

COWARAMUP CHARACTER STUDY

OCTOBER 2023 | 23-094



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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 and Augusta regions. We acknowledge and respect their continuing connection to Country, their enduring culture, and Elders past and present.

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1	22.06.23	Draft	Bronwyn Slater, Fiona Atkins, Graeme Wallace	Andrew Howe	CS & SA	D1
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CONTENTS

1. THE STUDY	1	APPENDIX A	45
1.1 Project background and strategic context	2	Document review	45
1.2 What is 'character'?	4	APPENDIX B	47
1.3 Methodology and approach	5	Consultation Summary	47
1.4 Project objectives and outcomes	7	APPENDIX C	49
2. THE PLACE	9	Site visit initial findings	49
2.1 Study area context	9	APPENDIX D	51
2.2 Historic summary / timeline	12	Site visit raw data export	51
2.3 People, activity, and movement	15		
3. THE CHARACTER OF COWARAMUP	21		
3.1 Character analysis - primary findings	21		
Streetscape Characteristics	25		
3.2 Key character themes	36		
3.3 Defining the character of Cowaramup	38		
4. RECOMMENDATIONS	41		
4.1 Spatial Recommendations	41		
4.2 Interactive Recommendations	42		
4.3 Experiential Recommendations	42		
5. REFERENCES	43		

“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 elements 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 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 Study for the Cowaramup townsite.

This Character Study Report 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 Cowaramup'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.

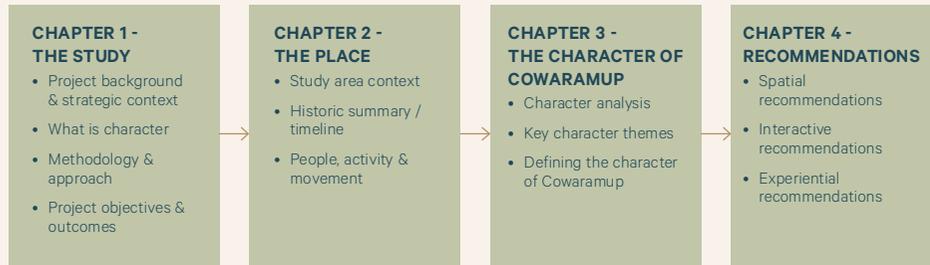


Diagram 1. Report Structure



Figure 1. Shire of Augusta Margaret River Townsites

1.1 PROJECT BACKGROUND AND STRATEGIC CONTEXT

The Shire's annual population growth rate of 2.6% 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 Cowaramup, it is important the character of the locality is properly understood. This report has been prepared to better understand the existing character of Cowaramup and to identify the spatial, interactive and experiential elements which should be embraced and respected as part of the future Place Plan, or any other Shire project, planning policy, or local development for Cowaramup.

1.1.1 STRATEGIC CONTEXT

The Cowaramup 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: <i>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.</i>
✓	Shire role: <i>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.</i>
✓	Shire commitment: <i>All townsites in the Shire will have their own Place Strategy by 2030.</i>
✓	Strategy PL.1.2: <i>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.</i>

Delivering our Local Planning Strategy 2036

Strategic Theme: Heritage, Character and Design	
✓	Objective: <i>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.</i>
✓	Response Area - Preservation of Character and Heritage: <i>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.</i>
✓	Response Area - Built form: <i>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.</i>
✓	Response Area - Local Character: <i>Promote new development that is sympathetic to the existing built form and character of town centres.</i>

1.1.2 THE STUDY AREA

The study area for this report, as identified in Figure 2, generally includes the residential and commercial properties located along Bussell Highway, from Roy Earl Drive in the south to Waverley Road to the north, and properties one street block back from the Highway. Further detail on the study area context is provided in section 2.1 of this report.



Figure 2. Cowaramup Study Area Map

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 Cowaramup. These components are summarised in Diagram 2 – *Components which make up the character of a place.*

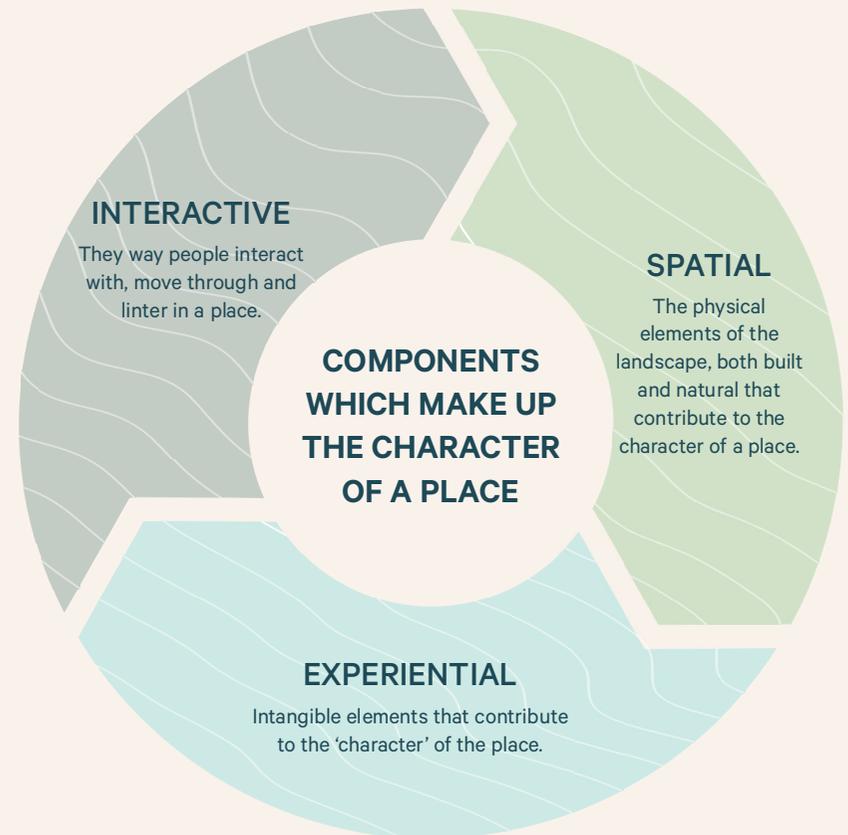


Diagram 2. Components which make up the character of a place

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 section 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).

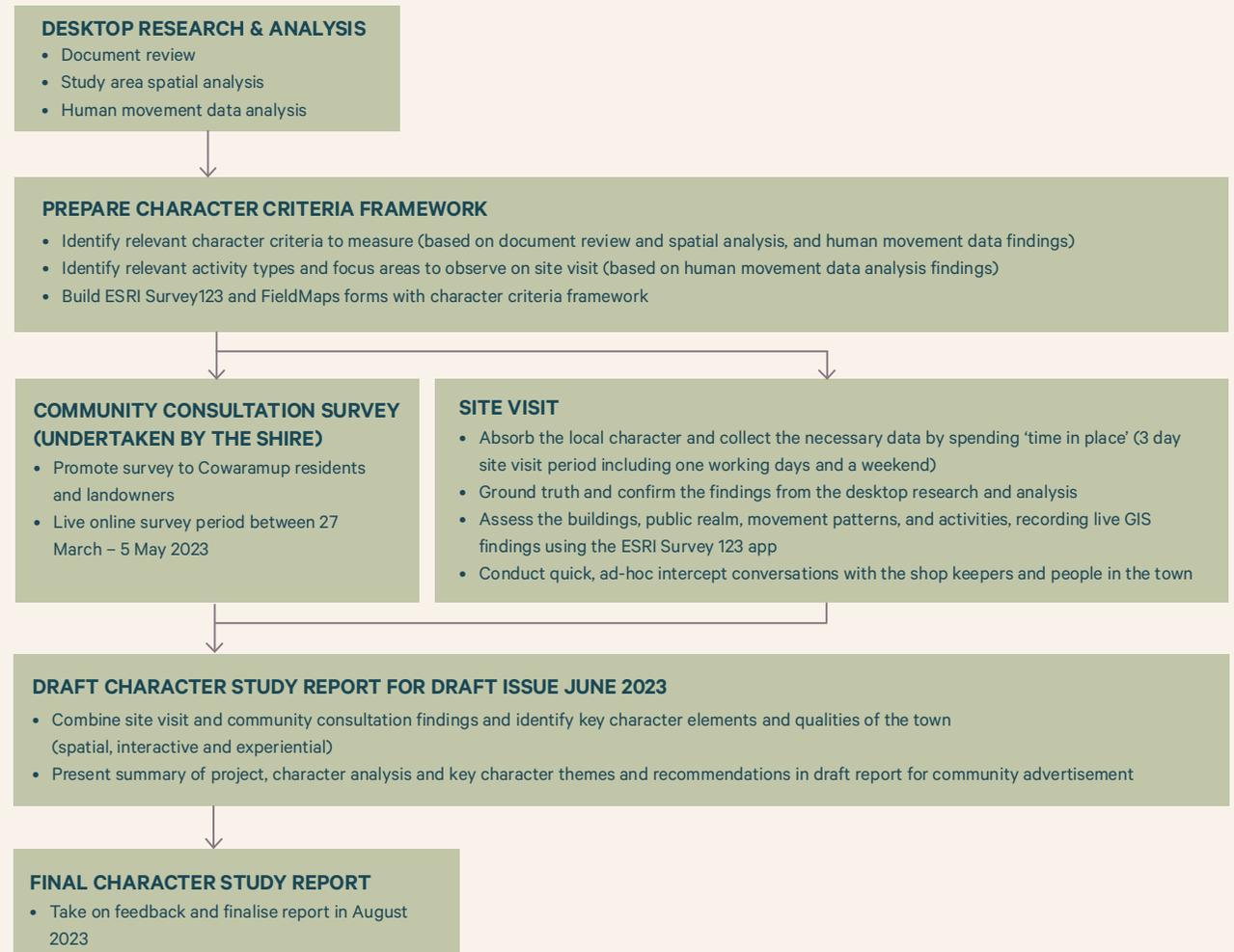


Diagram 3. Character Study Methodology

1.3.3 COWARAMUP CHARACTER AREA LOCAL SURVEY

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

- Promoted on the Shire’s Facebook page;
- Advertised in the *Augusta Margaret River Times*; and
- Advertised on the Shire’s ‘Your Say’ page.

The consultation period ran between the 27 March – 5 May 2023, with residents asked to answer the following two questions, or provide information on an interactive map on the Shire’s ‘Your Say’ page.

What built or natural features do you feel represent Cowaramup's unique character?
(e.g. Built features are things like buildings, landscaping materials, colours, public artworks, fencing, street furniture, etc)
(e.g., Natural features are things like plant species, landscaping themes, established trees, etc).

What types of things do you typically do in Cowaramup's town centre?
(e.g., places you like to sit, gether, visit, or things you like to see and do etc).

A total of 41 survey responses were received, with 11 locations identified on the interactive map. The findings from the consultation were used to inform the Cowaramup character analysis (refer to section 3.1 of this report) and assist in defining Cowaramup’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 Cowaramup, 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 Cowaramup 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 one working day and a weekend (Saturday to Monday) conducting a site visit throughout the study area. 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 Cowaramup can be summarised as follows:

1. Measure and quantify the character of Cowaramup, 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 Cowaramup'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 Cowaramup townsite, including an update to the Cowaramup Village Centre Design Guidelines (LPP May 2008).

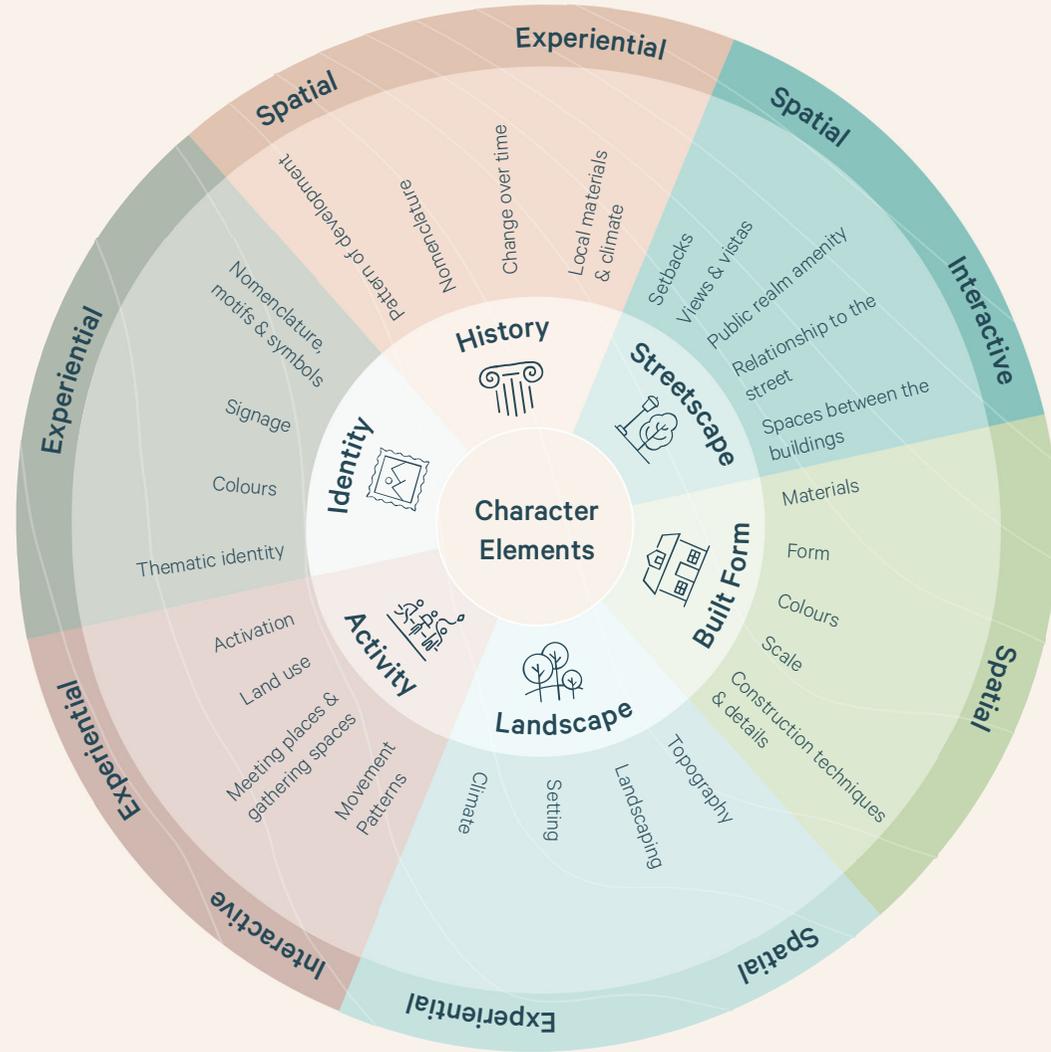


Diagram 4. Character elements and criteria

‘Cowaramup is a charming, friendly and collaborative country community where peaceful neighbours, trees and wildlife thrive.’

Cowaramup Place Statement - Strategic Community Plan 2040

2. THE PLACE

2.1 STUDY AREA CONTEXT

2.1.1 LOCATION AND CULTURE

Cowaramup is situated approximately 260 kilometres south of Perth and 12 kilometres north of Margaret River. The town centre area is located on Bussell Highway, largely between Waverley Road and Memorial Drive. The town boasts a natural setting with significant farm and agriculture land as well as bushland surrounding the townsite.

The Cowaramup townsite has an estimated population of 1,733 people as of 2021 and provides a range of necessary services and facilities for the immediate and wider community, including a town centre; parks and sporting fields; a main street; religious and educational institutions; medical facilities; and tourist accommodation. The town centre provides services that service the surrounding catchment, whilst supporting Margaret River as the primary centre within the Shire.

Its original role as a service centre to the surrounding agricultural region has evolved into it being a sought after destination for families and first home buyers. It's high level of amenity, relative affordability of land, as well as good access to surrounding centres (Margaret River, Busselton) has made Cowaramup a desirable place to live. The below quote further explains how Cowaramup's positioning relatively close to other regional centres and bigger towns provides it a strategic advantage as a town for locals.

"Today, towns are interconnected, as people and businesses conduct their activities at a distance and across traditional regions. A small regional town will usually find it difficult to compete directly with a regional centre in the provision of goods and services. However, local residents and firms are often well positioned to capture different types of opportunities while taking advantage of the greater range, lower prices, enhanced social and economic infrastructure and extended labour market available to local residents accessing the regional centre" – Bureau of Infrastructure, Transport and Regional Economics (BITRE) (2014, p9)

Cowaramup is the second most populated town in the Shire and has seen some of the highest rates of growth in the state. This growth (12.31%) from 2001 to 2016, is considerably higher than the Shire's average of 2.6% over the same period. Whilst this rate has slowed somewhat since 2016, to currently 2.13%, the Shire's Local Planning Strategy (2022) notes that the current land identified for development would be sufficient to meet demand over the planning period.

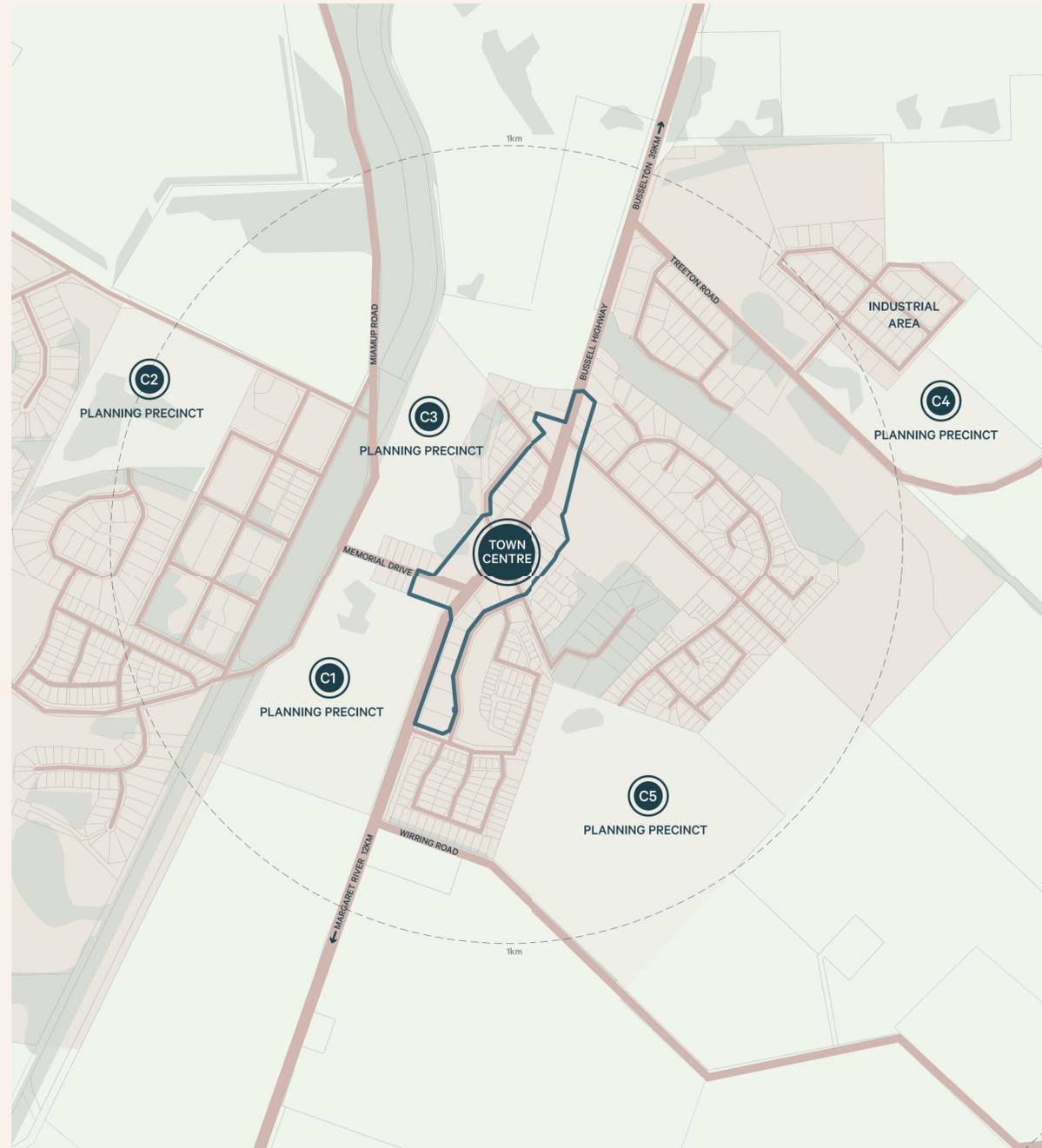


Figure 3. Cowaramup local context map

2.1.2 LANDSCAPE AND SETTING

The Cowaramup Town Centre is uniquely positioned along Bussell Highway, connecting Busselton, Margaret River and beyond. It's located some 10km (east) inland from the Indian Ocean coastline, with a hinterland that encompasses Carnaby Cockatoo breeding areas, habitat areas of Baudin Cockatoos and Western Ringtail Possums, remnants of vegetation, Jarrah and Marri forests and waterways.

Cowaramup's bushland setting generates a high permanent resident population, specifically noted by the success of the Parkwater Estate, with areas of bushland between pockets of housing owned and managed by the National Trust. The numerous walking trails within bushland areas into and out of the town centre further speak to the popularity of spending time in nature and experiencing the natural bushland environment.

Established in the 1920s, Cowaramup was part of the Group Settlement Scheme in the South West. The historic, former rail reserve runs parallel to the west of the town which accommodates one of the ends of the Wadandi Track, which heads further south to Sebbes Road south of Witchcliffe and will eventually connect between Busselton and Augusta. This railway line originally supported the local timber industry, and connected down to Augusta to export the materials. The locality has a gentle undulation in form, being located on a broad plateau east of the Leeuwin-Naturaliste Ridge.

2.1.3 LAND USES AND ZONING

Cowaramup's main street (Bussell Highway) is a typical commercial strip development for a regional town which contains services and buildings from various periods. The 'centre' of the townsite approximately stems from the strip between Peake Street and O'Brien Street / Bottrill Street. There are approximately 20 lots surrounding this strip which are zoned 'Town Centre' under the Shire's Local Planning Scheme No.1 (LPS1) (refer to Figure 4). The entire Town Centre zoned area is located within the study area, joined by a mix of land uses including Parks and Recreation, Future Development, Public Purposes, Tourism and Residential.

Low density residential land and development is provided on both ends of the main street. The Town Centre is predominantly surrounded by R15, graduating outward to R2.5 with a small number of R30 sites spread across the broader residential areas.

Other land use zones within the study area includes a small number of lots zoned for Public Purposes, Parks and Recreation (includes the Cowaramup Oval), Tourism and Highways and Main Roads(Bussell Highway). To the north east of the study area, there are several 'Rural Residential' zoned lots and a small precinct of lots zoned 'Future Development' to the southern end of town, accommodating new commercial uses.

2.1.4 HERITAGE BUILDINGS

There are some remnants of built historical character within Cowaramup that reflect on both its establishment as part of the Group Settlement Scheme, as well as the general community spirit enjoyed by its early settlers, and subsequent communities.

The Shire's Local Heritage Survey includes five places within the study area. These are the Cowaramup Community Park (Cowaramup Oval), Cowaramup Hall, Cowaramup CWA Hall (former), Cowaramup Well (Pioneer Park) and St Mary's Anglican Church (Pioneer Park). The Community Park has significance signifying community spirit and socialisation around sports since 1926, with the original use maintained today. The Cowaramup Hall demonstrates community spirit and socialisation since the 1930s, for group settlers and the farming community, with the original use maintained. The former CWA Hall demonstrates the efforts and influence of women both socially and economically within their district, and as a community gathering point. The Cowaramup Well is historically significant as a stopping place by early pioneers and travellers, linking to the early Group Settlement campsite, and providing water for the town between 1923-1930. Finally, St Mary's Anglican Church is a rare surviving example of a Group Settlement church still in use, as was highlighted by many members of the community within the survey that it is an important part of the town's character.

2.1.5 PLANNED TOWNSITE EXPANSION AND FUTURE LAND USES

Cowaramup has historically experienced a higher rate of population growth when compared to other towns in the Shire such as Augusta. As identified in the Shire's Local Planning Strategy, the annual average growth rate for Cowaramup was 12.31%, between (2001 and 2016).

The Strategy identifies that whilst the rate of growth has increased there is sufficient capacity to provide for this expansion currently within Urban Growth Areas. Land currently identified by the Strategy is listed below and identified in Figure 3.

Table 1. Cowaramup Urban Growth Areas (Local Planning Strategy 2022)

Urban Growth Area	Proposed Land uses	Estimated lot yield	Development timeframe
C1 - Current	Residential R10 – R30, Parks and Recreation, with possibility for Civic Use	124	Short term
C2 - Current	Residential R2-R10,	39	Short term
C3 - Current	Residential R10-R20	80	Short term
C4 - Future	Industry	N/A	Medium term

COWARAMUP VILLAGE CENTRE DESIGN GUIDELINES (LOCAL PLANNING POLICY) – MAY 2008

In 2005, the Shire adopted the Cowaramup Village Strategy (Strategy) to provide a forward-thinking plan for the town, given its anticipated population growth (at the time) of up to 2,000 people. The Strategy recommended preparation of village centre guidelines to address key urban design and character outcomes.

Following this, the Shire then adopted the Cowaramup Village Centre Design Guidelines in 2008 as a Local Planning Policy (LPP) to support growth and development whilst maintaining the "distinct country town atmosphere" and historic qualities of the place.

In summary, the Design Guidelines encourage the following urban design and planning parameters for Cowaramup:

- Retaining the pattern of development, a skewed grid centred along Bussell Highway, with rectangular shaped lots;
- Retention and conservation of historic buildings, with adaptive re-use encouraged;
- Preparing an appropriate strategy for treatment and maintenance of the public realm and streetscape, aligning with its rural village character;
- Maintain a narrow shopfront character along Bussell Highway, with articulated and detailed facades and gable ends facing the street encouraged;
- Vertical articulation is encouraged, and any larger new buildings should be reduced in scale through articulated walls (broken up into bays), arrangement of openings, fragmenting of roof forms and setting back upper levels;
- The pattern of arrangement and size of commercial buildings is an important part of its character, with the street layout and subdivision pattern providing a strong influence in scale by street and block widths;
- Referencing existing buildings, with high ceilings, pitched roofs or articulated front parapet walls for commercial buildings;
- Siting of buildings close to the street, with landscaped frontages and awnings, with parking at the rear with access from rear laneways or side streets;
- Diversity of colours and materials, but a simplicity that reflects its rural character, with references to weatherboard, rendered masonry, custom orb profile, limestone, rammed earth, zincalume, zinc or Colorbond;
- Skillion design verandahs with fascias for signage, with awnings aligning with floor heights; and
- Guidance on land uses throughout the village area.

