WITCHCLIFFE CHARACTER STUDY

MAY 2022 | 22-033

SHIRE OF AUGUSTA MARGARET RIVER

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

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

Rural Hamlet Design Handbook, 2009.

1. THE STUDY

Each place in the Shire of Augusta Margaret River (the Shire) has its own distinct character and lifestyle. In order to preserve the things that contribute to each town's unique character, the Shire is undertaking Character Studies to help identify the qualities that define each townsite within the region.

The Character Studies will provide an overview of the *spatial, interactive and experiential* components that contribute positively to the character of a place and are tangible reminders of townsite history and heritage. The outcomes of the Character Studies will form the basis of future planning controls and the strategic direction for Shire projects, to ensure they are sensitive to the individual character of the Shire's townsites.

As part of the above program, urban design and heritage consultants from **element** were appointed to assist the Shire with undertaking the Character Studies for the Witchcliffe and Augusta Townsites.

This Character Study Report focuses on the Witchcliffe Townsite and is divided into four chapters. **Chapter 1** details the background, approach and intent of the project. **Chapter 2** provides details on the place, including its history and heritage, current uses and activity. **Chapter 3** presents the findings of the character analysis and provides a breakdown of the key elements which contribute to Witchcliffe's character. **Chapter 4** concludes the report with a summary of key recommendations to inform future planning controls and the strategic direction for the growth of the townsite.

CHAPTER 1 - THE STUDY
- Project background & strategic context
- What is character
- Methodology & approach
- Project objectives & outcomes

→

CHAPTER 2 - THE PLACE
- Study area context
- Witchcliffe: A History
- People, activity & movement

→

CHAPTER 3 - THE CHARACTER OF WITCHCLIFFE
- Character analysis
- Key character themes
- Defining the character of Witchcliffe

→

CHAPTER 4 - RECOMMENDATIONS
- Spatial recommendations
- Interactive recommendations
- Experiential recommendations

Diagram 1: Report Structure

Figure 1. Shire of Augusta Margaret River Townsites

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1.1 PROJECT BACKGROUND AND STRATEGIC CONTEXT

The Shire's annual population growth rate of 2.6 per cent is one of the highest in the State. As of 2018, the Shire had an estimated population of 15,700. This figure is expected to increase to over 25,000 people by the year 2036. With an increasing population comes the need to provide adequate housing in an orderly and sustainable manner, which ensures the region's natural assets and valued landscapes are protected and enhanced.

Developed alongside an extensive community engagement process in 2018, the Shire's recently endorsed Strategic Community Plan 2040 (2021) (**Community Plan**) and Local Planning Strategy 2036 (2022) (**Planning Strategy**) outline the strategic framework for future housing and development within the Shire. A key strategic focus area for both of these strategies is to encourage urban consolidation and infill to minimise the removal of existing bushland and vegetation for subdivision and development purposes. However, as seen frequently in the Perth Metropolitan Area, and in some cases in the Shire, conventional approaches to urban infill can lead to development outcomes that are not sympathetic to established character and result in poor liveability levels, such as limited north orientation, small garden spaces and the removal of mature trees. For these reasons, townsite growth consequently has the potential to diminish the established character of smaller towns and villages, and detract from their unique appeal to residents and tourists. These undesirable outcomes often discourage people from supporting urban infill, which is otherwise crucial in housing the Shire's growing population in a more sustainable manner.

As a response, a major strategic focus area for the Shire is to ensure future townsite and urban growth over the next 20 years is managed and delivered in a way that is appropriate and sympathetic to the existing character and heritage of the locality. Under the Community Plan, this strategy includes the preparation of a 'Place Plan' for each townsite within the Shire. The purpose of the future Place Plans is to articulate each locality's 'place' story; its authentic and defining characteristics which contribute to a unique point of difference, as well as provide a roadmap to guide future investment and projects to ensure they are appropriate to the locality.

Before the preparation of a Place Plan can commence for Witchcliffe, it is important the character of the locality is properly understood. This report has been prepared to better understand the existing character of Witchcliffe and to identify the *spatial, interactive and experiential* components which should be embraced and respected as part of the future Place Plan, or any other Shire project, planning policy, or local development for Witchcliffe.

1.1.1 STRATEGIC CONTEXT

The Witchcliffe Character Study forms part of a larger body of strategic work being undertaken by the Shire. The following tables demonstrate the strategic context and the Shire's commitment towards managing and protecting the established character and identity of townsites within the region.

Delivering our Strategic Community Plan 2040

Focus Area: Place
Community Vision: *In 2040, Augusta Margaret River will be a region where towns and villages and special places are recognised for their diversity and unique character and cared for in a way which sees them thrive in an environmental and agricultural context.*
Shire role: *We will responsibly grow and develop vibrant, sustainable places which maintain their distinctive country character and which supports a local economy that is resilient, equitable and sustainable.*
Shire commitment: *All townsites in the Shire will have their own Place Strategy by 2030.*
Strategy PL.1.2: *Facilitate and advocate for agreed urban design parameters for public places within the community which improve vibrancy and are reflective of the values and character of each place.*

Delivering our Local Planning Strategy 2036

Strategic Theme: Heritage, Character and Design
Objective: *'Development within the Shire should preserve and celebrate those elements of the built and natural environment that are of cultural heritage significance to local Wadandi people and are representative of the special character and heritage of the Shire. The Shire will guard against inappropriate development of visually sensitive sites and inappropriate development within town and village centres.'*
Response Area - Preservation of Character and Heritage: Recognise those places that are of historic value and are representative of the unique character of the Shire, and ensure they remain to reinforce sense of place and can be enjoyed by future generations.
Response Area – Built form: *Ensure that new, larger-scale development within our town and village centres is of a high design standard that contributes to the streetscape and sense of place.*
Response Area – Local Character: *Promote new development that is sympathetic to the existing built form and character of town centres.*

1.1.1 THE STUDY AREA

The study area for this report, as identified in figure 2, primarily includes the residential and commercial properties located along Bussell Highway within the Witchcliffe townsite. The study area also includes a portion of currently vacant land and public open space to the west, which is land contained within the Witchcliffe EcoVillage (**Structure Plan**) area. Under the endorsed Structure Plan, the currently vacant land is intended to be an extension of the Witchcliffe 'Village Centre', and proposes a village square with small scale social, cultural, tourism and commercial activities. Further detail on the study area context is provided in section 2.1 of this report.

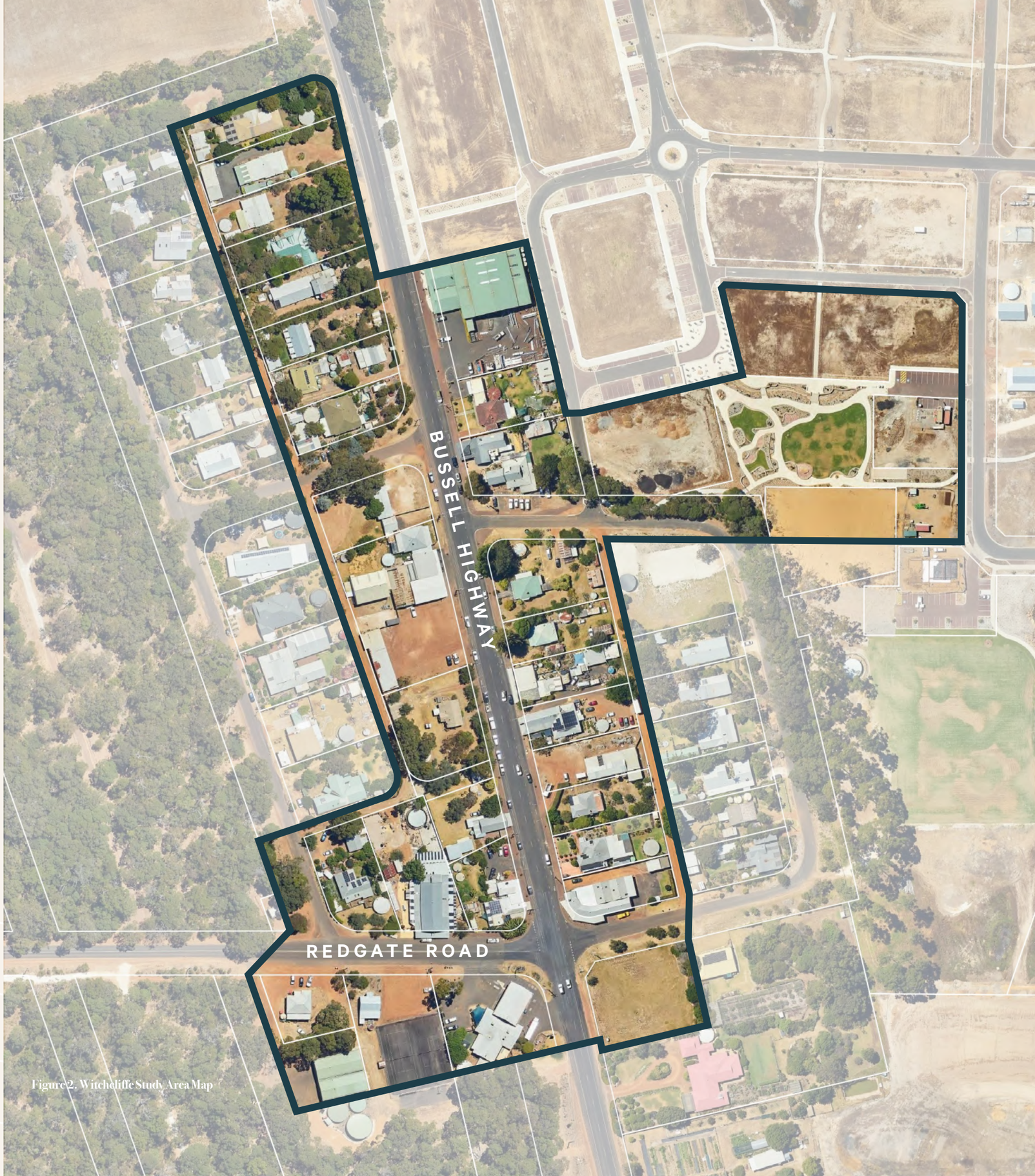

Figure 2. Witchcliffe Study Area Map

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1.2 WHAT IS 'CHARACTER'?

Character is central to identity, uniqueness and sense of place, providing the physical and visual elements that both residents and visitors can identify with.

The character of an area is expressed through both tangible and intangible elements which contribute to our perceptions about a place. Tangible elements include the form of buildings, which often convey the age and history of an area, and their relationship to topography, landscape, open space, streetscape, land use and activity. Intangible elements, which are intrinsically more difficult to measure, refer to the personality and 'heartbeat' of a place, which is made up from the people who live, work and recreate there. Different combinations of these tangible and intangible factors help create local distinctiveness and character. It is these characteristics and the community's positive collective memory that help people feel connected to a place and foster a sense of community ownership.

The recognition and protection of a place's local character and distinctiveness is an important part of the planning agenda particularly as densities and population growth increase. A development that responds sensitively to its context and an established character is likely to be better accepted by the existing community and can enhance the area's sense of place and value.

The importance of responding to local character is identified in Design Principle #1 'Context and Character' under State Planning Policy 7.0 Design of the Built Environment (SPP 7.0). The following is an extract from SPP 7.0 which helps define what is 'Context and Character 'and the characteristics which may contribute to it.

> *'Good Design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place'*
>
> *'The distinctive characteristics of a local area include its prominent natural and built features, social, economic and environmental conditions, the overall qualities of its built environment, local Aboriginal culture and history and significant post-settlement heritage. Successful places are distinctive and memorable, with a character that people can appreciate easily.'*

SPP 7.0 Schedule 1 – Design Principles pg.8

State Planning Policy 3.5 Historic Heritage Conservation (SPP3.5) further assists in identifying how good design should respond to urban character and forms a helpful introduction into identifying the elements which contribute to urban character, and provides a helpful distinction between what is often perceived as character, but is rather solely heritage.

> *"It is important to distinguish between "historic heritage significance" and "urban or neighbourhood character. Not all areas of urban or neighbourhood character have a level of historic heritage significance which warrants protection.'*
>
> *'Urban character is essentially identified by built form and age, topography, open space, streetscape, land use and activity, and all areas exhibit some form of urban character.'*

SPP3.5 pg.2480

Respecting character does not mean that change should be prevented, nor does it intend to result in the replication of the character of existing built form. New design should respond to its context through an understanding and informed analysis of its character and quality. This includes responding to elements such as the urban grain, existing patterns of development, important views, scale, materialities and landscaping.

For the purposes of this project, character has been broken into spatial, interactive and experiential components, which collectively contribute to the character of Augusta. These components are summarised in Diagram 2 – *Components which make up the character of a place.*

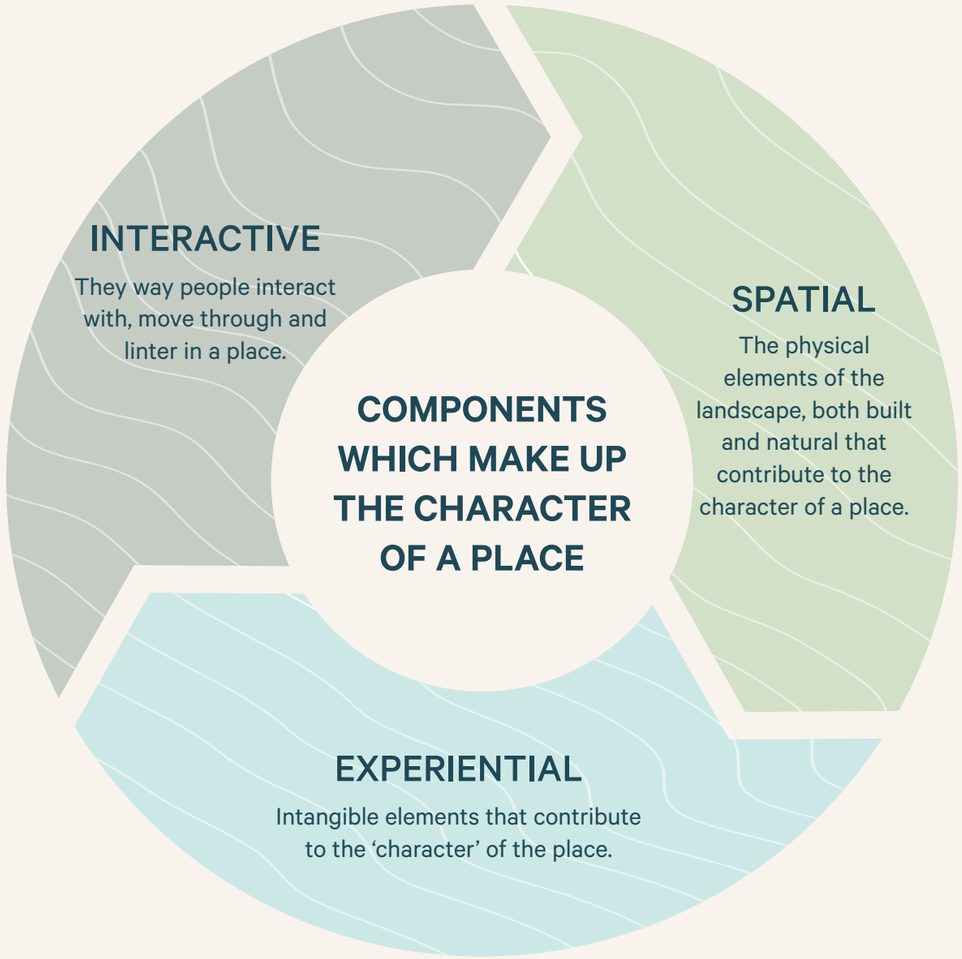

Diagram 2: Components which make up the character of a place

1.3 METHODOLOGY AND APPROACH

1.3.1 METHODOLOGY

To prepare the character study, a range of tasks were undertaken by the consultant team and the Shire to properly understand the study area, its local values, and the distinct character and identity of the townsite. The methodology for the project is summarised in Diagram 3 with further explanation on the approach provided in the sections following.

1.3.2 DESKTOP RESEARCH ANALYSIS

The project began with an in-depth desktop analysis of the study area to gain background context and understanding prior to undertaking a site visit. This stage was broken into the following tasks:

- Undertake a high-level document review to gain an understanding of the project's history, strategic context, and identify any key previous or current strategic, statutory or policy measures which may have contributed to the study areas character and identity (refer Appendix A and section 2.1 and 2.2 of this report);
- Undertake a desktop analysis of the site, identifying and mapping physical elements which might contribute to the character of the locality, such as heritage places, points of interest, street block patterns (cadastre), building footprints and street setbacks (refer to section 2.1 of this report); and
- Using human movement data obtained from a third party, undertake people movement, dwell time, visitor origin and pathing analysis. This information is used to understand how people utilise and move around the townsite, where the main points of activity are, where people visiting the townsite are travelling from, and when the peak and off-peak periods are occurring on an annual, week and day-time basis (refer to section 2.3 of this report).

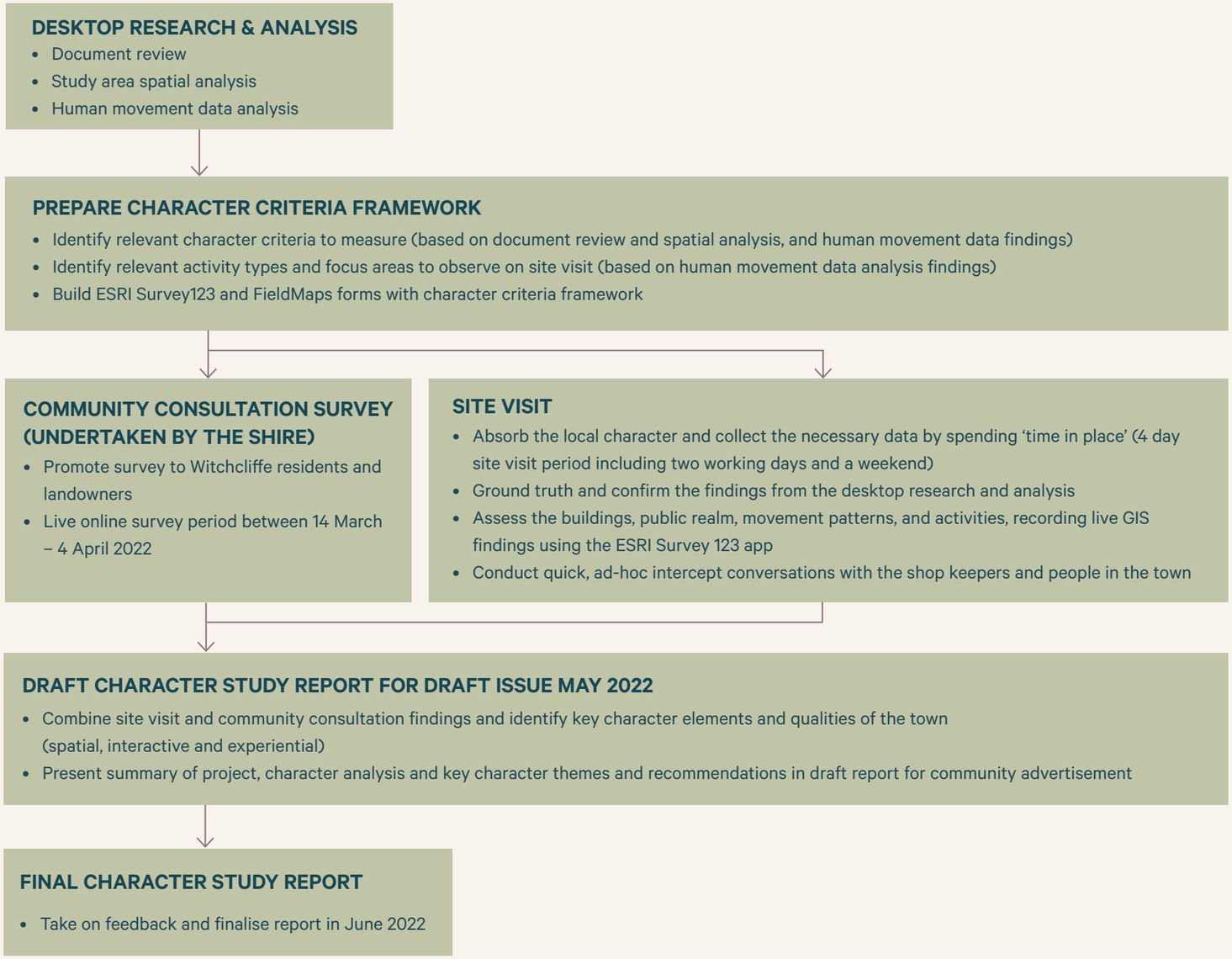

Diagram 3: Character Study Methodology

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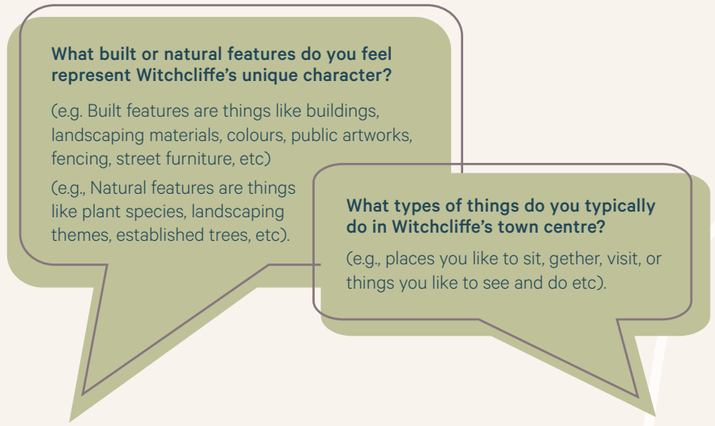
1.3.3 WITCHCLIFFE CHARACTER AREA LOCAL SURVEY

To help inform the spatial, interactive and experiential components of the Character Study, the Shire distributed a survey to the Witchcliffe community to ask what built and natural elements the community thought contributed to the character of Witchcliffe. The survey was distributed the following ways:

- Letters sent to the residents within the study area (refer to figure 2);
- Emails sent to the town's key interest groups and stakeholders;
- Prompted on the Shire's Facebook page;
- Advertised in the Augusta Margaret River Times and in the Pelican Post; and
- Advertised on the Shire's 'Your Say' page.

The consultation period ran between the 14 March – 4 April 2022, with residents asked to answer the following two questions, or provide information on an interactive map on the Shire's 'Your Say' page.



A total of 38 survey responses were received, with 25 locations identified on the interactive map. The findings from the consultation were used to inform the Witchcliffe character analysis (refer to section 3.1 of this report) and assist in defining Witchcliffe's key character elements, its uniqueness, identity, and positive sense of place (refer to section 3.2 of this report).

A summary of the consultation outcomes is provided in Appendix B of this report.

