Wallcliffe House

DEVELOPMENT APPLICATION



MARGARET RIVER, WESTERN AUSTRALIA

Prepared for The Landsmith Collection

by Taylor Burrell Barnett

November 2023

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Document Information

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Wallcliffe House

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Wallcliffe House Arrival Paddock

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Acknowledgement of Country

The Wallcliffe House project team respectfully acknowledges the Wadandi people of the Noongar nation as the Traditional Custodians of the land on which the Wallcliffe House development is proposed. We pay our respects to the Elders past and present, for they hold the memories, the traditions, the culture and hopes that, through meaningful connection, we seek to respect through thoughtful design.

Taylor Burrell Barnett (TBB) also acknowledges the Whadjuk people of the Noongar nation as the Traditional Custodians of the land on which we live and work, and we pay our respects to the Elders past and present. TBB seeks to understand and respect their traditions and culture and we aim to apply that understanding to the design and planning of communities now and in the future.

Note: Taylor Burrell Barnett is in the process of preparing an Innovate Reconciliation Action Plan with assistance from Marilyn Morgan from Kambarang Services.

The 'TBB Dreaming' artwork, opposite, was created at a workshop held during NAIDOC Week in 2022 and carries the mark of every member of our team. To learn more about the story behind 'TBB Dreaming' scan the QR Code or visit www.taylorburrellbarnett.com.au



TBB Dreaming - original painting by TBB team 2022

Project Team

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See Design Studio
Landscape Architect

Hocking Heritage Studio
Heritage Consultant

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Aboriginal Heritage

The Civil Group
Engineering

Emerge Associates
Hydrology, Environmental and Bushfire

Transcore
Traffic and Transport

Bradbury & Co
Public Relations

MNG
Land Surveying

Encycle
Waste Management

Cundall
Sustainability

Foreword

A Visitor's Introduction

Wallcliffe House sits on the edge of 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 Wooditjup - Margaret River.

This unique waterway is at the heart of the story of Wooditch and Milyan, significant figures in the culture of the Bibulmun and Wadandi People, with Wooditch being the one who created the river with his magic stick. Being located here, Wallcliffe House is perfectly placed to connect guests with the Aboriginal stories and culture of the place alongside the more recent stories of the colonial world.

Guests can explore Wallcliffe's rich histories of family, birth and rebirth, European refinement and Australian ruggedness. The local stories of Wallcliffe House and its landscape will be intricately woven through the buildings, their interiors, the gardens and the guest experiences. To visit Wallcliffe House is to travel into another world, limited only by your interests, desires and curiosity.



Wallcliffe House Old Dairy

"To create a globally renowned, boutique hotel experience here in Margaret River."

From the Owners

Wallcliffe House was created in 1865 and again in the 21st Century, on ancient land with deep significance. Wallcliffe House will be a window on our beautiful Margaret River region.

Through our commitment to sharing and celebrating its many gifts, we will turn our spotlight on the people and the places that make Margaret River inimitable and rare.

Since we became the custodians of Wallcliffe House, we have developed a deeper connection to, and understanding of, this special place.

Our future vision for Wallcliffe House has shaped our design principles, using nature, heritage, materiality, and sustainability as inspiration. It will be designed thoughtfully, built carefully, and inhabited respectfully.

The overall vision for Wallcliffe House has not changed. Our aim is to build a low-key, yet luxury, boutique hotel, where guests will enjoy the experience of being in one of Margaret River's most significant locations, an experience that is supplemented by dining, wellness, and other curated offerings in keeping with our vision.

What has changed is the overall number of keys – this has been reduced to 25. This change means that the overall footprint of Wallcliffe House will be smaller, remain similar, with a reduced number of cottages and accommodating a smaller number of guests, resulting in fewer people on site overall.

As we have from the beginning, we remain highly aware and respectful of the property's Indigenous and European heritage, historical architecture, landscape, and environmental values, which include the surrounding areas and, of course, the river.

We are also deeply committed to the Margaret River region 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 anywhere else in the region.

The original Wallcliffe House was standing for 160 years and would still be so today, were it not for fire. Its replacement will, therefore, feel like both a re-birth and a continuation of the life of this house. The legacy of the original house and all its previous owners will be a springboard for this next chapter in its history, where new memories and a new legacy will be created. And we hope it will endure beyond the next 160 years, into a time that we can imagine, even though we cannot experience it ourselves.

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

Alexandra and Julian Burt

1.0

INTRODUCTION

1.0 Introduction

1.1 Proposal

This report has been prepared on behalf of The Landsmith Collection to support a Development Application to create a luxury boutique hotel on Lot 101 (HN 752) Wallcliffe Road, Margaret River (the site).

The formal application documentation is appended to this report:

- Application for Development Approval form - **Appendix A;**
- Certificate of Title - **Appendix B**; and
- Development Application Plans - **Appendix C.**

This report contains the justification for the proposed development, which has been informed by extensive technical investigations undertaken by a multi-disciplinary consultant team, a outlined in **Table 1**.

The site previously accommodated a homestead commonly known as 'Wallcliffe House' and an associated dairy building. More recently, another residence was built alongside the homestead. The property is rich in Indigenous and European heritage significance, and this has substantially influenced the planning and design of this proposal.

1.2 Background

The original homestead and the 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 irreparable 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 Indigenous and European heritage significance and landscape values of the site have underpinned this proposal.

Table 1: Project Team Responsibilities

TECHNICAL INPUT	CONSULTANT
Planning and Urban Design	Taylor Burrell Barnett
Development Application Plans (Appendix C)	MJA Studio
Heritage Impact Statement (Appendix D)	Hocking Heritage Studio
Bushfire Management Plan (Appendix E)	Emerge Associates
Landscape Master Plan (Appendix F)	See Design Studio
Environmental Assessment (Appendix G)	Emerge Associates
Water Management Plan (Appendix H)	Emerge Associates
Engineering (Appendix I)	The Civil Group
Traffic Impact Statement (Appendix J)	Cundall
Sustainability Report (Appendix K)	Transcore
Waste Management Plan (Appendix L)	Encycle

2.0

SITE AND CONTEXT

2.0 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 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.

2.2 Legal Description & Ownership

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

Table 2: Site Ownership

LOT	STREET	AREA	LAND OWNER
101	Wallcliffe Road	52,494m2	Wallcliffe House Pty Ltd

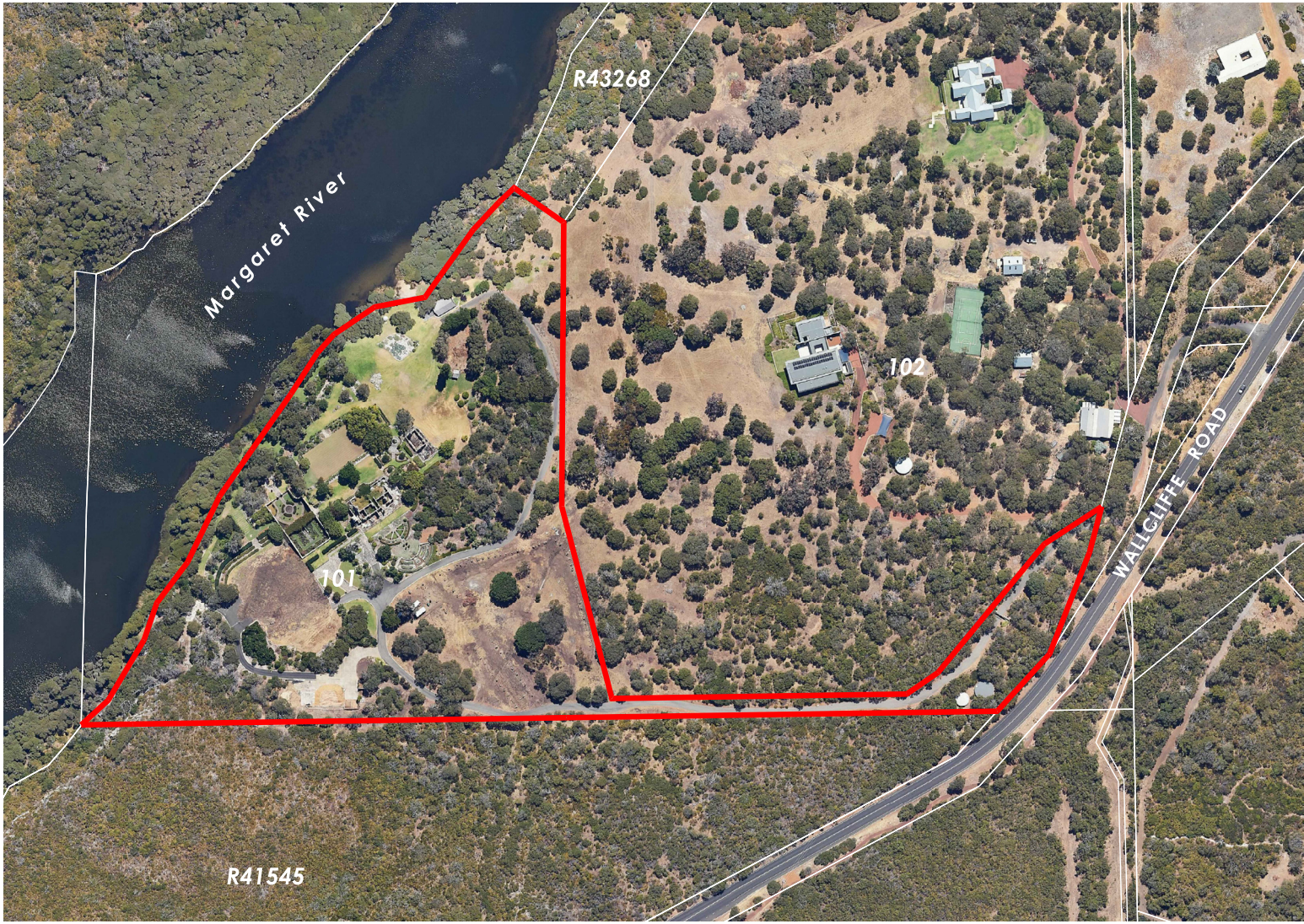


Figure 1: Subject Site

2.3 Previous Land Use and Development

The site was previously occupied by the original Wallcliffe House homestead and a small dairy building. The construction of these were completed by 1865 for the Bussell Family. The homestead 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 in November 2011 significantly damaged the buildings and infrastructure on the site, effectively destroying the main buildings. The ruins of the original homestead, the Chaney house and the dairy, together with ancillary structures, remained. 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.

Recently, the following works have occurred in preparation for the new Wallcliffe House development:

- a structure has been installed to house an osprey nest which was previously located within the ruins of the Chaney house;
- the remains of the Chaney house and gardener's shed were removed, both of which have no heritage significance; and
- riparian upgrade works have been undertaken to support and improve the existing foreshore condition.

Due to the extent of fire damage, the ruins of both the homestead and dairy will be removed from the site as part of this proposal. Where possible, original fabric from the homestead and dairy will be salvaged and used in the new works creating a connection to the past through interpretation. The removal of the ruins is detailed in the Heritage Impact Statement in **Appendix D**.





Chaney House Ruins

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.

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 1.2km to the 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 2**).



Figure 2: Local Context

There are also beaches further south of the site at Prevelly and Gnarabup (refer **Figure 3**).

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

3.0

PLANNING FRAMEWORK

3.0 Planning Framework

3.1 Statutory Framework

3.1.1 Shire of Augusta-Margaret River Local Planning Scheme No. 1

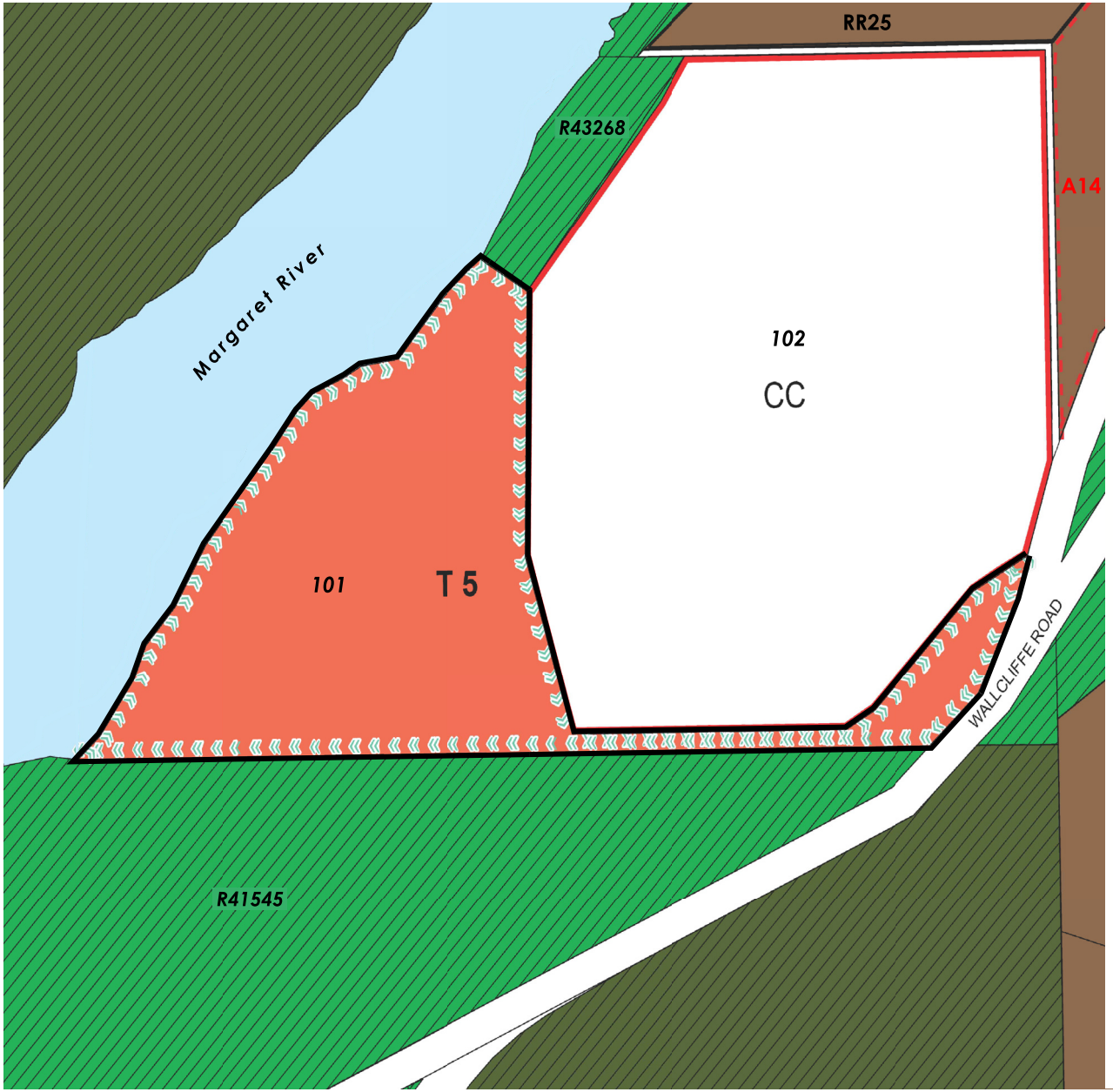
The site is zoned Tourism and included in Tourist Area 5 (T5) under the Shire of Augusta-Margaret River Local Planning Scheme No. 1 (LPS1) (refer **Figure 4)**.

The site was subject to a Scheme Amendment which was gazetted in August 2021 to facilitate its redevelopment for luxury boutique hotel-style accommodation. Schedule 12 of LPS1 contains conditions relating to Tourist Zones which apply to the site and these are outlined below.

1. *Development and land use is limited to a single house and ancillary uses consistent with the heritage values of the site and its inclusion on the State Register of Heritage Places unless otherwise approved by the local government.*
2. *The local government may also approve applications for the following tourist uses: restaurant, tearooms, hotel or guesthouse and chalet limited to a maximum of 40 keys, small bar, spa and activities related to public viewing of the buildings and grounds, where it can be demonstrated that bushfire mitigation measures can be achieved and such uses do not conflict with the heritage values of the site. 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 land.*
3. *No development shall be approved by the local government unless:*
    a) *It is consistent with the heritage values and integrity of the site;*
    b) *It is consistent with the landscape significance and setting of the site;*
    c) *It is appropriately sited and designed to ensure that fire mitigation measures do not compromise environmental and landscape values;*
    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*
    e) *The adjacent foreshore values are appropriately enhanced, protected and managed.*
4. *For the purposes of condition 1 and 3 'development' includes buildings, fencing, driveway, walkways, landscaping, changes in the use of the site 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.*
6. *The following documentation is to be prepared and accompany an application for development approval for any tourism based land use (as outlined in Condition 2):*

- *A Bushfire Management Plan and associated Bushfire Emergency Evacuation Plan, responding to the detailed design of the proposed development and addressing the requirements of SPP 3.7 and the relevant position statements and guidelines.*
- *A Transport Impact Statement and associated Management Plan which considers, but is not limited to:*
    - *Internal access, the access road to the site, and the intersection of Wallcliffe Road and the access road; and*
    - *Demonstrating that the above access arrangements can adequately accommodate evacuating traffic and emergency service vehicles.*

The proposed Wallcliffe House hotel has been designed to comply with the conditions of Schedule 12 and compliance is addressed in **section 6.1** of this report.



LEGEND

SUBJECT SITE

LOCAL SCHEME RESERVES

NATIONAL PARKS AND NATURE RESERVES

PARKS AND RECREATION

WATERWAYS

LOCAL SCHEME ZONES

CC — CHALET AND CAMPING

TOURISM

RURAL RESIDENTIAL

OTHER CATEGORIES

A14 — ADDITIONAL USES

RR25 — RURAL RESIDENTIAL AREA

T5 — TOURIST AREA

NO ZONE

0m 40 80m



Figure 4: Shire of Augusta-Margaret River Local Planning Scheme No. 1

3.2 Strategic Framework

3.2.1 State Planning Policy 3.5 - Historic Heritage Conservation

State Planning Policy (SPP) 3.5 outlines the planning principles for the conservation and protection of Western Australia's historic heritage. The Policy details development control principles which are to be applied in the consideration of development applications for places entered in a heritage list, a place or area entered in the state register, or a heritage area designated pursuant to a local planning scheme. Wallcliffe House is included on a number of heritage listings and therefore SPP 3.5 is applicable to this Development Application.

