

Augusta- Margaret River

Regional Land Supply Assessment

November 2016



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Planning



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Commission



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website: www.planning.wa.gov.au
email: corporate@planning.wa.gov.au

tel: 08 655 19000
fax: 08 655 19001
National Relay Service: 13 36 77
infoline: 1800 626 477

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1 Regional Land Supply Assessments and the Urban Development Program

Regional Land Supply Assessments are prepared as a component of the Western Australian Planning Commission's (WAPC) Urban Development Program (UDP), which tracks and models land supply as per the requirements outlined in the *Planning and Development Act 2005*. The role of the WAPC includes developing models to better understand land supply and development, and to promote this understanding as part of the land use planning and development process and better align the provision of infrastructure.

Regional Land Supply Assessment reports assesses land for future residential, industrial and commercial uses, providing context for the land use planning and infrastructure provision required to meet demand across selected regional centres. The reports provide information on:

- demand drivers specific to each centre, including the major economic factors that influence employment and population growth, and therefore the demand for land and housing;
- zoned land supply for residential, commercial and industrial uses;
- development constraints;
- recent and future land development activity; and
- existing and required physical infrastructure.

2 Executive summary

The Shire of Augusta-Margaret River covers an area of approximately 2,240 km² in Western Australia's South West region. The Shire is located approximately 250 kilometres south of Perth, and is the South West region's sixth most populous local government area. The Margaret River townsite is the Shire's commercial and administrative hub, with a recorded population of 5,314 at the 2011 Census. The town of Augusta, located 42 kilometres south of Margaret River, is the Shire's second principal centre and oldest settlement. At the 2011 Census, Augusta recorded a population of 1,022 residents.

Augusta was established as a settlement in the mid-1800s, with many new arrivals seeking work in the timber industry, and later, the agricultural sector. The timber industry promoted the development of early infrastructure and commercial growth in the region, including mills at Boranup, Jarrahdene, Karridale and Kudardup, as well as inland transport networks and jetties. Although logging is no longer a major industry in the region, agriculture remains a cornerstone of the local economy.

In more recent years, the Shire's stunning beaches and forests have attracted myriad visitors and many new residents have moved to the area, seeking employment in tourism and related sectors. Wine grapes were introduced to the Margaret River area in the 1960s and 1970s, and viticulture is now a firmly established industry and major employment generator in the region, as well as being highly complementary to the tourism sector.

During the late 1970s and early 1980s the population of Augusta-Margaret River grew quickly, with the majority of this growth occurring in the Margaret River area. In addition to employment related pull factors, many of those moving to the Shire were attracted by the natural amenity and laid back lifestyle of the area.

Australian Bureau of Statistics (ABS) data indicates that the Shire has experienced robust population growth in recent years, with the estimated resident population increasing by 26.3 per cent over the decade to 2015. This is substantially higher than the population growth rate recorded for regional Western Australia (18.0 per cent), but slightly lower than the population growth rates recorded for the South West region (27.4 per cent) and Western Australia (28.8 per cent). The estimated resident population for the Shire of Augusta-Margaret River at June 2015 was 13,807.

In addition to demand for housing generated by people moving to the Shire, substantial demand also exists for holiday homes, particularly in coastal areas. At the 2011 Census, several settlements (including Augusta, Gracetown, Prevelly, Gnarabup and Molloy Island) recorded more than half of all private dwellings as being unoccupied. It is recognised that these towns have very small resident populations, and little in the way of industry. They do, however, play an important role in accommodating the influx of holiday makers during peak periods, which helps drive the tourism industry across the broader region, as well as generating employment in the residential construction sector.

High demand for housing in parts of the Shire is evident in the value placed on property, with median prices in Prevelly/Gnarabup and Gracetown approximately double that of the broader South West region. The upper quartile of house sales in the Shire (\$1,667,500 for 2014) is more than double that for the Perth metropolitan region. Median house prices in the Shire (\$453,500) are slightly lower than those in Perth (\$535,000) and the median residential lot price is substantially less expensive (\$164,000 compared to \$260,000). This indicates that, while some housing in the Shire is very expensive, more affordable options are also available for new residents.

Development activity in the Shire for 2015 was reasonably strong after a relatively quiet five-year period, with growth centred in the Margaret River and Cowaramup area. In the short-term, this trend is likely to continue, with development outlook analysis for the Shire identifying 86 per cent of future growth in the 0-5 year timeframe will likely be in Margaret River and Cowaramup. Longer-term, significant residential development is also anticipated in smaller centres such as Witchcliffe, Karridale and Kudardup. In addition to the sites identified as part of the development outlook, there are substantial stocks of vacant residential lots across the Shire. Large numbers of vacant residential lots exist in Margaret River (461 lots), Augusta (173 lots) and Cowaramup (272 lots), with capacity to deliver numerous dwellings in the short-term.

Limited potential was identified for future residential development by increasing density in established areas of the Shire without changes to the existing R-Codes. Such a change has been proposed around the Margaret River town centre with the *Shire of Augusta-Margaret River Local Planning Strategy* (2011) stating a target of an additional 500 dwellings in the town centre through infill development; however, the take-up rate and timeframes will depend on future demand.

Assessing the adequacy of residential land supply in the Shire of Augusta-Margaret River is complicated by substantial variations for dwelling occupancy rates, demand for housing and development constraints.

Analysis of the adequacy of supply was carried out for the Shire of Augusta-Margaret River, Margaret River (SA2), Augusta (SA2) and the Margaret River townsite.

Shire of Augusta-Margaret River

Under the median (Band C) *WA Tomorrow* forecast growth scenario, sufficient stocks of land are available to accommodate anticipated growth in the short, medium and long-term, with a hypothetical temporal land supply of 40 years (or 47 years if the stock of vacant lots is included in the supply capacity) and a resident population capacity of 23,200.

Margaret River (SA2)

Based on the median (Band C) *WA Tomorrow* forecasts for the Margaret River SA2 (which includes Margaret River, Gracetown, Prevelly and Gnarabup), sufficient stocks of land have been identified to meet demand in the short, medium and long-term. Under this scenario, the SA2 area has a hypothetical temporal land supply of 27 years (32 years if the stock of vacant lots is included in the supply capacity) and a resident population capacity of approximately 13,700.

Augusta (SA2)

The Augusta SA2 covers the balance of the Shire, and incorporates the town of Augusta, as well as the settlements of Cowaramup, Witchcliffe and Molloy Island. Based on the median (Band C) *WA Tomorrow* forecasts for the Augusta SA2, sufficient stocks of land have been identified to meet demand in the short, medium and long-term with a hypothetical temporal land supply of 69 years (80 years if the stock of vacant lots is included in the supply capacity) and a resident population capacity of 9,400.

Margaret River townsite – aspirational growth targets

The *Margaret River Supertown – Townsite Growth Plan* promotes a high level of population growth in the town aspiring to a population of 11,100 in 2031. The report states that achieving this

target would require an average net population increase of 264 residents per annum.

Sites identified in the development outlook analysis yield sufficient dwellings to support this level of growth beyond 2031. In the 0-10 year timeframe, it is probable that the current stock of vacant residential lots will need to be depleted in order to maintain supply. This situation suggests that urban expansion areas in east Margaret River will need to be 'development ready' by (or soon after) 2025 in order to maintain adequate supply to achieve a population of 11,100 in 2031.

Residential development areas and vacant lots identified in the Margaret River townsite can theoretically accommodate a population of approximately 13,300. If infill targets set out in the *Shire of Augusta Margaret River Local Planning Strategy* are achieved, a resident population in excess of 14,000 could be supported.

Urban growth summary

Urban expansion in the Margaret River townsite has been rolled out in a fashion that manages growth in an efficient manner, while maintaining high levels of local amenity and facilitating the development of sufficient stocks of new dwellings to keep housing affordable in a highly sought after location. The staged development strategies developed by the Shire of Augusta-Margaret River and State Government agencies have identified sufficient stocks of land to achieve the aspirational population growth target of 11,000.

Generating employment for the growing population will be one of the most significant challenges in achieving a resident population of 11,000. In addition to building on existing economic clustering and competitive advantage, it is probable that an enhanced degree of economic diversification will be required to support a population of 11,000. Key prospects for economic diversification include value adding to local produce and promotion of local commercial enterprise. Promoting this diversification through land use planning will involve the development of the proposed industrial areas to the town's south-east and commercial developments (particularly office space) in the town centre.

Outside Margaret River, most of the Shire's urban growth in the short to medium-term will occur in Cowaramup. The town is in comfortable commuting distance from Margaret River and Busselton and has sound infrastructure linkages. Given the growth

trajectory of Cowaramup, it is probable that the town now has a larger population than Augusta, and that residential land stocks will be consumed within a 10-20 year timeframe.

In Augusta, there are large numbers of vacant residential lots and land zoned for development. Lots are currently produced and consumed at a relatively slow pace, which suggests that there is ample residential land to meet demand for an extended period (given the current rate of consumption).

In the medium to long-term, the inland hamlets of Witchcliffe, Karridale and Kudardup will support a significant degree of growth; however, a number of constraints will need to be overcome before development in these settlements is likely to gather momentum.

In the Shire's seaside hamlets, demand for dwellings is very high, with median property prices substantially higher than elsewhere in the Shire and supply limited. Development is highly constrained and given this, it is unlikely that these settlements will play a major role in accommodating many of the Shire's additional residents.

Rural living

Rural living developments have been popular in the Shire of Augusta-Margaret River for an extended period. There are six main rural living areas in the Shire, with the largest conglomeration of rural living lots located between Margaret River and Prevelly.

There are limited prospects for the development of new rural living areas in the Shire of Augusta-Margaret River. The Shire and the WAPC do not support the allocation of further land for rural living purposes, as set out in the *Shire of Augusta-Margaret River Local Planning Strategy* and *State Planning Policy 6.1 Leeuwin-Naturaliste Ridge Policy*.

While the opportunity for the development of new rural living areas in the Shire is limited, there is potential to increase the number of rural residential lots (and dwellings) through the intensification of existing areas. The minimum lot size for rural residential developments has been reduced in some areas (providing the necessary environmental and planning criteria are fulfilled). The degree to which this may increase the potential for further rural residential development in the Shire is still unclear, given the complexities surrounding the intensification of development in these semi-rural areas.

Industrial

The industrial land needs for the Shire of Augusta-Margaret River are currently being accommodated by existing estates in Augusta, Margaret River and Cowaramup, as well as a small site in Witchcliffe. These areas contain primarily light and service commercial development with some general industrial uses.

The existing Margaret River Light Industrial Area is currently operating at or near capacity. A new industrial area has been identified to the town's south-east, which is likely to be developed in the short to medium-term. The proposed light industrial expansion area covers approximately 160 hectares, making it substantially larger than the existing industrial area.

The Cowaramup Light Industrial Area is smaller than the Margaret River site but contains the majority of 'build ready' lots available in the Shire. Department of Planning analysis indicates that, at the end of 2015, 22 of 27 vacant industrial lots in the Shire were located in Cowaramup.

There is a substantial stock of vacant, unserviced, industrial land in Augusta. Based on current levels of demand, the existing industrial area will be sufficient for an extended period.

Commercial

While there are commercial components to Augusta and smaller settlements, Margaret River contains the majority of commercial and retail land in the Shire.

The Margaret River town centre is the principal source of retail and commercial services for the Shire and surrounding areas. Retail activity in Margaret River includes supermarkets and various boutiques and smaller stores. The majority of commercial activity in Margaret River has thus far been contained in the town centre, within a reasonably compact area along Bussell Highway. This has helped create a particularly vibrant town centre, which functions as a regional hub and tourist attractor for the town and the broader region.

The State Government has recently committed \$5.5 million to upgrade the main street to make the town centre more accessible and visitor friendly.

A new Village Centre has been proposed at Rapids Landing in the growth areas to Margaret River's east, however, in the short to medium-term the town's commercial expansion can be accommodated in the town centre through the uptake of available premises and further intensification of development.

Infrastructure

Water

There are currently two water supply schemes operating within the Shire of Augusta-Margaret River. The Margaret River Water Supply Scheme services the towns of Margaret River, Prevelly, Gnarabup, Cowaramup and the semi-urbanised area west of Margaret River. The Augusta Water Supply Scheme services the town of Augusta. Based on current trends, existing water infrastructure will be sufficient to support anticipated population growth in the Margaret River area to approximately 2030 and to approximately 2025 in Augusta.

The wastewater treatment plant in Margaret River currently supplies fit for purpose recycled wastewater to irrigate public open space within the town site area. The treatment plant may be upgraded in 2025, which will provide the opportunity to increase the available fit for purpose water supply for other uses, such as agribusiness.

Fit for purpose irrigation water for Augusta is currently provided via a variety of sources, including surface, ground and scheme water. The Augusta wastewater treatment plant is due to be upgraded in 2025, at which point the use of recycled wastewater will be considered to provide a more climate resilient source.

Wastewater

There are three reticulated wastewater schemes in the Shire servicing Margaret River/Cowaramup, Augusta and Gnarabup. Upgrades to the Margaret River and Gnarabup wastewater treatment plants will be required in the next five years and within the next ten years at the Augusta Plant, in order to meet forecast demand. Dwellings outside scheme areas are currently using onsite wastewater treatment systems. Wastewater servicing issues will need to be overcome in growth areas at Gracetown (140 dwellings proposed) and Witchcliffe (1,055 dwellings proposed), each of which may require the development of a new wastewater scheme.

Currently, none of the industrial areas in the Shire of Augusta-Margaret River are serviced with reticulated wastewater systems. Consideration needs to be given through the subdivision process as to the merits of sewer provision, based on the intended land use of proposed developments. The provision of wastewater services is being considered for the development of the proposed industrial area to the south-east of Margaret River, however, no decision has been made as to whether the site will be serviced, or who will be responsible for the provision of the service if that is the ultimate outcome.

Power

Electricity in Margaret River is supplied via the Busselton substation, which is supplied by a 132 kV transmission line and a 66 kV transmission network that extends from the Picton substation to the Busselton substation. From the Busselton substation, power is supplied to the Margaret River substation via a 66 kV transmission line.

Network configuration will be required to meet demand in areas south of Picton under peak conditions. To ensure sufficient long-term capacity, Western Power is investigating options to rebuild the 66 kV transmission network at 132 kV.

In the short-term, the ageing Margaret River substation transformer is being replaced to shore-up power supply to the town and ensure compatibility with any future upgrades to the broader network.

Transport

The most important transport infrastructure provision in the Shire of Augusta-Margaret River will be the delivery of the Margaret River Perimeter Road, the construction of which is critical for the development of the residential and industrial expansion areas to Margaret River's east. Stage one of the project (the southern end) is complete and \$52.5 million has been allocated in the 2016 State Budget for the construction of stage two, which is expected to commence in early 2017.

Although not located in the Shire, the expansion of the Busselton-Margaret River Regional Airport to enable interstate passenger flights is likely to increase the number of interstate visitors which will increase demand for tourist accommodation and bolster the tourism industry of the region.

3 Planning framework

3.1 State and regional planning

- The *State Planning Strategy*, released in 2014, provides an overarching strategic guide for land use planning across Western Australia.
- State Planning Policies are prepared and adopted by the WAPC under statutory procedures set out in Part 3 of the *Planning and Development Act 2005*. The State Planning Policies are available through the PlanningWA website. Some of the most relevant State Planning Policies to land use planning and development in the Augusta-Margaret River area include:
 - *State Planning Policy 2.5 Rural Planning Policy (draft)*
 - *State Planning Policy 2.6 State Coastal Planning Policy*
 - *State Planning Policy 2.9 Water Resources*
 - *State Planning Policy 3 Urban Growth and Settlement*
 - *State Planning Policy 3.1 Residential Design Codes*
 - *State Planning Policy 3.7 Planning in Bushfire Prone Areas*
 - *State Planning Policy 6.1 Leeuwin Naturaliste Ridge Policy*
- The *South West Regional Planning and Infrastructure Framework* (2015) addresses the scale and distribution of future population growth and housing development; and identifies strategies for dealing with economic growth, environmental issues, transport, water resources, agriculture, tourism and the emerging impacts of climate change.
- The *South West Regional Blueprint* (2014), prepared by the South West Development Commission and Regional Development Australia, outlines key drivers for development in the region and associated infrastructure needs at the regional and local level.
- The *Better Urban Water Management* document (2008) is designed to facilitate better management and use of urban water resources by ensuring an appropriate level of consideration is given to the total water cycle at each stage of the planning system.

3.2 Local planning

- The *Shire of Augusta-Margaret River Local Planning Scheme No. 1* provides the statutory framework for planning and development in the Shire of Augusta-Margaret River.
- The local planning scheme is supported by various council policies, which are available through the Shire of Augusta-Margaret River website.
- The *Shire of Augusta-Margaret River Local Planning Strategy* identifies the strategic objectives for urban growth in the Shire of Augusta-Margaret River.
- The *Community Strategic Plan 2033* represents the community aspirations of the Shire of Augusta-Margaret River for the next 20 years and articulates the position of where the Shire would like to position themselves in 2035.
- The *Shire of Augusta-Margaret River Affordable Housing Strategy* makes recommendations as to measures which can be implemented by the Shire to address the affordability of housing.
- The *Local Tourism Planning Strategy* provides land use planning and resource investment direction to the Shire and guidance for the development of the tourism industry.
- The *Augusta Civic Park Master Plan* identifies and coordinates future development and improvements to Augusta Civic Park for community and civic needs.
- The *Shire of Augusta-Margaret River Car-Parking Strategy* provides the strategic direction, planning and design guidelines for car parking in the Shire.
- The *Witchcliffe Village Strategy* guides the planning and development of Witchcliffe to 2031.
- The *Karridale Hamlet Settlement Strategy* provides the framework for the planned, coordinated and sustainable development of the locality of Karridale.
- The *Augusta Townsite Strategy* outlines the strategic vision for future development in the Augusta townsite.
- The *Margaret River Townsite Strategy* provides the strategic vision for future development in the Margaret River townsite.
- The *Cowaramup Village Strategy* outlines the strategic direction for future development in the town of Cowaramup.

4 Population

4.1 Existing population

The Shire of Augusta-Margaret River covers an area of approximately 2,100 km² in Western Australia's South West region.¹ It is the sixth most populous local government area in the South West region, with a recorded population of 11,761 at the 2011 Census. The Margaret River townsite is the Shire's commercial and administrative centre and most populous settlement, recording a population of 5,314 at the 2011 Census. The town of Augusta, located 42 kilometres south of Margaret River, is the Shire's second principal centre and oldest settlement.² At the 2011 Census, Augusta recorded a population of 1,022.

Other settlements within the Shire include Cowaramup, Witchcliffe, Molloy Island, Kudardup, Karridale, Gracetown, Prevelly and Gnarabup.³ The Shire's estimated resident population as at June 2015 was 13,807; this represented an increase of 1,579 persons (or 3.1 per cent per annum) from the estimated resident population at June 2011.

This document refers to population and other indicator data relating to Augusta-Margaret River. Depending on the context and the source of data, different geographical extents are discussed. A list of the various geographic extents used to describe and compare different themes in Augusta-Margaret River is shown in Table 1.

Table 1: Local and geographical extents

Geography	Description	Population at the 2011 Census	Area km ²
South West region	The South West region is comprised of 12 LGAs (including the Shire of Augusta-Margaret River).	159,730*	24,000
Local Government Area (LGA)	The Shire of Augusta-Margaret River is the sixth most populous local government area in the South West region.	11,761	2,240
Urban Centres and Localities (UCL)**	An Urban Centre is generally defined as a population cluster of 1,000 persons or more. A 'bounded locality' is generally defined as a population cluster of between 200 and 999 persons.	5,314 (Margaret River) 1,022 (Augusta) 795 (Cowaramup)	4,310
Statistical Area Level 2 (SA2)**	The Shire of Augusta-Margaret River is comprised of two SA2s; Margaret River (SA2) and Augusta (SA2).	7,322 (Margaret River SA2) 4,436 (Augusta SA2)	134 (Margaret River SA2) 2,106 (Augusta SA2)
Statistical Area Level 1 (SA1)**	SA1s are the smallest geographic unit used for the processing and release of Census data. There are 39 SA1 areas in the Shire of Augusta-Margaret River.	—	—

Source: Australian Bureau of Statistics (2016) *Australian Statistical Geography Standard (ASGS). Catalogue No. 1270.0.55.001*

* Denotes ABS estimated resident population at June 2011.

** Denotes ABS geographies

¹ Shire of Augusta-Margaret River (2016) *Local Profile*

² Shire of Augusta-Margaret River (2016) *Local Profile*

³ Shire of Augusta-Margaret River (2016) *Local Profile*

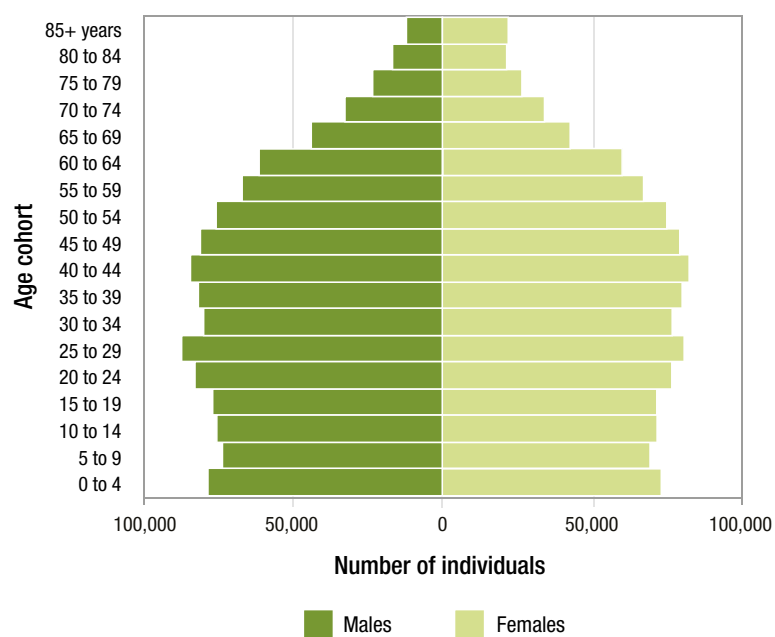
Much of the population data discussed in this report refers to the ABS' estimated resident population (ERP). The ERP is based on the Census of Population and Housing's usual residence counts. It is compiled as at 30 June of each Census year and updated between each Census. These intercensal estimates are updated each year, using administrative data from a variety of sources and are revised each time a Census is conducted. Intercensal ERP growth for the Shire of Augusta-Margaret River has been heavily revised following the 2006 (-52 per cent) and 2011 (-37 per cent) Censuses. Given the length of time between the 2011 Census and the most recent ERP update, regard should be given to the potential for revision following the 2016 Census when using this data.

The age profile of the Shire of Augusta-Margaret River reflects broader regional trends, with a substantial proportion of the Shire's young adults leaving the local area after finishing school. The proportion of persons aged 20-34 in the Shire is relatively low

(16.4 per cent) when compared to Western Australia (21.6 per cent). This is particularly pronounced in the 20-24 age cohort, which accounted for 3.6 per cent of total resident population in the Shire, compared to 7.1 per cent for Western Australia (Figures 1 and 2).

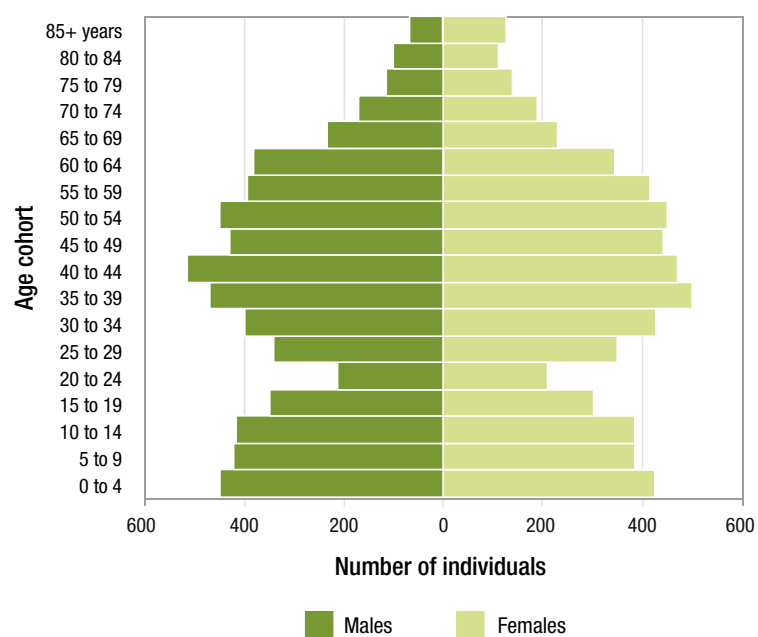
Within the Shire, there are substantial differences in the age profile of different areas. At the 2011 Census, the population of Augusta (UCL) recorded a median age of 59 years, with persons aged 65 years and over accounting for 39 per cent of the total resident population. A median age of 34 years was recorded for Margaret River (UCL) and persons aged 65 years and over accounted for just 7.2 per cent of the population (Figures 3 and 4).