1.3.4 CHARACTER CRITERIA FRAMEWORK

Building on the site information and data collected in the desktop research analysis, a character criteria framework was developed to help quantify, document and understand the character of Witchcliffe, its uniqueness, identity and sense of place. The character criteria framework included separate assessments for individual lots / buildings and for the broader study area / public realm. The assessment included both quantitative measurements of character and qualitative observations, with the quantitative measurements helping provide the 'evidence' for the observations and interpretations of character that are more intangible. Diagram 4 summarises the character elements used in the character criteria framework.

The character criteria framework developed for Witchcliffe was built into the ESRI Survey123 app to digitally record the character assessment for individual lots/buildings during the site visit. The ESRI FieldMaps app was also used to denote other character features within the public realm/ broader study area. All data recorded during the site visit was synced to a GIS database.

1.3.5 SPENDING 'TIME IN PLACE'

Visiting and spending time within the study area and its surroundings is an essential component of the character study process. Some aspects of the analysis can be measured and factually recorded (i.e., the assessment of individual lots and buildings), but others are about the experience of the site, the local culture, activities and rituals, an interpretation of the impact that it has on all the senses, and how these contribute to sense of place and identity.

Building upon the findings from the desktop analysis, the project team spent two working days and a weekend (Friday to Monday) conducting a site visit across the study area. (This time period also included time spent in Augusta undertaking a similar character assessment.) This enabled the project team to spend 'time in place', further absorb the local character, collect the necessary data for character criteria analysis, as well as ground-truth (confirm or challenge on the site) the findings from the desktop study. The following provides a summary of the tasks undertaken during the site visit:

- An assessment of individual buildings / lots, the public realm and activities within each study area, using ESRI Survey123 and FieldMaps app to digitally record the data (as explained in section 1.3.4 above);
- Observe movement patterns and activities within and to and from the study area, focusing on spaces and areas from the desktop people movement analysis (as explained in section 1.3.2 above), to understand why some movement patterns and activities are occurring and how, confirming and building upon the initial findings; and,
- Conduct quick, ad-hoc intercept conversations with business proprietors and people in town to layer in experiential findings in-between the above tasks.

1.4 PROJECT OBJECTIVES AND OUTCOMES

The objectives of the character study for Witchcliffe can be summarised as follows:

1. Measure and quantify the character of Witchcliffe, capturing the individual qualities of places as well as the collective 'whole' of the place;
2. Identify and summarise the elements of the existing built form that contribute positively to the character of the study area and its surroundings; and
3. Provide recommendations to guide the protection of Witchcliffe's character, identity and sense of place.

It is intended that this document will be adopted by the Shire and will provide the guidance for the preparation of Place Plans, or other future planning documents and development applicable to the Witchcliffe townsite.

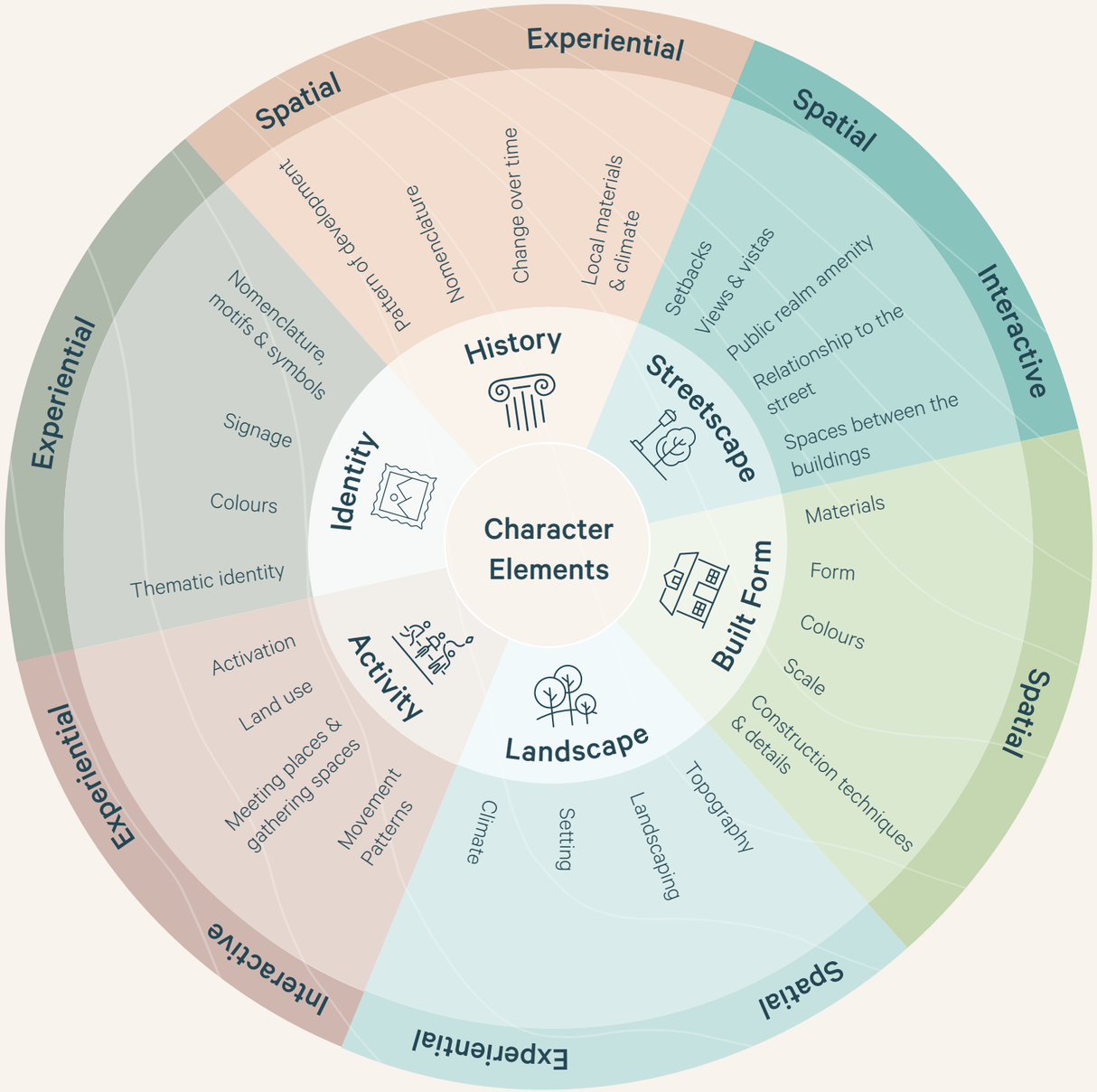


Diagram 4: Character elements and criteria

‘Witchcliffe, a historical and creative rural community built on the values of inclusiveness, sustainability and relationships.’

Witchcliffe Place Statement - Strategic Community Plan 2040

2. THE PLACE

2.1 STUDY AREA CONTEXT

2.1.1 LOCATION

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

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

2.1.2 LANDSCAPE AND SETTING

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

The historic, former rail reserve runs parallel to the west of the village providing a north-south 'Rails to Trails' corridor which contains significant remnant vegetation. The trail is commonly used by tourists and locals for walking and bicycle / e-bike riding. The proximity and convergence of a number of seasonal creeks and wetlands to the east and west adds to the natural character and setting, notwithstanding that some of these systems have been degraded by past land use. The locality is relatively level being located on a broad plateau east of the Leeuwin-Naturaliste Ridge.

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

Figure 3. Witchcliffe local context map

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2.1.3 LAND USES AND ZONING

Witchcliffe is a quaint village, full of old-world charm with a number of unique gift stores and buildings that date back to early settlement times. Although the town has a low population (estimated 165 people as of 2021), it is an established town with a unique and vibrant commercial centre. There are currently 29 lots with an area of 4.5 ha within the Witchcliffe townsite zoned 'Village Centre' under the Shire's Local Planning Scheme No.1 (**LPS1**). With all lots within the Village Centre zone fronting Bussell Highway, the zone provides a mix of land uses including rural service, commercial, community, tourism and residential. The balance of land uses in the village comprises commercial and community functions, home to a number of businesses, including an art studio, service station, rural/hardware store, e-bike store, popular cafés, local crafts and gift shops, antiques store, and a pop-up wine tasting room which is soon to become a more prominent and permanent tourist destination within the townsite. Residential land is also available on both sides of Bussell Highway which is generally low density (800m^2 to 1,000m^2).

One of the most distinctive shortfalls in the land use and facilities of the village is the absence of any convenience retail service, with the service station and other businesses having to attempt to fulfil this function. A postal service is provided at the service station on the corner of Bussell Highway and Redgate Road. The Darnell's General Store historic retail role ended when the store closed in c. 2011.

A portion of the Study area also includes currently vacant land and recently developed public open space to the west. This land is zoned 'Future Development' under LPS1 and is subject to the Witchcliffe EcoVillage Structure Plan (**Structure Plan**). Under the endorsed Structure Plan, the currently vacant land is intended to be an extension of the 'Village Centre' zone, and proposes a village square with small scale social, cultural, tourism and commercial activities (refer to section 2.1.5 of this report for further detail).

With the Shire's new Planning Strategy recently endorsed by the Western Australian Planning Commission (**WAPC**), the Shire is currently in the process of preparing a new Local Planning Scheme (**LPS2**). The Strategy recommends amendment of the zoning from 'Village Centre' to 'Town Centre'.

2.1.4 HERITAGE BUILDINGS

Witchcliffe is one of a small number of townsites in the South West which was formed as a result of Group Settlement in the 1920s and which has survived as a settlement. A number of heritage buildings, including Darnell's General Store, Druids Hall, and the Witchcliffe CWA Hall, remain as authentic and intact examples of the town's settlement history. These buildings are quaint examples of Inter-War period architecture, characterised by unpainted timber weatherboards, corrugated iron roofing and simple built form.

The materiality and design of the historic buildings has been shaped by the local availability of materials and the local climate. This created the foundations of the local vernacular that has largely been retained as the village has evolved. The retention of a number of the historic buildings, along with the traditional function and setting of the village, has ensured that Witchcliffe has a unique setting and one which is connected to its natural and settled past.

2.1.5 PLANNED TOWNSITE EXPANSION AND FUTURE LAND USES

As identified in the Shire's Local Planning Strategy, significant residential growth and development is planned for Witchcliffe over the next 20 years. There are currently three significant parcels of land within the town centre's immediate vicinity zoned 'Future Development' under LPS1. Each of these Future Development areas has an approved structure plan, which cumulatively provide an additional 640 lots over the short-medium-long term as demonstrated in the table below (refer to Figure 3 for Urban Growth Area locations).

Table 1. Witchcliffe Urban Growth Areas (Local Planning Strategy 2036)

Urban Growth Area	Land uses	Estimated lot yield	Development timeframe
1	Residential R2.5 – R30, Parks and Recreation, Civic Use	280	Long term
2	Residential R5, Parks and Recreation	30	Short term
3	Residential R5 – R40, Village Centre, Parks and Recreation, Rural	330	Medium term

Residential development has commenced for Urban Growth Areas two and three, with a number of houses completed and being lived in. Given the above, it is expected Witchcliffe over the coming years will experience a population surge, with a projected population in 2040 of 1,134 -1,486 people. Such rapid population growth is likely to cause changes to the town's unique and charming village character and may see future development typologies not consistent with the town's valued heritage, character and design. With such population growth predicted to occur in Witchcliffe over the coming decade, additional planning mechanisms, such as design guidelines, will likely be required to provide design guidance and ensure future development is enhancing the town's current, and / or desired character.

ECOVILLAGE STRUCTURE PLAN

In 2018 the Witchcliffe Eco Village Structure Plan was endorsed by the WAPC. The Structure Plan includes the development of approximately 330 strata titled lot subdivision on 119.11 ha of land on the east side of Bussell Highway and Witchcliffe's Village Centre zone. The following provides an overview of the proposed land uses and layout of the endorsed Structure Plan.

VILLAGE SQUARE

- Small-scale focal point for social, cultural, tourism and commercial activity within the EcoVillage, acting as an extension of the Village Centre zone;
- Commercial elements include:
  - mixed use lots with potential for professional offices and arts and crafts to the north;
  - a creative hub that acts as a business incubator and office space to the east;
  - a community centre to the south which incorporates a café, childcare and function centre;
  - tourist accommodation development to the west; and
  - a food hub located between the Village Square and existing industrial land uses.

RESIDENTIAL

- Residential lot densities ranging from R5 to R40 developed as multiple strata titled subdivision;
- A range of residential lot sizes and housing typologies, including Cottage (300-500m^2), Family (600-1100m^2), Lifestyle (1500-2700m^2) and affordable housing (>1500m^2);
- A total of 267 residential lots, accommodating approximately 328 dwellings and 656 occupants; and
- Separate off-street movement networks for pedestrians and cyclists provided by landscaped productive community gardens (included within the strata lot area).

ECOVILLAGE AGRICULTURE / SPECIAL USE AREAS

- 6 ha of land around the perimeter of the Structure Plan area to be developed as non-residential strata agricultural lots, conservation zones, ecovillage communal purposes and wastewater treatment dispersal.

DESIGN GUIDELINES

- Strict Design Guidelines apply to all development, buildings and landscaping within the Ecovillage to ensure a high level of sustainability and sense of rural village character is achieved;
- The architectural style and character of buildings in the Eco Village, as outlined in the Design Guidelines, are encouraged to reflect the rustic aesthetic of a small South West village (without replicating or mimicking existing building forms);
- Attention to simplicity of form, expression of natural materials, harmonious proportions, and careful rendering of details and finishes on buildings facades is encouraged; and
- The Design Guidelines include objectives, design guidance (non-mandatory) and design requirements (mandatory or minimum building standards) for new dwellings.

It is important the intended architectural style, use of materials and form of buildings within the EcoVillage is considered in this Character Study to ensure an aligned vision and village character is achieved.

Figure 4. Witchcliffe zoning, land uses, heritage, built form and tree canopy coverage analysis map.

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2.2 WITCHCLIFFE: A HISTORY

The name Witchcliffe was first used in the district for Witchcliffe Cave, which is above Boodjidup Brook at Devil Pool. The name was recorded by a surveyor in 1900 but was probably given by the Bussell family who settled a property in the 1850s called 'Wallcliffe House' at the mouth of the Margaret River. Alfred Bussell reportedly discovered the cave's location. Both the homestead and the cave are in an area of coastal cliffs, hence the 'cliffe' part of the name (refer to Figure 5. *Group 57 map*).

The exploitation of local hardwood during the 1870s opened up the forested areas of the South West, but really it was the Group Settlement Scheme that resulted in the townsite of Witchcliffe being established. The Scheme was a State government plan that involved the creation of townships, schools and farms all over the South West. Settlers arrived in waves over the seven-year period from 1922 to 1929, settling in the districts of Busselton, Denmark, Manjimup, Margaret River and Wellard. The Scheme was ultimately unsuccessful, but it left behind some determined families and farmers, and a legacy of tiny timber hamlets across the South West. The Group No. 57 was called Witchcliffe, and its township has survived.In 1923-24, the local timber industry was revived when WA Jarrah Forests Ltd won tenders to supply timber for Group Settlement Scheme houses. A new mill was constructed at Walgine and this became an important local employer. The Busselton-Witchcliffe railway line was opened by the government railways in October 1924 to service the mill. Once the Witchcliffe siding was built (at first called Narawary) interest was shown in blocks of land around it. A scheme of subdivision was planned, lots surveyed, and the Witchcliffe townsite was gazetted in 1926 (refer to Figure 6. *1926 Town plan*).

In 1927 Thomas Hopson built a general store and dance hall to serve the small town and the nearby group settlements. In 1938 Bill Darnell and George Shervington took over the shop, renaming it Darnell's General Store. They operated it together until 1960 when Shervington died and Bill Darnell became the sole owner. Darnell was a person both loved and respected by the community and is remembered for supporting the settlers through tough times. He died in 2011, and the shop closed (refer to Figure 7. Darnell's Store).

Darnell's is a fine example of the typical building construction associated with timber towns and Group Settlements like Witchcliffe. They exhibit a vernacular style, were often self-built and of modest size, and used local timber. Similarly, typical housing related to Group Settlements ('groupies') were simple in design, and allowed for creation of more space as needed by enclosing verandahs and adding on lean-tos (refer to Figure 8. Witchcliffe Hall, originally a shop built 1922).

The local hall, originally a shop, is another typical example of the quaint timber building style that Witchcliffe is loved for. Even buildings erected later, such as the local CWA Hall (1936) carried on the style of unpainted timber and a simple built form (Figure 9. Witchcliffe CWA, built 1936).

Figure 5. Group 57 map

Figure 6. 1926 Town plan

Figure 7. Darnell's Store, built 1927

Figure 8. Witchcliffe Hall, originally a shop built 1922

Figure 9. Witchcliffe CWA, built 1936

2.3 PEOPLE, ACTIVITY, AND MOVEMENT

This section of the report details the activity and movement patterns of the Witchcliffe Study Area using a combination of human movement data and site visit observations. This information has been used to inform the *experiential* and *interactive* components of the Character Study, specifically, the 'Activity' character element and associated character criteria (refer to Diagram 4 and section 1.3.4 of this report).

Data used in this section of the report has been derived from aggregated, anonymised mobile device tracking information, also known as human movement data. The data is a combined pool of latitude-longitude coordinate pairs collected from various applications downloaded to smart devices. The data includes location (coordinate) and time/data information, stripped of all other identifying information and given a unique identifier code to allow enhanced analytical and geospatial insights.

The data that has contributed to the below insights and figures spans 3 years between 2019 - 2021 and has been clipped to the study area. It includes all people who entered the study area during this time, that were carrying a smart device and were actively transmitting geospatial data. This includes residents that live within the study area, tourists and commercial / business related visitors, but in general excludes children due to lower rates of smart device ownership.

2.3.1 ANNUAL AND WEEKLY MOVEMENT PATTERNS

According to the data, Witchcliffe experiences its busiest period between the months of December and early March with another period of high activity seen during early April. Logically these align with the Christmas, Easter and Anzac Day holiday periods. A slight increase in visitation also occurs during the shoulder seasons between mid-March and mid-April and mid-September and mid-October which align with school holidays (refer to Diagrams 5 and 6).

BUSIEST TIMES OF THE WEEK IN WITCHCLIFFE

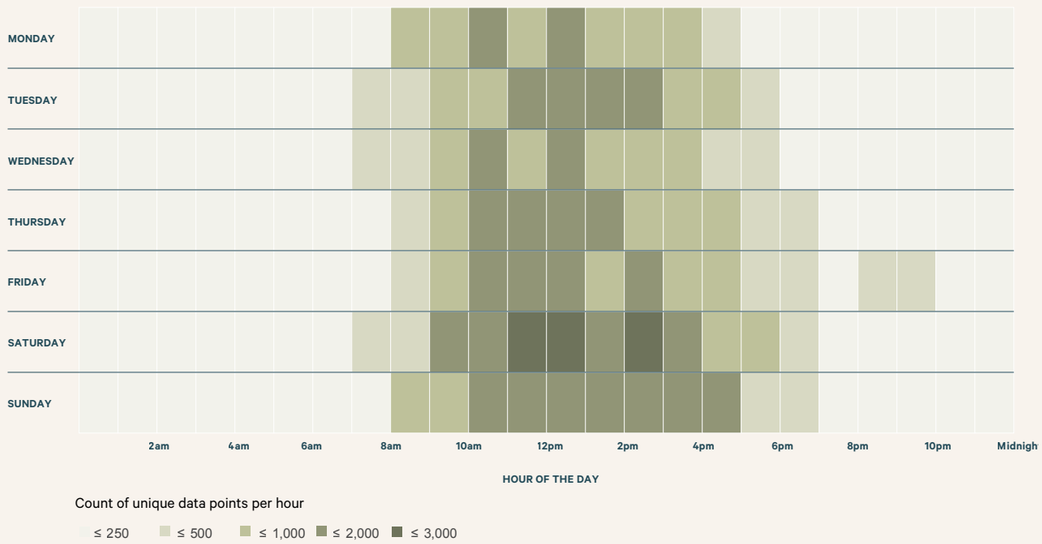

Diagram 5. Witchcliffe Town Centre - busiest time of the week using 2021 human movement data

LEVEL OF ACTIVITY IN WITCHCLIFFE PER WEEK DURING 2021

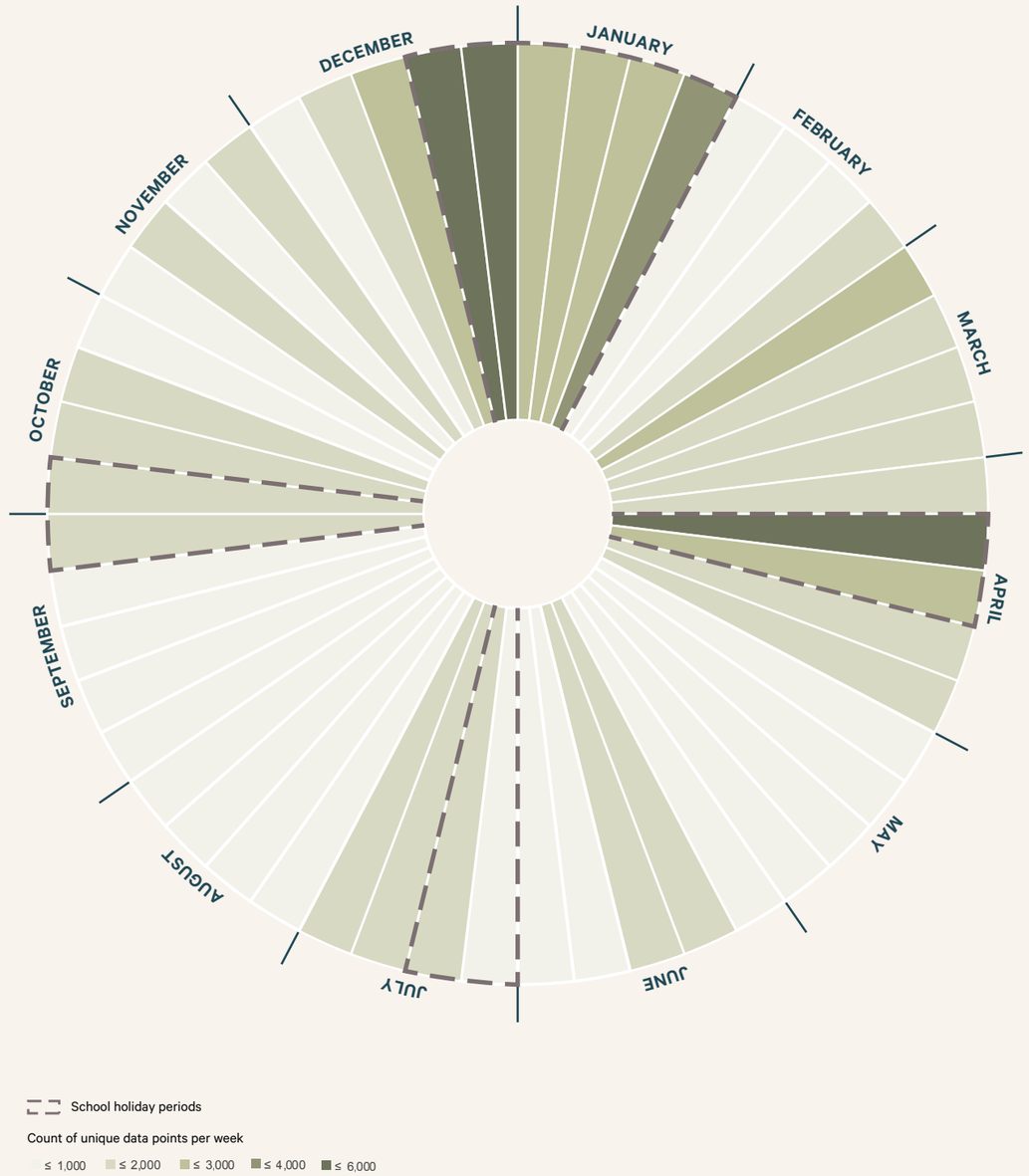

Diagram 6. Witchcliffe Town Centre - busiest times of the year using 2021 human movement data

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2.3.2 KEY AREAS OF ACTIVITY

Based on the weekly activity heat diagram above (Diagram 5), activity mapping, averaged across the 3 years of available human movement data, has been undertaken for the following times:

- Weekday mornings 9am – 12pm;
- Weekday afternoons 12pm – 3pm;
- Saturday morning 9am – 12pm;
- Saturday afternoon 12pm - 3pm;
- Sunday morning 9am – 12am; and
- Sunday afternoon 12pm - 3pm.