The development control principles which are relevant to Wallcliffe House are summarised below.

Demolition of a heritage place (including a place within a heritage area)

- Demolition of a State heritage place is rarely appropriate and should require the strongest justification. Demolition of a local heritage place should be avoided wherever possible, although there will be circumstances where demolition is justified.
- Demolition approval should not be expected simply because redevelopment is a more attractive economic proposition, or because a building has been neglected. Consideration of a demolition proposal should be based upon the significance of the building or place; the feasibility of restoring or adapting it or incorporating it into new development; the extent to which the community would benefit from the proposed redevelopment; and any local planning policies relating to the demolition of heritage places.

Development within a heritage area

- A respectful design approach gives special consideration to the siting, scale, architectural style and form, materials and finishes of the proposed development in relation to its neighbours, without copying historic detailing or decoration.
- A general presumption should apply in favour of retaining buildings that make a positive contribution to the significance of the area.
- Approval for demolition, if granted, may be accompanied by a requirement for an acceptable redevelopment proposal to avoid gap sites.
- Any new buildings erected in heritage areas should be designed and sited in a way that respects and complements the heritage significance of the area. New construction that is imaginative, well designed and harmonious should not be discouraged.

The homestead and dairy were destroyed by fire in 2011 and have remained in a state of ruin on the property. Both buildings are not capable of repair or reconstruction due to the extent of fire damage. Rather, an interpretation of them will be built based on the original design and, as much as possible, incorporating the original materials. Both buildings will be carefully deconstructed with as much fabric as possible being salvaged for reuse. The proposed new Wallcliffe House is therefore intended to create a connection to, and contribute to the interpretation of, the historic aspects of the property.

A Heritage Impact Statement (HIS) supported by Structural Inspection Reports has been undertaken in support of this Application and is contained in **Appendix D**.



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 made 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 Bushfire Prone Areas. Guidelines for Planning in Bushfire Prone Areas (the Guidelines) provide supporting information to assist in understanding the objectives and policy measures contained in SPP 3.7.

Accordingly, a Bushfire Management Plan (BMP) has been prepared and has informed this proposal. The BMP details how SPP 3.7 and the bushfire protection criteria outlined within the Guidelines are satisfied, and includes a Bushfire Attack Level (BAL) assessment and an Emergency Evacuation Plan. A copy of the BMP is included in **Appendix E** and discussed in more detail in **section 5.9**.

3.2.3 Government Sewerage Policy

This Policy establishes the Government's position on the provision of sewerage services. Broadly, the Policy generally requires development to be serviced by reticulated sewerage and, where this is not possible, a best practice approach shall be adopted in relation to on-site sewerage treatment and disposal.

The Policy stipulates that where requirements to connect to reticulated sewerage do not apply, on-site sewerage disposal may be considered, providing public health and environment are not adversely impacted and the minimum site requirements for on-site sewerage disposal are satisfied.

On-site sewerage disposal is proposed to service the Wallcliffe House development. **Section 5.10** and **section 6.4** of this report address why the provision of reticulated sewerage is neither possible nor preferable for Wallcliffe House and outlines the proposed on-site sewerage treatment and disposal system.

3.2.4 Statement of Planning Policy 6.1 Leeuwin-Naturaliste Ridge 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.

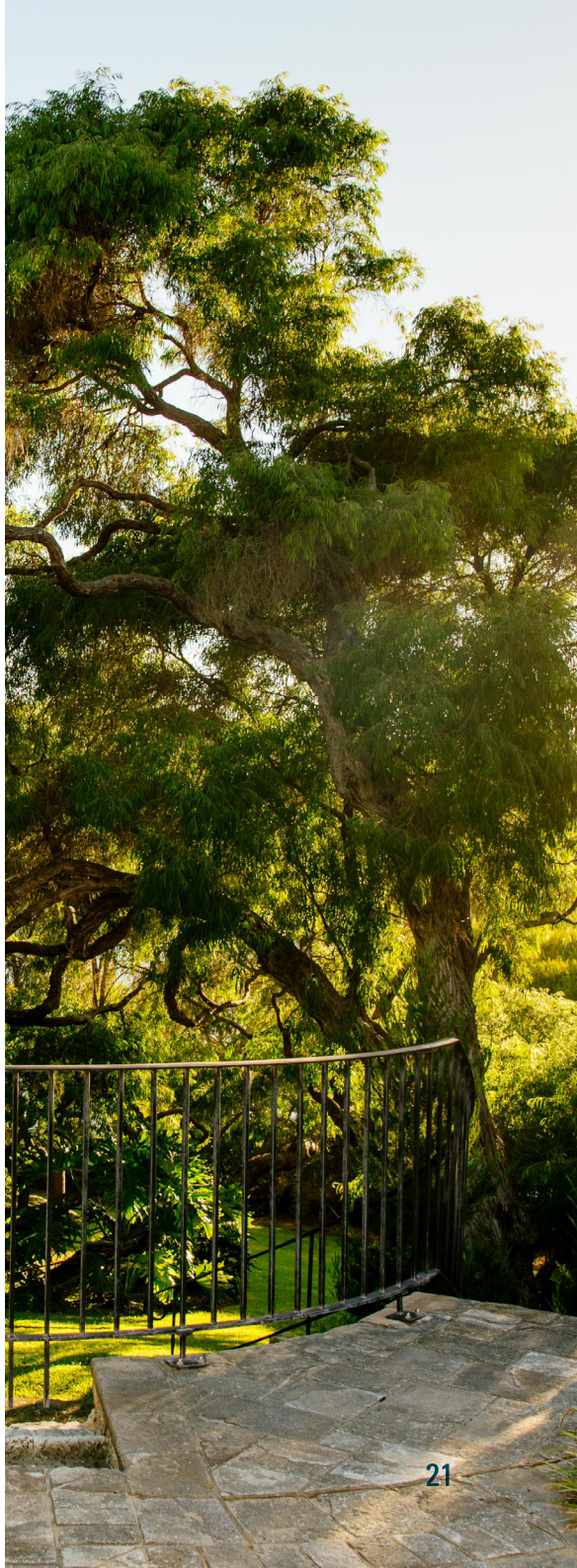
SPP 6.1 provides a Statement of Intent together with a number of associated policies in relation to tourism development. The Statement of Intent is as follows:

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, Wallcliffe House 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.

Compliance with this Policy is also addressed in **section 6.3** of this report.



3.2.5 State Planning Policy 7.0 Design of the Built Environment

SPP 7.0 seeks to address 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.'*

Wallcliffe House clearly aligns with the design principles of SPP 7.0. The proposal is a high quality, sustainable tourism development, which responds to and enhances the heritage, environmental and landscape values of the area.

Compliance with SPP 7.0 is addressed in **section 6.2** of this report.

3.2.6 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 approach of the Western Australian Planning Commission (WAPC) 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.

Wallcliffe House aligns with the intent of the Sub-Regional Strategy, as it will provide a unique tourism offering which respects the heritage, environmental and landscape values of the area.

3.2.7 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 WAPC and local government for subdivision, development and scheme amendment proposals for tourism purposes and to 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.

Wallcliffe House is a tourism development on land zoned Tourism under LPS1, and is therefore entirely aligned with the objectives of PB 83/2013.

3.2.8 Tourism Planning Guidelines (June 2014)

The Tourism Planning Guidelines (the Guidelines) aim 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 that 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 its potential to accommodate tourism uses. The site is located in an area of high tourist amenity, with an extensive range of tourist attractions in close proximity to the site, including beaches, walking trails and cafes, as well as widespread natural and built tourist attractions in the world-renowned Margaret River wine region, all contributing to a significant demand for tourist accommodation in this locality.

The Wallcliffe House proposal is consistent with the provisions of LPS1 and therefore aligns with the requirements of the Guidelines.

3.2.9 Draft Position Statement Planning for Tourism (December 21)

The intent of the Draft Position Statement is to guide the appropriate location and management of tourism land uses through the planning framework, in particular to provide greater guidance for local governments to prepare their local planning strategy and scheme.

The Draft Position Statement states that the WAPC will consider the following in relation to assessing proposals on land zoned for tourism purposes (relevant matters listed):

- Facilitate the development of a quality, sustainable tourism facility.
- Incorporate those facilities associated with tourist accommodation developments such as recreation, entertainment and integrated management.
- Provide for current and future tourism demand.
- Have the capacity to accommodate the necessary services, management and support facilities without compromising the character, development flexibility or tourism amenity of the site.
- Provide for the retention or enhancement of the strategic value of the site for tourism purposes, including the relationship between individual lots and areas of high tourism amenity and the potential to accommodate current and future tourism demand.

The Draft Position Statement also states that local government is encouraged to have regard to this Position Statement.

Section 5.0 of this Development Application explains how the above considerations have been addressed as part of the Wallcliffe House development.

3.2.10 Draft Planning for Tourism Guidelines 2021

The intent of the Draft Guidelines is to provide context for planning and decision-making on tourism development and land use, assist local government in planning for tourism in its local planning strategy and local planning scheme, and encourage a consistent approach to tourism in local planning frameworks. The Draft Guidelines are intended to be read in conjunction with the Draft Position Statement Planning for Tourism.

The Draft Guidelines identify the following principles which should support the design of tourism development:

- Context and character
- Landscape quality
- Sustainability
- Functionality and build quality
- Community
- Amenity
- Legibility
- Built form and scale
- Safety
- Aesthetics

Section 5.3 of this report addresses design principles and outlines how the above principles have informed the design of Wallcliffe House.

3.2.11 Shire of Augusta-Margaret River Local Planning Strategy

The Shire of Augusta-Margaret River Local Planning Strategy (LPS) was endorsed by the WAPC in January 2022. The LPS provides a medium to long-term planning strategy and, specifically, sets out strategies for development over a 10 to 15-year period. The site is identified as Tourism on the Land Use Strategy Map.

The Strategy acknowledges tourism is a key driver of the economy within the Shire. The Strategy recognises a key observation from the Shire's Local Tourism Planning Strategy, discussed below, that the supply of accommodation is largely confined to the low and mid-range market sectors. The Strategy notes that it is crucial to develop higher end accommodation to ensure a robust provision of tourism offerings.

The proposed Wallcliffe House luxury hotel will directly respond to the Shire's identified need for high end tourism accommodation.

3.2.12 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.

A key finding of the Tourism Strategy of relevance to Wallcliffe House is: 'facilitation of higher end tourism development may serve to increase visitation and consequential investment in tourism infrastructure'. The Tourism Strategy specifically identifies that 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 identifies sites in the Shire which are zoned for tourism purposes but are currently undeveloped, which includes the Wallcliffe House property. The Strategy recognises that such tourism sites play an important role in planning for future tourism development in the Shire.

The Wallcliffe House proposal is consistent with the key recommendations of the Tourism Strategy; Wallcliffe House will provide high end tourism accommodation in an exceptional location, which will encourage further visitation and expenditure in the region.

3.2.13 Lower Margaret River Foreshore Action Plan (2018)

The Lower Margaret River Foreshore Action Plan was prepared for the Shire by the Nature Conservation Margaret River Region. The Action Plan resulted from the Shire identifying a need for a comprehensive plan to determine the current condition of the foreshore reserves west of Bussell Highway to the coast and formulate actions to manage threats to their environmental values.

The Foreshore Action Plan was considered by the Shire as part of its assessment of the scheme amendment to Schedule 12 and therefore informed the modifications to these conditions. Compliance with Schedule 12 is addressed in **section 6.1** of this report.



3.2.14 Local Planning Policy 27 – Heritage Places

Local Planning Policy (LPP) 27 provides guidance in relation to the protection and enhancement of heritage places under the Scheme. LPP 27 states that a Heritage Impact Statement may be required to assist with the determination of a development application and notes that a Structural Condition Assessment will be required where demolition of a place on the Heritage List is proposed.

For places of Exceptional, Considerable and Moderate Significance (Wallcliffe House is identified as a Place of Exceptional Significance on the Shire's Heritage List) the Policy outlines the following performance criteria and acceptable development:

Performance Criteria

PC1 - Development is to be appropriate and have due regard to the level of significance of the place as identified in the Heritage Inventory.

Acceptable Development

AD1.1.1 - Development is to conserve and protect the significant heritage value of the place.

AD1.1.2 - Development is to be carried out with minimal changes to the original fabric to ensure the significant heritage value is reinforced.

AD1.1.3 - Development on historic sites should consider the potential for any significant archaeological evidence of the former use on the site.

AD1.1.4 - Archaeological assessment and / or monitoring is undertaken to ensure the integrity of a historic site is preserved.

Wallcliffe House seeks to restore life to the property by creating a luxury boutique hotel with an interpretation of the homestead being built based on the original design together with additional accommodation and ancillary facilities. A Heritage Impact Statement has been prepared in support of this Application and is contained in **Appendix D**. A Structural Condition Assessment in relation to both the homestead and the dairy is also included in **Appendix D**.

An Archaeological Management Plan will also be prepared for the development which will consider the level of significance of the site, determine what procedures are most appropriate for the property and provide guidance as to how these should be undertaken.

4.0

HERITAGE

4.0 Heritage

In this section the property is referred to as 'Wallcliffe House and Landscape' as this is the name used in Heritage Council's State Register entry. A Heritage Impact Statement (HIS) (**Appendix D**) has been prepared in support of this Development Application, providing a detailed explanation of the heritage values of the property, as well as the design response of the proposal.

4.1 Heritage Listings

Wallcliffe House and Landscape benefits from the heritage listings outlined in **Table 3** below.

Table 3: Wallcliffe House and Landscape Heritage Listings

LOT	LEVEL	DATE
State Register of Heritage Places Place No. 114	Interim Registration	20 May 2003
	Permanent Registration	26 August 2005
Register of National Estate	Permanent	21 March 2008
Aboriginal Sites Register	Permanent Interim	
Classified by the National Trust	Classified	16 December 1976
Shire of Augusta-Margaret River Municipal Heritage Inventory	Adopted – Category 1	17 June 1996
Shire of Augusta-Margaret River Heritage List	Adopted – Exceptional	8 August 2012

4.2 European

Wallcliffe House was destroyed by fire in 2011 and has remained in an evocative, yet fragile, state of ruin for the last twelve years. The original dairy building was also substantially damaged in the fire. Despite the ruination of the structures, the gardens have continued to be maintained, helping the story of the place to continue, albeit in a much-altered form.

The current proposal seeks to bring life back to Wallcliffe House and Landscape, a place of recognised Aboriginal, European and natural significance, by creating a globally renowned boutique hotel. The proposal sees an interpretation of Wallcliffe House being built based on the original design of the place, together with additional separate accommodation cottages located around the gardens and ancillary facilities serving the guests.

The fire was not contained to the heritage elements of the site. Those structures and features that did not form part of the significance of the site, e.g. the later Chaney house, the gardener's shed, and the avenue of cypress trees, have already been removed from the site.

Structural assessments of Wallcliffe House and the old dairy were carried out in 2018. Wallcliffe House was significantly impacted by the fire with the Structural Engineers concluding that the house could not be retained. The old dairy was also affected by the fire but not to the same extent. As a result, Wallcliffe House and the old dairy will be carefully deconstructed with as much fabric as possible salvaged for reuse in the new development to continue to create a connection with the historic aspects of the site. The salvaged materials and the interpretative reconstruction of Wallcliffe House and the reconstruction of the dairy will contribute to the interpretation of the site.

4.3 Aboriginal

Aboriginal heritage is also addressed in the HIS referred to in the previous section and contained in **Appendix D**.

Brad Goode & Associates, Consulting Anthropologists and Archaeologists, were appointed by the owners of the site to undertake an Ethnographic Aboriginal Heritage Survey of the place. The following is taken from the Report of an Ethnographic Aboriginal Heritage Survey of Wallcliffe House in the Shire of Augusta Margaret River, Western Australia, prepared by Brad Goode and Associates, September 2021 page 3:

'A search of the Department of Planning, Lands and Heritage (DPLH) Aboriginal Heritage Inquiry System conducted on 22 March 2021 identified that there were two registered Aboriginal heritage sites and no other heritage places that intersect the survey area.

Site ID 4495 Margaret River: a mythological site originally reported to have once contained a Waugal. The registered site was further reported to be associated with a mythological narrative of a dreamtime ancestor known as Wooditch who was responsible for making the Wooditchup or Margaret River with his magic wand.

Site ID 5848 Cliffs at Wallcliffe: a mythological site that also contains artefacts and rock shelters. The mythological component of this site is reported to be associated with the Wooditch narrative which relates how two mythological beings are "buried side by side at Wallcliffe where a pile of stones marks their graves". The Wallcliffe area is known as Wainilyinup or 'dying place' in association with this mythology.

In 2016 skeletal remains of Ngungargoot were repatriated from the Western Australia Museum and reburied in an undisclosed location within Wallcliffe House DPLH site extent but not within Lot 101 Wallcliffe Road.'

Brad Goode and Associates concluded that both registered sites would be directly affected by the proposed development and would require ministerial consent under a Section 18 approval.

Consultation was held with twelve representatives of the South West Boojarah ILUA group on 24 March 2021 and 6 August 2021. During this consultation it was determined that there were no new ethnographic sites located within the survey area.

The Traditional Owners supported the proposed works.

A section 18 approval was granted on 8th March, 2022.



5.0

DEVELOPMENT PROPOSAL

5.0 Development Proposal

5.1 Design Process

The owners of the Wallcliffe House property have a deep appreciation that they are, in effect, the custodians of a unique site that features so many special attributes and values. Consequently, they have sought to assemble a team of the best minds and most creative designers to ensure that the next generation Wallcliffe House does justice to its status in the community.

