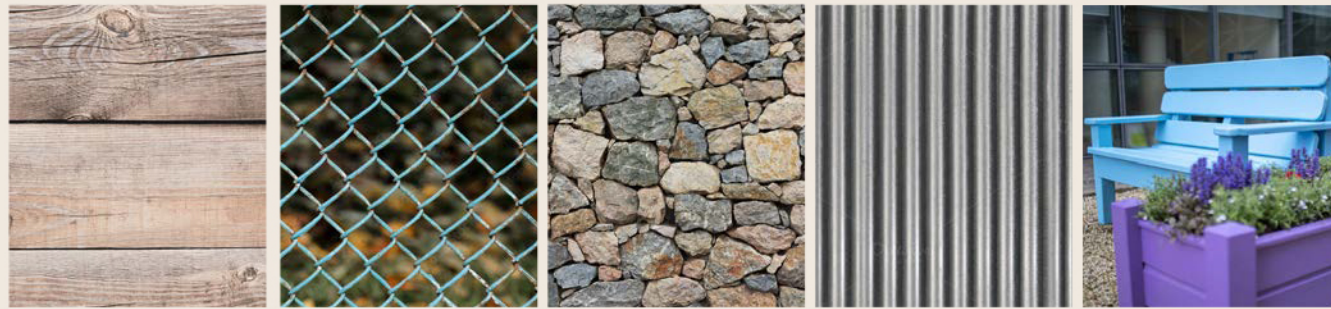


WITCHCLIFFE STREETScape CONCEPT PLAN

MATERIALS & LANDSCAPING

STREET FURNITURE

GENERAL MATERIALS



Weathered timber

Mesh

Stone

Corrugated steel

Brightly coloured painted finishes

PUBLIC SEATING



GABION SEATING TIED IN WITH LANDSCAPING

BESPOKE DESIGN EASY TO ASSEMBLE

STONE, TIMBER & STEEL FINISHES

STREET ACTIVATION



COTTAGE STYLE SHOP FRONTS & PLANTERS

BRIGHTLY PAINTED FACADES

DISPLAY WINDOWS

CLUTTERED AESTHETIC

BRIGHTLY COLOURED STREET FURNITURE / ALFRESCO DINING

AWNING PLANTERS

SELLING OF GOODS / RETAIL WITHIN PUBLIC SPACE

SHARED PATH ACCESS

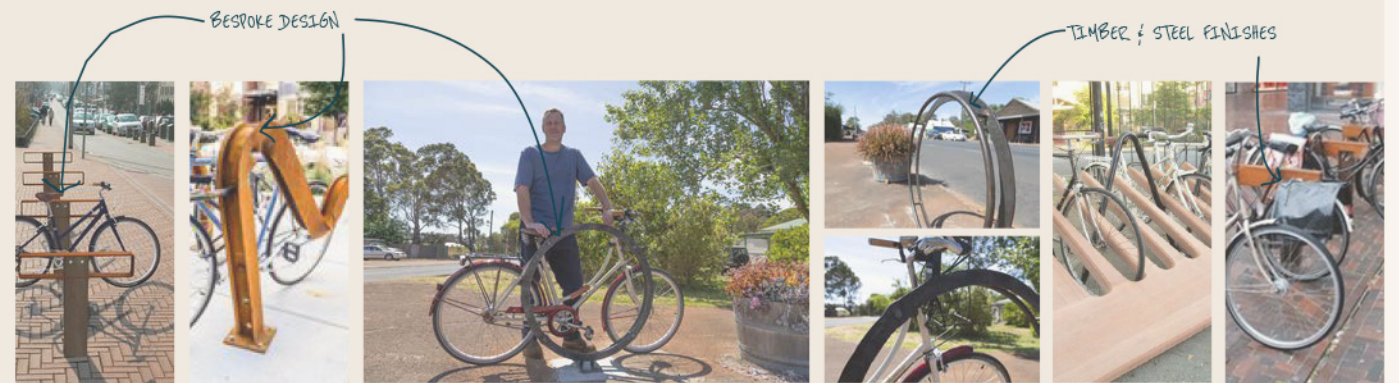
PLANTERS



WINE BARRELS

TIMBER, STEEL & PAINTED FINISHES

CYCLING INFRASTRUCTURE



BESPOKE DESIGN

TIMBER & STEEL FINISHES

BINS



TIMBER & STEEL FINISHES

LOCATED ALONG THE MAIN STREET

STREET TREES



CREPE MYRTLES - TUSCARORA REDS

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WITCHCLIFFE STREETScape CONCEPT PLAN

WITCHCLIFFE 6286 - SHIRE OF AUGUSTA MARGARET RIVER

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