The following figures (Figures 10 – 15) demonstrate where people most frequently visit during the designated time windows. Based on this methodology, the key areas of activity within the study area are:

- Witchy Pies and Cakery;
- Witchy Liquor Store + Yardbyrd Coffee Shop; and
- Witchcliffe Roadhouse (Vibe) + Witchcliffe Licensed Post Office (LPO).

The above locations were visited during the designated time windows during the site visit and confirmed to be the most active spaces in Witchcliffe.

KEY:

Low activity area

High activity area

Study areas

MORNING 9AM-12PM | **AFTERNOON 12PM-3PM**

WEEKDAYS

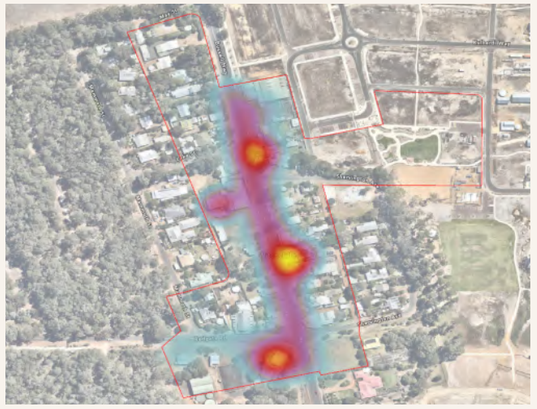

Figure 10. Witchcliffe activity heat map - Monday to Friday 9am – 12pm

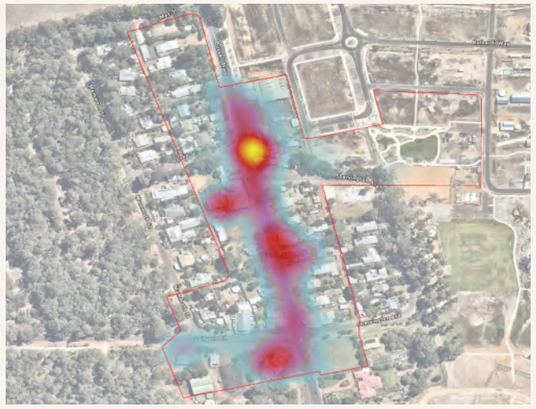

Figure 11. Witchcliffe activity heat map - Monday to Friday 12pm – 3pm

SATURDAY

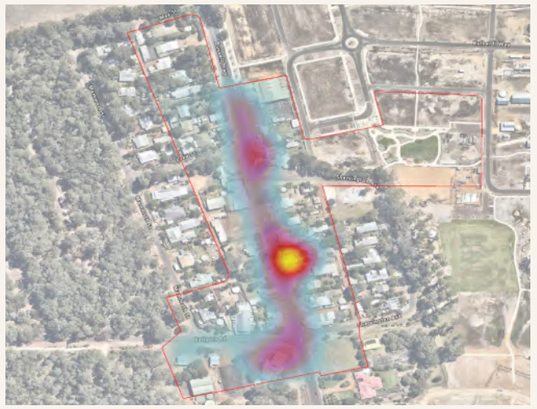

Figure 12. Witchcliffe activity heat map - Saturday morning 9pm – 12am

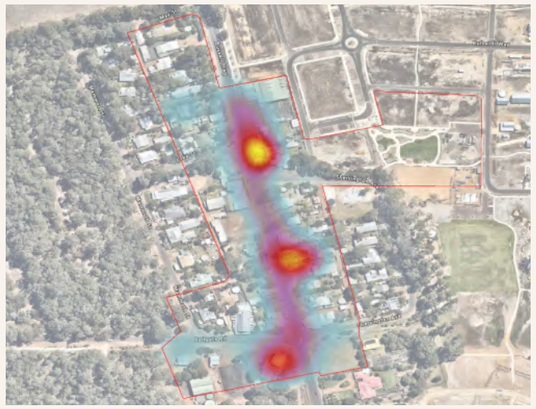

Figure 13. Witchcliffe activity heat map - Saturday afternoon 12pm - 3pm

SUNDAY

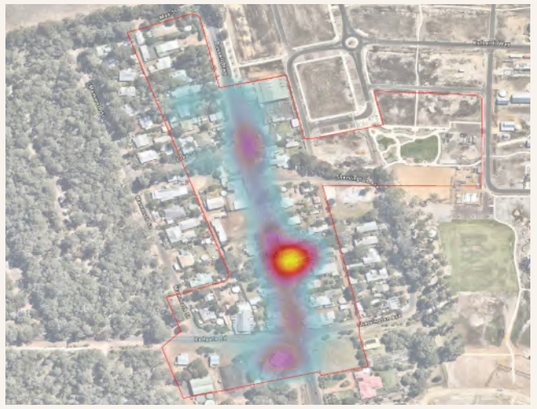

Figure 14. Witchcliffe activity heat map - Sunday morning 9pm – 12am

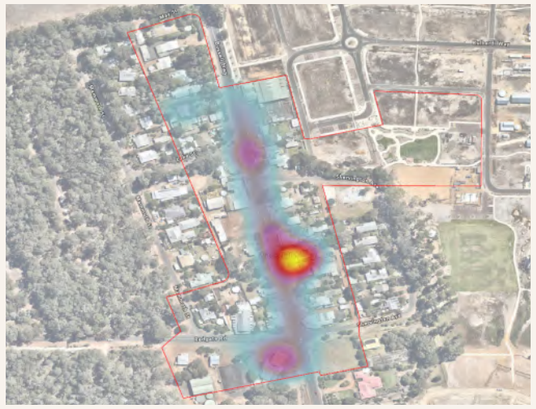

Figure 15. Witchcliffe activity heat map - Sunday afternoon 12pm - 3pm

2.3.3 MOVEMENT ANALYSIS

Using the human movement data acquired for the study, commonly used paths within the Witchcliffe townsite are made apparent as well as the more popular routes in the surrounding region.

INTERNALLY

Due to the long, linear nature of the study area and the Witchcliffe townsite in general, the most commonly used path from north to south is the Bussell Highway. Generally, the data indicates that there is very little use of the rear laneways or informal cut throughs to access the major activity generators. The vast majority of traffic, both vehicular and pedestrian, uses Bussell Hwy when moving through Witchcliffe. This pattern of movement is expected to significantly change once development in the urban growth areas, particularly the Witchcliffe Ecovillage, matures and begins to influence the activity generating destinations on offer.

EXTERNALLY

People approaching the Witchcliffe townsite and study area are presented with relatively few options. This is represented in the data, and clearly demonstrates the primacy of the Bussell Highway in terms of vehicular access. East/West travel to and from the study area occurs generally along Redgate Road and Davis Road.

The data indicates a moderate level of use along the Wadandi Track, running between Witchcliffe and Margaret River. This can be seen in Figure 16 which highlights both the strong north/south connection to Margaret River, and the use of the Wadandi Track.

Movement both within and around the study area is predominantly vehicular based. E-bikes were observed throughout the study area and were seen being used to travel along the Wadandi Track back and forth to Margaret River and also west out Redgate Road to the Reserve on Redgate subdivision.

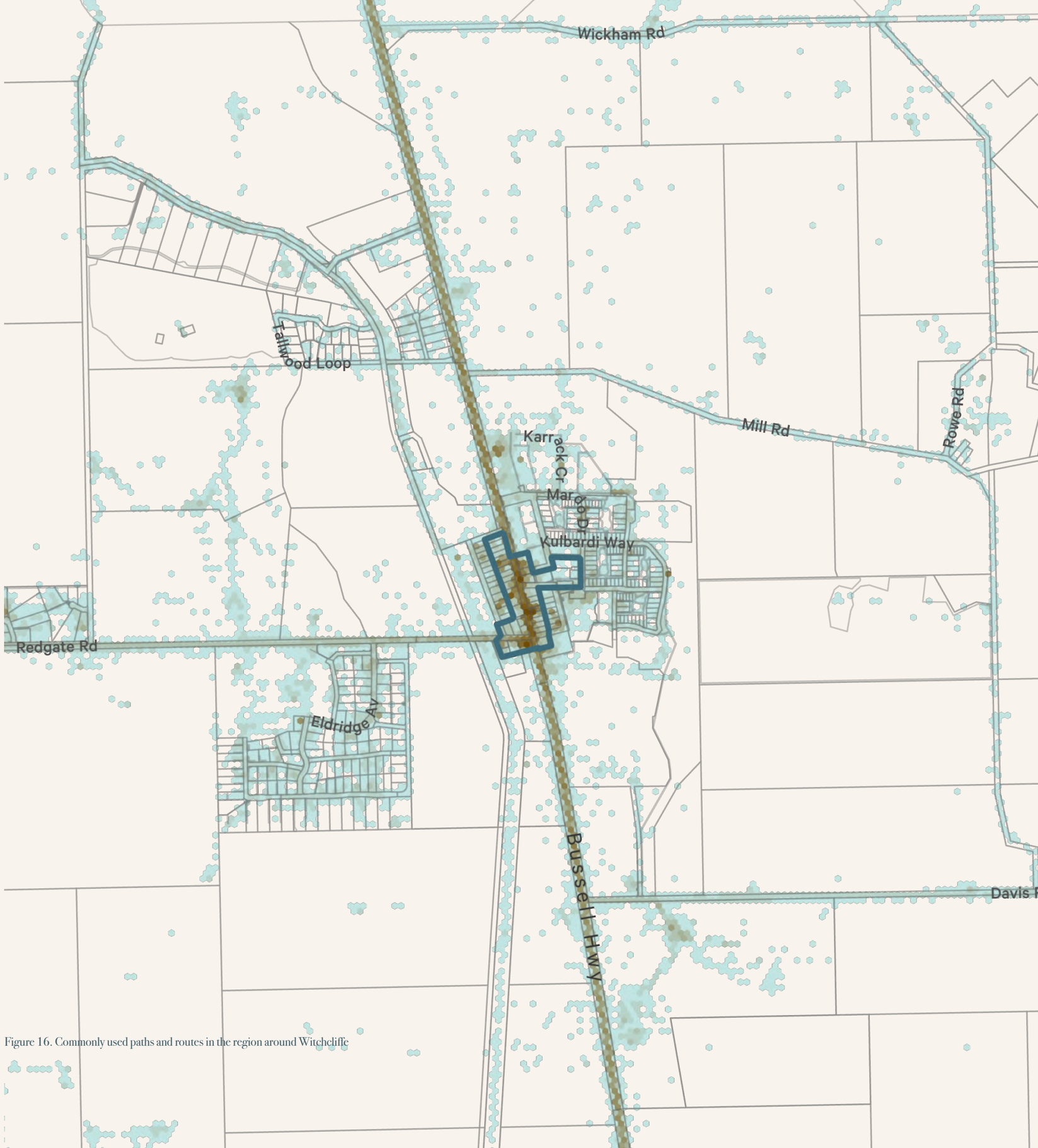

Figure 16. Commonly used paths and routes in the region around Witchcliffe

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‘Witchcliffe is an emerging eco-friendly village with a historic rural character that forms an attractive enclosed corridor on the Bussell Highway. It is an ‘unpolished’, green destination that is ideally located within the Margaret River region. There is a real sense of growing community that is welcoming of progressive, sustainable growth able to attract new residents and visitors. ’

- Witchcliffe Character Study Report: Character Statement

3. THE CHARACTER OF WITCHCLIFFE

3.1 CHARACTER ANALYSIS

This following character analysis has been completed based on information obtained from:

- The findings from a review of relevant documents (refer Appendix A and section 2.1 of this report);
- Findings from the human movement analysis (refer section 2.3 of this report);
- The responses to the Shire's Witchcliffe Character Study survey (refer Appendix B and section 1.3.3 of this report); and
- Observations from a 4-day site visit to Witchcliffe in March 2022, and all data recorded in the character criteria assessment, which was obtained using the ESRI Survey123 and FieldMaps app (refer section 1.3.5 of this report).

The following character analysis collates the findings from the above research methods, and demonstrates the observed character elements of Witchcliffe through photographs taken during the March site visit. The following diagram illustrates the methods used to understand and quantify each character element in the study area.

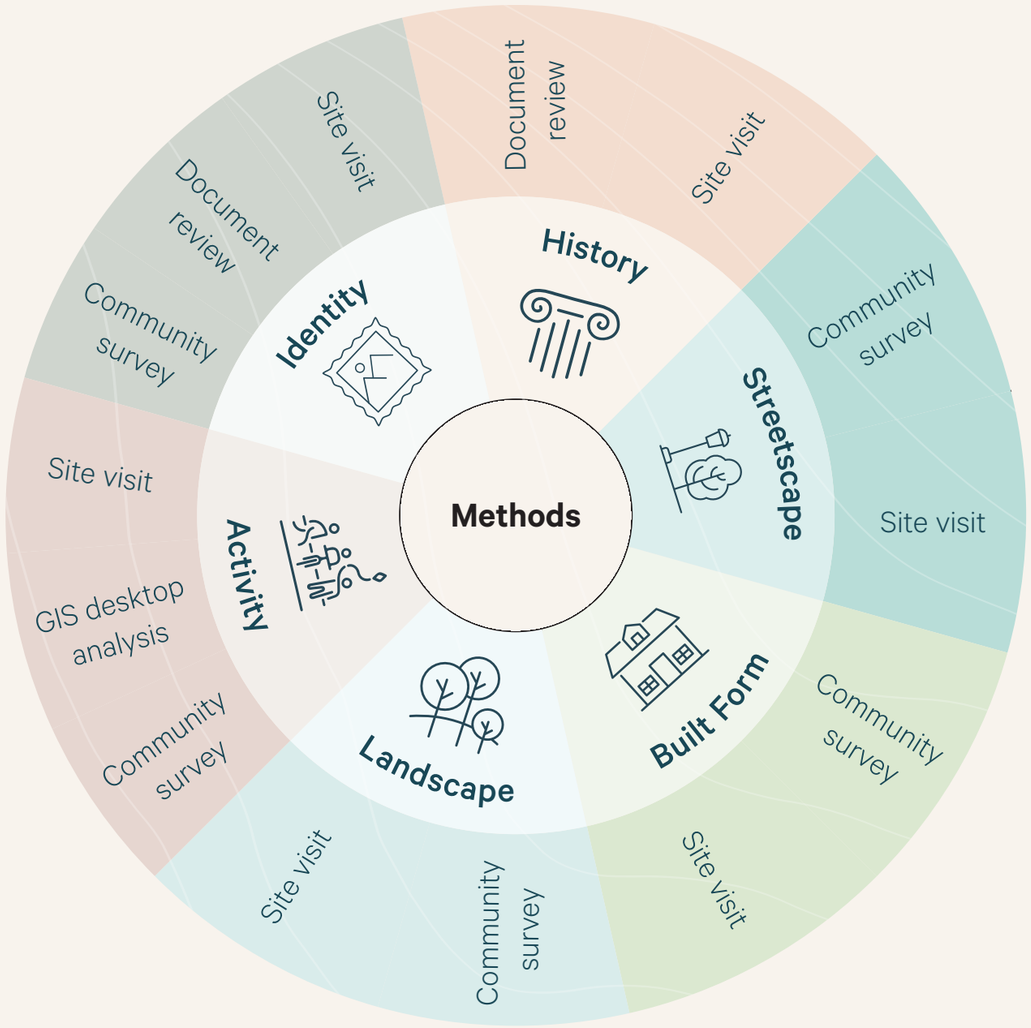

Diagram 6. Character elements - analysis methods

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3.1.1 STREETSCAPE

The streetscape is one of the primary settings of a place, so by understanding how it comes together from all its unique parts, we can look at how this contributes to the character of a place and how one might feel in that environment.

Character element: streetscape Character component(s): spatial and interactive		
Character criteria	**Analysis and observations**	**Key characteristics**
Spaces between the buildings	• Ample side setbacks • Buildings are distinct on their own • Town centre is clustered with buildings close together	• Contrast of closer buildings in the town centre against the open surrounding landscape
Relationship to the street	• Barriers to the street (highway) are common due to high fences, high vegetation and materials stored in front setbacks • Doors (of residential buildings) typically front the street, however, are not visible due to high fences and / or vegetation • Many enclosed verandahs, likely to screen noise from the highway, provide protection from the elements, and privacy, • Buildings are raised slightly or are at level with the street, majority are single storey	• Built form largely addresses the highway with partial screening from vegetation in the front setback area • Distancing from the highway (particularly for residential land uses) • Verandahs create a sense of enclosure and protection from the highway • Low scale to street
Setbacks	• Buildings, particularly residential, are mostly set back from the highway road reserve • Some older buildings, used for commercial or civic uses, have a nil street setback and greater street presence • Setbacks are not particularly large, and are used to store items, rubbish, clutter and contain tall, bushy vegetation	• Setbacks differentiate the 'centre of town', the commercial and residential uses as well as historical patterns • The variety of setbacks used along the Highway adds to the cluttered and bespoke nature of the place

Use of wood, metal and stone in public furniture

Nil setback for commercial buildings

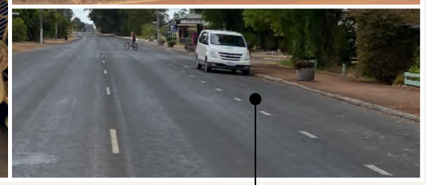
Residential doors typically front the street where possible

Residential buildings setback from the highway

Buildings level with the street

Local business ownership of the street - shop items spread across pathways creating sense of clutter

Older buildings slightly raised from the street level



Little delineation between car parking bays and road

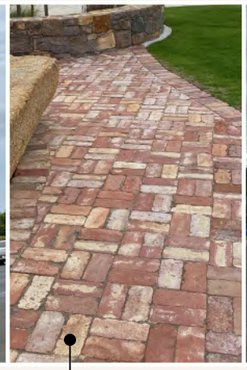
Character element: streetscape Character component(s): spatial and interactive		
Character criteria	**Analysis and observations**	**Key characteristics**
Views and vistas	• Study area is largely flat, with horizon in view • Views are only shielded by buildings and vegetation	• Flat, plateau, rural landscape with long open-ended views dominates, as opposed to dramatic topography
Public realm amenity	• Verandahs along shopfronts providing pedestrian amenity and sun protection – mostly curved roofs • A bitumen dominated streetscape due to the width of the highway, and no delineation between car parking bays • Kerbs are unfinished in parts, with paths and bitumen undefined • Parts of paths crumbling, in need of repair • Use of wood and metal as a common material throughout public furniture (planters, bins, seating, etc.)	• Undefined and wide (and low) feeling streetscape • Authentic, natural and rustic feeling, being a smaller town with a sense of being 'un-polished'

Enclosed verandas

Town centre is clustered with buildings close together

Flat, plateau and low feeling streetscape

Barriers to the street - high vegetation



Barriers to the street - high fences

Recycled red brick

Wide highway creates a bitumen dominated streetscape

Single storey buildings

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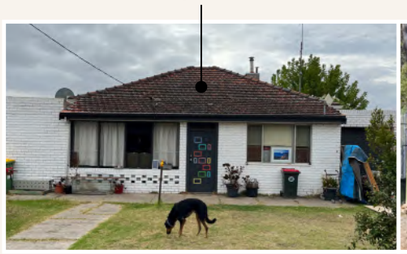
3.1.2 BUILT FORM

By quantifying the built form characteristics that are predominate in an area allows us to understand what the vernacular is.

Character element: built form		
Character component(s): spatial		
Character criteria	**Analysis and observations**	**Key characteristics**
Materials	• Weatherboard timber panelling (horizonal) both raw and / or treated in natural colours (mostly painted cream) • Corrugated metal roof cladding is largely visible on all buildings • Timber and mesh / metal frequently used as fencing materials • Non-reflective, rustic and naturally weathered materials are most common • Glass entryway doors used for commercial / retail entrances as part of a glazed façade • Non-permeable materials typically used for residential building front entry doorways • Commonly only one or two materials used on building facade	• Timber weatherboards and corrugated metal are the prevailing construction materials • Authentic, non-reflective and rustic materiality which constitute colours and appearance close to natural state (i.e. natural timber). • Materials have honestly and integrity, with an ability to weather rather then get old • Historic buildings have limited palette of materials • Wall cladding is typically one material type and colour • Rustic aesthetic of a small south west village • Recycled and sustainable materials
Form	• Predominantly gabled (34%) and hipped (50%) pitched roofs • Chimneys present throughout • Water tanks present in the streetscape • Historic buildings demonstrate quaint, simplistic building forms • Roof structures with medium-deep overhang are common • Verandahs with curved or angled roof form common for commercial street frontages • Occasionally recessed building entries • Large shop front windows are common, with typically at least 50% of ground floor retail facades glazed • Window frames commonly sit >30cm above the ground on retail facades • Symmetrical or balanced asymmetrical building composition prevalent	• Reflections of the history of the place • Simple, quaint geometric shapes and pitched roof forms are prevalent. These establish a sense of symmetrical and asymmetrical balance amongst buildings • Large shop windows with timber panelled stall risers for retail shop fronts • Verandahs designed and shaped to create a sense of enclosure and protection from the highway • Harmonious proportions

Symmetrical building composition



Simple built form

Earth colours (blue, maroon/ brown, creams)

Hipped pitched roof

Limited colour pallets

Curved verandah roofing provides protection from the highway

Low scale to the street

Medium-deep roof overhangs

Gable pitched roof

Character element: built form		
Character component(s): spatial		
Character criteria	**Analysis and observations**	**Key characteristics**
Scale	• One storey buildings (88% of buildings in the study area)	• Low scale to the street – equivalent of single storey - is prevailing
Colours	• Raw timber, deep brown • Cream • White • Light blue • Dark red / maroon • Commonly only one or two colours used on building façade	• Simple colours with largely unpainted timber, reflective of the town's history as a timber export settlement • Earthy colours • Mixes of colours are avoided on singular building elements (i.e., a single colour is used for external walls)
Construction techniques and details	• Timber frame with timber or fibre board cladding • Corrugated metal clad buildings with timber or steel frame • Simple fenestration arrangements which demonstrate symmetrical or balanced asymmetrical composition • Windows typically shaded by overhangs / awnings • Windows shape is typically vertical or square with and features grid window panes	• Timber frame with timber cladding on stumps and masonry footings • Vertical or square fenestration treatments with simple arrangement

Corrugated metal roofing

Painted weatherboard timber panelling

Square windows

Raw timber panelling

Vertical windows

Grid window panes

Non-reflective and rustic materiality

Asymmetrical building composition

Glazed retail facades

Timber panelled stall risers

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3.1.3 LANDSCAPE

How buildings and urban infrastructure respond to the topography, landscape and setting creates a sense of uniqueness for that place.