The design process has been patient and meticulous, involving the testing of different design approaches, exploration of traditional construction techniques, ongoing engagement with the traditional owners, the Shire and government agencies and, ultimately applying a stringent attention to detail in the final design the subject of this application.

5.2 Design Vision

The owners presented the design team with a clear set of values upon which the design vision was formed:

- Respect for the heritage of the place.
- Tread lightly on the area's natural environment.
- Enrich the region's cultural and economic identity, locally and globally.

The aim is to design a unique and inspirational boutique luxury hotel, in harmony with the landscape, which is reflective of the spirit of Margaret River.

A new Wallcliffe House – where Aboriginal and European histories will be jointly respected, where environmental and heritage values will be preserved and enhanced, and a place of extraordinary natural beauty.

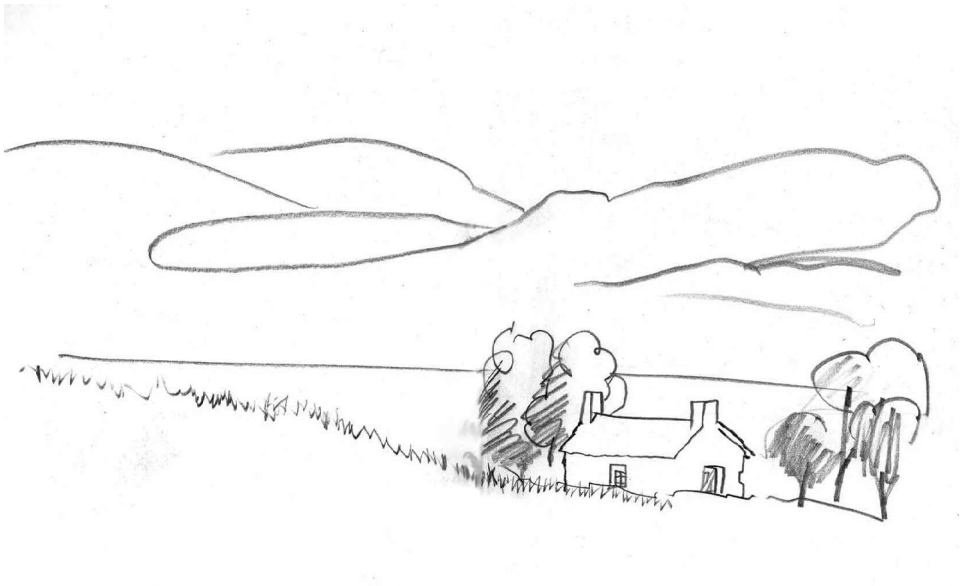
The original homestead was standing for 160 years and would still be today, were it not for fire. Its replacement will, therefore, feel like both a re-birth and a continuation of the life of this unique place. The heritage of the land and the homestead and all its previous owners will be a springboard for this next chapter in its history, where new memories and a new legacy will be created.

> "A new Wallcliffe House – where Aboriginal and European histories will be jointly respected, where environmental and heritage values will be preserved and enhanced, and a place of extraordinary natural beauty."

5.3 Design Principles

Complementary to the State Government's universal set of 10 Design Principles, the Wallcliffe House team established specific design principles to guide all aspects of the creative design process from feasibility and master planning right through to built form, landscape and interiors. These principles are:

- Nature as Inspiration;
- Honour the Architectural Heritage;
- Respect and Nurture the Natural Environment;
- Reflect the History and Essence of Place;
- Locally Crafted and Locally Sourced;
- Sustainability in Land, Life, Culture, Resources, Operations and Community.



5.4 Development Overview

The design of the proposed new Wallcliffe House hotel is highly site-sensitive as reflected in the creative spatial arrangement of buildings and landscape. The general architectural overview plan describing this arrangement and the core components of the development is illustrated in the Site Master Plan (**Figure 5)** and the Main Site Plan (**Figure 6)**.

The proposed Wallcliffe House hotel design consists of the following seven zones (refer **Figure 7)**:

1. Overall Site and Ancillary Areas;
2. Wallcliffe House and Old Dairy;
3. River Wing and Spa;
4. Cliff Wing;
5. Bush Cottages;
6. Arrival Paddock; and
7. Entry Area.

At an earlier stage in the design process, it was envisaged that the amenities within Wallcliffe House, including the restaurant and spa, would be made available to the general public through bookings and events; however, it has become evident that in order to ensure a sustainable balance between the development and its environment the level of activity needs to be carefully controlled, and so the overall scale of the development has been reduced. The guest capacity has been reduced from a potential 40 keys to 25 keys, and access to the hotel amenities will now be limited to guests only, (although it is the owners' intention to hold periodic special events that would open Wallcliffe House to the general public, including around the launch of the hotel). This reduction will decrease the volume of daily vehicle movements to and from the site, the amount of car parking needed on the site, and the level of noise and general movement within the site.

The detailed development plans are contained in **Appendix C.** As part of the development, the ruins of both the original Wallcliffe House and dairy will be removed from the site, with materials to be assessed and stored for re-use in the new development, where possible.

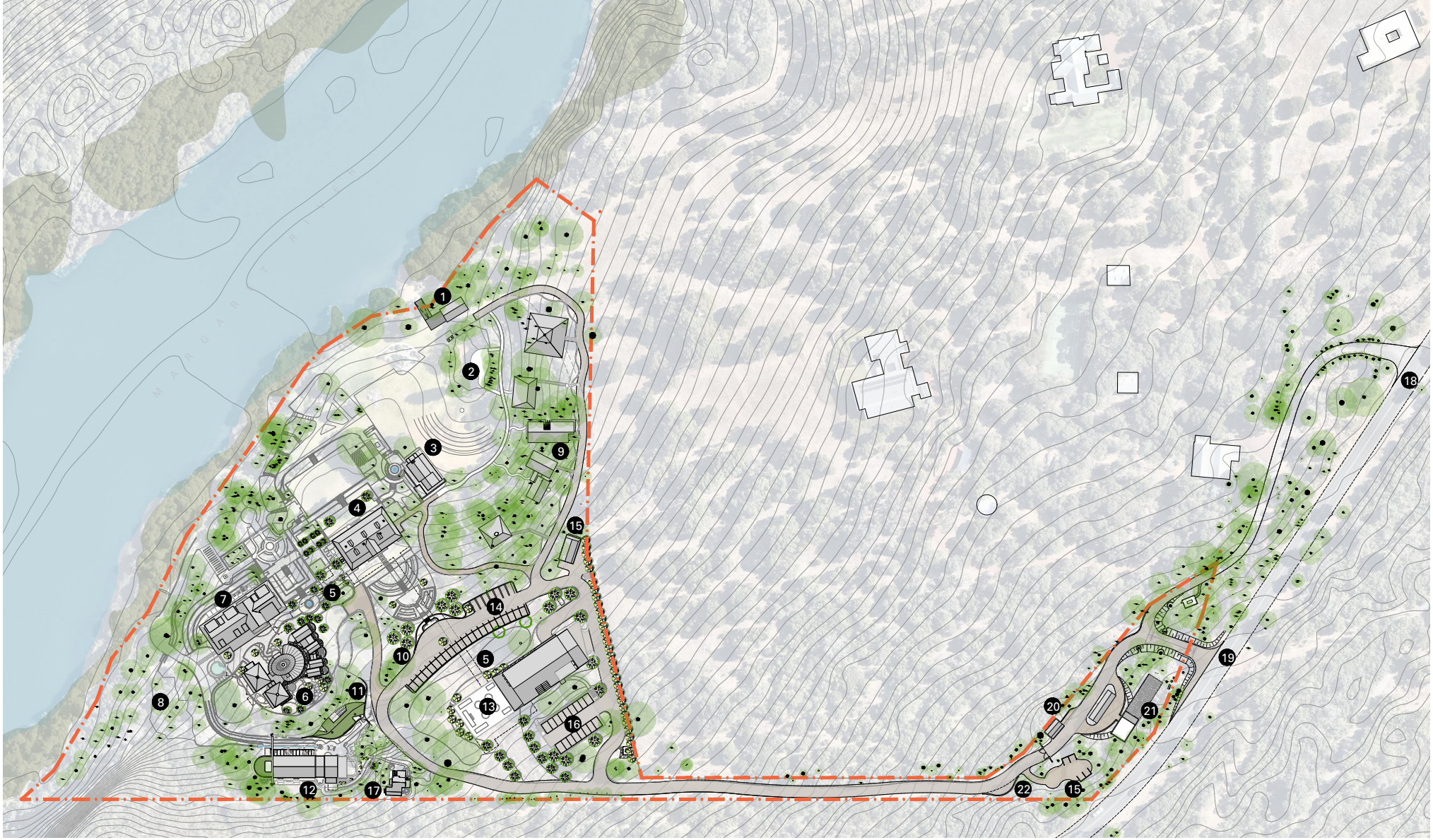


Figure 5: Site Master Plan

- Site Boundary
- 1 Boat Shed (Existing)
- 2 Yoga Deck
- 3 Old Dairy
- 4 Wallcliffe House
- 5 Service Corridor
- 6 Spa
- 7 River Wing
- 8 Osprey Nest
- 9 Bush Cottages
- 10 Arrival Forecourt
- 11 Cottage No.6
- 12 Cliff Wing
- 13 Operations Barn
- 14 Guest Carpark
- 15 Estate Management
- 16 Staff Carpark
- 17 Cottage No. 7
- 18 Existing Public Access
- 19 Proposed Crossover
- 20 Gatehouse
- 21 Waste Water Treatment Plant
- 22 Guest Lookout



Figure 6: Main Site Plan

- Site Boundary
- 20 metre setback line
- 1 Existing boat shed
- 2 Yoga Deck
- 3 Old Dairy
- 4 Wallcliffe House
- 5 Service Corridor
- 6 Spa
- 7 River Wing
- 8 Osprey Nest
- 9 Bush Cottages
- 10 Arrival Forecourt
- 11 Cottage No. 6
- 12 Cliff Wing
- 13 Operations Barn
- 14 Guest Carpark
- 15 Estate Management
- 16 Staff Carpark
- 17 Cottage No. 7

5.4.1 Accommodation – River Wing, Cliff Wing and Cottages

The Wallcliffe House hotel is proposed to comprise 25 keys (31 beds) which will accommodate up to 62 guests. A breakdown of keys and beds is provided in **Table 4** below.

Table 4: Accommodation Summary

	KEYS	BEDS
River Wing	12	12
Cliff Wing	8	10
Bush Cottages	5	9
Total	**25**	**31**

The accommodation has largely been positioned to utilise the previous building footprints of the Chaney house and gardener's shed (including the water tank) to minimise impact on the natural landscape. Five cottages are also proposed in the densely vegetated eastern portion of the site. The hotel accommodates both rooms and suites as well as stand-alone cottages which include a mix of one, two and three beds to ensure a range of accommodation options is available.

A detailed accommodation schedule is contained in **Appendix C**.

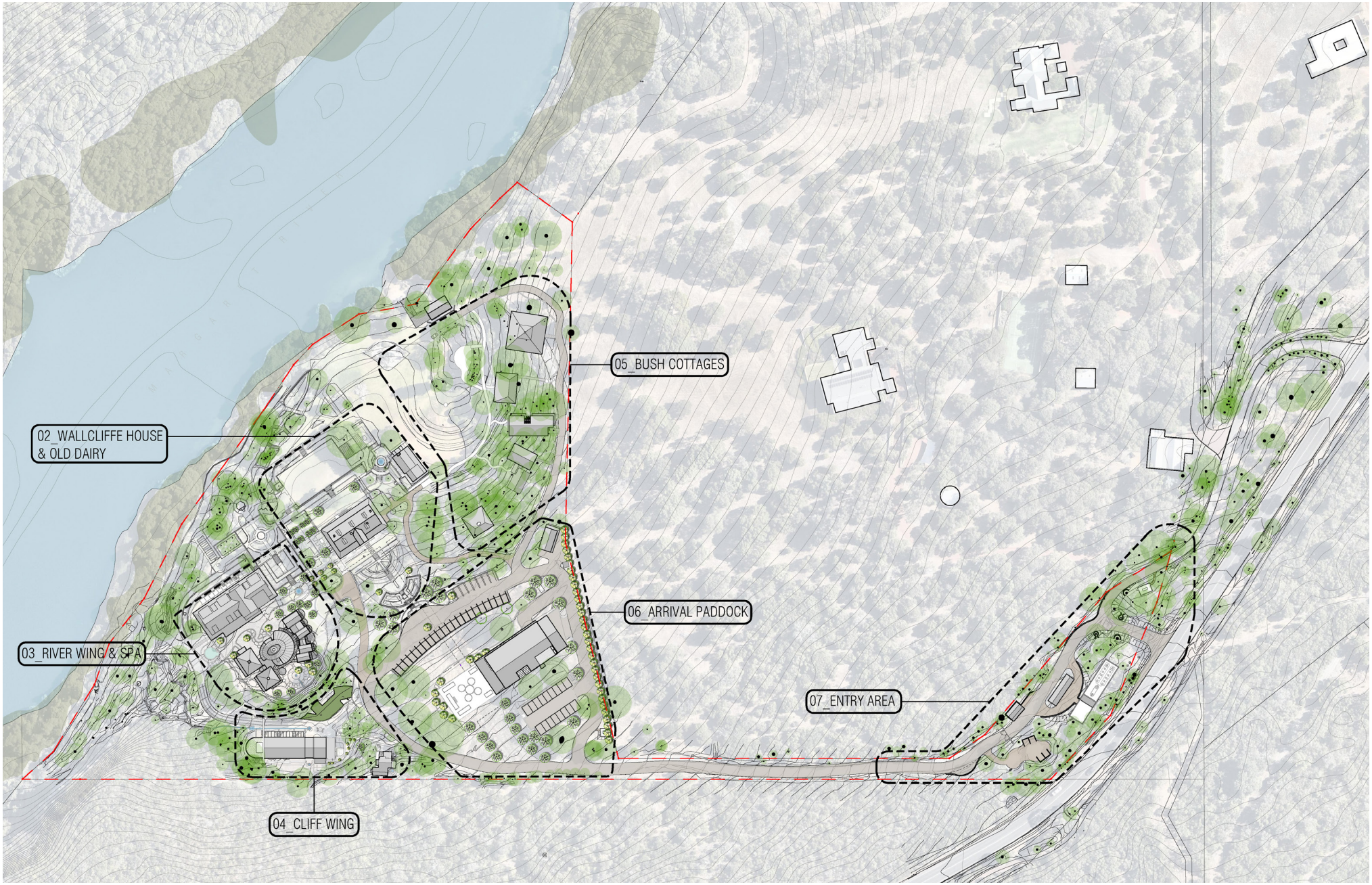


Figure 7: Site Zones

5.4.2 Ancillary Facilities – Wallcliffe House, Old Dairy, Spa, Arrival Paddock and Entry Area

The ancillary facilities proposed for the Wallcliffe House hotel are summarised below.

Wallcliffe House – comprises a 62-seat restaurant, bar, reception and a children's activity area.

The Old Dairy – is proposed to accommodate an artisan style larder.

Spa – a luxury spa within a sensory garden, including treatment rooms, gym, flexible studio space, pools, change facilities and a back of house area.

Arrival Paddock – consists of three key buildings: Operations Building, Operations Plant and Estate Management. The Operations Building includes storage and access to the operations tunnel and funicular, staff parking, general plant area, delivery area and operations office. The Operations Plant includes fire tanks and pumps, water storage and additional staff parking. The Estate Management incorporates facilities for on-site estate management services. The Arrival Paddock also includes guest parking and the arrival forecourt.

Entry Area – the Entry Area includes a gate house and treatment shed for treated water polishing.

The guest facilities are generally located centrally within the site, in close proximity to the accommodation, with Wallcliffe House and the Old Dairy located on the original building footprints. All of the hotel facilities are for the exclusive use of guests. The operational areas have generally been located near the southern boundary of the site, in proximity to Wallcliffe Road, to minimise any impact on the site's heritage and landscape values as well as the guest experience.

5.5 Landscape Design

A Landscape Master Plan has been prepared for Wallcliffe House. The report is contained in **Appendix F** and the Master Plan is included at **Figure 8**. The design seeks to create a landscape which is interconnected and meaningfully integrates Wallcliffe House with the natural environment. The key principles which have informed the landscape design, consistent with the broader design vision, include:

- Respect and enhance heritage;
- Replenish endemic landscapes;
- Create a world class experience.

As an overview, it is intended to establish a formal 'heart' to the planting, which is respectful of the European settlement era and formal English gardens. As the planting moves toward the property's edges, more informal planting is proposed which blends with the natural environment. Holistically, there will be a general shift to more informal and native planting palettes compared to the European focus on landscaping prior to the 2011 fires.



Figure 8: Landscape Master Plan

5.5.1 Landscape Character Zones

The landscape design can be divided into ten character zones as shown on **Figure 9** and explained below.

Zone 01 - Gatehouse Garden

The Gatehouse garden is the entry point to the site. The existing vegetation will be replenished and revegetated where necessary. Vegetated screening from Wallcliffe Road will ensure the arrival to Wallcliffe House is private. Planting will be predominantly endemic, with a balance of structured and unstructured planting beds.

Zone 02 - Arrival Garden

The Arrival garden will adopt a light touch approach to a parkland style garden around the Operations Barn and staff carpark. The existing majestic peppermint trees which line the entry driveway, and with new garden beds and sweeping lawns, will create an inviting arrival experience to Wallcliffe House. The Operations Barn will have an external landscaped space and herb garden to provide amenity for visitors and staff. Planting in this area will be predominantly native and unstructured.