Figure 1: Census 2011 Western Australia population profile



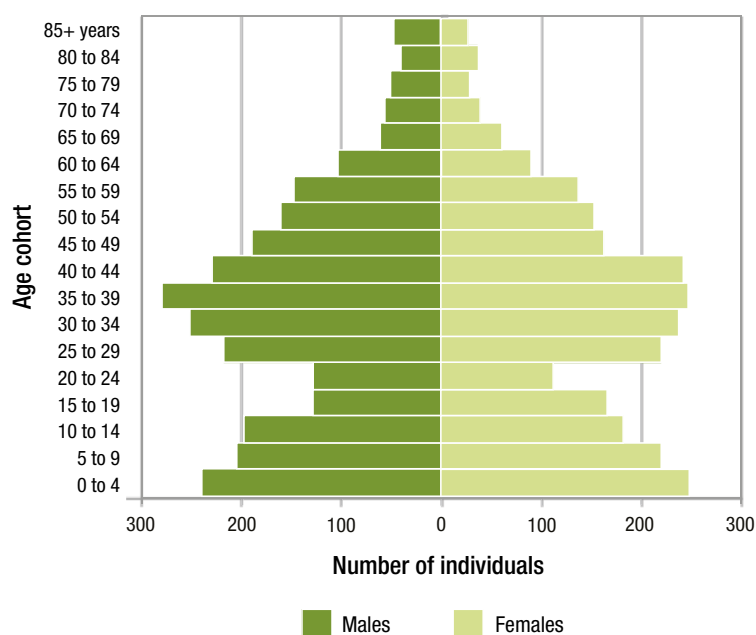
Source: Australian Bureau of Statistics (2011) *Census of Population and Housing: Basic Community Profile. Catalogue No. 2001.0*

Figure 2: Census 2011 Augusta-Margaret River (LGA) population profile



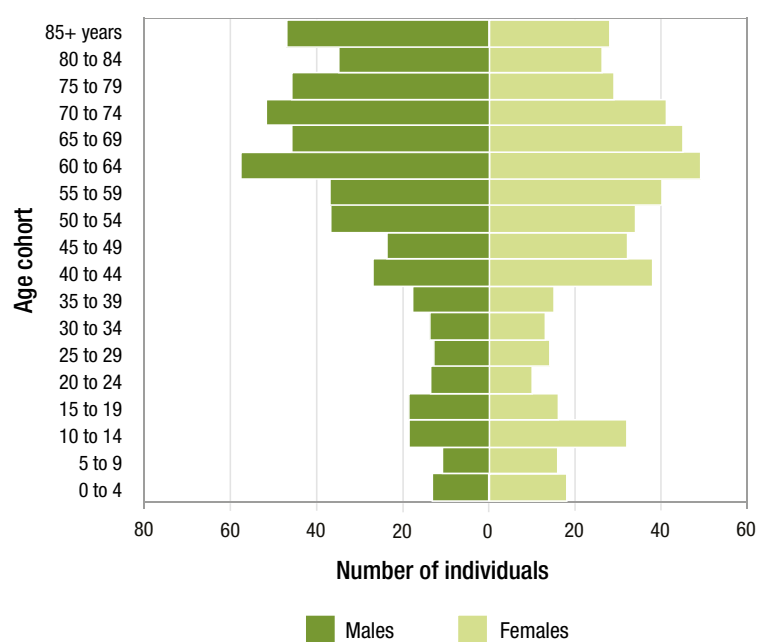
Source: Australian Bureau of Statistics (2011) *Census of Population and Housing: Basic Community Profile. Catalogue No. 2001.0*

Figure 3: Census 2011 Margaret River (UCL) population profile

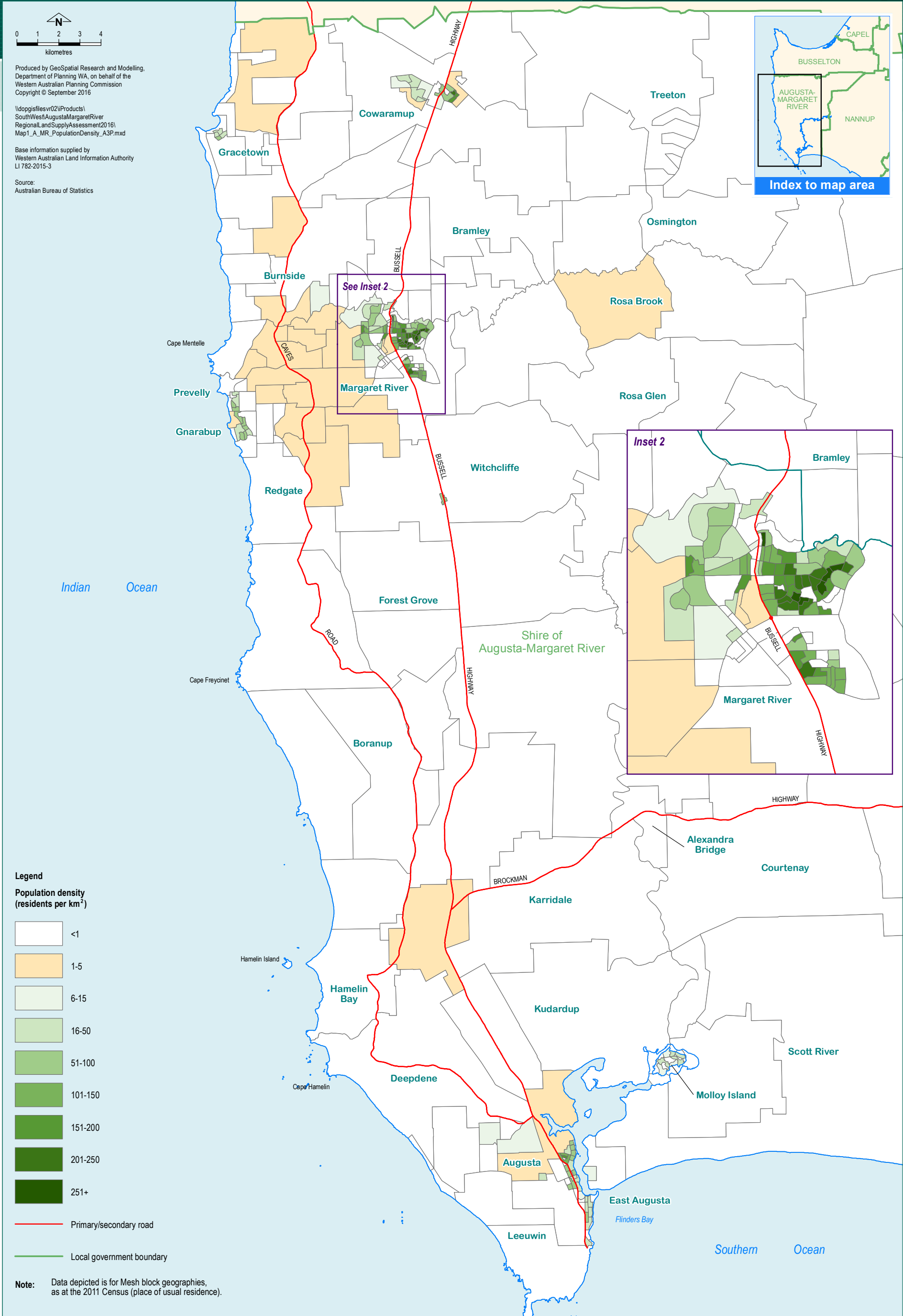


Source: Australian Bureau of Statistics (2011) Census of Population and Housing: Basic Community Profile. Catalogue No. 2001.0

Figure 4: Census 2011 Augusta (UCL) population profile



Source: Australian Bureau of Statistics (2011) Census of Population and Housing: Basic Community Profile. Catalogue No. 2001.0



Map 1: Population density – 2011 Census (Mesh block)

4.2 Population growth

Figure 5 shows estimated resident population growth in the Shire of Augusta-Margaret River over the decade to June 2015. During this period, the Shire experienced growth of 26.3 per cent (an average annual increase of 287 residents). This is substantially higher than the population growth rate recorded for regional Western Australia (18.0 per cent) but marginally lower than the rate for the South West region (27.4 per cent) and Western Australia (28.8 per cent) over the same period (Figure 6).

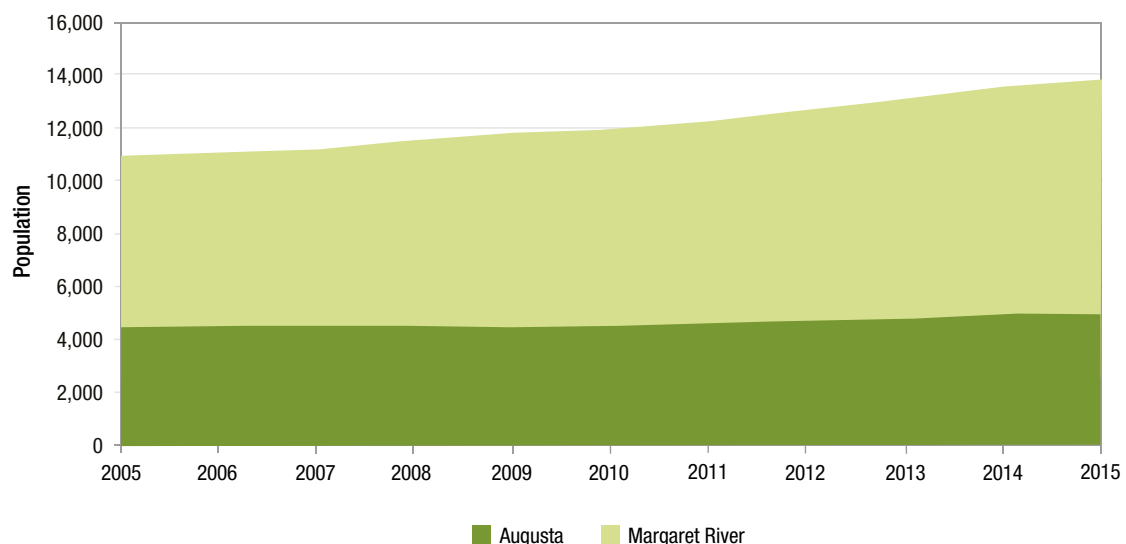
Within the Shire, there are substantial variations in the rate of population growth. The Margaret River SA2 recorded an estimated resident population of 8,806 as at June 2015; this represents a population increase of 2,378 from June 2005, and an average annual increase of 3.2 per cent.

Over the 10 years to June 2015, the estimated resident population for the Augusta SA2 increased by 493 residents, representing an average annual population growth rate of 1.0 per cent; reaching an estimated resident population of 5,001 persons at June 2015.

At the 2011 Census, Margaret River (UCL) recorded a resident population of 5,314. This represents an increase of 1,687 residents over the decade to 2011, and an average annual increase of 4.6 per cent. Over the same period, the count of persons usually resident in Augusta (UCL) decreased by 69 to 1,022. Figure 7 shows the population growth of Margaret River exceeding that of Augusta for an extended period.

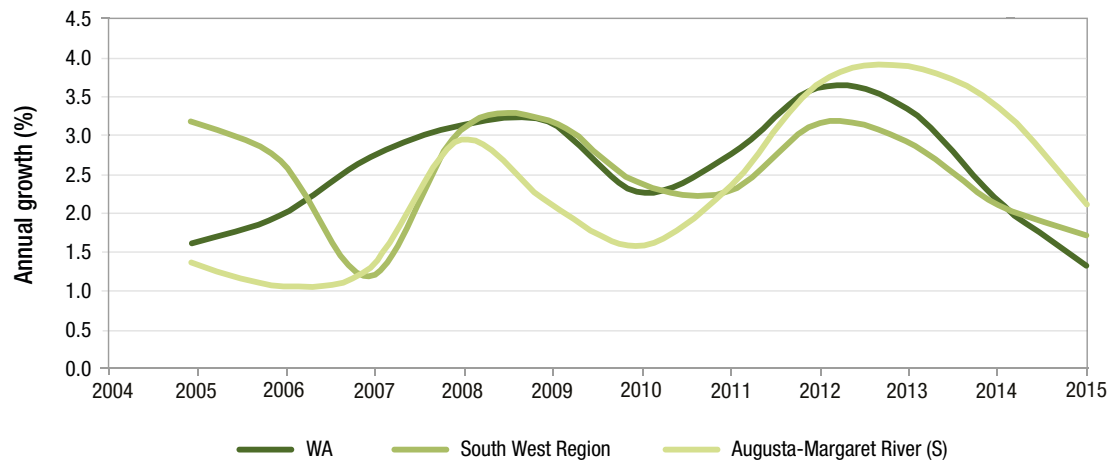
Over the five years to 2011, the population of Cowaramup increased by 7.0 per cent per annum. Given the limited growth in Augusta and the rate of development in Cowaramup, it is possible that Cowaramup's resident population may now exceed that of Augusta's, as the trend for growth concentrated in the north of the Shire continues.

Figure 5: Shire of Augusta-Margaret River – estimated resident population



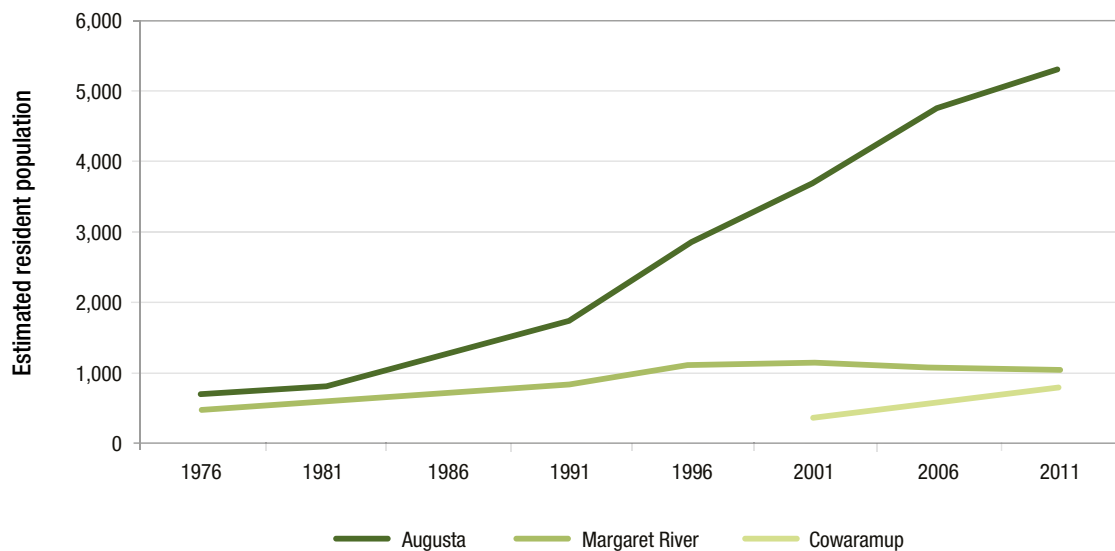
Source: Australian Bureau of Statistics (2016) *Regional Population Growth, Australia. Catalogue No. 3218.0*

Figure 6: Estimated resident population growth by year



Source: Australian Bureau of Statistics (2016) *Regional Population Growth, Australia. Catalogue No. 3218.0*

Figure 7: Historical population estimates for Augusta and Margaret River urban centres



Note: Data for Cowaramup refers to the count of persons usually resident as opposed to the estimated resident population.

Source: Australian Bureau of Statistics (2016) *Regional Population Growth, Australia. Catalogue No. 3218.0* & Department of Planning (2016) *Department of Planning analysis*

4.3 Population projections

WA Tomorrow forecasts, released in 2015, are prepared using 10,000 different permutations that emulate the variability in population change shown in historical data. Each permutation shows possible growth or decline in population, based on five variables (birth rate, death rate, net interstate migration, net intrastate migration and net overseas migration) that occur to varying degrees in each simulation.

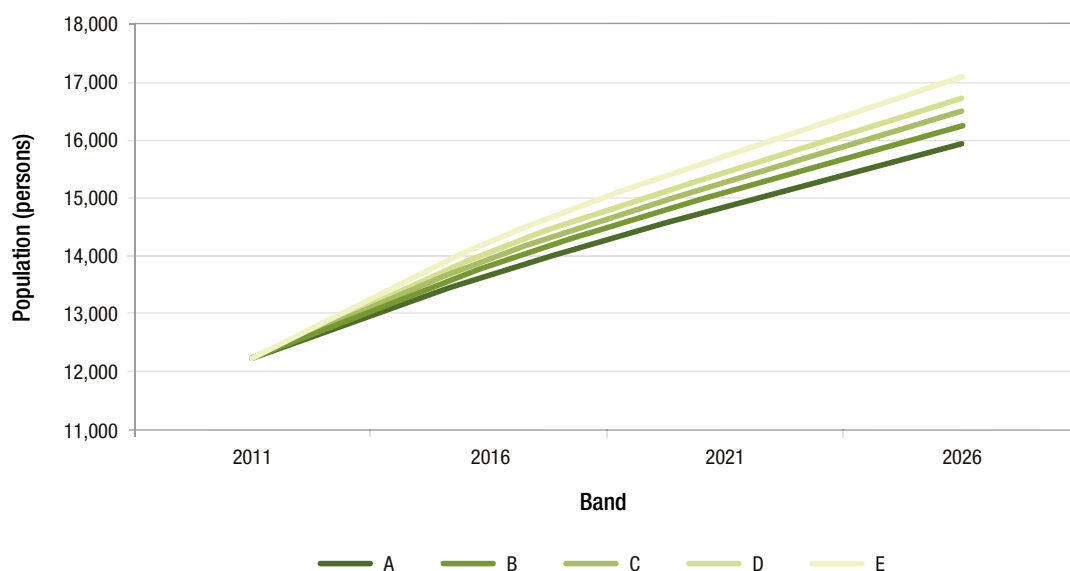
The range of *WA Tomorrow* forecasts are grouped into five 'bands', based on the projected rate of population change produced by each simulation. Each band includes one fifth of the permutations, with Band A representing the lowest quintile of projected population growth; Band C the median; and Band E the highest. The *WA Tomorrow* documents publish the median value of each quintile to give five forecasts for each SA2 and local government area in Western Australia.

A more detailed description of the methods and outputs of the *WA Tomorrow* research is available online at www.planning.wa.gov.au.

Figure 8 shows the median *WA Tomorrow* forecasts for Bands A-E for the Shire of Augusta-Margaret River; Band C shows a population forecast of 16,500 by 2026. Achieving this population (from a 2011 baseline) will require an average annual population growth rate of 2.0 per cent, or a total increase of 4,270 persons.

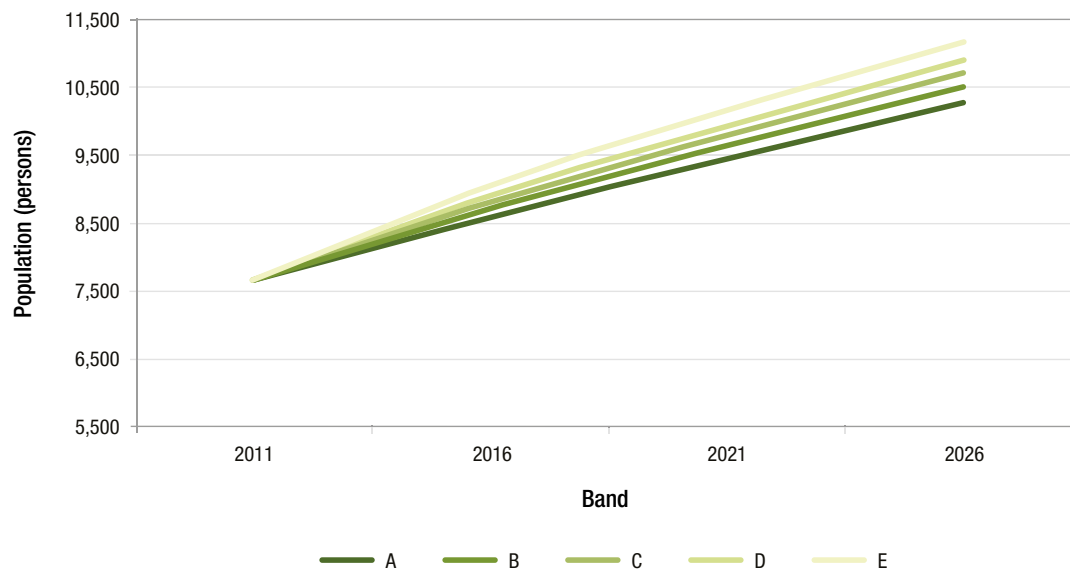
The *WA Tomorrow* forecasts for each of two SA2 geographies in the Shire of Augusta-Margaret River are shown in Figure 9 and Figure 10. The Band C forecast population increase for the Margaret River SA2 is for an average annual population increase of 2.3 per cent (3,060 additional residents in total) to 2026. Band C growth for the Augusta SA2 shows a total increase of 1,240 residents to 2026, or an average annual population growth rate of 1.6 per cent.

Figure 8: Forecast Population Growth – Shire of Augusta Margaret River (LGA)



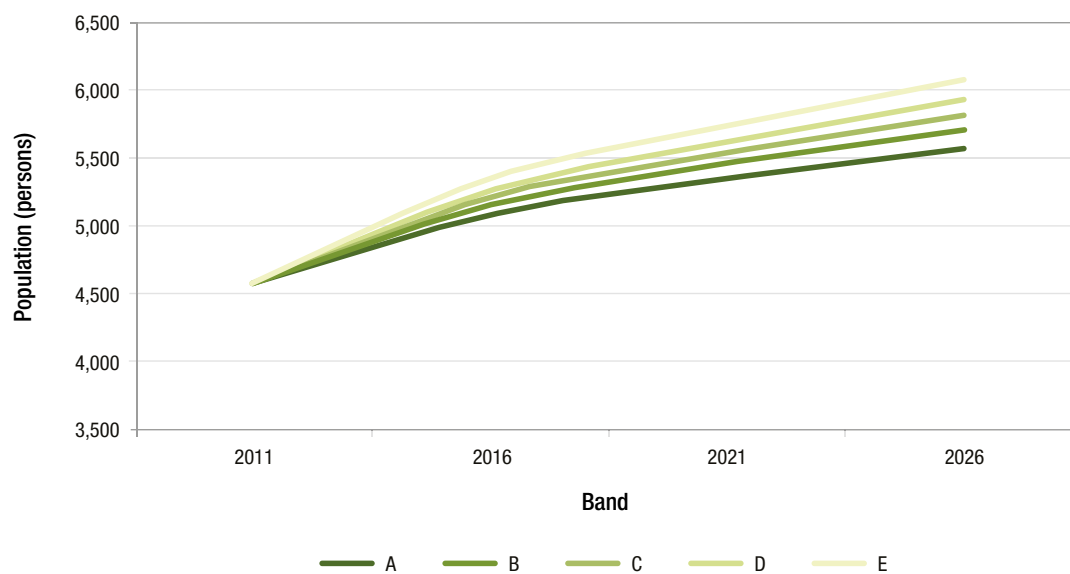
Source: Western Australian Planning Commission (2015) *Western Australia Tomorrow Population Report No. 10*

Figure 9: Forecast population growth – Margaret River (SA2)



Source: Western Australian Planning Commission (2015) *Western Australia Tomorrow Population Report No. 10*

Figure 10: Forecast population growth – Augusta (SA2)



Source: Western Australian Planning Commission (2015) *Western Australia Tomorrow Population Report No. 10*

Figure 11 shows the population profile of the Shire of Augusta-Margaret River as at the 2011 Census and the *WA Tomorrow* median Band C forecast for the Shire's population at 2026. The age cohorts that show the greatest change under this growth scenario are young adults between the age ranges of 15-24 and persons aged 65 years and over.