Character element: landscape Character component(s): spatial and experiential		
Character criteria	**Analysis and observations**	**Key characteristics**
Topography	• The broader Witchcliffe locality is relatively level being located on a broad plateau east of the Leeuwin-Naturaliste Ridge • Study area is a largely flat plateau with an elongated urban form both sides of Bussell Highway	• Built form responds to flat ground and predominantly orientated on linear vehicular routes
Landscaping	• Native (Tuart, Red River Gum) and non-native (Pine and Popular) tall / significant trees present on the streetscpe and within private front gardens • Character of the vegetation is rough, rugged, wild, thick, soft fallling, individual foliage (textural) • More native than non-native species • Manicured residential front gardens are occasionally apparent; however these garden types seem inconsistent with the town's character • Residential lots typically include a low level fence and functional gate / accessway on the front boundary line • Succulents commonly planted in wooden planter barrels • Fencing materials are commonly constructed of timber pickets (both painted and unpainted), red brick, and wire mesh	• Connected to the native landscape • Rugged and textural landscaping forming green corridor on Bussell Highway • Variety of fencing materials, commonly timber pickets, wire mesh and red brick

Flat, plateau landscape

Linear vehicular route

Rugged and textural landscaping

Tall trees - popular (non-native)

Tall trees - pine (non-native)

Wooden picket pencing - painted

Rugged, textural and high hedges

Water sentive urban design in ecovillage - native plantings

Character element: landscape Character component(s): spatial and experiential		
Character criteria	**Analysis and observations**	**Key characteristics**
Setting	• Surrounded by a rural and natural hinterland with significant native vegetation, bushland, vineyards and rural properties • Significant areas of remnant vegetation to the west on the adjacent 'Rails to Trails' recreation trail gives a bushland setting • A number of seasonal creeks and wetlands to the east and west of the townsite • Cleared land to the east (future EcoVillage) along with other open fields creates a prairie setting	• Connection to native landscape • Emphasis of plateau and sense of openness • A unique agricultural and natural setting
Climate	• Local climate has wet winters, cool nights (being inland) • Windy at times (not many wind breaks around) • Vegetation moves in the breeze, creating a sense of eerieness	• Gardens and building design respond to wetter climate

Manicured residential front gardens

Red bitumen footpaths

Street plantings – succulents

Front gate for residential properties

Fencing materials – timber pickets, brick, and wire mesh

Half wine barrel planters – timber and metal materials

Street plantings – herbs (rosemary)

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3.1.4 ACTIVITY

Where the greatest movement of people takes place often generates activation of the built environment including economic clustering and infrastructural demands. These can be beneficial for places but can also place pressure on them if not understood and managed sustainably.

Character element: activity Character component(s): interactive and experiential		
Character criteria	**Analysis and observations**	**Key characteristics**
Movement patterns	• Cycling (e-bikes mostly) in town and along the Wadandi Track - strong movement link to Margaret River • Lots of crossing the street – long views of a flat road give great sight lines to cross • For short trips, people like to park out the front of the service they are visiting – lots of informal street parking along the Highway • Some visitors will park and walk/browse along the street in the mornings when shops are open • Dog walking • Large gravel pit adjacent to McHenry Honen popup wine tasting is utilised for parking larger vehicles / camper trailers	• Linear vehicular movement along Bussell Highway • Limited extent of pedestrian movement throughout the town • Clustering of pedestrian movement around retail nodes • E-bike use (suitable for all terrain) highly utilised amongst residents travelling from surrounding rural residential areas into the town centre • E-bike use (suitable for all terrain) commonly used along Wadandi Track to and from Margaret River • Street parking along Bussell Highway creates sense of arrival into the town
Meeting places and gathering spaces	• Many meeting places throughout • Bikers, e-bike store, Yardbyrd, town hall weekly community events, pop up stalls, markets • No activity observed in public open space adjacent to hall – likely due to sense of un-openness (closed gate, dense foliage, dark and overshaded) • Little use of rear laneways	• Meeting points in town are linked to high activity food & beverage outlets • Limited use of public park and rear laneways

local business ownership of the public space – creates sense of activity and grain and attracts pedestrian activity (shopping)

e-bike parking outside Yardbyrd cafe

Bikies stop over - group visit to Yardbyrd

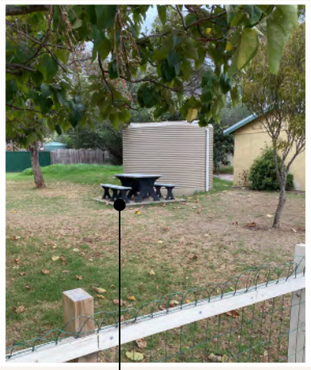
Camper parking

Street parking

local community hall event advertisements and markets

Character element: activity Character component(s): interactive and experiential		
Character criteria	**Analysis and observations**	**Key characteristics**
Land use	• Majority retail and food and beverage • Some community use (i.e. town hall, public toilet) • Residential in town and on the edges • Some larger scale commercial uses on the highway (i.e. construction) • Postal service provided at the service station	• Mixed uses typical of a rural 'village' settlement • Townsite lacks convenience retail service, with other businesses having to fulfil this role
Activation	• Shop owners put their goods out on the adjoining footpath • Most activity is associated with individual businesses or moving between them	• Local business ownership of the street during opening hours – creates a sense of clutter on the footpath and sense of arrival into the town
Frequency / temporal	• Largely morning-based activity (at Yardbyrd and Witchy Pies) until around 10am • Other shops then open at 10am which disperses activity • Afternoons are quiet (everything is closed) • High vehicular turnover on Bussel Highway	• Bustling mornings, with quiet afternoons and evenings

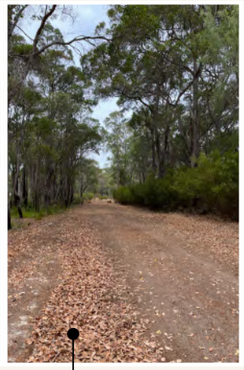
Café (Yardbyrd) – primary morning meeting and gathering spot - sheltered from the highway through fencing and vegetation



Limited-no use of village centre public park (next to Town Hall)

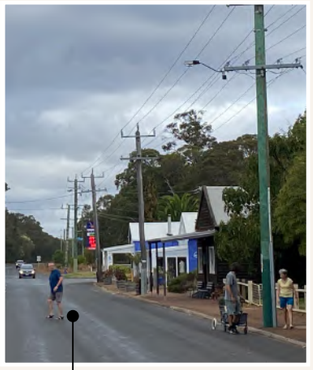
Kids using POS / Oval for running races and gymnastics

Local tourism - Cellar Door wine tasting



Wadandi track - popular walking and cycling / e-bike route connecting Witchcliffe to Margaret River

Window browsing



Crossing the street

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3.1.5 IDENTITY

A place is often known for having a particular image, identity, or association, which in turn feeds into its overall character. Understanding how it is expressed and the story(s) it is trying to tell adds to how a place is experienced.

Character element: identity Character component(s): experiential		
Character criteria	**Analysis and observations**	**Key characteristics**
Thematic identity	• Embracing the 'witch' of Witchcliffe • Connection to original town through remaining original built form • 'Self-sustainability' through use of raw or recycled materials and prominence of water tanks	• Name of settlement and use of raw and recycled materials shapes identity of the town
Nomenclature, motifs, and symbols	• Witches • Black cats • Wardrobes • Broomsticks • Straw	• Evokes a spooky/eerie feeling • Literal interpretation of the name creates organic place branding resulting in quirky / playful 'spookiness'
Colours	• Dark colours, including the deep wood • Orange gravel • Dark grey (bitumen) • Deep and light green	• Deep, dark, vibrant, natural colours contrasted against washed out greys and cream
Signage	• Larger signage (highway scale) • No in-town directional signage or interpretive signage • Commercial signage is typically simplistic in design, with basic graphics and a limited range of colours • One singular colour (either black or a colour used elsewhere on the building façade) is typically used on the sign with a white backdrop • Signage dominance on the building façade is uncommon • Commercial signage typically exhibited a main logo and has limited text • Signage logos and text typically references the 'Witch' motif	• Signage is subtle in its presence with limited colour palettes and materials used· Signage emphasises 'Witch' motif in the town, adding to the townsite brand

3.1.6 HISTORY

The history of a settlement provides us with important insights into the sequence of development in the area and assists in understanding the local vernacular informed by availability of local materials, climate and response to local environment over time.

Character element: history Character component(s): spatial and experiential		
Character criteria	**Analysis and observations**	**Key characteristics**
Pattern of development	• Linear, elongated form along the spine of a highway • Lanes to the rear of main street form secondary streetscapes • Group Settlement Scheme hamlet	• Fishbone pattern of development with lots running perpendicular to primary and secondary streets
Local materials and climate	• Predominately timber with corrugated metal • Timber buildings raised from the ground • Brick chimneys located at gables • Front and side verandahs	• Timber weatherboards and corrugated metal are the prevailing construction materials • Authentic, non-reflective and rustic materiality which constitute colours and appearance close to natural state (i.e. natural timber). • Construction techniques and styles typical of timber towns and group settlements
Nomenclature	• Naming from Witchcliffe Cave, which is above Boodjidup Brook at Devil Pool • Cliffe – relating to coastal cliffs • Bussell family, Bussell Highway • Bill Darnell (Darnell's store) • George Shervington (Shervington Avenue)	• Drawing on local family names • Drawing on local physical features (i.e. cliffs)
Change over time	• The setting has not changed significantly since the towns establishment in the 1920s • Many original timber cottages and buildings still present • Original fabric, including lot layout, of the town is still evident • Timber industry and agriculture are primary historic economic drivers. Less prominent in land uses now but have shaped the growth and appearance of the settlement. • Tourism and dormitory settlement uses are increasing	• Sense of the original look and feel of the town remains strong • Former industry of the town is reflected in the built form • Connections to natural and settled past

Sense of original look and feel of the town

Traditional building fabric remains – corrugated metal and timber weatherboards

Corrugated iron roofing

Traditional village shopfronts

Self-built and modest sized commercial stores

Unpainted timber panelling

Simple built form

Wadandi track – historical railway line retained as a key movement corridor

Adding of enclosed verandahs and lean-to's for more space as needed

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3.2 KEY CHARACTER THEMES

3.2.1 RURAL TIMBER HAMLET VERNACULAR

One of the key findings from review of the Planning Strategy is that the town is currently limited in its ability to grow due to servicing constraints. This is supported by the observation of many water tanks within town on residential and commercial properties. 'Low level of servicing' was also identified by four respondents in the community survey, reiterating that this has driven the resulting character of a smaller town, with traditionally more basic levels of infrastructure or the need to be self-sustaining (i.e. the water tanks).

Its original establishment as a part of the Group Settlement Scheme and link to the timber industry is still prevalent today through the remaining timber houses and town buildings (i.e. Druids Hall, Darnell's Store).

Overall, this emphasises the small town and rural 'village' feel of the place, where it hasn't been able to substantially expand in the past and has only had limited access to infrastructure and amenity. This, coupled with the simple construction and unpainted timber seen in most of the early buildings in town, further reiterates its foundation as a 'timber town'.

3.2.2 CHARACTER IS DRAWN FROM THE TOWN CENTRE

Many of the buildings and features of Witchcliffe are strongly admired by the community. A project survey asked: 'what built or natural features do you feel represent Witchcliffe's unique character?'. The responses highlighted a majority of features that were within the Study Area (effectively, the town centre), with very few drawing upon features outside, such as Redgate Beach.

From this it is clear that the form and manner of the town centre, both in its built and natural features, are the greatest contributor to it's perceived character. This would relate to both its use of native landscaping, and the intact condition of many historical buildings within the town.

3.2.3 SENSE OF CONTAINMENT WITHIN A WIDE, OPEN LANDSCAPE

Arrival into the Witchcliffe settlement results in a notable change to the experience of the landscape travelling along Bussell Highway. The immediate sense of enclosure created by the built form and vegetation on both sides of the road is a point of difference compared with the more open flat landscape surrounding the settlement. This has the desired effect of slowing traffic down and allowing the opportunity for visitors and the like to engage with the function of the village.

3.2.4 UNPOLISHED BESPOKE RESILIENCE

There is an overall setting of fine grain, textural and almost 'unpolished' nature of the physical aspects of the town. The native landscaping and soft-falling vegetation are not manicured but feel authentic to the place. Fencing and materials use fine grain wood and metal mesh, adding to the texture of the town. The kerbs along the main street are crumbling, but to replace them with perfect paths and formed edges would feel incongruent with the space.

There is a real sense of ownership of the space, an example being where shops take over the adjoining footpaths with their wares during the day. Other elements of the streetscape include planter boxes, painted benches, painted doors, hand-built signs and other purposeful items that have been clearly completed by those that value the space.

This ties in with the observation of a general resilience. There are many re-used old buildings, recycled materials, and sustainable interventions. This shows a continued love of the place, a want to re-use what is there and build upon it out of care. Many things within town feel as if they have almost been built or carved by hand; a purposeful craft. Together, this brings about the sense of resilience, seeing the built fabric of the town continued over so long, but with a bespoke and unpolished iteration that brings about that sense of weathering; that sense of character.

3.2.6 PUBLIC MEETING AND GATHERING SPACES

The spatial data demonstrates that people tend to congregate around the cafes at peak times of the week/year. Although some informal meeting places exist, there are no major public amenity areas in the main street but some potential exists to create these away from the main highway.

3.2.7 PLAYFULNESS IN PLACE BRANDING

The literal use of the term Witch has inspired the naming of cafes and shops. This organic place branding has created a point of difference in the region (much in the same way as Cowaramup). The brand has also been used to inspire public art which, although judicious in its presence, could be further enhanced in a grass roots way.

3.3 DEFINING THE CHARACTER OF WITCHCLIFFE

Based on the outcomes of the character analysis and the key character themes, the following character statement has been prepared to capture the current character of Witchcliffe whilst looking into the future.

Witchcliffe is an emerging eco-friendly village with a historic rural character that forms an attractive enclosed corridor on the Bussell Highway. It is an 'unpolished', green destination that is ideally located within the Margaret River region. There is a real sense of growing community that is welcoming of progressive, sustainable growth able to attract new residents and visitors.

The key characteristics which emerged from the character analysis have been summarised below into spatial, interactive and experiential components which make up the character of Witchcliffe.

3.3.1 SPATIAL CHARACTERISTICS

"The physical elements of the landscape, both built and natural, that contribute to character of a place"

- Sense of containment within a relatively flat, open landscape;
- Shielding and sense of enclosure from the highway – barriers such as increased street setbacks (particularly for residential), vegetation, fencing, verandahs and awnings are used to create privacy and shelter from the highway;·
- Low-rise buildings using timber and corrugated metal cladding. Informed by historic industries and availability of local materials;
- Variety of building setbacks adds to thegranular and bespoke nature of the place;
- Authentic, non-reflective and rustic materiality which constitute colours and appearance close to natural state, or easily show weathering (i.e. natural timber);
- Low and wide main streetscape dominated by the highway;
- Original layout / pattern of development remains apparent in plan;·
- Large shop windows with timber panelled stall risers for retail shop fronts
- Simple, quaint geometric shapes and pitched roof forms which establish a sense of symmetrical and asymmetrical balance amongst buildings; and
- Natural vegetation and green edges sporadically punctuated by manicured private gardens.

3.3.2 INTERACTIVE CHARACTERISTICS

"The way people interact with, move through and linger in a place."

- Long, open ended view of the Highway presents an opportunity to create better crossing points with clear sight lines. This can be easily built upon in future enhancements to the streetscape to create a more vibrant and active town centre;
- Gathering spaces and meeting points are contained to food and beverage outlets, namely Yardbyrd and Witchy Pies cafe;·
- Streetscape activation sporadic and limited to retail and café nodes;·
- Limited use of the rear laneways or informal cut throughs to access the townsite;
- Moderate to high use of Wadandi track running between Witchcliffe and Margaret River; and
- Movement within and around the study area is predominantly vehicle based, with e-bikes also a popular mode of transport..

3.3.3 EXPERIENTIAL CHARACTERISTICS

"Intangible elements that contribute to the 'character' of the place."

- Authentic, natural and rugged feeling, with a sense of being 'unpolished' or organic;
- Connection to the native landscape;·
- Clutter, patina of age and use, textural fabric;
- Fine grained pedestrian scale in contrast with expansive rural hinterland; and
- Literal interpretation of the townsite name amongst store names and logos creates organic place branding resulting in quirky/playful 'spookiness'.

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4. RECOMMENDATIONS

The following recommendations outline the spatial, interactive and experiential elements which should be embraced and respected in future planning controls prepared for Witchcliffe. Adherence to these recommendations in the future Place Plan and Design Guidelines for the townsite will help manage future townsite growth and ensure future development is delivered in a way that is appropriate and sympathetic to the valued character and heritage of the locality. These recommendations have been informed by the character study analysis as detailed in Chapter 3 of this report.

4.1 SPATIAL RECOMMENDATIONS

"The physical elements of the landscape, both built and natural, that contribute to character of a place"

1. **Embrace historic village theme –** use the local built form characteristics and language of materials to inform new Design Guidelines for the townsite. Design Guidelines should be mindful of the prevailing scale, materiality, lot coverage / density and setbacks;
2. **Retain sense of enclosure -** sustain the sense of natural and built enclosure within the main street by encouraging retention of mature vegetation, arrangement of built form fronting Bussell Highway and use of verandahs;
3. **Heritage conservation -** encourage transformation of historic buildings to promote refurbishment, i.e. the ongoing use of Darnell's Store would be beneficial to sustain its heritage values and ensure its survival;
4. **Lot sizes and orientation should reflect historic subdivision pattern –** the density of the village is largely shaped by the size of the lots and the extent of built form coverage. This should be retained and used to inform future subdivision patterns within the vicinity of the townsite; and
5. **Retain and enhance mature vegetation –** encouraging retention of mature trees and green edges will further conserve the sense of enclosure on the main street and connection to the rural hinterland. Future tree planting should enhance the rugged and textural landscape characteristics of the town. Suitable endemic tree species which are consistent with the towns landscape characteristics include Red Flowering Gum, Jarrah, Marri, Tuart and Peppermint trees.

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5.1 INTERACTIVE RECOMMENDATIONS

"The way people interact with, move through and linger in a place."

1. **Controlling land uses to shape how people experience the village -** existing lots fronting Bussell Highway should remain zoned as 'Village Centre' or alternatively 'Town Centre'. Café, retail, creative/artistic industries, tourist shops, civic and public uses (i.e., public open space, public toilets, and car parking that can accommodate camper trailers) should be encouraged within the town centre to retain traditional village character. Service-commercial uses to support the agricultural hinterland which are of a low intensity and bulky nature, should be located outside of the village/town centre, however, should remain in walking distance to other uses within the town. Secondary streets should remain primarily residential.
2. **Provide opportunities in the landscape to support meeting and gathering –** along with the upgrade of the existing ablution block, investigate the viability of enhancements to the public open space adjacent to the Town Hall. Enhancements should include the opening up of the park to the street to make the it feel more accessible and inviting to visitors, new public benches, art and , public art and other activation measures. Materiality, landscaping and branding used for park enhancements should reflect the identified characteristics of Witchcliffe.
3. **Enhance the town centres 'sense of arrival' through landscaping –**investigate opportunities to plant appropriately scaled trees on the eastern side of the Highway to introduce shade into the public realm without obstructing larger vehicles. This will also aid to slow traffic on the Highway, allowing motorists to engage with the character and function of the town. Landscaping treatments at the northern and southern entrances of the Town should be established to strengthen the arrival into the townsite, and create a notable point of difference when compared to the more open, flat landscape surrounding the settlement.
4. **Encourage vehicular arrivals –** There is a perceived lack of fit-for-purpose and larger vehicle parking in the town centre, with the only designated parking being on-street bays along the Highway. An overall parking and movement strategy should be prepared for the town centre, which focuses on directing visitors and locals to a centralised parking area to create easier and more pleasant pedestrian connections to destinations. The centralised parking area should be mostly concealed from the street by either development or treelined public open space, to ensure car parking does not dominate the street and takeaway from the towns village character. Increased parking opportunities which are suitable for RV and caravan parking will encourage additional visitation and tourism within the town, and provide support for local arts/crafts, retail, hospitality and tourism venues.
5. **Enhance the use of laneways and cycle paths -** all existing laneways in the town centre should be retained in view of the function and character they contribute. This includes making these pedestrian friendly areas for sustainable transport, access and informal meeting or gatherings.

5.1 EXPERIENTIAL RECOMMENDATIONS

"Intangible elements that contribute to the 'character' of the place."

1. **Reducing vehicle speed –** Strike a balance between the needs of drivers, road trains, pedestrians and cyclists by reducing the speed limit on the highway to 50-40km/hr. Consider alternative design treatments to the Highway which naturally communicate to drivers to slow down as they approach the town centre (this may include an entry statement/sign on the North and South ends of the town, additional landscaping, a change in road colour or materiality, lighting, street parking, and active shop fronts). Such changes will improve movement safety within the town, encourage more active modes of transport to occur such as walking and cycling, and ultimately contribute to the towns traditional 'village' character.
2. **Further the 'green agenda' –** maintain the ambition for a model community that places sustainable development at the top of its agenda. This should include overt recycling, use of locally sourced materials, sustainable energy, water and transport solutions.
3. **Connections to the surrounding landscape –** maintaining physical and visual connection to the surrounding rural landscape by retaining views and connections.
4. **Encourage organic growth and 'making do' –** by not seeking to enforce strict compliance on modern codes and standards where the ability for discretion exists. This can encourage local innovation and making do by recycling buildings and treading lightly on the landscape.
5. **Further encourage and promote the towns identity and story –** literal interpretation of the 'Witchcliffe' name and brand should be encouraged through land uses, built form, interpreation, signage and local activation initiatives.

APPENDIX A

DOCUMENT REVIEW

Witchcliffe and Augusta Character Studies – Document Review

This document review includes a summary of fourteen (14) relevant documents that include previous findings in regard to the Witchcliffe and Augusta town centres (study areas) or have a role in the control of the activities within the study area. This document review is provided in a summary format rather than an all-encompassing review to include only findings that are relevant to the study areas and project outputs to ensure clarity and ease of understanding.

