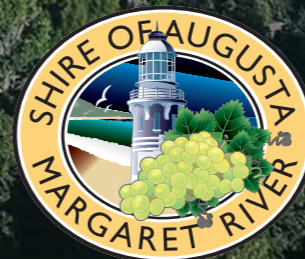


WITCHCLIFFE STREETScape CONCEPT PLAN

OCTOBER 2022 | 22-033



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WITCHCLIFFE STREETSCAPE CONCEPT PLAN

PROJECT OVERVIEW

The portion of Bussell Highway between Redgate Road and Lake Street is an important space within Witchcliffe, and will play a vital role in the town's future development, and its success as a characterful and charming place to visit and reside.

With a recent increase in subdivision approvals leading to a predicted period of population growth, the following Streetscape Concept Plan (Concept Plan), including materials and landscaping palette, has been prepared to guide future investment and infrastructure works within the Witchcliffe Village Centre.

To ensure future development, infrastructure works and townsite growth over the next 20 years is managed and delivered in a way that is appropriate and sympathetic to the existing character, heritage and identity of Witchcliffe, the prepared Concept Plan directly responds to the engagement findings and recommendations of the Witchcliffe Character Study Report, endorsed by Council in September 2022.

Building on the recommendations of the Character Study Report, the following streetscape improvement principles have also been used to guide the layout, materiality, and landscape choices proposed in the Concept Plan.

- | | | | |
|------------------------------|-------------------------------------|---|-----------------------------------|
| 1. Providing shade & shelter | 2. Improving linkages & connections | 3. Creating interesting spaces & activity | 4. Enhanced landscaping & amenity |
|------------------------------|-------------------------------------|---|-----------------------------------|

Once endorsed by Council, the final Concept Plan will be used in conjunction with the Witchcliffe Character Study as a roadmap to guide future public and private investment, and instil a unique and authentic character and identity for Witchcliffe.

SITE AREA - WITCHCLIFFE VILLAGE CENTRE

The site area for the Witchcliffe Streetscape concept plan is identified in Figure 1, and primarily includes the residential and commercial properties located along Bussell Highway within the Witchcliffe townsite. The study area also includes a portion of currently vacant land and public open space to the west, which is land contained within the Witchcliffe EcoVillage (Structure Plan) area. Under the endorsed Structure Plan, the currently vacant land is intended to be an extension of the Witchcliffe 'Village Centre', and proposes a village square with small scale social, cultural, tourism and commercial activities.