Zone 03 - Kitchen Garden

The Kitchen garden will be a recreation and adaptation of the existing garden. Curved limestone terrace walls and sweeping footpaths will be complemented by topiary plant specimens and structured planting. Beds for growing vegetables and herbs will be curated based on the various growing seasons. Existing stairs and walls in this zone will need to be rebuilt for accessibility and code compliance. Planting in this garden will be formal using predominantly endemic species.

Zone 04 - Wallcliffe Garden

The Wallcliffe garden sits to the north of Wallcliffe House, and encompasses the croquet lawn, garden terraces, and reflection pond. The structure of this garden will remain intact, with adjustments made to create additional external seating and dining opportunities as well as gathering spaces. Walls throughout this zone will generally need to be rebuilt due to the degradation of limestone over the years. This garden is envisaged to be more formal in nature, with the majority of plants being exotic to reflect its European heritage.

Zone 05 - Cottage Garden

The Cottage garden features five bespoke cottages nestled within a grove of endemic trees (predominantly Agonis flexuosa) and shrubs. The zones around the cottages will be supplemented by endemic plants to reinvigorate the area, which is generally in good condition. A large permanent natural pond will be built in the location of the existing man-made seasonal wetland. A large timber deck will provide the opportunity for guests to engage with the pond. The planting will be highly endemic and informal in its arrangement. A yarning circle located close to the pond will provide the opportunity for local 'meet the maker' experiences.

Zone 06 - Cactus Garden

The Cactus garden is an existing garden consisting of mature cactus and succulent plant specimens, edged by a hand-crafted limestone, capstone wall. Simple insertions into this zone in the form of a circular seat and gravel path will make for an intimate gathering opportunity. Additional cacti and succulents will be planted to fill out any empty spaces within the garden bed.

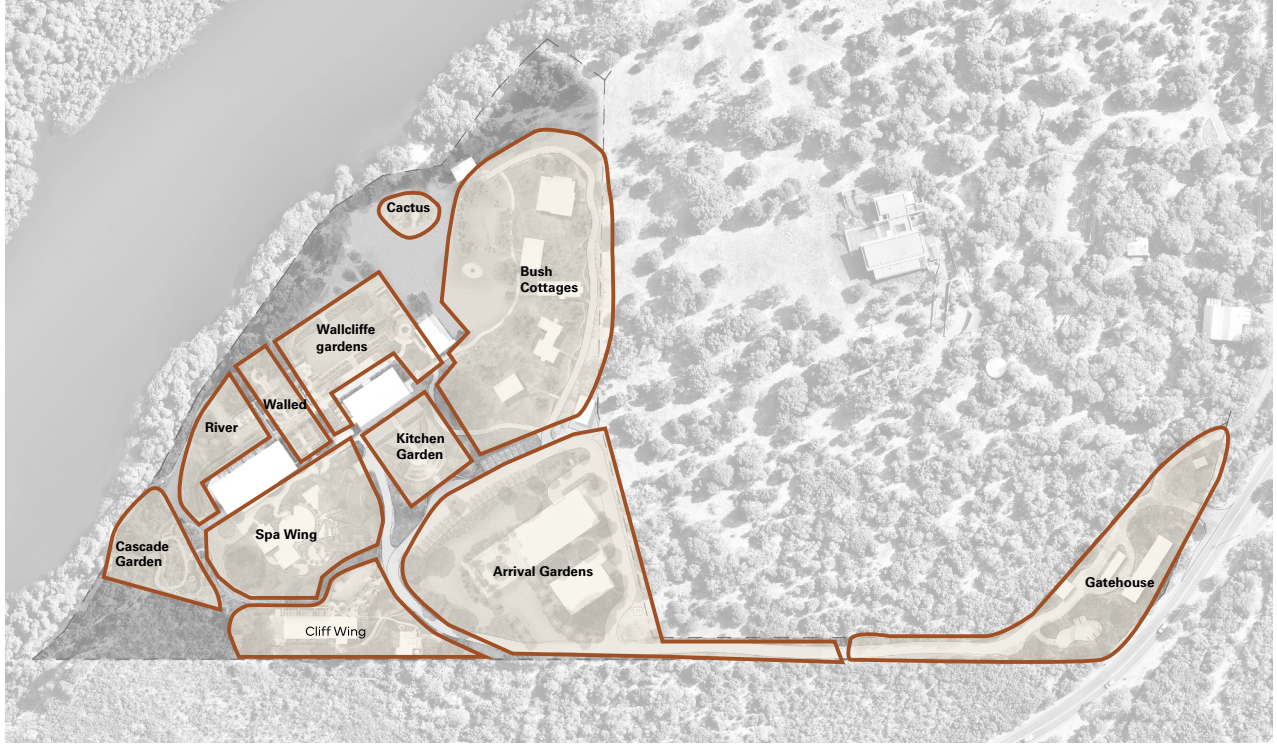


Figure 9: Character zones

Zone 07 - River Wing Garden and Walled Garden

The River Wing garden sits to the north of the proposed River Wing building. Private terraces offer guests a connection to nature overlooking the river, with new terraced planting beds proposed to address the significant level changes between the private terraces and the river. The existing gravel garden and lawned steps will be retained and improved with simple landscape measures.

The walled garden will remain largely untouched, but for the reestablishment of garden beds and refurbishment of the water features. Planting within these areas is to be a balance between formal and unstructured, and native and exotic species.

Zone 08 - Spa Garden

The Spa garden surrounds the Spa buildings to create a private and immersive experience for guests. Large garden beds engulf the buildings, with private spaces carved back into the gardens such as gazebos, water features, garden pods, private courtyards and viewing decks. Planting in this garden is generally proposed to be exotic, and a balance between structured and unstructured.

Zone 09 - Cliff Wing Garden

The Cliff Wing garden surrounds the Cliff Wing and Cottage Nos. 6 and 7. An organic shaped stone path connects Cottage No. 6 to the Cliff Wing, with planting beds breaking up the structure of the path to create an arrival experience strongly connected to the surrounding natural landscape. A water feature and water rill connect into an existing water cascade, with private courtyards having an intimate connection to the water rill. Additional breakout spaces and private terraces are embedded into the landscape. Planting in this zone will be entirely endemic and formal in style.

Zone 10 - Cascade Garden

The Cascade garden will see the existing but derelict cascade water feature refurbished to its former glory. Nestled within a grove of existing endemic trees, the water cascades create a unique journey through the west of the site. In addition to the cascade restoration, a new footpath and stairs will be carved adjacent to the water cascade alignment. Additional seating nodes offer new places to gather around the water feature. Planting in this zone will be entirely endemic and unstructured.

5.6 Visual Impact Assessment

The site enjoys a relatively secluded position with a landform that slopes away from public view from Wallcliffe Road, and overlooks the Margaret River. Its shape and size offers the ability to distribute the built form such that external visibility can be minimised. The overall positioning of buildings on the site has been carefully designed so that they nestle into the natural landform and landscape, with the most visible buildings being those that occupy the footprints of the original homestead and the Chaney house.

A Visual Impact Assessment (VIA) has been undertaken to provide clear illustration of how the new Wallcliffe House development will appear from a range of external vantage points. The VIA is contained in the Architectural Design Report (**Appendix C**). The following is a summary of key aspects.

5.6.1 Assessment Methodology

To assist in assessing the visual impact of the proposed built forms the design team engaged the surveying expertise of McMullen Nolan Group (MNG) to create several detailed 3-dimensional models of the existing site and surrounding landscape, using LiDAR (Point Cloud) 3D imaging technology.

Over the course of the past four years, MNG has captured three Point Cloud surveys on the Wallcliffe House property and its environs with each survey revealing new detail and site features as works on the property have occured, including the removal of the Chaney house ruins.

The LiDAR models have been instrumental in enabling the design team to accurately understand the existing features of this complex site and to view site lines from anywhere on the property. They have also enabled the testing of the scale and position of proposed new buildings relative to the heritage ruins, Chaney house, formal gardens and existing trees. **Figure 10** shows an example of the LiDAR imagery of the ruins prior to removal of the Chaney house. The model enables the structures to be visualised from any vantage point.

Importantly, we are also able to use the LiDAR modelling to accurately plot and assess the visual impact of the proposed built forms within the existing landscape context. Inserting the architectural models into a spatially verified position within the LiDAR model provides an accurate 3-dimensional illustration of development within the 'real' landscape, rather than relying on traditional 'artist impression' images that may not provide as realistic an illustration.



Figure 10: LiDAR image of ruins

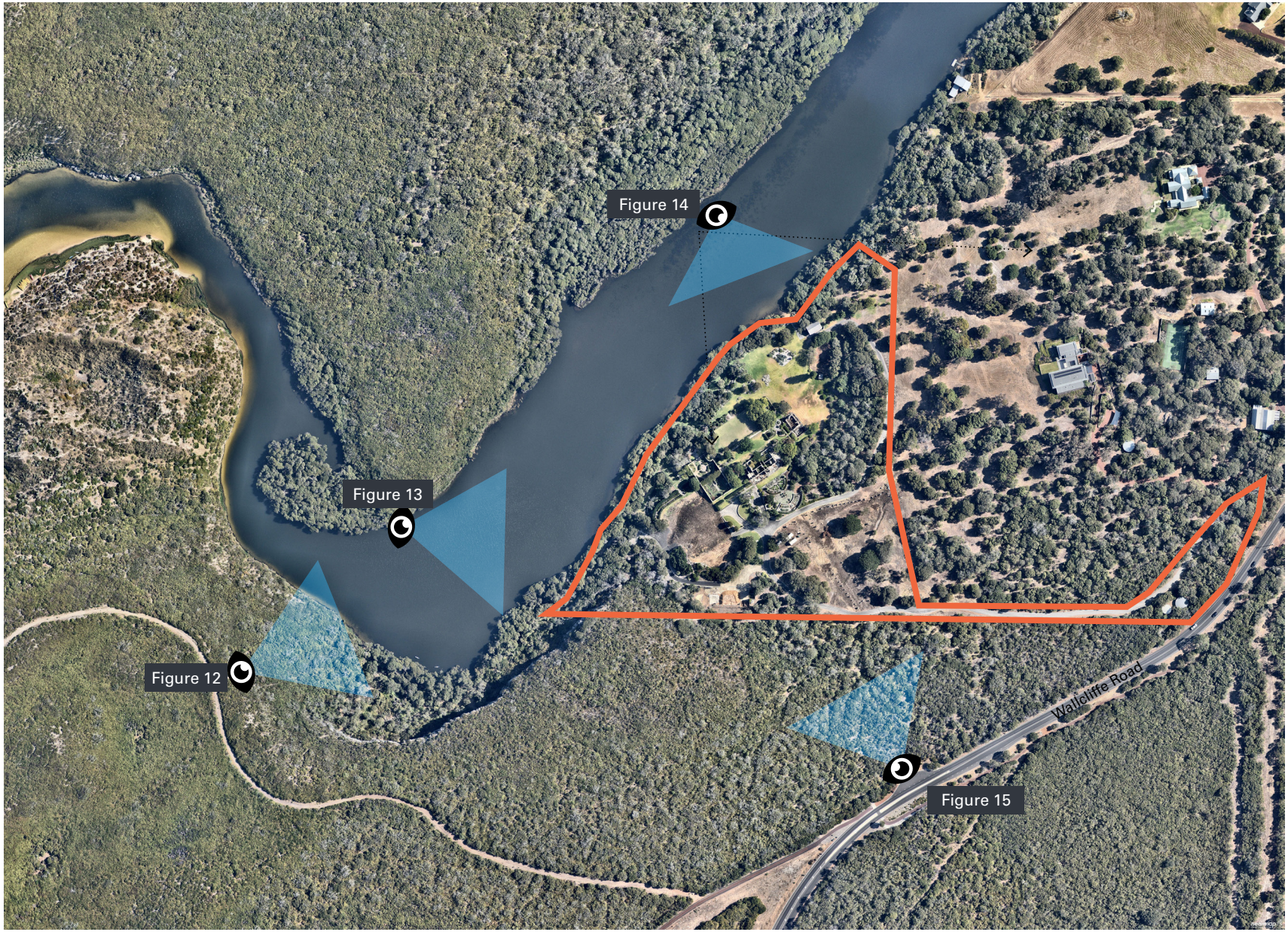


Figure 11: Camera locations for visual assessment images

5.6.2 Assessment Results

A series of images were generated from a range of vantage points to demonstrate the visual impact of the proposal. Four of the vantage points have been reproduced in this report. **Figure 11** shows the location of the vantage points used. Three of these locations are from publicly accessible places. The fourth image, taken from the River Mouth Beach, has been captured from an aerial position to show more of the subject site, as the site is not otherwise visible from the River Mouth at ground level. **Figure 12** to **Figure 15** show the views from the identified points. Additional viewpoints are reproduced in **Appendix C**.

For the purposes of clarity, the proposed built forms have been shown in a monochromatic 'white card' style to avoid any potential impression that the impact might be understated by the use of more blending tones. In reality the buildings will feature natural materials and earth tones that will blend into the landscape, and so the real impact will be less than that shown in the illustrations.

To further assist the visual impact assessment, before and after comparisons have been included comparing the proposal against the site as it was before the deconstruction of the Chaney era ruins.

What is clear from this assessment process is that the careful positioning of buildings on the site has effectively blended the built form into the landscape, with roof structures typically being the only visible elements. The exception to this is the River Wing which occupies the site of the Chaney house, which itself was the most visually prominent building on the site previously. It is reiterated that the real visibility of all structures is likely to be more subdued through the use of natural materials and blending tones.