Key findings

- The character analysis forms part of the 'Place' focus for the Shire's 2040 Community Plan. The purpose of the character analysis is to inform 'Place Plans' or 'Place Strategy' which identify the key characteristics across places in the Shire. All townsites in the Shire are to have their own Place Strategy by 2030.
- Rapid townsite growth with development typologies not consistent with the character of existing built form is the main challenge to maintaining the valued heritage, character and design of towns and villages within the Shire.
- The Shire defines local character as the 'tangible elements of an area that go towards creating a dominant perception about a place.'
- The Shires local planning policy 15 – Street activation allows for alfresco dining activities to occur in Regional Road Reserve areas. The policy provides a guide to the style and design of alfresco spaces to ensure such spaces attractive and safe.
- The use of wood, rustic metal, and natural materials (i.e. rammed earth, stone) materiality (both in public and private spaces) is strongly encouraged throughout the Shire in multiple strategies, policies and design guidelines documents.
- The Shire has a number of strategies, policies and guiding documents to encourage sustainable development to occur in new growth areas. One of these documents is the Rural Hamlet Design Handbook, which provides a detailed list of architectural design guidelines. These guidelines are used to provide strategic direction for the development of structure plans and locality specific design guidelines to help achieve the Shires sustainability objectives, whilst helping enforce culturally appropriate design standards.

Witchcliffe

- Strong sense of community, the unique Witchcliffe character, local ecology and open space are key characteristics valued by the local Witchcliffe community.
- Sustainable infrastructure approaches, preservation of the environment and local character, improved services and road quality, and more community facilities are all items the community would like to see improved or enhanced in Witchcliffe.
- The Shires Local Planning Strategy 2036 recommends the preparation of Village Design Guidelines for Witchcliffe to protect the Town's special character and heritage. The design guidelines are to incorporate environmental protections and mitigation and adaptation responses to climate change.

- There are a number of buildings within the Witchcliffe town centre with local historical significance. One building (Darnell's General Store) is of State Heritage significance. The architectural style of these historic buildings is of the interwar period, with building materiality predominantly comprising of timber (weatherboard) for walls and metal (corrugated iron) for roofs. Although mostly in a general to okay condition, the integrity and historical significance of these buildings remains high in Witchcliffe, with the original uses still maintained or clearly evident.
- The Witchcliffe Village Strategy provides a list of strategies for the Witchcliffe Town Centre precinct, and provides a detailed list of objectives for the new Village Centre Guidelines. This will be particularly relevant for the Witchcliffe character analysis and streetscape concept plan, to ensure the project aligns and meets with the expectations of the Village Strategy.

Augusta

- The unique, relaxed, quiet and peaceful lifestyle, combined with access to essential services and public facilities (i.e. viewing platforms, cycling and walking trials) is highly valued by the local Augusta community.
- The main street, visitor attractions, provisions of health services and more affordable housing are items the community would like to see more of.
- The Shires Local Planning Strategy 2036 recommends the preparation of a Precinct Plan for Augusta townsite, taking into account the public and private realm to provide a coordinated approach to the character, movement networks and future development of the site.
- There are very few remnants of historical character within the Augusta Townsite. Although very important to the heritage of the locality, the Augusta Hotel (built in 1912) retains little authenticity due to considerable alterations and loss of significant fabric, with the original intent and character of the building no longer clearly evident.
- The Augusta Townsite Strategy provides a list of built form objectives and policies which have contributed to the character and development of the Augusta Townsite. These include built form aspects such as awnings, building heights and setbacks, and street tree planting.

Name		Prepared by	Date
Whole of Shire			
01	Shire of Augusta Margaret River Strategic Community Plan 2040	Shire of Augusta Margaret River	2021
02	Shire of Augusta Margaret River Local Planning Strategy 2036	Shire of Augusta Margaret River	2022
03	Shire of Augusta Margaret River Local Planning Scheme No.1	Shire of Augusta Margaret River	2010 (updated 2021)
04	Shire of Augusta Margaret River Local Planning Policy 15 – Street Activation	Shire of Augusta Margaret River	2020
05	Shire of Augusta Margaret River Local Planning Policy 4 – Boundary fencing	Shire of Augusta Margaret River	2014
06	Shire of Augusta Margaret River Access and Inclusion Plan (AIP) 2018-22	Shire of Augusta Margaret River	2018
07	Shire of Augusta Margaret River Heritage Inventory	Greenward Consulting	2012
08	Rural Hamlet Design Hand Guidelines	Common Ground Studio	2009

Witchcliffe			
09	Witchcliffe Public Amenities – Schematic Design Drawings	Wilcox.	2021
10	Shire of Augusta Margaret River Local Planning Policy 22 – Witchcliffe Ecovillage	Shire of Augusta Margaret River	2021
11	Witchcliffe Ecovillage Structure Plan	Perron Developments	2018
12	Witchcliffe Ecovillage Building Design Guidelines	Sustainable Settlements Pty Ptd	2020
13	Shire of Augusta Margaret River Witchcliffe Village Strategy	Shire of Augusta Margaret River	2012
Augusta			
14	Augusta Townsite Strategy	Rohan Dickson and Associates	2008

Document Title	01. Shire of Augusta Margaret River Strategic Community Plan 2040 and Engagement Summary Report	
Purpose and any relevant objectives	The Shire's Strategic Community Plan 2040 (2040 Plan) outlines the Shire's vision, focus areas and strategies for the next 20 years. The long-term community vision for the Shire is to create a sustainable, inclusive and connected place and respecting Boodja. The 2040 Plan was developed alongside an extensive community engagement process which included a 'visioning road trip'. This involved workshops and pop-ups across townsites and villages to discuss each place in detail and explore the Shires draft Planning Strategy 2036. The 2040 Plan includes four focus areas for the Shire to achieve the community vision, these are: Environment, People, Place and Performance. A key item for the 'Place' focus area is to establish 'Place Plans' which identify the key characteristics across places in the Shire. The following vision, strategy, Shires Role and Commitment are outlined in the 2040 plan and directly relate to the character analysis being undertaken for this project. Community Vision: *A region where towns and villages and special places are recognised for their diversity and unique character.* Strategy PL.1.2: *Facilitate and advocate for agreed urban design parameters for public places with the community which improve vibrancy and are reflective of the values and character of each place.* Shires Role: *responsibly grow and develop vibrant, sustainable places which maintain their distinctive country character and which supports a local economy that is resilient.* Shire's Commitment: *All townsites in the Shire will have their own Place Strategy by 2030.*	
Relevant physical strategies/actions in the study area(s)	Witchcliffe Place statement: *Witchcliffe, a historical and creative rural community built on the values of inclusiveness, sustainability and relationships.* Shire focus areas: • Increasing accessibility within the town centre including working with Main Roads to improve safety on the main street • Investigating alternate transport options to and from the townsite • Protecting and enhancing the unique identity of the Witchcliffe townsite.	Augusta • Place statement: *Augusta is a unique, friendly, biodiverse coastal town where the bushland meets the still waters of the river and the wild ocean, in a landscape of pelicans, the water and sky.* Shire focus areas: • Increasing accessibility within the town centre • Protecting and enhancing the unique identity of the Augusta townsite • Activation of the Augusta Civic Precinct including support for families.

Any other considerations relevant to the study area(s) and project outcomes	<u>Witchcliffe</u> **Estimated population 2021:** 165 **Projected population 2040:** 1,134 – 1,486 **Townsite history:** • Significant timber history. • The East Witchcliffe Mill began operations in 1924 and was taken over by the Adelaide Timber Company in 1930. • During the group settlement period the village boomed, with a significant number of buildings erected and a stable and growing population financed by the timber industry. **Engagement outcomes for Witchcliffe:** What people love: • The unique Witchcliffe character • Natural environment and ecology of the region • Strong sense of community • The open space infrastructure available including trials What the Shire can improve: • Character retention and managing the rate of growth/development • Environmental protection and education • Improved Shires facilities and roads • Unique local economy and agriculture practices What the Shire should enhance: • Enhance and protect the Witchcliffe town centre • Sustainable approaches to infrastructure servicing the town – water, energy, sewage • Preserving the environment - planting of trees and education • Shire roads quality and speed of traffic especially on main street. Increased cycling trails to coast • Social and cultural support especially for new residents to the town • Local economy and supporting small scale industry	<u>Augusta</u> **Estimated population 2021:** 1,254 **Projected population 2040:** 1,945 – 1,975 **Townsite history:** • Established in 1830, Augusta is one of Western Australia's first colonial settlements. • Augusta was a stopping place on the Busselton to Flinders Bay Railway, which was government run from the 1920s to the 1950s. **Demographics:** • Unique demographic characteristics • 52 per cent of the population is over the age of 60 • lower occupancy rate compared to other settlements within the Shire, at approximately 52 per cent, due in part to a higher than average proportion of secondary dwellings. **Engagement outcomes for Augusta:** What people love: • The unique Augusta lifestyle; quiet, relaxed and peaceful with access to essential services • Public facilities particularly walking and cycling trails, viewing platforms • Nature and biodiversity What the Shire can improve: • Protection of river and coastal vegetation, continue with environmental initiatives like Donovan Street bushland • Develop the brand and image of Augusta including tourism strategies • Improve and upgrade Shire facilities including recreation and youth facilities What the Shire should enhance: • The Augusta main street, including traffic flow and linkages of key areas as well as encouraging visitors to visit • Health services and provision of essential services relying of volunteers

		• Shire role to better engage Augusta and invest more outside Margaret River and Cowaramup • Housing development to deliver more affordable options and retain character of town

Document Title	02. Shire of Augusta Margaret River Local Planning Strategy 2036
Purpose and any relevant objectives	The Shires Local Planning Strategy 2036 (Strategy) was endorsed by the WAPC in January 2022. The purpose of the Strategy is to set a vision for the size, look and feel of the Shires neighbourhoods, towns and natural areas over a 10-15 year period. The structure of the Strategy comprises explanatory text and supporting maps that: • Provide a summary and analysis of the Shire at 2019 through several strategic themes, these themes being: 1. Population and Housing; 2. Environment and Resilience; 3. Agriculture and Food; 4. Utilities and Community Assets; 5. Transportation, 6. Heritage, Character and Design; and 7. Commerce and Tourism; • Outline the current challenges the Shire faces, or is anticipated to encounter over the planning period; and • Outlines actions intended to be taken to address those issues, which are reflected as policy positions or required changes to Local Planning Scheme No.1 and supporting policy framework. The following current challenges, which relate to townsite character and design, are outlined in the Strategy under the strategic theme Heritage, Character and Design. • Townsite growth has the potential to diminish the established character of smaller towns and villages, detracting from their unique appeal to residents and tourists; • Inappropriate development occurring in visually sensitive sites located on key travel route corridors and detracting from the character of towns and villages; and • Common metropolitan commercial development typologies that are not consistent with the character and existing built form of towns and villages in the Shire.
Relevant physical strategies/actions in the study area(s)	The following information has been obtained from the 'Heritage, Character and Design' strategic theme section of the report. 1. The Strategy defines local character as follows: *Local character is made up of all the tangible elements of an area that go towards creating a dominant perception about a place. In broad terms, there are four key landscape classifications exhibited throughout the Shire, being natural, rural, urban and coastal.* 2. There are multiple planning tools currently used by the Shire to maintain local character. These primarily include Special Control Areas and Design Guidelines. The Objective for the 'Heritage, Character and Design' strategic theme is as follows:

'Development within the Shire should ***preserve and celebrate*** *those elements of the built and natural environment that are of cultural heritage significance to local Wadandi people and are representative of the special character and heritage of the Shire.* ***The Shire will guard against inappropriate development of visually sensitive sites and inappropriate development within town and village centres.'***

The following outlines the response areas and related planning policy and framework responses which relate to the above objective and are considered relevant to the character study project:

1. **Preservation of Character and Heritage (HC2):** Recognise those places that are of historic value and are representative of the unique character of the Shire, and ensure they remain to reinforce sense of place and can be enjoyed by future generations.
    a. Maintain and update the Shire's Heritage Inventory and Heritage List to ensure that places of historic significance have adequate protection
    b. Ensure zonings and density coding's do not place undue development pressure on heritage places including Wadandi and Pibelmen sacred sites;
2. Built form (HC3): Ensure that new, larger-scale development within our town and village centres is of a high design standard that contributes to the streetscape and sense of place.
    a. Establish a design review panel to provide feedback on development applications;
    b. Apply the Design Principles included in SPP7.0 to all planning and decision making as applicable.
3. Local character (H34): Promote new development that is sympathetic to the existing built form and character of town centres.
    a. Prepare a Village Design Guideline for Witchcliffe to protect the town's special character and heritage;
    b. Ensure design guidelines incorporate environmental protections, the promotion of access, inclusion and equity, and climate change mitigation and adaptation.
    c. Prepare a Precinct Plan for Augusta taking into account the public and private realm to provide a coordinated approach to the character, movement networks and future development of the townsite.

Any other considerations relevant to the study area(s) and project outcomes	<u>Witchcliffe</u> Townsite Profile • Established town with a unique and vibrant commercial centre with a low population. • High visitation rates partly due to the recent population growth, proximity to Margaret River, independent Schooling and Redgate beach. • A range of lot sizes and housing types • Currently limited in its growth due to servicing (sewer) constraints – opportunity to connect Witchcliffe with the Margaret River Wastewater Treatment Plant via an extension of the existing pipeline (no funding secured).	<u>Augusta</u> Townsite Profile • Historical low rates of population growth compared to Margaret River and Cowaramup (consecutive census counts (2006 and 2011) having a negative rate of growth). • Commercial opportunities associated with the Augusta Harbour and its surrounding tourism precinct, as well as Augusta's lifestyle appeal to the large baby boomer generation will likely contribute to population growth. • Significant capacity to accommodate a much larger population with significant areas planned, zoned and structure planned for development.

	• Eco-village serviced by local treatment plan, this precludes reticulated servicing for the Town. • Structure Plans west of Highway allows for larger lots for sewerage services to be provided on site.	• Servicing presents a barrier to consolidating the existing urban area of Augusta. Adequate servicing is prerequisite to infill – this will impact applications of higher density codes within the town.

Document Title	03. Shire of Augusta Margaret River Local Planning Scheme No.1
Purpose and any relevant objectives	The Shires Local Planning Scheme No.1 (LPS1) was gazetted in 2010 and is the statutory Scheme that provides guidance for the development and use of land and buildings within the Shire. The below LPS1 items are considered relevant to the Character Study project and Witchcliffe Streetscape concept plan: • Under LPS1, the Witchcliffe and Augusta study areas are predominantly zoned 'Village Centre' and 'Town Centre' respectively. • The Witchcliffe 'Ecovillage' is identified as Special Control Area 34 (SCA34). As detailed in 'Schedule 11 – Structure Plan Areas' of LPS1, land uses within SCA34 are to comply with the approved Witchcliffe Ecovillage Structure Plan (Structure Plan) (refer to document review no. 11).
Relevant physical strategies/actions in the study area(s)	LPS1 outlines the purpose and objectives for each zone. The below items outline the objectives relevant to the Augusta and Witchcliffe study areas and character study project. Witchcliffe Clause 4.2.5.2 Objectives of the Village Centre Zone • (c) To ensure that the scale and design of development promotes village character and atmosphere; • (e) To ensure that village centre land uses and developments together with open space areas are of high quality, achieve a unified theme, and preserve and enhance the present streetscape character and values of each village centre; and • (f) To ensure that the village centre, land uses and developments are complemented by landscaping and other features which enhance the appearance and provide a sense of identity consistent with the village's established character. Augusta Clause 4.2.5.1 Town Centre Zone • (c) To ensure that town centre land uses and development together with open space areas are of high quality, compatible with the general character of established development within the town centre and maintain the present streetscape character and values complemented by landscaping and other features which thereby enhance the appearance of the central area and provide a sense of identity. Clause 4.2.3.1 Objectives for the Tourism Zone • (b) To control the location, form, character and density of any development or land use so as to prevent conflict with surrounding land uses, and to complement the natural and built features of development within the Scheme area;
Any other considerations relevant to the study	With the Shires new Planning Strategy recently endorsed by the WAPC, the Shire is currently in the process of preparing a new local planning scheme (LPS2). The EPA has considered the propped scheme in its current draft format (not publicly advertised), and has advised that no assessment under the EPA Act is required.

area(s) and project outcomes	The EPA's statement described changes/updates to LPS1, which would be reflected in LPS2, predominantly included updates to the Scheme to align with the Planning and Development Regulations 2015 and to reflect existing land use. The new scheme also proposes a number of other changes including new zones, rezoning, text updates, scheme provision amendments, additional uses to reflect actual land uses and the introduction of several Special Control Areas.

Document Title	04. Shire of Augusta Margaret River Local Planning Policy 15 – Street Activation
Purpose and any relevant objectives	The Shires local street activation policy provides a framework for the assessment of planning applications for alfresco dining in all road reserve areas of the Shire, this includes the townsites of Augusta and Witchcliffe. Objectives for the policy are to achieve the following: • Vibrant, pedestrian friendly and interactive townsites; • A greater variety of activities and experiences for visitors to townsites within the Shire; • Opportunities for businesses to extend the products and services they offer; • Safe, unobstructed and accessible pedestrian travel along the main street, particularly for people with mobility issues; and • A simplified and efficient planning and approvals regime.
Any other considerations relevant to the study area(s) and project outcomes	Section 5.2 of the policy outlined the assessment criteria for development applications for alfresco dining in the Witchcliffe and Augusta Townsites within the primary regional road reserve area. The following outline criteria which are considered relevant to this project. • The preference is, where possible, for furniture and equipment to be constructed of wood and metal; • 'Market' style umbrellas are encouraged; • Product advertisement is limited to umbrellas, place mats and coasters and is limited to products sold by the adjoining easting house. • Tables and chairs must not be fixed and must be removed from the alfresco dining area outside approved trading hours;

Document Title	05. Shire of Augusta Margaret River Local Planning Policy 4 – Boundary fencing
Purpose and any relevant objectives	The Shires local boundary fencing policy provides standards which apply to all boundary fencing within the Shire. The objectives of the policy are to: • Provide a clear definition of a 'sufficient fence'; • Ensure fences to not unreasonably impact on the amenity of the Shire through visual pollution, offensive appearance, creation of hazards, excessive bulk, scale and overshadowing, etc; and • Fences are constructed of materials that will provide a pleasant environment and amenity. The policy does not apply to boundary walls and retaining walls (which are governed by the R-Codes)

Any other considerations relevant to the study area(s) and project outcomes	Section 5.0 (element 1: Residential) of the policy provides a series of Performance Criteria (PC) and Acceptable Outcomes (AC) for boundary fences within Residential zones, including the 'Town Centre' and 'Village Centre' zones of LPS1. The following items are considered relevant to the project. • PC2.2 Fencing which does not have an adverse effect on the character of the area • AD2.1 Fences constructed of rammed earth, masonry, modular metal panels, timber (including brushwood), wrought iron, corrugated fibre cement or combinations of any of these • AD2.3 Front fences designed in accordance with the R-Codes with a maximum total height of 1800mm.

Document Title	06. Shire of Augusta Margaret River Access and Inclusion Plan (AIP) 2018-22
Purpose and any relevant objectives	Prepared in 2018, the Shires Access and Inclusion Plan 2018-22 (AIP) details the Shires commitment to creating and fostering an inclusive and accessible community for all to live, work, play and visit. The document directly relates to Goal 2: Welcoming, inclusive and healthy communities and Goal 3: ensuring sustainable development within the Community Strategic Plan. The AIP includes an Implementation Plan which provides a series of overarching strategies and actions for the Shire to undertake and facilitate improvements to access and inclusion within the community. The Implementation plan includes a total of 52 actions spread amongst 8 strategic outcome areas.
Any other considerations relevant to the study area(s) and project outcomes	The following objectives and actions from the AIP are considered relevant to the project: Outcome / Objective 1: To improve the accessibility and inclusiveness of services and events for all our community • Shire run public events, including icon events, youth events, festivals and meetings are accessible where possible • Advocate for accessible services in the community Outcome / Objective 2: To improve access to the Shires buildings and facilities for all our community • Accessible Parking Bays in the shire are of a high standard and used appropriately • All new or redeveloped Shire facilities support the development of a universally accessible community • Ongoing improvements to accessibility of Shire buildings and facilities • All major town sites in the shire (Margaret River, Augusta, Cowaramup) have accessible toilets compliant with current standards • Determine feasibility of an adult changing places facility within the shire • Footpaths in the shire are accessible, connected and well maintained

Document Title	07. Shire of Augusta Margaret River Heritage Inventory

Purpose and any relevant objectives	The Shires Heritage Inventory (HI) is a database that records documentary and physical evidence, provides a statement of significance and considered the level of significance for each place that has been identified as being of cultural heritage significance for the local community. The heritage values of the places listed in the HI do not have any legal protection unless they are also listed in the Shires heritage list under the local planning scheme, and/or have been separately entered in the State Register of Heritage Places.
Any other considerations relevant to the study area(s) and project outcomes	The following places are identified in the Shires HI and are located within the **Witchcliffe** study area: **Darnell's General Store, Lot 6 (no.3) Redgate Road, Witchcliffe (p.499)**

Year constructed	1927
Heritage listing	State Register of Heritage Places #04946
Statement of significance	• The place is a fine representative example of building construction associated with timber towns and Group Settlements • The place is a good representative example of a mode of trading that was once common in the late nineteenth century to the middle of the twentieth century, but is now rare, where goods and services were offered over the counter and from display cabinets by sales assistants
Integrity	Medium - the use has been altered, but the original use is still clearly evident through interpretation of the fabric.
Authenticity	High: The original/significant fabric is largely intact
Level of significance	Exceptional - Essential to the heritage of the locality. Rare or outstanding example.
Materials	Walls – timber (weatherboard) Roof – Metal (corrugated iron)
Architectural style	Interwar Vernacular
Physical condition and description	• Poor condition • The main store is a double volume timber framed structure with a gabled corrugated iron roof, without gutters and the roof runs along the north-south axis.