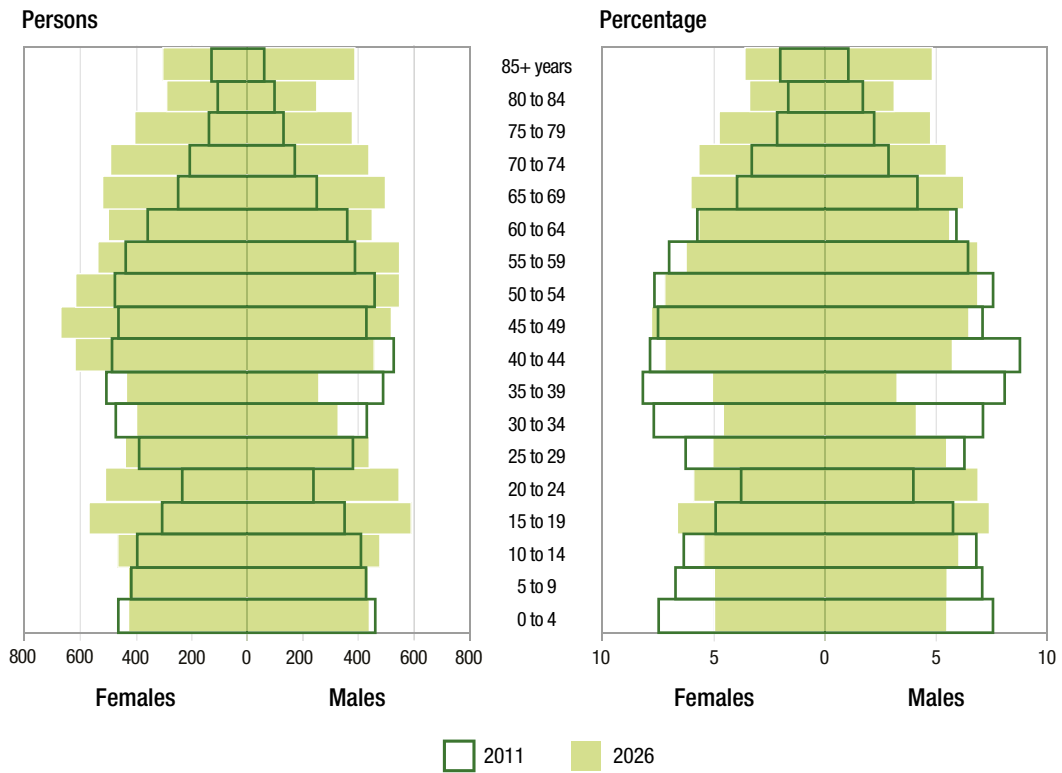
The aspirational growth target for Margaret River under the SuperTowns growth plan aims to double the town's population by 2031. This equates to an anticipated growth rate of 3.4 per cent per annum to 11,100 residents by 2031. Although similar to the average annual growth rate (ERP) of the Margaret River SA2 over the past decade (3.2 per cent), this is higher than the Band C *WA Tomorrow* forecast growth rate of 2.7 per cent per annum.

WA Tomorrow's median forecast for the South West region is an increase of 206,630 people by 2026. This would require an average annual population growth rate of 1.7 per cent per annum, which is in line with the region's annual growth rate over the past decade. The *South West Regional Blueprint* proposes a significantly higher average annual growth rate of 3.0 per cent to achieve a population of 500,000 by 2050. The Blueprint states that the population of Margaret River could potentially reach 20,000 people over the same period; requiring an additional 316 residents per year to 2050. Supporting population growth of this nature will require a number of successful local and regional economic development initiatives.

4.4 Additional information

- Western Australian Planning Commission (2015) *Western Australia Tomorrow, Population Report No. 10, Medium-term Forecasts for Western Australia 2014-2026 and Sub-regions 2016-2026*. Available online at: www.planning.wa.gov.au/publications/6194.asp
- Australian Bureau of Statistics (2011) *Census of Population and Housing: Basic Community Profile. Catalogue No. 2001.0*. Available online at: www.abs.gov.au
- Australian Bureau of Statistics (2016) *Regional Population Growth, Australia. Catalogue No. 3218.0*. Available online at: www.abs.gov.au
- South West Development Commission (2014) *South West Regional Blueprint*. Available online at: www.swdc.wa.gov.au

Figure 11: Shire of Augusta-Margaret River demographic profile 2011 and 2026 forecast (Band C)



Source: Western Australian Planning Commission (2015) *Western Australia Tomorrow Population Report No. 10*

5 Economy and employment

Economic conditions and employment opportunities are fundamental drivers of population growth and demand for land and housing. For the financial year 2010/11, the Shire of Augusta-Margaret River recorded an estimated Gross Regional Product (GRP) of \$691.4 million; the result of an average annual growth rate of 8.4 per cent since 2006/07.⁴

For 2014, the South West region recorded a particularly high GRP of approximately \$17 billion. Strong regional growth was experienced in 2011 as well as 2012, where annual GRP growth rates of 19.7 per cent and 11.4 per cent respectively were recorded (Figure 12).⁵

This section describes key sectors of Augusta-Margaret River's economy and provides a brief employment profile of the community.

5.1 Major industries and economic outlook

The industries of tourism, viticulture and agriculture have been the backbone of Augusta-Margaret River's economy for a number of years. Strong synergies exist between the region's key economic drivers. Enhancing this relationship through the clustering of compatible industrial development will promote further growth and economic advantage.

The nature of Augusta-Margaret River's major industries indicates that the region's economy and employment are subject to seasonal variations. Increasing employment opportunities, reducing seasonal fluctuations in economy and employment, and expanding local industry will involve attracting greater numbers of domestic and international visitors to the area, as well as taking advantage of the South West region's trade links with China and other major export markets.⁶

Selected key industries in Augusta-Margaret River are described in the following sections.

5.1.1 Tourism

Tourism WA estimates that during the three years to December 2013 an average of 457,200 people per annum visited Augusta-Margaret River, staying for a collective total of 1.6 million nights.⁷ Western Australian visitors accounted for the majority of tourists to the region (73 per cent), followed by interstate visitors (14 per cent) and international visitors (13 per cent).⁸ Most visitor nights during this period were spent by Western Australian visitors (64 per cent), followed by international visitors (24 per cent) and interstate visitors (13 per cent).⁹

The number of international visitors arriving in Western Australia during 2014/15 was estimated at 835,200 (approximately 17 per cent of whom visited the State's south-west). According to Tourism WA, expenditure by international visitors during this period was estimated at approximately \$2.28 billion (Figure 13).¹⁰

⁴ South West Development Commission (2012) *Margaret River SuperTown Combined Report* (prepared by AECgroup)

⁵ South West Development Commission (2015) *Destination 2050: SWDC Annual Report 2014/15*

⁶ South West Development Commission (2014) *South West Regional Blueprint*

⁷ Tourism Western Australia (2014) *Augusta-Margaret River Overnight Visitor Small Area Fact Sheet (Years Ending 2011/12/13)*

⁸ Tourism Western Australia (2014) *Augusta-Margaret River Overnight Visitor Small Area Fact Sheet (Years Ending 2011/12/13)*

⁹ Tourism Western Australia (2014) *Augusta-Margaret River Overnight Visitor Small Area Fact Sheet (Years Ending 2011/12/13)*

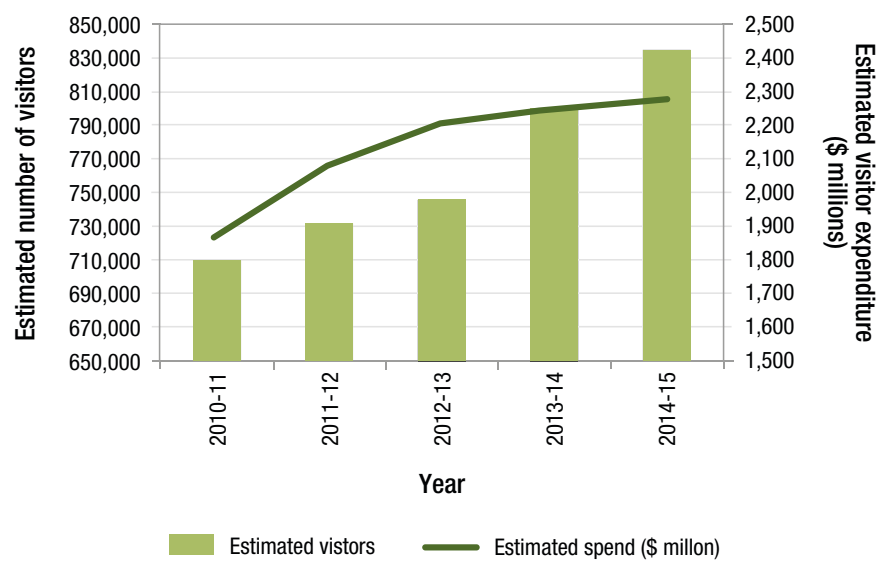
¹⁰ Tourism Western Australia (2015) *Fast Facts (Year Ending June 2015)*

Figure 12: Gross Regional Product 2010-2014 - South West region



Source: South West Development Commission (2015) *Destination 2050: SWDC Annual Report 2014-15* and Australian Bureau of Statistics (2015) *Australian National Accounts: State Accounts 2014-15, Cat. No. 5220.0*

Figure 13: International visitors to Western Australia market overview



Source: Tourism Western Australia (2015) *Fast Facts Year Ending June 2015*

As at 2011, the Shire of Augusta-Margaret River estimated the tourist spend on retail goods and services to be \$61 million per annum, with \$41 million spent by Western Australian visitors. Interstate and international visitors accounted for \$10 million each, representing a collective total of \$20 million.¹¹ For 2014/15, Augusta-Margaret River's accommodation sector turned over approximately \$14 million.¹²

Figure 14 shows that room occupancy rates within Augusta-Margaret River experience seasonal variations, with September quarters typically recording the lowest occupancy rates. Takings from accommodation are also subject to seasonal variations similar to that of room occupancy rates. This variation in demand for accommodation, as well as takings from the sector, is reflected in workforce requirements which also vary throughout the year. The accommodation and food services sector is one of Augusta-Margaret River's largest employers, with 622 persons working within the sector, accounting for 13.1 per cent of the total workforce.¹³

The *South West Regional Blueprint* envisages that Augusta-Margaret River will enhance its profile as a popular and internationally recognised tourist destination and hopes to attract greater numbers of international visitors.¹⁴ It is also anticipated that upgrades to the Busselton-Margaret River Regional Airport will increase the number of visitors to the region, which is likely to boost employment in the sector.

5.1.2 Viticulture

In 2012, Western Australia produced 73,000 tonnes of grapes, from 12,100 hectares of grape-producing vines. The Margaret River wine region accounts for 57 per cent of state wine production, followed by the neighbouring Geographe wine region (10 per cent). The statewide farm gate value of wine is \$91 million,

with 69 per cent originating from the South West region. Countries dominating the export markets for wine include China, Hong Kong, Singapore, United States of America and United Kingdom.¹⁵

The Margaret River wine region produces three per cent of the total Australian grape production; however, it commands as much as 20 per cent of the Australian premium wine market. Within the region are 5,000 hectares of land under vine and over 200 grape growers and producers.¹⁶

The Margaret River region's viticulture industry is expected to experience further growth, due to its positive reputation as a premium producer of high value wines for domestic and international markets. Expectation of the industry's continued growth is also based upon its ability to adapt and quickly respond to downward pressures on prices and sales.¹⁷

The unique branding utilised by the Margaret River region is a driver for growth in the wine industry. The *South West Regional Blueprint* recognises the benefit of leveraging the unique branding enjoyed by the region in order to enhance its reputation as a producer of premium food and wine.¹⁸

5.1.3 Agriculture

The Shire of Augusta-Margaret River's agriculture sector is comprised of various sectors, including horticulture, dairying, livestock production and viticulture. Agricultural production for the Shire was valued at \$69.6 million for 2010/11 (Figure 15).¹⁹ At the 2011 Census, 512 of the Shire's workforce were employed by the agriculture, forestry and fishing sector, accounting for 10.8 per cent of the total number of persons working within Augusta-Margaret River.²⁰

¹¹ Shire of Augusta-Margaret River (2011) *The Redevelopment of Margaret River Townsite: Creating a World Class Main Street Tourist Precinct* (prepared by Syme Marmion & Co)

¹² Australian Bureau of Statistics (2015) *Tourist Accommodation, Western Australia. Catalogue. No. 8635.0*

¹³ Australian Bureau of Statistics (2011) *Census of Population and Housing: Working Population Profile. Catalogue No. 2006.0*

¹⁴ South West Development Commission (2014) *South West Regional Blueprint*

¹⁵ South West Development Commission (2014) *South West Regional Blueprint*

¹⁶ Shire of Augusta-Margaret River (2014) *Local Profile*

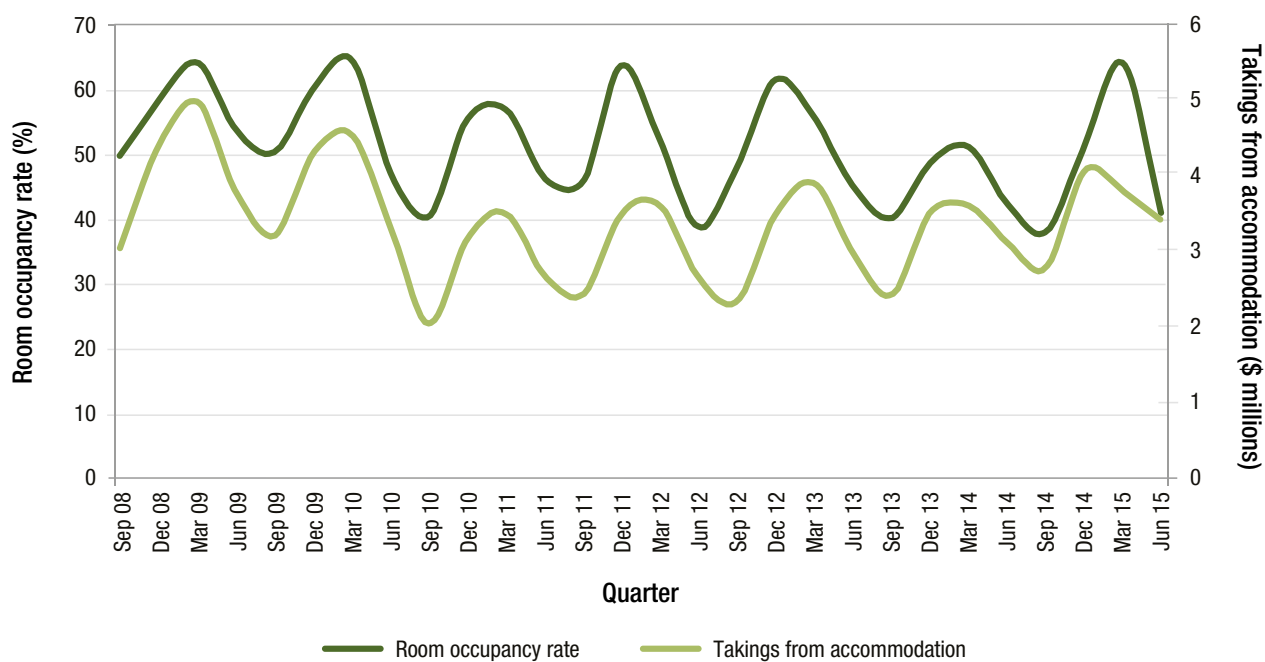
¹⁷ South West Development Commission (2014) *South West Regional Blueprint*

¹⁸ South West Development Commission (2014) *South West Regional Blueprint*

¹⁹ Australian Bureau of Statistics (2012) *Value of Agricultural Commodities Produced, Australia, 2010-11. Catalogue. No. 7503.0*

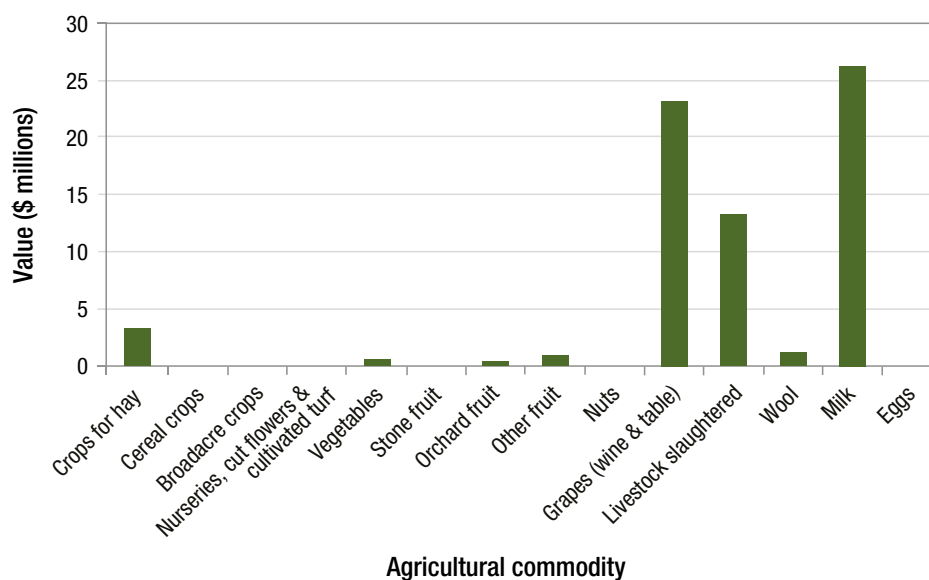
²⁰ Australian Bureau of Statistics (2011) *Census of Population and Housing: Working Population Profile. Catalogue No. 2006.0*

Figure 14: Room occupancy rate and takings from accommodation, Shire of Augusta-Margaret River



Source: Australian Bureau of Statistics (2015) *Tourist Accommodation, Western Australia. Catalogue No. 8635.0*

Figure 15: Value of agricultural commodities produced 2010/11 – Shire of Augusta-Margaret River



Source: Australian Bureau of Statistics (2012) *Value of Agricultural Commodities Produced, Australia, 2010-11. Cat. No. 7503.0*

The South West region's dairy sector accounts for approximately 90 per cent of the total value of Western Australia's milk production. The sector has undergone significant changes, which have affected farm sizes and the number of operating producers. Changes to the sector, including the increased use of on-farm technology, as well as the propensity for farm amalgamation has seen farm sizes increase by approximately 45 per cent from 1988/89 to 2010/11.²¹

Increasing population growth and changing food consumption patterns in Asian countries provide opportunities for growth in the agricultural industry. Augusta-Margaret River is in a position to capitalise on this opportunity, due to its established regional brand as well as a positive reputation for food and wine production.

Identifying options for value-adding to local produce offers significant opportunities for economic development in the region. The expansion of agribusiness in the Shire offers opportunities for economic diversification and employment creation both locally and across the region.

5.1.4 Construction

For the financial year 2014/15, the Shire of Augusta-Margaret River approved the construction of new buildings with a total value of approximately \$88 million, approximately 90 per cent of which was for residential projects (Figure 16).²²

The construction sector is the fifth-largest employer within Augusta-Margaret River, with 395 persons stating that they worked at construction jobs in the Shire of Augusta-Margaret River.²³ At the 2011 Census, 662 Augusta-Margaret River residents worked in the construction sector, with a significant proportion of the resident construction workforce commuting to the City of Busselton for employment.

As depicted in Figure 16, residential construction represents the largest component of total construction value in the Shire of Augusta-Margaret River. A significant portion of the residential projects approved are for holiday homes, the construction of which is a significant employment generator for the region. The number of dwellings within Augusta-Margaret River is projected to increase to 7,100 by 2026; indicating that the construction industry will continue to be a major employer in the Shire.²⁴

5.1.5 Commercial/retail

The Margaret River townsite is the commercial and retail hub of the Shire of Augusta-Margaret River. It contains a variety of land uses such as retail, commercial and hospitality, as well as residential dwellings. At the 2011 Census, the retail sector employed 601 workers within the Shire, accounting for 12.7 per cent of the Shire's total workforce.²⁵

Expansion of the retail sector is largely dependent on population growth and tourism trade. It is estimated that tourists spend \$61 million per annum on retail goods and services in Augusta-Margaret River, one-third of which (approximately \$20 million) is spent within the Margaret River town centre.²⁶ Proposed upgrades to the town centre and the main street have been forecast to increase visitor expenditure by \$27 million per annum and directly create up to 205 additional jobs.²⁷

Improved communications technologies offer opportunities for increasing local commercial enterprises, with people who may wish to move to the Shire for lifestyle reasons, able to connect with associates elsewhere in Australia or internationally. The provision of suitable office accommodation is likely to foster this kind of initiative.

²¹ South West Development Commission (2014) *South West Regional Blueprint*

²² Australian Bureau of Statistics (2015) *Building Approvals, Australia. Catalogue No. 8731.0*

²³ Australian Bureau of Statistics (2011) *Census of Population and Housing: Working Population Profile. Catalogue No. 2006.0*

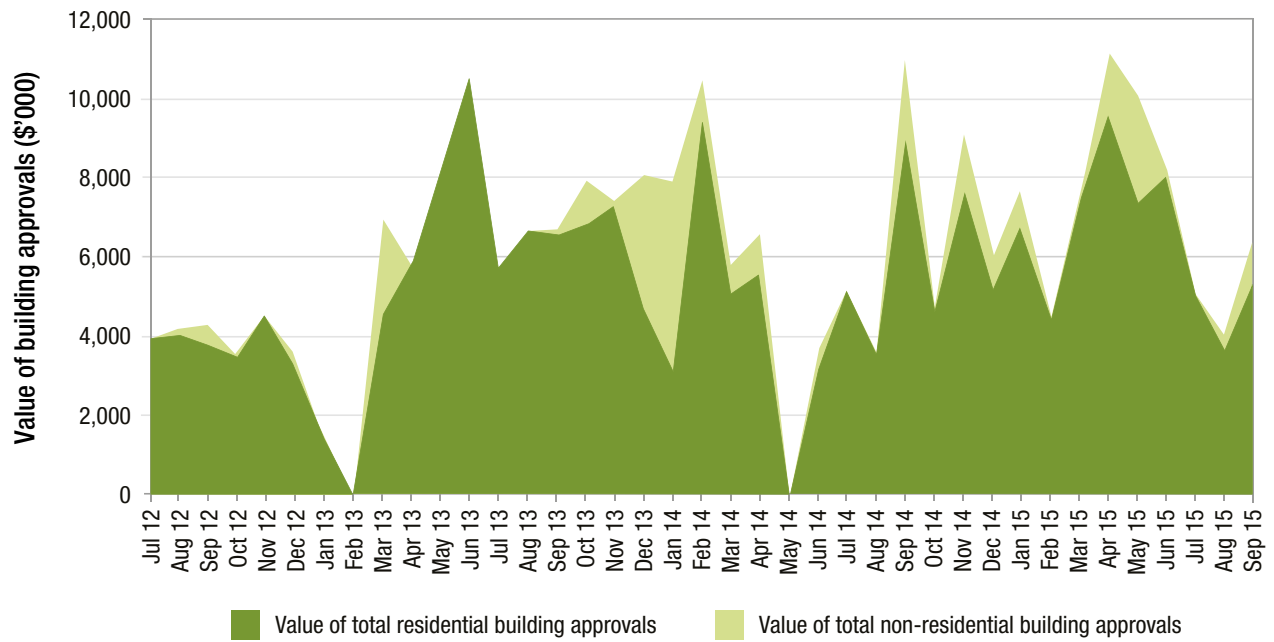
²⁴ Western Australia Tomorrow (2012) *Population Report No. 8, 2006 to 2026, Household Forecasts for All Local Government Areas in Western Australia*

²⁵ Australian Bureau of Statistics (2011) *Census of Population and Housing: Working Population Profile. Catalogue No. 2006.0*

²⁶ Shire of Augusta-Margaret River (2011) *The Redevelopment of Margaret River Townsite: Creating a World Class Main Street Tourist Precinct* (prepared by Syme Marmion & Co)

²⁷ Shire of Augusta-Margaret River (2011) *The Redevelopment of Margaret River Townsite: Creating a World Class Main Street Tourist Precinct* (prepared by Syme Marmion & Co)

Figure 16: Value of building approvals – Shire of Augusta-Margaret River



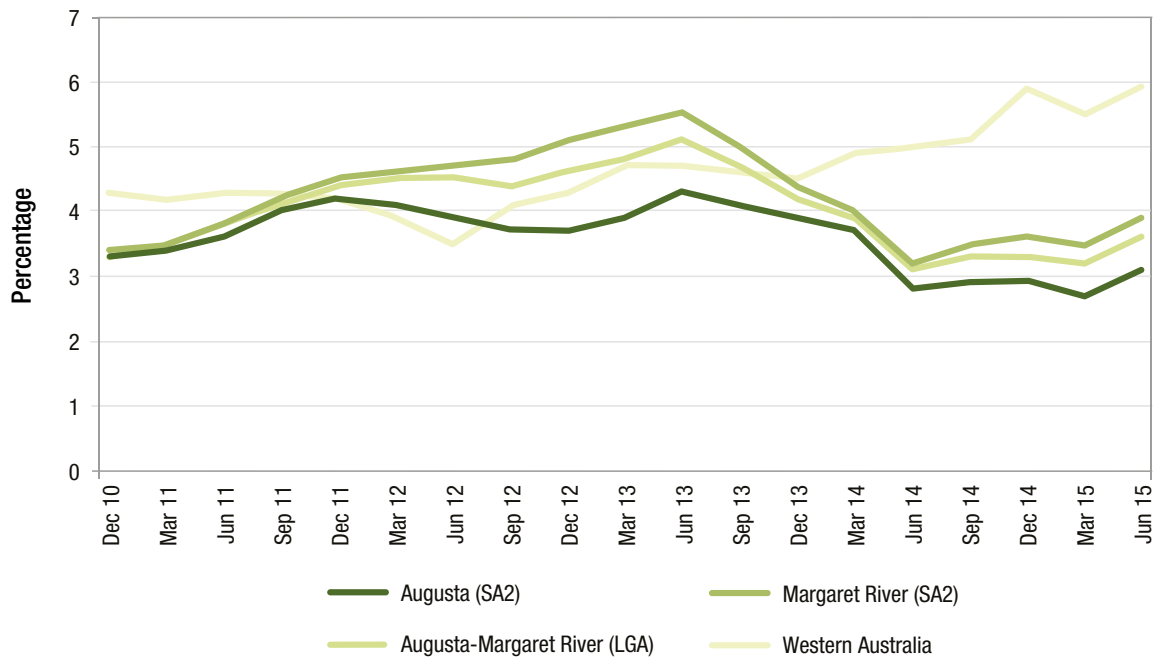
Source: Australian Bureau of Statistics (2015) *Building Approvals, Australia. Catalogue No. 8731.0*