Although the Design Guidelines and Strategy are now over 15 years old, the above recommendations remain largely relevant to the town, and a lot of new development has appeared to respond to this intended character. This Character Study report considers and builds upon the above in the recommendations for the future character and identity of the town.

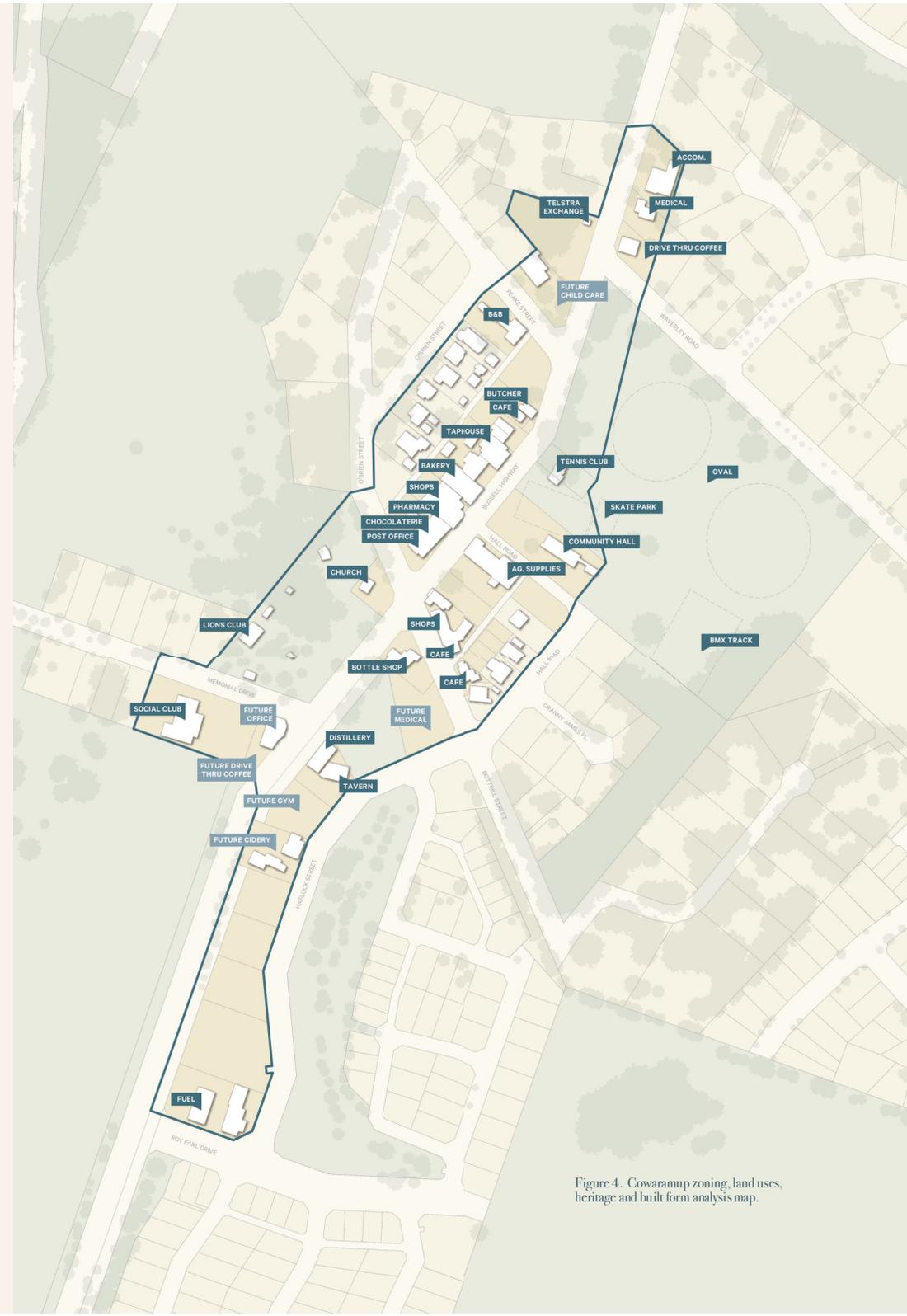


Figure 4. Cowaramup zoning, land uses, heritage and built form analysis map.

2.2 HISTORIC SUMMARY / TIMELINE

This region is Wadandi Boodja. The Wadandi people (People of Warden, the Ocean Spirit), are the traditional custodians of the Augusta Margaret River region, and one of the fourteen Noongar language groups that live in the South West. Their land extends from the coast at Stratham (between Busselton and Bunbury) to the sea at Augusta. The Wadandi people have an affinity with the sea and the multitude of local caves. They believe that it is through the caves that the afterlife is reached and where the sea spirit Wadandi is found.¹

The Wadandi people walked and cared for Country in this region since the Nyittiny (the Dreaming), sustaining themselves for more than 60,000 years through the abundance of reliable food and water sources. Unlike other Aboriginal groups the Wadandi did not have to travel far, with wallaby, kangaroo, possum, shellfish, snakes, lizards, emu eggs and fish readily available in close proximity. They used skin cloaks and different artefacts for hunting and gathering, which made them significantly different from other Aboriginal groups who lived in drier or desert areas.²

The Wadandi people have continuing connections to Cowaramup, which means 'the place of Cowara'. Cowara is the Noongar name for the purple-crowned lorikeet which, according to Noongar lore, bought fire to the earth.³ The Noongar locational reference was adopted by the British after colonisation, with the town gazetted in 1925 as a railway siding.⁴

Much of Cowaramup's post-colonial cultural heritage comes from the 1920s Group Settlement era. The Group Settlement Scheme was devised by then Premier of Western Australia Sir James Mitchell. He saw that the problems of settling the South West and making it productive could be combined with the surplus of population and surmounting problems of post-World War One Great Britain. The aim was to transform the forests into cultivated land and open up the sparsely populated South West of the State for dairying.⁵ Thus, the Group Settlement Scheme was born. Migrants were to work in groups of 20 to develop a number of dairy farms and be paid for their work. Later each would take on a farm when it was ready for dairying. Western Australia undertook to take 75,000 immigrants and settled 6,000 families on farms⁶ (refer Figure 5 - Map of Group Settlement 1923, Figure 6 - Two elderly groupies, 1926-1929 and Figure 7 - A groupie overseer on horseback, 1926-1929).

1 Shire of Augusta Margaret River Heritage Inventory. 2012. Pg 7.

2 Shire of Augusta Margaret River Heritage Inventory. 2012. Pg 7.

3 Department of Biodiversity, Conservation and Attractions. 2023. Park Feature – Leeuwin Naturalist National Park. <https://explore.parks.dbca.wa.gov.au/get-inspired/park-feature-leeuwin-naturalist-national-park>

4 Landgate. Town Names. 2022. <https://www.landgate.wa.gov.au/maps-and-imagery/wa-geographic-names/name-history/historical-town-names>

5 Shire of Augusta Margaret River Heritage Inventory. 2012. Pg 36.

6 SLWA. Dead Reckoning – Group Settlement. 2023 <https://slwa.wa.gov.au/dead-reckoning/government-archival-records/d-i/group-settlement>

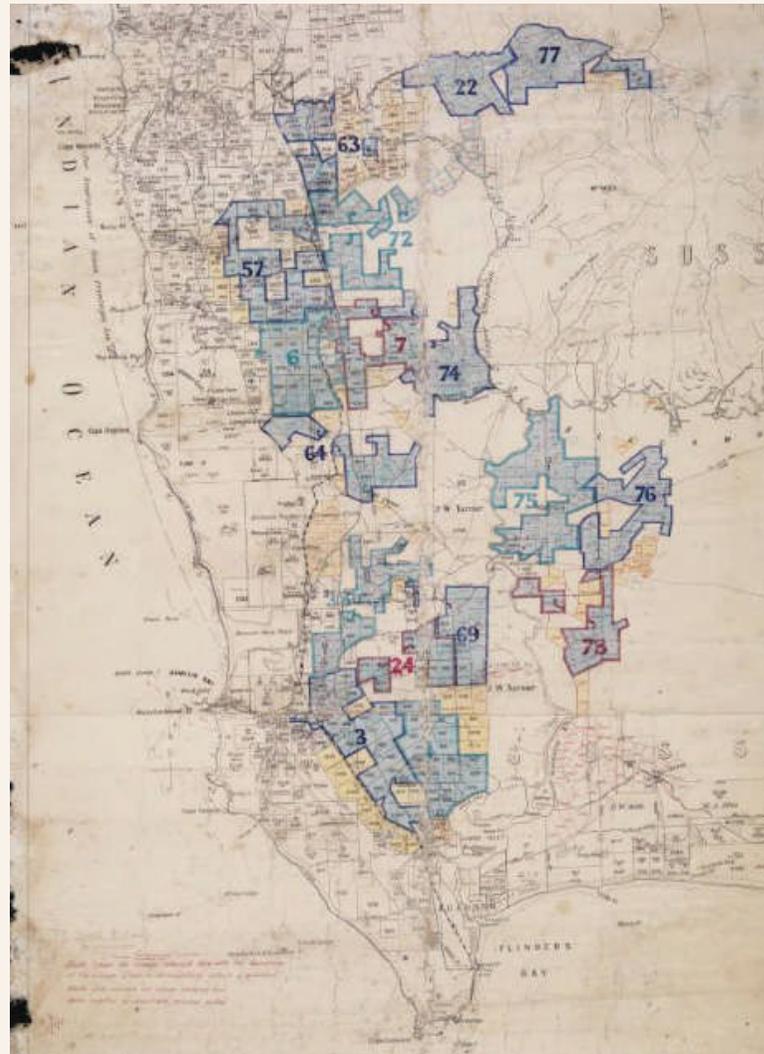


Figure 5. Map of Group Settlement 1923, Cowaramup to Cape Leeuwin taken from SLWA

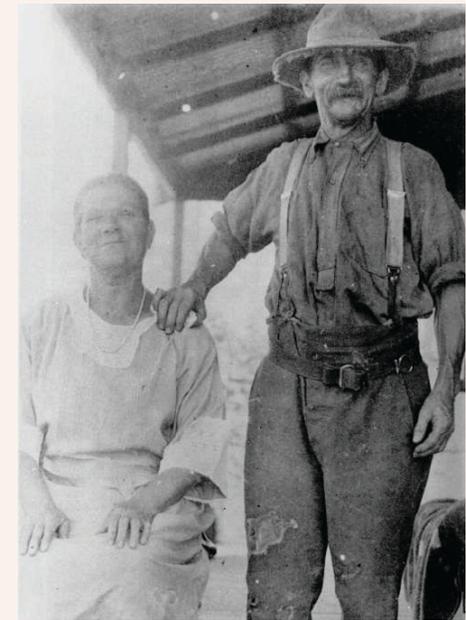


Figure 6. unknown photographer. (1926-1929) Two elderly groupies, Cowaramup - taken from SLWA (000917D)



Figure 7. unknown photographer. (1926-1929) A groupie overseer on horseback, Cowaramup - taken from SLWA (000898D)

Timber may have been the first industry in this part of the South West, but the influx of people that the government placed in Group Settlements to create a dairy industry is how the town of Cowaramup grew up around a tiny railway siding on the Bunbury to Augusta rail line in the 1900s (refer Figure 8 - Young boy milking a cow, 1926-1929). Life was not easy for the people that took part in this experiment, with most of the migrants possessing no farming experience. Many individuals and families that arrived as part of the Group Settlement Scheme left soon after and returned to Great Britain, horrified by the harsh conditions of the bush and lack of housing and other basic amenities provided. Those who stayed contributed to the establishment of what is now a strong dairy industry and lively town. During the 1920s and 30s the general store and other shops, including Peake's Store (refer Figure 9 - Peake's new branch store, 1925), Duggan's Store, blacksmiths, a boarding house, garages, bakery, butchers and Cowaramup Post Office were established

Timber was the convenient material for which to build 'groupies' - houses built by the new farmers themselves (refer Figure 10 - The first house made of split log, 1925). They provide a vernacular style of housing distinctive in the South West - modest in scale, now considered quaint. The timber houses, farm sheds, school rooms and shops make up the architectural and aesthetic character of the place that cannot be separated from its history. One prominent, remaining building of the time is the St Mary's Anglican Church, now located within Pioneer Park, which is highly representative of church's constructed during the Group Settlement era (refer Figure 11 - The Opening of the new Congregational Church, 1928 and Figure 12 - St Mary's Anglican Church, Cowaramup, 1949).



Figure 8. unknown photographer. (1926-1929) Young boy milking a cow, Cowaramup - taken from SLWA (000899D)



Figure 9. (1925). Peake's new branch store in Cowaramup in 1925



Figure 10. unknown photographer. (1925) The first house made of split logs, Cowaramup - taken from SLWA (000900D)

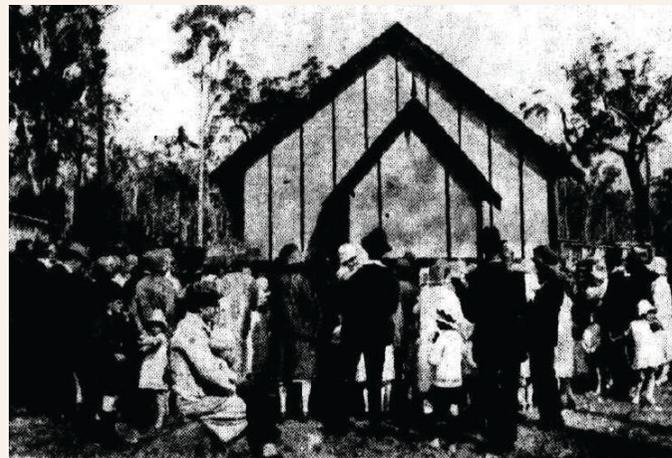


Figure 11. The Opening of the new Congregational Church at Cowaramup. Western Mail (thu 26 April 1928) pg 48 - taken from Trove



Figure 12. DONCASTER, E.W - St Mary's Anglican Church, Cowaramup (8 June 1949) taken from SLWA (274802PD)

While promoting itself as 'Cowntown' with the scattering of cow statues in the main street referencing the rich dairy history of the area, since the 1970s Cowaramup has also become a viticultural region. In 1969 the experimental planting and successful growth of wine grapes varieties at a site on the Willyabrup River near Cowaramup, now Vasse Felix Vineyard, triggered a new industry.⁷ Cowaramup now sits at the heart of one of the best wine regions in the world. This tourism drawcard is not to be underestimated, with the wine industry bringing people to town all year round to enjoy Cowaramup and all it has to offer.

The 1970s saw waves of people come to the Augusta-Margaret River region, none more visible than the 'surfies.' Some of these occasional visitors moved into the region, buying properties and living a relaxed lifestyle that was at odds with the traditional farming ethic. Amateur surfing remains embedded in the culture of the area, with nearby surf spots South Point (refer Figure 13 – Cowaramup South Point, 1967) and Cow Bombie being legendary for their difficulty and size, tackled by only the most courageous of surfers.⁸

The first Margaret River Classic was held in 1979, and the first professional surfing competition, the Margaret River Thriller, was held in 1985. There are now two annual surfing competitions that attract competitors and crowds from around the world. The Margaret River Pro (formerly the Margaret River Masters) is held at Surfer's Point at Prevelly Park just after Easter (mid March-April) and is regarded by many of the world's best surfers as one of the most prestigious international tournaments to win. The Margaret River Classic is held every November.⁹

The Shire's cultural heritage is diverse, and is represented through the places listed within the Municipal Heritage Inventory. Cowaramup's cultural heritage includes sites of natural beauty and landmarks, original buildings and places of cultural significance to the community. The timber homes and farm buildings define the regions traditional built aesthetic, evidence of a time when the abundant natural resources were used by early colonialists to carve out a livelihood. This diverse cultural heritage provides depth and interest to the built environment and contributes to the unique character of Cowaramup.

⁷ Shire of Augusta Margaret River Heritage Inventory, 2012. Pg 46.

⁸ Shire of Augusta Margaret River Heritage Inventory, 2012. Pg 34.

⁹ Shire of Augusta Margaret River Heritage Inventory, 2012. Pg 34.

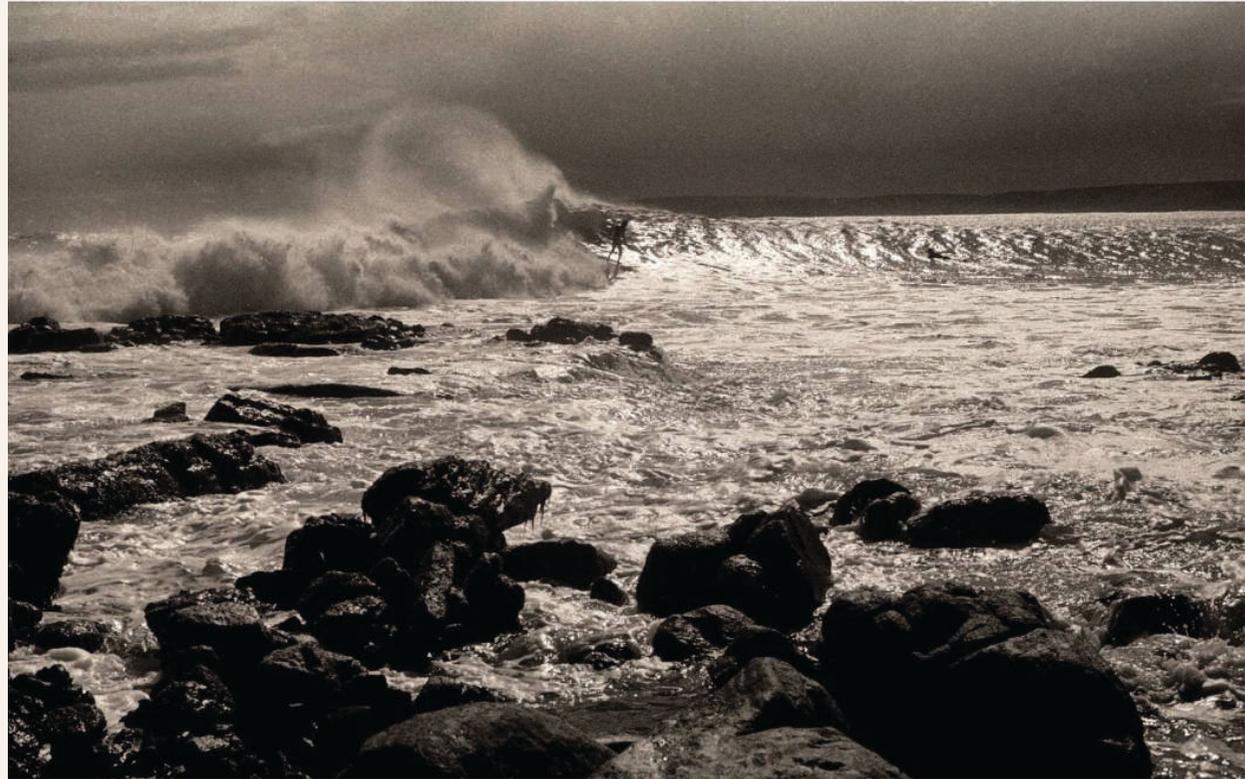


Figure 13. Woodward, Greg. (1967) Cowaramup South Point - taken from SLWA

2.3 PEOPLE, ACTIVITY, AND MOVEMENT

This section of the report details the activity and movement patterns of the Cowaramup 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 Character Criteria Diagram in 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 three years between 2020 - 2023 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, Cowaramup experiences its busiest period between mid-December and the end of January. Activity also increases around the school holiday windows of June/July and September/October. Outside the standard school holiday periods, additional increased activity was also observed from mid-March through to the end of April (refer to Diagrams 5 and 6).

BUSIEST TIMES OF THE WEEK IN COWARAMUP

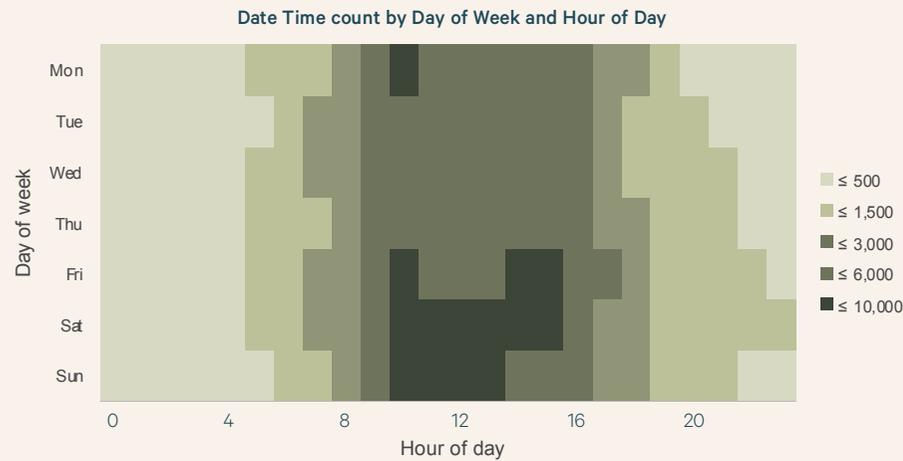


Diagram 5. Cowaramup Town Centre - busiest time of the week using 2021 human movement data

LEVEL OF ACTIVITY IN COWARAMUP PER WEEK DURING 2021

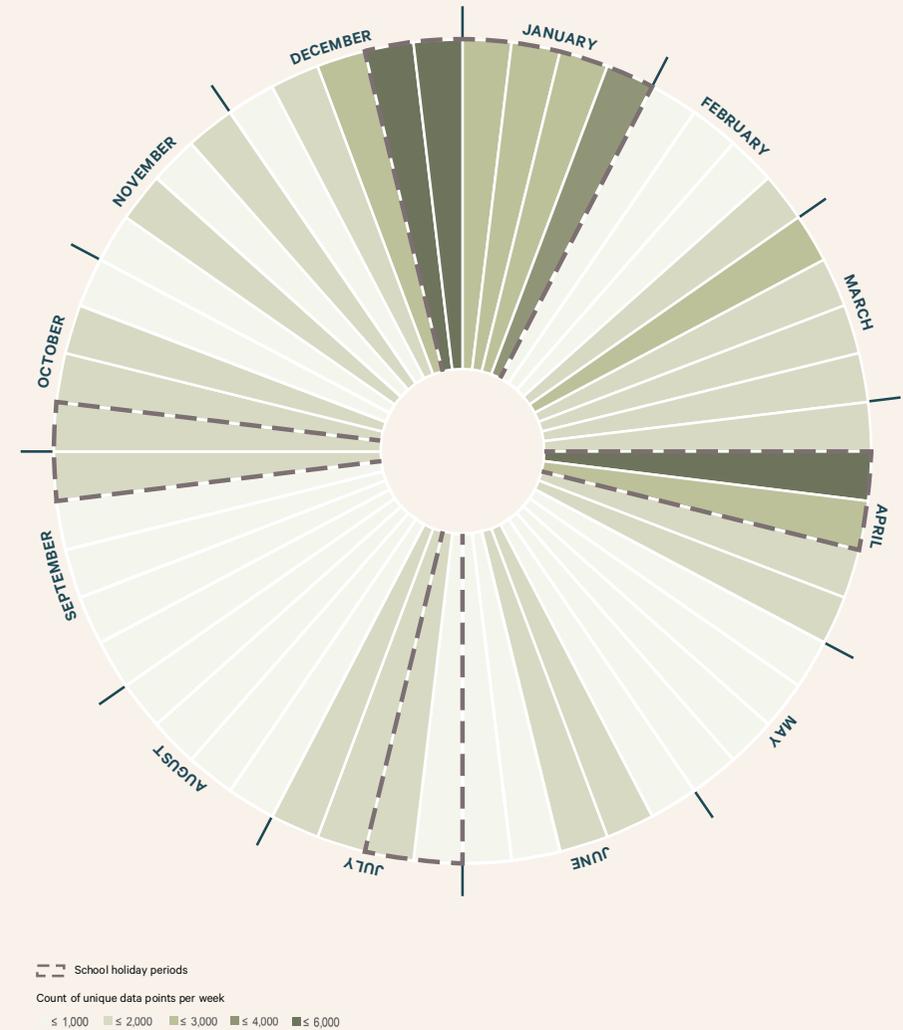


Diagram 6. Cowaramup Town Centre - busiest times of the year using 2021 human movement data

Cowaramup's location on the Bussell Hwy results in a highly distributed visitor home location dataset. The human movement analysis found that approximately 98% of the 67,000+ mobile devices identified during the 2020-2023 timeframe being linked to a "home" location outside Cowaramup and immediate surrounds. This statistic is not uncommon for regional towns located on a highway setting which experience a lot of 'through' traffic. It is noted that the total count of observed unique devices through the study area is very high, reinforcing the importance of the link between Bunbury, Busselton and Margaret River.

2.3.2 KEY AREAS OF ACTIVITY

Based on the weekly activity heat diagram above (Diagram 5), activity mapping, averaged across the three 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 14-19) 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:

- The intersection of Bottrill St and Bussell Hwy, particularly the north eastern side of the intersection
- The western side of Bussell Hwy between the Post Office and The Servo Tap House

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

Venues that open after normal trading hours and offer night life in town, being the West Winds Distillery, Rosie's Deli and the Servo Tap House have all opened up in Cowaramup since the end of 2022, so are not represented fully in the analysed data. However, the site visit confirmed they are new areas of activity within the study area during week and weekend evenings (through to roughly 7:30-10pm).



2.3.3 MOVEMENT ANALYSIS

Whilst the movement along Bussell Highway is a significant feature of the data, east/west crossings and a connection to the Bottrill Street retail hub are apparent when highway users are filtered from view.