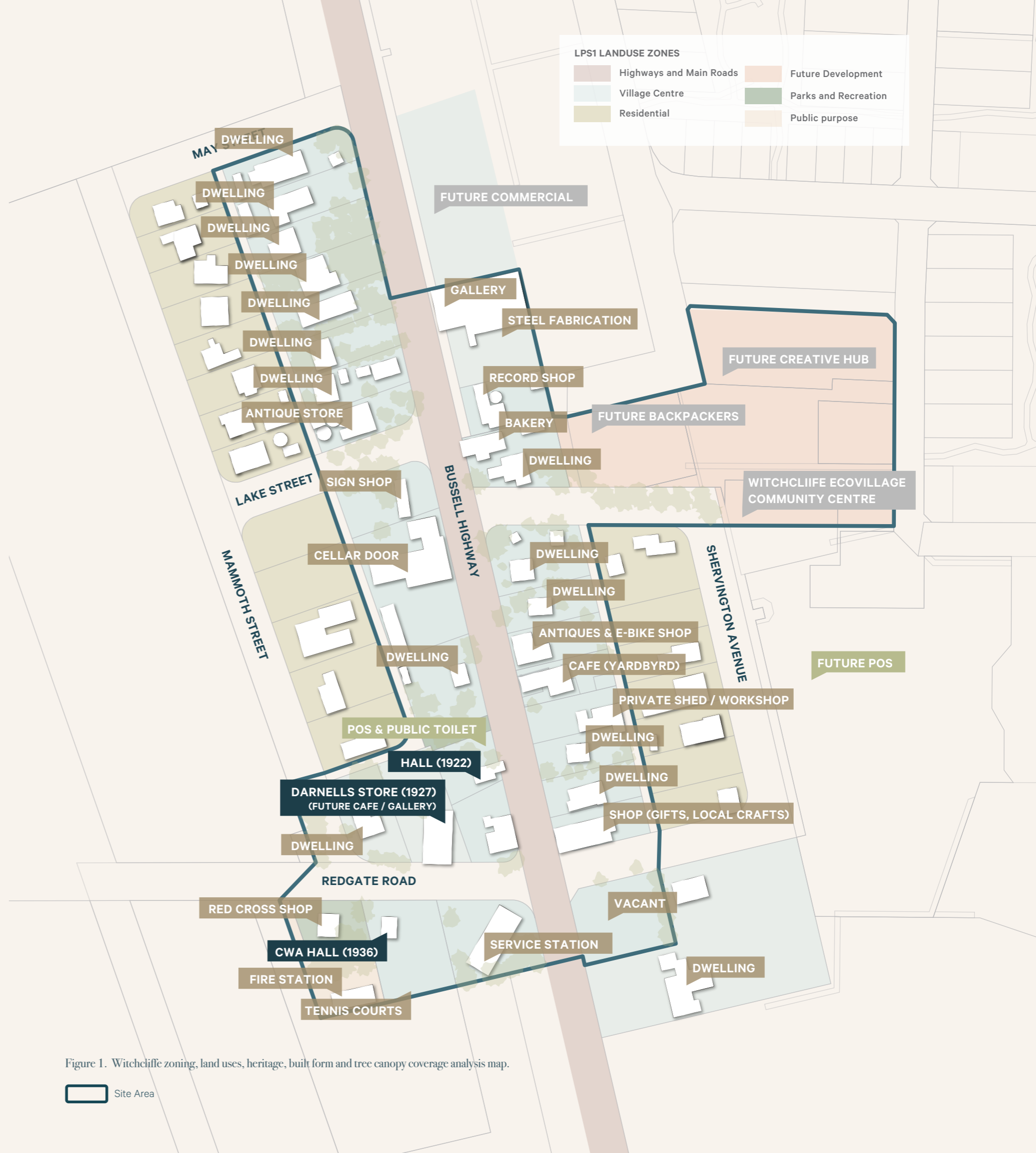


Figure 1. Witchcliffe zoning, land uses, heritage, built form and tree canopy coverage analysis map.

Site Area

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WITCHCLIFFE STREETScape CONCEPT PLAN

CONCEPT PLAN - HIGH LEVEL

SCALE: 1:2000 @A3

LEGEND

CONNECTIVITY

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

PUBLIC INFRASTRUCTURE

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

KEY ACTIVITY AREAS

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

CAR PARKING

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



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Date: 01 June 2022
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 Drawing No. 22-033
 Checked: BS AH
 Staff: TG



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WITCHCLIFFE STREETScape CONCEPT PLAN

CONCEPT PLAN

SCALE: 1:1000 @A3

LEGEND

PEDESTRIAN MOVEMENT

- 1 Crossing points to facilitate safer pedestrian movement across the Highway.
- 2 Future development along Bussell Highway encouraged to provide pedestrian access from laneway through to Highway.
- 3 Pedestrian pathways define the town centre through alternative materiality (i.e., red bitumen).
- 4 Shared pedestrian and vehicle laneway spaces. Future development to cede one metre of land to widen laneways, providing dual vehicle access. Laneway pavement texture should be distinguishable.
- 5 Enhanced pedestrian connection from laneway through the green space adjacent the Town Hall, potential as an integrated public artwork.
- 6 Wide pedestrian paths (minimum 3m) to allow for pedestrian and cyclists sharing key routes.
- 7 Extend existing pathway to connect future EcoVillage Community Centre and Oval.

PARKING AND ACCESS

- 1 On-street pull over RV parking bays.
- 2 Crossovers to Bussell Highway to be removed / minimised where appropriate for new development to increase ability for street parking and pedestrian amenity. Site parking and access encouraged to be located at the rear of the property off the laneway.
- 3 Intersections designed as 12mR sweeps to accommodate larger vehicles and trucks.
- 4 ACROD parking bay provided adjacent public toilet.
- 5 Create future parking nodes in verge spaces where possible.

PUBLIC INFRASTRUCTURE AND SERVICES

- 1 Pockets of street amenity located along key points of Bussell Highway – to include bike racks, public seating / rest spots, bins, etc.
- 2 Future undergrounding of power lines on western side of Bussell Highway facilitating tree growth.