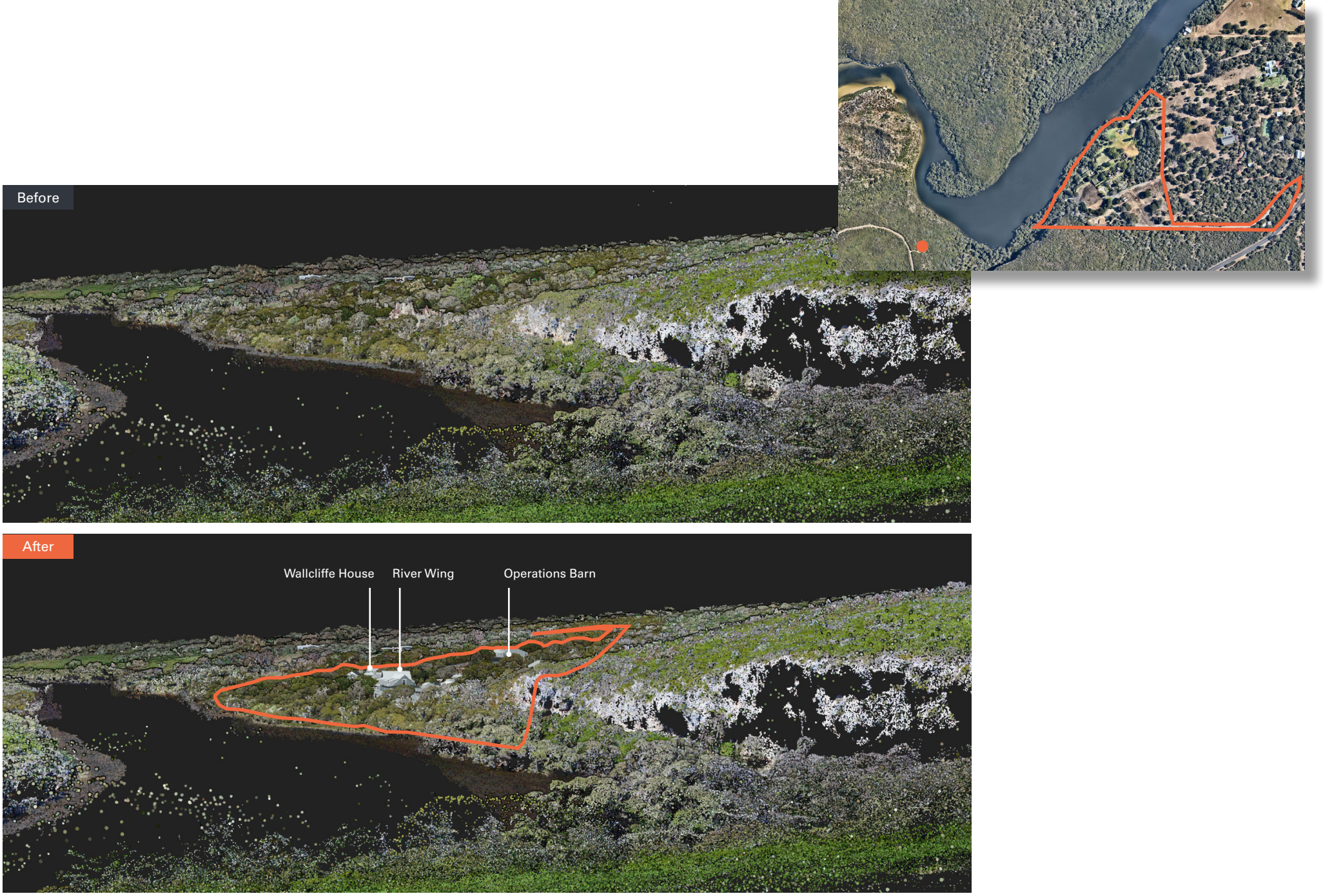


Figure 12: View from walk trail south-west of site

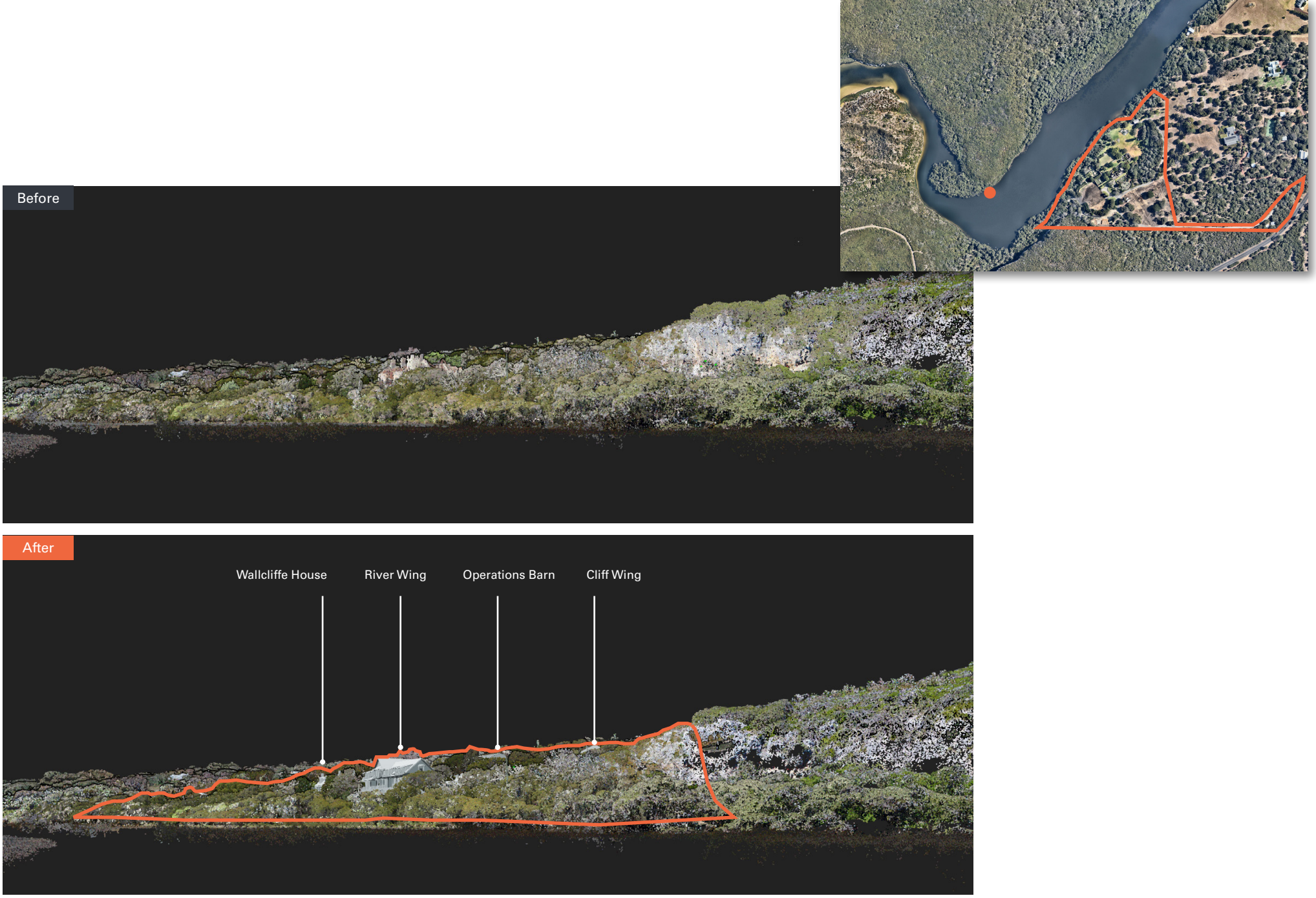


Figure 13: View from peninsula on northern bank

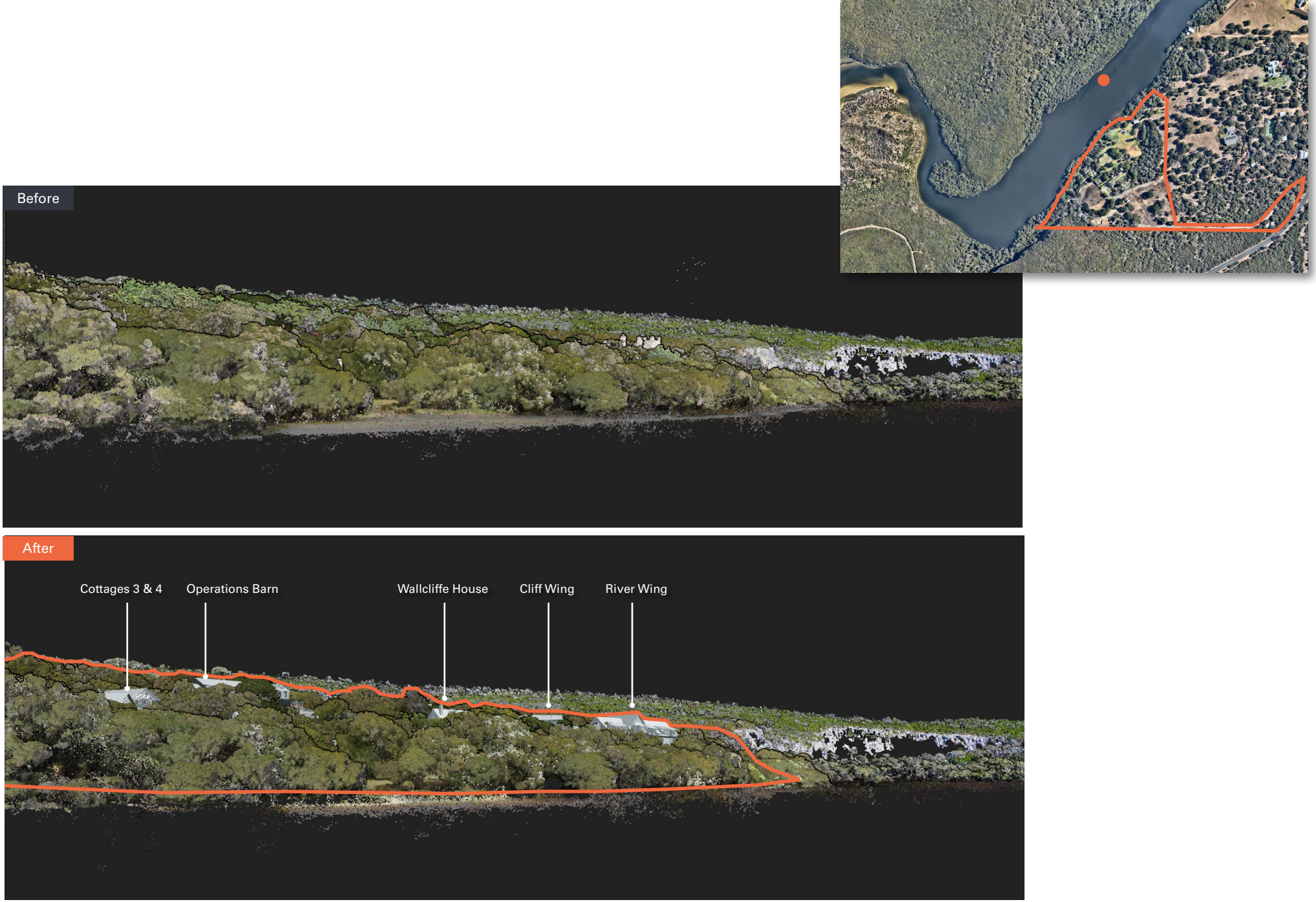


Figure 14: View from northern bank north of site



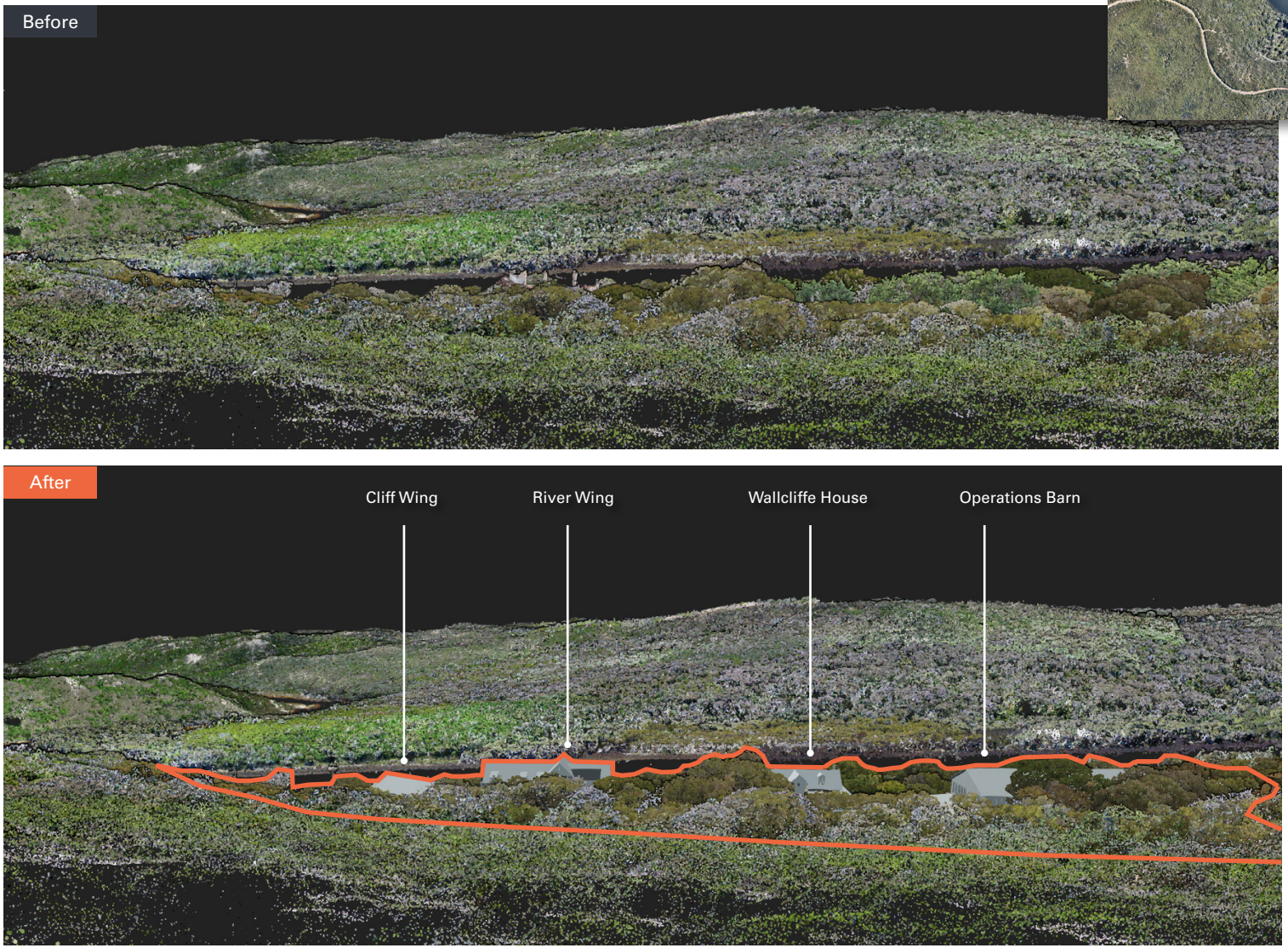


Figure 15: View from Wallcliffe Road lookout

5.7 Environmental Management

An Environmental Assessment Report (EAR) has been prepared to support this Development Application and is contained in **Appendix G**. The EAR details the environmental features, attributes and values of the site and outlines how these environmental values are proposed to be managed. Overall, there are no significant environmental issues or constraints within the site that cannot be managed appropriately as part of construction and ongoing operation of Wallcliffe House.

Broadly, the key environmental management actions that will be implemented across the site are outlined below.

5.7.1 Landform and Soils

No physical disturbance of Wallcliffe Cliffs is proposed as part of the development. Access to the Cliffs (via a previously installed boardwalk) has been removed in recognition of the importance of this feature to the Aboriginal community, as per the Section 18 approval and ongoing consultation.

Soil and erosion control measures will be implemented across the site, particularly during construction, in accordance with the Shire of Augusta Margaret River Erosion and Sediment Control Local Law 2019 (SAMR 2019). Overall, large areas of the site will have minimal disturbance, as existing landscaped areas are to be maintained and enhanced.

5.7.2 Flora and Vegetation

Impacts to existing remnant vegetation will be minimal given the continued retention of the majority of remnant native vegetation within the site. There will be some clearing or modification of vegetation associated with the construction of a new cross-over and the gatehouse area (and associated back-of-house operations), as well as bushfire risk management in and around the cottages; however overall, these impacts will be minor. Management measures will include (but are not limited to):

- Maximise retention of existing remnant native vegetation and the mature cultivated gardens (including trees). This has been supported by a detailed arborist assessment of trees, to understand the long-term health of vegetation within the site.
- Identify tree/vegetation retention areas on engineering drawings and delineate tree protection zones (TPZ). These will be identified as 'no-go zones' or similar. No-go zones will be clearly demarcated on the ground, using flagging tape or fencing. No storage or machinery equipment will be permitted under retained trees/vegetation. Furthermore, construction works will be excluded from the Margaret River and Wallcliffe Reserve, minimising impacts on vegetation values.
- Where possible, as part of clearing, mulch vegetation in situ and utilise within landscaped areas.
- Revegetate the riparian vegetation associated with the Margaret River; this has already commenced ahead of development work progressing.
- Implement hygiene protocols during the clearing and construction process to minimise introduction or spread of weeds and plant pathogens. This will include:
  - Vehicles, machinery and personnel to be free of soil and plant material upon entering the site area.
  - Inspections to be completed prior to works commencing.
  - Minimising clearing and earthworks during wet conditions.
  - Using plant species not identified as weeds.
- Prepare a construction environmental management plan, to be approved by the Shire of Augusta Margaret River prior to clearing and construction commencing within the site.



5.7.3 Native Fauna

Impacts to native fauna will be minimal given the long-term retention of the majority of remnant native vegetation within the site, particularly the potential black cockatoo habitat trees in the north-west portion of the site. Short-term potential impacts (i.e. during construction) can be managed as part of the development process through implementation of fauna management protocols. In the long term fauna will still be able to remain given the extensive landscaping and connection to broader vegetated areas. In addition to the vegetation protection measures, fauna management will include (but not be limited to):

- Implementation of fauna management protocols by an experienced fauna specialist under a valid license from the Department of Biodiversity, Conservation and Attractions (DBCA). This will include fauna trapping and relocation prior to clearing (particularly for western ringtail possum) pre-clearing fauna inspection and having a fauna spotter present during minor clearing activities.
- Ensuring the site is maintained in a clean and tidy manner so as not to attract feral and other species. Waste material is to be disposed of appropriately through waste services and/or to licenced landfill during construction and as part of ongoing operation.
- Preparation of a construction environmental management plan, to be approved by the Shire of Augusta Margaret River, prior to clearing and construction commencing on the site.

5.7.4 Hydrology – Groundwater and Surface Water

Water management will be based on maintaining the existing hydrological regime of the site which includes infiltrating at source and controlling erosion. Wastewater will be managed via an onsite wastewater treatment plant, treating the water to a tertiary quality and infiltrating onsite. This is further detailed within **section 5.8** and **section 6.4**.

Overall, the site has important heritage values that are inherently linked to the natural, landscaped and built environments. These values will be retained and enhanced by the Wallcliffe House proposal. In particular, impacts on flora and vegetation values and conservation-significant fauna will be minimal given existing vegetation is proposed to be largely retained, and vegetation outside the site will not be impacted particularly by the proposed bushfire mitigation measures. Short-term impacts can be managed through vegetation and fauna construction management protocols, and landscaping (including new planting and revegetation work already underway in the adjacent foreshore) within the site will assist with enhancing existing vegetation values.

5.8 Water Management

As previously mentioned, a WMP (**Appendix H**) has been prepared for the site which outlines the water management approach to support Wallcliffe House. The overall objective for integrated water cycle management is to maintain the pre-development hydrological regime. The WMP has adopted an integrated water cycle management approach to manage all aspects of drainage and water management, including:

- **Potable water supply** – there is an existing connection to potable water provided by the Water Corporation which will be upgraded.
- **Wastewater servicing** – an onsite wastewater treatment plant will be utilised and will be based on a tertiary level of treatment and infiltration onsite of treated water. The WMP also includes a site and soil evaluation to support the proposed wastewater servicing approach, and to demonstrate that the site can comply with the intent of AS1547:2012. This is discussed further in **section 6.4** Government Sewerage Policy.
- **Non-potable water supply** – will be supplied by groundwater, which has historically been used for irrigation purposes within the site and is extracted from the superficial/fractured rock aquifer beneath the site. A groundwater licence has been secured for the site (GWL207725) and its ongoing use will be managed in accordance with this Licence.
- **Surface water management** – will adopt at-source infiltration, consistent with the historical approach to water management on the site.
- **Groundwater** – management will be passive and avoid interaction with the underlying groundwater levels. Groundwater quality will be improved by removing historical agricultural uses, and by addressing surface water quality using a water sensitive urban design approach, which mimics natural processes at the surface and the source.
- **Flood protection** – to be addressed by ensuring that Wallcliffe House is located above the elevation identified to be higher risk (i.e. above 5m AHD).



5.9 Bushfire Management

As previously mentioned, a BMP has been prepared and is contained in **Appendix E**.

The outcomes of the bushfire assessment undertaken in the BMP demonstrate that, as development progresses, the intent of the bushfire protection criteria outlined in the Guidelines will be satisfied, as outlined below.

5.9.1 Location

All proposed habitable buildings can be located in an area subject to a low or moderate bushfire hazard, given buildings are located in areas identified as low threat in accordance with Australian Standard (AS) 3959. Some of these areas are within 100m of moderate or extreme hazards and are therefore identified as moderate. While all buildings are located in an area subject to a low or moderate hazard, not all new buildings will achieve a BAL rating of BAL-29 or less. This is consistent with the bushfire management advice provided as part of the Wallcliffe House Scheme Amendment and this is addressed further as part of siting and design considerations.