Figure 20 shows the key crossing points and commonly used paths within the study area

The data indicates a high level of activity and crossings between the Servo Tap House and the carpark on Hall Street, and the Post Office and retail shops on the corner of Bottrill Street. These locations correlate directly with the key areas of activity mapped out in the previous section and observations from the site visit.

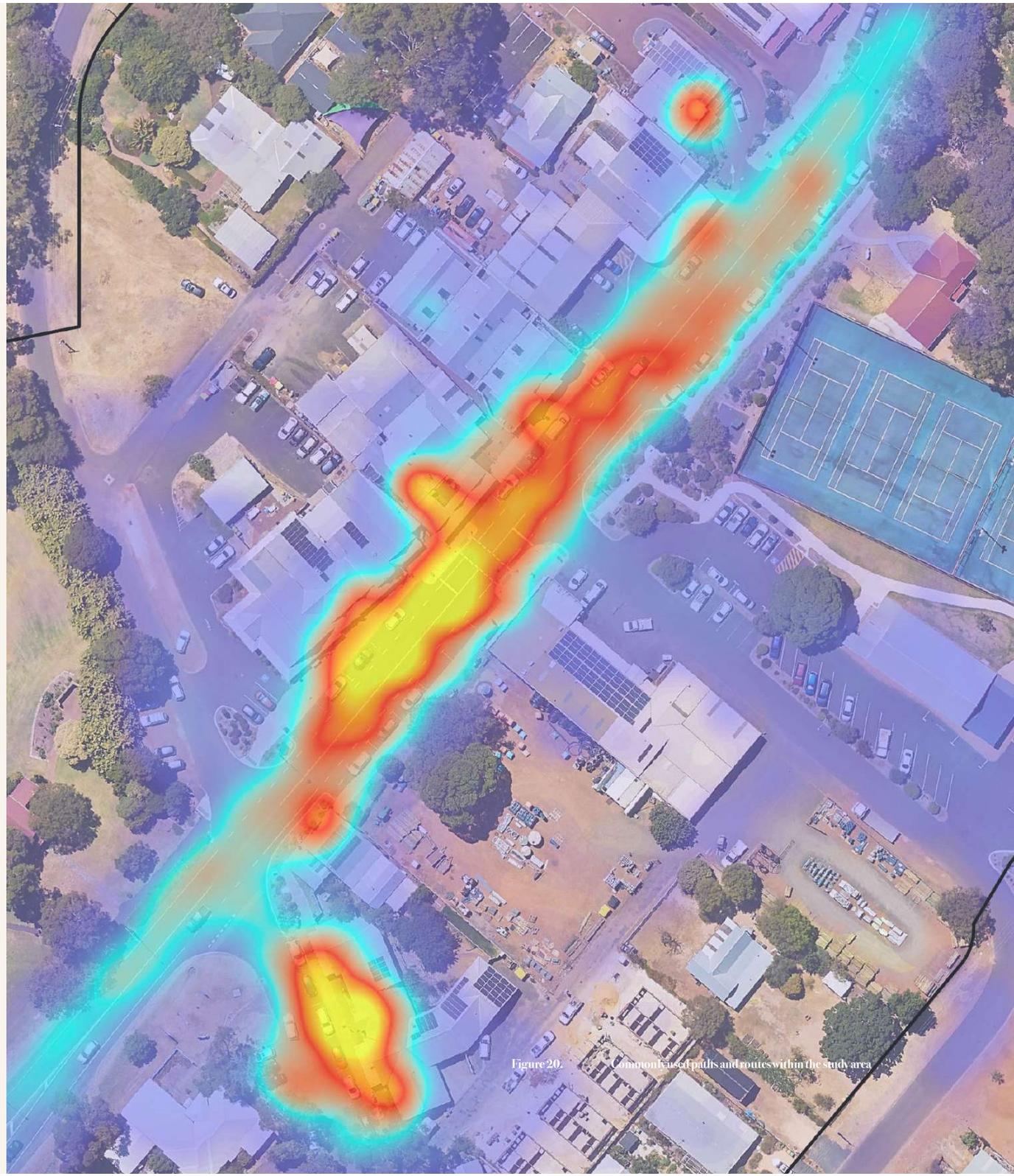


Figure 20. Commonly used paths and routes within the study area



EXTERNALLY

Movement outside the study area occurs predominantly along Bussell Highway, with the smaller, east-west running local roads such as Harmans Mill, Miamup and Cowaramup Bay Road being popular routes according to the data.

Travel to the east of the study area is limited with the localities of both Treeton and Osmington seeing a much small flow of traffic. Travel to the west is far more pronounced and indicates the strong linkages to the coast and the corridor of wineries and attractions that runs north/south, sandwiched between Caves Road and Bussell Hwy (refer to Figure 21).

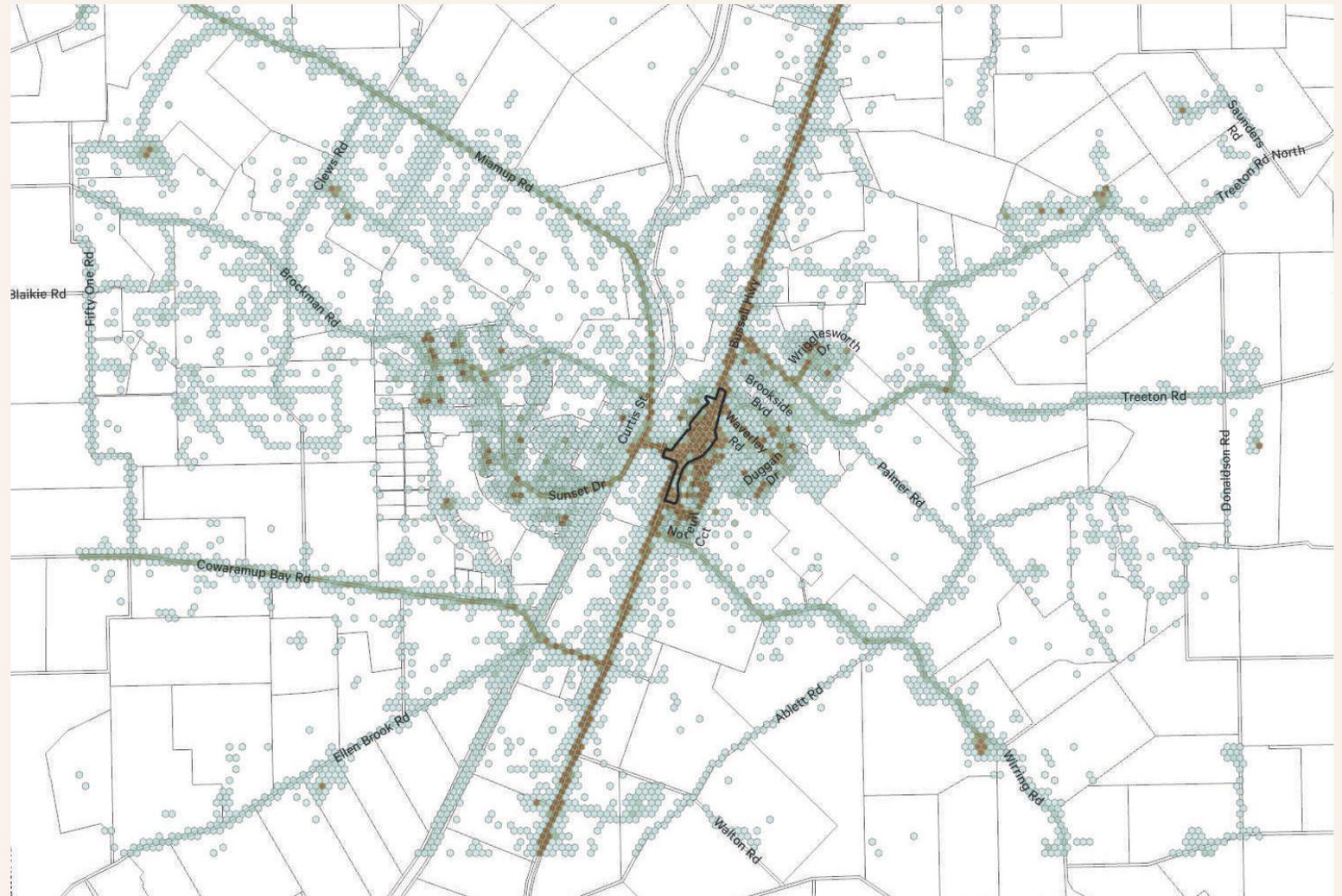


Figure 21. Commonly used paths and routes in the region around Cowaramup

‘Cowaramup, home of the ‘Cowara’ bird, exudes a quintessential country town feeling, amongst the natural landscape of the South West. Its location gives you the best of both worlds; access to everyday needs whilst amongst the idyllic quiet community and bushland setting. It puts locals first. Community life is distinct on the street, with the town centre a meeting and socialising place for all. This activity attracts tourists, layered with its unique artisans, crafts playful nature, and down-to-earth attitude, embracing of all parts of its history.’

- Cowaramup Character Study Report: Character Statement

3. THE CHARACTER OF COWARAMUP

3.1 CHARACTER ANALYSIS - PRIMARY FINDINGS

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

- 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 Cowaramup Character Study survey (refer Appendix B and section 1.3.3 of this report); and
- Observations from a 3-day site visit to Cowaramup in May 2023, 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 Cowaramup through photographs taken during the May site visit. The following diagram illustrates the methods used to understand and quantify each character element in the Study Area.

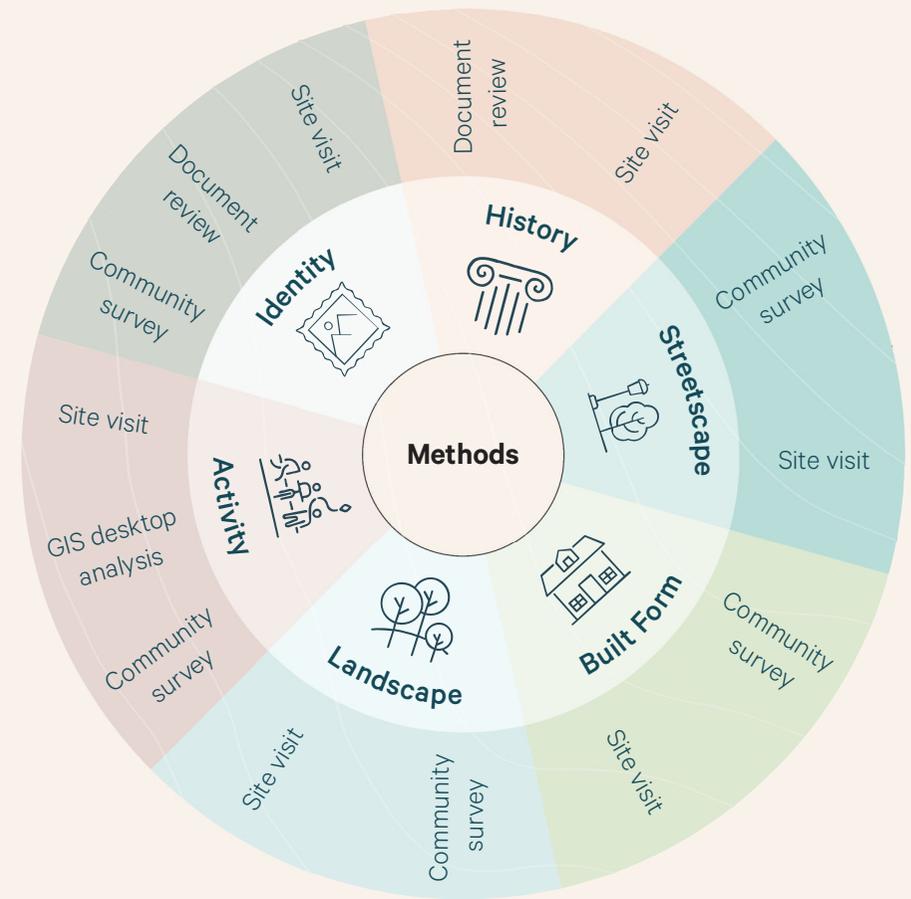


Diagram 6. Character elements - analysis methods

3.1.1 STREETScape

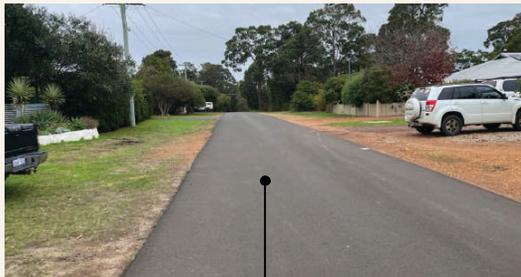


The streetscape is one of the primary settings of a place, so by understanding how it comes together from all its unique parts, we can look at how this contributes to the character of a place and how one might feel in that environment.

Character element: streetscape		
Character component(s): spatial and interactive		
Character criteria	Analysis and Observations	Key Characteristics
Spaces between the buildings	<ul style="list-style-type: none"> Buildings are closer together (with little to no side setbacks) in the central part of the town centre and are more spread out on the outskirts of town. Side boundaries are fairly defined - about half of lots in the study area have a side boundary fence, however many of the shops in the main street have shared boundary walls. Side boundary fences are most commonly above eye height and made from non-permeable materials such as brick, Colorbond and thick hedging. 	<ul style="list-style-type: none"> Cloistering of town centre built form, indicating the heart of town and activity Openness to the street, but defined side boundaries of lots create a sense of order and structure
Relationship to the street	<ul style="list-style-type: none"> Few barriers between the footpath and the entry to buildings. Only a quarter of lots in study area have a front boundary fence. Generally wide footpaths in the main part of town, but quality of the network is inconsistent in places. Buildings all have windows facing the street, with frames that generally tie in with front door frame materials. Vertical emphasis in window design was more common. Shopfronts typically have smaller windows, rather than larger full display windows. Front doors of commercial and residential buildings are integrated into (flush with) the front façade, not recessed, highlighted mainly through colours and materials, and tie in to the overall palette. Many double-door entries and exists. Buildings are mostly flush with the adjoining ground/footpath in the centre of town, or only slightly raised, so are easily accessible and visible, and connect well to the street. Some spill out their wares or seating onto the adjoining footpath, providing a more blended transition between the public and private realm. Canopy cover is inconsistent along the street. 	<ul style="list-style-type: none"> Buildings address the primary street frontage Sense of openness (created from lack of front fences) and community feel Buildings are mostly flush with the street, enhancing a sense of connection between buildings and the street and ease of access

No setbacks between buildings
windows and doors face the street

Building flush with the street
setback for dining



Wide residential streetscape
with buildings screened with
vegetation



Some canopy cover and wares
on the street



Character element: streetscape		
Character component(s): spatial and interactive		
Character criteria	Analysis and Observations	Key Characteristics
Setbacks	<ul style="list-style-type: none"> Main shops in town have little setback to the street (nil-3m). Street setbacks are used for entries, alfresco, seating, planting and displays. Building lines are fairly consistent along Bussell Highway, creating a continuous and connected experience. 93% of buildings within the study area are setback from the street. Approximate setbacks varied, however were most commonly set back 6m or more from the street (47%), followed by between 3-6m (36%) and lastly between 1-3m (17%), which account for most of the buildings along Bussell Highway in town. Front setbacks particularly for residential or detached commercial buildings typically have vegetation or native gardens, or are used for access, paving/dining, or driveways. 82% of buildings had side setbacks, which were most commonly used for gardens or property access. There were no predominate setback distances, with 30% of these were narrow (1-3m), 36% at 3-6m and 34% over 6m. The overall height of buildings relative to the street was varied, with 50% of buildings flush with the street, 28% elevated, and 5% sunken below street level. A further 17% could be read as flush with the street, with only minor differences to street level (i.e. one half step). 	<ul style="list-style-type: none"> Town centre presence well defined by reduced setback and clustering of shops, creating a sense of containment, to help provide a threshold and transition in/out of town Fairly seamless transition between buildings and the streetscape, with flush, low buildings with minimal, active setbacks Landscaping and gardens in front and side setbacks contribute to the sense of greenery
Views and vistas	<ul style="list-style-type: none"> Views lines are good along the main part of Bussell Highway due to the flat topography, however the curve of the road to the north, and drop of the road to the south limit clear sightlines in and out of town These restricted view lines, as well as significant parallel parking along Bussell Highway, can make crossing the Highway difficult during busy times. This is further exacerbated by a lack of medians and significant traffic moving through the street. View lines throughout town are readily met with trees, landscaping or some form of greenery. Fibreglass cows and other artworks are nestled within these areas, creating a sense of discovery within the street experience. Tree lined experience entering town from the north and visually green experience entering town from the south, passing by Pioneer Park. 	<ul style="list-style-type: none"> Dominant landscaped setting A mix of clear view lines and concealed views provide for variety in the streetscape



Tree lined entry into Town



Some view lines restricted and crossing can be difficult



Landscaping and trees in views of the town

Character element: streetscape		
Character component(s): spatial and interactive		
Character criteria	Analysis and Observations	Key Characteristics
Public realm amenity	<ul style="list-style-type: none"> Recent streetscape upgrades make cream aggregate the most common footpath material. Footpaths are predominantly wide and allow easy movement through town, accompanied by room for bike racks, bins, seats and other infrastructure on the footpath. There are some areas of poorer quality bitumen, gravel, but these are not common. Awnings are inconsistent along the building edge. Street furniture is present and of acceptable quality (i.e., benches, bins, bike racks and planters). Bins and benches are typically made with wooden elements, bollards are wooden in some places, and bike racks contain artwork by local children, adding to a cohesive sense of place. There are two public toilets located within the study area, however these are poorly signed within the town centre. Street parking is predominately parallel, with parking lots on side streets, or screened from the Highway. The parallel parking helps to moderate traffic speed and flow in town, provide convenient access to shops, but also screens clear crossing view lines. Lack of directional and way-finding signage in town. Lack of crossing points make it difficult to cross at key intersections (e.g. at Bottrill Street), or hard to navigate due to parallel parking bays. 	<ul style="list-style-type: none"> Friendly and welcoming street presence and ample amenities, with traffic as the most negatively impactful on the experience. Character and identity is largely built into the streetscape furniture and items Footpaths are varied in style, however, are predominantly cream coloured and textural. Streetscape is contained by built form rather than by awnings or fencing.

Path quality inconsistent



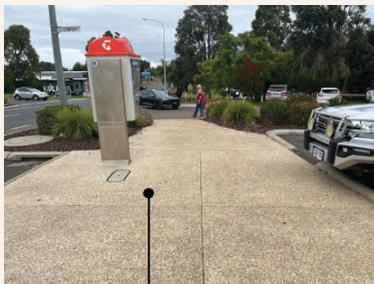
Integrated streetscape artworks



Integrated infrastructure and local childrens artworks



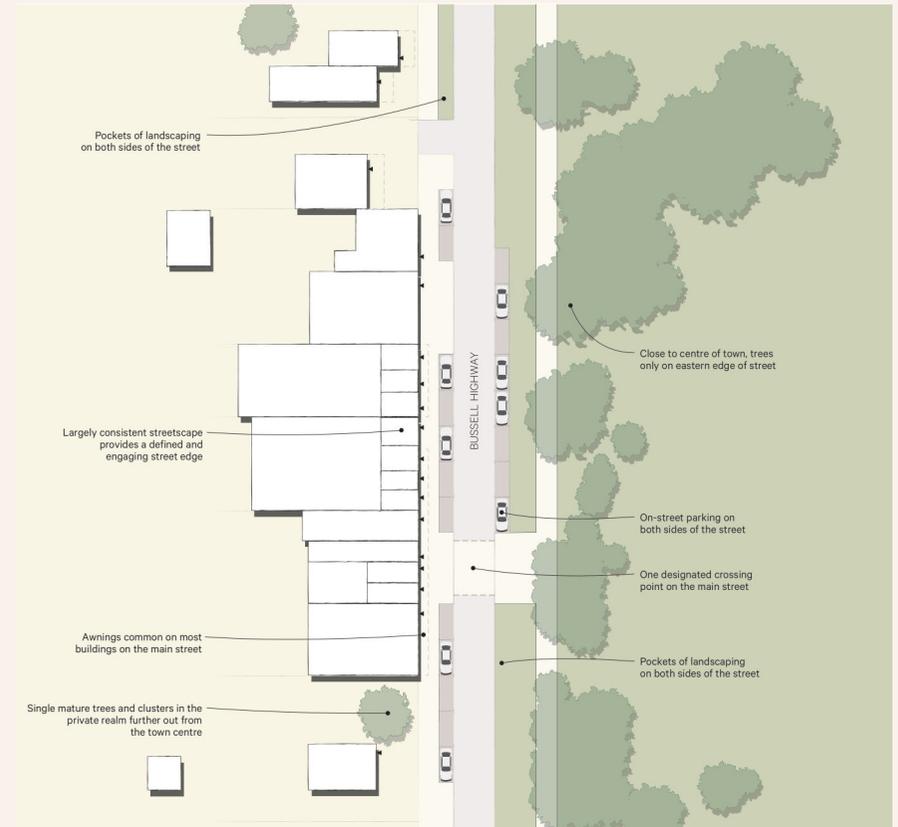
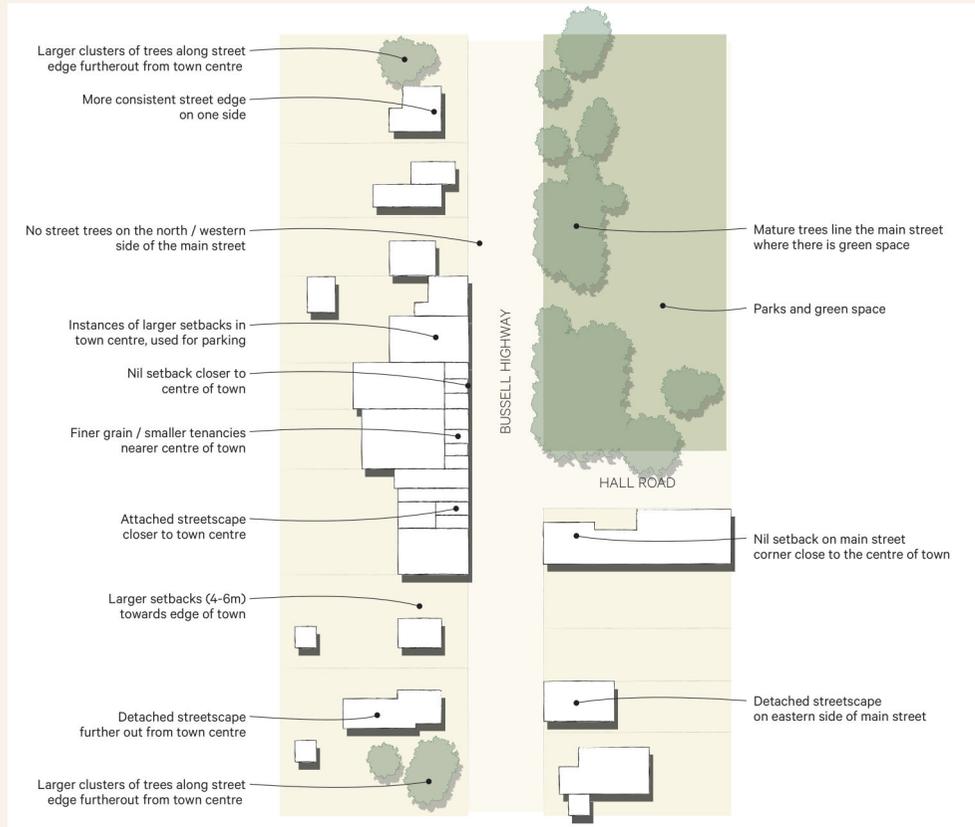
Wide footpaths



Consistent streetscape furniture

Recent streetscape upgrades add landscape and consistency

STREETSCAPE CHARACTERISTICS



3.1.2 BUILT FORM



By 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	<ul style="list-style-type: none"> • Most common wall material is horizontal weatherboard – either not painted, or painted light blue, dark blue or cream • Metal sheeting also common as a wall material, often with a vertical grain and navy coloured • Roof material finish is dominated by tin metal sheeting (zincalume), followed by Colorbond sheeting. Tiles were only seen on one property. • Timber elements were common features in gables and awnings – either continuing the weatherboard detail, or lining the gable. • No ornamental or fussy detailing. • Timber elements common throughout the public realm – bollards, benches, verandah posts. • Wooden verandah posts are most common, closely followed by metal posts that blend into the colours of the building. • Red bitumen commonly used as a material for parking and driveways particularly off the main street 	<ul style="list-style-type: none"> • Weatherboard, timber, tin and Colourbond streeel are the prevailing construction materials. • Muted palette, non-reflective and rural materiality which constitute colours and appearance the blend with the surrounding environment. • Façade features (window frames, door frames and gables) are highlighted in matching colours and materials as a form of detailing. • Simplicity in colour application and detailing, absence of fussy or ornamental appearance.
Form	<ul style="list-style-type: none"> • Gable roofs are the most common and visually prominent roof form for residential and commercial (72% of all buildings surveyed). • Simple forms, freestanding (detached) on the fringes and outside of the main street. • Awnings are typically flat or skillion, integrated into the building rather than a contrasting style. • Clear lack of garages on residential properties – more carports and open air parking. 	<ul style="list-style-type: none"> • Simplicity of building and gabled roof forms in part evocative of rural location, 'country town' feel • Gables and other features help address the street
Scale	<ul style="list-style-type: none"> • Low buildings, both wide and narrow forms • 91% of buildings are single storey • Two-storey buildings are more modern forms, built in the 21st century and have a commercial ground floor with residential upper floors 	<ul style="list-style-type: none"> • Varied building scale, but generally low rise (1-2 storeys) streetscape
Colours	<ul style="list-style-type: none"> • Cream / white / ivory • Light blue • Navy blue • Grey • Copper • Brown (timber) • Muted tones 	<ul style="list-style-type: none"> • Simple colour palette evocative of rural character and nearby coastline • Contrasting bright colours (i.e. red) used to highlight façade features (frames).
Construction techniques and details	<ul style="list-style-type: none"> • Windows are generally not dominant on the façade, and mostly vertical in emphasis • Columns for verandahs commonly used and made of either wood or metal materials 	<ul style="list-style-type: none"> • Traditional construction techniques are evident. • Simple fenestration arrangements with mostly vertical emphasis.