LANDSCAPING AND AMENITY

- 1 Street tree plantings located 1.8 metres from outside edge of kerb along highway.
- 2 Active street fronts, shop wares and alfresco dining spaces encouraged on pathway 1.8m from the lot boundary/building line.
- 3 Awnings for new buildings encouraged over pathway space up to the kerb edge.
- 4 Active street fronts, alfresco dining, use and ownership of the public realm encouraged by business owners.
- 5 Low level landscaping provided in parking exclusion zones for intersections, ensuring sightlines of the highway are maintained.
- 6 Existing significant trees to be maintained.
- 7 Remove existing boundary fence to reveal existing workmanship of Lot 6 fence.
- 8 Street tree plantings on western side of highway to be slow growing to tie in with eventual undergrounding of powerlines. Suitable species could include the Red Flowering Gum (*Corymbia ficifolia*), a high tolerance and low maintenance street tree endemic to the south west region with an aesthetic appeal.

LAND USES AND DEVELOPMENT

- 1 Home based tourism, industry and office land uses encouraged to activate shared laneway.
- 2 Future development precinct south of Redgate Road, locate new building(s) behind predominate building line. Provide a public space with amenities such as bike racks, shelter, seating etc.
- 3 Create an active/visible interface between the northern lot and public park to allow for passive surveillance.

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Date: 23 August 2022
Scale: 1:1000 @A3
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Staff: TG



WITCHCLIFFE STREETScape CONCEPT PLAN

MATERIALS & LANDSCAPING

NOTES

- **Street parking bays** - 2.4x6.5m - Light red asphalt finish (applied finish should differentiate itself from roads and pedestrian paths)
- **ACROD parking bays** - 7.8x3.2m (AS 2890.6 2009)
- **Parking buffer** - minimum 0.9m wide, grey/black asphalt
- **Bussell Highway traffic lanes** - minimum 3.5m wide, grey / black asphalt
- **Laneways** - minimum 6m wide (1m of land ceded to laneway to facilitate widening during future development) - textural brick paving to distinguish itself as a shared space
- **Cross overs** - minimum 2.5 m wide, painted concrete with double row of tactiles (AS1428.2 and AS1428.1 2009)
- **Footpaths Bussell Highway** - minimum 3.1m wide - Dark Red asphalt (applied finish should differentiate itself from car parking, roads and pedestrian paths outside of village centre)
- **Kerbs** - standard concrete finish
- **Village centre entry signage** - use of wood and metal as primary materials (preferably locally sourced)
- **Village Centre street furniture** - use of wood and metal as primary materials - preferably locally sourced and aged/weathered in appearance
- **Village Centre pedestrian connection** (Bussell Highway to Laneway via central park) - minimum 3m wide - painted concrete (opportunity to engage local artist)
- **Street amenity pockets** - minimum 1.6m wide - washed aggregate finish
- **Footpaths (outside of village centre)** - minimum 1.8m wide - washed aggregate finish
- **Planting beds** - to be predominantly native, low maintenance, water wise species - with no irrigation Footpaths continuous through crossovers (Shire standard)
- Footpaths continuous through crossovers (shire standard)



ASPHALT GREY / BLACK



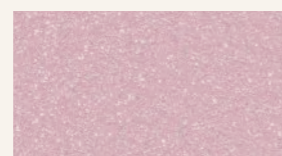
TEXTURAL PAVING



WASHED AGGREGATE



DARK RED ASPHALT



GREY / BLACK ASPHALT



TEXTURAL PAVING



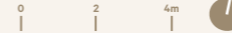
LOW LEVEL LANDSCAPING



TIMBER & METAL PUBLIC FURNITURE

BUSSELL HIGHWAY

SCALE: 1:200@A3



STREET TREES

- New trees on Bussell Highway to be *Corymbia ficifolia* (Red Flowering Gum)
- Tree trucks planted minimum 1.8 metres from outside edge of roadside kerb