5.2 Workforce

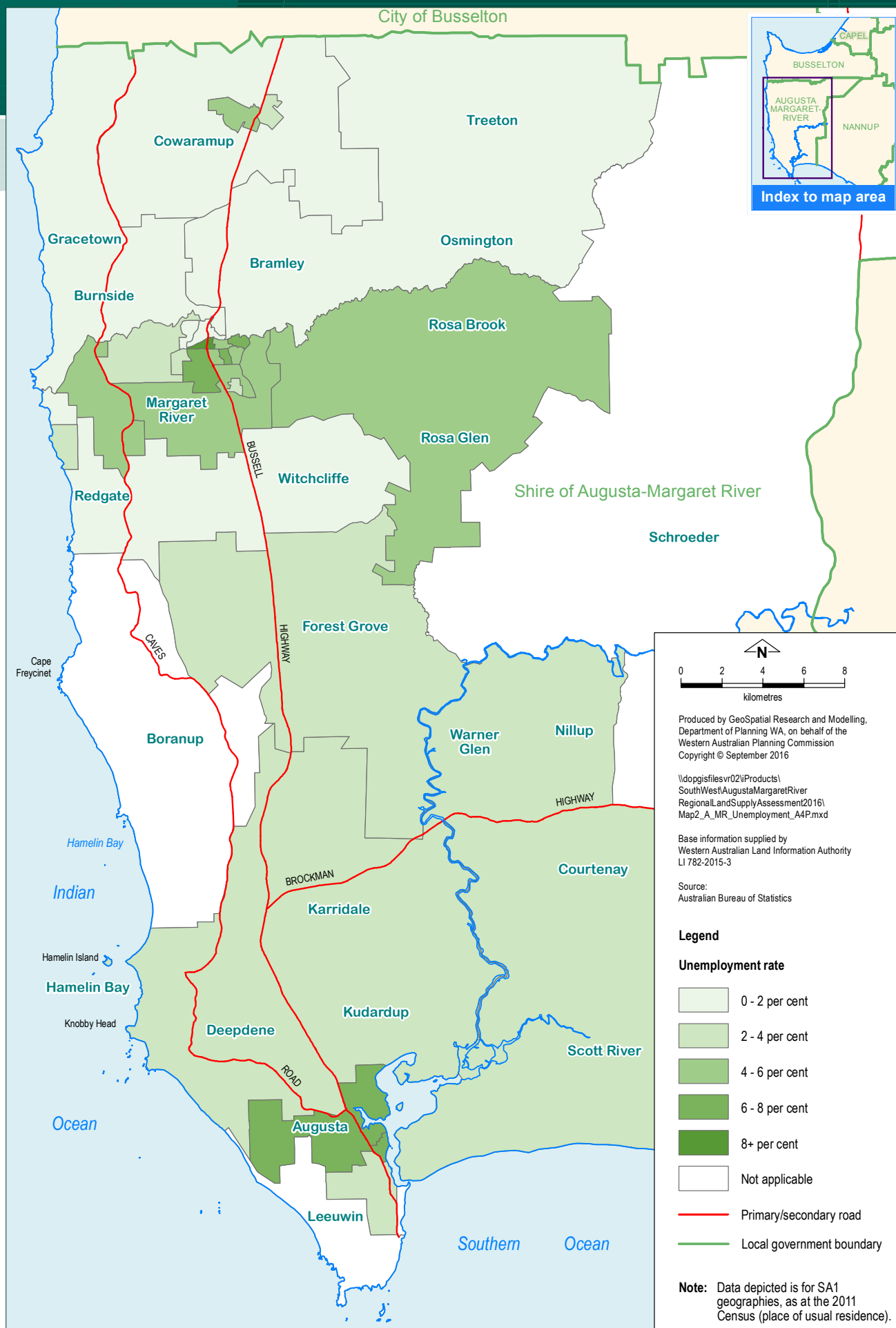
Since December 2010, the unemployment rate in the Shire of Augusta-Margaret River has decreased, while the unemployment rate for Western Australia has increased (Figure 17). At June 2015, the unemployment rate for the Shire was 3.9 per cent, compared to 5.9 per cent for Western Australia. Map 2 shows the spatial distribution of unemployment rates, by SA1 geographic extents, in the Shire of Augusta-Margaret River.

At the 2011 Census, the Shire of Augusta-Margaret River had a high degree of employment self-containment, with 75 per cent of the resident workforce being employed within the Shire. A substantial number of residents also travelled to the City of Busselton (7.2 per cent) or the Pilbara (2.9 per cent) for employment, or were employed without having a fixed place of employment (9.7 per cent).

Figure 17: Unemployment rate – Augusta-Margaret River (LGA) and Western Australia



Source: Department of Employment (2015) *Small Area Labour Market data*



Map 2: Unemployment rate – 2011 Census (SA1)

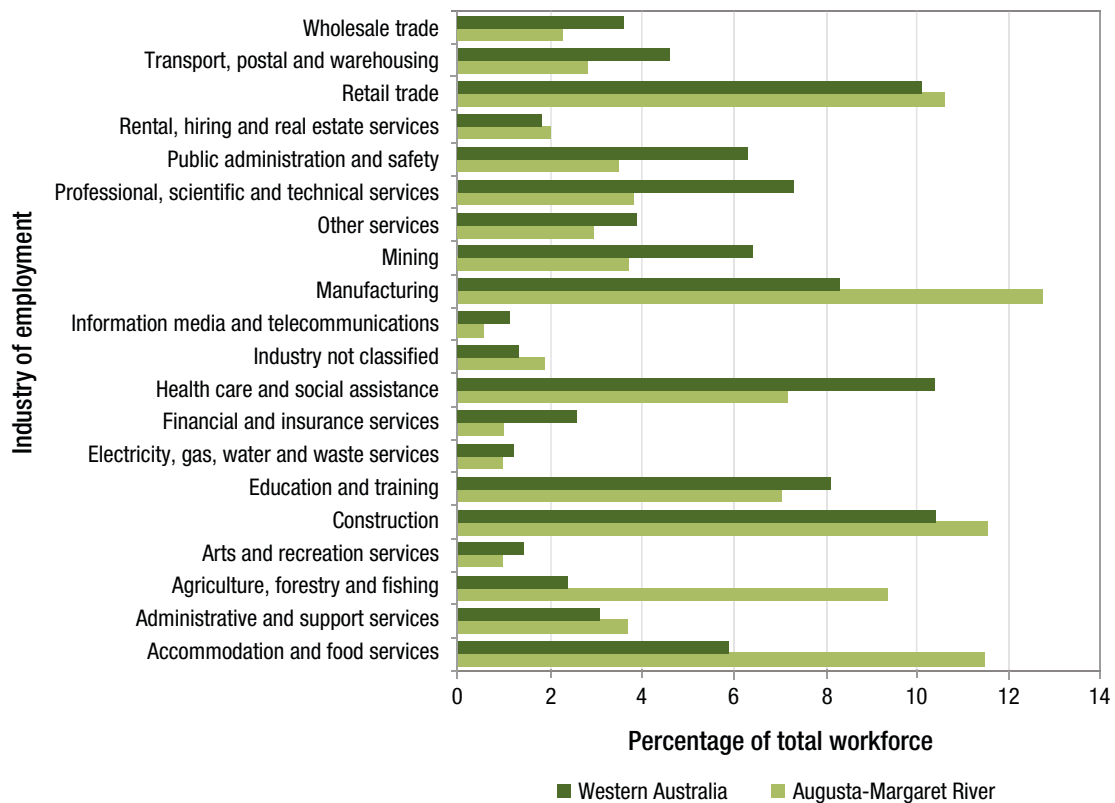
5.3 Industry of employment

Employment data for the Shire of Augusta-Margaret River reflects the importance of tourism to the local economy, with the accommodation and food services sector employing 11.5 per cent of the Shire's workforce compared to 5.9 per cent for Western Australia. At the 2011 Census, a relatively large proportion of residents also worked in the agriculture, forestry and fisheries, construction and manufacturing sectors (Figure 18). More than half of those who stated that they were employed in the manufacturing sector were employed in the production of wine.

5.4 Income

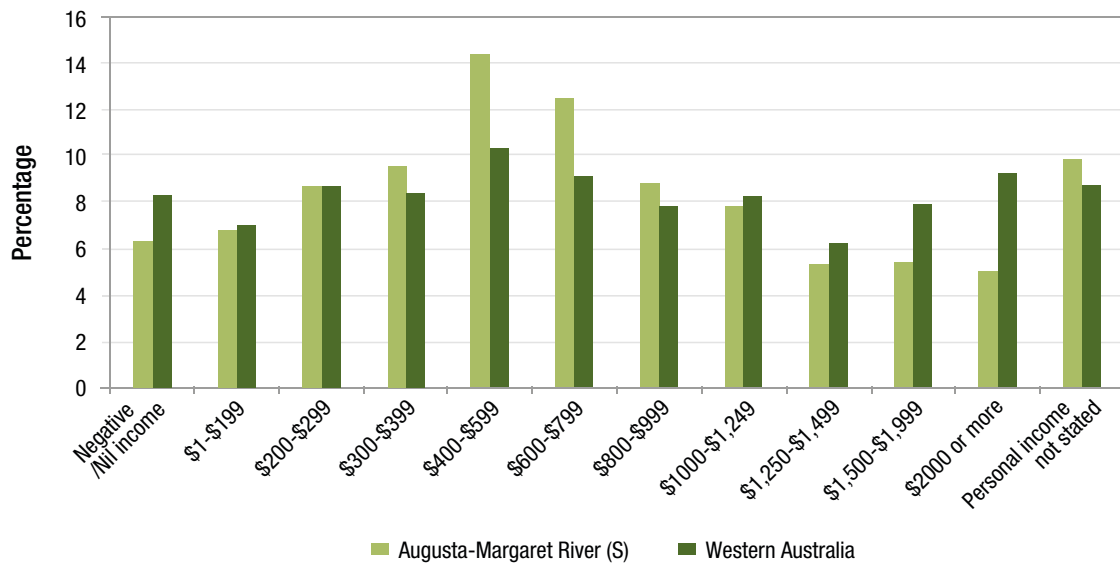
At the 2011 Census, the median weekly income for Augusta-Margaret River (LGA) residents aged 15 years and over was \$593 (Figure 19); this is substantially less than the median weekly income recorded for Western Australia (\$662). Residents with weekly incomes of \$2,000 or greater are typically employed in the mining, construction or manufacturing sectors. Broadly speaking, incomes tended to be higher for residents living in the north-west of the Shire (Map 3).

Figure 18: Industry of employment – Augusta-Margaret River (LGA) and Western Australia

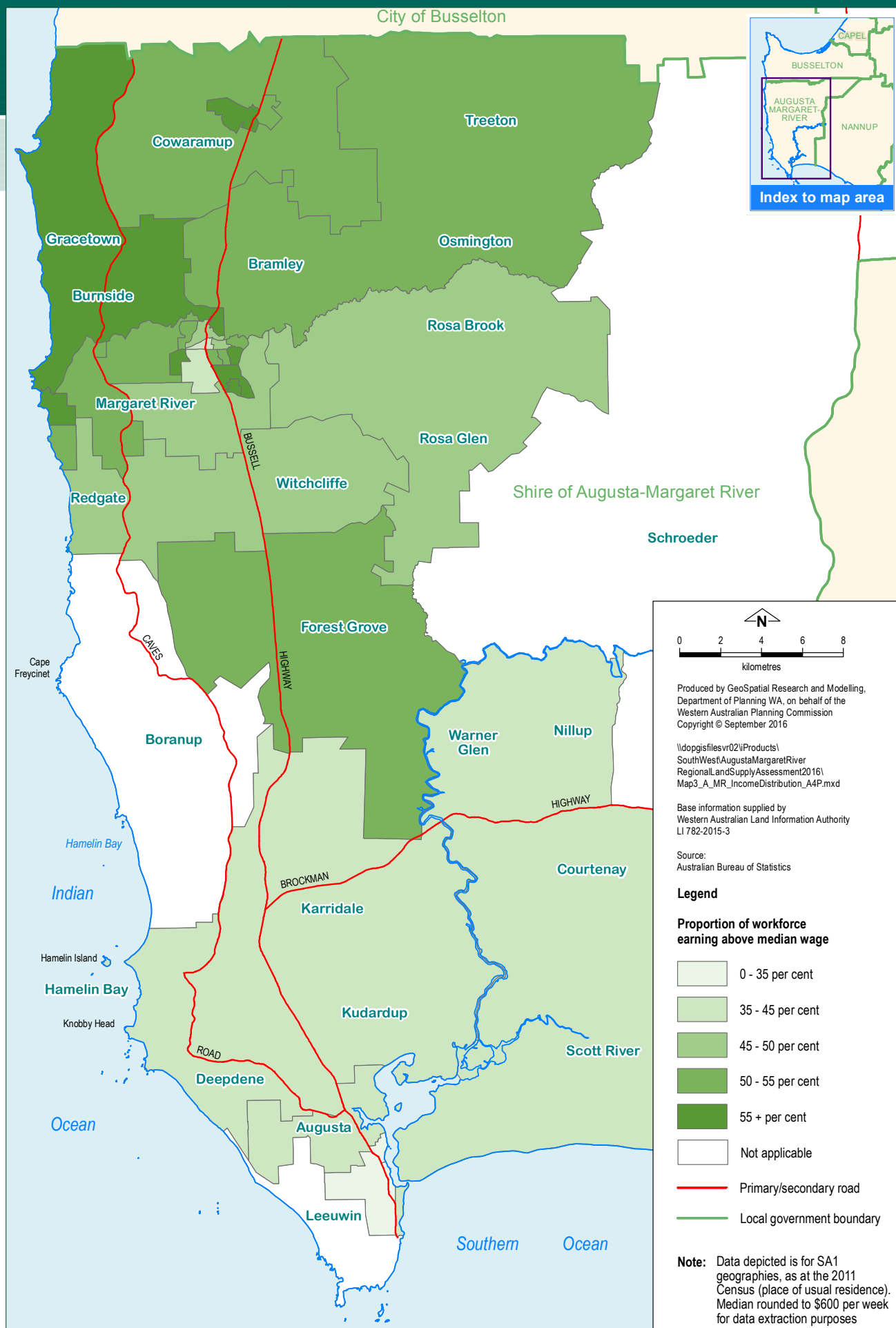


Source: Australian Bureau of Statistics (2011) *Census of Population and Housing: Basic Community Profile, Catalogue No. 2001.0*

Figure 19: Income distribution – Augusta-Margaret River (LGA) and Western Australia (2011 Census)



Source: Australian Bureau of Statistics (2012) *Census of Population and Housing: Basic Community Profile, Catalogue No. 2001.0*



Map 3: Income Distribution – 2011 Census (SA1)

5.5 Regional Price Index

The Regional Price Index (RPI) is produced by the Department of Regional Development. The project compares location-based prices for a common 'basket of goods' to create a spatial index measuring prices against the Perth metropolitan area, which has an index value of 100 for each category. The RPI does not address prices in Augusta-Margaret River specifically; however, index values have been calculated for the South West Region as a whole.

RPI data comparing the South West Region to the Perth metropolitan area is shown in Table 2. While comparisons show that most living costs in the region are reasonably consistent with those experienced in Perth (baseline index of 100), there are some notable exceptions such as clothing and, recreation and education, which are significantly more expensive.

5.6 Additional information

- South West Development Commission website:
www.swdc.wa.gov.au
- South West Workforce Development Plan:
www.dwtld.wa.gov.au
- Regional Price Index 2013:
www.drd.wa.gov.au
- Tourism Western Australia Development Commission Area – Overnight Visitors Fact Sheet:
www.tourism.wa.gov.au
- Shire of Augusta-Margaret River website:
www.amrshire.wa.gov.au

Table 2: Regional Price Index – South West region

	Index Numbers 2011	Index Numbers 2013
Basket	100.2	99.9
Food	104.9	98.6
Cigarettes, tobacco, alcoholic drinks	100.9	102.8
Clothing	108.6	112.2
Housing	93.4	95.0
Household equipment and operation	100.6	100.9
Health and personal	99.7	100.7
Transport	100.9	100.2
Recreation and education	106.2	106.7

Source: Department of Regional Development (2014) *Regional Price Index 2013*

6 Residential land and housing

6.1 Overview

While there is capacity to accommodate growth in each of Augusta-Margaret River's settlements, the *Shire of Augusta-Margaret River Local Planning Strategy* aims to channel the majority of growth into the Shire's two principal centres (Margaret River and Augusta) and two villages (Cowaramup and Witchcliffe).

The outlook for growth in the Margaret River and Augusta townsites differs substantially. As discussed in Section 4 of this report, Margaret River has experienced a significantly higher rate of population growth than Augusta for an extended period of time. Margaret River has been identified as a SuperTown under the *Regional Centres Development Plan*, which has enhanced the focus for promoting and planning for growth in the townsite. Consequently, a substantial amount of work has been undertaken to identify growth areas in and around the Margaret River townsite to facilitate future growth.

By contrast, the low rate of growth in the Augusta townsite means that, while sufficient land has been set aside to accommodate a doubling of Augusta's dwelling stock, the limited underlying demand for housing in the town suggests that it will be some time before these stocks are consumed.

The villages of Cowaramup and Witchcliffe share similar strategic population targets (as stated in the *Shire of Augusta-Margaret River Local Planning Strategy* and *State Planning Policy 6.1 Leeuwin Naturaliste Ridge Policy*); however, there is a stark contrast in the growth trends and outlooks between the two settlements. Cowaramup's population has grown from 371 at the 2001 Census to 795 at the 2011 Census. At the current rate of development, dwelling capacity outlined in the townsite development plan will be reached in the next 10-20 years.

The settlement of Witchcliffe is in a much earlier phase of its development than Cowaramup. Development at the site is largely dependent on the provision of suitable wastewater infrastructure; the delivery of which is yet to be confirmed. To date, 61 lots have been created for residential purposes near the southern fringe of the village. These lots are sufficiently large to treat wastewater in septic tanks or alternative onsite treatment units, rather than wait for the delivery of proposed wastewater infrastructure.

6.2 Existing housing stock

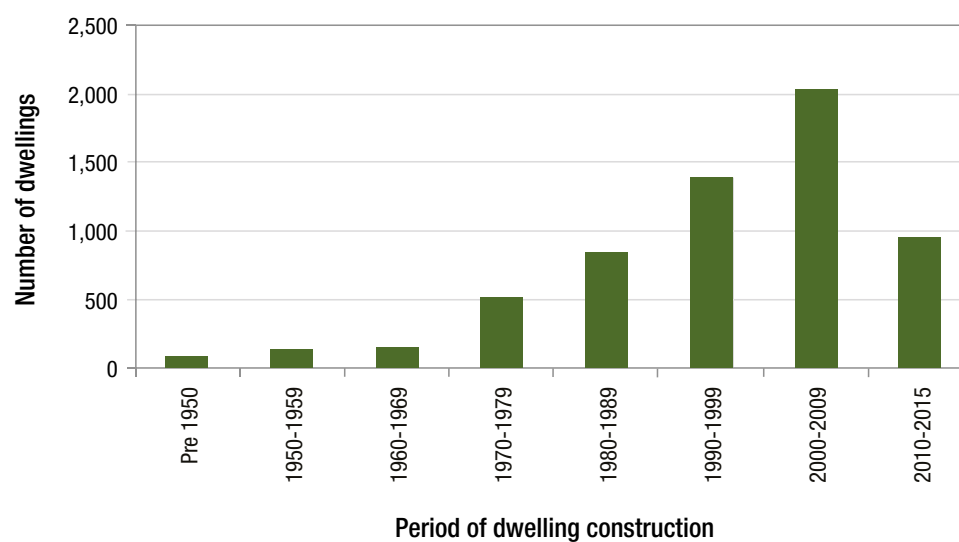
At the 2011 Census, a stock of 6,299 dwellings was recorded in the Shire of Augusta-Margaret River. Of these, 33.2 per cent were unoccupied, which is significantly higher than the rate for Western Australia as a whole (12.1 per cent). This is likely to be related to the large number of dwellings in Augusta-Margaret River used as holiday homes. Waterside settlements within the Shire had particularly low occupancy rates, reflecting the large volumes of holiday homes in those areas. In Prevelly-Gnarabup, 52 per cent of dwellings were reported as unoccupied, in Gracetown 54 per cent were reported as unoccupied, as were 60 per cent of dwellings in Molloy Island. In the Shire's main centre, Margaret River, the rate was much lower at 17.2 per cent.

The dwelling stock in Augusta-Margaret River is generally quite 'new', with more than two thirds of homes constructed since 1990 (Figure 20). Map 4 and Map 5, depicting the spatial distribution of dwelling age in the Shire's main settlements, shows most of the older dwelling stock in the Shire located in the two main towns of Margaret River and, to a larger degree, Augusta. It is apparent from Map 4 and Map 5, that large volumes of housing stock in and around Margaret River have been constructed in the past 25 years, reflecting the high levels of growth in that centre compared to other towns and settlements in the Shire. By comparison, Augusta has relatively few 'newer' houses, having experienced substantially less growth in recent decades. It is also evident that Cowaramup is a very 'young' settlement, with Map 4 and Map 5 showing that very few homes in the town were constructed before 1990.

As at the 2011 Census, most dwellings in Augusta-Margaret River (91.8 per cent, compared to 80.4 per cent for Western Australia) were detached houses, with three bedroom dwellings being the most common size (Table 3).

Approximately 60.9 per cent of occupied private dwellings in Augusta-Margaret River had only one or two residents, which suggests a mismatch between the local housing stock and household size. There may, therefore, be opportunities for the development of more diverse housing products including apartments and smaller dwellings in the Shire.