Gable weatherboard with contrast matching window and door frames and tin roof



New buildings with vertical windows tin roof, gable, and weatherboard feature



Gable with horizontal weatherboard detailing and tin roof



Wood feature and cream tones



Corrugated metal sheeting, light blue tones



Timber gables



Vertical metal sheeting, copper and grey tones



Weatherboard house with open fence and parking



Commercial parapet with light painted weatherboard



Gable signage and simple detailing



Narrow gabled roof fronts



Horizontal weatherboards and parapet detail

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	<ul style="list-style-type: none"> • Topography varies to the south of town and into Pioneer Park • Most of the main street area is flush with little topographic variation • Buildings work with minor topographic changes 	<ul style="list-style-type: none"> • The built form typically responds to the topography • A general sense of flat landscape makes the drop to Pioneer Park feel dramatic as a cloistered, landscaped retreat from the busy part of town
Landscaping	<ul style="list-style-type: none"> • Fair amount of greenery within the streetscape • Well-kept front gardens – planted and native • Well maintained garden on corner of Waverley Road and Bussell Highway adds colour • Mature trees – Peppermints, Paperbarks, pine trees • Mostly low plantings – bushes and shrubs, maintain visibility in the street • Plants in pots or integrated into setbacks and frontages along the streetscape • Lots of climbing plants, vines • Overall texture is fine grain and scrubby • Mulch is common, adding depth of colour and texture. • Hedges common as fencing and barriers • Connection to stream through Pioneer Park 	<ul style="list-style-type: none"> • Lower scrubby type plantings used along streetscape allow view lines to continue, whilst providing texture • Mix of native and introduced species • Line of pine trees and eucalypts on approach into town creates a distinct entry feature and sets the landscaped tone of the town

Hedges and vegetation on side boundaries



Houses screened by landscaping



Landscaping adjacent main street paths



Community planted garden entry statement



Landscaping on structures



Low plantings and pots to manage sightlines



Newer native plantings amongst mulch



Creek in Pioneer Park



Character element: landscape		
Character component(s): spatial and experiential		
Character criteria	Analysis and Observations	Key Characteristics
Setting	<ul style="list-style-type: none"> Positioned along Bussell Highway, inland, between Busselton and Margaret River Visual connection to immediate hinterland of native vegetation, bushland, vineyards and rural properties Native bushland incorporated into nearby residential subdivision (Parkwater), demonstrating a desire to live amongst the bushland. 	<ul style="list-style-type: none"> The natural landscape setting generates significant tourism and a permanent 'tree change' residential population
Climate	<ul style="list-style-type: none"> Local climate has wet cool winters and comfortable dry summers Cool nights are experienced (being inland) 	<ul style="list-style-type: none"> Form of buildings reflects the local climate to provide shade from the sun and shelter in the rain. Plant / tree species selection and landscaping treatments typically respond to the cool climate.

Eucalypt and pine trees iconic entry experience



Peppermint trees common throughout

Setback areas with scrubby landscaping



Planters help define boundaries and edges

Tall feature eucalypts



Planters in the main streetscape

Thick vegetation



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	<ul style="list-style-type: none"> A lot of cycling in town, commonly through Pioneer Park (connecting to other trails) Walking the dog - local parks and ovals and around town Walking and exercising Caravans depart town in the morning (Sunday) Lots of crossing the road at crosswalks and along the street to access the Hall Road car park High levels of activity along Bussell Highway, Hall Road Car Park and at the shops along Bottrill Street 	<ul style="list-style-type: none"> Linear vehicular movement along Bussell Highway and across the Highway Clustering of movement around/between retail, commercial and hospitality nodes - correlates with the key areas of activity Wide footpaths (in fair/good condition) encourage pedestrian movement via a variety of modes (i.e., cycling, e-bike, gopher, walking). Dominance of Bussell Highway (traffic) limits ease of east-west movement in town
Meeting places and gathering spaces	<ul style="list-style-type: none"> High use of Pioneer Park and the Oval Alfresco dining highly utilised on the street The key areas of activity within the study area are along the shops on Bottrill Street, and along the east and west side of Bussell Highway between the Servo Tap House and Bottrill Street. 	<ul style="list-style-type: none"> Meeting points in town are linked to high activity food & beverage outlets as well as shops and tourism drawcards Secondary meeting places include recreation spaces such as Cowaramup Oval and Pioneer Park Alfresco dining spaces are utilised by cafes and are highly popular spaces in the morning through to the afternoon
Land use	<ul style="list-style-type: none"> Some community use (i.e. Town Hall, Church, public toilets) Residential is located away from the Highway Some short-stay accommodation facilities to encourage visitation and tourism within the town although less compared to other nearby towns, indicating more of a stop-over than a destination. Wide range of cafés, retail, food and beverage, which supports residents and visitors and encourages daily activation within the town centre. No supermarket within town. Diversity in night activity with Tap House, Rosie's Deli and West Winds. Unique retail and food and beverage stores; an absence of chains and brands 	<ul style="list-style-type: none"> Mixed land uses typical of a regional town centre / main street setting Focal land uses on everyday local needs (excl. supermarket) and food and beverage for locals and tourists Uniqueness in retail and food and beverage offer create a point of difference and emphasise local connection

Bike parking



Walking the dog



Dog walking common



Accommodation uses in town



Cycling in town



Walking the dog in Pioneer Park



Agricultural business remains in town



Busy oval with Saturday sport



Character element: activity		
Character component(s): interactive and experiential		
Character criteria	Analysis and Observations	Key Characteristics
Activation	<ul style="list-style-type: none"> Day time activation activities commonly include sitting on street benches, window browsing, alfresco dining, utilising the parks and oval, sporting activities, daily needs (i.e. post office), meeting friends, exercise. Activation after dark commonly at food and beverage outlets the Tap House, West Winds and Rosie's Deli. Trips to the bottle shop were common in the evening. Some tenancies left their lights on (or lit up awnings/gables) even though they were closed after dark, providing a sense of safety and activation. 	<ul style="list-style-type: none"> Local ownership of the street during the morning / business hours from alfresco dining spaces Everyday activities prominent Tourism activities focused on food and beverage and small shopping strip Night time activity and economy Activation very visible on the street day and night
Frequency / temporal	<ul style="list-style-type: none"> Morning activity based around cafes and daily needs (post office) After 2pm, afternoons were quieter following the lunch rush and when many tourists are commuting back to Perth Peak of activity between 10am-2pm daily, but many shops were open until later around 5pm. Activity picks up slightly in the evenings with the night time uses 	<ul style="list-style-type: none"> Bustling mornings, with quiet afternoons and busier evenings Busiest period occurs between mid-December and the end of January. Activity also increases during school holiday periods, with the intensity of activity higher during the summer holiday periods. Activity also increases between Mid-March through April, around Easter and the end of the warmer months in WA.

Playground in Pioneer Park



Bustling corner of shopfronts



Bustling day street activity



Interaction opportunities with cows



Post office is a significant draw-card



Busy pathways in front of eateries



Window displays lit up at night



Night time street activity at the Tap House



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	<ul style="list-style-type: none"> Cowara bird (purple crowned lorikeet) murals and artworks connecting back to Wadandi language for the place Cow memorabilia throughout town in streetscape and shops - fibreglass statues and 'Free the Cow' statue Local, community feeling Black cockatoo and red breast robin also feature in artworks Sense of creativity and pride through artworks 	<ul style="list-style-type: none"> Local country town feeling – sought out as a place to live, significant recent growth Sense of humour evident – i.e. 'hard to say, nice to stay' Recognised as a key destination along Bussell Highway, between towns – more as a stopover than a stayover Original service centre function and role still visible
Nomenclature, motifs, and symbols	<ul style="list-style-type: none"> Wood Metal Cowara Cows Rural symbols (i.e. windmill) Surfboards Wine 	<ul style="list-style-type: none"> Strong rural theme Identity linked to surrounding landscape and land uses Interpretation of the town's rural setting and history (dairy /beef farming) reflected in place branding (signs, business names and logos) Strong link known as cow-town Emerging artworks and knowledge around the Cowara bird and link to town's name
Colours	<ul style="list-style-type: none"> Cream / white / ivory Wood browns Light and navy blue Varied greens (landscape) Grey metal Orange copper and core10 Pops of bright colours (red) 	<ul style="list-style-type: none"> Muted rural palette and rich landscape inform the colour and textures
Signage	<ul style="list-style-type: none"> Signage largely contained on awnings, gables or windows Signage is limited on buildings, generally integrates with colour palette reducing clutter and is not intrusive Historic plaques 	<ul style="list-style-type: none"> Signage is subtle in its presence with limited colour palettes and materials, typically aligning with the building palette



Artwork on infrastructure



Local identity and ownership



Timber and rust elements



Cow merchandise



Muted tones in newer buildings



Cowara bird and scarlet robin mural



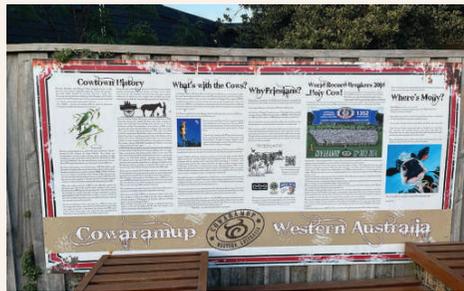
Iconic cow statues



Lions club prominent



Humour shown through playful tagline



Shared information about history & identity



Lions Club visibly active within the community



Cowara bird ornament



Cowara mural



Local yarn bombing



Red Cockatoo mural with positive sentiment



Free as a Cow sculpture

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	<ul style="list-style-type: none"> Sprawled along Bussell Highway Located near local stream Fish bone pattern of development centred on the 'spine' of the main street, with new developments emerging east, west and south of the town Low-small scale buildings defining the main street 'Groupies', quaint timber buildings still present in town 	<ul style="list-style-type: none"> The original subdivision pattern remains intact, with a retained character of low, small-scale buildings. Topography and relationship to the main street has shaped the settlement pattern.
Local materials and climate	<ul style="list-style-type: none"> Timber / weatherboard Tin Gables Simple forms and materials 	<ul style="list-style-type: none"> Traditional materials and traditional forms persist, continuing the rural setting character Construction techniques and styles typical of timber towns and Group Settlements
Nomenclature	<ul style="list-style-type: none"> 'Cowaramup' derived from Wadandi Noongar word for the Purple Crowned Lorikeet 'Cowara', Cowara Court Local family names: Bussell (Bussell Highway), Bottrell (Bottrill Street), Duggan (duggan Drive), Hasluck (Hasluck Street), Nilsson (Nilsson Lane), Peake (Peake Street), Hocking (Hocking Lane), Whiting (Whiting Lane), Jenkins (Jenkins Road) Nearby Group Settlement (Group 18): Wurring (Wurring Road) Play on words associated with cows and dairy – i.e. Mukau shop (moo-cow), Deja-Moo local festival 	<ul style="list-style-type: none"> Evolving prominence of the 'Cowara' in naming and knowledge, over Cows and the colloquially known name of 'Cow-town' Drawing on local family names Naming evident in both older and newer areas of town, helps retain a sense of connection to history
Change over time	<ul style="list-style-type: none"> Some original buildings still exist in a recognisable form. Collective main street remains. Some change has occurred in the main street over time, with more modern buildings appearing The Church is a remnant of inter-war gothic architecture, and is a good example of a surviving church constructed as part of Group Settlements Common materials in original building stock included weatherboard and tin Development of rural farming land adjoining the town has removed some of the immediate dairy farming character 	<ul style="list-style-type: none"> Some modified built form, balanced with retained built form Change has been embraced over time Layers of history evident reflecting the dairy industry, timber industry, wine industry, tourism industry and strong connection to the coast



Original built fabric remains



Original Hall building remains and shows connection to timber industry



New layers of history with mid century petrol station converted into the Tap House



St Mary's Anglican Church reminiscent of the Group Settlement Scheme era



Dairy industry and town events - modern history prevalent



Dairy/beef industry



Historic plaques



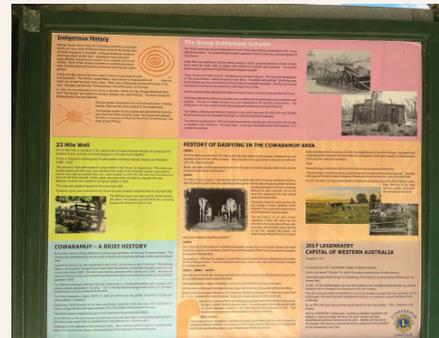
Noble draught horse plaque next to 23 Mile Well



Local history shared



Local history panels



Local history panels



Group Settlement Scheme history



Group Settlement Scheme artwork

3.2 KEY CHARACTER THEMES

3.2.1 COUNTRY TOWN FEEL

“Creating an inviting area for people encourages them to socialise and shop in town to reduce ‘leakage’, in conjunction with attracting new people into town to generate new income.”

– Bureau of Infrastructure, Transport and Regional Economics (BITRE) (2014, p268)

Cowaramup has a quintessential South-West country town feel. Established as part of the Group Settlement Scheme, but flourished on community spirit, determination, and an emergence of a variety, rather than a sole industry.

The community, the buildings, the landscape all welcome you into Cowaramup. From friendly signage, numerous cow statues, and the clear verandah street aesthetic, it is inviting for anyone who finds themselves on its doorstep. Its strong roots in the dairy and timber industry are clearly celebrated.

Its broad hinterland of wine and agriculture allow Cowaramup to be a centre of the South West playground. Its location on the busy Bussell Highway sees many people pass through but it's the life on the main street prevails and attracts a long standing and ever growing community who want to share in its collective close-knit fabric.

3.2.2 LOCAL COMMUNITY FOCUSED

Whilst some towns cater predominately to tourists, Cowaramup attracts tourism as a by-product of its local charm. Originally a settlement servicing locals, it has evidently maintained its community-first preference. The town caters for most daily needs, with the post office being a drawcard, and the bounty of coffee shops offering places to catch up, if you haven't already done that on the footpath. There were lots of conversations between locals meeting in the street, showing a sense of knowing your neighbours and being connected to your surrounding community.

“The town is the focalpoint for people to gather. People identify with the town and a large part of their social network and activities are associated with it. These connections are reflected in small communities having substantially higher volunteering rates, and higher participation in local activities such as sporting clubs” – Bureau of Infrastructure, Transport and Regional Economics

(BITRE) (2014, p267)

The town's community spirit is noted in the heritage listing of several places – Cowaramup Oval, the former Country Women's Association (now Cowaramup Tennis Club) and Cowaramup Hall. They talk to the notion of providing core community gathering spaces within town, and catering to the collective community spirit over generations. And it is not just a thing of the past. The influence of the Lion's Club is readily seen throughout town, just as much as local artworks, local events and importantly, local people. The local BMX club have established an informal canteen and hangout space on Friday nights, continuing the community use and connection to Cowaramup Oval. Many of the efforts to establish the Cowtown brand, and the iconic cows that line the main street, were efforts of a motivated, collective, community.

Building on this enduring community spirit, Cowaramup forms a unique advantage, being able to draw on the higher order services of nearby towns and offer unique businesses and niche opportunities that complement its homely and quirky character. This builds on the country town feel of meeting every day needs, with locally-owned and unique experiences available in town. This experience is what then attracts the tourists, and along with its unique brand, has indeed made it a success.

“While the level of economic activity in towns varies more than in the past and small town businesses are especially vulnerable to regional competition, many small towns remain important as the social centres for communities. Households may shop or work in a nearby larger centre, but much of their social focus remains in the local town. For this reason hospitality-based businesses (hotels, clubs, cafes etc) are more resilient than others.” – Bureau of Infrastructure, Transport and Regional Economics (BITRE)

(2014, p273)

3.2.3 EXPRESSIVE AND PLAYFUL

“Improvements in personal transport and increases in wealth have given more people the ability to choose locations based on amenity rather than employment—that is, the desirable attributes of a location such as the physical features, services and social character. Towns have been able to take advantage of the shift by transitioning their local economy towards the growing lifestyle and tourism industries. The implication for the development of towns is that amenity and not industry alone is now providing an economic base for many towns.” –

Bureau of Infrastructure, Transport and Regional Economics (BITRE) (2014, p7)

'Cowtown' as it is affectionately known, is not one to shy away from a-moo-sing opportunities. Some that were noted during the site visit include:

- “Welcome to cow country, and remember... be nice to udders.”
- “Cowaramup. Hard to say, nice to stay”
- “Deja Moo, an Udderly Legendairy Country Fair”

This is furthered by the 'Free and a Cow' sculpture by Ron Roozen installed in Pioneer Park in 2010, being a tongue-in-cheek acknowledgement of the 'Free as a Bird' sculptural icon at the original Laurance Winery. This was followed by the 42 Friesian painted cows installed all along the main street in 2012 (imagined by Loraine Teasdale) coinciding with International Cow Appreciation Day in July. The cows also have a silhouette of a calf's head amongst their spots to find, which creates a sense of mystery and intrigue on top of the whimsical nature all the cows themselves.

It became the 'Cow Capital' of the world on 12 July 2014, breaking the Guinness World Record for the 'Most People Dressed as Cows' (a total of 1,352 people), furthering the community spirit aspect and an effort to stand out.

There is a sense that Cowaramup and its people are not afraid to express what they feel is important to the town's sense of place or history. The strong identity of 'Cowtown' has helped the town connect with tourists and has expressed the town's playful sense of humour. This has been a strong drawcard for the local economy and helped put Cowtown 'on the map'.

Throughout the town there are countless pieces of artwork, brought to life either by locals or through local means, bringing a sense of ownership of this lively personality.

Whilst the cow has maintained the spotlight of Cowaramup in recent decades, there is a clear emergence of going back to its roots and celebrating the 'Cowara', the bird behind its name. Many murals of the Cowara are seen throughout town, and it features inferiorly on signage explaining the history of the town. It is still dominated by the prominence of the 'Cowtown' identity, however with further change, a balance between the two could be achieved allowing the town to further reconnect with its Wadandi history beyond the Group Settlement era.

3.2.4 ADDRESSING THE STREET

The prevalent built form in the main part of town provides a clear connection with the street. Simple architectural features such as gables, reflect the original basic forms during settlement, but also provide a sense of address and orientation, with clear signage and street prominence.

Whilst not significant features in size or design, both windows and doors on buildings face the street. Small setbacks from the highway maintain a closeness and help provide a sense of enclosure. Both these features provide further connection and interaction between public life and the core activity of town.

With only minor changes in topography, most buildings remain level with the street, making movement between buildings and street life easy. Verandahs help to anchor buildings to the street, and further support the front setback and pavement as a place to enjoy. Dining spaces, seating, small scale landscaping, signage and decoration all fill the front setbacks and provide a sense of wanting to linger in the space, the threshold between movement and commerce.

“One of the most significant and most visible aspects of our national heritage, one which contributes so much of value to the streetscape of our towns and cities, is the Australian verandah” – Baglin and Moffit (1976)

3.2.5 CONNECTION TO NATURE AND LANDSCAPE

The broader landscape setting within which Cowaramup sits is highly valued. Artworks reflect local flora and fauna, and local parks celebrate tall trees and plantings. The row of eucalypts and pine trees on the northern entry to town is visually striking, with Peppermint trees scattering the remaining landscape. Planter beds throughout town show a sense of pride and care for the space, often looked after by locals.

Whilst the main street allows room for movement and activity, not much remains for large gestures of landscaping. Recent public realm works make use of streetscape space to include lower scrubby landscape and help tie together both ends of town. Planters, pots, creepers and vines are all scattered throughout the main part of town; whilst not big in size, produce a big effect in terms of their collective presence to introduce greenery into the more urban setting.

The clear value of landscape is noted in the popularity and use of Cowaramup Oval and Pioneer Park, survey results that mentioned plants, mature trees, local streams and landscaping. This is furthered by the popularity of the nearby residential development Parkwater, which includes residential lots in amongst sections of National Trust conserved bushland. The appeal of living amongst nature and the relevant experience (i.e. walking trails) are highly sought after.

3.2.6 THE EMERGING COWARAMUP

The many layers of Cowaramup contribute to its friendly and lively character. The next iteration of the town is slowly emerging as a local-focussed family area, with strong connections to nature and unique experiences. There will be a substantial population of the next generation that grows up in town, who should continue to be part of its fabric.

“Towns which do not have a primary tourism focus can also benefit from through-traffic, and in this way, have greater markets for their retail sector and other businesses such as eateries and accommodation.” – Bureau of Infrastructure, Transport and Regional Economics (BITRE) (2014, p162)

New venues are emerging to support a night-time economy, all of which are unique and can service both locals and tourists. Being within a broader productive region of agriculture, viticulture and tourism experiences allows Cowaramup to leverage access to these, and higher order services in Margaret River and Busselton, and maintain its own quirky country town identity. The absence of a supermarket is notable given its resident population; however, it's convenient location does not necessitate this, let alone in the middle of town.

Whilst a newer era of development is emerging to the south of town, near Memorial Drive and Roy Earl Drive, it can continue to build on and complement the qualities of the main part of the town, and create a distinction through its built form scale, offering and access. Whilst development and growth can facilitate good change, it should be mindful not to take away from (or compete with) the charm of the original townscape, and the collective sense of the community spirit that drives its identity.



3.3 DEFINING THE CHARACTER OF COWARAMUP

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 Cowaramup whilst looking into the future.

Cowaramup, home of the ‘Cowara’ bird, exudes a quintessential country town feeling, amongst the natural landscape of the South West. Its location gives you the best of both worlds; access to everyday needs whilst amongst the idyllic quiet community and bushland setting. It puts locals first. Community life is distinct on the street, with the town centre a meeting and socialising place for all. This activity attracts tourists, layered with its unique artisans, crafts playful nature, and down-to-earth attitude, embracing of all parts of its history.

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 Cowaramup.

3.3.1 SPATIAL CHARACTERISTICS

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

- Main part of the town centre well defined by reduced front and side setbacks and clustering of shops, creating a sense of containment in contrast to the remainder of town which sees buildings on larger lots;
- Sense of connection to the street within town, with little separation between floor levels and the footpath, few obstacles to accessing shopfronts, gabled roofs, clear entries, wide footpaths, lack of fencing, and interesting window displays;
- Simple, genuine gabled building forms of predominately wood and tin, that reflect the Group Settlement and dairy farming history of the town.
- Natural landscape bushland setting generates high residential demand (tree-change), and the established trees in town further depict this desire to connect to nature.
- Distinctive different streetscape and built form typologies exist in town, captured in the following Figures 22-25:

3.3.2 INTERACTIVE CHARACTERISTICS

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

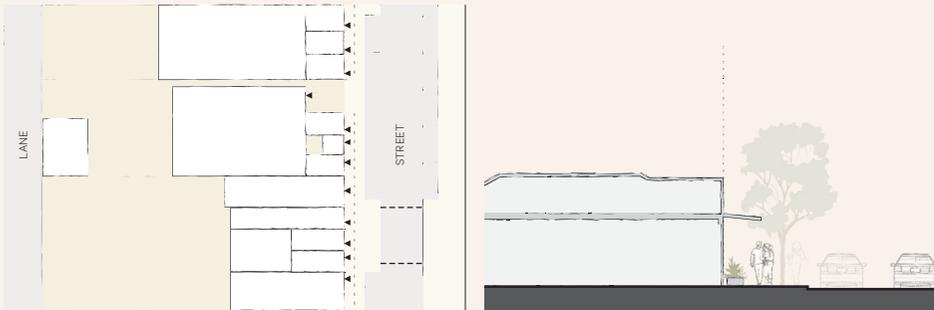
- Lots of street activity, with tenancies using the street setback / public spaces for alfresco dining. Other activities observed in the street such as exercise, conversing with locals, grabbing a coffee, visiting the post office, window browsing and reading the paper;
- Friendly and welcoming street presence and ample amenities during the morning, encouraging people to linger, interreact and move to multiple destinations within the townsite. This continues through to night time with a new after-hours economy emerging and decorative features, such as lighting on shopfronts, providing a sense of security and activity;
- A clear ‘heart’ in town, with bustling mornings with quiet afternoons, with some activity picking back up in the evenings; and
- High levels of activity in town associated with physical movement, fitness and socialisation – i.e. walking the dog, riding a bike.

3.3.3 EXPERIENTIAL CHARACTERISTICS

“Intangible elements that contribute to the ‘character’ of the place.”

- Contained, fine-grain main street experience in the context of broader bushland and farmland;
- Landscaping integrated into the street, along with the wildlife and birdlife it attracts adds to the character and perception of the place and its strong link to nature and country;
- Sense of community and connection through local art initiatives and activities (i.e., Cowara murals, the fibreglass cows, Deja-Moo festival);
- Artistic expression is strong against the simple colour and materials palette, and architectural forms within the town;
- Use of motifs, business naming and logos to link back to the ‘Cowtown’ campaign for the town, creating a strong identity and connection back to dairy farming; and
- Playful personality evident in town that is welcoming, evocative of the strong local community spirit and subsequently attractive to tourists.