5.9.2 Siting and Design

The acceptable solution requires all buildings to be surrounded by an Asset Protection Zone (APZ), established within the site to an equivalent of BAL 29. Based upon protecting the site heritage, vegetation and landscape values, bushfire impact is proposed to be minimised through:

- Providing separation between habitable buildings and bushfire hazards to achieve a BAL rating of BAL-29 or less (including Wallcliffe House) except for the replacement locations that include Cottage 7, Cliff Wing, River Wing and Gatehouse. All other buildings are able to achieve BAL-29 or less.
- Managing the entire site to an APZ standard (in accordance with Schedule 1 of the Guidelines). Excluded from this is the new revegetation area in the southwest (forest) and the retained 'scrub' vegetation to the south of the proposed buildings and associated with the Wallcliffe Cliffs.
- All habitable buildings will be constructed to a minimum BAL rating of BAL-29, or BAL-40 and BAL-FZ where required. The previous buildings within the site were not built to this standard when subject to bushfire attack from the 2011 bushfire, with embers impacting on the wooden roof shingles causing ignition and collapse.
- Ensuring all habitable buildings have an exit located away from the direction of a bushfire front.
- Providing onsite fire-fighting capabilities, which include a static water supply (supplemented by the irrigation system) and will include building protection features such as automatic sprinkler systems (or similar).

5.9.3 Vehicular Access

The site will have a direct connection to Wallcliffe Road, an existing public road that meets public road standards. This road connects to Prevelly to the south and Margaret River townsite (via Caves Road) to the east. This was accepted as a through-road arrangement in the scheme amendment process. Prevelly may provide a pragmatic destination for refuge if evacuation onto Caves Road is not safe.

With regard to access:

- Evacuation from the site is the preferred option if it is safe to evacuate. If it is not safe to evacuate, a shelter building is proposed at the site (the new Wallcliffe House building, which is proposed to be a restaurant). The design will be certified (prior to operation of the facility) by a fire engineer to be in compliance with the Design and Construction of Community Bushfire Refuges Handbook (ABCB 2014), to provide tenability and safety for all occupants in a bushfire event.
- A Bushfire Emergency Evacuation Plan (BEEP) has been prepared for the development, outlining the measures to be implemented to manage occupants in a bushfire emergency, including the evacuation or shelter response.
- The internal private driveway is able to satisfy the requirements of the Guidelines. In particular, it achieves the minimum horizontal clearance (6m wide) and provides suitable turn-around areas for fire appliances with an internal loop road network proposed.

5.9.4 Water

Existing fire hydrants are available from Wallcliffe Road, directly east of the site and located within 600m of the proposed habitable buildings (and therefore are within a 20-minute turn-around). Additional static water supply tanks provided on the site, located close to Wallcliffe Road, will provide a reliable water capacity that will be directly connected to the buildings by a hydrant network within the site. These tanks will also have connections for use by fire appliances in accordance with the Shire's technical requirements.

5.9.5 Bushfire Emergency Evacuation Plan

In accordance with section 6.6 of SPP 3.7 and the requirements of clause 5.5.4 of the associated Guidelines, a BEEP has been prepared to augment the BMP. It addresses the infrastructure provided by the BMP, evacuation and shelter, preparation for the bushfire seasons, monitoring and response (evacuation [primary] or shelter [as a last resort]) to be taken in a bushfire event and the recovery and return to operation.

The Wallcliffe House proposal responds to the historic pattern of development on the site, consistent with the recent Scheme Amendment, together with protecting the landscape values of the site and locality. Overall, the outcomes of the BMP demonstrate that the management and mitigation measures (risk treatments) can satisfy the requirements of SPP 3.7 and the Guidelines and follow the 'legacy' established by the Scheme Amendment. The key ameliorating risk measures that respond to the bushfire risk include:

- Staff will be present at all times to direct visitors/ occupants in the case of an emergency.
- Permanent staff will be trained in emergency procedures.
- The site will be subject to a high level of management based on the existing landscape values (which include mature cultivated gardens that are irrigated and regularly subject to weed control and removal of dead material) and the proposed development.
- The buildings will be constructed based on their determined BAL rating in accordance with AS 3959 and the requirements of the Building Act 2011, increasing building resilience to bushfire attack. A minimum BAL rating construction standard of BAL-29 is proposed for Wallcliffe House.
- Egress is available via Wallcliffe Road to Caves Road (which provides destinations to the north and south) and Margaret River townsite (to the east). Whilst Prevelly Beach (to the south) has not been identified as a suitable destination, it may provide a contingency destination nominated by Emergency Services (supported in the Scheme Amendment and the Shire of Augusta Margaret River Local Emergency Management Arrangements (2022)). Shelter as a place of last resort will be provided by the building construction and site management described in the BMP and procedures described in the BEEP.
- Sufficient water supply and hydrants will be available to support fire-fighting requirements. This will be via the connection to the Water Corporation reticulated water supply network, as well as supplementary static tanks to provide a reliable supply.
- Suitable vehicle access will be provided within the site allowing for vehicles to pass each other on the entrance road and to turn-around as required.
- The nearest local volunteer fire brigade is located within 3km of the site, east along Wallcliffe Road.
- Local fire emergency response planning, including risk assessment, has been completed for the Shire of Augusta Margaret River, identifying key risk areas which allow for holistic management.

Overall, the outcomes of the BMP demonstrate that the management and mitigation measures can satisfy the requirements of SPP 3.7 and the Guidelines and the precautionary principle. The required APZ (to achieve the determined BAL ratings) has been specified, along with responsibilities for bushfire management and mitigation as part of development and long term operation.

5.10 Servicing and Infrastructure

An Engineering report has been prepared in support of this Application and is contained in **Appendix I**. The following is a summary of key points.

5.10.1 Wastewater

In the past, the site was served by on-site septic tanks and leach drains. These systems will be decommissioned during demolition. The new proposal will generate more wastewater and consequently create a need for a more sophisticated wastewater collection, treatment, and disposal system.

The site does not have direct access to a reticulated sewer system. While there are established facilities in Gnarabup and Margaret River, connecting with either of these facilities is challenging. In evaluating the optimum wastewater management solution, the following options were considered:

1. Discharge into the Water Corporation's Gnarabup Treatment Plant;
2. Discharge into the Water Corporation's Margaret River Treatment Plant;
3. On-site Wastewater Treatment and Disposal.

Details of the options analysis is contained in **Appendix I**. In summary, and based on the current status of the established treatment facilities in the region,
it was concluded that the on-site option (option 3) provides the optimum solution. Accordingly, Wallcliffe House is planned to be served by a self-contained on-site system consisting of a small network of gravity collection property sewers, with collected wastewater pumped to an on-site package wastewater treatment plant. The system will demonstrate appropriate consideration of nutrients and human health. It is intended that treated water will undergo a tertiary level of 'polishing' to bring the final water quality to the highest standard prior to infiltration back into the ground (refer **section 6.4**).

5.10.2 Water Supply – Potable and Non-potable

The site is serviced by the Water Corporation's reticulation system and this will continue with a larger diameter water service meter.

Irrigation water is provided by a gravity reticulation system consisting of two shallow bores to tanks. This system is proposed to be retained, however it will be upgraded with a new bore and pump.

5.10.3 Electricity and Communications

The existing high voltage system is proposed to be upgraded and enhanced by backup generation systems in case of outages.

The current NBN Co satellite service is not suitable for the Wallcliffe House hotel. Internet services via fibre optic cable will be provided; one for guests and the other for hotel operations. Fibre optic links will be provided to all buildings.

5.10.4 Stormwater management

The existing stormwater management practices of infiltration/management via low-profile sheet flow will be maintained. While the development will result in more impermeable surfaces – mainly rooves on new buildings, this is unlikely to change the peak-event stormwater runoff significantly.

Roof runoff will be disposed of by soakwells or low-profile sheet-flow when erosion or concentration of flows can be managed or may be harvested for onsite use. All pavement areas will be graded, shaped, and managed to dispose of runoff by sheet flow.

Low profile sheet flow over natural or artificial landscaped surfaces will largely obviate the need for either bio-retention or detention basins. The exception to this may be some minor vegetated swales immediately adjacent to higher use pavement areas. These would be designed to capture and treat the minor amounts of hydrocarbons and sediments that may be present in these areas.

No direct discharge of any runoff to the River currently occurs, and this is not planned or contemplated for the development.

5.11 Sustainability

One of the key design principles underpinning the Wallcliffe House proposal is "Sustainability in Land, Life, Culture, Resources, Operations & Community", and so sustainability has been embedded in every aspect of the project's design.

A Sustainability Report has been prepared that describes the full suite of sustainability initiatives proposed for Wallcliffe House; the report is contained in **Appendix J.**

The sustainability initiatives proposed for Wallcliffe House are summarised as follows.

Embodied and Operational Energy

Embodied Energy

To reduce emissions, several initiatives are currently included or are being investigated for the design, as listed below.

- Reuse of existing materials present on site including limestone from fire damaged areas and other components of heritage facades and retaining walls, where safe and feasible to do so.
- Use of locally sourced and reclaimed timber, from known and sustainable sources.
- Use of recycled aggregates in the road base.
- Reduced Portland cement content products, where structurally feasible.



Bush Cottages

Operational Energy Efficiency

High Performance Building Fabric

The development will aim to incorporate insulation and glazing materials that help maintain a stable internal temperature, reducing HVAC energy requirements.

The proposed development will specify high performance double glazing for the majority of windows to prevent excessive summer heating, while allowing useful passive solar gains in winter.

A low glazing U-Value would minimise the conductive loss or gain of heat between the interior and exterior of the building.

Thermal Bridging

The development will consider reducing the effects of thermal bridging (unintended heat flow through insulation gaps) through the use of roof spacer systems and thermal break strategies in the framing system.

Lighting

Energy efficient lighting fixtures are intended throughout the development. Lighting controls will also be in place to help reduce energy consumption, through adaptive controls such as sensors, dimmers, and timers, providing energy savings and targeted illumination.

Lighting solutions will be designed to preserve and protect the environment by:

- minimising upward waste light and excessive sky glow;
- considering the natural rhythms of fauna, both nocturnal and diurnal;
- nominating luminaires of an appropriate scale to minimise the visual impact on the natural landscape.

Using colour temperatures of less than 2600K is proposed.

Operational Energy Efficiency (cont.)

Airtightness

The buildings will be designed and constructed with consideration to airtightness.

Shade Structures

The proposed design includes eaves and other shade structures to areas with extensive glazing to reduce excessive heat gain through the façade.

Energy Monitoring

Energy use on-site will also be closely monitored through sub-metering and a building management or monitoring system.

Gas Free Development

The development will be designed to operate without the use of natural gas or LPG.

Indoor Environment Quality

Thermal Comfort

To control internal comfort and minimise excessive heat loss in winter and heat gains in summer, several strategies and performance metrics will be targeted, as listed below.

- Use of shade structures to reduce façade heat gains and create comfortable outdoor spaces.
- The façade will be well sealed to avoid draughts and air leakage for conditioned areas.
- High quality glazing with low-moderate solar heat gain properties to avoid excess heat gain.
- Use of light-coloured exterior finishes, where this does not contradict the heritage aesthetic of the site.

Daylight and Views

Several strategies are being considered to optimise daylight access and overall light quality.

- External shading structures or eaves for areas with extensive glazing.
- Selection of light fittings to ensure that lighting levels are adequate, and glare is limited.
- Large windows, with appropriate Visual Light Transmittance (VLT) to allow daylight entry (where this does not compromise solar heat gain coefficients required for energy efficiency).
- High quality landscaping throughout the development, enhancing external views.
- Provision of comfortable and inviting outdoor spaces for guests to encourage time spent viewing the surrounding river and bushland.

Emissions and Toxicity

To create a healthy indoor environment for all building occupants, the proposed development will specify materials with low-VOC (volatile organic compound) and low formaldehyde content to avoid contaminating the indoor air.

Water

Fittings and Fixtures

The development will target the installation of efficient water fixtures to reduce potable water demand during operations.

Water Sensitive Design

Presently, there is no direct discharge of any stormwater runoff to the River and this is not to alter through this development. The approach to stormwater management will continue to be developed as detailed design progresses and Water Sensitive Urban Design (WSUD) principles will be adhered to, with the following initiatives being given further consideration to reduce landscape water impacts.

- All pavement areas will be graded, shaped, and managed to dispose of runoff by sheet flow.
- Natural soaks or vegetated infiltration basins, where they are needed, to avoid direct run off from the site.
- Retaining walls to reduce slope gradients thereby slowing surface run-off.
- In-ground infiltration basins (non-vegetated) present throughout the site.
- Incorporation of more endemic species which have naturally low water and fertiliser requirements.
- Drip irrigation used for all non-lawn areas.

Wastewater Treatment

The site will be served by means of a small network of gravity collection property sewers with collected wastewater pumped to an on-site package wastewater treatment plant, including tertiary-level polishing of treated water.

eWater Cleaning

An eWater reticulated system for cleaning is proposed for the development.

Metering and Monitoring

The consumption of potable water will be monitored throughout the development by a series of meters and submeters.

Materials and Waste

Demolition Waste

The majority of demolition waste will be diverted from landfill and towards reuse and recycling where possible.

Operational Waste

The following key operational waste strategies are currently being considered for Wallcliffe House.

- An eWater reticulated system for cleaning, which reduces both chemical and individual container use.
- Where possible, avoidance of single use plastic in hotel rooms.
- All food and beverages will be served using reusable crockery, cups, glassware, and cutlery (avoiding the use of single use packaging).
- Design for waste storage areas to be sized and located to ensure safe access and sufficient room for all anticipated waste streams.
- Separate collection and storage for food and garden organics at source and transferring to an off-site facility.

Land Use and Ecology

Foreshore Improvement and Protection

Riparian planting to support the health of the foreshore area and the Margaret River has already occurred. The owners will continue to maintain and infill to ensure a healthy riparian zone.

A careful approach to the protection of flora and fauna through the planning and construction phase of Wallcliffe House will continue.

Landscape Design

The proposed design will ensure that Wallcliffe House reflects a culturally and environmentally considerate landscape.

Climate Change Resilience

The design considers the potential shocks and stresses associated with climate change and ensures it can respond to and recover from these events.

Light Pollution

Refer ‘Lighting’ above.

Social

Responsible Procurement

The proposed development will be conducting all procurement processes in a responsible manner, including the use of recycled or reclaimed materials, for example timber, which is also in keeping with the heritage values of the site.

Heritage Values

Wallcliffe House seeks to retain, respect and enhance the significant Aboriginal, European and natural heritage values of the site. Wallcliffe House will be rebuilt within the original homestead building footprint and, as noted throughout this report, wherever possible materials will be repurposed or incorporated into suitable structures. Materials will also be selected to be durable and long-lasting wherever possible.

Connection to Nature

A new nature trail, which has already been approved, will be carefully incorporated into the site to provide opportunities for a connection with nature. The site's location and proximity to a range of existing opportunities for further natural connection includes the Cape to Cape Track, the Indian Ocean, and the surrounds of the Leeuwin-Naturaliste National Park, visible from the site on the northern side of the river.

Transport

Low Carbon and Electric Vehicles

Wallcliffe House provides for the inclusion of multiple EV bays and the required electrical infrastructure necessary to charge these vehicles.

Cyclist and Pedestrian Facilities

There are several walking and cycling trails present in the Prevelly area. Bicycle racks will be provided for staff and guests, and electric bikes will be provided on-site for guest use, to support use of low-carbon forms of transport.

Facilities and Operational

Smart Metering

Metering will be included throughout Wallcliffe House and likely operate alongside a monitoring program, which together will enable high-quality data to be collected for all major uses. This will support the overall development aims of reducing water and energy consumption by helping to identify areas for improvement.

Green Cleaning

In addition to the use of a eWater cleaning system, any additional cleaning products, where required, will be evaluated against stringent environmental criteria to ensure minimisation of environmental impact.

5.12 Traffic

A Transport Impact Statement (TIS) has been prepared in support of this Application and is contained in **Appendix K**. Following is a summary of the TIS.

5.12.1 Access

Current site access is via an existing driveway from Wallcliffe Road. A new driveway crossover onto Wallcliffe Road will be constructed approximately 150m southwest of the existing entrance on Wallcliffe Road, and will connect to the existing driveway within the site. The intention is for this new driveway crossover to be the main entry point for all visitors and staff to the hotel. Access to the site will be controlled at the main entry gate by a gatehouse.

5.12.2 Parking

On-site parking includes a total of 87 car bays in three car parks:

- 27 guest parking bays in the guest carpark adjacent to the Arrivals Forecourt;
- 43 undercroft staff parking bays below the Operations Barn; and
- 17 staff parking bays south of the Operations Barn.

Guest parking is provided at a rate of one bay per room, with two additional bays available. The staff carparks provide a total of 60 bays, which is more than sufficient for maximum staff parking requirements. The ancillary facilities within Wallcliffe House will be for use by hotel guests only. Therefore, these uses will not generate any additional parking demand.

LPS1 stipulates the parking requirement for Motel/Resort as '*1 space per unit plus 1 additional space for every 4 units for visitor parking*'. The Scheme does not stipulate a parking requirement for staff. The Scheme requirement equates to 25 spaces for 25 keys plus 7 visitor spaces. For the purpose of compliance with scheme parking requirements, the proposed parking provision of 87 spaces may be considered as 25 guest spaces, 7 visitor spaces and 55 staff spaces.

The proposed parking provision therefore satisfies the parking requirements of LPS1 and also the anticipated maximum parking demand of the proposed hotel operation.

5.12.3 Service Vehicles

Delivery vehicles and other service vehicles will enter the site through the main gates, drive to the Operations Barn, and exit in forward gear. The majority of deliveries will be made to an off-site location, where goods will be consolidated, decanted and taken to the hotel in a dedicated Wallcliffe vehicle. Hotel waste is to be taken daily from the site, again using a dedicated Wallcliffe vehicle, to an off-site location where it will be collected by private waste collection provider (refer to Waste Management Plan). This system will minimise the amount of traffic movement to and from the site associated with delivering goods and supplies and disposing of waste materials.

Current advice indicates that the site is required to accommodate movement of an 8.5m long fire appliance within the site. The largest vehicles anticipated to enter the site would be a 10m waste collection truck, which would only be required if the contingent waste removal scenario is implemented (refer **section 5.13**).