Figure 20: Age of dwelling stock – Augusta-Margaret River (LGA)

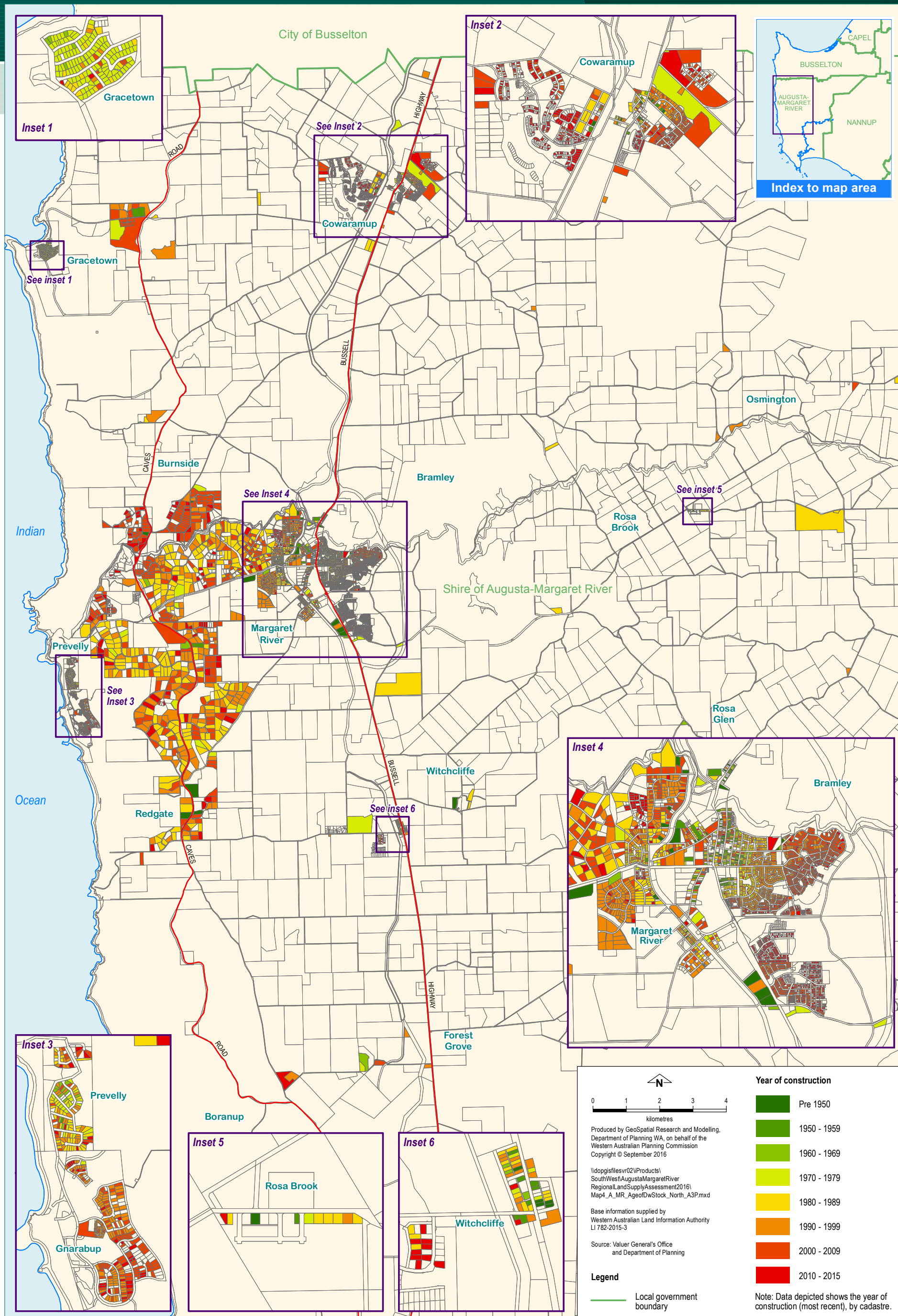


Source: Department of Planning (2015) *Integrated Regional Information System*

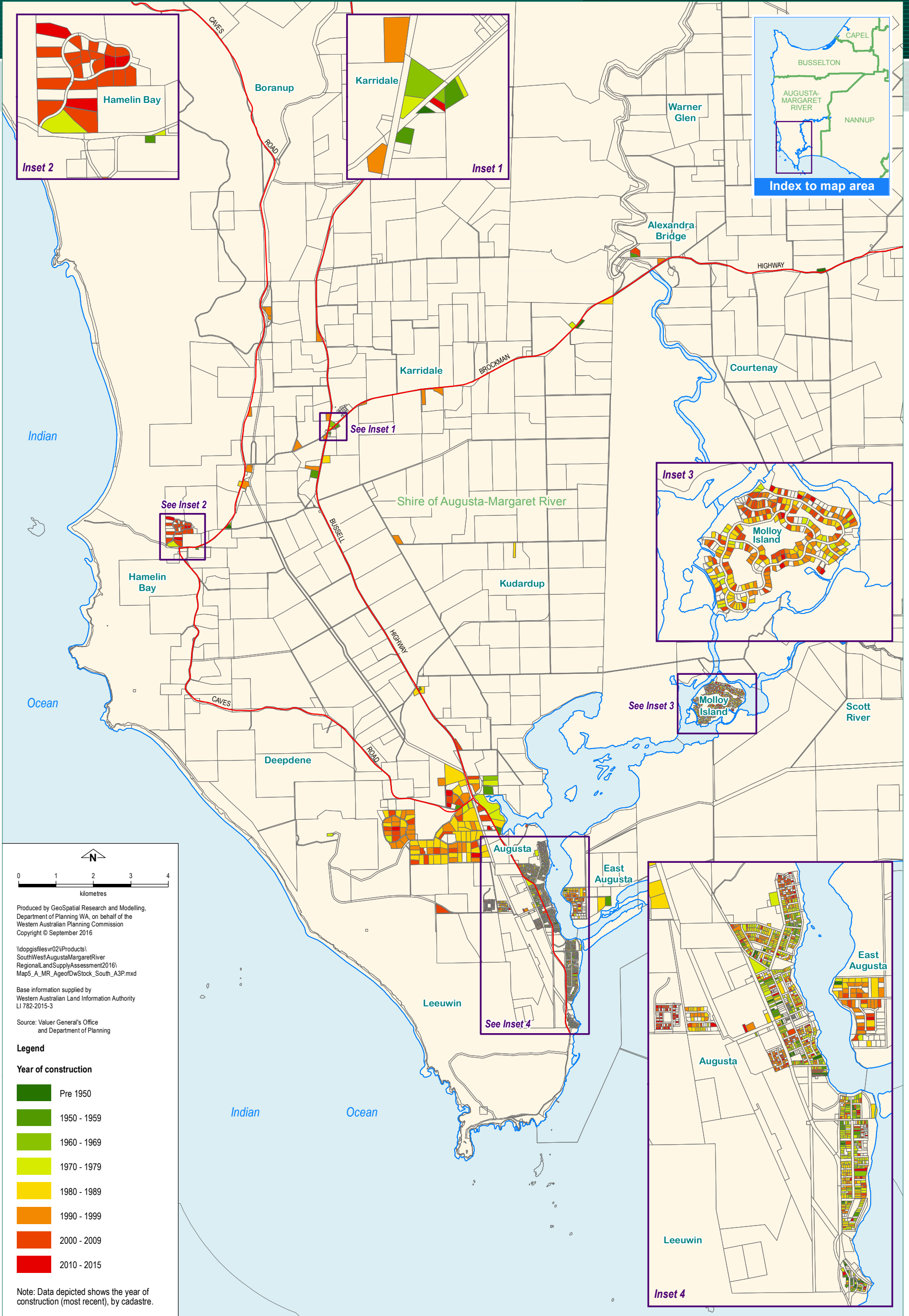
Table 3: Dwelling stock and number of residents – Augusta-Margaret River (2011 Census)

	Number of residents								
	1	2	3	4	5	6	7	8+	Not applicable
None (includes bedsitters)	17	7	3	3	0	0	0	0	30
One bedroom	111	41	8	3	0	0	0	0	40
Two bedrooms	243	231	70	35	9	3	0	0	45
Three bedrooms	421	779	330	262	81	11	4	0	53
Four bedrooms	141	433	258	288	125	22	4	0	33
Five bedrooms	11	53	28	30	28	10	3	0	10
Six bedrooms or more	6	10	5	4	4	4	0	0	3
Not stated	40	17	3	4	3	0	0	0	296
Not applicable	0	0	0	0	0	0	0	0	2,138

Source: Australian Bureau of Statistics (2011) *Census of Population and Housing*



Map 4: Age of Dwelling Stock – 1 of 2



Map 5: Age of Dwelling Stock – 2 of 2

6.3 Local property market

As was the case through much of Western Australia, house prices in Augusta-Margaret River rose significantly through the middle part of last decade. The median house price in Augusta-Margaret River increased from \$278,500 in 2004 to \$517,000 in 2008, representing an increase of 85.6 per cent over four years.

The median house price slumped after 2008; falling sharply (11.6 per cent) to \$457,000 in 2009. Since 2009, the median house price in Augusta-Margaret River has been quite stable, remaining in the mid \$400,000s. The median house price in 2014 was marginally lower than in 2009 at \$453,500, which is slightly lower than the median for the Perth metropolitan area (Figure 21).

The high level of demand for housing in particular parts of the Shire is evident in the value placed on property in the area. Median prices in Prevelly/Gnarabup and Gracetown are approximately double that of the broader South West region. The upper quartile of house sales in the Shire (\$1,667,500) is more than double that for the Perth metropolitan area.

The median unit price in Augusta-Margaret River grew steadily from \$260,000 in 2004 to \$390,000 in 2008. The Real Estate Institute of Western Australia (REIWA) defines units as attached

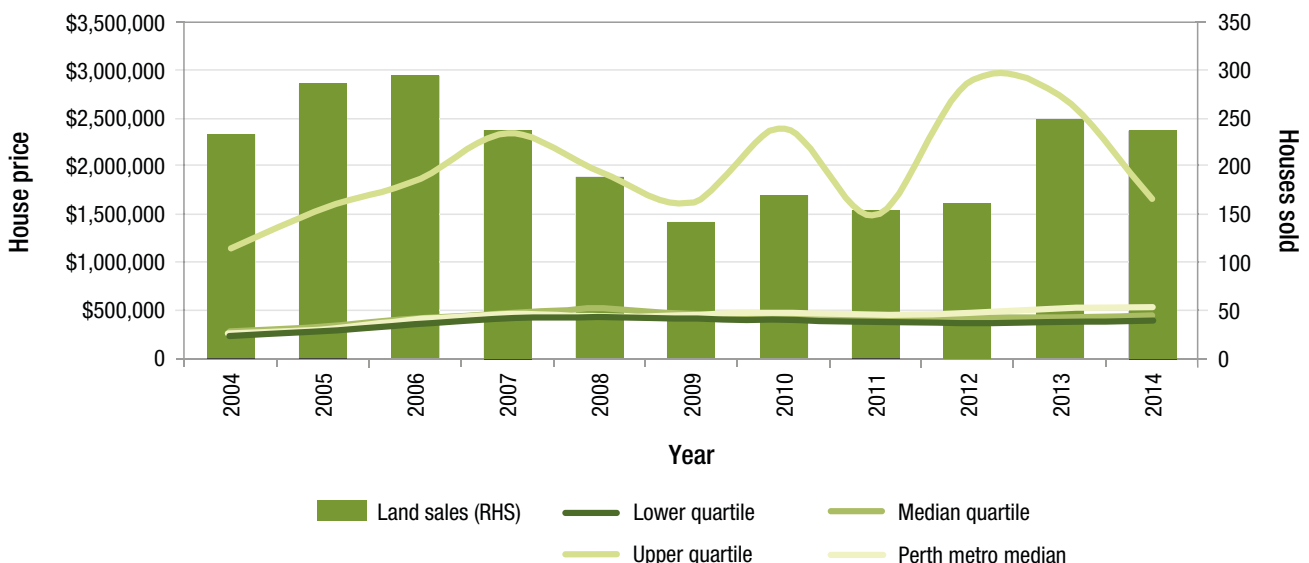
grouped dwellings such as apartments or flats (see glossary for full description). An average of 51 units per annum has been sold by REIWA member agents in the decade to December 2014 (Figure 22).

The median residential lot price in Augusta-Margaret River increased 109 per cent from \$110,000 in 2004 to \$230,000 in 2008. From 2009, prices declined yearly to 2014 when an increase of 17.9 per cent was gained on the previous year. However, the median value of lots in Augusta Margaret River has remained lower than what was experienced during the housing boom, with the median price in 2014 being 28.6 per cent lower than in 2008. In 2014, the median price of a residential lot in Augusta-Margaret River was 63 per cent of the median lot value in Perth (Figure 23).

The average selling time for properties in Augusta-Margaret River during the March 2015 quarter was 123 days; this was significantly longer than the average time in Perth (68 days), Bunbury (96 days) and in Busselton (89 days).

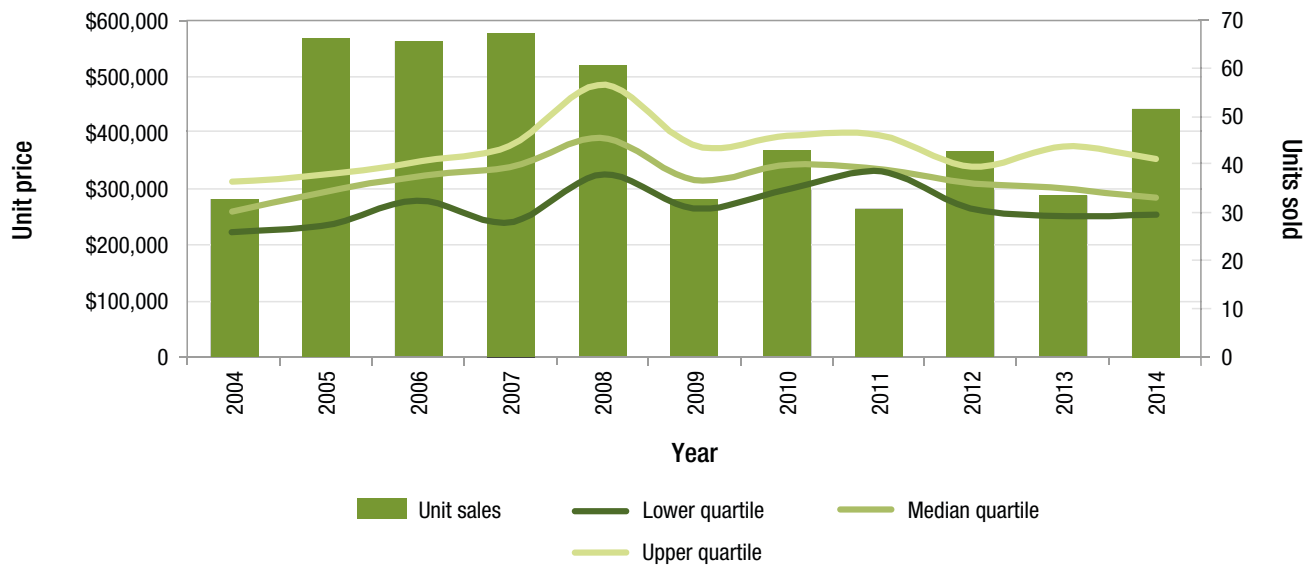
In 2014 the median house price in Augusta – Margaret River was \$453,500; while the average median house price across regional Western Australia as a whole was \$382,250. This comparatively high median property price may be indicative of the consistent demand for property in Augusta-Margaret River.

Figure 21: House sales - Shire of Augusta-Margaret River 2004-2014



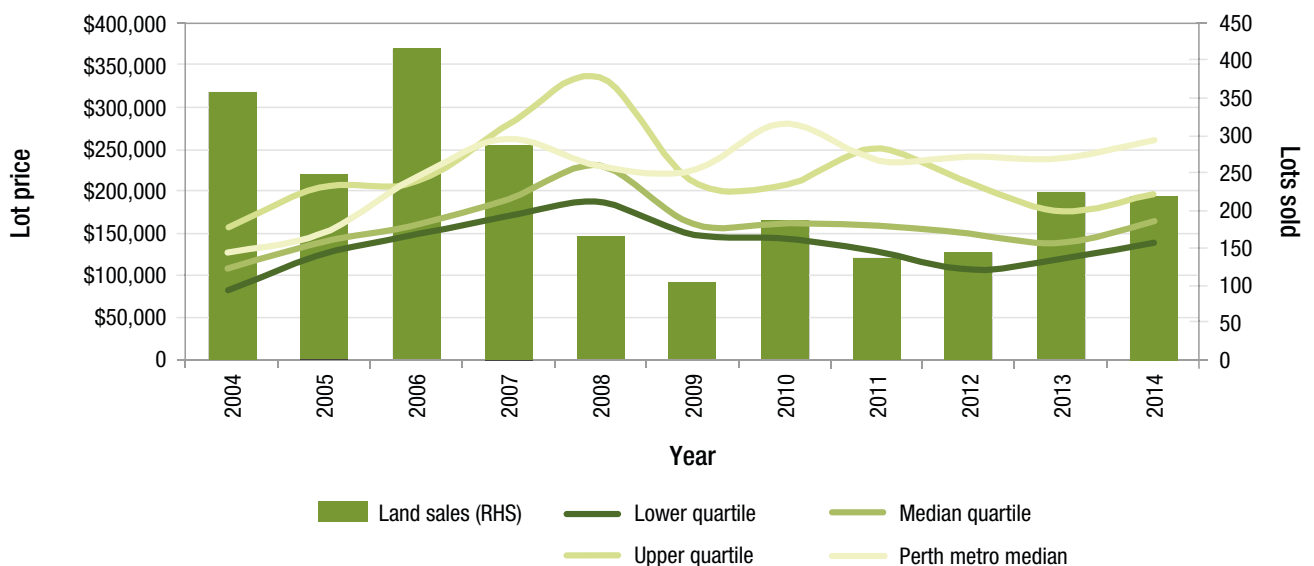
Source: Real Estate Institute of Western Australia (2015)

Figure 22: Unit sales – Shire of Augusta-Margaret River 2004-2014



Source: Real Estate Institute of Western Australia (2015)

Figure 23: Residential lot sales – Shire of Augusta-Margaret River 2004-2014



Source: Real Estate Institute of Western Australia (2015)

6.4 Land identified in local planning strategies

Townsite strategies have been prepared by the Shire of Augusta-Margaret River for all settlements within the Shire. In most cases, land identified for future development in the local planning strategy is already reflected in the local planning scheme. The most prominent exception to this is around the Margaret River townsite, which is likely to experience the greatest population growth in the Shire. In this area, substantial future development and investigation areas have been identified to absorb future growth as existing stocks of land (already zoned for development) are depleted over time.

Significant expansion areas identified in the Shire's Local Planning Strategy are shown in Map 8. In addition to the areas shown as investigation areas on Map 8, sites MR69, MR70 and MR71 (long-term development areas) were also identified as development investigation areas in the *Shire of Augusta-Margaret River Local Planning Strategy*, but are currently not zoned for residential development under the local planning scheme. Site MR69 is the most substantial future development area in the Shire, with an estimated dwelling yield of 1,500 in the long-term.

6.5 Land zoned for residential purposes

Using the Integrated Regional Information System (IRIS) land supply model, major residential land use zones (under the local planning scheme) are grouped together to provide a snapshot of residential land stocks in the Shire of Augusta-Margaret River at December 2015. A more detailed description of the IRIS modelling methodology is included in Appendix 2 of this document.

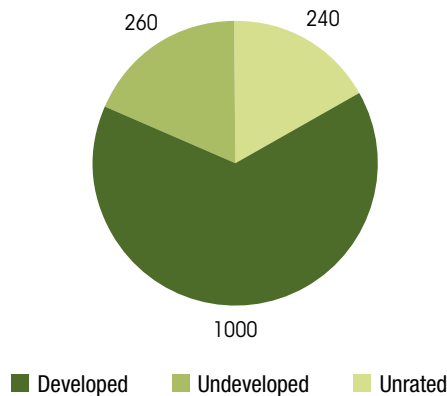
Land use categories incorporated in this analysis include:

- Residential
- Future development
- Composite industry.

IRIS modelling identified 5,840 lots covering a total of 1,495 hectares of land zoned for residential purposes in the Shire of Augusta-Margaret River. Most of this stock (999 hectares, or 67 per cent) was deemed to be developed, with a further 496 hectares of undeveloped or unrated land potentially available for new development (Figure 24). The most substantial stocks of undeveloped/unrated land were located in East Margaret River, Karridale and Cowaramup.

In addition to these stocks, an additional 434 hectares (14 individual lots), that were deemed to be developed, could reasonably be considered under-developed, given their size, zoning and scarcity of built form. Most of these additional stocks were located in Augusta (241 hectares) and Witchcliffe (167 hectares).

Figure 24: Stock of land (hectares) zoned for residential purposes – Augusta-Margaret River (LGA)



Source: Department of Planning (2015) *Integrated Regional Information System*

6.6 Lot supply pipeline

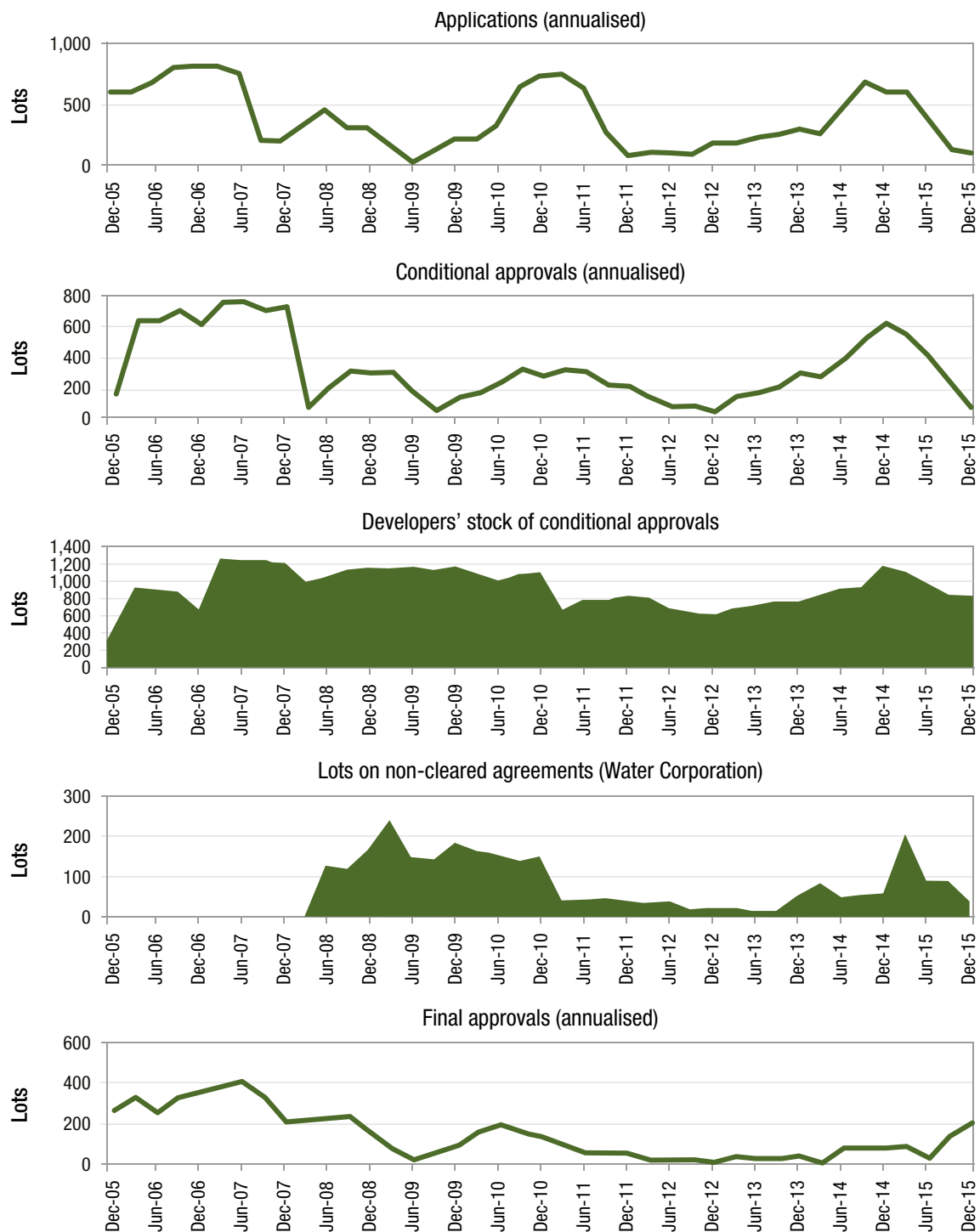
The volume of subdivision applications in the Shire of Augusta-Margaret River varied substantially in the decade to December 2015. For example, applications were lodged to create 735 lots in 2010, but only 72 lots in 2011; and applications were lodged to create just 100 lots in 2015 after 598 lots in applications during the previous year (Figure 25).

The number of lots granted conditional approval was particularly low in 2015, with just 61 lots granted conditional subdivision approval, which is substantially lower than the annual average of 300 lots per year for the past decade. Conversely, there was a notable upturn in final approvals in the second half of 2015, with 180 lots granted final approval during this period – more than the previous 17 quarters combined.

This recent spike in final approvals, coupled with the decline in conditional approvals during the same period, caused a significant depletion of the developers' stock of conditionally approved lots. Most of the residential lots created in the Shire (approximately 61 per cent) over the past decade have been in Margaret River, with a further 28 per cent in Cowaramup. Approximately 10 per cent of lots created in the past decade were in Augusta, with just nine lots created for residential purposes in the town during the four years to December 2015.

The graph in Figure 25, entitled 'Lots on non-cleared agreements' shows the stock of conditionally approved residential lots, for which a service provision agreements has been signed by the developer and Water Corporation. This indicator provides a measure of the number of lots which are likely to be developed in the short-term. Data for this indicator is only available from 2009, but the available data shows an abrupt decline in the stock of lots on non-cleared agreements from March 2011, reflecting the reduced confidence in demand for new lots. At the end of 2015, the Water Corporation had contracts in place to service a further 796 lots across the Shire.

Figure 25: Residential subdivision activity and lot supply pipeline



Source: Western Australian Planning Commission (2015) State Lot Activity & Water Corporation (2015) unpublished data
No data is available for lots on non-cleared agreements prior to 2009.