STREET ACTIVATION

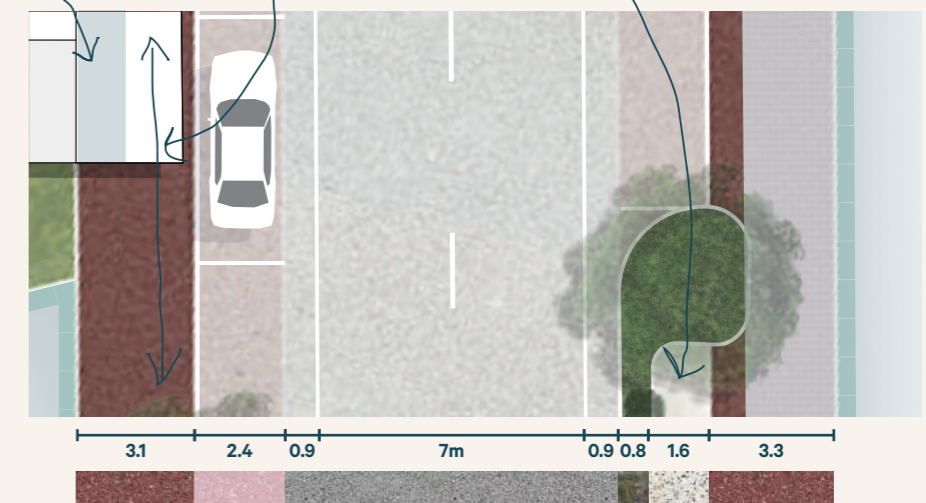
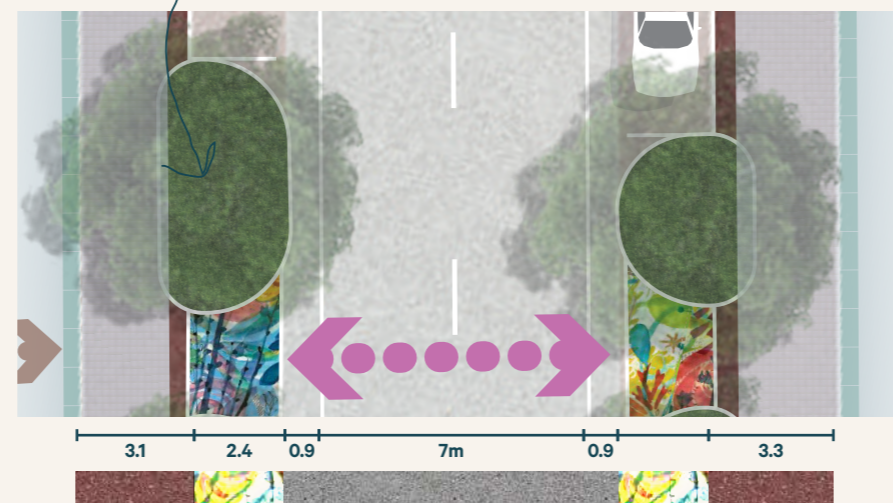
- Allow street furniture / selling of goods against the property line within the public space.
- Ensure 1.8m pedestrian clearance zone is maintained for accessibility

PEDESTRIAN ACCESSIBILITY

- Allow for obstacle free consistent path for pedestrians by providing minimum 1.8 obstacle free access pathway

STREET AMENITY NIBS

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



REDGATE ROAD

SCALE: 1:200@A3



SHARED PATH

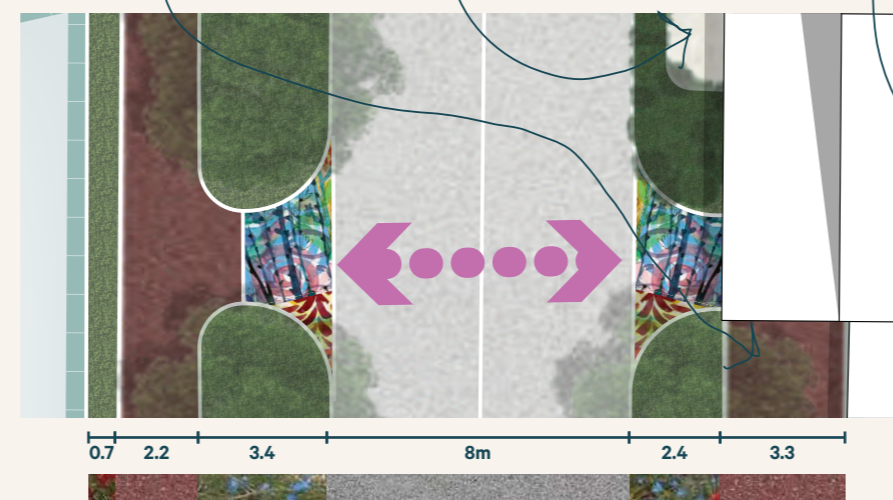
- Maintain minimum 3.3m shared path along eastern side of Redgate Road

ALFRESCO DINING NIB

- To maintain minimum 3.3m shared pathway width, provide alfresco dining opportunities in nib space.