The design accommodates 10m vehicles on the driveway loop through the guest car park and around the Operations Barn, which will ensure satisfactory access for emergency services vehicles, as well as service vehicles for both the preferred and the contingent waste removal scenarios.

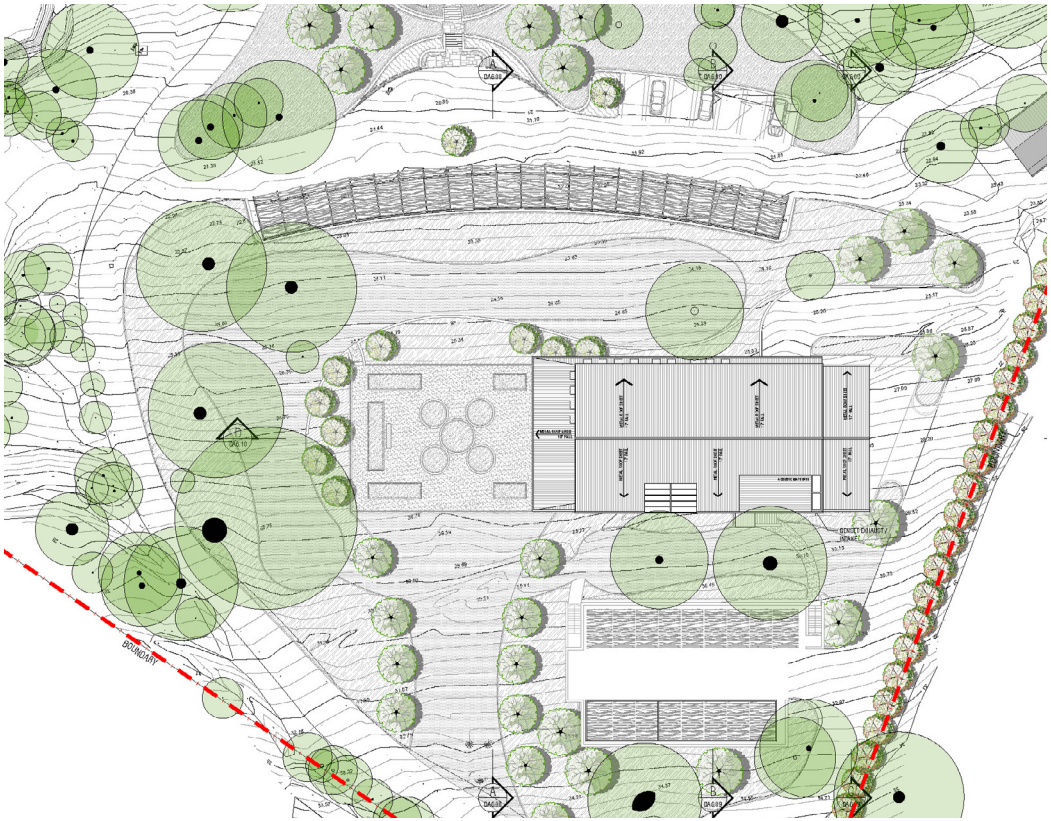
The hotel can accommodate buses up to 10m in length, although only smaller buses, such as mini-buses, are anticipated to enter the site due to the limited number of guests that can be accommodated at Wallcliffe House. These buses would pick up and set down guests at the Arrival Forecourt, adjacent to the guest car park.

5.13 Waste Management

A Waste Management Plan has been prepared in support of this Application and is contained in **Appendix L**.

The preferred approach for managing waste at Wallcliffe House is to, firstly, minimise the amount of waste generated on site, segregate recyclables and food organics at source and transfer waste in bins using a private vehicle. The vehicle will transfer waste to an off-site facility under arrangement by the owners/Hotel operators. The purpose of managing waste and vendor deliveries away from the hotel is to minimise the number of vehicle movements going to and from the site, resulting in a less disrupted guest experience.

A contingent waste strategy has also been addressed in the Waste Management Plan, to demonstrate that waste and bins can be serviced directly from the property by a private service provider should the need arise.



Arrival Paddock

6.0

COMPLIANCE

6.0 Compliance

6.1 Local Planning Scheme No. 1

6.1.1 Schedule 12 – Special Conditions Relating to Tourist Zones

LPS 1 sets out specific development standards for the site in Schedule 12 of the Scheme Text. These conditions are detailed in **Table 5** below.

Table 5: Compliance with T5 Conditions Contained in Schedule 12 of LPS1

T5 CONDITIONS	COMPLIANCE
1. Development and land use is limited to a single house and ancillary uses consistent with the heritage values of the site and its inclusion on the State Register of Heritage Places unless otherwise approved by the local government.	A single house is not proposed as part of this Development Application.
2. The local government may also approve applications for the following tourist uses: restaurant, tearooms, hotel or guesthouse and chalet limited to a maximum of 40 keys, small bar, spa and activities related to public viewing of the buildings and grounds, where it can be demonstrated that bushfire mitigation measures can be achieved and such uses do not conflict with the heritage values of the site. 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 land.	The proposed Wallcliffe House development is compliant with Condition 2 for the following reasons: • Only 25 keys are proposed; and • The predominant use is a hotel, all other uses are incidental to this use and include: a restaurant, bar, reception and spa. While earlier it was envisaged that the amenities within Wallcliffe House, including the restaurant and spa, would be made available to the general public, the overall scale of development has been reduced in order to ensure a sustainable balance between the development and its environment. This has included a reduction in room keys and limiting access to the hotel amenities to mostly guests only. This will have the important effect of reducing the volume of daily vehicle movements to and from the site, the amount of car parking needed on the site, and the level of noise and general movement within the site, particularly in the evening hours.
3. No development shall be approved by the local government unless: a) It is consistent with the heritage values and integrity of the site;	The proposed hotel seeks to reimagine Wallcliffe House by creating a luxury boutique hotel which will include an interpretation of the original homestead and the dairy. The ruins of those buildings will be carefully deconstructed with as much fabric as possible salvaged for reuse in the proposed Wallcliffe House to create a connection and contribute to the interpretation of the historic aspects of the property. A HIS has been prepared in support of this Application and is contained in **Appendix D**.

Table 5: Compliance with T5 Conditions Contained in Schedule 12 of LPS1 (cont.)

T5 CONDITIONS	COMPLIANCE
a) It is consistent with the landscape significance and setting of the site;	As outlined in the HIS (refer **Appendix D** and illustrated in the Landscape Master Plan (refer **Appendix F**), the landscape values of the site have been preserved and the proposed landscape design is sympathetic to both the views from the House and the remaining native plantings on the site. Respecting and enhancing the heritage values of the site is one of the key principles that has informed the proposed landscape design. The intent is to create complementary spaces that reflect the heritage of the property by establishing a link between the existing and proposed spaces. This is proposed by a formal 'heart' to the planting beds, which is respectful of the formal English gardens. As the plantings extend toward the property edges, more informal and endemic plantings are proposed. Accordingly, the proposed Wallcliffe House development is considered to enhance the landscape significance and setting of the site.
b) It is appropriately sited and designed to ensure that fire mitigation measures do not compromise environmental and landscape values;	The BMP details how Wallcliffe House will be sited and designed to ensure the site's heritage, vegetation and landscape values are protected while bushfire impact is minimised. These measures are summarised below (refer **Appendix E**). • Providing separation between habitable buildings and bushfire hazards to achieve a BAL rating of BAL-29 or less (including Wallcliffe House) excepting the replacement locations that include Cottage 7, Cliff Wing, River Wing and Gatehouse. • Managing the entire site, apart from the new revegetation area in the southwest (forest) and the retained 'scrub' vegetation to the south of the proposed buildings and associated with the Wallcliffe Cliffs, to an Asset Protection Zone standard (Schedule 1 of the Guidelines). • All habitable buildings will be constructed to be commensurate with the assessed BAL rating. Wallcliffe House will be constructed to a minimum BAL rating of BAL-29. • Ensuring all habitable buildings have an exit located away from the approaching bushfire front. • Providing onsite fire-fighting capabilities, which include a static water supply (supplemented by the irrigation system) and will include building protection features such as automatic sprinkler systems (or similar).
c) It is set back a minimum of 20m from the site boundary where it abuts the Margaret River (with the exception of existing development, landscape works and essential services)	The proposed development is set back beyond 20m from the site boundary, as illustrated in **Figure 6**. The River Wing is the closest proposed building and it is set back 24m from the site boundary. The boat shed is set back 4.3m from the site boundary however this is an existing building that remarkably survived the 2011 fire.

Table 5: Compliance with T5 Conditions Contained in Schedule 12 of LPS1 (cont.)

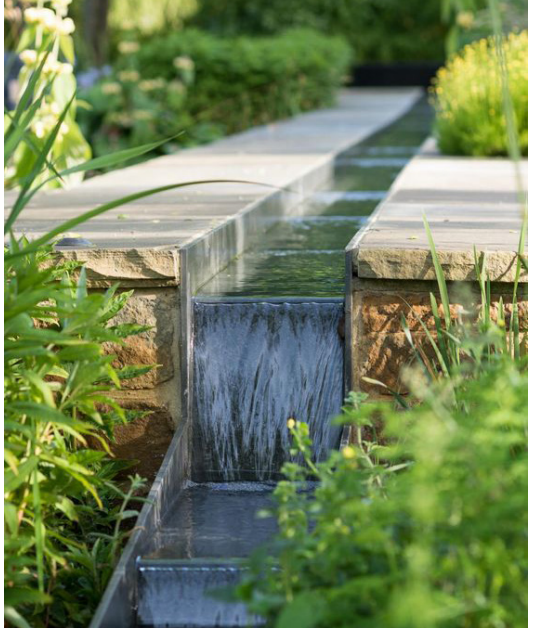
T5 CONDITIONS	COMPLIANCE
d) The adjacent foreshore values are appropriately enhanced, protected and managed.	In recognition of the adjacent foreshore values, riparian restoration works have already been approved by the Shire and have been completed. No further works are proposed to the adjacent foreshore as part of this Application.
4. For the purposes of condition 1 and 3 'development' includes buildings, fencing, driveway, walkways, landscaping, changes in the use of the site and buildings and changes in the structural integrity of the buildings.	Noted
5. Removal of existing vegetation is not permitted without the approval of local government.	Noted – only a small number of trees are proposed to be removed as part of this Application refer **Appendix G**. Trees classified as weeds and/or in poor condition have already been removed from the site in accordance with an approval issued by the Shire.
6. The following documentation is to be prepared and accompany an application for development approval for any tourism based land use (as outlined in Condition 2): • A Bushfire Management Plan and associated Bushfire Emergency Evacuation Plan, responding to the detailed design of the proposed development and addressing the requirements of SPP 3.7 and the relevant position statements and guidelines.	A Bushfire Management Plan and Bushfire Emergency Evacuation Plan have been prepared for this Development Application and are contained in **Appendix E**.
A Transport Impact Statement and associated Management Plan which considers, but is not limited to: • Internal access, the access road to the site, and the intersection of Wallcliffe Road and the access road; and • Demonstrating that the above access arrangements can adequately accommodate evacuating traffic and emergency service vehicles.	A Transport Impact Statement has been prepared for this Development Application which addresses all access matters, including the ability to accommodate evacuating traffic and emergency services vehicles. A new driveway is proposed to provide primary access to the site, additional to the existing crossover, south west of the existing crossover. Within the site, the main driveway will form a loop through the guest carpark and around the Operations Barn. The internal driveway can accommodate an 8.5m long fire appliance in the event of an emergency. The Transport Impact Statement is contained in **Appendix K**.

6.1.2 Building Heights

Clause 5.13 of LPS 1 details the maximum building height limits which apply throughout the Scheme area and where exceedances may be permitted. The relevant provisions of this clause and how the proposal complies with the requirements are detailed in **Table 6** below.

Table 6: Compliance with Building Heights

CLAUSE 5.13 BUILDING HEIGHTS	COMPLIANCE
5.13.1 Except where provided by clause 5.5 or elsewhere in the Scheme, the maximum height limits for buildings and structures above natural ground level throughout the Scheme Area irrespective of whether or not development approval is required pursuant to this Scheme is: a) 7 metres to the top of the walls (wall-plate height) of the building or structure; b) 8 metres to the top of the ridge of the pitched roof of any such building or structure;	**Clause 5.13.1** Cottages 2, 5, 6 and 7, the Old Dairy, and the Spa are all compliant with clause 5.13.1. **Clause 5.13.2** The remaining buildings involve some height variations that are addressed in line with the criteria specified in clause 5.13.2 of LPS1 as outlined below.
5.13.2 Notwithstanding the provisions of clause 5.13.1, the local government may, after following the advertising procedures set out at clause 64 of the Deemed Provisions, permit the construction of buildings or structures in excess of the height limitations specified where: a) site constraints are such as to prevent the construction of a reasonable building on the site without exceeding the relevant limit; b) the nature of the proposed building or structure is such that, to be functional, it must be built to a higher level; or (c) other extraordinary circumstances exist as reasonably determined by the local government; and c) the local government, after considering both the information provided by the applicant and any submissions made by persons in response to the proposal being advertised is satisfied that the proposed building:	General comment The site is steeply sloping with elevation ranging from 2m AHD adjacent to the Margaret River and 64m AHD closest to Wallcliffe Road, meaning that building heights will vary between the high and low sides of any building footprint. Consequently, many of the variations only relate to portions of buildings where the land slopes away. The specific variations and explanations are detailed as follows: Cottages, Cliff Wing and Operations Barn **Cottage 1** – only a very minor portion of the Cottage's pitched roof extends beyond 8m. The top of the ridge measures 9.3m at its highest point. The majority of the Cottage is less than 8m in height. **Cottage 3** – a small portion of the roof projects beyond 8m at the western edge where natural ground level is at its lowest. This projection tapers back to 8m at approximately the mid point of the structure, after which the height progressively reduces to only 5.4m at its eastern point.



CLAUSE 5.13 BUILDING HEIGHTS	COMPLIANCE
i. will be in harmony with the general character of buildings in the locality; ii. will not adversely affect the beauty, character, quality of environment or the area generally; iii. will maintain a satisfactory relationship to the boundaries of the lot on which it is to be constructed and relates satisfactorily to the siting, design and aspect of buildings on other nearby lots; and iv. will not impair the amenity or development potential of adjoining lots.	**Cottage 4** – a small portion of the roof extends up to 2.4m above the 8m height plane. Approximately a third of the roof is proposed above 8m with the balance proposed below 8m as the site grades up to the eastern boundary. **Cliff Wing** – similar to Cottage 5, only a very small portion of the Cliff Wing's pitched roof extends beyond 8m. The top of the ridge measures 8.8m. The roof height increases further to 9.6m at the western edge of the first floor as the natural ground level falls away. **Operations Barn** – the height of the roof pitch ranges between 9.5m to 9.9m The design of this four-level structure is intended to consolidate most of the parking as well as other back-of-house operations in one location while aiming to minimise the building footprint. Two of the levels are predominantly underground. The above-ground component is effectively two storeys in height; however the sloping site results in an exaggerated height measurement at the roof pitch. The centralised location of this building ensures that the visual impact of the additional height is not discernible. Overall, the height incursions described above are isolated and generally occur near the eastern and southern boundaries, or centrally within the site. Given the natural landform, and the minimal extent of the variations in the context of the overall site, it is submitted that the proposed variations will have no discernable impact on the amenity of the surrounding area.



Table 6: Compliance with Building Heights (cont.)

CLAUSE 5.13 BUILDING HEIGHTS	COMPLIANCE
(Continued from previous page)	**River Wing and Wallcliffe House** These two buildings are separately addressed as they will occupy the building footprints of the two main former buildings, being the homestead and the Chaney house. The River Wing is generally positioned on the Chaney house building footprint. The height of the River Wing extends beyond the 8m height plane by between 3.2 and 4.6m. This is generally consistent with the former Chaney house (which was 12.7 m in total height at the highest point). It is also worth noting that much of the River Wing building is substantially lower than the Chaney house was. Similarly, Wallcliffe House does project above 8m (by 1.8m at its highest point), however this incursion tapers away as the site level increases. Significantly the roof line follows the profile and height of the original homestead, and there is no discernible difference in height between the original homestead and Wallcliffe House. **Overall Impact** The variations described are considered to have no discernable impact on the surrounding area or the visibility of the development and are justified in accordance with cl 5.13.2 for the following reasons: • The landform and natural vegetation is such that the overall development is largely hidden from external view • The key buildings are consistent with heights of previous buildings on the same footprint • The design and layout of buildings have been carefully designed to have a soft footprint on the landscape, which is often assisted by allowing additional building height rather than spreading further outward. On a site of this nature the more important consideration is the overall visual impact of the development as a whole, which is addressed by the Visual Impact Assessment (refer section 5.6) which serves to reinforce that the variations are reasonable and justified.



Wallcliffe House and River Wing

6.2 State Planning Policy 7.0 Design of the Built Environment

The Architectural Design Report contained in **Appendix C** provides a detailed and graphical articulation of how the Wallcliffe House development proposal addresses Design WA's 10 Principles of Good Design under SPP 7.0.

In summary, the project's compliance with SPP 7.0 Design of the Built Environment, is succinctly paraphrased in the following Design Review Panel feedback relating to each of the 10 Design Principles:

Principle 1 - Context & Character

The design has considered the natural, built form, historical and social context to arrive at a well-considered hierarchical built form, stylistically derived from the history of the site.

It is clear that view scapes and view lines to and from the river have been considered by the design team with a design response that focuses on the historic centre of the site and responds sensitively to the topography.

The design recognises that the homestead is the focal point of the site, contributing to the distinctive sense of place. The reconstruction of the homestead's architectural intent with an additional level underneath is an appropriate adaptation.

Principle 2 - Landscape Quality

The identification and retention of mature trees and gardens has informed the design as a whole.