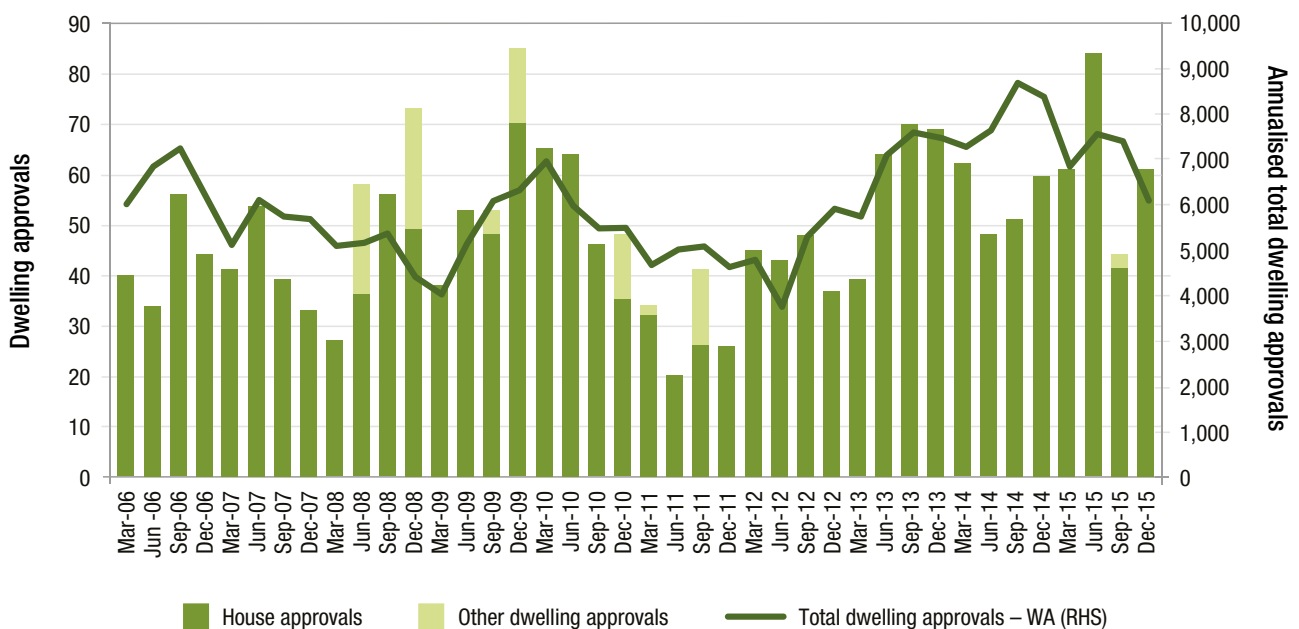
6.7 Dwelling approvals

Dwelling approvals are a key demand indicator, representing either owner-occupier demand or investor confidence. As most dwelling approvals proceed to construction and eventually completion, they also provide a leading indicator of dwelling supply.

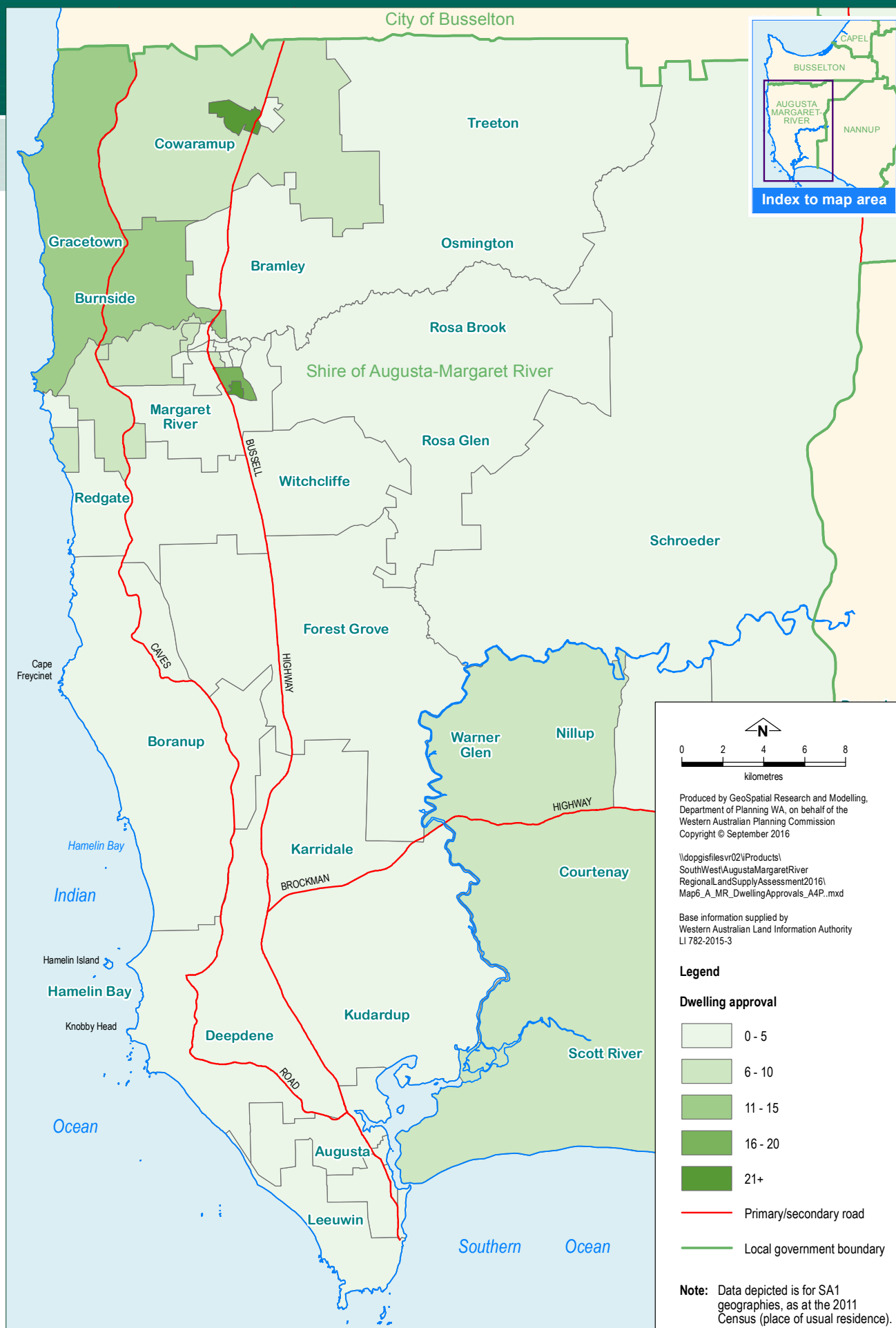
There has recently been a significant increase in dwelling approvals in the Shire of Augusta-Margaret River, with 221 approvals in 2014 and 250 approvals in 2015 compared to the ten year average of 201 dwelling approvals per annum (Figure 26). The development of 'other' dwellings (see Glossary for definition), achieved some momentum between 2008 and 2011, with 94 such dwellings approved for construction during this period. However, the vast majority of dwellings approved since have been houses, with just three 'other' dwellings approved for development in the four years to December 2015.

Map 6 shows the spatial distribution of dwelling approvals in the Shire of Augusta-Margaret River during the 2014/15 financial year, based on the most recent ABS SA1 data. Areas with the greatest numbers of dwelling approvals during this time period were the southern portion of Margaret River (with a total of 88 dwellings approved in Margaret River) and Cowaramup, to the west of Bussell Highway (56 dwellings). In Augusta, 15 dwellings were approved for construction in 2014/15.

Figure 26: Dwelling approvals – Shire of Augusta-Margaret River



Source: Australian Bureau of Statistics (2015) *Building Approvals, Australia. Catalogue 8731.0*



Map 6: Dwelling approvals 2014 – 2015

6.8 Development outlook

Table 4 and Maps 7 and 8 show possible development projects identified in Augusta-Margaret River. Projects are included where intent has been demonstrated (by government or the development industry) to develop the site at some point in the future. Projects are identified through a variety of means including:

- local planning scheme zonings and amendments;
- developer intentions;
- consultation with local stakeholders;
- subdivision applications/approvals;
- local government development applications/approvals; and
- structure planning.

Most of the identified growth areas are located within the Shire's principal centres and villages, with these areas constituting 92 per cent of the entire stock of proposed dwellings in identified areas (Table 4). It is also evident that most of the project areas identified are in the northern half of the Shire (72 per cent of dwellings). This situation is even more pronounced in the short-term, with 86 per cent of the projected dwelling yield in identified areas being located in Margaret River and Cowaramup.

Notably, Augusta has a value of zero in the short-term column of Table 4. This does not indicate that no dwellings will be constructed over the next five years in the town. Dwelling construction can occur on existing vacant lots in the townsite. This is discussed in more detail in the next section.

Table 4: Estimated dwelling yield from identified future development areas

Suburb	Short-term (0-5 years)	Medium-term (5-10 years)	Long-term (10+ years)	Total
Margaret River	542	343	2,004	2,889
Augusta	0	44	1,454	1,498
Witchcliffe	15	447	593	1,055
Cowaramup	221	249	166	636
Karridale	70	118	0	188
Gracetown	0	140	0	140
Kudardup	26	102	0	128
Burnside	9	25	16	50
Hamelin Bay	0	0	30	30
Prevelly	0	0	22	22

Source: Department of Planning (2016) *Department of Planning analysis*

Table 5: Project summaries - Augusta-Margaret River

Identifier	Location	Suburb	Map number in this document	Existing tenure ¹	Purpose	Zoning/planning			Area/yield ²			Subdivision approvals ³		Anticipated dwelling release ⁴ (commencing late 2015)			Constraints ⁵			Comments
						Current zoning	Amendment required	Other planning under way	Area (ha)	Yield (lots)	Yield (units)	Approvals pending	Current approvals	Short term (0-5 yrs)	Medium term (5-10 yrs)	Long term (10+ yrs)	Concern but resolution anticipated	Critical but resolution anticipated	Critical and resolution not definite	
AUG01	Lots 1242 & 9002 Hart Road	Augusta	Map A, Inset 3	R U Ellis	Residential	Future Development	No	Sussex Locations 1242 & Pt 1435 Hillview Road, Augusta - Outline Development Plan	124.8	354	354	0	0	0	0	354	E	MC		The site is zoned Future Development and is covered by an approved Outline Development Plan which identifies a yield of 354 lots; however, it is likely that market conditions will delay further development until the long-term.
AUG02	Lot 9001 Baker Close	Augusta	Map A, Inset 3	Keywest Investments Pty Ltd	Tourism	Chalet and Camping	No	N/A	4.0	4	4	0	4	-	-	-	E			The site is zoned Chalet and Camping under the Shire of Augusta-Margaret River Local Planning Scheme No. 1; conditional subdivision approval has been granted to create 4 lots for Tourism purpose.
AUG04	Lot 1 Blackwood Avenue	Augusta	Map A, Inset 3	B Crabb & Riverfront Enterprises Pty Ltd	Residential	Residential	No	Lot 1 Blackwood Avenue, Augusta - Outline Development Plan	2.5	26	26	0	0	0	26	0	E, S, W			The site is zoned Residential R25 and is covered by an approved Outline Development Plan. The Shire of Augusta-Margaret River Local Planning Scheme No. 1 identifies the site as Structure Plan Area No. 19, and stipulates for the preparation of an Urban Water Management Plan for the site. Lots are likely to be released in the medium-term.
AUG05	Lot 10 & Pt Lot 11 Hillview Road	Augusta	Map A, Inset 3	R E Chisholm, K J Humich & Humich Nominees Pty Ltd	Residential	Future Development	Yes	N/A	125.3	975	1,100	0	0	0	0	1,100		E, P, PW, S, W, Z	MC	The project site comprises of Lot 10 in its entirety as well as a small part of Lot 11, and is zoned Future Development. The Shire of Augusta-Margaret River Local Planning Scheme No. 1 identifies the site as Structure Plan Area No. 6. Extensive planning and infrastructure provision will be required to implement the development of this site. Given the size of the site, availability of land elsewhere and anticipated demand, it is unlikely that the site will be fully developed for some time.
AUG06	Lots 21, 29, 30, 31 & 32 Turner Street	Augusta	Map A, Inset 3	Numerous landowners	Residential	Residential	No	Lots 2-7 Albany Terrace & Lots 29-34 Turner Street, Augusta - Outline Development Plan	1.1	18	18	0	0	0	18	0	MC			The site is zoned Residential R17.5 and is covered by an approved Outline Development Plan. Based on the denoted R17.5 density, the site is likely to yield approximately 18 lots.
AUG07	Lot 331 Leeuwin Road	Leeuwin	Map A, Inset 3	State of WA	Residential, Mixed Use	Parks and Recreation	Yes	Augusta Boat Harbour Masterplan	10.7	-	-	0	0	-	-	-	MC			Site of the new Augusta Boat Harbour. There is provision under the plans for the harbour masterplan area for further development, however, the precise nature of any works on the site is yet to be determined.
AUG08	Lot 381 Hillview Road	Augusta	Map A, Inset 3	State of WA	Industrial	Industry	No		41.5	-	-	0	0	-	-	-	E, P	PW, W	MC	Undeveloped site zoned for industrial purposes.
CWP01	Lot 9500 Waverley Road & Lot 9502 Bussell Highway,	Cowaramup	Map A, Inset 1	R W Duggan, Aldwych Nominees Pty Ltd, Brazara Pty Ltd & Macnish Nominees Pty Ltd	Residential	Future Development	No	Portion Lot 302 & 4800 Treeton & Waverley Roads, Cowaramup - Structure Plan	38.9	108	108	0	52	84	24	0	D, E, L, MC, PW, S, W,	P, Z		The site is zoned Future Development and is identified as Structure Plan Area No. 10 by the Shire of Augusta-Margaret River Local Planning Scheme No. 1. Conditional subdivision approval to create 53 lots (52 for residential purpose and 1 balance lot of 5.2ha) was granted in 2014. There is scope to create an additional 32 residential lots on proposed balance Lot 9001, and an additional 24 residential lots on Lot 9500. A small dam is located in the south east corner of the site, requiring a substantial proportion of the surrounding area to be set aside for drainage, should the dam overflow.
CWP02	Lot 1 Armstrong Road	Cowaramup	Map A	Olio Bello Pty Ltd	Tourism	Priority Agriculture	Yes	N/A	24.4	-	-	0	0	-	-	-	E, P, Z		MC	An application to create 27 survey strata lots for rural and short stay accommodation purpose including common property was granted approval in October 2011; however, approval was not progressed and has since lapsed.
CWP04	Lots 9502 & 9503 Roy Earl Drive	Cowaramup	Map A, Inset 1	Corrib Developments Pty Ltd	Commercial, Residential	Future Development	Yes	Cowaramup Country - Lots 101 and 102 Bussell Highway, Cowaramup - Structure Plan	7.6	51 (6 Commercial, 45 Residential)	51	0	51	45	0	0	E, MC, P, Z			The site is zoned Future Development and forms part of Structure Plan Area No. 9 as identified by the Shire of Augusta-Margaret River Local Planning Scheme No. 1. Conditional subdivision approval was granted in 2013 to create 6 commercial lots on Lot 9502 and 67 residential lots on Lot 9503. Residential subdivision has been partly progressed with 22 lots already released, and a further 45 residential lots expected for release in the short-term.
CWP05	Lot 200 Cowaramup Bay Road	Cowaramup	Map A, Inset 1	MR Resort Developments Pty Ltd	Tourism	Tourism	No	West Cowaramup Townsite Strategy	12.7	0	161	0	0	-	-	-	E		MC	Proposed development to include the construction of a tourist resort with a total of 161 accommodation units (comprising of 17 68sqm waterside villas, 20 duplex villas, 48 key villas and 76 hotel suites). As at November 2013, the project has been deferred; it is unknown when construction will commence. Confirm with the Shire of Augusta-Margaret River as to whether the project needs to be relocated to a different site.

Table 5: Project summaries - Augusta-Margaret River

Identifier	Location	Suburb	Map number in this document	Existing tenure ¹	Purpose	Zoning/planning			Area/yield ²			Subdivision approvals ³		Anticipated dwelling release ⁴ (commencing late 2015)			Constraints ⁵			Comments
						Current zoning	Amendment required	Other planning under way	Area (ha)	Yield (lots)	Yield (units)	Approvals pending	Current approvals	Short term (0-5 yrs)	Medium term (5-10 yrs)	Long term (10+ yrs)	Concern but resolution anticipated	Critical but resolution anticipated	Critical and resolution not definite	
CWP06	Pt Lot 20 Brockman Road	Cowaramup	Map A, Inset 1	Parkwater Corporation Pty Ltd	Residential	Special Use	Yes	West Cowaramup Townsite Strategy	13.9	92	92	0	92	92	0	0	E, P, Z			The site is zoned Special Use and identified as Special Use Zone Area No. S8. Conditional subdivision approval has been granted to create 92 residential lots at densities of R10 and R17.5. The remaining balance lot area is to be conserved as bushland.
CWP07	Pt Lot 51 Waverley Road & Pt Lot 304 Wurring Road	Cowaramup	Map A, Inset 1	R W Duggan	Residential	General Agriculture	Yes	Cowaramup Village Strategy Structure Plan	40.9	185	185	0	0	0	185	0	E, W	MC		Part of the site area is covered by the Cowaramup Village Strategy Structure Plan. The Structure Plan indicates a proposed zoning of R10/15 and R15. Lot yield for this site is estimated based on land allocated to each R-Code zoning in the Structure Plan map.
CWP08	Lot 46 Treeton Road	Cowaramup	Map A, Inset 1	Starbay Pty Ltd	Industrial	Industry, Composite Industry	No	Cowaramup Village Strategy Structure Plan	8.1	34	34	0	0	-	-	-	E	MC		An application to create 34 industrial lots was granted conditional approval in 2009; however, it was not progressed and approval has since lapsed. No new subdivision application has been lodged with the WAPC. The site is covered by the Cowaramup Village Strategy Structure Plan. It is probable that any development will be restricted to dry industry as there are currently no plans to connect the area to the sewer network
CWP12	Lot 103 Memorial Drive	Cowaramup	Map A, Inset 1	I D Kealy & J J Kealy	Residential	General Agriculture	Yes	Cowaramup Village Strategy Structure Plan	12.0	45	45	0	0	0	0	45	E, P, Z	MC		The site is covered by the Cowaramup Village Strategy Structure Plan. Approximately 7.58ha of the lot area is proposed for Residential use; the remainder of lot is to be Parks, Recreation and Conservation. A small portion of the lot (at the south western boundary) is zoned Residential R15; the remainder of the lot is zoned General Agriculture.
CWP13	Lot 102 Bussell Highway	Cowaramup	Map A, Inset 1	S G O'Mahony & Southfield Holdings Pty Ltd	Residential, Tourism, Retirement Village	Future Development	Yes	Cowaramup Village Strategy Structure Plan, Cowaramup Country - Lots 101 and 102 Bussell Highway, Cowaramup - Structure Plan	19.6	121	121	0	0	0	0	121	E		MC	The site is an undeveloped portion of an area covered by the Cowaramup Country - Lots 101 and 102 Bussell Highway, Cowaramup - Structure Plan. It identifies a total lot yield of 119 residential lots, one lot for a lifestyle village and another lot for tourism purposes. The site is zoned Future Development.
CWP14	Lot 104 Ellen Brook Road	Cowaramup	Map A, Inset 1	G B Uhd & J M Uhd	Tourism	Priority Agriculture	No	Lot 104 Ellen Brook Road, Cowaramup - Structure Plan	21.1	-	-	0	0	-	-	-	E	MC, P		A structure plan for the site has been prepared, which proposes for existing Lot 104 to be divided into 2 lots. For proposed Lot 2, the structure plan identifies a mix of uses including chalets/dwellings/outbuildings, art and craft centre/restaurant/reception centre and a distillery. A recent amendment to the Shire of Augusta-Margaret River Local Planning Scheme No. 1 has enabled the development of 10 short-stay chalets on the site.
CWP15	Lot 9000 Brockman Road	Cowaramup	Map A, Inset 1	Numerous landowners	Residential	General Agriculture	Yes	Shire of Augusta Margaret River Local Planning Scheme No. 1 - Proposed LPS Zone Amendment No. 16	15.1	40	40	0	0	0	40	0	E, Z			The site is currently zoned General Agriculture; however, a proposed amendment has been received to change the zoning of the site to Future Development. The site appears to be used currently for agricultural purposes; there are also a number of existing buildings on the site. Part of the site is also heavily vegetated.
FG01	Lot 5 Sebbes Road	Forest Grove	Map A	Villaside Corporation Pty Ltd	Tourism	Chalet and Camping	No	N/A	7.5	8	8	0	0	-	-	-	E			Conditional approval has been granted to create 8 survey strata lots for short-stay tourism accommodation purpose, including common property. The site is currently zoned Chalet and Camping.
GRA01	Pt Lot 300 Salter Street	Gracetown	Map A	State of WA	Residential	Parks and Recreation	Yes	Shire of Augusta Margaret River Local Planning Scheme No. 1 - Amendment 2	18.5	136	136	0	0	0	136	0	E	P, S, W, Z		The site forms part of the proposed 'Gracetown Townsite Expansion' project by LandCorp. The site is currently zoned Parks and Recreation; however, a proposed scheme amendment and structure plan for the site has been approved by the Minister for Planning. As at June 2016, the aforementioned proposed scheme amendment and structure plan are awaiting final approval from the South West Region Planning Committee.
HB01	Lots 601 & 602 Grosse Road	Hamelin Bay	Map A	B P Booth, D J Lewis & K S Lewis	Tourism	General Agriculture	Yes	N/A	40.0	N/A	N/A	0	0	-	-	-	E	P, Z, MC		Proposed development for the site is to comprise the construction of 10 chalets, shops, ice creamery, café, gallery, art & craft studio & sales, recreational activities, caretakers dwelling and office.

Table 5: Project summaries - Augusta-Margaret River

Identifier	Location	Suburb	Map number in this document	Existing tenure ¹	Purpose	Zoning/planning			Area/yield ²			Subdivision approvals ³		Anticipated dwelling release ⁴ (commencing late 2015)			Constraints ⁵			Comments
						Current zoning	Amendment required	Other planning under way	Area (ha)	Yield (lots)	Yield (units)	Approvals pending	Current approvals	Short term (0-5 yrs)	Medium term (5-10 yrs)	Long term (10+ yrs)	Concern but resolution anticipated	Critical but resolution anticipated	Critical and resolution not definite	
HB02	Lot 1 Caves Road	Hamelin Bay	Map A	C B Higgins & T J Higgins	Rural Residential, Tourism	General Agriculture, Leeuwin Naturaliste Ridge Landscape Amenity	Yes	N/A	40.5	15	15	0	0	0	0	15	E	MC		The site forms part of the Hamelin Bay tourist node, as identified by State Planning Policy 6.1 Leeuwin-Naturaliste Ridge Policy (SPP 6.1). Development is likely to comprise of tourist/holiday accommodation as stated by SPP 6.1. Verify dwelling yield and location with the Shire of Augusta-Margaret River.
HB03	Lot 61 Grosse Road	Hamelin Bay	Map A	G C W Doust & S M Doust	Rural Residential, Tourism	General Agriculture	Yes	N/A	44.0	15	15	0	0	0	0	15	E	MC		The site forms part of the Hamelin Bay tourist node, as identified by State Planning Policy 6.1 Leeuwin-Naturaliste Ridge Policy (SPP 6.1). Development is likely to comprise of tourist/holiday accommodation as stated by SPP 6.1. Verify dwelling yield and location with the Shire of Augusta-Margaret River.
KD01	Lot 102 Ironmonger Road, Lot 103 Bussell Highway & Lot 104 Bushby Road	Karridale	Map A	Nutan Pty Ltd	Residential	Future Development	Yes	Karridale West LSP Loys 103 & 104 Bussell Highway, Karridale - Draft Structure Plan	21.4	101	101	17	0	0	101	0	E	P, Z		An application to create 17 residential lots was lodged in June 2015; however, in December 2015 a decision was made to defer the application. A local planning scheme zone amendment for the site has recently been progressed, changing the zoning of the site from Priority Agriculture to Future Development. A draft structure plan has been prepared for the site, which identifies a lot yield of 101.
KD02	Lot 9000 Brockman Highway	Karridale	Map A	Juventus Pty Ltd	Residential, Rural, Rural Residential	Future Development	Yes	N/A	39.6	70	70	0	70	70	0	0	E, P, Z			The site is zoned Future Development; conditional subdivision approval has been granted to create 70 lots for residential, rural and rural residential purpose.
KDP01	Lot 1 Kudardup Road	Kudardup	Map A	Kudardup Village Pty Ltd	Residential, Productive Rural Residential	Future Development	No	N/A	71.3	128	128	0	26	26	102	0	E	MC		Conditional subdivision approval has been granted to create 25 lots for productive rural residential purpose and one balance lot of 49.9ha. The balance lot is to be subject to future subdivision and may yield an additional 102 lots.
KDP02	Lot 1101 Fisher Road	Kudardup	Map A	Molloy Investments WA Pty Ltd	Tourism	Tourism	No	N/A	33.9	-	-	0	0	-	-	-	E	MC		The site is zoned Tourism; it is likely to be developed in the long-term as a caravan park or alternative short-term accommodation.
KDP03	Lot 2 Kudardup Road	Kudardup	Map A	Hardy Inlet Pty Ltd	Residential	General Agriculture	Yes	Kudardup Settlement Strategy (Kudardup Townsite Strategy)	74.7	-	-	0	0	-	-	-		E, MC, P, Z		The site is identified as Development Investigation Area (DIA) KU2 by the Shire of Augusta-Margaret River Local Planning Strategy and the Kudardup Settlement Strategy. The south-western part of the site will be developed as Residential; the remainder of the site will be developed as Low Density Residential with land set aside for Reserve/Recreation and Community Purposes.
LW01	Lot 3 Leeuwin Road	Leeuwin	Map A, Inset 3	Augusta Marine Resources Pty Ltd	Tourism	Tourism	No	N/A	5.6	-	32	0	0	-	-	-	E	P		Proposed development on the site to include the construction of 32 short-stay villas, 26 unrestricted length of stay dwellings, clubroom, spa facility, aquaculture museum and education facility, function centre and associated parking. Construction is expected to commence in April 2017; expected completion of project in July 2019.
MR05A	Lot 427 Bussell Highway & Lot 9500 John Archibald Drive	Margaret River	Map B	MR05 Pty Ltd	Commercial, Residential	Residential	Yes	Lot 9000 Bussell Highway, Margaret River - Structure Plan	3.3	40	40	0	26	40	0	0	E	P		The site comprises of two parcels of land zoned Residential R20. Development of a service station is being progressed on the western half of the site, with residential dwellings on the eastern half. Conditional subdivision approval has been granted to create 26 residential lots, 1 lot for public open space and 1 balance lot on Lot 9500.
MR05B	Lot 9516 Tingle Avenue	Margaret River	Map B	Walsec Pty Ltd	Residential	Future Development	No	East Margaret River Townsite Structure Plan	8.3	81	81	0	81	81	0	0	E			The site is zoned Future Development; conditional subdivision approval has been granted to create 81 lots for residential purpose.
MR10	Lot 9001 Kilcarnup Road	Burnside	Map B	M Bussell	Rural Residential, Tourism	Rural Residential, Chalet and Camping	No	N/A	47.0	9	9	0	9	9	0	0	E, P, Pw			Conditional subdivision application has been granted for the creation of 9 lots for rural residential and tourism purpose at Lot 9001 Kilcarnup Road. Proposed Lot 101 (35.52ha) is currently zoned Chalet and Camping under the Shire of Augusta-Margaret River Local Planning Scheme No. 1. The remainder of the site subject to this subdivision application is zoned Rural Residential. Proposed Lots 106, 110, 114, 121 and 125 are all approximately 1ha in area; proposed Lot 118 is 2.21ha, and proposed Lot 126 is 5.59ha.