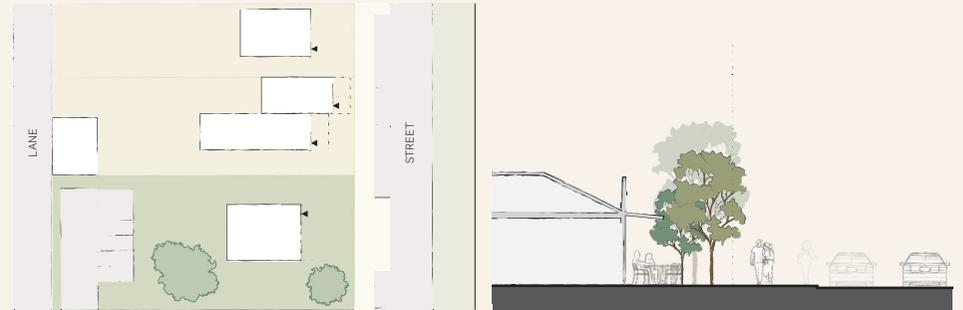
**SMALL BUILDINGS
ATTACHED STREETSCAPE**



- Generally Retail, Commercial and Food and Beverage uses
- Generally older buildings or facades
- Narrow frontages, Nil side setbacks
- Nil front setback, buildings flush with the street
- Small tenancies etc abut the street, offices, ancillary uses behind
- Sense of compact, fine grain streetscape
- Generally awnings provided in the public realm
- Minor variation in setbacks used as opportunity for alfresco uses
- Some recent two-storey mixed use buildings, with fine grain shopfronts and residential uses above
- Little / no landscaping or trees in the private realm, planters and pots etc
- Vehicle access from rear lane

Figure 22. Streetscape and built form typologies - Small buildings , attached streetscape

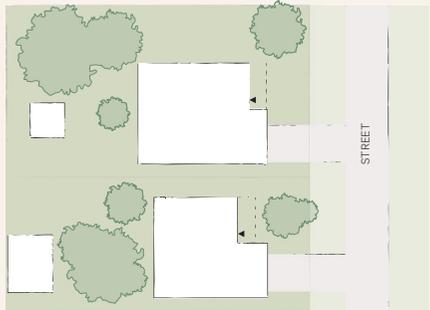
**SMALL BUILDINGS
DETACHED STREETSCAPE**



- Generally Retail / Commercial uses
- Generally older buildings or facades
- Narrow frontages, Variable side setbacks
- Small-medium buildings setback from the street with space between buildings for parking, landscaping etc
- Sense of compact buildings within more open streetscape
- Generally awnings provided at front entry point, but lacking along street edge
- Generally landscaping and single / small clusters of trees in the private realm
- Vehicle access from rear lane

Figure 23. Streetscape and built form typologies - Small buildings, detached streetscape

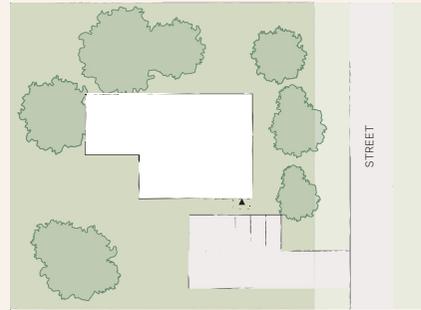
**MEDIUM BUILDINGS
DETACHED STREETSCAPE**



- Generally residential use, low density (R2.5-R20)
- Some older buildings, also recent and contemporary
- Medium-large frontages, Small-large side setbacks
- Medium buildings setback from the street with space between buildings for landscaping etc
- Sense of buildings within open streetscape and landscape
- Generally awnings and porches provided to the front facade and entry point
- Generally landscaping and larger clusters of tree in the private realm
- Vehicle access from street

Figure 24. Streetscape and built form typologies - Medium buildings, detached streetscape

**LARGE BUILDINGS
DETACHED STREETSCAPE**



- Generally Commercial uses: cafes, microbrewery, offices etc
- Some large older, previously converted from industrial uses, also recent and contemporary buildings
- Medium-large frontages, Large side setbacks
- Medium-large buildings with large street setbacks with space between buildings for landscaping etc
- Sense of buildings within landscape with clusters of mature trees in the private realm
- Vehicle access from street

Figure 25. Streetscape and built form typologies - Large buildings, detached streetscape

4. RECOMMENDATIONS

The following recommendations outline the spatial, interactive and experiential elements which should be embraced and respected in future planning controls prepared for Cowaramup. Adherence to these recommendations in the future Place Plan and Design Guideline review 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 history 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. **Retain mature trees** – the pine trees define a key visual entry statement from the north into town and should be retained, however endemic tree species such as Peppermint trees and Eucalypts should be encouraged on the main street to enhance the townsite’s connection to its immediate natural surroundings.
2. **Connecting to Country** – incorporate Aboriginal heritage and culture through interpretative elements in the streetscape, landscape, built form, and activation to be identified in collaboration with the Wadandi people.
3. **Distinct built form** – maintain gables, simple materials (weatherboard, tin etc.) and construction with no fussy detailing. Continue consistent colour palette in town – firstly for simple, muted colour palettes, secondly drawing from existing colours.

Suggest updating the Village Design Guidelines to accommodate two types of built form development to reflect different subdivision patterns within the town centre:

- a. **Traditional, narrow lots:** commercial, shopfront development that is fine-grain and engages with the street. Nil lot side setbacks, and small street setbacks that are used for activation and access. Doors and windows that address the street as articulated in point 4 below.
 - b. **Larger commercial lots:** building forms (evocative of sheds) that maintain continuity through materiality, evoke a rural feel, but are distinct in their site design response. Side and street setbacks to provide space between buildings, utilised for high quality landscaping, clear building entries, easy pedestrian access and gables that face the street.
4. **Street edge** – ensure a consistency of built form along Bussell Highway (attached streetscape) and corner developments with small street setbacks and engaging facades with large windows and clear entry ways. Encourage verandahs where possible (and where not obstructive) and ensure signage clearly addresses the street.

4.2 INTERACTIVE RECOMMENDATIONS

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

1. **Continue the coordinated style for streetscape amenities and signage** – continue the style recently implemented in town for any future streetscape upgrades, including amenities and signage. This should focus on gaps in continuity of pathways and key pedestrian connections, as well as resolve difficult crossing points in town. The style should maintain and reflect back consistent colours and materials within the area (e.g. wood).
2. **Places to enjoy street life** – ensure footpath widths are maintained, encourage development of alfresco and seating areas within front setbacks as well as places for landscaping (planter beds, pots etc.). Consider improved pedestrian crossing points in town to facilitate safe and legible access, particularly across the highway and between Botrill Street and Pioneer Park.
3. **Night time activation** – continue activation of the public realm at night, through land use, as well as programs to light up facades, gables, garden features, roofs and displays in town, to create a safe feeling street.
4. **Maintain main street activity** - café, food and beverage retail, creative/artistic industries, civic, public uses (i.e., public open space, public toilets, and car parking) and other uses that help meet daily needs should be encouraged within the town centre to retain traditional village character. There should be a further preference for local, unique and distinctive uses and brands to maintain its point of difference. Service-commercial uses to support the agricultural hinterland which are of a low intensity and bulky nature, should be located outside of the town centre, and relocate over time to the industrial planning precinct (C4 in the Shire’s Local Planning Strategy).

4.3 EXPERIENTIAL RECOMMENDATIONS

“Intangible elements that contribute to the ‘character’ of the place.”

1. **Promote the town’s local brand and story** – encourage new development to reflect on both the country town feel and history, but also celebrate the town’s connection to the Cowara bird to make it a more prominent and well known aspect about the town. Also draw upon connections to the wine industry and coast, and celebrate locally native flora and fauna.
2. **Connections to the surrounding bushland** – maintain and enhance (where possible) the physical and visual connection to the surrounding remnant bushland. Better enhance pedestrian and cycle connections between the town centre and surrounding neighbourhoods, particularly to the bush walking trails west of town. Continue to support bicycle parking in town along with utilisation of endemic and local species in landscaping.
3. **Connect new development to the main town centre** – in order to help new development to the south of town complement rather than compete with the main segment, introduce opportunities for it to be part of the broader experience of Cowaramup through things such as trails and way-finding signage and offer larger format uses that may not be accommodated in the cloistered main street. Be mindful not to make accessing the new development so easy (i.e. through considerable car parking) that it draws people away from town. Also make sure to improve the pedestrian experience through easy, clear pathways between both ends of town to keep walking (and cycling) as the preferred movement patterns.

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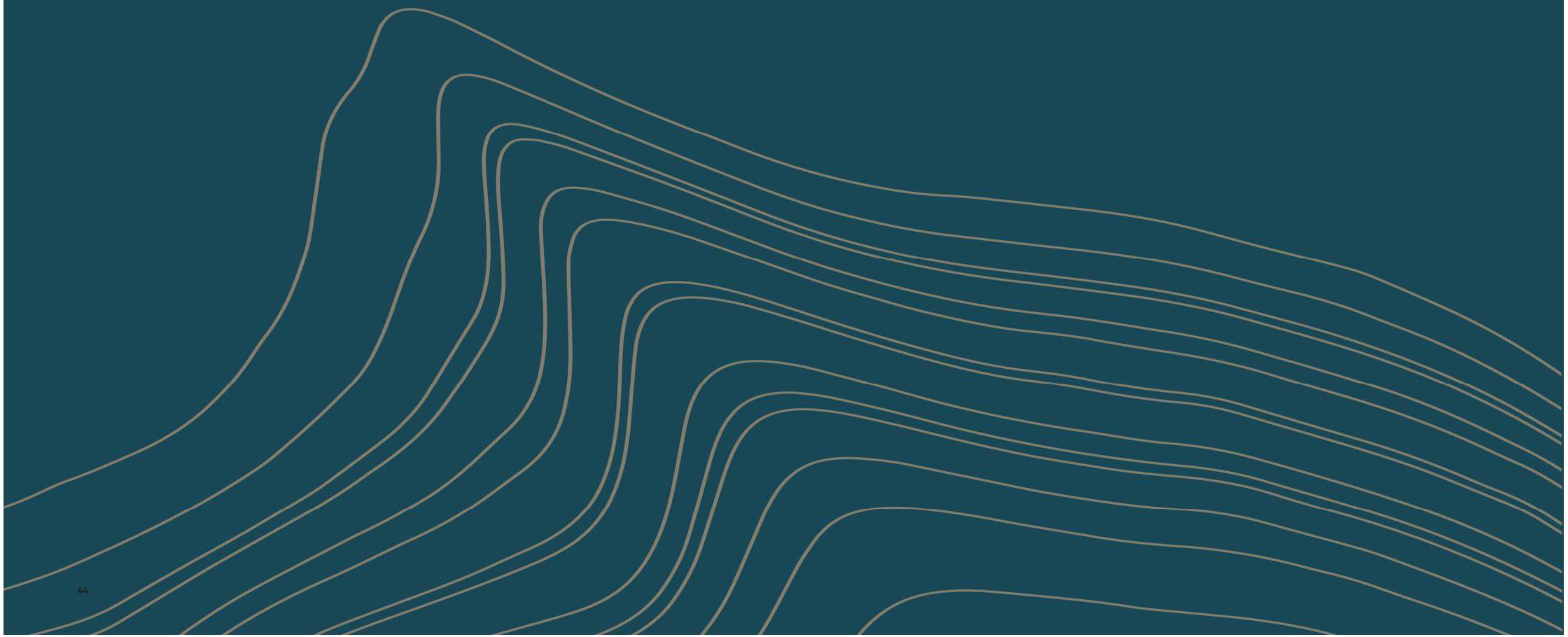
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APPENDIX A

DOCUMENT REVIEW

Cowaramup Character Studies – Document Review

This document review includes a summary of ten (10) relevant documents that include previous findings in regard to the Cowaramup town centre (study area) 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.

Cowaramup specific findings

- 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.

Name	Prepared by	Date
Whole of Shire		
01	Shire of Augusta Margaret River Strategic Community Plan 2040 and Engagement Summary Report	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
Cowaramup		
09	Cowaramup Village Strategy	Shire of Augusta Margaret River in conjunction with the Steering Committee, Reference Group and Halsall & Logan Town Planning Consultants and O'Brien Planning Consultants 2005
10	Cowaramup Village Centre Design Guidelines LPP	Shire of Augusta Margaret River 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.

	<p>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.</p> <p>Community Vision: <i>A region where towns and villages and special places are recognised for their diversity and unique character.</i></p> <p>Strategy PL.1.2: <i>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.</i></p> <p>Shires Role: <i>responsibly grow and develop vibrant, sustainable places which maintain their distinctive country character and which supports a local economy that is resilient.</i></p> <p>Shire's Commitment: <i>All townsites in the Shire will have their own Place Strategy by 2030.</i></p>
<p>Relevant physical strategies/actions in the study area(s)</p>	<p><u>Cowaramup</u></p> <p>Place statement: <i>Cowaramup is a charming, friendly and collaborative country community where peaceful neighbours, trees and wildlife thrive.</i></p> <p>Shire focus areas:</p> <ul style="list-style-type: none"> • 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 Cowaramup townsite.
<p>Any other considerations relevant to the study area(s) and project outcomes</p>	<p><u>Cowaramup</u></p> <p>Estimated population 2021: 1,733</p> <p>Projected population 2040: 2,836-3,278</p> <p>Townsite history:</p> <ul style="list-style-type: none"> • The towns name is derived from Wadandi word 'Cowara' for the Purple Crowned Lorikeet. • Service centre for surrounding agricultural activity was established during the group settlement era in the 1920's. • Identified in 1998 as important in the Leeuwin-Naturaliste Region • Second most populated town in the Shire • Demographic characteristics of an outer metropolitan 'first home buyers' community, high instance of families <p>Engagement outcomes for Cowaramup:</p> <p>What people love:</p> <ul style="list-style-type: none"> • The unique natural environment and unspoilt coastline • Small town community feel and valuable community groups • Diverse economy <p>What the Shire can improve:</p>

	<ul style="list-style-type: none"> • Supporting local history and nurturing an inclusive and multicultural community • Increased services whilst maintaining local character • Improved transportation links and management • Managing tourism, with renewed local focus <p>What the Shire should enhance:</p> <ul style="list-style-type: none"> • Manage development to show the local values, character and country feel of area • Transport network safety, including bike connections across the shire and pedestrian crossings. • Increased community facilities and improved infrastructure in Cowaramup • Addressing future housing, aged care and health needs
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Document Title	02. Shire of Augusta Margaret River Local Planning Strategy 2036
Purpose and any relevant objectives	<p>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.</p> <p>The structure of the Strategy comprises explanatory text and supporting maps that:</p> <ul style="list-style-type: none"> • 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. <p>The following current challenges, which relate to townscape character and design, are outlined in the Strategy under the strategic theme Heritage, Character and Design.</p> <ul style="list-style-type: none"> • 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 (HC4):** Promote new development that is sympathetic to the existing built form and character of town centres.
 - a. Review the Cowaramup Village Design Guidelines with input from the Design Review Panel such that the guidelines have statutory weight and are user friendly to assist in the design and assessment of development proposals.
 - b. Ensure design guidelines incorporate environmental protections, the promotion of access, inclusion and equity, and climate change mitigation and adaptation.

Any other considerations relevant to the study area(s) and project outcomes

**Cowaramup
Townsite Profile**

- Significant, though slowing grow rate, with demographic characteristics similar to outer metropolitan 'first homebuyer' communities.
- Attractive destination for families with children, enjoying quality amenities and relative affordability.
- Its location between Margaret River and Busselton provides for employment education and retail needs.

	<ul style="list-style-type: none"> • A slower growth rate, as the Parkwater estate nears completion, with estates elsewhere in the shire providing alternatives for future growth. • Sufficient land for further growth exists within the LPS2011, with areas to the West and east of the village centre.
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Document Title	03. Shire of Augusta Margaret River Local Planning Scheme No.1
Purpose and any relevant objectives	<p>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:</p> <ul style="list-style-type: none"> • Under LPS1, the Cowaramup study area is predominantly zoned 'Town Centre', with lots to the south of town zoned 'Future Development'.
Relevant physical strategies/actions in the study area(s)	<p>LPS1 outlines the purpose and objectives for each zone. The below items outline the objectives relevant to the Cowaramup study areas and character study project.</p> <p><u>Cowaramup</u></p> <p>Clause 4.2.5.1 Objectives of the Town Centre Zone</p> <ul style="list-style-type: none"> • (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 in 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; <p>Clause 4.2.7.1 Objectives of the Future Development Zone</p> <ul style="list-style-type: none"> • (a) To designate land considered to be generally suitable for future urban development and to prevent such land being used or developed in a manner which could prejudice its possible future use for planned urban development
Any other considerations relevant to the study area(s) and project outcomes	<p>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.</p> <p>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.</p>

Document Title	04. Shire of Augusta Margaret River Local Planning Policy 15 – Street Activation
Purpose and any relevant objectives	<p>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 townsite of Cowaramup. Objectives for the policy are to achieve the following:</p> <ul style="list-style-type: none"> • Vibrant, pedestrian friendly and interactive townsites; • A greater variety of activities and experiences for visitors to townsites within the Shire;

	<ul style="list-style-type: none"> • 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	<p>Section 5.2 of the policy outlined the assessment criteria for development applications for alfresco dining in the Cowaramup Townsite within the primary regional road reserve area. The following outline criteria which are considered relevant to this project.</p> <ul style="list-style-type: none"> • 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	<p>The Shires local boundary fencing policy provides standards which apply to all boundary fencing within the Shire. The objectives of the policy are to:</p> <ul style="list-style-type: none"> • 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. <p>The policy does not apply to boundary walls and retaining walls (which are governed by the R-Codes)</p>
Any other considerations relevant to the study area(s) and project outcomes	<p>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' zones of LPS1. The following items are considered relevant to the project.</p> <ul style="list-style-type: none"> • 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	<p>Prepared in 2018, the Shire's 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.</p>

	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	<p>The following objectives and actions from the AIP are considered relevant to the project:</p> <p>Outcome / Objective 1: To improve the accessibility and inclusiveness of services and events for all our community</p> <ul style="list-style-type: none"> • Shire run public events, including icon events, youth events, festivals and meetings are accessible where possible • Advocate for accessible services in the community <p>Outcome / Objective 2: To improve access to the Shires buildings and facilities for all our community</p> <ul style="list-style-type: none"> • 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	<p>The Shire's 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.</p> <p>The heritage values of the places listed in the HI do not have any legal protection unless they are also listed in the Shire's Heritage List under the local planning scheme, and/or have been separately entered in the State Register of Heritage Places.</p>							
Any other considerations relevant to the study area(s) and project outcomes	<p>The following places are identified in the Shires HI and are located within the Cowaramup study area:</p> <p>Cowaramup CWA Hall (Former), Lot 3212, 61 Bussell Highway Cowaramup</p> <table border="1"> <tr> <td>Year constructed</td> <td>1941</td> </tr> <tr> <td>Heritage listing</td> <td>Shire Heritage List (2012)</td> </tr> <tr> <td>Statement of significance</td> <td> <p>Cowaramup CWA Hall (former) is of significance:</p> <ul style="list-style-type: none"> • For its association with the efforts and influence of the women of the district; their social and economic contribution to Cowaramup and surrounding areas. • As a long-standing focal gathering point for the women of the community. </td> </tr> </table>		Year constructed	1941	Heritage listing	Shire Heritage List (2012)	Statement of significance	<p>Cowaramup CWA Hall (former) is of significance:</p> <ul style="list-style-type: none"> • For its association with the efforts and influence of the women of the district; their social and economic contribution to Cowaramup and surrounding areas. • As a long-standing focal gathering point for the women of the community.
Year constructed	1941							
Heritage listing	Shire Heritage List (2012)							
Statement of significance	<p>Cowaramup CWA Hall (former) is of significance:</p> <ul style="list-style-type: none"> • For its association with the efforts and influence of the women of the district; their social and economic contribution to Cowaramup and surrounding areas. • As a long-standing focal gathering point for the women of 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: General - Concrete; Specific – Concrete Block Roof: General - Metal; Specific – Corrugated Steel (Colorbond)
Architectural style	Inter War Bungalow
Physical condition and description	Fair *assessed from streetscape survey only. The CWA Hall was designed as a domestic style meeting room, with a simple projecting bay under a gable end on one side of the main façade, flanked by a front verandah under the main hipped roofline. The walls were constructed of concrete blocks, with bevel-edged blocks used to form 'quoins' at the front corners. The casement windows have a large lower pane with two small panes at the top of each panel. The front door is of a simple, high-waisted, three-panel, inter-war style. Internally there is a main meeting room across the full width of the building. The ceiling appears to have been replaced, but the central fireplace, timber floor, panelled doors and picture rails appear original. The major alteration to the place has been the construction of a fibre cement 'weatherboard' enclosure on the southern end, linking to the adjacent tennis courts. This provides an undercover area with access to the old CWA hall via new double doors through the side wall. The hall is set back from the main road (reminiscent of a residence) and is backed by the mature trees to the perimeter of the Cowaramup Community Park (Place # CO-01). It also has a visual relationship to the Cowaramup Hall (Place # CO-03).

Cowaramup School (former), Reserve Lot 4856 Bussell Highway Cowaramup

Year constructed	1924
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Heritage listing	Shire Heritage List (2012)
Statement of significance	<p>Cowaramup School (former) is of significance:</p> <ul style="list-style-type: none"> • As a good example of a group settlement school. • For its value to the local community as the centre of educational and social events and its contribution to the community spirit of the Cowaramup area from the mid-1920s through until the 1990s.
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	Considerable - Very important to the heritage of the locality.
Materials	Walls: General - Timber; Specific – Weatherboard Walls: General - Asbestos; Specific – Fibrous Cement - flat Roof: General - Metal; Specific – Corrugated iron
Architectural style	Functional
Physical condition and description	<p>Poor *assessed from streetscape survey only.</p> <p>Cowaramup School (former) is a simple rectangular building with a corrugated iron gable roof, a small enclosed front porch and a small skillion addition at the rear. A flat metal sheet hearth and chimney is located on north-eastern side, towards the rear of the building. The walls have a weatherboard skirt with flat sheet asbestos over. There are 6 x double 1/1, 6 paned, central pivot windows along each side. Those on the north-eastern side have timber-framed, flat-asbestos clad awnings. The former school is located outside of the town boundaries in an open rural setting with a scattering of mature trees. There is a small toilet block in the rear yard and farm buildings have been erected</p>

	<p>nearby to the southwest. There has been no maintenance in recent years and the condition of the building is poor, with detached gutters on the front and north-eastern side, and deteriorating timberwork. Signs on the front of the building provide the following information: Old Cowaramup School – Formerly Group 12 School Opened 19 November 1924. Closed August 1960. 1965-81 WA Junior Farmers (Rural Youth) 1988- 1st Margaret River Scout Group</p>
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**St Mary's Anglican Church (Cowaramup Church of England),
Pioneer Park, 82 (Lot 1721) Bussell Highway, Cowaramup**

Year constructed	1929
Heritage listing	Shire Heritage List (2012)
Statement of significance	<p>St Mary's Anglican Church is of significance:</p> <ul style="list-style-type: none"> • As a relatively rare surviving example of a group settlement church still in use. • As a representative and highly intact example of the many small churches erected by the group settlers in the south west. • As evidence of the community spirit and activity of the group settlers and later members of this farming community. • For its social value to members of the congregation, those associated with important personal services at the church, and the descendants of these people.
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: General - Timber; Specific - weatherboard Roof: General - Metal; Specific – corrugated Colorbond

Architectural style	Inter-War Gothic
Physical condition and description	<p>St Mary's Anglican Church is a small rectangular, timber-framed building (roughly 8m x 5m) with a small gabled porch over the main entrance (south-east) and a skillion lean-to at the rear (north) corner. The walls are clad with oiled, bevelled-edged weatherboards and feature two pointed-arched windows to either side (all fitted with plain clear glass). There is also a pointed arch to front door, which is board and brace with decorative hinges. The gable roof has been clad with red Colorbond and has modern, flat profile gutters and rectangular downpipes. Internally the church has a plasterboard ceiling, which exposes the plain bottom beams to the 2 central roof trusses. The walls are also plasterboard (with a plain painted chair rail) and the floor is timber with a plain, square profile timber skirting. Furnishings include plain timber pews, which appear to be original. The church is located in a public park and is surrounded by lawns and mixed domestic style planting, including roses, lavender, daisies, mixed shrubs, and agapanthus, plus various trees including pines and peppermint trees. Small brick walls for the internment of ashes are located at the end of a short brick path to the north of church.</p>
<p>Cowaramup Community Sports and Showgrounds, 45 (Lot 3151) Bussell Highway (corner Waverley Road), Cowaramup</p>	
Year constructed	1926/1927
Heritage listing	Shire Heritage List (2012)
Statement of significance	<p>Cowaramup Community Park is of significance:</p> <ul style="list-style-type: none"> • For its value to the community as the centre of sporting and social events and its contribution to the community spirit of the Cowaramup area since 1926.

	<ul style="list-style-type: none"> • As evidence of the community spirit and activity of the group settlers and later members of this farming community.
Integrity	High: The original use has been maintained.
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	NA
Architectural style	NA
Physical condition and description	<p>Good *Assessed from streetscape survey only</p> <p>The site includes a large oval, 4 tennis courts, basketball court, modern sports rooms, children's playground and barbecue facilities. There are mature trees around the perimeter of the site, which provide a sense of enclosure. Associated places include the Cowaramup Hall (Place # CO-03) and the Cowaramup CWA Hall (Place # CO-02).</p>

Cowaramup Well Pioneer Park, 82 (Lot 1721) Bussell Highway, Cowaramup

Year constructed	1894
Heritage listing	Shire Heritage List (2012)
Statement of significance	<p>Cowaramup Well is of significance:</p> <ul style="list-style-type: none"> • For its historic use as an important stopping place by earlier pioneers and travellers. • As the centre of the Group 12 campsite and an important source of water for the Cowaramup townspeople from 1923 until 1950.
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	Other: General - Timber; Specific - Slab
Architectural style	NA
Physical condition and description	The site of the old well is enclosed by a post and rail fence and overhung by a peppermint tree. It features a metal pump and pipes and a replica wooden horse trough (installed by the Lions Club in 1990). An adjacent memorial to 'the noble draught horse' consists of a brass plaque on a granite stone base.

Cowaramup Hall (Old Cowaramup Hall), 61 (Lot 3755) Bussell Highway, Cowaramup

Year constructed	1930
Heritage listing	Shire Heritage List (2012)
Statement of significance	<p>Cowaramup Hall is of significance:</p> <ul style="list-style-type: none"> • For its value to the community as the centre of social events and its contribution to the community spirit of the Cowaramup area since the early 1930s. • As evidence of the community spirit and activity of the group settlers and later members of this farming community.
Integrity	High: The original use has been maintained.
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: General - Timber; Specific - Weatherboard Roof: General - Metal; Specific - Zinalume

Architectural style	Functional
Physical condition and description	<p>Good *Assessed from streetscape survey only.</p> <p>The Cowaramup Hall is a rectangular, timber-framed building. The walls are clad with flat edged weatherboard with four tall windows and a rear door along each side. The windows retain their timber outer frames, but the glazing is now in 4 panes with aluminium framing. The gabled roof is clad with zincalume with ogee profile gutters and round, pvc downpipes. There is a skillion addition at rear, which is probably the 1932 supper room addition. The front (western) façade features a modern twin gable addition constructed of rendered masonry. This includes a small projecting entrance porch, leading to the main entrance. Limited views through the windows indicate that the hall has an unlined ceiling, timber floor, and a timber wainscott with plain plasterboard walls over. The hall is located on the southern side of the Cowaramup Community Park (see Place # C0-01) and is set between a sealed car park and tennis courts.</p>

**Vasse Felix Vineyard, 101 Caves Road (near Tom Cullity Drive)
Cowaramup**

Year constructed	Original vines plants between 1967 and mid 1970s.
Heritage listing	Shire Heritage List (2012)
Statement of significance	<p>Vasse Felix Vineyard is of significance:</p> <ul style="list-style-type: none"> • As the site of the first commercial plantings of vineyards in the region. • As the site of the first successful commercial production of wine in the Margaret River region. • For its direct association with the establishment of an important new local industry, viticulture, which has since made Margaret River a world-renowned wine producing region and major tourist attraction.