FOOTPATHS OUTSIDE OF VILLAGE CENTRE

- Washed aggregate finish to differentiate itself from footpaths within the Village Centre



SHERVINGTON AVE(SOUTH)

SCALE: 1:200@A3



EV PARKING BAY

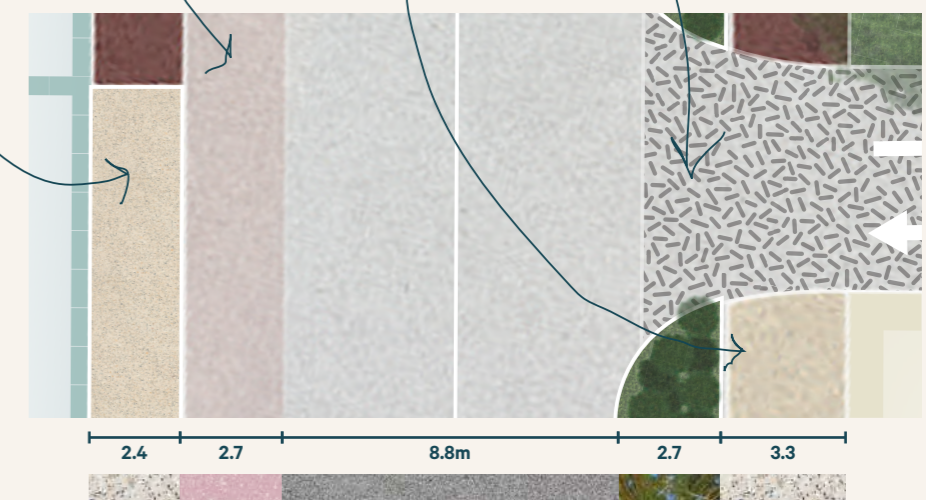
- Minimum 2.7m wide

SHARED PATH

- Maintain minimum 3.3m shared path along eastern side of Shervington Avenue

LANEWAY

- Textural brick paving finish to distinguish itself as a shared space
- Minimum 6m wide (1m of land ceded to laneway to facilitate widening during future development)



WITCHCLIFFE STREETScape CONCEPT PLAN

MATERIALS & LANDSCAPING

LANDSCAPING

STREET TREES



- Corymbia ficifolia**
(RED FLOWERING GUM)
- New tree plantings on Bussell Highway
 - Size: 10-12m high x 5m wide (medium sized)
 - Flowering time: Dec-May
- PROS**
- Growth rate: moderate (fast initially, slowing later) and low growing (good for under powerlines)
 - Signature streets notion (street trees as way finding)
 - Flower: vibrant and distinct
 - Neat / no training needed
 - Suitable for soil type and climatic conditions, only require irrigation during establishment and dry periods
 - Suits Witchcliffe: informal, Australian bush aesthetic, willowy/pendulous habit



- Agonis flexusa**
(WA PEPPERMINT)
- New tree plantings on other streets
 - Size: 10-12m high x 8m wide (medium sized)
 - Flowering time: Aug-Dec
- PROS**
- Growth rate: moderate (fast initially, slowing later)
 - Reliability of growth
 - Signature streets notion (street trees as way finding)
 - Flower: small white
 - Neat / no training needed
 - Excellent shade tree and signature
 - Good wind break
 - Suits Witchcliffe: naturally found in SW WA
 - Suitable for soil type and climatic conditions, only require irrigation during establishment and dry



LOW LEVEL LANDSCAPING



- Anigozanthos manglesii**
(RED AND GREEN KANGAROO PAW - KURULBRANG)
- Size: 1m high x 1m wide
 - Flowering time: Winter-Spring
 - Soil and climate: suitable for Witchcliffe
 - Suits Witchcliffe: informal, Australian bush aesthetic



- Thryptomene Baeckeacea Prostrate**
(COASTAL THRYPTOMENE)
- Size: 0.5m high x 2m wide
 - Flowering time: Autumn-Winter
 - Soil and climate: suitable for Witchcliffe
 - Suits Witchcliffe: informal, Australian bush aesthetic