Table 5: Project summaries - Augusta-Margaret River

Identifier	Location	Suburb	Map number in this document	Existing tenure ¹	Purpose	Zoning/planning			Area/yield ²			Subdivision approvals ³		Anticipated dwelling release ⁴ (commencing late 2015)			Constraints ⁵			Comments
						Current zoning	Amendment required	Other planning under way	Area (ha)	Yield (lots)	Yield (units)	Approvals pending	Current approvals	Short term (0-5 yrs)	Medium term (5-10 yrs)	Long term (10+ yrs)	Concern but resolution anticipated	Critical but resolution anticipated	Critical and resolution not definite	
MR11	Lot 586 Leschenaultia Avenue, Lot 9001 Brookfield Avenue, Lot 9007 Darch Road	Margaret River	Map B	Brookfield Estate Pty Ltd	Residential	Future Development	No	Brookfield Local Centre Structure Plan, East Margaret River Townsite Structure Plan	47.3	398	398	0	0	70	188	131	E, MC, P, Pw, W			The site is currently zoned Future development under the Shire of Augusta-Margaret River Local Planning Scheme No. 1. The site forms part of the Brookfield Estate residential development. Proposed development on Lot 586 Leschenaultia Avenue include the construction of 10 multiple dwellings which are likely to be released in the short-term. Lot 9007 Darch Road will yield a total of 398 dwellings; 70 to be released in the short-term, 188 in the medium-term and 131 in the long-term.
MR12	Lot 9000 Brookfield Avenue	Margaret River	Map B	Brookfield Estate Pty Ltd	Residential	Future Development	No	Brookfield Local Centre Structure Plan, East Margaret River Townsite Structure Plan	3.8	62	60	0	62	62	0	0				Creation of 60 lots for residential purposes and 2 lots for commercial purposes conditionally approved in 2014, with approximately 35 lots already progressed to final approval. Ultimate land use of lots proposed for commercial purposes is under review - these lots may also be used for residential purposes.
MR18	Lot 9012 Bussell Highway	Margaret River	Map B	Balwyn Margaret River Pty Ltd	Residential	Future Development	No	Lot 27 Bussell Highway, Margaret River - Outline Development Plan	25.6	240	240	0	0	240	0	0	MC			The site forms part of the undeveloped portion of Rapids Landing residential estate development. The Rapids Landing Structure Plan shows approximately 240 residential lots through this area and a substantial swathe of public open space.
MR19	Lot 9012 Bussell Highway	Margaret River	Map B	Balwyn Margaret River Pty Ltd	Residential	Future Development	No	N/A	6.7							100	MC			Village Centre structure Plan area - shown here as long-term, but a conditional approval is active on the site. Information on staging for residential and commercial components uncertain.
MR20	Lot 9012 Bussell Highway	Margaret River	Map B	Balwyn Margaret River Pty Ltd	Residential	Future Development	No		10.7						150		E, MC, P			Site proposed for residential and community purposes. AMR Local Planning Strategy estimates a yield of 150 dwellings from the site. Requires structure plan approval prior to development.
MR32	Lot 4 Ashton Street	Margaret River	Map B	M Sheridan	Residential	Residential, Rural Residential	No	Lots 1-13 Ashton Street, Margaret River - Outline Development Plan	3.0	6	6	0	1	1	5	0	E			Conditional subdivision approval has been granted for the creation of 1 lot at the north-eastern corner of Lot 4. The eastern half of the site with frontage to Ashton Street is zoned Residential R5 under the Shire of Augusta-Margaret River Local Planning Scheme No. 1; this part of the site is expected to yield four lots of approximately 2000 to 3000sqm in size. The remainder of the site is zoned Rural residential; this part of the site will yield 2 lots, both over 1ha in size.
MR33	Lot 13 Ashton Street	Margaret River	Map B	Margaret River Rise Pty Ltd	Residential	Residential	No	Ashton Street Outline Development Plan (2008)	3.0	9	9	0	9	9	0	0	E, MC			Much of the site is currently zoned Residential R5 under the Shire of Augusta-Margaret River Local Planning Scheme No.1; the western portion of the site is currently zoned Parks and recreation. Conditional subdivision approval has been granted for the creation of 10 lots; 9 of which will be for residential purpose, and 1 lot for public open space.
MR34	Lots 6 & 7 Ashton Street	Margaret River	Map B	Akela Pty Ltd, Bageera Holdings Pty Ltd, Baloo Holdings Pty Ltd	Special Residential, Special Rural	Rural Residential	No	Lots 1-13 Ashton Street, Margaret River - Outline Development Plan	6.0	8	8	0	8	8	0	0	E			Conditional subdivision approval was granted in December 2014 for the creation of 8 lots for special residential and special rural purpose, as well as a 6m wide access way.
MR35	Lot 972 Horseford Road	Burnside	Map B	Equity Holdings Pty Ltd	Rural Residential	Rural Residential	No	N/A	15.9	5	5	0	0	0	5	0	E	MC		A subdivision application for the creation of 4 lots for special rural and tourist development purpose was granted approval in 2009, but was not progressed and has since lapsed. No new subdivision application for the site has been lodged.
MR36	Lot 4 Wallcliffe Road	Margaret River	Map B	Margaret River Golf Club Inc.	Mixed Use	Special Use	No	N/A	12.7	21	21	0	0	0	0	21	E, P			An application to create 21 survey strata lots for residential and tourism purposes was granted approval in 2010 but was not progressed and has since lapsed. No new application for the site has been lodged.
MR37	Lots 501, 502 & 504 Reef Drive, Lot 503 Seagrass Place	Gnarabup	Map B	Wallcliffe Nominees Pty Ltd, Gnarabup Beach Pty Ltd	Mixed Use Residential/Tourism	Future Development	Yes	Gnarabup Beach Structure Plan	4.3	76	76	0	0	-	-	-	E	MC		The site is an undeveloped portion of the Gnarabup Beach Structure Plan area. The development proposes for a total of 76 units to comprise of the following: 14 serviced apartment units on Lot 501; 16 serviced apartment units and 14 backpackers/budget villa units on Lot 102; 10 serviced apartment units and 20 budget villa units on Lot 103; and 16 units on Lot 504 for commercial purposes.
MR39	Lot 301 Rosa Brook Road	Rosa Brook	Map A	S P Cranswick	Tourism, Leisure	General Agriculture	Yes	N/A	22.2	15	13	0	15	-	-	-	E	S, W		Conditional approval was granted for the creation of 15 lots for strata subdivision purpose. Proposed Lots 1 to 13 are approximately 400sqm in size; proposed Lot 14 is 5.5ha; and a balance Lot 301 of 16.18ha. Development proposed is an equestrian centre, with 13 short-stay chalets. The project is located within a Priority 3 public drinking water source area.

Table 5: Project summaries - Augusta-Margaret River

Identifier	Location	Suburb	Map number in this document	Existing tenure ¹	Purpose	Zoning/planning			Area/yield ²			Subdivision approvals ³		Anticipated dwelling release ⁴ (commencing late 2015)			Constraints ⁵			Comments
						Current zoning	Amendment required	Other planning under way	Area (ha)	Yield (lots)	Yield (units)	Approvals pending	Current approvals	Short term (0-5 yrs)	Medium term (5-10 yrs)	Long term (10+ yrs)	Concern but resolution anticipated	Critical but resolution anticipated	Critical and resolution not definite	
MR41	Lots 104, 105 & 106 Bussell Highway	Margaret River	Map B	Butmor Pty Ltd, L C Hawkins, J M Taylor	Residential	Future Development	No	N/A	8.9	104	104	0	0	0	0	104	E	MC, P		Site is currently zoned Future Development under the Shire of Augusta-Margaret River Local Planning Scheme No. 1. A structure plan has been prepared for the site showing 76 lots for residential purpose along with P.O.S and native vegetation retained as common property on the northern two lots of the site. A structure plan has not been prepared for the southern lot; however an indicative sketch for the site shows a further 28 lots (noting that this is subject to further investigation and is likely to vary).
MR43	Lot 632 Wallcliffe Road	Margaret River	Map B	JJ Archibald & Co Pty Ltd	Rural Residential	General Agriculture	Yes	Shire of Augusta-Margaret River Local Planning Strategy - Development Investigation Area No. M10	64.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The site is currently zoned General Agriculture under the Shire of Augusta-Margaret River Local Planning Scheme No. 1. Potential proposed land uses include low density residential or rural residential; necessitating an amendment to land use zoning. As at December 2015, no subdivision application for the site has been lodged. Speedway located on the western portion of the site. Ultimate land use mix, constraints, dwelling yield and development timeframes will depend on future land assessments and detailed planning.
MR44	Lot 15 Stewart Street	Margaret River	Map B	J F Ross & Y J Ross	Residential	Future Development	No	Lot 48 Stewart Street, Margaret River - Outline Development Plan	1.2	11	11	0	11	11	0	0	D, E, W			Conditional subdivision approval was granted in 2014 for the creation of 4 residential lots ranging in size between 342m2 and 461m2 with frontage to Stewart Street. In 2016, conditional subdivision approval was granted for the creation of 7 survey strata lots located towards the rear of the site, adjacent to the existing dam.
MR46	Lot 501 Wallcliffe Road	Margaret River	Map B	State of WA	Rural Residential	Parks and Recreation	Yes	Shire of Augusta-Margaret River Local Planning Strategy - Development Investigation Area No. M11	30.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The site is currently zoned Parks and Recreation and has been identified as a Development Investigation Area by the Shire of Augusta-Margaret River Local Planning Strategy.
MR47	Lot 12 Ashton Street	Margaret River	Map B	J E Day	Residential	Residential	No	Lots 1-13 Ashton Street, Margaret River - Outline Development Plan	3.0	11	11	0	11	11	0	0	E			Conditional subdivision approval has been granted for the creation of 11 residential lots of approximately 2000m2 in area. A 2622m2 lot has been reserved for recreation and drainage; additionally, 662m2 of land has been set aside for a public access way.
MR48	Lot 3 Darch Road	Margaret River	Map B	Twin Ocean Margaret River Pty Ltd	Industrial	General Agriculture	Yes	Draft East Margaret River Structure Plan	38.1	87	87	87	0	-	-	-	E, S	P, Z, W		An application for the creation of 87 lots for industrial purpose was lodged in February 2015; however, it has been deferred (current decision date 2 December 2015). The site is currently zoned General Agriculture under the Shire of Augusta-Margaret River Local Planning Scheme No. 1. Development is likely to proceed once servicing issues at the site have been overcome.
MR49	Lot 2 Ashton Street	Margaret River	Map B	Hulme Developments Pty Ltd	Residential, Rural Living	Residential, Rural Residential	No	Ashton Street, Margaret River - Local Structure Plan	3.0	7	7	7	0	7	0	0	E			An application for the creation of 7 lots for residential and rural living purposes was lodged in November 2015, and is currently awaiting determination.
MR50	Lot 29 Bussell Highway	Margaret River	Map B	OLLD Pty Ltd	Commercial	Town Centre	No	East Margaret River Townsite Structure Plan	0.1	0	8	0	0	-	-	-	E	MC		Proposed development on the site to include the construction of 2 shops on the grounds floor, and 6 short-stay accommodation units on the first and second floors.
MR51	Lot 10 Rosa Brook Road, Lots 3604 & 3777 Manear Road	Rosa Brook	Map A	Sunny Crown Enterprise Pty Ltd	Tourism	Tourism	No	N/A	183.8	0	49	0	0	-	-	-	E	P, MC, S, W		Project is titled the Rosa Brook Eco Tourist Resort. Proposed development is to include the construction of an eco resort comprising of sales and reception area, restaurant, 42 chalets, 7 family dwellings, winery production & barrel store & ancillary/incidental uses (including recreation). The project site is located within a Priority 3 public drinking water source area.
MR52	Lot 3 Ashton Street	Margaret River	Map B	C H Fyson, D S Fyson	Residential, Rural Residential	Residential, Rural Residential	No	Lots 1-13 Ashton Street, Margaret River - Outline Development Plan	3.1	6	6	0	0	7	0	0	E	MC		A subdivision application for the creation of 3 lots of 2056m2, 2057m2 and 2.6ha was granted conditional approval in August 2008; however, this was not progressed and approval has since lapsed. No new subdivision application for the site has been lodged. Based on local planning scheme zoning and denoted density, it is likely that the site will yield 6 lots; 4 lots of approximately 2000m2 in area on the eastern half of the site, and 2 lots on the western half of the site which would be over 1ha in area.

Table 5: Project summaries - Augusta-Margaret River

Identifier	Location	Suburb	Map number in this document	Existing tenure ¹	Purpose	Zoning/planning			Area/yard ²			Subdivision approvals ³		Anticipated dwelling release ⁴ (commencing late 2015)			Constraints ⁵			Comments
						Current zoning	Amendment required	Other planning under way	Area (ha)	Yield (lots)	Yield (units)	Approvals pending	Current approvals	Short term (0-5 yrs)	Medium term (5-10 yrs)	Long term (10+ yrs)	Concern but resolution anticipated	Critical but resolution anticipated	Critical and resolution not definite	
MR53	Lot 471 Stewart Street	Margaret River	Map B	Sustainable Business Co Pty Ltd	Tourism	Future Development	Yes	Lot 48 Stewart Street, Margaret River - Outline Development Plan	3.1	1	1	0	0	-	-	-	E, P	MC		The site forms part of an area covered by Lot 48 Stewart Street, Margaret River - Outline Development Plan. The proposed predominant land use for Lot 471 is tourist accommodation.
MR54	Lot 483 Stewart Street	Margaret River	Map B	J F P Ross, Y J Ross	Residential, Tourism	Future Development	Yes	Lot 48 Stewart Street, Margaret River - Outline Development Plan	1.5	31	31	0	0	0	0	31	E, P	MC		The site forms part of an area covered by Lot 48 Stewart Street, Margaret River - Outline Development Plan. The proposed predominant land use for Lot 483 is tourist development and medium density residential uses. The outline development plan identifies a total of 21 freehold residential lots, in addition to a 2300m2 parcel which would yield 10 strata lots based on a density of R40.
MR56	Lot 12 Rosa Brook Road	Margaret River	Map B	Rural Developments Pty Ltd	Tourism	Future Development	Yes	East Margaret River Townsite Structure Plan	1.9	1	-	0	0	-	-	-	E, P	Z		The site is covered by the East Margaret River Townsite Structure Plan, which proposes for the site to be used as a caravan park.
MR57	Lot 403 Caves Road	Margaret River	Map B	D A Cook, P G Cook	Rural Residential	Rural Residential	No	Lot 403 Caves Road, Margaret River - Subdivision Guide Plan	29.5	23	23	0	0	0	0	23	E	MC		A subdivision guide plan for Lot 403 Caves Road has been produced, specifying a total yield of 23 lots ranging in size from 1ha to 2.4ha.
MR58	Lot 2 Boodjidup Road	Margaret River	Map B	B L Altmann, J A Altmann	Tourism	Chalet and Camping	No	Lot 2 Boodjidup Road, Margaret River - Structure Plan	5.1	2	-	0	2	-	-	-	E	MC		The WAPC has endorsed a subdivision guide plan for Lot 2 Boodjidup Road. The plan proposes for the lot to be subdivided into proposed Lots 1 and 2, with Lot 1 to be 2.67ha in area and Lot 2 to be 2.44ha in area. The subdivision guide plan proposes up to 20 caravan bays. Conditional subdivision approval has been granted to divide the site into 2 lots in July 2015.
MR59	Lot 783 Mitchell Drive	Gnarabup	Map B	Gnarabup Beach Pty Ltd & Wallcliffe Nominees Pty Ltd	Tourism	Tourism	No	N/A	2.4	0	-	0	0	-	-	-	E	MC		The project site is adjacent to an area covered by the Gnarabup Beach Structure Plan; however, it is not included within the Structure Plan Area. A detailed area plan within the structure plan document shows Lot 783 being marked for development and identifies a proposed future land use of a caravan park. The Southern Joint Development Assessment Panel has recommended approval; confirm the status of this project with the Shire of Augusta-Margaret River.
MR60	Lot 1 Mentelle Road	Burnside	Map B	Little Breton Nominees Pty Ltd, Lytton Nominees Pty Ltd	Rural Residential	Rural Residential	No	N/A	16.3	16	16	0	0	0	0	16	E	MC		The lot is zoned Rural Residential under the Shire of Augusta-Margaret River Local Planning Scheme No. 1. Lot yield has been calculated based on an average lot size of 1ha per lot, equating to a yield of 16 lots which are likely to be released in the long-term.
MR61	Lot 3 Osmington Road	Bramley	Map A, Inset 1	RDI Holdings Ltd	Tourism	Tourism	No	N/A	18.9	1	30	0	0	-	-	-	E	P, MC		Lot is zoned Tourism under the Shire of Augusta-Margaret River Local Planning Scheme No. 1 and is expected to be developed in the long-term.
MR63	Lot 18 Maxwell Street	Margaret River	Map B	C F Archibald	Tourism	Tourism	No	N/A	1.2	1	1	0	0	-	-	-	E	MC		Lot is zoned Tourism under the Shire of Augusta-Margaret River Local Planning Scheme No. 1 and is expected to be developed in the long-term.
MR64	Lot 99 Mitchell Drive	Prevelly	Map B	V J M Home, J K Home	Residential	Residential	No	N/A	2.3	22	22	0	0	0	0	22	E, MC			Site is zoned Residential R15/30 under the Shire of Augusta-Margaret River Local Planning Scheme No. 1. Note that there are two different local planning scheme zones on Lot 99 Mitchell Drive; Caravan park and Residential R15/30. As a result, the project area does not encompass the whole of Lot 99; only the part zoned Residential R15/30. Lot yield has been calculated based on an R15 density (average lot size of 666m2).
MR65	Pt Lot 9500 Burnside Rd	Burnside	Map B	R Gray	Rural Residential	Rural Residential	No	Draft East Margaret River Structure Plan	51.8	20	20	0	0	0	20	0	E, M, Pw			Site is zoned for rural residential purposes under the local planning scheme. There are currently active extractive industries operating on the site. Power upgrades may also be required prior to development.
MR66	Lots 1 & 4 Wooditch Road, Lots 2 & 3 Caves Road	Margaret River	Map B	B M Hay, J A Hay, K R Mackenzie, A J McCarthy, J F P Ross & B J Treloar	Rural Residential	General Agriculture	Yes	N/A	40.5	27	27	0	0	0	0	27	E, L, P, Z			The site has been identified as a future rural residential area by the Shire of Augusta-Margaret River Local Planning Strategy and State Planning Policy 6.1 Leeuwin-Naturaliste Ridge Policy. Lot yield has been calculated based on a minimum lot area of 1ha; one-third of the site area has been excluded from lot yield calculations to account for other uses.
MR67	Lot 503 Wallcliffe Road	Margaret River	Map B	K & P McLeod	Rural Residential	General Agriculture	Yes	Draft East Margaret River Structure Plan	28.0	20	20	0	0	0	0	20	P, Z, E			Site is identified in the AMR local planning strategy as a future rural residential area and SPP 6.1.
MR68	Lot 402 Caves Road	Margaret River	Map B	M, R & P Carter	Rural Residential	General Agriculture	Yes	N/A	54.7	36	36	0	0	0	0	36	P, Z, E			Site is identified in the AMR local planning strategy as a future rural residential area and SPP 6.1.

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						Current zoning	Amendment required	Other planning under way	Area (ha)	Yield (lots)	Yield (units)	Approvals pending	Current approvals	Short term (0-5 yrs)	Medium term (5-10 yrs)	Long term (10+ yrs)	Concern but resolution anticipated	Critical but resolution anticipated	Critical and resolution not definite	
MR69	Numerous lots	Margaret River	Map B	Coastview Nominees Pty Ltd, Peringillup Nominees Pty Ltd, Frank Tomasi Nominees Pty Ltd, Greendeene Development Corporation Pty Ltd	Residential, Urban	General Agriculture	Yes	Draft East Margaret River Structure Plan	234.1	1500	0	0	0	0	0	1500	D	E, P, Pw, S, W,		Expansion investigation area identified in the local planning strategy, Margaret River Supertown - Townsite Growth Plan and draft East Margaret River Structure Plan. The first tranche of development at this site is proposed in the northern section, with subsequent stages to be rolled out in a southerly direction. Ultimate land use mix, constraints, dwelling yield and development timeframes will depend on future land assessments and detailed planning.
MR70	Lot 4 Rosa Brook Road	Margaret River	Map B	Peringillup Nominees Pty Ltd	Rural Smallholdings	General Agriculture	Yes	Draft East Margaret River Structure Plan	121.1	-	-	-	-	-	-	11		E, P, Z, Pw		Expansion investigation area identified for rural small holdings development in the local planning strategy, Margaret River Supertown - Townsite Growth Plan and draft East Margaret River Structure Plan. Ultimate land use mix, constraints, dwelling yield and development timeframes will depend on future land assessments and detailed planning.
MR71	Lots &, 8, 11 & 12 Rosa Brook Road	Margaret River	Map B	Stella Bella Holdings Pty Ltd, Margaret River Property Holdings Pty Ltd, J Nilsson-Linne, Frank Tomasi Nominees Pty Ltd	Industrial	General Agriculture	Yes	Draft East Margaret River Structure Plan	31.8	-	-	-	-	-	-	-	S	E, P, Pw, W,		Expansion investigation area identified for industrial purposes in the local planning strategy, Margaret River Supertown - Townsite Growth Plan and draft East Margaret River Structure Plan. Ultimate land use mix, constraints, dwelling yield and development timeframes will depend on future land assessments and detailed planning.
MR72	Lot 520 Bussell Highway	Margaret River	Map B	Coastview Nominees Pty Ltd	Rural Residential	General Agriculture	Yes	Shire of Augusta Margaret River Local Planning Strategy - Development Investigation Area M7	57.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The site has been identified by the Shire of Augusta-Margaret River Local Planning Strategy as Development Investigation Area (DIA) M7. Hamlet style residential neighbourhoods are proposed in DIA M7; however, the project site and its surrounds is constrained by existing water courses, vegetation, agricultural land uses and existing rural residential development. The ultimate land use mix, constraints, dwelling yield and development timeframes will depend on future land assessments and detailed planning.
MR73	Lots 30 & 3713 Wilkes Road	Margaret River	Map B	Coastview Nominees Pty Ltd & Voyager Estate WA Pty Ltd	Rural Residential	General Agriculture	Yes	Shire of Augusta Margaret River Local Planning Strategy - Development Investigation Area M8	97.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The site has been identified by the Shire of Augusta-Margaret River Local Planning Strategy as Development Investigation Area (DIA) M8. Hamlet style residential neighbourhoods are proposed in DIA M8; however, the project site and its surrounds is constrained by existing water courses, vegetation, agricultural land uses and existing rural residential development. The ultimate land use mix, constraints, dwelling yield and development timeframes will depend on future land assessments and detailed planning. Note that a small portion of the site on the southern site is to remain as Priority Agriculture.
MR74	Pt Lot 1 Boodjidup Road & Lot 2 Roxburgh Road	Margaret River	Map B	M F Garstone & Yatala Enterprises Pty Ltd	Rural Residential	General Agriculture	Yes	Shire of Augusta Margaret River Local Planning Strategy - Development Investigation Area M9	74.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The site has been identified by the Shire of Augusta-Margaret River Local Planning Strategy as Development Investigation Area (DIA) M9. Proposed development for DIA M9 is the creation of Rural Residential lots at a gross density of 1 lot per hectare. This site will serve as the western external boundary of the Margaret River townsite expansion; additionally, it will also serve as a buffer between agricultural land uses and the townsite.
MR75	Pts Lots 286 & 502 Roxburgh Road & Lot 941 Boodjidup Road	Margaret River	Map B	State of WA	Rural Residential	Parks and Recreation	Yes	Shire of Augusta Margaret River Local Planning Strategy - Development Investigation Area M12	31.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The site has been identified by the Shire of Augusta-Margaret River Local Planning Strategy as Development Investigation Area (DIA) M12. The Local Planning Strategy states that DIA M12 provides for the development of some Rural Residential within degraded areas of Lot 502 (also Reserve 18838) and Vacant Crown Lot 941. The remainder of the site is heavily vegetated. Smaller lots will require reticulated sewer; additionally, an urban water management plan is to be prepared prior to subdivision.