	<ul style="list-style-type: none"> • For its continuity of use as the Vasse Felix Winery since the early 1970s.
Integrity	High: The original use has been maintained.
Authenticity	Medium: The place has had some alterations, but the original intent/character is still clearly evident.
Level of significance	Considerable - Very important to the heritage of the locality.
Materials	NA
Architectural style	NA
Physical condition and description	<p>Good *Assessed from streetscape survey only.</p> <p>This place record specifically refers to the original vineyard plantings, as defined in the plan, above. The larger vineyard site, which is located on the north-eastern corner of Caves Road and Tom Cullity Drive, continues be used as a vineyard and winery, with a cellar door and restaurant at the Tom Cullity Drive frontage. The main publicly accessible area has been landscaped with lawns and a pathway along a water course, which link the main carpark with the two storey cellar door and restaurant building. This is a highly articulated building constructed of timber, stone, rendered masonry and glass, with gabled, hipped and raked roof forms with varied pitches. At the beginning of the pathway from the carpark to the cellar door, there is a small stone plinth, which directs views towards some of the original vines. This has a plaque that reads:</p> <p>VASSE FELIX</p> <p>These are the oldest vines in the Margaret River wine region. In 1967 the founder of Vasse Felix, Dr Tom Cullity, planted these original Cabernet Sauvignon, Shiraz, Malbec, Verdelho and Riesling vines on the estate and, in doing so, became the pioneer of modern viticulture in Margaret River. The site was chosen for have well-draining, gravel and loam soils and its North Easterly aspect. The first vintage in 1971 from</p>

four-year-old vines was disheartening, with most of the fruit either destroyed by rot or eaten by native birds. The next vintage was a success and produced a small quantity of Reisling, which received a Gold Medal at the Perth Royal Agricultural Show. To protect the grapes from bird damage during harvest, falconry was attempted. The exercise, however, proved unsuccessful, as the first time the falcon was released to circle the vineyards it disappeared into the surrounding forest, never to be seen again.

Document Title	08. Rural Hamlet Design Handbook		
<p>Purpose and any relevant objectives</p>	<p>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.</p> <p>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.</p> <p>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 <i>'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.</i></p>		
<p>Any other considerations relevant to the study area(s) and project outcomes</p>	<p>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:</p> <ul style="list-style-type: none"> • 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. <p>The following table provides a summary of the architectural detail checklist and includes elements considered relevant to this project.</p> <table border="1" data-bbox="461 1214 2018 1386"> <tbody> <tr> <td data-bbox="461 1214 667 1386"> <p>Building response: overarching architectural elements</p> </td> <td data-bbox="667 1214 2018 1386"> <ul style="list-style-type: none"> • Simple geometric volumes and vertical elements; • Predominantly metal sheeting; • Loft spaces; • Deep overhangs of roof structures; • A mixture of masonry and timber wall elements </td> </tr> </tbody> </table>	<p>Building response: overarching architectural elements</p>	<ul style="list-style-type: none"> • Simple geometric volumes and vertical elements; • Predominantly metal sheeting; • Loft spaces; • Deep overhangs of roof structures; • A mixture of masonry and timber wall elements
<p>Building response: overarching architectural elements</p>	<ul style="list-style-type: none"> • Simple geometric volumes and vertical elements; • Predominantly metal sheeting; • Loft spaces; • Deep overhangs of roof structures; • A mixture of masonry and timber wall elements 		

	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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

	<ul style="list-style-type: none"> • Ground floor retail spaces allow for a large percentage of glazed frontages onto streets and public spaces.
Signage	<ul style="list-style-type: none"> • 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	09. Cowaramup Village Strategy
Purpose and any relevant objectives	<p>Adopted in 2005, the Cowaramup Village Strategy is a land use planning instrument that seeks to provide for the future growth of the village, providing a “forward-thinking strategy for the town that is consistent with the long-term planning for the Shire, community hopes and desires.” The document outlines the existing characteristics of the town. Relevant objectives of the strategy include:</p> <ul style="list-style-type: none"> • To provide for the sensitive expansion of Cowaramup into a vibrant village to accommodate a variety of land uses. • To provide for the needs of current and future generations through an integration of environmental protection, social advancement and prosperity. • Maintain and enhance the distinct village atmosphere, distinctive building forms, communal recreation and rural amenity.
Any other considerations relevant to the study area(s) and project outcomes	<p>The Strategy provides strategic planning, environmental and social context for the town, some relevant findings are:</p> <ul style="list-style-type: none"> • Few constraints were identified for the expansion of Cowaramup in the plan, and that given the nature of the development in west Cowaramup, the expansion of the townsite to a population of 3000 would not exceed the apparent form of a 2000 population site. • No known threatened species were identified in the area of the townsite, however the understory of much of the remnant bushland was lacking. Additionally, the introduction of fauna and habitat corridors could improve opportunities for biodiversity. <p>Additional objectives from the Strategy include:</p> <ul style="list-style-type: none"> • The incorporation of commercial activity within one main activity node, the village centre, to ensure its sustainable development. • New development (particularly of public or civic buildings) to be architecturally designed to reflect and enhance the distinctive character of Cowaramup. • Residential land and density is to generally reflect the existing composition of density in East Cowaramup in the proposed development areas, and to reflect the surrounding rural hinterland and retain the rural village feel of the town at the entry and through the town. • To maintain the amenity between residential housing and the expanding industrial area on the north side of Treeton Road by creating low density.

Document Title	10. Cowaramup Village Centre Design Guidelines LPP
Purpose and any relevant objectives	<p>The purpose of the Cowaramup Village Centre Design Guideliens LPP (Design Guidelines) is to support growth and development whilst maintaining the “distinct country town atmosphere” and historic qualities of the place.</p>

	<p>The Design Guidelines apply to all land within the policy area map, generally the Cowaramup townsite, and includes majority of the study area. It contains both general principles as well as policy provisions that are to be given due regard by development.</p> <p>In summary, the Design Guidelines encourage the following urban design and planning parameters for Cowaramup:</p> <ul style="list-style-type: none"> • Retaining the pattern of development, a skewed grid centred along Bussell Highway, with rectangular shaped lots; • Retention and conservation of historic buildings, with adaptive re-use encouraged; • Preparing an appropriate strategy for treatment and maintenance of the public realm and streetscape, aligning with its rural village character; • Maintain a narrow shopfront character along Bussell Highway, with articulated and detailed facades and gable ends facing the street encouraged; • Vertical articulation is encouraged, and any larger new buildings should be reduced in scale through articulated walls (broken up into bays), arrangement of openings, fragmenting of roof forms and setting back upper levels; • The pattern of arrangement and size of commercial buildings is an important part of its character, with the street layout and subdivision pattern providing a strong influence in scale by street and block widths; • Referencing existing buildings, with high ceilings, pitched roofs or articulated front parapet walls for commercial buildings; • Siting of buildings close to the street, with landscaped frontages and awnings, with parking at the rear with access from rear laneways or side streets; • Diversity of colours and materials, but a simplicity that reflects its rural character, with references to weatherboard, rendered masonry, custom orb profile, limestone, rammed earth, zincalume, zinc or Colorbond; • Skillion design verandahs with fascias for signage, with awnings aligning with floor heights; and <p>Guidance on land uses throughout the village area.</p>
<p>Any other considerations relevant to the study area(s) and project outcomes</p>	<p>Appendix 2 contains the specific design guidelines for Cowaramup, under the headings of: scale or size, form, siting, materials and development within front/street setback areas. Within each section there are both performance criteria and acceptable development provisions (ADP's) articulating the desired outcome. The following criteria, design guidance and requirements are considered relevant to this project.</p> <p>Scale and Size</p> <ul style="list-style-type: none"> • The scale and size of buildings or additions should sit within the surrounding context. • Larger buildings can achieve a smaller scale by breaking up the profile, using setback upper levels, fragmenting rooflines, and the arrangement of openings. • The street layout and subdivision pattern, as well as plot widths influence the scale of buildings. <p>Form</p> <ul style="list-style-type: none"> • Shopfronts with large frontages shall maintain the rhythm of the majority of shopfronts with the use of modules that replicate the pattern of smaller shopfronts. • Existing roof characteristics shall be reinforced and responded to in new buildings. • Gable ends facing the street will be encouraged.

- New commercial buildings may have an articulated parapet wall as an alternative to a pitched roof.
- Corner sites might include suitably designed “landmark gestures” with development addressing both street frontages.

Siting

- Parking to the rear, with the building sited to the front, with landscaping when setback from the front.
- New buildings should be sympathetic to the local streetscape and the grain of the area.
- The installation of external fixtures, such as air conditioning equipment, in locations visible from a public street or place should be avoided.

Materials and Colours

- A narrow range of simple materials are applied to historic development in Cowaramup and reflect a rural character.
- Diverse colours are used and should be encouraged.
- A selection of materials and treatments are provided within the guidelines for walls and roofs.

Development Within Front/Street Setback Areas

- Treatments within front/street setbacks have a significant impact on streetscape.
 - Guidance for alfresco dining within the setback areas is provided within the guidelines.
-



APPENDIX B

CONSULTATION SUMMARY



Consulation Summary

Cowaramup Character Study



Acknowledgement of Country

“Kaya, Nala Maat Kaya Noonduk (Hello, Our Family Welcomes You) to Wadandi Boodja (Saltwater People’s Country) – we all come together on Boodja (Country). Whilst on Wadandi Boodja we ask that you respect the land by walking softly and take the time to listen to Boodja as she Wongi (Talks).

We respect the presence of the Demmala Goomala (Ancestors) whose Djanga (Spirits) reside on Boodja and whose Djenna (feet) walk the land and whose Djanga Korda (heart spirit) flows through all creation. Woodijup (Margaret River) is the heart of Wadandi Boodja (country), a meeting place between land and sea, connecting us all with Wadandi Boodja.

The Wadandi Boodja (Motherland) reaches from Bunbury, along the coast of Geographe Bay, extending to Yallingup (Place of Holes) to Talinup, Augusta (Place of Reeds) inland to Nannup (The Stopping Place), taking in the region of Undalup (Busseton) The Wadan Boodja (Sea Country) is of great spiritual significance to the coastal Wadandi people. Boodja – Land, Country, Mother Earth – is our most important resource. No matter what culture or religion – all of us rely on Nala Boodja, Our Country.

It is up to all of us to listen to the land, understand the connection to Country that we all have and realise how urgent it is to work together to make better decisions on how we can create that balance, ensuring sustainability for the generations to come, in order to protect and preserve the beauty of Boodja.

Whilst living, travelling, visiting and holidaying on Wadandi Boodja (Saltwater People’s Country) we ask that you respect the area and walk softly on the country, taking the time to listen to Boodja (Country) as she Wongi (Talks) of the Season, and leave nothing but footprints”.

Wadandi Traditional Cultural Custodian Wayne “Woniiji” Webb.

The Shire of Augusta Margaret River acknowledges we are on Wadandi and Pibelmen Boodja, whose ancestors and their descendants are the traditional owners of this country.

We acknowledge the Wadandi and Pibelmen have been custodians since the land was soft (creation times) and continue to perform age old ceremonies of celebration, initiation and renewal. We acknowledge their living culture and their unique role in the life of this region.

The Shire is committed to Aboriginal Australians sharing fairly and equitably in the region’s cultural, social, environmental and economic future.

Contents

Background	1
Process	1
Consultation Outcomes	1
Next Steps	1

Alignment to the Strategic Community Plan 2040

COMMUNITY VISION

Augusta Margaret River
Sustainable, inclusive,
connected to place and
respecting Boodja

Environment

We will protect and enhance the unique natural environment and biodiversity of the region through climate action and informed decision making.

We will focus on:

- Outcome EN.1: Ecology and biodiversity protection
- Outcome EN.2: Healthy waterways, foreshores and natural landscapes
- Outcome EN.3: Collective climate action
- Outcome EN.4: Sustainable resource and waste management

People

We will support and strengthen our diverse, resilient, welcoming, safe and connected community through our services and advocacy.

We will focus on:

- Outcome PE.1: Diverse cultural values are respected and adopted
- Outcome PE.2: Equal opportunities for all
- Outcome PE.3: Active, healthy and fulfilling lifestyles
- Outcome PE.4: Safe and resilient communities

Place

We will responsibly develop vibrant, sustainable places which maintain their distinctive characters, and which supports a local economy that is resilient, equitable and sustainable.

We will focus on:

- Outcome PL.1: Diverse, sustainable and well-designed places
- Outcome PL.2: Infrastructure which caters to need
- Outcome PL.3: Sustainable agriculture and thriving rural community
- Outcome PL.4: Resilient circular local economy

Performance

We will deliver quality governance, service and value with integrity and transparency.

We will focus on:

- Outcome PF.1: Responsible planning and ownership of outcomes
- Outcome PF.2: Community and customer focus
- Outcome PF.3: High performing and engaged people
- Outcome PF.4: A culture of innovation, quality and continuous improvement

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, including for Cowaramup.

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 town, as well as the activities they would do on a typical day in the town.

Consultation for the project was promoted the following ways:

- Promoted on the Shire's Facebook Page.
- Advertised in the Augusta Margaret River Times.

The consultation period ran between 27 March – 5 May 2023, with residents asked to complete a short survey, or provide information on an interactive map on the Shire's Your Say page.

The consultation centered around the following questions:

1. What built or natural features do you feel represent Cowaramup'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 Cowaramup's Town Centre?

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

Consultation Outcomes

The Shire received a total of 41 survey responses for Cowaramup, with 11 locations identified on the interactive map.

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 were general and did not refer to a specific feature, place or experience.

37 (85%) respondents lived in Cowaramup, with 2 responses received from Busselton, and two undisclosed.

In broad terms, the responses for Cowaramup highlighted the style, size, materials and colours of the buildings being central to the country village feel, supported by the connection to the local bird 'Cowara' through artwork, recognition of the dairy farming history with the inclusion of a cow theme and the retention of native vegetation. The town is used as a meeting place and for accessing general services by its residents.

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 the Cowaramup townsite.

The draft version will be released for further public comment, which is expected to occur in June 2023.

Item – Built	Votes
1. Building Style, Materials & Colour	20
2. Cowara Artwork	13
3. Cow Sculptures & Theme (Not Annotated)	13
4. Church	17
5. Small Shopfronts	5

Item – Things To Do	Votes
1. Visit Cafés	19
2. Post Office	17
3. Oval/ BMX/ Tennis Courts	15
4. Servo Taphouse	10
5. Pioneer Park	8
6. Medical Appointments	6
7. Bike Riding (Not Annotated)	6
8. District Club	5
9. Cowaramup Hall	3

Item – Natural	Votes
1. Native Vegetation	20
2. Parks	15





amrshire@amrshire.wa.gov.au
www.amrshire.wa.gov.au

Margaret River

41 Wallcliffe Rd (PO Box 61)
Margaret River 6285

T (08) 9780 5255 | **F** (08) 9757 2512

Office Hours

Mon to Fri, 9am – 4pm

Phone enquiries

8.30am – 4.30pm

Augusta

66 Allnut Tce
Augusta 6290

T (08) 9780 5255 | **F** (08) 9757 2512

Office Hours

Tue to Thu 9am – 12pm, 1pm – 4pm

Phone enquiries

8.30am – 4.30pm

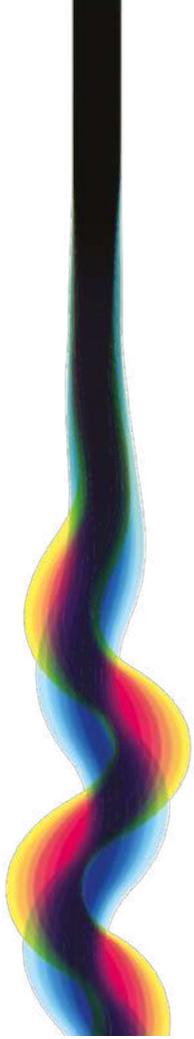
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APPENDIX C

SITE VISIT INITIAL FINDINGS



SITE VISIT FINDINGS

13-15th May 2023

	Main Street (commercial)	Residential (street back)
Landscape	<ul style="list-style-type: none"> • Hanging / growing, vines, crawlers • Planter pots • Integrated into building frontages • Mostly low plantings, shrubs, scrubby • Peppermint trees • Pine trees • Eucalypts 	<ul style="list-style-type: none"> • Mix of native and introduced species • Thick, impermeable, screening – notion of privacy from the street • Range of heights – tall and low plantings • Peppermint trees • Hedges common as fencing / barriers • Texture varies from trees in lawn through to detailed gardens
Built Form	<ul style="list-style-type: none"> • Gable roof forms overly dominant – some saddle forms • Some gables are detailed (i.e. different from remaining facade), but not all • Roofs predominantly tin or Colorbond sheeting, in light colours • No ornamental or fussy detailing on buildings • Buildings are flush with the street, or slightly elevated (no more than 0.3m) • Some are nil setback, or have a setback between 1–3m used for alfresco, seating, planting, verandahs, displays • Windows vary – vertical emphasis likely most prominent – at least 2 per frontage • No traditional shopfronts – older shopfronts emulate residential facades more than commercial, just with larger windows and double doors • Doors are flush with the façade and rarely recessed from the building line – distinguished through materials and colours (often matching window trim), or detailing in the awning (i.e. pediment) • Horizontal weatherboard (painted light or dark blue, grey or cream OR not painted – dark wood, or tinted look • Metal sheeting common, vertical grain, often navy • Timber elements (gable or awning detailing) • No fencing – only low retaining type walls integrated into alfresco dining • Wooden verandah posts (painted / non-painted) were most common • Residential/domestic feeling / scale to commercial 'main street' 	<ul style="list-style-type: none"> • Varied typologies • Mostly gables, but some skillion and hip roofs depending on era and style • Front fencing is usually low or medium height, largely permeable • Not many garages – mostly car ports or bitumen/gravel driveways • Red bitumen featured commonly as a driveway material • Wooden verandah posts (painted / non-painted) were most common • Skillion roofs popular on new additions or outbuildings – help differentiate developments • Holiday house feeling – hard to tell what is residential and what is short stay
Streetscape	<ul style="list-style-type: none"> • Path quality varies quite a lot throughout town – paving, bitumen (black and red), concrete and aggregate • Sense of space in street – wide footpaths 	<ul style="list-style-type: none"> • Lack of kerbing on some streets • Private – not much engagement with the street close to town • Gravel • No footpaths or formal drainage

	<ul style="list-style-type: none"> Tenancies spill out onto footpaths Sense of containment through small setbacks and awnings 	
History	<ul style="list-style-type: none"> Historical plaques Range in ages of buildings 	<ul style="list-style-type: none"> Range in ages of buildings
Identity	<ul style="list-style-type: none"> Cow statues throughout town Cow memorabilia in shops, naming etc. Cowara bird (purple crowned lorikeet) – murals, sculpture Black cockatoo Red-breast robin Sense of creativity and pride through art and plaques Sense of humour – cows “hard to say, nice to stay” Community focused Lack of IGA or similar Wood and metal elements / materials used in signage, street furniture etc. 	<ul style="list-style-type: none"> Retreat Pride in gardens Ad-hoc
Activity	<p>Cycling, walking, dog walking common generally</p> <p>Saturday morning</p> <ul style="list-style-type: none"> Lots of activity at local community oval / space due to sports High level of activity in town – errands, breakfast, coffee, meeting people <p>Saturday afternoon / evening</p> <ul style="list-style-type: none"> Dog walking on oval near Waverley Road / exercising and walking in late afternoon Bottle shop trips ~ 5pm on Saturday Taphouse very popular into the evening – no spare tables Activity at Rosie’s Deli Activity at West Winds Tavern Lights left on in some tenancies, and lit up gables / awnings provide a feeling of activity to the street <p>Sunday morning</p> <ul style="list-style-type: none"> High level of activity in town – errands, breakfast, coffee, meeting people Caravan movement around town Movement between town and residential / BP area – cycling, walking etc. <p>Sunday afternoon / evening</p>	<ul style="list-style-type: none"> Little activity on residential street (Sunday morning) Locals talking in driveways – community connection



APPENDIX D

SITE VISIT RAW DATA EXPORT

	A	B	C	D	E	F	G	H	I
1	OBJECTID	StudyLocation	land_id	Lot Number	Survey Number	Survey Label	Building Type		Land_use
2	135	Cowaramup					Civic		Church
3	136	Cowaramup					Civic		District Club,Recreation,Pub/brewery/winery,Resturant
4	137	Cowaramup					Commercial / retail		District Club,Recreation,Pub/brewery/winery, Resturant
5	138	Cowaramup					Industrial		
6	139	Cowaramup					Commercial / retail		Service Station,Petrol_station
7	140	Cowaramup					Industrial		Service Station,Petrol_station
8	141	Cowaramup					Residential		Cidery (under construction)
9	142	Cowaramup					Commercial / retail		Cidery (under construction)
10	143	Cowaramup					Commercial / retail		Tavern/Distillery (under construction),Pub/brewery/winery,Tourism
11	144	Cowaramup					Commercial / retail		Tavern/Distillery (under construction),Pub/brewery/winery
12	145	Cowaramup					Commercial / retail		Shops and Drive Thru Coffee (under construction),Retail_shop
13	146	Cowaramup					Civic		Tourism
14	147	Cowaramup					Civic		Recreation
15	148	Cowaramup					Residential		Residential
16	149	Cowaramup					Commercial / retail		Cafe,Resturant
17	150	Cowaramup					Commercial / retail		Bottle Shop,Retail_shop
18	151	Cowaramup					Residential		Residential
19	152	Cowaramup					Residential		Residential
20	153	Cowaramup					Residential		Residential
21	154	Cowaramup					Residential		Residential
22	155	Cowaramup					Commercial / retail		Retail_shop
23	156	Cowaramup					Commercial / retail		Rural Supplies,Bulky_goods,Retail_shop
24	157	Cowaramup					Industrial		Bulky_goods
25	158	Cowaramup					Commercial / retail		Post Office, Shop, Cafe, Pharmacy,Retail_shop,Tourism
26	159	Cowaramup							
27	160	Cowaramup					Residential		Residential
28	161	Cowaramup					Residential		Residential
29	162	Cowaramup					Residential		Accommodation_units
30	163	Cowaramup							
31	164	Cowaramup							
32	165	Cowaramup					Residential		Residential
33	166	Cowaramup					Residential		Residential
34	167	Cowaramup					Residential		Residential
35	168	Cowaramup					Residential		Residential
36	169	Cowaramup					Residential		Residential
37	170	Cowaramup							
38	171	Cowaramup							
39	172	Cowaramup					Residential		Accommodation_units
40	173	Cowaramup							
41	174	Cowaramup					Residential		Guesthouse,Accommodation_units
42	175	Cowaramup					Commercial / retail		Wine Bar (approved),Pub/brewery/winery
43	176	Cowaramup							
44	177	Cowaramup					Commercial / retail		Cafe,Resturant
45	178	Cowaramup					Commercial / retail		Bakery, Offcie, Beauty Salon,Accommodation_units,Residential,Retail_sh
46	179	Cowaramup					Commercial / retail		IT Shop,Retail_shop
47	180	Cowaramup					Civic		Public_space
48	181	Cowaramup					Residential		Recreation
49	182	Cowaramup					Residential		Residential
50	183	Cowaramup					Civic		
51	184	Cowaramup					Industrial		Drive Thru Coffee,Resturant

	A	B	C	D	E	F	G	H	I
52	185	Cowaramup					Residential		Medical Centre,Health
53	186	Cowaramup					Residential		Holiday Accomodation,Accommodation_units,Tourism
54	187	Cowaramup					Civic		Recreation
55	188	Cowaramup					Industrial		
56	189	Cowaramup					Civic		
57	190	Cowaramup					Commercial / retail		Cafe, Shop,Resturant,Retail_shop
58	191	Cowaramup					Commercial / retail		Vet, Pub/brewery/winery, Tourism
59	192	Cowaramup					Commercial / retail		Mechanics,Bulky_goods,Retail_shop
60	193	Cowaramup					Commercial / retail		Butcher,Retail_shop
61	194	Cowaramup		1721	201671	DP 201671	No building (i.e. park)		Recreation,Public_space
62	195	Cowaramup		2	14794	D 14794	Vacant		
63	196	Cowaramup		25	157788	DP 157788	Vacant		
64	197	Cowaramup		17	153154	DP 153154	Vacant		
65	198	Cowaramup		401	409951	DP 409951	Vacant		
66	199	Cowaramup		402	409951	DP 409951	Vacant		
67	200	Cowaramup		403	409951	DP 409951	Vacant		
68	201	Cowaramup		404	409951	DP 409951	Vacant		
69	202	Cowaramup		3159	153065	DP 153065	Civic		Recreation,Public_space
70	203	Cowaramup		405	409951	DP 409951			
71	204	Cowaramup		407	409951	DP 409951	Vacant		
72	205	Cowaramup		2005	409951	DP 409951	No building (i.e. park)		Public_space
73	206	Cowaramup		57	182293	DP 182293	No building (i.e. park)		Bulky_goods
74	207	Cowaramup		3133	140877	DP 140877	No building (i.e. park)		Bulky_goods
75	208	Cowaramup		46	204986	DP 204986	No building (i.e. park)		Bulky_goods
76	209	Cowaramup					Residential		Residential
77	210	Cowaramup					Residential		Residential
78	211	Cowaramup					Residential		Residential
79	212	Cowaramup					Residential		Residential
80									
81									
82							Vacant 8	Accommodation units 2	
83							Residential 24		
84							Civic 9		
85							No building 5		
86							Commerical/retail 19		
87							Industrial 5		
88							Total 70		