The following places are identified in the Shires HI and are located within the **Augusta** study area:

Augusta Hotel – Lot 59 (no49) Blackwood Avenue, Augusta (pg.111)

Year constructed	1912
Heritage listing	HCWA listed (not State Register or in assessment program)
Statement of significance	• Continuously used as a local hostel/hotel since 1912 • First licenced hotel in Margaret river region (from 1923) • Early evidence of the development of the town as a tourist destination
Integrity	High – original use maintained
Authenticity	Low - the place has been considerably altered with the loss of significant fabric. The original intent/character is no longer clearly evident.
Level of significance	Comparable - very important to the heritage of the locality.
Materials	Walls – stone (painted) Roof – metal (corrugated iron).
Architectural style	Obscured by later additions in various styles.
Physical condition and description	• Good condition • Made up of a number of different building stages, including elements of original, single-storey stone building. • Original cast-iron wall vents

	• The front of the building has a full-length verandah with a bitumen-paved floor, timber posts and a low pitched iron roof. • large fixed glazed shop windows then double hung sash windows and two four panel doors

Samworth's shop (former) / Druids Hall, Lot 700 Bussell Highway, Witchcliffe (p.515)

Year constructed	1922
Heritage listing	HCWA listed (not State Register or in assessment program)
Statement of significance	• As one of only a few recorded surviving examples of the local stores established to serve the needs of the Group Settlements in the 1920s. • As a long-standing focal gathering point for the members the community.
Integrity	Medium - The use has been altered, but the original use is still clearly evident through interpretation of the fabric.
Authenticity	Medium - The place has had some alterations, but the original intent/character is still clearly evident.
Level of significance	Moderate - Contributes to the heritage of the locality.
Materials	Walls – timber (weatherboard) Roof – Metal (corrugated iron)
Architectural style	Interwar (functional)
Physical condition and description	Good condition

	• Vertically proportioned souble-hung timeber windows with 8 panes to the upper panel and 2 to the lower • Original entrance door with diamond pattern highlights • Additions from latter half of 20th century include large masonry posts to the front verandah; a second story addition; a low pitched gable rood; simple rectangular metal framed windows; a single storey bottle shop addition,

Lumen Christi Catholic Church, Lot 1 (no.19) Green Street (cnr Blackwood Ave), Augusta (p.153)

Year constructed	1985
Heritage listing	None
Statement of significance	• For its social and religious role amongst the local catholic population • For its social value in providing other groups in Augusta with facilities for various functions • For its innovative use of rammed lime sand (reflecting the trend towards the use of alternative building materials in the Shire in the latter part of the 20th century).
Integrity	High – original use is maintained
Authenticity	High – the original/significant fabric is largely intact
Level of significance	Some – Some contribution to heritage of locality
Materials	Walls – earth (rammed lime sand) Roof – Metal (pre-painted corrugated steel
Architectural style	Post war ecclesiastical

Witchcliffe CWA Hall, Lot 30 Redgate Road, Witchcliffe (pg. 519)

Year constructed	1936
Heritage listing	HCWA listed (not State Register or in assessment program)
Statement of significance	• As a highly authentic and intact example of an inter-war CWA Hall. • As a long-standing focal gathering point for the women of the community. • For its association with the efforts and influence of the women of the district; their social and economic contribution to Witchcliffe and surrounding areas.
Integrity	High - The original use has been maintained
Authenticity	High - The original/significant fabric is largely intact.
Level of significance	Considerable - Very important to the heritage of the locality.
Materials	Walls – Timber (weatherboard) Roof – Metal (corrugated iron)
Architectural style	Inter-war (functional)
Physical condition and description	• Poor condition • a single storey, bevel-edged weatherboard building with a painted corrugated iron gable roof. • The main façade has a projecting porch enclosed on either side with weatherboards • The front posts to the porch are tapered and the gable front has battened flat sheet fibrous cement over weatherboard (which supports a sign with the CWA insignia). • Inside the porch there is a timber bench on either side and central double timber doors.
Physical condition and description	• Good condition • Two levels accommodated by the slope of the site • Main upper area has a roughly square plan form and accommodated the church, function room and office • Linear return verandah supported by circular concrete columns • Vehicular access is defined by a prominent raised portico • Walls constructed of rammed lime sand • Hipped roof features a central raised lantern with narrow skylights and is clad with Colourbond.

	• Either side of the porch there are double casement windows with three-panes per panel.

Document Title	08. Rural Hamlet Design Handbook
Purpose and any relevant objectives	Prepared by Common Ground Studio for the Shire of Augusta Margaret River, the Rural Hamlet Design Handbook (RHDH) were prepared to reflect the steps an applicant should follow in the creation of a Rural Hamlet. The RHDH is used by the Shire as a guiding document for development in new residential growth areas to ensure that new development outcomes in urban growth areas (as specified in the Shires Local Planning Strategy Map) are of a high quality, provide a high level of amenity to residents, and achieve the Shire's sustainability objectives. One of the primary objectives of the RHDH is to provide architectural direction for developing a "sense of place" in new developments that reflects and enhances the values and aesthetics of the Margaret River – Augusta Region. The handbook states '*the architectural place making should complement and consolidate the character and natural beauty of the existing village and natural environment, instead of imposing an "out of place" sprawl of suburban project homes.*
Any other considerations relevant to the study area(s) and project outcomes	The RHDH provides an architectural detail checklist (appendix B, p.186) which is used to make an environmentally and culturally appropriate design standard in hamlet development projects. The objectives of the checklist are to: • Develop an architectural language that makes the built form fit with the environment; • Provide attention to detail in built form execution; • Provide a use of styles, details and materials; and • To create a Margaret River / down south style and look that avoids 'internationalisation' of the streetscape by appropriate architectural styles, materials and signage. The following table provides a summary of the architectural detail checklist and includes elements considered relevant to this project.

Building response: overarching architectural elements	• Simple geometric volumes and vertical elements; • Predominantly metal sheeting; • Loft spaces; • Deep overhangs of roof structures; • A mixture of masonry and timber wall elements • Garden walls used as linking elements; • Small punctured openings and double volume openings; • Recessed windows and doors; • Windows vertical (rectangular) rather than horizontal; • Dormer windows; • Balconies and verandahs;

	• Shutters to control sun; and • Large building volumes broken up into parts.
Roofs	• Predominantly steeper pitched roofs as found in barns, using their form to create useable loft spaces; • Flat roofs are discouraged except on small areas, where used in conjunction with other roof types or where used as roof gardens and outdoor living areas; • Unusable low angle roofs and very steep pitches (e.g. A-frames) are generally not considered appropriate; • Materials used feature non-reflective, subdued earth colours; and • Dormers, lean-to's, verandahs, balconies, chimneys and other devices that are compatible in height and material with the buildings used to break up large expanses.
Walls	• Wall materials focus on authentically constructed methods and constitute those nearest to a natural state as possible; • Provide deep recesses for doors and windows; • Wood that's been treated in natural colours; • Metals that feature earth tones and are non- reflective; • Stone structural in appearance; and • Brick either bagged or plastered.
Building materials	• Materials have honesty and integrity, with an ability to weather rather than get old; • Singular buildings have a limited palette of materials; • Limestone preferred masonry elements; and • Mixes of cladding materials, unrelated to structural expressions, are avoided.
Windows and doors	• Fenestration is encouraged to remain simple in design; • Openings characterised by one of the following two approaches: (a) large glazed openings in the wall (e.g. loft space or double volume glazing) or contrasted by (b) carefully positioned small punctured openings within walls; • Window and door openings recessed sufficiently to provide rain protection; • Large areas of glass shaded by overhangs, balconies, louvres, shutters and porches to minimise visibility from off site; • Most windows vertical rather than horizontal; • Timber materials used, particularly for windows; • Glass non-reflective coated and tinted to control solar heat gain, but without a mirrored appearance; • Glass entryway doors only used in retail entrance doors as part of a glazed façade. Glass entry doors avoided in residential buildings; and • Ground floor retail spaces allow for a large percentage of glazed frontages onto streets and public spaces.
Signage	• Signage is designed into the structure of the building as part of the building aesthetic and colour palette; • Limited range of colours been used in the sign, with bright or overpowering colours avoided; • Dominance of the building facade by the size or position of signage is avoided; and • Signage graphics are as simple as possible with limited text. They should only include the company/ place of interest/street etc. Information such as contact details or branding slogans are considered inappropriate.

Document Title	08. Witchcliffe Public Amenities – Schematic Design Drawings
Any considerations relevant to the study area(s) and project outcomes	Schematic drawings of a new ablution block have been prepared by Willcox & Associates for the Shire. The schematic drawing plan sees the existing public toilet facilities located on Lot 50 Bussell Highway (next to the CWA Hall) demolished and replaced with upgraded bathroom facilities. Details on the design of the new facility are as follows: • Existing public toilet facility demolished; • Existing septic tanks retained; • Existing water tank relocated to northern boundary fence line behind the new toilet facility alongside another new water tank of the same size (3.6m in diamter) • Two smaller rainwater tanks located on either side of the new public toilet facility. • Two water closets (WC), two ambulant water closets (AWC), and one Unisex Accessible Toilet (UAT) with a baby changing table. • Three undercover wash basins. Materials: • Washed aggregate concrete paving • Colourbond roof (Dune Matt colour) • Painted acrylic rendered wall panelling • Timber battens • Colourbond steel (Silver)

Document Title	09. Shire of Augusta Margaret River Local Planning Policy 22 – Witchcliffe Ecovillage
Purpose and any relevant objectives	The Shires Witchcliffe Ecovillage Policy describes the variations to the Residential Design Codes Vol. 1 for the residential component of the Witchcliffe Ecovillage, a unique residential development focussed on sustainable living. The policy is used to achieve blanket WAPC approval, with the variations implemented through subsequent LDP's. The policy applies to any residential development within the Witchcliffe Ecovillage within the residential area of the adopted Witchcliffe Ecovillage Structure Plan 2017, including any revisions. The objectives of the policy is to outline the variations to the SPP7.3. These include: • Facilitate more energy-efficient, sustainable housing design. • Reduce dependence on private vehicles.

	• Allow for innovative water-sensitive urban design solutions to drainage. • Encourage resident interaction to improve social cohesion by reducing visual and • physical barriers between homes. • Encourage local growing of fresh produce. • Encourage the provision of a variety of housing sizes and configurations.
Any other considerations relevant to the study area(s) and project outcomes	The following outlines the policy variations to the deemed to comply provisions of the R-Codes which are considered relevant to this project. • (C3.1) Parking - All dwellings can substitute one (1) required car bay for two (2) covered, designated bicycle or motorcycle bays. • (C3.2) visitor parking - On-site visitor bays not required for Grouped Dwellings • (C5.5) Vehicular access - Shared driveways not required to be designed to allow vehicles to pass in opposite directions (limited in width to 3.5m pavements). • (C3) Outbuildings - On lots larger than 800m2, outbuildings up to 100m2 are allowed.

Document Title	10. Witchcliffe Ecovillage Structure Plan
Purpose and any relevant objectives	Endorsed by the WAPC in 2018, the Witchcliffe Ecovillage Structure Plan relates to Lots 2807 and 2812 Bussell Highway, Witchcliffe. The structure plan includes the development of an approximately 360 lot strata titled Ecovillage subdivision on 119.11 ha of land previously zoned Priority Agriculture in LPS1. The residential lots range in size from 360sqm to 2000sqm. Specifically, the structure plan includes a portion the land (60.41 ha) adjacent to the existing Witchcliffe townsite as suitable land for residential development as an ecovillage. This area is approved to be constructed clusters of strata title lots surrounding productive community gardens, with a community centre and village square at the heart of the development. The land outside of this area is not identified for residential development, and will be developed as non-residential strata agricultural lots, conservation zones, ecovillage communal purposes and wastewater treatment dispersal.
Any other considerations relevant to the study area(s) and project outcomes	The Structure plan includes a number of strategies / design initiatives to promote and enhance the character and identity of Witchcliffe, these can be summarised as follows: • Promoting sustainable communities through an innovative nodal settlement design • Reinforcing the character, function and focus of the existing town centre by providing 'Village centre' lots and a Village Square to the east of Shervington Ave (adjacent to the existing town centre). Plans include a public oval to provide community activities and infrastructure for the whole Witchcliffe area. • The mandating of comprehensive design guidelines to ensure a high level of sustainability is achieved at household level, as well as to ensure that the Ecovillage consolidates and enhances the existing character of Witchcliffe; • A community orientated village that complements the strong sense of place and character of Witchcliffe through the quality of design of built form and landscaping; • Lower density Lifestyle lots abutting Bussell Hwy to the north and south of Witchcliffe, as well as a vegetation buffer between the lots and the highway, will enhance the visual approach to Witchcliffe via Bussell Hwy, and preserve its existing small town character

	• Agricultural land and conservation areas to provide visual buffers to the north, east and south of the development, in order to preserve the rural character and amenity of the adjoining rural landscape.

Document Title	11. Witchcliffe Ecovillage Building Design Guidelines
Purpose and any relevant objectives	The purpose of the Witchcliffe Ecovillage Building Design Guidelines (Design Guidelines) is to ensure that the built form and landscaping of the Ecovillage reflects the strong vision of sustainability and the rural village character set for the development. The Design Guidelines apply to all residential buildings in the Ecovillage and aim to assist owners, designers and builders create aesthetically harmonious buildings that are solar passive, efficient, affordable, and comfortable to live and work in. The Ecovillage includes residential clusters of various lot sizes. Each cluster is designed around a network of wavy garden paths providing safe pedestrian and bike trials throughout the Ecovillage. Lot sizes fall into the following three types: • Groupies: designed to provide an affordable option within the village at 360sqm; • Cottages: lots which includes direct access into the community gardens and shared path network at 450-675sqm; and • Family: lots which open directly into the landscaped community gardens and path networks at 750-1,000sqm. Section 2.3 Ecovillage Architectural Character outlines the aims and objectives for the architectural style and character for buildings within the Ecovillage. This can be summarised as follows: '*Buildings should generally reflect the rustic aesthetic of a small South West village, without needing to replicate or mimic existing building forms. Attention should be given to simplicity of form, expression of natural materials, harmonious proportions, and careful rendering of details and finishes on building facades.'*
Any other considerations relevant to the study area(s) and project outcomes	Part B 'Designing your home' of the Design Guidelines deals with the specific design requirements for new residential buildings in the Ecovillage. Specifically, it provides objectives, design guidance (non-mandatory) and design requirements (mandatory or minimum building standards) for new dwellings. The following elements, objectives, design guidance and requirements are considered relevant to this project. Fencing Requirements: • To be made of natural materials that are compatible with the intended rustic aesthetic such as timber, wire, brush, stone, earth, recycled Zincalume panels, etc., NOT Colourbond steel sheeting or fibre cement boards. • Retaining walls to be constructed of granite or natural limestone stonework, recycled masonry or rammed earth using local clay, NOT reconstituted limestone blocks, concrete, or post and panel configurations. • A functional gate / accessway must be provided and maintained between the private lot and the Exclusive Use gardening area • Creative configurations and clever uses of recycled materials is encouraged. Service infrastructure: • Aside from solar panels, solar hot water systems and unpainted metal rainwater tanks, all external fixtures must be screen from the street and pedestrian walkways. Driveways:

- Driveway material must be paved, bitumen, concrete or compacted gravel (Bitumen paving must be of red-brown in colour, with red oxide added, rather than black).

Building facades:

- Keep the main building volume simple and attach external elements to break up king walls or add shadow lines, such as verandahs, balconies, louvers, shade structures, awnings, and bay or dormer windows;
- Arrange windows and doors to achieve a visually balanced composition (symmetrical or asymmetrical)
- Windows should generally be rectangular with a vertical proportion
- Avoid overtly expressed period or regional styles (e.g. Federation, Tuscan, etc.,) as these are not considered consistent with the Ecovillage aesthetic or rural character of the region;
- Double storey porticos are not allowed.

Roof forms:

- Keep roof forms clear and simple, with one roof type / form clearly dominant and all others minor
- Hip roofs are not consistent with the Ecovillage architectural character
- The preferred and recommended Ecovillage roof forms are Steep (30°- 45°) symmetrical, double pitch gable roofs with overhanging eaves at gable ends; Skillion (10°-15°) with overhanging eaves; and Skillion (20°-25°) with lean to or split gable with overhanging eaves.
- Butterfly, saw tooth, flat roof forms and other configurations with box gutters over internal spaces are not recommended due to the risk of leakage during heavy rain events.
- Flat and skillion roofs must demonstrate aesthetic and functional accommodation of PVs and gutters for rainwater collection.

Roofing materials:

- Roofing material must be zincalume sheeting (not galvanised or Colorbond).
- Allowable metal profiles are corrugated or standing seam.

Window frames:

- Window frames are made from sustainably sourced timber, lead-free UPVC or aluminium.

Exterior wall finish:

- Metal sheeting for cladding is only permitted on sheds / outbuildings, excluding ancillary dwellings.
- Any external brick walls must use recycled or mud brick.
- The following cladding materials are permitted: Timber cladding, Modified / manufactured wood cladding and Fibre cement cladding

Colour:

- If painted, external walls should be predominately light or mid-tone with some allowance for feature elements of brighter colour or darker tone.
- Contrasting colours are allowed on trim and elements such as fascia boards, downpipes, window frames, architraves, balustrades, etc.
- Dark timber finishes are permitted, as are untreated hardwood weatherboards.

	• Avoid larger areas of bright, stark, or incongruous colours that do not suit the overall naturalistic palette of the Ecovillage. Gable ends and Eaves: • "Boxed" eaves should be avoided, or closed with a flat soffit with raised heel, • Gable ends should be of a consistent exterior material

Document Title	11. Shire of Augusta Margaret River Witchcliffe Village Strategy
Purpose and any relevant objectives	Initially adopted in 2006, and then comprehensively reviewed in 2012, The Witchcliffe Village Strategy (Strategy) is a land use planning instrument which is intended to guide the planning and development of Witchcliffe until 2031. The vision and objectives of the Strategy is to "create a vibrant rural village within a forest and farm setting, with respect for the physical, environmental, and landscape character of the area, diversity in lifestyle choice and facilities, a strong sense of belonging, nurturing and celebrating local talent and industry, providing tourism experiences, and promoting human spirit." The following planning objectives from the Strategy are considered relevant to the character study and streetscape concept plan: • Expand Witchcliffe as a rural village with residential development focussed in cells that are generally defined by natural environmental corridors and buffers. • Maintain rural village amenity with a balance between enclave style development to consolidated urban form by providing residential cells that are within close proximity and connected to the village centre • Promote the development of a vibrant and desirable village centre by facilitating the rejuvenation of commercial and tourist uses on Bussell Highway. • Provide for landscape buffers and welcoming entry statements at the northern and southern entry points to the village.
Relevant physical strategies/actions in the study area(s)	The Strategy identifies a number of precincts and residential cells for Witchcliffe, with guidelines applying to specific precincts/cells and providing guidance of the development of the village centre, location and density of residential, commercial, tourist development and the transport network. The following guidelines / key features for precincts located within the study areas are considered relevant to this project. Heritage precinct/village centre • Character to be enhanced through design guidelines and planning criteria. • New development will be guided by the introduction of design guidelines, planning criteria and/or controls. • Existing lots fronting Bussell Highway to be included in a mixed use zone that comprises retail, tourist accommodation, tourist shops, offices and car parking. • Encourage transformation of historic buildings to promote refurbishment i.e. the ongoing use of Darnell's Store would be beneficial to sustain its heritage values and ensure its survival. • Retention of existing lot sizes. • Provision/contributions to be made at the development stage towards the development of parking, pedestrian/cycle paths and the rear laneway. • Pedestrian link to cultural/civic/school precinct.

	• All existing rights-of-way in the Village Centre should be retained in view of the function and character they contribute. • Prepare Village Centre guidelines to: - enhance the historic character of the village. - establish detailed design and architectural guidance for new development. - establish a theme for development that reflects the heritage and character of the - existing village and the visions of the community. - outline landscaping requirements along Bussell Highway. - recommend appropriate street furniture and paving. - establish the need for pedestrian refuges and traffic management mechanisms. - design the detailed treatment of road reserves. - provide rear laneway access for commercial lots fronting Bussell Highway and major roads to facilitate rear parking areas. - consider consolidation of parking at the rear of commercial development that provides for buildings to address the street frontage, minimises crossover locations, and provides for development to front Bussell Highway without the need for Bussell Highway access. Existing residential precinct • Residential use with encouragement of home business, studios. • Heritage/village character. • Established vegetation/landscapes. • Existing lot sizes to be retained. • Two storey development permissible. • Pedestrian/cyclist movement connecting to Redgate Road, 'Rails to Trails' and environmental corridor. Other commercial • The existing agricultural-focused businesses in the village centre provide agricultural supplies and services to the surrounding rural hinterland. These uses should be encouraged to continue and expand to the east of the Highway north of Shervington Avenue. • Appropriate uses include light industry and showroom/trade display. • Retail component to be at the front with frontage to Bussell Highway or Shervington Avenue. • Light industrial activity to be located at the rear and not fronting Highway/street. • Rear laneway to be encouraged. • Direct vehicular access to Bussell Highway to be discouraged.
Any other considerations	Future residential development

relevant to the study area(s) and project outcomes	The Strategy identifies 10 residential cells. There is a strong emphasis the natural environment corridors and/or buffers surrounding these residential cells, and retain the rural village amenity and lower density residential development. Development which responds to the provisions of the Shires Rural Hamlet Design Handbook is encourages for some of these residential development cells. Traffic management In relation to Bussell Highway, the community have significant concerns towards the speed of traffic as it passes through the village, creating noise and safety concerns. These issues will likely increase as the village expands. The retention of the existing village centre for general commercial uses will increase traffic movement; however the benefits of developing the existing commercial area outweighed the traffic issues in this instance. It is proposed to establish a traffic calming and welcoming entry statement on Bussell Highway on the close approach to the village centre to slow traffic down and announce the entrance to Witchcliffe. While roundabouts were suggested as a part of the initial Concept Plan, these were not favoured by the community at the second workshop/presentation. Staging and development contributions to facilities A preliminary Community Facilities Plan for Witchcliffe was prepared in 2008 which identified a community facility strategy for the village based on a review of relevant reports, the results of an audit of existing community facilities, a local and district level service/standards analysis and community consultation. The following community items from the Community facilities plan are considered relevant to the Witchcliffe village centre. • conservation of Witchcliffe Hall to enable it to accommodate some specific activities (small group meetings, craft activities, art/heritage exhibitions). • walking and cycle paths linking residential cells with key local facilities within Witchcliffe, as well as providing connections to district and regional destinations.

Document Title	12. Augusta Townsite Strategy
Purpose and any relevant objectives	Adopted in 2008, the Augusta Townsite Strategy (Strategy) is a land use planning instrument to provide the basis for future development of the Augusta Townsite. Key objectives of the Strategy related to this project include the following: • Ensure that Augusta maintains its identity and physical attributes; • Ensure that future development builds upon the positive elements of the town's existing structure and seek to better address the negative features i.e. accessibility; • Strengthen the original structure of the settlement and its relationship to the surrounding natural environment; and • Enhance and focus retail and commercial development within the village centre;
Any other considerations relevant to the study area(s) and project outcomes	The Strategy provides a list of built form objectives and policies for the Augusta Town Centre Precinct. Built form objectives and policies relevant to this project can be summarised a follows: • To ensure that development within the town centre integrates with the traditional urban character of Augusta • Ground floor retail/commercial shopfronts particularly along Blackwood Avenue should be consistent to provide uniformity in the street alignment, whilst avoiding extreme repetition • Continuous awnings and colonnades should be provided for pedestrian comfort and continuity in the streetscape • Building design and built alignment should enhance the streetscape character of the area by encouraging built form coherence whilst avoiding repetition

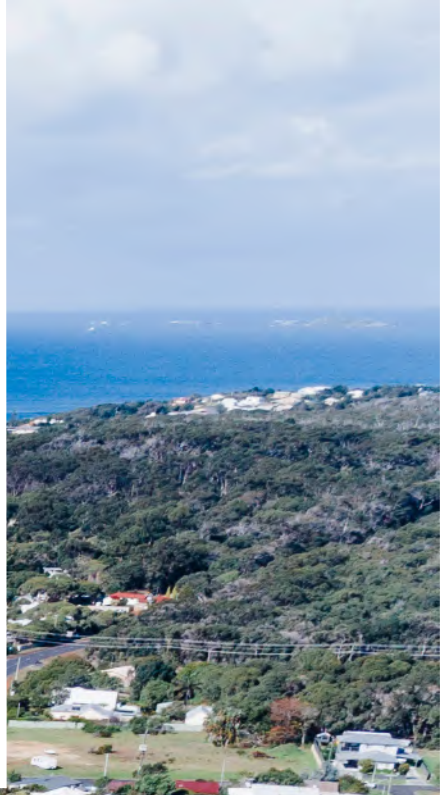
	• New developments should seek to complement the established pattern of setbacks within the town center (nil ground floor setback (max 0.6m), 4m first floor setback) • Side and rear setbacks for developments within the town centre should be treated through colour, modulation and articulation, and lined with build- to-lines • Consistent street tree planting of Peppermint trees

APPENDIX B

CONSULTATION SUMMARY

Consultation Summary

Witchcliffe and Augusta Character Studies



Background

Each place in the Shire has its own distinct character and lifestyle.