- Hakea trifurcata**
(TWO-LEAVED HAKEA)
- Size: 1.5-3m high x 2-3m wide
 - Flowering time: Autumn-Spring
 - Soil and climate: endemic, suitable for Witchcliffe
 - Habitat plant for birds and reptiles



- Grevillea thelemanniana**
(GILT DRAGON)
- Size: 1m high x 1m wide
 - Flowering time: Spring-Summer
 - Flower: red, also attractive when not in flower
 - Position/Conditions: tough, reliable in all conditions, low maintenance



- Grevillea 'Spirit of ANZAC'**
- Size: 2m high x 1.5m wide
 - Flowering time: Autumn-Summer
 - Flower: red, also attractive when not in flower
 - Shape: neat and compact
 - Position/Conditions: tough, reliable in all conditions, low maintenance



- Verticordia eriocephala**
(LAMBSWOOL BUSH)
- Size: 2m high x 1.5m wide
 - Flowering time: Spring-Summer
 - Flower: attractive creamy heads
 - Shape: could shaped and compact
 - Position/Conditions: tough, reliable in all conditions, low maintenance

STREET FURNITURE

GENERAL MATERIALS



Weathered timber



Mesh



Corrugated steel



Stone



Brightly coloured painted finishes

BINS

TIMBER & STEEL FINISHES

GENERAL, ORGANICS & RECYCLING

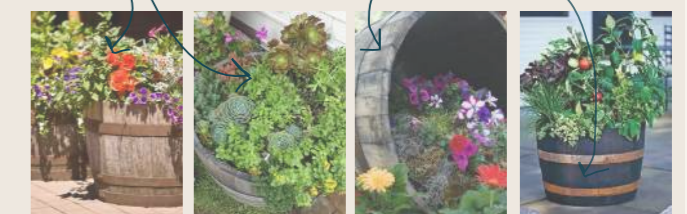


PLANTERS

SUCCULENTS, HERBS OR BRIGHTLY COLOURED PLANTINGS

WINE BARRELS

TIMBER, STEEL & PAINTED FINISHES



PUBLIC SEATING

TIED IN WITH LANDSCAPING & VERGE SPACES

BESPOKE DESIGN

TIMBER & STEEL FINISHES



CYCLING INFRASTRUCTURE

BESPOKE DESIGN

TIMBER & STEEL FINISHES



STREET ACTIVATION

LOTTAGE STYLE SHOP FRONTS & PLANTERS

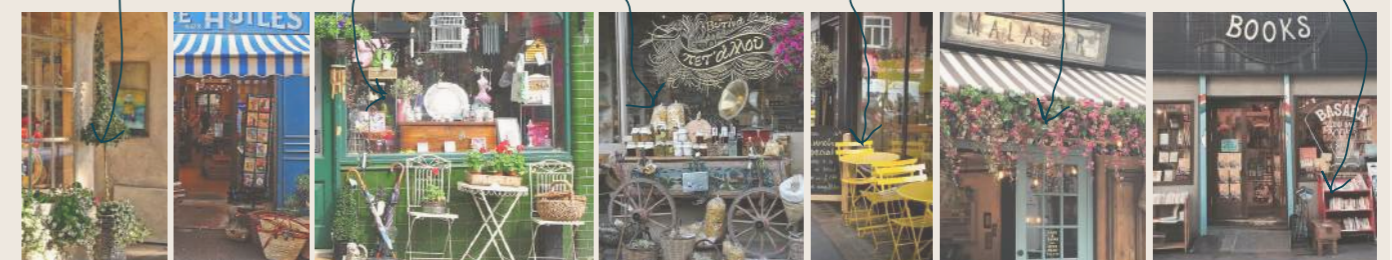
DISPLAY WINDOWS

CLUTTERED AESTHETIC

BRIGHTLY COLOURED STREET FURNITURE / ALFRESCO DINING

AWNING PLANTERS

SELLING OF GOODS / RETAIL WITHIN PUBLIC SPACE



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LEGEND

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WITCHCLIFFE STREETScape CONCEPT PLAN

WITCHCLIFFE 6286 - SHIRE OF AUGUSTA MARGARET RIVER

Date: 26 August 2022 Scale: 1500 @ A1 File: 22-033 CP 1 A Staff: TG:BS Checked: AH

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