	J	K	L	M	N
1	Age of Building	Roof_pitch	Window Syle	RoofMaterial	Wall Facade
2	Inter-war(1918-1940)	Gable	Vertical emphasis	Colorbond_sheets	Unpainted_Weatherboard
3	Post-war (1945-1950s)	Gable	Vertical emphasis	Colorbond_sheets,Solar_panels	Brick,Cladding
4	Late 20th Century (80s-90s)	Gable	Vertical emphasis	Tin	Render,Unpainted_Weatherboard
5	Late 20th Century (80s-90s)	Gable		Not_Visible	Steel_metal
6	Early 21st Century / contemporary	Gable	Vertical emphasis	Colorbond_sheets	Glass,Painted_Weatherboard,Cladding,Steel_metal
7	Early 21st Century / contemporary	Hip		Colorbond_sheets	
8	Inter-war(1918-1940)	Hip	Vertical emphasis	Tin	Painted_Weatherboard
9	Early 21st Century / contemporary	Gable	Horizontal emphasis	Tin	Unpainted_Weatherboard,Steel_metal
10	Early 21st Century / contemporary	Gable	Vertical emphasis	Colorbond_sheets	Steel_metal,Cladding
11	Early 21st Century / contemporary	Gable	Horizontal emphasis	Colorbond_sheets	Steel_metal,Cladding
12	Early 21st Century / contemporary	Gable	Vertical emphasis	Colorbond_sheets	Unpainted_Weatherboard,Painted_Weatherboard
13	Late 20th Century (80s-90s)	Gable		Tin	
14	Late 20th Century (80s-90s)	Gable		Colorbond_sheets	
15	Inter-war(1918-1940)	Gable	Vertical emphasis	Colorbond_sheets	Render,Brick
16	Early 21st Century / contemporary	Gable	Vertical emphasis	Tin	Render,Steel_metal
17	Inter-war(1918-1940)	Gable	Vertical emphasis	Tin,Solar_panels	Painted_Weatherboard
18	Post-war (1945-1950s)	Gable	Horizontal emphasis	Tiles	Plasterboard
19	Post-war (1945-1950s)	Gable	Horizontal emphasis	Tin	Painted_Weatherboard
20	Early 21st Century / contemporary	Gable	Horizontal emphasis	Colorbond_sheets	Unpainted_Weatherboard,Timber
21	Inter-war(1918-1940)	Gable	Square	Tin	Painted_Weatherboard
22	Inter-war(1918-1940)	Gable	Traditional shop front	Tin	Painted_Weatherboard
23	Late 20th Century (80s-90s)	not visible behind parapet	Vertical emphasis	Not_Visible,Solar_panels,Colorbond_sheets	Glass,Limestone,Steel_metal,Render
24	Early 21st Century / contemporary	Flat		Not_Visible	Steel_metal
25	Post-war (1945-1950s)	Gable	Square	Tin	Painted_Weatherboard,Plasterboard
26					
27	Late 20th Century (80s-90s)	Skillion	Vertical emphasis	Tin	Painted_Weatherboard
28	Late 20th Century (80s-90s)	Hip	Horizontal emphasis	Tin	Painted_Weatherboard
29	Inter-war(1918-1940)	Gable	Vertical emphasis	Tin	Painted_Weatherboard
30					
31					
32	Late 20th Century (80s-90s)	Gable	Horizontal emphasis	Tin	Render,Brick
33	Late 20th Century (80s-90s)	Skillion	Horizontal emphasis	Tin	Plasterboard
34	Late 20th Century (80s-90s)	Gable	Square	Tin	Brick
35	Late 20th Century (80s-90s)	Skillion		Tin	Painted_Weatherboard
36	Late 20th Century (80s-90s)	Gable	Vertical emphasis	Tin	Brick,Unpainted_Weatherboard
37					
38					
39	Mid Century	Gable	Horizontal emphasis	Tin	Painted_Weatherboard
40					
41	Inter-war(1918-1940)	Gable	Vertical emphasis	Tin	Brick
42	Post-war (1945-1950s)	Parapet	Square	Not_Visible	Brick
43					
44	Inter-war(1918-1940)	Parapet	Vertical emphasis	Not_Visible	Painted_Weatherboard
45	Early 21st Century / contemporary	Gable	Horizontal emphasis	Tin	Render,Timber,Glass
46	Inter-war(1918-1940)	Parapet	Vertical emphasis	Not_Visible	Painted_Weatherboard
47	Inter-war(1918-1940)	Gable	Square	Colorbond_sheets,Tin	Render,Unpainted_Weatherboard,Steel_metal
48	Inter-war(1918-1940)	Gable	Vertical emphasis	Colorbond_sheets	Brick,Render,Painted_Weatherboard
49	Late 20th Century (80s-90s)	Gable	Vertical emphasis	Tin	Brick,Painted_Weatherboard
50	Mid Century	Flat		Not_Visible	Cladding,Steel_metal
51	Mid Century	Gable	Square	Tin	Steel_metal

	J	K	L	M	N
52	Inter-war(1918-1940)	Gable	Vertical emphasis	Colorbond_sheets,Solar_panels	Unpainted_Weatherboard
53	Late 20th Century (80s-90s)	Gable	Vertical emphasis	Tin	Render,Painted_Weatherboard
54	Late 20th Century (80s-90s)	Gable		Colorbond_sheets	
55	Late 20th Century (80s-90s)	Gable		Colorbond_sheets	Cladding,Steel_metal
56	Early 21st Century / contemporary	Skillion		Colorbond_sheets	Painted_Weatherboard,Render
57	Late 20th Century (80s-90s)	Gable	Vertical emphasis	Tin	Stone,Painted_Weatherboard,Glass
58	Inter-war(1918-1940)	Parapet	Vertical emphasis	Not_Visible	Painted_Weatherboard
59	Mid Century	Flat		Not_Visible	Steel_metal,Cladding
60	Inter-war(1918-1940)	Parapet	Vertical emphasis	Not_Visible	Painted_Weatherboard
61	Inter-war(1918-1940)				
62					
63					
64					
65					
66					
67					
68					
69	Early 21st Century / contemporary	Gable	Vertical emphasis	Colorbond_sheets	Stone,Render,Painted_Weatherboard,Steel_metal
70					
71					
72					
73	Late 20th Century (80s-90s)				
74					
75	Late 20th Century (80s-90s)				
76	Early 21st Century / contemporary	Gable	Vertical emphasis	Colorbond_sheets	Painted_Weatherboard,Render
77	Early 21st Century / contemporary	Gable	Vertical emphasis	Colorbond_sheets	Painted_Weatherboard,Render
78	Early 21st Century / contemporary	Gable	Vertical emphasis	Colorbond_sheets	Painted_Weatherboard,Render
79	Early 21st Century / contemporary	Gable	Vertical emphasis	Colorbond_sheets	Painted_Weatherboard,Render
80					
81			57		
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88					

	O	P	Q
1	Awnings or Verandahs	No of buildings	Wall Facade Material
2	Wooden_posts		Could be stained, wood is very dark
3	Metal_posts,Skillion		Cream metal cladding in gable, remainder is red brick
4	Wooden_posts		Merchant has deep brown wood weatherboards horizontal, other shops have cream render.
5	Metal_posts		Colour bond / metal cladding sheets, grey colour
6	None		Green cladding, black horizontal metal fin detail, faux horizontal wood look weatherboard (too thick) and majority glazing with black trim.
7	Metal_posts		
8			Light grey weatherboard
9	Wooden_posts		Metal navy cladding on sides - vertical, weatherboard on front horizontal
10	None		Vertical lines. Navy blue Colourbond look pannelling. Orange rust metal sheets.
11	None		Colourbond that ties in with navy roof, and rusted metal corrugated cladding
12	Wooden_posts		Unpainted weatherboard - vertical slats. Horizontal white weatherboard cladding to side facade.
13	Metal_posts		Open, with green clad panels behind info walls
14	Metal_posts		No walls. Cream metal posts
15			Cream render with feature strips of brick to corners. Dormer window on second floor.
16	Metal_posts		Steel / tin sheets as features, majority cream render.
17	None		Blue painted weatherboard horizontal
18	Wooden_posts,Overhang_flat		Fibro house, cream/grey colour
19	Skillion,Wooden_posts		Light blue painted weatherboard. Vertical panels around entry way. Boards continue up through gable.
20	Metal_posts,Skillion		Horizontal timber boards, marri looking wood.
21	None		Dark blue painted weatherboard. Window frames are white in contrast, matching door and fence. Window types are horizontal, vertical and square.
22	Wooden_posts		Dark blue painted weatherboard, white highlight frames
23	Skillion,Wooden_posts		Brown glazing to highway, small portions of cream render, limestone around entry to rear, shed at back with steel cream cladding
24	None		Colour bond
25	Wooden_posts		Blue painted weatherboard on most, some fibro, all painted blue
26			
27	Wooden_posts		White painted weatherboard, green detailing on fascia, maroon verandah posts. Seems to be metal window frames indicating 80s ish build.
28	Wooden_posts		Horizontal weatherboards, appear more white than cream
29			Navy painted horizontal weather boards
30			
31			
32			Cream yellow render - looks like chimney at front of house is also rendered
33	Metal_posts		Appears to be grey plaster board / polished concrete type look. Hard to see from street.
34	Wooden_posts		Pale red bricks, cream brick detailing on corners, cream window detailing - square shapes
35	Wooden_posts		Vertical weatherboards, painted dark blue
36	Wooden_posts		Majority red brick, cream brick feature on corners, cream window frames, weatherboard detailing in gable only
37			
38			
39			Cream painted weatherboard. Highlight colour either black or green on details.
40			
41	Wooden_posts		Grey brick with cream render between. Dark colours in window and fascia features
42	Metal_posts		Painted brick, black (dark navy) and white dado style, colours matched on awning and on other building details
43			
44	Wooden_posts		Dark blue painted weatherboard, wood doors and window frames
45	Metal_posts,Overhang_flat,Overhang_pitch		Mostly cream render, beige render on front portico, timber detailing on fascia behind, lots of glazing
46	Wooden_posts		Grey painted weatherboard, continues up parapet
47	Metal_posts,Wooden_posts,Overhang_pitch		Metal/steel is like a colour bond cladding, to the extension of the town hall. Main hall has rendered front to the street in cream colour. Render of public t
48	Skillion		Main building has large grey bricks with blue grey render on portions. Side extensions is painted cream weather board.
49	Wooden_posts		Brown brick on ground floor, painted mint weatherboard on second floor
50			Mural on metal sheet cladding
51	Skillion		Mis matched tin sheets

	O	P	Q
52	Wooden_posts		Dark (stained?) weatherboards, red highlight features on building, blue window frames
53	Wooden_posts		Cream render, maroon detail / features, cream painted weatherboard in gable detail
54	Metal_posts		
55	None		Colourbond walls to match roof
56	Wooden_posts		Render is dark blue, painted weatherboard a light grey
57	Metal_posts,Wooden_posts,Overhang_pitch,Overhang_flat		Rammed earth? Glazing on all. Both red stone and white vertical painted weatherboard on shops.
58	Wooden_posts		Grey painted weatherboard, continues up parapet and gable detail
59	Metal_posts		Dark blue metal cladding vertical, garage doors
60	Wooden_posts		Dark blue painted weatherboard, wood doors and window frames
61			
62			
63			
64			
65			
66			
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68			
69	Wooden_posts,Overhang_flat,Overhang_pitch,Skilii		Painted weatherboard (or cladding) in gables. Same colour as cream render on most of building. Stone a significant facade feature. Window trim and fasc
70			
71			
72			
73			
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75			
76	None		Cream tender and painted weatherboard feature around entry
77	None		Cream tender and painted weatherboard feature around entry
78	None		Cream tender and painted weatherboard feature around entry
79	None		Cream tender and painted weatherboard feature around entry
80			
81			
82		51	
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	R	S	T	U
1	Number of Feature Fixtures or Signs	Type of Feature Fixtures or Signs	Setback Present	Setback use
2	0		Yes	Garden, Access
3	3	Window_sign, Aerial	Yes	Parking
4	6	Awning_sign, Roof_sign, Window_sign	Yes	Garden, Access
5	1	Awning_sign	Yes	Garden, Access
6	4	Awning_sign, Window_sign	Yes	Parking
7	3	Awning_sign	Yes	Access
8			Yes	Storage
9			Yes	
10	1	Window_sign	No	
11	2	Roof_sign, Window_sign	Yes	Garden, Parking, Access
12	1	Window_sign	Yes	Access, Paving
13	3	Window_sign		
14			Yes	Garden
15	1	Aerial	Yes	Garden
16	3	A_frame_sign, Window_sign	Yes	Paving, Access, Seating
17	4	A_frame_sign, Awning_sign, Window_sign	Yes	Garden, Access, Paving
18			Yes	Garden, Parking, Access
19	1	Servicing_boxes	Yes	Access, Parking, Garden
20			Yes	Garden, Parking
21	2	Aerial, Servicing_boxes	Yes	Garden, Storage, Access
22	3	Roof_sign, Window_sign, Awning_sign	No	
23	4	Roof_sign, Awning_sign	No	
24			Yes	Garden, Access, Parking
25	8	Roof_sign, Awning_sign, Window_sign	Yes	Access, Seating, Paving
26				
27			Yes	Garden, Access
28			Yes	Garden
29			Yes	Parking
30				
31				
32			Yes	Garden
33			Yes	Garden, Access
34			Yes	Garden
35			Yes	Garden, Parking
36	1	Aerial	Yes	Paving
37				
38				
39			Yes	Parking
40				
41	1	Awning_sign	Yes	Dining_area, Garden
42	3	Roof_sign, Window_sign, Awning_sign	Yes	Dining_area
43				
44	1	Roof_sign	Yes	Parking, Access, Dining_area, Garden
45	4	Awning_sign, A_frame_sign, Window_sign	Yes	Dining_area, Access, Paving
46	3	Window_sign, Roof_sign, Servicing_boxes	Yes	Parking, Access
47	2	Awning_sign, Aerial	Yes	Access, Garden
48	1	Roof_sign	Yes	Garden, Access
49	1	Aerial	Yes	Garden
50	2	Aerial, Window_sign	Yes	
51	5	Window_sign, A_frame_sign, Awning_sign	Yes	Garden

	R	S	T	U
52	2	Window_sign, Servicing_boxes	Yes	Access, Parking
53	1	Window_sign	Yes	Access, Parking, Garden
54			Yes	Garden
55			Yes	Garden
56			Yes	Garden
57	8	Roof_sign, Awning_sign, Window_sign, Servicing_boxes	Yes	Dining_area, Access, Seating
58	2	Roof_sign, A_frame_sign	Yes	Dining_area
59	3	Window_sign, Awning_sign	Yes	Access
60	3	Roof_sign, Awning_sign, Servicing_boxes	Yes	Parking, Access
61				
62				
63				
64				
65				
66				
67				
68				
69	1	Aerial	Yes	Garden
70				
71				
72				
73				
74				
75				
76			Yes	Access
77			Yes	Access
78			Yes	Access
79			Yes	Access
80				
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82			56	
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88				

	V	W	X
1	Setback Details	Fencing	FrontFence
2	Park and path	No	
3	Parking	Yes - front and side	Stone,Metal,Medium_(below_eye),Moderately_permeable_(i.e._half_solid_half_permeable)
4	Only along mid section candy cow, steps and garden area	No	
5	Garden and vehicle access	No	
6		No	
7		Yes - side	
8		Yes - front and side	Colorbond,High_(above_eye),Not_very_permeable_(i.e._brick_wall)
9	Unsure can't see	Yes - front and side	Colorbond,High_(above_eye),Not_very_permeable_(i.e._brick_wall)
10		Yes - side	
11	Landscaping and access, some parking	Yes - side	
12	Unsure what it will be used for. Likely paving / access	No	
13		No	
14	Park	No	
15	Native garden, water tank, gate with portico over it in similar pitch to roof and colour.	Yes - front and side	Timber,Very_permeable_(i.e.glass_panels_with_gaps_pickets),Medium_(below_eye)
16	Red bitumen access, and seating bench	Yes - side	
17	Paved path, garden area, signage as entry	Yes - front and side	Brick,Medium_(below_eye),Not_very_permeable_(i.e._brick_wall)
18	Native garden	Yes - side	
19	Native garden and lawn, gravel for parking.	Yes - front and side	Metal,Very_permeable_(i.e.glass_panels_with_gaps_pickets),Timber,Medium_(below_eye)
20	Native garden	Yes - front and side	Timber,Very_permeable_(i.e.glass_panels_with_gaps_pickets),Medium_(below_eye),Gate
21	Garden, some car access / dirt driveway. Shed visible.	Yes - front and side	Gate,Medium_(below_eye),Very_permeable_(i.e.glass_panels_with_gaps_pickets),Timber
22		No	
23		No	
24		Yes - side	
25	Small verandah area, benches and paving	No	
26			
27	Thick garden, variety of plants, bitumen driveway	Yes - front and side	Colorbond,Medium_(below_eye),Not_very_permeable_(i.e._brick_wall)
28	Thick garden, lots of peppermints, verandah	Yes - side	
29		No	
30			
31			
32	Thick vegetation	Yes - front and side	Timber,Medium_(below_eye),Very_permeable_(i.e.glass_panels_with_gaps_pickets)
33	Bitumen driveway, garden with lots of trees that screens house	Yes - front and side	Stone,Low_(knee_or_below),Not_very_permeable_(i.e._brick_wall)
34	Lawn and trees	Yes - side	
35	Huge hedge, driveway and car port	Yes - front and side	Hedge,High_(above_eye),Not_very_permeable_(i.e._brick_wall)
36	Courtyard	Yes - front and side	Brick,Not_very_permeable_(i.e._brick_wall),High_(above_eye)
37			
38			
39		No	
40			
41	Alfresco dining and some garden space	Yes - front	Timber,Hedge,Brick,Not_very_permeable_(i.e._brick_wall),Medium_(below_eye)
42	Alfresco area under verandah / awning	Yes - side	
43			
44	Some seating tables chairs, garden, verandah and parking/access	Yes - side	
45	Dining area in front of bakery, middle mall type access, and then paved area in front of chiro tenancy.	No	
46	Red bitumen space for parking and verandah area, not used for much	Yes - side	
47	Tree and grass area, access ramp and steps, portico entry. Concrete paths.	No	
48	Path and grassed area	Yes - side	
49	Thick planting screening the house	Yes - side	
50	Gravel	Yes - front and side	Metal,Very_permeable_(i.e.glass_panels_with_gaps_pickets),High_(above_eye)
51	Mulch, stone path, signage	No	

	V	W	X
52	Parking and access, with some vegetation to the highway as a buffer	Yes - front	Timber,Moderately_permeable_(i.e._half_solid_half_permeable),High_(above_eye)
53	A little garden, mostly access driveway and parking with red bitumen	Yes - front and side	Timber,Very_permeable_(i.e.glass,_panels_with_gaps,_pickets),Low_(knee_or_below),Stone
54	Park	No	
55	Park	No	
56	Park	No	
57	Various - Alfresco in front of cafe, seating and stock areas in front of shops	No	
58	Verandah with tables and chairs	No	
59	Bitumen area for access	Yes - front	Timber,Moderately_permeable_(i.e._half_solid_half_permeable),Medium_(below_eye)
60	Parking bays and small verandah area	Yes - side	
61		No	
62		No	
63		Yes - side	
64		No	
65		No	
66		No	
67		No	
68		No	
69	Open space / park	No	
70		No	
71		No	
72		No	
73		Yes - front and side	Metal,High_(above_eye),Very_permeable_(i.e.glass,_panels_with_gaps,_pickets)
74		Yes - front and side	High_(above_eye),Metal,Very_permeable_(i.e.glass,_panels_with_gaps,_pickets)
75		Yes - front and side	Metal,Very_permeable_(i.e.glass,_panels_with_gaps,_pickets),High_(above_eye),Gate
76	Currently not built out	Yes - side	
77	Not built	Yes - side	
78	Not built	Yes - side	
79	Not built	Yes - side	
80			
81			
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83			
84			
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86			
87			
88			

	Y	Z	AA	AB
1	Sidefence Details	Any parking	Parking details	FrontEntry
2		No		Yes
3	High_(above_eye),Colorbond,Not_very_permeable_(i.e._brick_wall)	Yes	Bitumen,45_degree_bays	Yes
4		No		Yes
5		Yes	Bitumen	Yes
6		Yes	Concrete,_Parking_lot	Yes
7	Stone,Brick,Not_very_permeable_(i.e._brick_wall),Low_(knee_or_below)	No		
8	Colorbond,High_(above_eye),Not_very_permeable_(i.e._brick_wall)	Yes	Gravel	Yes
9	Colorbond,High_(above_eye),Not_very_permeable_(i.e._brick_wall)	Yes	Gravel	Yes
10	Very_permeable_(i.e.glass,_panels_with_gaps,_pickets),High_(above_eye),Metal	No		No
11	Metal,Moderately_permeable_(i.e._half_solid_half_permeable),Medium_(below_eye)	Yes	Parking_lot,Bitumen	Yes
12		Yes	Bitumen,Parking_lot	Yes
13		No		Yes
14		No		No
15	Stone,Timber,Very_permeable_(i.e.glass,_panels_with_gaps,_pickets),Low_(knee_or_below),Medium_(below_eye)	No		Yes
16	Timber,High_(above_eye),Not_very_permeable_(i.e._brick_wall)	Yes	Bitumen	Yes
17	Brick,Medium_(below_eye),Not_very_permeable_(i.e._brick_wall)	No		Yes
18	Timber,Colorbond,High_(above_eye),Not_very_permeable_(i.e._brick_wall)	Yes	Car_port,Gravel	Yes
19	Colorbond,Not_very_permeable_(i.e._brick_wall),High_(above_eye)	Yes	Gravel	Yes
20	Colorbond,High_(above_eye),Not_very_permeable_(i.e._brick_wall)	Yes	Gravel	Yes
21	Colorbond,Metal,High_(above_eye),Moderately_permeable_(i.e._half_solid_half_permeable)	Yes	Dirt	Yes
22		No		Yes
23		Yes	Bitumen,Right_angle_bays	Yes
24	Limestone,Low_(knee_or_below),Not_very_permeable_(i.e._brick_wall)	Yes	Bitumen	
25		No		Yes
26				
27	Metal,Colorbond,High_(above_eye),Not_very_permeable_(i.e._brick_wall),Very_permeable_(i.e.glass,_panels_with_gaps,_pickets)	Yes	Bitumen	Yes
28	Colorbond,High_(above_eye),Not_very_permeable_(i.e._brick_wall)	No		No
29		Yes	Bitumen,Parking_lot	
30				
31				
32	Colorbond,High_(above_eye),Not_very_permeable_(i.e._brick_wall)	Yes	Garage,Bitumen	Yes
33	Colorbond,High_(above_eye),Not_very_permeable_(i.e._brick_wall)	Yes	Bitumen,Car_port	No
34	Hedge,High_(above_eye),Not_very_permeable_(i.e._brick_wall),Low_(knee_or_below),Stone	Yes	Paved	Yes
35	Hedge,High_(above_eye),Not_very_permeable_(i.e._brick_wall)	Yes	Bitumen,Car_port	Yes
36	Brick,Not_very_permeable_(i.e._brick_wall),High_(above_eye)	Yes	Garage	Yes
37				
38				
39		Yes	Parking_lot,Bitumen,Gravel	No
40				
41		No		Yes
42	Medium_(below_eye),Brick,Not_very_permeable_(i.e._brick_wall)	No		Yes
43				
44	Brick,Medium_(below_eye),Not_very_permeable_(i.e._brick_wall)	Yes	45_degree_bays,Bitumen	Yes
45		No		Yes
46	Hedge,High_(above_eye),Not_very_permeable_(i.e._brick_wall)	Yes	Bitumen	Yes
47		Yes	45_degree_bays,Bitumen	Yes
48	Fibro_/corrugated,Metal,Not_very_permeable_(i.e._brick_wall),Medium_(below_eye)	No		Yes
49	Colorbond,High_(above_eye),Not_very_permeable_(i.e._brick_wall)	Yes	Garage,Concrete_	No
50	Metal,Very_permeable_(i.e.glass,_panels_with_gaps,_pickets),High_(above_eye)	No		No
51		Yes	Bitumen,Parking_lot	Yes