In order to look after the things that contribute to this unique character, the Shire is preparing character studies to help identify the qualities that define these townsites, starting with Witchcliffe and Augusta.

The Character Studies will provide an overview of the built, natural and experiential elements that contribute to sense of place. The outcomes of the character studies will inform future Shire projects to ensure they are sensitive to the individual character of the Shire's Townsites.

Process

Before starting work on the Character Study the community was asked which built and natural elements contributed to the character of the towns, as well as the activities they would do on a typical day in these places.

Consultation for the project was promoted the following ways:

- Letters sent to the residents of Witchcliffe and the residents within the study area in Augusta.
- Email's sent to the key interest groups and stakeholders in the respective towns.
- Promoted on the Shire's Facebook page.
- Advertised in the Augusta Margaret River Times and in the Pelican Post.

The consultation period ran between the 14 March – 4 April 2022, with residents asked to complete a short survey, or provide information on an interactive map on the Shire's Your Say page. Online meetings where also offered to residents.

The consultation centered around the following questions:

1. **What built or natural features do you feel represent Witchcliffe's/Augusta's unique character?**

   (eg. Built features are things like buildings, landscaping materials, colours, public artworks, fencing, street furniture etc)

   (eg. Natural features are things like plant species, landscaping themes, established trees etc)

2. **What types of things do you typically do in Witchcliffe/Augusta town centre?**

   (eg. Places you like to sit, gather, visit, or things you like to see and do etc)

Consultation Outcomes

The Shire received 38 survey responses for Witchcliffe, with 25 locations identified on the interactive map, and 27 survey responses for Augusta, with 21 locations identified on the interactive map. Staff also met with two community members from Witchcliffe and two community members from Augusta.

Analysis of the results involved tallying the number of times that a particular built or natural item, or experience was mentioned. A small number of responses were grouped, particularly where the responses where general and did not refer to a specific feature, place or experience.

For Witchcliffe, 26 (68%) of respondents lived in the townsite, with 4 responses received from Margaret River, three from Perth and individual responses from Gnarabup, Brisbane, Coburg, (Victoria) and one undisclosed.

In broad terms, the response for Witchcliffe highlighted the heritage buildings and boutique stores as central to the character, supported by elements of the towns rural history, bushland and tree canopy bordering the town. The town is used as a meeting and gathering place for its residents.

Of the responses to the Witchcliffe Survey, 92% of respondents have lived in the town for 10 years or less. Irrespective of the time lived in the town, the collective historic buildings and Yardbyrd featured in the responses provided.

In the case of Augusta, 21 (77%) of respondents lived in Augusta, with 3 responses received from Margaret River, and individual responses from Bunbury, Karridale and Perth.

The responses from Augusta focused on the interaction with the surrounding natural environment, slightly further afield. The responses indicated that the Augusta townsite supports this interaction with more day to day uses rather than being a destination itself.

There was greater variation in the amount of time respondents had lived in Augusta, however the responses where quite consistent regardless. The Blackwood River, Lighthouse, Scenic Coastline, Harbour, Natural Bushland/Forest and walks along the river were mentioned irrespective of the length of time residing in the town.

The most popular responses for each of the townsites has been provided overleaf, with the full list of responses provided at Appendix 1.

Next Steps

The consultation outcomes have been provided to the consultants working with the Shire on this project, who will use this alongside their analysis to compile a draft character study for each of the townsites.

The draft versions will be released for further public comment, which is expected to occur early to mid May 2022.

Consultation Outcomes - Witchcliffe

Item - Built		Votes
1.	Druids Hall	14
2.	Historic Buildings (collectively)	12
3.	Darnell's Store	10
4.	Flying Wardrobe	10
5.	Yardbyrd	8
6.	Rural Character, Old Farm Machinery Yards	8
7.	Older dwellings	7
8.	Candleshop Building (Margaret River Candle Company)	6
9.	CWA Hall	6
10.	Width of Highway with Parking alongside	5

Item - Natural		Votes
1.	Native Vegetation/Bushland	13
2.	Wadandi Track	11
3.	Treelines (along Redgate Road, bordering Townsite)	10
4.	Half wine barrell planters	8
5.	Druids Hall Park	6

Item - Natural cont.		Votes
6.	Rural Outlooks - Open Spaces of Surrounding Farms	6
7.	Established Trees (specific examples annotated)	5
8.	Wildlife (not annotated)	4
9.	Redgate Beach (not annotated)	4
10.	Cottage Style Gardens (not annotated)	5

Item - Things to do		Votes
1.	Café (Yardbyrd)	26
2.	Wadandi Track	18
3.	Flying Wardrobe	12
4.	Witchy Pies	9
5.	Petrol Station/Post Office	9
6.	Walking Main Street and surrounding streets	7
7.	Bottleshop	6
8.	Visit Druids Hall and Park Area (Events)	5
9.	Tiny Store (Laneway Secondhand Shop)	4

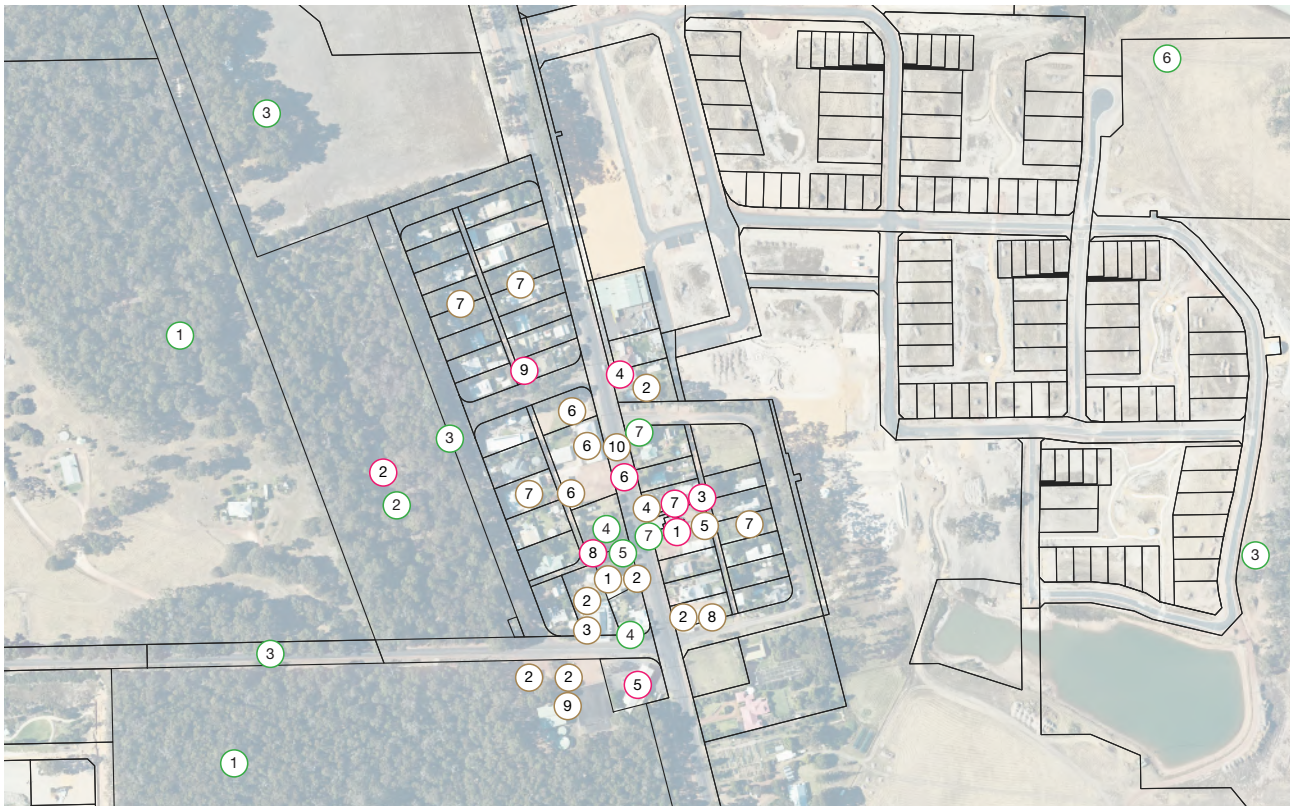


Figure 1 - Witchliffe Study Area

Consultation Outcomes - Augusta

Item - Built		Votes
1.	Lighthouse	15
2.	Old Town Jetty	7
3.	Weatherboard Houses/Old Coastal Cottages (not annotated)	6
4.	Augusta Hotel	6
5.	Marina	6
6.	Colourpatch Cafe	4
7.	European History (not annotated)	4
8.	Waterwheel	4
9.	Augusta Wall of Faces, other murals	3

Item - Natural		Votes
1.	Blackwood River (and its proximity to Town)	14
2.	Scenic Coastline	14
3.	Natural Bushland/Forest	13
4.	River and Ocean Walk Paths	10
5.	Flinders Bay (specific mention of Grannys Pool)	10
6.	Outlook From Town	8
7.	Colourpatch	7

Item - Natural cont.		Votes
8.	Whales (not annotated)	4
9.	Wind (not annotated)	3
10.	Leeuwin Naturaliste Ridge	3

Item - Things to do		Votes
1.	Walks along the River	11
2.	Bushwalks	9
3.	Shop for day to day needs	9
4.	Beach Walk	7
5.	Coffee at Cafe	9
6.	Fishing/Diving	7
7.	Lions Bookshop/Shop	6
8.	Visit oval, watch sport	4
9.	Old Town Jetty	4
10.	Colourpatch	4
11.	Boating/Rowing/Kayaking	4
12.	Surfing/Stand Up Paddle Boarding (not annotated)	4
13.	Beach (swimming, sitting)	4

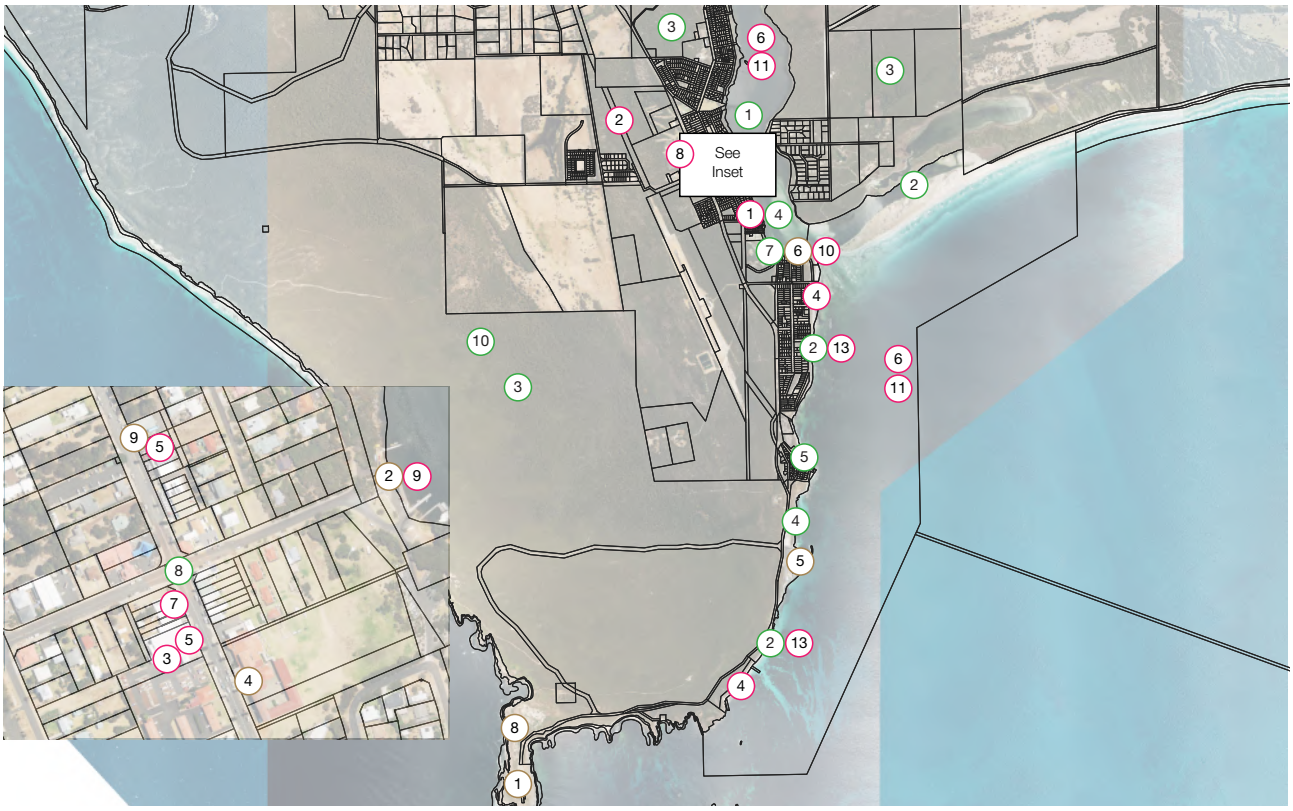


Figure 2 - Augusta Study Area

Appendix 1 - Overall Results, Witchcliffe

Item - Built		Votes
1.	Druids Hall	14
2.	Historic Buildings (collectively)	12
3.	Darnell's Store	10
4.	Flying Wardrobe	10
5.	Yardbyrd	8
6.	Rural Character, Old Farm Machinery Yards	8
7.	Older dwellings (timber, 30 degree roof pitch, simple, unassuming)	7
8.	Candleshop Building (Margaret River Candle Company)	6
9.	CWA Hall	6
10.	Width of Highway with Parking alongside	5
11.	Timber (as a building material)	5
12.	Artworks and Metal Sculptures (Outside Darnell's, Fuel Station, Candle Shop and Hardware Creative, mural at Catering Hire, Witch themed Sculptures)	5
13.	Ecovillage	5
14.	Low Level of Servicing (water tanks, informality of roads)	4
15.	Tiny Store (Laneway Secondhand Shop)	4
16.	Red Cross Building	4
17.	Bottleshop (Witchy Liquor Store)	4
18.	Picket/Low Fences	3
19.	Verandahs over the Footpath	3
20.	Witch Theme in Signage	3
21.	Witchy Pies	3
22.	Natural Building Materials	2
23.	Post Office	2
24.	Redgate Road	2
25.	Fire Brigade	2
26.	Sheet Metal (as a building material)	2
27.	Davis Road Tip	1
28.	Muted Colours	1
29.	Windmills	1
30.	Reclaimed Building Materials	1
31.	Hardware Creative	1
32.	Witchcliffe Chapel (Old Wholefoods)	1
33.	McHenry Hohnen Cellar Door	1
34.	Polocrosse Field	1
35.	Minimal Signage	1

Item - Built cont.		Votes
36.	Bushpoles as a Building Material	1
37.	Quiet Streets and Lanes	1
38.	East Witchliffe Mill	1
39	17 Dempstrer Drive, Reserve on Regate	1

Item - Natural		Votes
1.	Native Vegetation/Bushland	13
2.	Wadandi Track	11
3.	Treelines (along Redgate Road, bordering Townsite)	10
4.	Half wine barrell planters	8
5.	Druids Hall Park	6
6.	Rural Outlooks - Open Spaces of Surrounding Farms	6
7.	Established Trees (including Walnut Tree at Yardbyrd, Decidious Trees, Gioant Poplar on the corner of Shervington)	5
8.	Wildlife	4
9.	Redgate Beach	4
10.	Cottage Style Gardens	5
11.	Rock/Stone Walls	3
12.	Informal Bush Tracks	2
13.	Devils Liar and Indigenous History	2
14.	Stingray Dam (Ecovillage)	1
15.	Boodjidup Brook	1

Item - Things to do		Votes
1.	Café (Yardbyrd)	26
2.	Wadandi Track	18
3.	Flying Wardrobe	12
4.	Witchy Pies	9
5.	Petrol Station/Post Office	9
6.	Walking Main Street and surrounding streets	7
7.	Bottleshop	6
8.	Visit Druids Hall and Park Area (Events)	5
9.	Tiny Store (Laneway Secondhand Shop)	4
10.	Candle Shop	3
11.	Visit Ecovillage	3
12.	Redgate Beach	3

Appendix 1 - Overall Results, Witchcliffe and Augusta

Item - Things to do		Votes
13.	Red Cross	2
14.	Food Vans (Parked at former John Deere Site)	2
15.	Catch Bus	2
16.	Tennis	2
17.	Cookies Galore	1
18.	McHenry Honen Cellar Door	1
19.	Swim in Stingray Dam (Ecovillage)	1
20.	Bike Shop	1
21.	Rope swing to west of Town (location not specified)	1
22.	Visit Darnell's	1
23.	Caves	1
24.	Community Gathering (location not specified)	1
25.	Polocrosse Field	1
26.	Bushwalking east of Reserve on Redgate	1
27.	Tidy Paws Grooming	1

Overall Results -Augusta

Item - Built		Votes
1.	Lighthouse	15
2.	Old Town Jetty	7
3.	Weatherboard Houses/Old Coastal Cottages (not annotated)	6
4.	Augusta Hotel	6
5.	Marina	6
6.	Colourpatch	4
7.	European History (not annotated)	4
8.	Waterwheel	4
9.	Augusta Wall of Faces, other murals	3
10.	Golfcourse Lookout	2
11.	Existing Parks	2
12.	Stopping Points	2
13.	Street Furniture with Recycled Materials	2
14.	Library	1
15.	Sporting Facilities	1
16.	Children's Playground	1
17.	Old World Charm	1
18	Matthew Flinder's Lookout	1

Item - Built cont.		Votes
19.	Main Street	1
20.	Post Office	1
21.	Caravan Parks	1
22.	Post and Rail Fencing	1
23.	Bin Covers	1
24.	Yacht Club	1
25.	Low Rise Buildings	1
26.	Augusta Bakery	1
27.	Augusta Hardware	1
28.	Augusta IGA	1

Item - Natural		Votes
1.	Blackwood River (and its proximity to Town)	14
2.	Scenic Coastline	14
3.	Natural Bushland/Forest	13
4.	River and Ocean Walk Paths	10
5.	Flinders Bay (specific mention of Grannys Pool)	10
6.	Outlook From Town	8
7.	Colourpatch	7
8.	Whales (not annotated)	4
9.	Wind (not annotated)	3
10.	Leeuwin Naturaliste Ridge	3
11.	Donovan Street Reserve	3
12.	Peppermint Trees	2
13.	Birdlife	2
14.	Dolphins	2
15.	Caves (Caves along Blackwood River specifically mentioned)	2
16.	Granite	1
17.	Caves	1
18.	Pine Trees	1
19.	Verge Gardens with Flowers	1
20.	Crepe Myrtle	1
21.	Cape Leeuwin	1
22.	Hamelin Bay	1
23.	Natural Colours	1
24.	Wadandi Track	1
25.	Flat Rock	1
26.	Dead Water	1
27.	Karris around Turner Caravan Park	1
28.	Wildflowers	1

Appendix 1 - Overall Results, Augusta cont.

Item - Natural cont.		Votes
29.	Rivermouth	1
30.	Vegetation near Waterwheel (Western Ground Parrot Habitat)	1

Item - Things to do		Votes
1.	Walks along the River	11
2.	Bushwalks	9
3.	Shop for day to day needs	9
4.	Beach Walk	7
5.	Coffee at Cafe	9
6.	Fishing/Diving	7
7.	Lions Bookshop/Shop	6
8.	Visit oval, watch sport	4
9.	Old Town Jetty	4
10.	Colourpatch	4
11.	Boating/Rowing/Kayaking	4
12.	Surfing/Stand Up Paddle Boarding (not annotated)	4
13.	Beach (swimming, sitting)	4
14.	Flinders Bay	3
15.	Bikeriding (Ellis to Rivermouth specifically mentioned once)	3
16.	Hotel	3
17.	Whalewatching	2
18.	Picnic Spots	2
19.	Yoga at Rivermouth	2
20.	Mountain Biking	2
21.	Library	1
22.	Go out for a meal	1
23.	Historical Musuem	1
24.	Yacht Club	1
25.	Kite Surfing	1
26.	Coffee at West Bay	1
27.	Fish and Chips	1
28.	Ragged Robin	1
29.	Visit Lighthouse	1
30.	Wineries	1
31.	Op Shop	1
32.	Community Groups/volunteerism	1

APPENDIX C

SITE VISIT INITIAL FINDINGS

SITE VISIT FINDINGS

Witchcliffe

Conversations with locals:
What do you like about Witchcliffe? How would you describe it?