The landscape design provides a gradated response with more introduced plantings at the centre of the site blending to entirely endemic at the boundaries, indicating a considered response to the broader context.

The productive garden near the new Wallcliffe House is reminiscent of the original garden intent.

The integration of water harvesting with water features is a skillful design response.

Principle 3 - Built Form & Scale

The built form massing has been successfully articulated through the hierarchical approach to the built form.

The proposed scale of the buildings is appropriate to the setting and negotiates between the differing scales of buildings on the site primarily through the site planning and articulation of the larger scale buildings.

The River Wing building is a higher scale than the Wallcliffe House but sits within the building envelope of the former Chaney house, which has precedence on the site.

Principle 4 - Functionality & Build Quality

The design shows a high level of consideration to functionality and build quality.

Principle 5 - Sustainability

The proposal optimises sustainability through both the design and occupancy measures.

It currently includes initiatives such as passive solar principles, water harvesting and potential solar power, reuse of building materials and the intention to use locally sourced crafts and materials (refer **section 5.1**).

Principle 6 - Amenity

The optimisation of amenity has been a key design driver and is evident throughout the design.



Principle 7 - Legibility

The proposal has a clear design focus on legibility across the site through the built form hierarchies and a focus on Wallcliffe House as the central element.

The well-considered pathways provide connections and links within the site and the broader context.

The provision of the service buildings near the entry road is intended to be screened from view so that it does not confuse the legibility of the visitor experience.



Principle 8 - Safety

The proposal has a focus on the safety of visitors and occupants through its design features and wayfinding.

The fire risk is intended to be mitigated through a number of initiatives to reduce the potential risk to occupants (refer section 5.9)



Principle 9 - Community

The proposal indicates a high level of consideration for, and engagement with, the community. It is intended to provide a range of employment opportunities from construction through to operation as a high quality tourism destination.

While it will not be a fully publicly accessible site, it is intended to welcome visitors and facilitate interactions between the Traditional Custodians, as well as local producers and makers.



Principle 10 - Aesthetics

The proposed reconstruction of the homestead's architectural expression and the sympathetic design response of the new buildings reflective of the historic architecture of the site is a considered design response.

6.2.1 Design Review

In accordance with SPP 7.0 the design for Wallcliffe House has undergone a pre-lodgement design review process. In late 2021, the Shire engaged Nerida Moredoundt - a respected Design Review Panelist specialising in heritage - to conduct a pre-lodgement review of the Wallcliffe House design proposal.

The feedback from this design review was overwhelmingly positive and supportive of the proposal.

Minor adjustments to the design since then, which directly respond to the reviewer's feedback, were recently presented back to the Shire's Planning Department; it was agreed that the modifications were consistent with the previous design review advice and that there was no need for a further review prior to formal lodgement.



Aerial view

6.3 State Planning Policy 6.1 Leeuwin Naturaliste Ridge Policy

SPP 6.1 was generally described in section 3.2.4. The tourism policies contained in SPP 6.1 as well as the Wallcliffe House design response, are outlined in **Table 7** below.

Table 7: Compliance with SPP 6.1 Tourism Policies

TOURISM POLICIES	COMPLIANCE
PS 5.1 Appropriate nature-based and cultural tourism and recreation proposals will be encouraged.	The Wallcliffe House property is rich in its Indigenous and European heritage and landscape significance. The proposed Wallcliffe House hotel has been designed to celebrate both its heritage and landscape values.
PS 5.2 Coastal Tourist Nodes will provide for a range of tourist accommodation options, including campsites, hostels/backpacker accommodation, chalets, lodges and other low-impact tourist development.	The Wallcliffe House property is not located within a Coastal Tourist Node, rather it is located in proximity to Prevelly which is identified as a 'Coastal Node'. Wallcliffe House is proposed as a low-key boutique hotel which has been designed to accommodate both rooms and suites as well as stand-alone cottages which include a mix of one, two and three beds to ensure a range of accommodation options are available. The proposed hotel is to accommodate only 25 keys on a 5.2ha property ensuring it has minimal impact on the landscape significance of the site.
PS 5.3 Tourist development which is inappropriate in rural locations, will focus on or be adjacent to existing Principal Centres. Where tourist development is proposed in other areas, the proposal will comply with the Settlement Hierarchy, Policy Statements for the area and the use category under the Land Use Strategy.	As stated above, the Wallcliffe House property is located in proximity to Prevelly which is identified as a Coastal Node. A Coastal Node is identified as accommodating tourist facilities. In relation to infrastructure, a Coastal Node is to be serviced by reticulated water, sewerage and power unless suitable alternative technologies can be demonstrated. Its principal function is tourist/holiday accommodation and general residential use. Expansion of nodes are to be limited to areas identified on the Land Use Strategy Plan. The property is zoned Tourism under LPS1 and is considered to support the tourist function of Prevelly. Wallcliffe House is to be serviced by reticulated water and power. In relation to wastewater, Wallcliffe House is to be served by an on-site package treatment plant as explained in **Appendix H** and **Appendix I**.

Table 7: Compliance with SPP 6.1 Tourism Policies (cont.)

TOURISM POLICIES	COMPLIANCE
PS 5.4 Low-impact tourist development will be considered in rural locations where the development— • will not adversely affect the character of the surrounding area; • comprises only buildings or structures which are small in scale and unobtrusive; • is consistent with the transport and environmental policies of the LNRSPP; and • in the case of an agricultural area, is incidental or complementary to the agricultural use.	The site is not in a rural location.
PS 5.5 Infrastructure planning will consider the social and regional impacts of visitor use of local recreation and social facilities.	Wallcliffe House will include on-site facilities such as a restaurant, bar, spa and reception. These facilities will be for the exclusive use of guests. It is anticipated that guests may also enjoy the local facilities in the broader region, however given the small number of keys proposed and the high standard of facilities provided, it is not expected that this will have a material impact on these facilities.
PS 5.6 Tourism developments adjacent to the National Park or within the National Park Influence Area (refer to Land Use Strategy) will be assessed for their direct and indirect impact on the natural environmental values and management of the park.	The site does not abut a National Park as identified on the Land Use Strategy.
PS 5.7 Tourist developments will be required to provide for recreation demands resulting from the impact of the proposal, including the promotion of integrated tourism facilities, and visitor and resident interaction, and an appropriate contribution towards monitoring and addressing coastal and other off-site impacts of such development by independent agencies.	Wallcliffe House will be fully self-contained, with ancillary facilities including a restaurant, bar, spa and reception, available for the exclusive use of guests. The Landsmith Collection will satisfy all appropriate obligations as a result of any Development Approval issued in relation to the development.

6.4 Government Sewerage Policy

The Government Sewerage Policy (DPLH 2019) provides a best practice approach to the provision of onsite effluent treatment and disposal in WA and should be undertaken in accordance with Australian/New Zealand Standard 1547 On-site domestic wastewater management (Standards Australia and Standards New Zealand 2012) (AS 1547-2012)). The Government Sewerage Policy (DPLH 2019) recommends that on-site systems not be located within 100m of a waterway or significant wetlands without treatment and, depending upon the system, will require between 0.6m and 1.5m vertical separation to groundwater. The Policy notes that smaller setbacks to waterways may be considered where the reduced setbacks will not have a significant impact on the environment or public health. The Government Sewerage Policy indicates that when seeking a reduced setback, secondary treatment systems with nutrient removal would be required, subject to the approval of governing agencies (i.e., DWER, DBCA, Department of Health) and/or the local authority.

Wallcliffe House is not able to connect to the reticulated sewerage network due to the site's remoteness as well as limited capacity in the Gnarabup system, and accordingly on-site wastewater treatment is considered to be the optimum solution. Package wastewater treatment plants (WWTPs) are common for premises outside of Water Corporation licence areas as well as remote/regional locations. They can treat domestic strength wastewater to a treated effluent suitable for basic liquid effluent disposal methods (such as low exposure risk recycled water reuse applications). They are commonly used in the Shire of Augusta Margaret River where development is outside the main townsites.

The WWTP for Wallcliffe House will be located near the Gatehouse, while infiltration areas from the system will be located in the Arrival Paddock zone (refer to the WMP in **Appendix H)**. The WWTP proposed to support Wallcliffe House will be accompanied by an effluent polishing plant to provide further (tertiary) filtration and treatment of the effluent. This is in addition to what is provided with secondary treatment systems (which under the Government Sewerage Policy 2019 are generally considered the better approach to managing wastewater). The polishing plant includes membrane filtration and chemical dosing to remove phosphorous from the WWTP effluent.

The effluent quality that will be produced from the proposed package WWTP and polishing plant will result in effluent output that is of a higher quality than that generated from typical utility-operated wastewater treatment plants in Western Australia, meaning a wide range of disposal methods are available for consideration. The key components of the proposed package WWTP are outlined below.

- The WWTP will be designed to manage the expected daily generation of wastewater, which has been estimated to be 24 kL/day (based on 100% occupancy), though this could be as low as 13.5 kL/day during off peak times.
- The WWTP will be designed to achieve Total Nitrogen (TN) concentrations of 10 mg/L, and following the additional polishing proposed Total Phosphorus (TP) concentrations of <1 mg/L. In addition, engineered soil media designed for its ability to further remove phosphorous will be installed beneath effluent infiltration areas. Based on the manufacturer's advice, the use of the soil median beneath the infiltration areas will result in further removal of phosphorous (assumed to be 90%, although manufacturer indicates 99%) until such time as the media is exhausted. Ongoing replacement of the soil media will be undertaken as part of the hotel's operation and maintenance.

  A nutrient balance for the Margaret River (which included assuming a three month 'no flow' period in summer) shows that even if effluent were disposed directly to the river (which it will not be), the daily treated/recycled wastewater output (effluent) is 0.0071% of the total receiving environment volume. The overall nutrient (mass) outputs from the site (including both the wastewater effluent and other anticipated sources) such as fertiliser) are orders of magnitude less than the existing nutrients recorded in the Wallcliffe Aquifer and in the Margaret River.

- Include membrane filtration that involves very small filtration apertures, removing essentially all particulate solids from the effluent. A total suspended solids of < 1 mg/L is expected.
- Generate sludge due to the chemical removal of phosphorous as part of the proposed additional polishing. However the waste stream from the polishing plant will be fed to the sludge dewatering plant, which thickens and dewaters the sludge to the degree whereby it is suitable for safe offsite disposal to landfill as a solid. The dewatered liquid is recovered back to the effluent polishing plant for further treatment.
- Locate infiltration areas more than 100m horizontally from the Margaret River, and more than 1.5m vertically from measured groundwater levels. Thorough and intrusive site investigations, involving test pitting and infiltration testing, confirmed that the proposed infiltration locations provide sufficient infiltration capacity.
- Infiltrate using subsurface disposal cells/leach drains generally consistent with those shown in Figure L2 from AS 1547:2012, which will be sized to provide sufficient void space to accommodate 24 kL of infiltration storage (maximum daily wastewater generation). The approach proposed is consistent with the stated intent of AS1547:2012, which is to meet the performance objectives for the on-site system of providing sufficient capacity to receive, treat and absorb all treated wastewater flows within the site boundary, and further, to do so in a manner which protects the downstream environment.

The WWTP will incorporate operation and maintenance agreements with equipment vendors to ensure that the system operates reliably to a high standard suited to the proposal and as required by current legislation. It will be subject to a works approval, pursuant to Part V of the Environmental Protection Act 1986 (through the DWER) as well as Department of Health approval, pursuant to the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974. This would be addressed as part of the building permit process.



6.5 Heritage

6.5.1 European

The significant Aboriginal, European and natural values associated with the original Wallcliffe House will be retained, respected and enhanced as a result of the development. Whilst some of the values attributed to the homestead have been lost, Wallcliffe House seeks to follow the standard set by the original development by establishing well designed buildings, demonstrating skill and traditional craftsmanship in their construction.

The statement of heritage significance for 'Wallcliffe House and Landscape' valued the beauty of the site, its natural landscape, the quality of construction, landmark values, and the combination of Aboriginal, European and natural values. Wallcliffe House will continue to celebrate these values by reinvigorating the site whilst being respectful of the individual elements that combine to create the unique significance of the place.

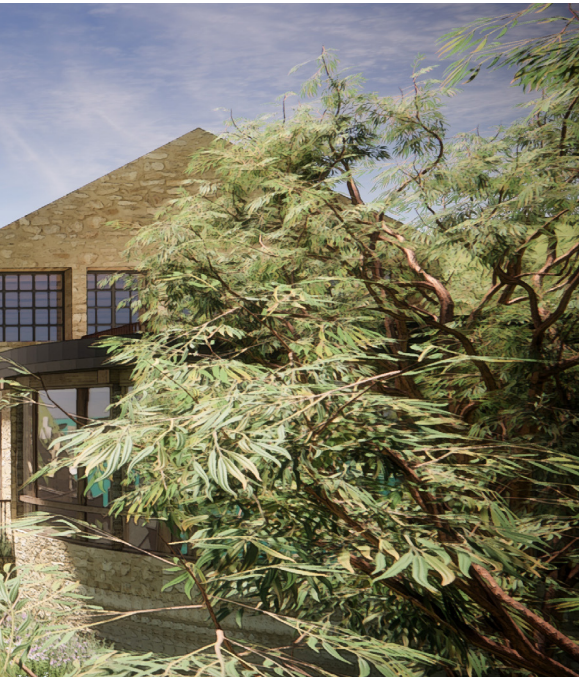
Part of the Wallcliffe House proposal will involve the interpretation of key stories associated with the site. A draft Interpretation Strategy was prepared in October 2021 and is contained in **Appendix D**. The draft document will be developed further into a final Interpretation Strategy during the development phase.

Archaeologists will be appointed to prepare an Archaeological Management Plan (AMP) for the site. The AMP will consider the level of significance of the site, determine what procedures are most appropriate for the site and provide guidance as to how these should be undertaken according to management recommendations and policies. The Archaeological Management Plan will be prepared in accordance with the requirements of the Heritage Council.

6.5.2 Aboriginal

The Wallcliffe House proposal has been progressed with the benefit of ongoing consultation with Traditional Owners.

A Section 18 Approval has been issued under the Aboriginal Heritage Act 1972 and is valid for all works on the site. Details relating to the Section 18 Approval are contained in **Appendix D**. The associations with the site for the Wadandi people will be managed through the provisions of the Section 18 Approval.



Cliff Wing

7.0

STAKEHOLDER AND COMMUNITY CONSULTATION

7.0 Stakeholder and Community Consultation

7.1 Stakeholder and Community Consultation Summary

Understanding the public interest in the property, and the place it holds in the hearts and minds of the community, the owners are strongly committed to ongoing, open engagement with the community and all relevant stakeholders, and this development application process will be no different.

Following lodgement, and once advertising of the application has commenced, community consultation will be undertaken as per the framework below.

7.1.1 Drop-in Sessions

Over two consecutive days, drop-in sessions will be hosted at the Margaret River HEART to enable members of the community to engage with our team and discuss the development application.

The sessions will run at different times to accommodate varying work schedules and commitments.

7.1.2 Blog

The Wallcliffe House blog has become a well-visited site during the years with regular project updates and a public enquiry forum hosted on the site. Following lodgement, project updates, notices and registration for the drop-in sessions will be posted to the site and emailed to all subscribers. For those not able to attend the drop-in sessions, questions to the project team will be able to be lodged via the blog and a consolidated list of questions and answers will be published prior to the end of the consultation period.

7.1.3 Proponent Advertising

The Landsmith Collection will take out advertising to promote the drop-in sessions in local media coinciding with the Shire's formal advertisement of the development application lodgement.

7.1.4 Formal Shire Advertising

In addition to the above proponent-led initiatives, the Shire will formally advertise the proposal, and invite submissions, through its normal channels, including its website and local print media, in accordance with the statutory requirements of the Local Planning Scheme.



8.0

CONCLUSION

8.0 Conclusion



River Wing

The Wallcliffe House property is rich in history and deep in significance. With the loss of the heritage buildings through bushfire, the owners' vision for the property is to create a world class, boutique hotel in Margaret River, the design of which displays a deep respect for the property's Indigenous and European heritage and its landscape and environmental values.

The Wallcliffe House proposal is consistent with the strategic planning framework for both the locality and the region and importantly is compliant with the conditions contained in Schedule 12 of LPS1, as summarised below.

- A boutique hotel of only 25 keys is proposed.
- The predominant use is a hotel, with incidental facilities including a restaurant, bar, reception and spa, all for the exclusive use of the guests of Wallcliffe House.
- The original homestead and landscape was valued for the beauty of the site, its natural landscape, the quality of construction, landmark values, and the combination of Aboriginal, European and natural values. The proposed Wallcliffe House development will continue to celebrate these values by reinvigorating the site whilst being respectful of the individual elements that combine to create its unique significance.
- Respecting and enhancing the heritage values of the site is one of the key principles that has informed the proposed landscape design. The intent is to create complementary spaces that reflect the heritage of the property to establish a link between the existing and proposed landscape.
- The proposed buildings are all set back beyond 20m from the property boundary.
- In recognition of the adjacent foreshore values, riparian restoration works have already been approved by the Shire and have been completed.
- A BMP and BEEP have been prepared for this Development Application and are contained in **Appendix E**. The BMP demonstrates that the intent of the bushfire protection criteria in the Bushfire Guidelines will be satisfied, and the BEEP provides essential guidance on procedures to ensure the performance of the BMP.
- A TIS has been prepared for this Development Application which addresses all access matters, including the ability to accommodate evacuating traffic and emergency services vehicles. The Transport Impact Statement is contained in **Appendix K**.

In addition to the technical compliance of the proposal, however, it is submitted that Wallcliffe House will enrich the social and environmental values of its locality. The Wallcliffe House proposal has evolved through a patient design process with painstaking attention to detail. The owners have been constant in their genuine desire to respect the heritage, landscape and environment of the place and this has been a driving force behind the design, which will enshrine those values and deliver an exemplary tourism asset for the region.

Accordingly, Approval to Commence Development is respectfully requested.



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