	Y	Z	AA	AB
52		Yes	Bitumen,Parking_lot,45_degree_bays	Yes
53	High_(above_eye),Moderately_permeable_(i.e_half_solid_half_permeable),Brick,Timber	Yes	Bitumen,Parking_lot	Yes
54				
55				
56		No		Yes
57		No		Yes
58		No		Yes
59		Yes	Bitumen	No
60	Hedge,High_(above_eye),Not_very_permeable_(i.e_brick_wall)	Yes	45_degree_bays,Bitumen	Yes
61				No
62				
63	Low_(knee_or_below),Metal,Very_permeable_(i.e.glass_panels_with_gaps_pickets),Hedge			
64		No		
65				
66				
67				
68				
69		Yes	Parking_lot,Bitumen	Yes
70				
71				
72				
73	Metal,High_(above_eye),Very_permeable_(i.e.glass_panels_with_gaps_pickets)	No		No
74	High_(above_eye),Metal,Very_permeable_(i.e.glass_panels_with_gaps_pickets)	No		No
75	Metal,Very_permeable_(i.e.glass_panels_with_gaps_pickets),High_(above_eye)	Yes	Gravel	
76	Colorbond,Not_very_permeable_(i.e_brick_wall),High_(above_eye)	No		Yes
77	Colorbond,High_(above_eye),Not_very_permeable_(i.e_brick_wall)	No		Yes
78	Colorbond,High_(above_eye),Not_very_permeable_(i.e_brick_wall)	No		Yes
79	Colorbond,High_(above_eye),Not_very_permeable_(i.e_brick_wall)	No		Yes
80				
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	AC	AD	AE	AF
1	Front Entry Details	Entrance_Other	Building Siting Orientation	Building Height
2	Portico	Flush_with_the_street		Middle_of_lot
3	Portico	Elevated		Middle_of_lot
4	Highlighted_by_colours,Portico,Highlighted_by_materials,Raised_sunkenfromstreet	Elevated,Flush_with_the_street		Front_of_lot_(little_setback,_with_room_at_rear)
5	Portico	Flush_with_the_street		Side_of_lot
6	Portico	Flush_with_the_street		Middle_of_lot
7		Flush_with_the_street		Middle_of_lot
8	Highlighted_by_materials,Highlighted_by_colours	Flush_with_the_street		Side_of_lot
9	Highlighted_by_materials,Highlighted_by_colours	Flush_with_the_street		Front_of_lot_(little_setback,_with_room_at_rear)
10		Elevated		Front_of_lot_(little_setback,_with_room_at_rear)
11	Recessed_Highlighted_by_colours,Highlighted_by_materials	Flush_with_the_street		Middle_of_lot,Side_of_lot
12	Highlighted_by_colours	Flush_with_the_street		Side_of_lot,Front_of_lot_(little_setback,_with_room_at_rear)
13	Other	Elevated	Openings	Middle_of_lot
14		Flush_with_the_street		Middle_of_lot
15	Recessed_Raised_sunkenfromstreet	Elevated		Back_of_lot_(large_setback)
16	Portico,Highlighted_by_materials	Flush_with_the_street		Front_of_lot_(little_setback,_with_room_at_rear)
17	Highlighted_by_colours,Highlighted_by_materials	Sunken		Middle_of_lot,Side_of_lot
18	Portico,Recessed_Highlighted_by_materials,Highlighted_by_colours	Elevated		Middle_of_lot
19	Highlighted_by_materials,Portico	Flush_with_the_street		Middle_of_lot
20	Portico,Raised_sunkenfromstreet	Elevated		Back_of_lot_(large_setback)
21	Highlighted_by_colours	Flush_with_the_street		Back_of_lot_(large_setback)
22	Highlighted_by_colours,Recessed_	Elevated,Flush_with_the_street		Full_coverage,Front_of_lot_(little_setback,_with_room_at_rear)
23	Highlighted_by_materials,Portico	Flush_with_the_street		Front_of_lot_(little_setback,_with_room_at_rear),Full_coverage
24		Elevated		Middle_of_lot
25	Highlighted_by_colours,Highlighted_by_materials	Flush_with_the_street,Elevated		Full_coverage,Front_of_lot_(little_setback,_with_room_at_rear)
26				
27	Highlighted_by_colours,Highlighted_by_materials	Elevated		Back_of_lot_(large_setback),Middle_of_lot
28		Elevated		Middle_of_lot,Back_of_lot_(large_setback)
29		Flush_with_the_street		Middle_of_lot
30				
31				
32	Highlighted_by_materials,Highlighted_by_colours	Flush_with_the_street,Elevated		Middle_of_lot
33		Flush_with_the_street		Middle_of_lot
34	Highlighted_by_materials,Highlighted_by_colours	Elevated,Flush_with_the_street		Middle_of_lot
35	Portico	Elevated		Middle_of_lot
36	Highlighted_by_colours	Flush_with_the_street		Side_of_lot
37				
38				
39		Flush_with_the_street		Back_of_lot_(large_setback)
40				
41	Highlighted_by_materials,Highlighted_by_colours	Flush_with_the_street,Elevated		Front_of_lot_(little_setback,_with_room_at_rear)
42	Highlighted_by_colours	Flush_with_the_street		Front_of_lot_(little_setback,_with_room_at_rear)
43				
44	Highlighted_by_colours,Highlighted_by_materials	Flush_with_the_street		Middle_of_lot,Side_of_lot
45	Highlighted_by_materials,Portico	Flush_with_the_street		Front_of_lot_(little_setback,_with_room_at_rear)
46	Highlighted_by_materials,Highlighted_by_colours	Elevated,Flush_with_the_street		Front_of_lot_(little_setback,_with_room_at_rear)
47	Portico,Raised_sunkenfromstreet,Recessed_	Elevated		Middle_of_lot
48	Highlighted_by_materials,Highlighted_by_colours,Recessed_	Flush_with_the_street		Middle_of_lot
49		Sunken		Middle_of_lot
50		Flush_with_the_street		Middle_of_lot
51	Portico	Flush_with_the_street		Front_of_lot_(little_setback,_with_room_at_rear)

	AC	AD	AE	AF
52	Highlighted_by_colours,Portico	Sunken,Flush_with_the_street		Middle_of_lot,Side_of_lot
53	Highlighted_by_colours,Highlighted_by_materials,Recessed_	Flush_with_the_street		
54		Elevated		Middle_of_lot
55		Flush_with_the_street		Back_of_lot_(large_setback)
56	Highlighted_by_colours	Flush_with_the_street,Elevated		Back_of_lot_(large_setback)
57	Highlighted_by_materials,Highlighted_by_colours	Flush_with_the_street		Full_coverage,Front_of_lot_(little_setback_with_room_at_rear)
58	Highlighted_by_colours,Highlighted_by_materials	Flush_with_the_street,Elevated		Front_of_lot_(little_setback_with_room_at_rear),Full_coverage
59		Flush_with_the_street		Back_of_lot_(large_setback)
60	Highlighted_by_materials,Highlighted_by_colours	Flush_with_the_street		Middle_of_lot
61		Sunken		
62				
63				
64				
65				
66				
67				
68				
69	Highlighted_by_materials,Portico,Recessed_	Flush_with_the_street		Middle_of_lot
70				
71				
72				
73				
74				
75				
76	Highlighted_by_materials,Highlighted_by_colours	Elevated		Middle_of_lot
77	Highlighted_by_materials,Highlighted_by_colours	Elevated		Middle_of_lot
78	Highlighted_by_materials,Highlighted_by_colours	Elevated		Middle_of_lot
79	Highlighted_by_materials,Highlighted_by_colours	Elevated		Middle_of_lot
80				
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84			58	1
85				
86				
87				
88				56

	AG	AH	AI	AJ	AK
1	No of storeys	GlobalID	Shape_Area	Shape_Length	Retail/Shop Type
2	1	75c5ca2c-c4ca-4749-a079-214b6871a981	141.9335938	47.99878838	
3	1	641b9c12-d41b-4988-8aa1-ced23c93e4a7	1293.027344	168.5061295	
4	1	f08dd275-ae9b-4958-8ae2-a499e09f0621	877.40625	167.9016095	Candy cow, gormet food merchant, mookow gifts
5	1	bf7dd9f0-e85d-489f-b35a-1425b3e6cb90	329.8125	73.92160627	
6	1	375b0ca8-00c0-4d8f-886b-7aa356c68dac	636.8085938	106.0489086	
7	1	a756577f-2054-4eb0-99ff-93d38e45600a	873.6171875	146.279793	
8	1	a2d9c5fc-5f47-476f-be39-d36279696f6e	425.0195313	108.5805813	
9	1	7d490dec-90ab-48b1-9770-30ec141d409f	378.9648438	83.15671776	
10	1	c07e7860-bb10-4f56-8402-838fefcf783c	473.8945313	93.28950483	
11	2	7226668f-5dde-4f42-8a85-cd7a55331d59	415.9140625	83.36177887	
12	1	2c751948-1c61-46a3-bb83-d17a168a304c	617.2695313	103.4873039	Empty currently
13	1	ea26aaee-86a8-43bd-a4a3-68c461ac28fa	89.10546875	38.58756366	
14	1	2c62575a-87e8-4882-9934-6090f756c24b	43.421875	27.14861222	
15	2	fb46e70e-a0fb-4f73-a1d5-caf211de5997	294.0273438	75.99088196	
16	2	d4ec0f7-59ab-4e01-9bef-1926b0639885	297.1601563	85.05563466	
17	1	e62da08b-45b8-41e6-a008-561c949b96fe	503.3398438	117.6808895	Liquor barons
18	1	3d5b35ec-af78-472f-a0c5-be8f260c230e	373.1054688	84.52923039	
19	1	68268ae6-e77f-4a30-969f-8665a6e429ae	298.3164063	71.48217569	
20	1	1ba8808c-3e3b-48bc-879b-d885f09a34b0	65.5859375	35.23049991	
21	1	333e1df5-a6fa-4013-be3f-ecb5a1bdbb28	208.5507813	57.7817487	
22	1	ae51afb-d-7149-432e-a656-a9743b243145	304.6210938	84.13017717	Soaps and skincare
23	1	05640bf6-f1bd-43b4-bff3-ecfdaf2a1f4c	1355.863281	189.7531865	Agricultural supplies
24	1	ce043793-a29b-4446-8bc2-1c3ca09f19cb	107.9960938	42.82693593	
25	1	59e7e788-95b5-4b44-8bfc-dcfae5944d63	1116.042969	148.1219298	Newsagent, coffee, chocolate, tea
26		d10fc2d0-8bef-4555-9445-1225cdb0f7c2	96.671875	39.75323949	
27	1	b12c1975-5e5c-4682-bde0-0b5dce201b5f	459.3046875	100.2345816	
28	1	28966867-f86a-4c7a-9e8d-fe51b56cb8b5	284.7265625	69.13142764	
29	1	f741b59b-08c4-4560-b7c5-9028c2867584	238.8984375	67.97688223	
30		10bf86ae-3308-4133-8ab0-66ed19446697	70.234375	34.15066629	
31		d9363167-a198-4a98-86c8-fd397661e0b1	67.7265625	33.94893012	
32	1	2a864084-1e1e-4528-8f56-baa9d5ca8f89	251.5742188	66.85562108	
33	1	4fc7a8c0-97e7-47a4-bc7b-b4baf209498e	330.1289063	77.84255583	
34	1	68540235-9858-4d69-8670-5cbdcff84b97	301.609375	69.5137793	
35	1	b7f5842b-9477-4d0e-81b0-c34ad3b48f17	419.0898438	95.37757013	
36	1	c161026d-cfcf-4df8-a8b2-58d39332aa91	108.671875	41.71512248	
37		91490cea-e0dc-4701-bd00-485e123c6e8b	96.203125	43.29833292	
38		19287987-8ea7-451c-acbe-86354ce1f644	117.6054688	43.57142786	
39	1	e1dc7bf0-bef4-4d52-b592-f57210d69174	110.1054688	45.70174001	
40		c17cbe55-afce-4c19-8989-146ebb7f7441	55.53515625	31.48328196	
41	1	85ca26c9-6503-43c9-bdcf-07a525c393db	411.0429688	95.99028413	
42	1	54ffcd6a-18e3-49cd-9d99-17ae1ff0666c	708.75	118.8637444	
43		f8054f38-4be3-466d-8172-47137d9d52c0	130.4765625	46.7145767	
44	1	4fe73059-2a0c-41a8-8b93-cbf8b3dbce7e	191.9492188	61.00699318	
45	2	f70b6792-9338-4a86-bbc1-f03021b031c7	945.140625	131.4667355	Cafe, chiro, bakery
46	1	8b4b0f89-8cc4-4603-bec8-ae189a9cf9ba	223.2890625	69.61613132	Computer IT store
47	1	2a6c0e90-9b95-4594-b981-fe8cc1bd9ff1	682.390625	167.170954	
48	1	d117f86b-ae14-4883-ae87-e99ed8ed6e9f	264.96875	75.63498413	
49	2	7211d8dc-cffb-4ba8-b4f0-16b100a4fc31	592.3203125	108.2661031	
50	1	d1e0ff37-2ab2-4bfe-a3d1-5f59a3c5b6ca	38.265625	25.08180215	
51	1	f89e43f2-b4ea-42b1-b8b1-bfbea11994aa	293.9648438	68.97544234	

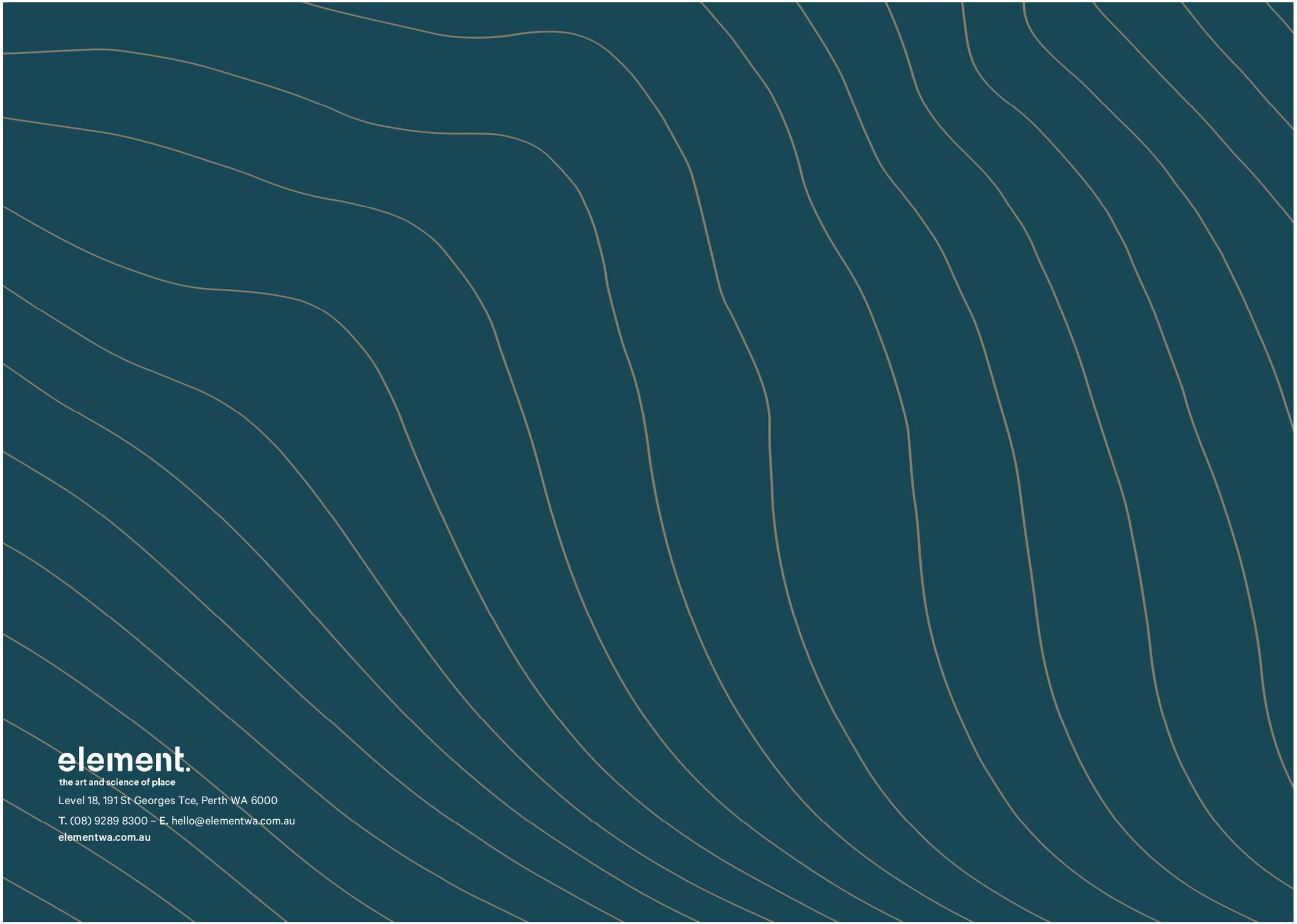
	AG	AH	AI	AJ	AK
52	1	c8fec3ff-1db0-4857-8c6e-e4e8951b8441	265.03125	77.91544278	
53	1	12f94c8e-9922-4ce1-ad91-9984b8026509	755.03125	147.976913	
54		8f3c73fb-9243-4c61-bc37-3ae8742dd56f	119.234375	43.2843513	
55	1	0fc7d4d5-31f9-4ee6-bebe-74fee052c085	36.72265625	24.33628849	
56	1	db93b79d-5741-4df8-9b04-bf0a74f4110f	70.0859375	36.1865125	
57	1	2a0e6763-d599-441d-9223-849ded72bad3	1063.734375	148.1250891	Cafe, clothing store x2
58	1	818159ee-4fd5-459a-8f9c-0519d9528a48	156.8554688	54.41576835	
59	1	f2226282-20fb-4a63-b6e0-107b1e796dd8	483.4492188	93.4767246	Brew and CO. Supplies / storage
60	1	a5918d5c-2030-4163-8cc6-13a2ee8e7db8	165.734375	56.74165654	Butcher
61		abbcc6b4-0332-4a59-a1d6-93406d95bce4	18442.67969	624.2226024	
62		0f3fb0dd-0194-49e7-bf30-ac9ca6250d6a	4960.070313	309.3623239	
63		f31bcb48-0350-47e0-abbd-79a134c30e0f	1455.101563	170.9678489	
64		be68d8de-679d-4829-9dcd-9b32d2e254a2	2261.207031	195.6614475	
65		fd4b0747-7a3d-4af1-ab83-3ed9f4818498	6032.664063	323.8864282	
66		b7bc799c-9179-4282-a19f-d10fb902e53c	2908.335938	222.124303	
67		e6037484-0b4c-4079-9e72-3f9c1efb553f	2308.875	192.2758384	
68		a05684a7-6563-432d-b7bc-36f9b48345bc	2310.488281	192.2970791	
69	1	0ac7a72f-2b20-4bd4-bab5-f5a0aab016f9	81091.83203	1366.430833	
70		988c58ce-9e34-4cc9-9a52-08460b070683	2404.082031	194.5480286	
71		e2796ecd-4946-4bf2-968b-5e3bf3d62e01	3442.828125	277.8091284	
72		dee0c387-f229-47eb-ab68-3a3130e73919	5040.34375	301.4648117	
73		bf220add-46fb-4e76-a6af-ac310ef7f8dc	1469.765625	169.5485645	
74		17db5edc-b9c2-4af0-be4b-92f641ad7f7b	1469.390625	169.5196506	
75		743fe314-1785-4bd5-bfd5-d4a64d42ee5e	1681.027344	172.5419669	
76	1	f1486452-f2d4-4d1e-8792-447e1f4ad336	133.2734375	48.32540463	
77	1	698764ca-e388-409e-9e6f-c57f05474a02	136.9414063	48.71769672	
78	1	c65507cf-c3c7-4db5-b90a-8b73c5c1245c	134.984375	48.28134463	
79	1	c0564e37-7a19-4543-b466-5eb309fadbb1	138.0039063	48.5014246	
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	AL	AM	AN	AO
1	Detailing	Setback Distance	Side Setback Present	Side setback use
2		Beyond_6m	Yes	Garden
3	gable_or_parapet_detailing,aligned_fenestration	Beyond_6m	Yes	Parking,Other,Dining_area
4	decorative_patterning,aligned_fenestration,gable_or_parapet_detailing	Approx_1_3m	No	
5		Beyond_6m	Yes	Garden
6		Beyond_6m	Yes	Garden,Access
7		Beyond_6m	Yes	Access
8		Beyond_6m	Yes	Access
9	aligned_fenestration	Approx_3_6m	Yes	Access
10			Yes	Storage,Dining_area
11	aligned_fenestration	Beyond_6m	Yes	Dining_area,Parking
12	aligned_fenestration	Approx_1_3m	Yes	Parking
13				
14		Beyond_6m	Yes	Garden
15	decorative_patterning	Approx_3_6m	Yes	Garden
16		Approx_1_3m	Yes	Seating,Dining_area,Garden
17		Approx_3_6m	No	
18	banding	Approx_3_6m	Yes	Access,Garden
19	aligned_fenestration	Approx_3_6m	Yes	Access,Garden
20		Approx_3_6m	Yes	Garden,Access
21		Beyond_6m	Yes	Garden
22			No	
23			Yes	Parking
24		Approx_3_6m	Yes	Access,Parking,Garden
25		Approx_1_3m	No	
26				
27		Beyond_6m	Yes	Garden,Parking
28		Beyond_6m	Yes	Garden
29		Beyond_6m		
30				
31				
32		Approx_3_6m	Yes	Parking,Garden
33		Beyond_6m	Yes	Parking,Garden
34	aligned_fenestration	Beyond_6m	Yes	Garden
35		Beyond_6m	Yes	Garden
36	gable_or_parapet_detailing	Approx_1_3m	Yes	Parking,Paving
37				
38				
39		Beyond_6m	No	
40				
41	decorative_patterning	Approx_1_3m	Yes	Garden
42	banding,aligned_fenestration	Approx_3_6m	Yes	Access
43				
44	gable_or_parapet_detailing	Approx_3_6m	No	
45	aligned_fenestration	Approx_1_3m	No	
46	aligned_fenestration	Approx_3_6m	Yes	Access
47	aligned_fenestration,gable_or_parapet_detailing	Beyond_6m	Yes	Access,Garden,Parking
48	gable_or_parapet_detailing	Beyond_6m	Yes	Garden,Access
49		Beyond_6m	Yes	Parking,Garden
50		Approx_3_6m	Yes	
51		Approx_1_3m	Yes	Parking,Garden

	AL	AM	AN	AO
52	aligned_fenestration	Approx_3_6m	Yes	Parking
53	decorative_patterning,gable_or_parapet_detailing	Beyond_6m	Yes	Garden
54		Beyond_6m	Yes	Garden
55		Beyond_6m	Yes	Garden
56		Beyond_6m	Yes	Garden
57	gable_or_parapet_detailing,aligned_fenestration	Approx_3_6m	No	
58	aligned_fenestration	Approx_1_3m	No	
59		Beyond_6m	No	
60	gable_or_parapet_detailing	Approx_3_6m	Yes	Access
61				
62				
63				
64				
65				
66				
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68				
69	gable_or_parapet_detailing	Beyond_6m	Yes	Garden
70				
71				
72				
73				
74				
75				
76	aligned_fenestration,gable_or_parapet_detailing	Approx_3_6m	Yes	Access
77	gable_or_parapet_detailing	Approx_3_6m	Yes	Access
78	gable_or_parapet_detailing	Approx_3_6m	Yes	Access
79	gable_or_parapet_detailing	Approx_3_6m	Yes	Access
80				
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83		53	55	44
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	AP	AQ	AR	AS
1	Side Setback Details	Side Setback Distance	CharacterContribution	Feature Name
2	Park	Beyond_6m	4	St Mary's church
3	Gravel parking / Bowling greens / outdoor dining space	Beyond_6m	3	Cowaramup district social club inc
4			4	Candy cow
5	Garden / park	Approx_3_6m	2	Lions club op shop
6	Petrol pumps and landscaping	Beyond_6m	3	BP
7		Beyond_6m	2	Petrol canopy
8	Gravel driveway	Approx_3_6m	3	Old hidden house
9	Gravel driveway	Approx_3_6m	3	Hidden gem
10			4	West winds distillery
11	Alfresco and parking	Approx_3_6m	5	West winds tavern
12	Only to the south - car parking	Beyond_6m	5	New shops
13			3	Info shelter
14	Park	Beyond_6m	3	Bbq shelter
15	Garden cont.	Approx_1_3m	4	Gothic house
16	Garden and alfresco area next to laneway	Approx_1_3m	4	Cafe
17			4	Bottle shop
18	Garden and side gates	Approx_1_3m	4	Valley roof
19	Garden and access point.	Approx_1_3m	5	Light blue house
20	Native garden and access path	Approx_1_3m	5	Small house
21	Garden, grassed.	Approx_3_6m	5	Small blue house
22			5	Moon haven
23			2	Agricultural supplies
24		Approx_3_6m	2	Shed
25	Only side setback on corner, with verandah in setback (wrap around)	Approx_1_3m	5	More shops in town, blue
26				
27	Mostly garden and parking area	Approx_3_6m	4	Oasis house
28	Appears to be garden	Approx_1_3m	4	Peppermint house
29			5	Cottage lane
30				
31				
32	Garage on north side, assume garden remainder - hard to see	Approx_3_6m	3	Hidden house
33	South side has car port	Approx_3_6m	3	Sky light house
34	One side gates and fenced at house line. Other side fencing set back further	Approx_1_3m	4	Brick house
35	Can't see, assume garden	Approx_3_6m	4	Skillion house
36	Garage	Approx_3_6m	4	Laneway house
37				
38				
39			3	Back units
40				
41	Garden areas	Approx_3_6m	5	Rustico B&B
42	Side setback on south side only, previously for access	Approx_3_6m	5	Servo tap house
43				
44			5	Rosie's deli
45			4	Grace house
46	Driveway only to south side	Approx_3_6m	5	Computer store
47	Integrated into Public space. Used for lawn and access paths to north, and parking to south. Space between it and other structures.	Beyond_6m	4	Cowaramup Hall and public toilet
48		Beyond_6m	3	Tennis club
49	Driveway and garage	Approx_3_6m	3	House
50	Gravel	Approx_3_6m	2	Telstra exchange
51	Garden planting, car space, car park	Beyond_6m	3	Red feather coffee

	AP	AQ	AR	AS
52	Bitumen car park	Beyond_6m		4 Surgery and physio
53	Garden area to the north, no/minor setback to the south	Beyond_6m		4 Noble Grape Guesthouse
54	Park	Beyond_6m		3 Amphitheater
55	Park	Beyond_6m		2 Shed
56	Park	Beyond_6m		4 Toilet block
57				4 Shops in town
58				5 Peacetree tasting room
59				2 Brew co shed
60	Driveway to the north (red bitumen)	Approx_1_3m		5 Butcher
61				5 Pioneer Park
62				3 Empty corner lot
63				2 Empty green block
64				2 Empty lot
65				3 Vacant lot
66				3 Vacant lot
67				3 Vacant lot
68				3 Vacant lot
69	Open space / park	Beyond_6m		5 Cowaramup oval park and clubrooms
70				3 Empty block
71				3 Corner block
72				5 Landscaping
73				1 Storage lot
74				1 Cow's lot
75				1 Stock yard
76	Gate	Approx_1_3m		4 Teal shack
77	Gate	Approx_1_3m		4 Blue shack
78	Gate	Approx_1_3m		4 Purple shack
79	Gate	Approx_1_3m		4 Light blue shack
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Level 18, 191 St Georges Tce, Perth WA 6000

T. (08) 9289 8300 – E. hello@elementwa.com.au

elementwa.com.au