- Rugged
- Funky
- Not too busy
- Not manicured
- Not Margaret River
- Eco Village setbacks between the buildings are too small

Observations:

- Lots of closed in / enclosed verandahs within front of houses and roofs
- Lots of chimneys - didn't have the option in the survey to note
- Houses are usually elevated from the street, but not greatly
- Lots of junk / storage in front yards
- Places not visible from the street due to tall trees, thick vegetation
- Lots of fences in disrepair
- Timber posts with metal mesh fencing is common, particularly with hedges and growers
- Ownership of public realm is very clear - each shop / store takes over the foot path in front of them
- A lot of the planters are wooden round crates, some have been painted
- Bins, planters and public amenities are made out of timber - speaks to the houses being made out of timber, but also the history of it as a logging town
- Lots of organic witch sculptures and signs (or assoc. wardrobes, black cats)- people embrace the town's name and identity
- Antique, old, unfinished, textural, unpolished, mysterious/spooky,
- Eco living - climate change signs, e-bikes, vintage shop
- A lot of community meeting places - bikies, e-bike store, yard Byrd, town hall weekly community events, pop up stalls, markets
- Lots of overgrown hedge, tall trees with lots of foliage (droopy) peppermints, willows, tall pines,
- Lots of wood material (particularly horizontal panels), lots of metal (rusted too) but also mesh
- Most activity in the morning is around Yardbyrd and Witchy pies, lots of dog walking, then that dies down around 10am, and the shops open and come to life
- Water tanks - lots of water tanks on lots, in the new development, one even being made into a room

Augusta

Observations:

- Really strong coastal theme - boats, dolphins, shells
- Very high use of the jetty - transport, recreation, viewing
- A lot of cycling in town - less e-bikes than Witchcliffe, a lot of family cycling - some used for food shop at IGA with basket
- A lot of elderly walking around
- Reading paper in the public realm, more alfresco dining, incidental live music
- Not on a highway, wider footpaths, more welcoming
- Cream/salmon colour in buildings, footpath (bricks), pavers, red brick and limestone - navy highlights were also common
- A lot of greenery, not a lot of native greenery - lots of pine trees that talk to historic coastal town routes
- Views and vistas due to topography, little peeks - missing opportunity to have a view to the inlet
- Not much public use of the view - mostly private (church, hotel etc.) only public snippets in streets
- Morning activity on a Sunday, cafes closing before lunch
- Lots of people walking up and down the hill to the jetty - older people and families too
- Lots of caravans leaving in the morning (9:30-10am)
- Curved roof on a lot of awning, matches curve in the streetlights
- Gable roofs particularly for commercial
- Weatherboard also common, mostly painted not raw

APPENDIX D

SITE VISIT RAW DATA EXPORT

land_id	lot_number	survey_num	survey_lab	Building_T	Land_use	Age_of_Bui	Roof_pitch	Window_Sty	Roof_mater	Wall_Facad	Awnings_Va	No_of_buil
1271266	5	65706	D 65706	Commercial / retail	Retail_shop	Mid Century	Hip	Horizontal emphasis	Tiles	Brick	None,Overhang_flat,Metal_posts	2
3604342	100	46013	DP 46013	Commercial / retail	Retail_shop	Inter-war(1918-1940)	Hip	Vertical emphasis	Tin	Timber	None	1
2050586	30	153663	DP 153663	Civic	Recreation, CWA	Inter-war(1918-1940)	Gable	Vertical emphasis	Tin	Weatherboard,Timber	Overhang_pitch,Wooden_posts	1
2050587	31	153663	DP 153663	Commercial / retail	Petrol_station	Late 20th Century (80s-90s)	Gable	Horizontal emphasis	Tin	Brick,Plasterboard	Overhang_pitch,Metal_posts	1
2050577	21	153454	DP 153454	Residential	Residential							1
2050578	22	153454	DP 153454	Residential	Residential	Inter-war(1918-1940)	Hip	Horizontal emphasis	Tin,Colorbond_sheets	Weatherboard,Timber	Overhang_flat,Wooden_posts	1
2050579	23	153454	DP 153454	Residential	Residential							1
2050580	24	153454	DP 153454	Residential	Residential		Hip		Colorbond_sheets	Timber		1
2050581	25	153454	DP 153454	Residential	Residential		Hip	Square	Tin	Timber	Overhang_pitch,Wooden_posts	1
2050582	26	153454	DP 153454	Residential	Residential	Late 20th Century (80s-90s)	Hip	Vertical emphasis	Tin	Brick	Overhang_flat,Wooden_posts	1
2050583	27	153454	DP 153454	Residential	Residential	Inter-war(1918-1940)	Hip	Horizontal emphasis	Tin	Timber	None	1
2050584	28	153454	DP 153454	Residential	Residential		Gable		Tiles	Timber,Weatherboard	None	1
2050563	7	140824	DP 140824	Residential	Residential	Inter-war(1918-1940)	Gable	Vertical emphasis	Tin	Weatherboard	None	1
2050559	1	140824	DP 140824	Commercial / retail	Bulky_goods	Late 20th Century (80s-90s)	Hip		Tin	Steel_metal	None	1
2050562	6	140824	DP 140824	Commercial / retail	Resturant,Bar,Retail_shop	Inter-war(1918-1940)	Gable	Vertical emphasis	Tin	Weatherboard	Overhang_flat,Wooden_posts	
2050560	4	140824	DP 140824	Residential	Residential	Post-war (1945-1950s)	Hip	Square	Tiles	Plasterboard	None	1
2050603	50	169727	DP 169727	Civic	Public Toilets							
3407134	700	301643	DP 301643	Civic	Public_space,Recreation	Inter-war(1918-1940)	Gable	Square	Tin	Weatherboard,Timber,Brick,Render	Overhang_pitch,Wooden_posts	2
3407135	701	301643	DP 301643	Commercial / retail	Retail_shop,Residential	Inter-war(1918-1940)	Gable	Traditional shop front	Tin	Weatherboard	Wooden_posts,Overhang_pitch	1
2050588	33	159671	DP 159671	Residential	Residential	Post-war (1945-1950s)	Hip	Horizontal emphasis	Colorbond_sheets	Plasterboard	None	1
2050589	34	159671	DP 159671	Residential	Residential	Mid Century	Hip	Square	Tiles	Brick	Overhang_pitch	1
2050590	35	159671	DP 159671	Commercial / retail	Retail_shop	Post-war (1945-1950s)	Parapet	Traditional shop front		Brick,Plasterboard	Overhang_flat,Wooden_posts	1
2050591	36	159671	DP 159671	Commercial / retail	Retail_shop,Resturant		Gable	Vertical emphasis	Tin	Weatherboard	Overhang_pitch,Wooden_posts	1
2050592	37	159671	DP 159671	Commercial / retail	Storage					Weatherboard,Steel_metal	None	1
2050593	38	159671	DP 159671	Residential	Residential		Hip		Tin			1
2050594	39	159671	DP 159671	Residential	Residential	Mid Century	Hip	Vertical emphasis	Tin	Weatherboard	None	1
2050595	40	159671	DP 159671	Commercial / retail	Retail_shop	Post-war (1945-1950s)	Gable	Horizontal emphasis	Tin	Plasterboard	Overhang_pitch,Wooden_posts	1
2050606	54	92253	DP 92253	Residential	Office	Post-war (1945-1950s)	Hip	Horizontal emphasis	Tin	Plasterboard,Weatherboard	Overhang_pitch,Wooden_posts	1
1310225	2	88822	D 88822	Vacant	Vacant							0
1317330	121	92542	D 92542	Commercial / retail	Retail_shop	Early 21st Century / contemporary	Gable	Contemporary shop front	Colorbond_sheets	Limestone,Cladding	Overhang_pitch,Metal_posts	1
2050607	55	92446	DP 92446	Civic	DFES Volunteer Fire and Rescue S	Early 21st Century / contemporary	Gable		Colorbond_sheets	Steel_metal	None	1
1326400	210	97134	D 97134	Residential	Residential,Retail_shop	Inter-war(1918-1940)	Hip	Horizontal emphasis	Tin	Cladding,Timber	Overhang_pitch,Metal_posts	2
30125995	9002	421392	DP 421392	No buildings	Future backpackers							
30125995	9002	421392	DP 421392	No buildings	Future Mixed Use							
30125995	9002	421392	DP 421392	No buildings	Future Creative Hub							
30125995	9002	421392	DP 421392	No buildings	Future Community Pub							
3604342	100	46013	DP 46013 SPLIT	Commercial / retail	Resturant,Retail_shop		Hip	Contemporary shop front	Colorbond_sheets	Plasterboard,Timber	Wooden_posts,Overhang_pitch	1

Wall_Fac_M	Number_Fea	Type_Featu	Setback_pr	Setback_us	Setback_de
White painted brick, with brick pattern imprinted, lucykat has purple painted brick wall	2	Roof_sign,A_frame_sign	Yes	Garden,Parking	Grass, gravel driveway, bitumen area with pot plants, garden and lawn
Yellow cream timber, horizontal panels	1	Aerial,Roof_sign	Yes	Garden,Parking,Seating	Trees, garden, parking on corner edge, seat, stones, low vegetation
Brown timber horizontal with white window features	3	Detailing_roof_gable_or_wall,Awning_sign,Servicing_boxes	Yes	Garden	Landscaping, rugged, tall bushes
Blue brick painted, plasterboard same colour	5	Aerial,Awning_sign,A_frame_sign	Yes	Parking	Driveway and petrol tanks, minimal landscaping
			Yes	Garden	Hedges, trees, fencing - house not visible from the street
White weatherboard	0		Yes	Parking,Garden	Gravel driveway, areas of lawn and garden low flowers, rain water tank
			Yes	Garden	Gravel driveway, tall trees and garden making the house not visible from the street
Dark brown horizontal timber walls			Yes	Parking,Garden	Overgrown garden and trees, house barely visible
Dark timber horizontal panels	1	Detailing_roof_gable_or_wall	Yes	Garden,Parking	Garden, driveway, storage of bikes and other materials
Could be rammed earth walls, looks like similar colored brick			Yes	Parking	Dirt driveway, caravan parked, tall trees, garden
Timber, brown/purple colour. Colorful shutters on windows and features. Some red metal cladding above front door.	0		Yes	Garden	Very short setback, for garden only
Yellow cream weatherboard horizontal			Yes	Garden	Some trees and garden, lots of junk storage
Blue weatherboard with horizontal panels	0		Yes	Garden	Assumed garden, cannot see
Shed	1	Roof_sign	Yes		Gravel with shipping container
Painted weatherboard pattern, horizontal panels	2	Roof_sign,Aerial	No		
Grey plasterboard, faded terracotta tiles			Yes	Garden	Garden with trees, bottlebrush
Brown timber horizontal weatherboard. Toilet block is cream brick render with weatherboard in the gables	0		Yes	Garden	Setback to toilet used as garden, lawned space with picnic table
light blue grey weatherboard horizontal panels, reasonably thicker than others	5	Detailing_roof_gable_or_wall,Roof_sign,Window_sign,Aerial	No		
Cream plasterboard / asbestos?			Yes	Garden	Rainwater tank, outdoor seating, trees, garden, grapevine trellis
Red orange brick with dark render, green roof tiles			Yes	Garden	Huge pine tree and other garden plants
Brick side walls, plasterboard front of shop with two tones and low horizontal line	4	Roof_sign,Servicing_boxes	No		
Cream and blue weatherboard horizontal panels	6	Roof_sign,Window_sign,Aerial	Yes	Dining_area	Partial setback, used as alfresco dining space and garden
Cream colored weatherboard and metal sheet shed	0		Yes	Parking	Gravel car park
Cannot see from the street			Yes	Garden	Unsure, likely garden
Cream weatherboard horizontal	0		Yes	Garden,Parking	Driveway and garden area with shrubs and sculptures
Plasterboard with vertical detailing to the bottom half. Painted purple in part, painted white and navy in part.	1	Roof_sign	No		
Cream plasterboard and weatherboard horizontal panels	2	Aerial,Window_sign	Yes		Gravel
Majority limestone bricks, some cream colored metal cladding above the windows and up to the eaves.	10	Detailing_roof_gable_or_wall,Roof_sign,Awning_sign,A_frame_sign,Aerial,Window_sign	Yes	Paving	Area under awning, paving, and area of crushed white stone/porous concrete? With sculptures
Colorbond shed, green	0		Yes	Garden	Trees and landscaping
Patterned cladding - possibly painted timber (white)	2	Aerial,Roof_sign	No		
Majority painted plasterboard / cladding, small timber detail near windows	2	Tower,Roof_sign	Yes	Dining_area	Alfresco dining area

Fencing	FrontFence	Sidefence_	Any_parkin	Parking_de	FrontEntry	FrontEnt_1	Building_S
Yes - front and side	Low_(knee_or_below),Very_permeable_(i.e.glass,_panels_with_gaps,_pickets),Metal	Low_(knee_or_below),Metal,High_(above_eye),Not_very_permeable_(i.e._brick_wall),Gate,Brick	Yes	Gravel,Garage	Yes		
No			Yes	Bitumen	No		
Yes - side		Low_(knee_or_below),Moderately_permeable_(i.e._half_solid_half_permeable),Timber	No		Yes		
No			Yes	Bitumen,Right_angle_bays,Parking_lot	Yes		
Yes - front	High_(above_eye),Moderately_permeable_(i.e._half_solid_half_permeable),Timber,Metal				No		
Yes - front and side	Low_(knee_or_below),Not_very_permeable_(i.e._brick_wall),Limestone	High_(above_eye),Medium_(below_eye),Colorbond	Yes	Gravel	Yes		Visible due to shape and stain glass window
Yes - front and side	Medium_(below_eye),Very_permeable_(i.e.glass,_panels_with_gaps,_pickets),Timber	Timber,High_(above_eye),Not_very_permeable_(i.e._brick_wall)	Yes	Gravel,Car_port	No		
Yes - side		Medium_(below_eye),Very_permeable_(i.e.glass,_panels_with_gaps,_pickets),Timber,Metal	Yes	Dirt,Car_port	No		
Yes - front and side	Medium_(below_eye),Very_permeable_(i.e.glass,_panels_with_gaps,_pickets),Metal,Timber	Medium_(below_eye),Very_permeable_(i.e.glass,_panels_with_gaps,_pickets),Metal,Timber	Yes	Dirt	No		
Yes - front and side	Very_permeable_(i.e.glass,_panels_with_gaps,_pickets),Metal,Timber,Medium_(below_eye)	Medium_(below_eye),Metal,Timber,Very_permeable_(i.e.glass,_panels_with_gaps,_pickets)	Yes	Dirt,Gravel	No		
Yes - front and side	High_(above_eye),Hedge,Metal,Not_very_permeable_(i.e._brick_wall)	Very_permeable_(i.e.glass,_panels_with_gaps,_pickets),Not_very_permeable_(i.e._brick_wall),Metal,Hedge	Yes	Gravel	Yes		
Yes - front and side	Medium_(below_eye),Very_permeable_(i.e.glass,_panels_with_gaps,_pickets),Timber,Metal	Medium_(below_eye),Very_permeable_(i.e.glass,_panels_with_gaps,_pickets),Timber,Metal	No		No		
Yes - front and side	High_(above_eye),Timber,Not_very_permeable_(i.e._brick_wall)	High_(above_eye),Timber,Not_very_permeable_(i.e._brick_wall)	No		No		
Yes - side		High_(above_eye),Metal,Not_very_permeable_(i.e._brick_wall)	No		No		
Yes - front and side	High_(above_eye),Moderately_permeable_(i.e._half_solid_half_permeable),Metal	High_(above_eye),Moderately_permeable_(i.e._half_solid_half_permeable),Metal	Yes	Concrete_	Yes		
Yes - front and side	Medium_(below_eye),Moderately_permeable_(i.e._half_solid_half_permeable),Hedge,Metal,Timber	Medium_(below_eye),Timber,Metal,Very_permeable_(i.e.glass,_panels_with_gaps,_pickets)	Yes	Garage,Gravel	Yes		
Yes - front and side	Very_permeable_(i.e.glass,_panels_with_gaps,_pickets),Metal,Timber	High_(above_eye),Not_very_permeable_(i.e._brick_wall),Colorbond	No		Yes		
Yes - side		Low_(knee_or_below),Moderately_permeable_(i.e._half_solid_half_permeable),Timber	Yes	Bitumen	Yes		
Yes - front and side	Low_(knee_or_below),Timber,Very_permeable_(i.e.glass,_panels_with_gaps,_pickets)	Medium_(below_eye),Timber,Very_permeable_(i.e.glass,_panels_with_gaps,_pickets)	No		Yes		
Yes - front and side	Low_(knee_or_below),Fibro_/_corrugated,Not_very_permeable_(i.e._brick_wall)	Low_(knee_or_below),Not_very_permeable_(i.e._brick_wall),Fibro_/_corrugated	Yes	Dirt,Garage	No		
No			No		Yes		
Yes - front and side	Medium_(below_eye),Moderately_permeable_(i.e._half_solid_half_permeable),Timber	Not_very_permeable_(i.e._brick_wall),Medium_(below_eye),Colorbond	No	Parking_lot,Gravel	Yes		
Yes - side		High_(above_eye),Not_very_permeable_(i.e._brick_wall),Colorbond	Yes	Parking_lot,Gravel	No		
Yes - front and side	Hedge,Not_very_permeable_(i.e._brick_wall),High_(above_eye)	Medium_(below_eye),Fibro_/_corrugated,Not_very_permeable_(i.e._brick_wall)	No		No		
Yes - front and side	Medium_(below_eye),Moderately_permeable_(i.e._half_solid_half_permeable),Brick,Metal,Gate	High_(above_eye),Not_very_permeable_(i.e._brick_wall),Colorbond	Yes	Car_port,Concrete_	Yes		
Yes - side		Not_very_permeable_(i.e._brick_wall),Colorbond,High_(above_eye)	Yes	Gravel	Yes		
No			Yes	Gravel	Yes		
No			No		No		
No			Yes	Parking_lot,Bitumen	Yes		
No			Yes	Gravel	No		
Yes - front and side	High_(above_eye),Not_very_permeable_(i.e._brick_wall),Metal	High_(above_eye),Not_very_permeable_(i.e._brick_wall),Metal	Yes	Garage,Dirt	No		
Yes - front and side	Medium_(below_eye),Brick,Metal,Timber,Moderately_permeable_(i.e._half_solid_half_permeable)	Medium_(below_eye),Moderately_permeable_(i.e._half_solid_half_permeable),Brick,Timber,Metal	Yes	Concrete_	Yes		

Building_H	No_of_stor	CreationDa	Creator	EditDate	Editor	Entrance_o	GlobalID *	FrontEntry_1
Middle_of_lot,Full_coverage		1				Flush_with_the_street	{9b7a9628-e0d8-438c-8f0c-d7af6f19dbc1}	Highlighted_by_materials_or_colours
Front_of_lot_(little_setback,_with_room_at_rear),Side_of_lot		1				Flush_with_the_street	{ad551996-c385-4799-be12-282cf0263359}	
Front_of_lot_(little_setback,_with_room_at_rear),Middle_of_lot		1				Flush_with_the_street	{da8cf5c8-dde2-4be4-b7a3-9ea4030b0959}	Portico
Middle_of_lot		1				Flush_with_the_street	{5636d388-8d45-4238-b386-e4eb5fc68f21}	
Back_of_lot_(large_setback)		1					{c1a2ae4b-ceee-4235-abf8-60635f3552a1}	
Back_of_lot_(large_setback),Middle_of_lot		1				Elevated	{d898e66e-e686-40a8-95f1-fc714310059d}	Other
Back_of_lot_(large_setback),Side_of_lot		1					{0cdc02d8-2099-446b-8978-d9dbc8544cd1}	
Side_of_lot,Back_of_lot_(large_setback)		1				Flush_with_the_street	{3da08659-8eb1-4de4-9470-47d754391899}	
Middle_of_lot		2				Elevated	{619f06f4-ca67-4fb4-9234-6b1148689000}	
Back_of_lot_(large_setback),Middle_of_lot		1				Elevated	{a03a42d1-bcde-45a5-88e9-8a641e6a9263}	
Front_of_lot_(little_setback,_with_room_at_rear),Middle_of_lot		1				Elevated	{e4eb58a2-6d20-4967-b90c-935d0b106547}	Recessed_,Highlighted_by_materials_or_colours
Back_of_lot_(large_setback),Middle_of_lot		1				Flush_with_the_street	{6795fde3-710e-4368-b3c9-0659cf177044}	
Front_of_lot_(little_setback,_with_room_at_rear),Middle_of_lot		1				Elevated	{4c1a2e91-4eab-4cff-a39d-3f676dd1fb82}	
Side_of_lot,Middle_of_lot		1				Flush_with_the_street	{403c4d5b-da52-4394-8b2d-aba3a06e4f3e}	
Front_of_lot_(little_setback,_with_room_at_rear),Middle_of_lot		2				Flush_with_the_street	{63c43b25-57be-4f3c-9e7a-f0b26482ef06}	Highlighted_by_materials_or_colours
Middle_of_lot		1				Elevated	{7a3e8a2f-f9bd-4abc-809d-885ef017b663}	Recessed_
							{c72e1e3c-919e-4cdd-9291-0eadde96e8cb}	
Front_of_lot_(little_setback,_with_room_at_rear),Middle_of_lot		1				Elevated	{72e4f53a-a3e0-49bb-8fef-d38f1d181bfb}	Highlighted_by_materials_or_colours
Full_coverage,Front_of_lot_(little_setback,_with_room_at_rear)		1				Flush_with_the_street	{0890d5b1-1e5e-47bf-98c4-f86de678e39f}	Highlighted_by_materials_or_colours
Side_of_lot		1				Elevated	{8ef8c9d9-5b30-4cc4-9619-09119b25c161}	Portico,Recessed_
Middle_of_lot		1				Flush_with_the_street	{d3dc0660-e565-4920-9f4a-ad443fce5143}	
Full_coverage		1				Flush_with_the_street	{3e293728-9b9c-43eb-b1fb-b19dba93dfc3}	Highlighted_by_materials_or_colours
Front_of_lot_(little_setback,_with_room_at_rear),Back_of_lot_(large_setback)		1				Flush_with_the_street	{83f5f381-812a-4632-9557-8eaf74fd6a76}	Highlighted_by_materials_or_colours
Back_of_lot_(large_setback),Side_of_lot		1				Flush_with_the_street	{27dc764c-c4e4-45cc-8700-5d76fdace79e}	
Middle_of_lot		1				Flush_with_the_street	{ce729d61-14e6-4787-94b4-ccd8065b424a}	
Middle_of_lot		1				Flush_with_the_street	{af563a68-6fce-416b-b6a8-9d9136a7b5d3}	Recessed_,Portico,Highlighted_by_materials_or_colours
Front_of_lot_(little_setback,_with_room_at_rear),Full_coverage		1				Flush_with_the_street	{90557885-2390-48f0-b19c-518cac0a52de}	Highlighted_by_materials_or_colours
Front_of_lot_(little_setback,_with_room_at_rear),Middle_of_lot		1				Elevated	{6caf7cff-7d47-46b8-b821-d1a431fa1d4d}	Portico,Highlighted_by_materials_or_colours
							{21c882ec-06ba-43ff-813a-869aaff481e5}	
Front_of_lot_(little_setback,_with_room_at_rear),Side_of_lot,Full_coverage		1				Flush_with_the_street	{a23af04e-f092-4409-8f46-1432a9256561}	Recessed_,Highlighted_by_materials_or_colours
Back_of_lot_(large_setback),Side_of_lot		1				Flush_with_the_street	{db382b8f-2ab8-487b-bdc9-a543d42fe3fb}	
Front_of_lot_(little_setback,_with_room_at_rear),Middle_of_lot		1				Elevated	{79c14dc8-b0a9-4d42-9cae-71607b903c1e}	
							{f671f92c-2a11-4478-9649-8a57c63a9667}	
							{8419ff72-c727-439c-8067-325f99679609}	
							{5983d77f-65d2-4bd1-8d56-e387f547c1c5}	
							{1d0d3e54-90cb-42fa-84e9-08e2bbd5c20a}	
Front_of_lot_(little_setback,_with_room_at_rear),Full_coverage		1				Sunken	{56f30650-3ed8-48fe-bdb1-362369dbbd48}	Portico

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