Table 5: Project summaries - Augusta-Margaret River

Identifier	Location	Suburb	Map number in this document	Existing tenure ¹	Purpose	Zoning/planning			Area/yield ²			Subdivision approvals ³		Anticipated dwelling release ⁴ (commencing late 2015)			Constraints ⁵			Comments
						Current zoning	Amendment required	Other planning under way	Area (ha)	Yield (lots)	Yield (units)	Approvals pending	Current approvals	Short term (0-5 yrs)	Medium term (5-10 yrs)	Long term (10+ yrs)	Concern but resolution anticipated	Critical but resolution anticipated	Critical and resolution not definite	
WC01	Lots 9001, 9002 & 9003 Redgate Road	Witchcliffe	Map A, Inset 2	Redgate Developments Pty Ltd	Residential	Future Development	No	Lot 1032 Redgate Road, Witchcliffe - Structure Plan	44.9	130	130	0	26	0	130	0	D, E, W, MC		S	The site is currently zoned Future Development and is covered by an approved Structure Plan. The Structure Plan identifies a total lot yield of 190 lots; 60 of which have already been released. A mix of residential densities is proposed, ranging from R2.5 to R15. Smaller lots will require reticulated sewerage. Conditional approval has been granted to create 26 lots on the site; however, development is unlikely to occur in the short-term. Witchcliffe Village growth strategy potential is contingent on the development of a local wastewater management scheme.
WC02	Lots 1001 & 1002 Redgate Road, Lot 1003 Bussell Highway	Witchcliffe	Map A, Inset 2	Ablestar Holdings Pty Ltd	Residential	Future Development	No	Lot 2 Redgate Road & Sussex Location 2183 Bussell Highway, Witchcliffe - Structure Plan	111.5	400	400	0	52	0	0	400	D, E, MC, W		S	The site is zoned Future Development and is covered by an approved Structure Plan. Conditional subdivision approval has been granted to create 52 lots on parent Lot 1001; however, it is unlikely that lots will be released in the short-term due to market conditions and servicing constraints. Development is to incorporate a mix of densities, ranging from Residential R2.5 to R20/30. Development potential is contingent on the preparation of a local wastewater management scheme.
WC03	Lots 11 & 12 Redgate Road	Witchcliffe	Map A, Inset 2	J E Bruce	Residential	Future Development	No	Lot 1 Redgate Road, Witchcliffe - Structure Plan	30.5	130	130	0	0	0	0	130	E, MC, P, Pw, W		S	The site is zoned Future Development and is covered by an approved structure plan. An estimated lot yield of 30 and 100 residential lots have been identified for parent Lots 11 and 12 respectively; these lots are likely to be released in the long-term. The structure plan proposes for a residential density of R15 and R25 on parent Lot 11; and R15 and R30 on parent Lot 12. Development potential is contingent on the development of a local wastewater management scheme.
WC04	Lots 2807 & 2812 Bussell Highway	Witchcliffe	Map A, Inset 2	Hulme Developments Pty Ltd, Perron Developments Pty Ltd	Residential	Priority Agriculture	Yes	Shire of Augusta-Margaret River Local Planning Scheme No. 1 - Proposed LPS Zone Amendment No. 28	119.1	0	300	0	0	0	300	0		MC, P, S, Z		The site is currently zoned Priority Agriculture; however, a proposed LPS zone amendment has been initiated to change the zoning of the site to Future Development. Potential development on the site is to include the construction of an eco village with approximately 300 residential dwellings. Other proposed land uses include small-scale tourism and agricultural uses; additionally, there are plans to expand the Witchcliffe village centre area, which will also be accommodated by the project site.
WC05	Lot 27 Redgate Road	Witchcliffe	Map A, Inset 2	Mount Street Holdings Pty Ltd	Tourism	Future Development	Yes	Shire of Augusta-Margaret River Local Planning Strategy - Development Investigation Area W1	13.5	-	-	-	-	-	-	-	P, Z	MC		The Shire of Augusta-Margaret River Local Planning Strategy identifies the site as DIA W1. The site is proposed to be a future tourism precinct, with development to include the construction of a Cape Lodge-style guest house overlooking the existing dam on the site, as well as chalets. A structure plan is required to be produced for the site prior to development.
WC06	Lot 1035 Bussell Highway	Witchcliffe	Map A, Inset 2	Krisdan Holdings Pty Ltd	Rural Residential	Rural Residential	No	N/A	29.1	15	15	0	15	15	0	0	E			Conditional subdivision approval has been granted for the creation of 15 lots for rural residential purpose, ranging in size from 1.75 ha to 3.25 ha.
WC07	Lot 122 Bussell Highway	Witchcliffe	Map A, Inset 2	Tulip Holdings Pty Ltd	Rural Residential	Priority Agriculture	Yes	Shire of Augusta-Margaret River Local Planning Strategy - Development Investigation Area W3	14.7	7	7	0	0	0	0	7		MC, P, Z		The Shire of Augusta-Margaret River Local Planning Strategy identifies the site as DIA W3. The site is located on the northern side of the proposed townsite expansion and is likely to yield seven rural residential lots.
<div><div>1 Organisation or individual/s</div><div>2 In some cases the yield for the project is indicative only. Final lot/dwellings yields will be determined by further detailed planning.</div><div>3 Refers to the number of lots/units with current subdivision or strata approval, and the number of lots/units for which a subdivision/strata application has been lodged but which is yet to be determined (pending). Does not include local government development approvals.</div><div>4 Estimate only. In most cases the precise timing of lot release is uncertain. This could be for reasons such as market conditions, demand/supply of services or a requirement to resolve issues and constraints.</div><div>5 Constraints and issues codes: Drainage (D), environmental (E), heritage (H), land assembly (L), market conditions (MC), planning (P), power (Pw), sewer (S), water (W), topography and geology (TG), mining lease (M) and zoning (Z).</div></div>																				

6.9 Vacant lots

Data from Landgate's property valuation database shows that there is a large stock of vacant lots on land zoned for residential purposes in the Shire of Augusta-Margaret River. At the end of 2015, 1,099 vacant lots were identified on land zoned for residential purposes, representing 19 per cent of the total stock of existing residential lots. This proportion is particularly high in comparison to the proportion of vacant lots in other regional local governments such as Albany (10 per cent), Busselton (11 per cent), Geraldton (12 per cent) or Greater Bunbury (7 per cent).

The table below shows the stock of vacant lots (residential and rural living) in the Shire. Large stocks are evident in the high growth areas of Margaret River and Cowaramup. There are also substantial stocks in Augusta, however, the turnover rate in the town (i.e. the rate at which residential lots are produced and consumed) appears much slower there than in Margaret River and Cowaramup. The distribution of vacant residential lots in the Shire's main settlements is shown in Map 9 and Map 10.

6.10 Urban consolidation and infill

The Department of Planning's Integrated Land Information Database (ILID) compares density outcomes with those set out by the R-Codes under local planning schemes. Using the ILID model, the latent development capacity of residential land stocks can be measured based on existing lot size and R-Code zonings.

The ILID model outputs for residential land in Augusta-Margaret River are shown in Table 7. The table shows ILID outputs for all areas with an R-Code within the local government area.

The 'additional dwelling potential' columns show the sum of possible net dwelling gains for each lot within each R-Code category. For example, a single 1,000 m² lot with one dwelling in an area zoned R20 under the local planning scheme can be developed with two dwellings and would therefore contribute a value of one to the additional dwelling potential for lots zoned R20.

Table 6: Stock of vacant lots – Shire of Augusta-Margaret River

Suburb	Number of vacant lots	
	Residential	Rural Residential
Augusta	167	6
Burnside	0	16
Cowaramup	270	2
Deepdene	0	2
East Augusta	18	0
Gnarabup	53	0
Gracetown	2	1
Hamelin Bay	0	10
Margaret River	370	91
Molloy Island	63	0
Prevelly	12	0
Redgate	0	11
Rosa Brook	1	0
Witchcliffe	39	0
Total	995	139

Source: Landgate (2016) and Department of Planning (2016)

Note: Data includes lots on land zoned for residential and rural living. Data shown in Table 6 has been filtered to exclude lots already included as part of development outlook projects.

It must be noted that the data depicted in Map 9 and Map 10, and Table 7 is indicative only and should in no way be used as a guide to development potential on a site-by-site basis. The model does not take into account factors such as heritage, environmental and/or infrastructure constraints (including drainage) constraints or other provisions of the local planning scheme, which may mean that the additional potential shown in Maps 9 and 10 cannot be realised.

The spatial distribution of lots with additional dwelling potential is shown in Maps 9 and 10. The maps show that there is currently limited potential for residential consolidation through subdivision in Margaret River, with the majority of lots built close to code.

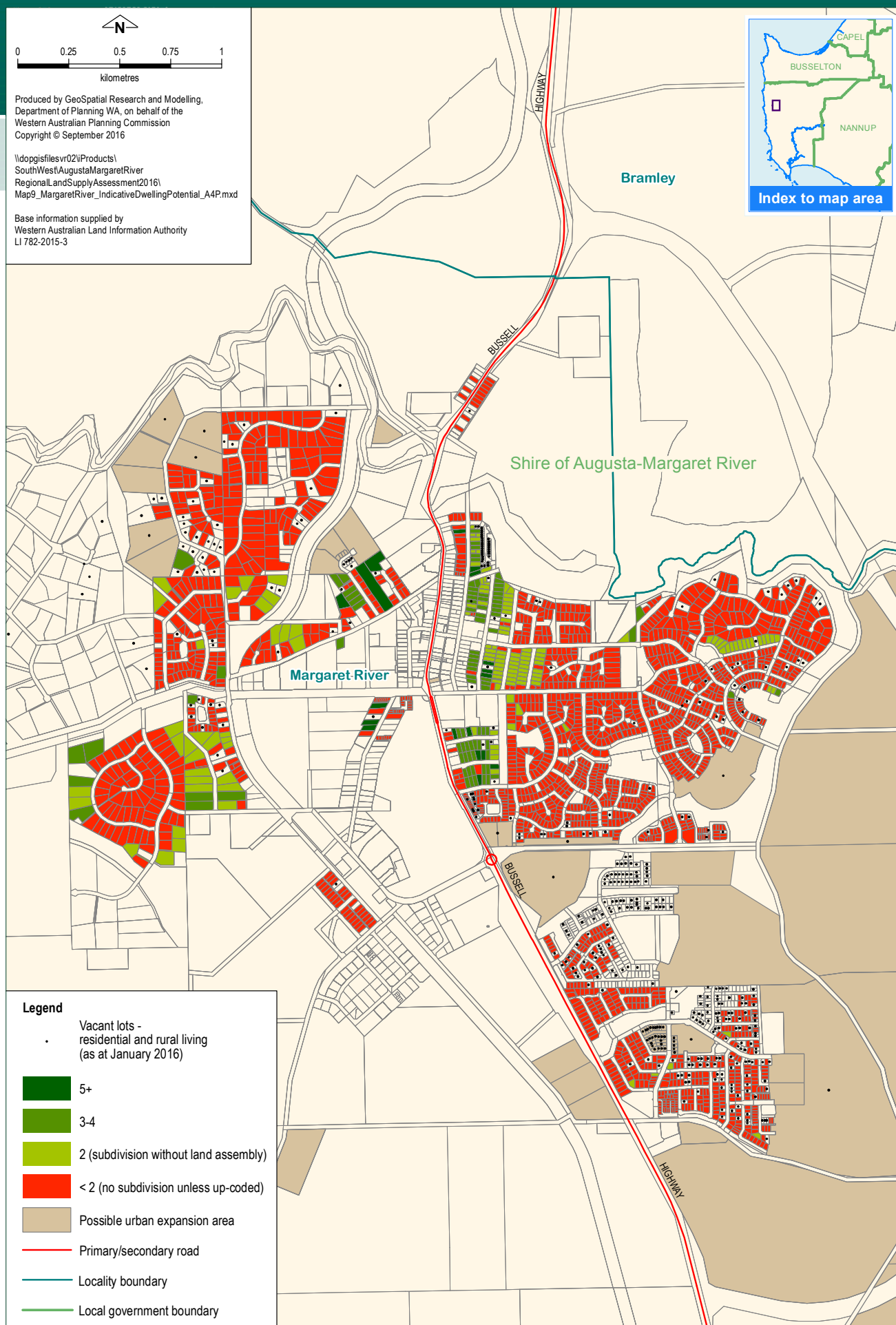
Augusta has the oldest stock of dwellings in the Shire and there are a several pockets of land with subdivision potential. There are large numbers of vacant lots in the newly serviced areas of Cowaramup, but little subdivision potential, as most lots in the town have a size closely reflecting the R-Code.

An increase in residential density has been proposed around the Margaret River town centre with the *Shire of Augusta-Margaret River Local Planning Strategy* stating a target of an additional 500 dwellings through infill development. The extent of the proposed area is outlined in the Strategy; however further planning and infrastructure assessments will be required prior to development.

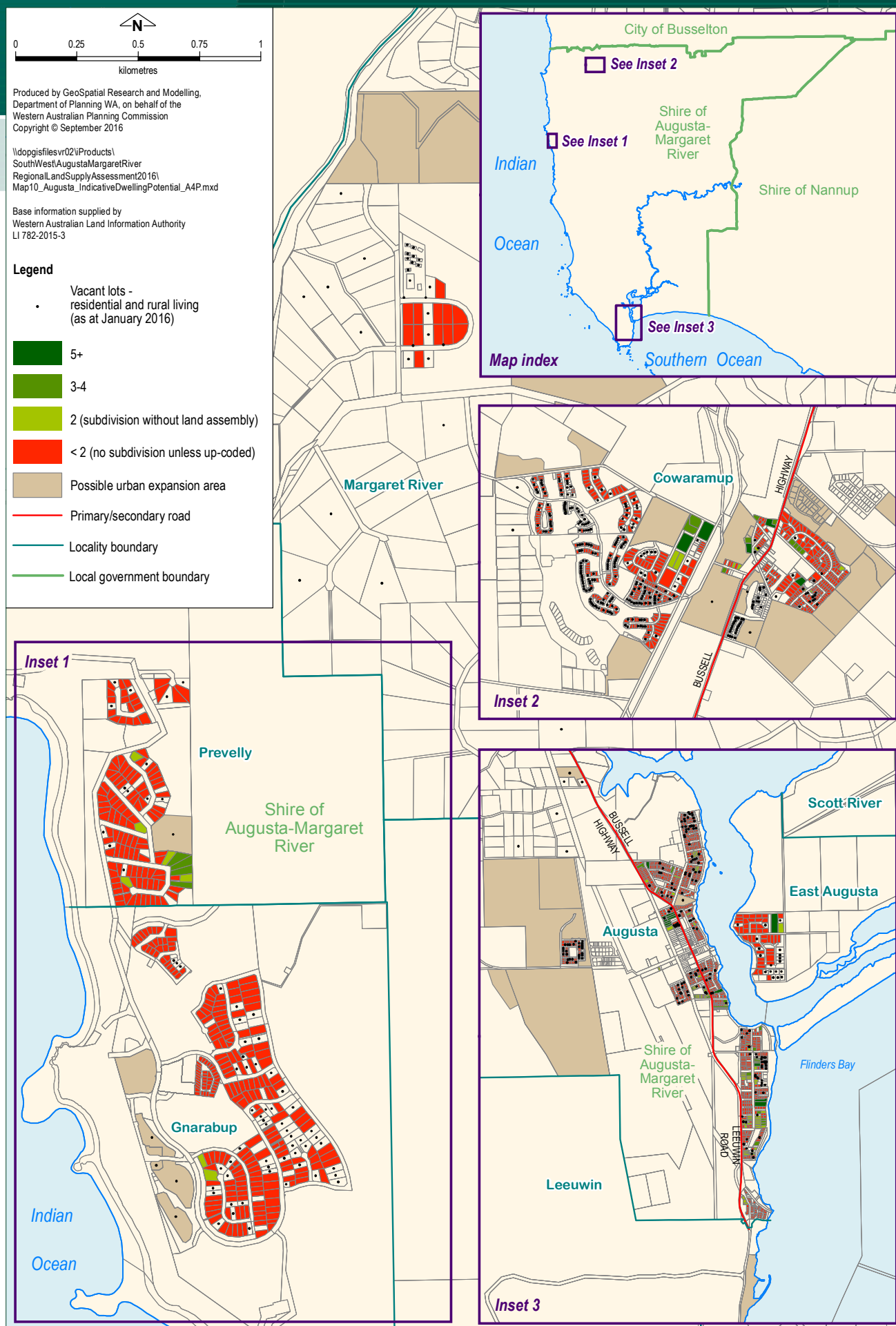
Table 7: Dwelling density zonings and additional dwelling potential – Shire of Augusta-Margaret River

R-Code	Area (ha)	No. lots	Lot potential (based on lower R-Code)	Lot potential (based on highest R-Code)
R2	2	1	–	–
R2.5	63	160	27	27
R5	143	541	165	165
R10	44	379	75	75
R10/15	53	280	155	430
R12.5	21	231	103	103
R15	172	1,706	397	397
R17.5	20	241	96	96
R20	85	1,303	277	277
R25	4	19	78	78
R30	8	168	52	52
R30/40	21	250	308	502
R40	6	69	139	139

Source: Department of Planning (2016) *Integrated Land Information Database*



Map 9: Vacant lots and Indicative dwelling potential (high) – Margaret River



Map 10: Vacant lots and Indicative dwelling potential (high) – Augusta

6.11 Adequacy of supply

Assessing the adequacy of residential land supply in the Shire of Augusta-Margaret River, as a whole, is complicated by substantial variations within the Shire for dwelling occupancy rates, demand for housing and development constraints.

To assess the adequacy of supply in the Shire, analysis was carried out for four different geographical extents. This analysis assumes an average household size of 2.6 persons per dwelling and a future dwelling occupancy rate the same as that recorded at the 2011 Census for each extent.

Shire of Augusta-Margaret River

The median (Band C) *WA Tomorrow* forecasts for the Shire of Augusta-Margaret River show an average population increase (from 2011 to 2026) of 285 residents per annum. Population growth of this nature would require the production of an additional 164 dwellings per annum (based on an average household size of 2.6 persons per dwelling and an occupancy rate of 67 per cent) in order to meet demand (Table 8).

Under this growth scenario sufficient stocks of land are available to meet growth in the short, medium and long-term, with a hypothetical temporal land supply of 40 years (or 47 years if the stock of vacant lots is included in the supply capacity) and a resident population capacity of 23,200. However, as previously discussed, the outlook for population growth is not uniform across the local government area, with most growth likely to occur in the northern parts of the Shire.

Margaret River (SA2)

The Margaret River SA2 area (inclusive of Margaret River, Prevelly/Gnarabup and Gracetown) covers the most populous parts of the northern half of the Shire. The median (Band C) *WA Tomorrow* forecasts for the Margaret River SA2 area show an average annual population increase (from 2011 to 2026) of 204 residents per annum. Population growth of this nature would require the production of an additional 108 dwellings per annum (based on an average household size of 2.6 persons per dwelling and an occupancy rate of 73 per cent).

Based on this growth forecast, sufficient stocks of land have been identified to meet demand across this area for some time. Under this scenario, the area has a hypothetical temporal land supply of 27 years (or 32 years if stock of vacant lots is included in the supply capacity) and a population capacity of 13,700. Note that most of the dwellings identified in the long-term timeframe are located on land zoned for agricultural purposes and will require a scheme amendment prior to development.

Unlike analysis for the Shire as a whole, there is a shortfall in the stock of dwellings identified in the development outlook for the 5-10 year timeframe; however, this could comfortably be compensated for through the consumption of 20 per cent of the stock of vacant lots (Table 9). In addition to this stock, the number of dwellings identified in the long-term greatly exceeds anticipated requirements in the 10-20 year timeframe. Should population growth exceed the median forecast by a substantial margin over the next five years, development of long-term supplies could potentially be brought forward to meet demand, if necessary.

Augusta (SA2)

The Augusta SA2 area covers the majority of the Shire of Augusta-Margaret River incorporating the towns of Augusta, Cowaramup and Witchcliffe. The median (Band C) *WA Tomorrow* forecasts for the Augusta SA2 area show an average population increase (from 2011 to 2026) of 83 residents per annum. Population growth of this nature would require the production of an additional 53 dwellings per annum (based on an average household size of 2.6 persons per dwelling and an occupancy rate of 60 per cent) in order to meet demand.

Under this growth scenario there are sufficient stocks of land identified to meet demand across this area for an extended period. Augusta SA2 has a hypothetical temporal land supply of 69 years (or 80 years including the stock of vacant lots is included in the supply capacity) and a population capacity of 9,400 (Table 10).

Table 8: Adequacy of supply – Shire of Augusta-Margaret River

Timeframe	Estimated dwelling requirement	Identified dwelling yield
2015-2020	811	883
2020-2025	715	1,468
2025-2030	796	2,143
2030-2035	820	2,143
Total	3,141	6,636
Stock of vacant lots	1,134	

Source: Department of Planning (2016) *Department of Planning analysis*

Table 9: Adequacy of supply – Margaret River (SA2)

Timeframe	Estimated dwelling requirement	Identified dwelling yield
2015-2020	539	551
2020-2025	490	368
2025-2030	529	1,021
2030-2035	540	1,021
Total	2,098	2,961
Stock of vacant lots	545	

Source: Department of Planning (2016) *Department of Planning analysis*

Table 10: Adequacy of supply – Augusta (SA2)

Timeframe	Estimated dwelling requirement	Identified dwelling yield
2015-2020	251	332
2020-2025	187	1,100
2025-2030	249	1,122
2030-2035	266	1,122
Total	953	3,675
Stock of vacant lots	589	

Source: Department of Planning (2016) *Department of Planning analysis*

Margaret River townsite – aspirational growth targets

The *Margaret River SuperTown – Townsite Growth Plan* promotes a high level of population growth in the town aspiring to a population of 11,100 in 2031. The report states that achieving this target would require an annual population increase of 264 residents per annum. Under this growth scenario, an additional 123 dwellings per annum would need to be added to the town's housing stock to 2031 to meet demand (based on an average household size of 2.6 persons per dwelling and an occupancy rate of 83 per cent).

Sites identified in the development outlook analysis are expected to yield sufficient dwellings to support this level of growth to 2031. Table 10 shows a shortfall in the identified dwelling yield for the 0-10 year timeframe; however, there is a sufficient stock of vacant lots available to maintain supply through this period. This situation suggests that some residential lots in east Margaret River will need to be created by (or soon after) 2025 in order to maintain sufficient supply through to 2031.

Longer-term, the *South West Regional Blueprint* identifies an aspirational population target of 20,000 residents in Margaret River at 2050. Department of Planning analysis suggests that the land and vacant lots identified in the Margaret River townsite can support a population of approximately 13,300. If infill targets set out in the *Shire of Augusta-Margaret River Local Planning Strategy* are achieved, a resident population of 14,000+ can be accommodated. This suggests that achieving a population in Margaret River of the sort envisaged under the *South West Regional Blueprint* will require the identification of additional land for urban development in the Margaret River area.

Table 11: Adequacy of supply – Margaret River townsite

Timeframe	Estimated dwelling requirement	Identified dwelling yield
2015-2020	613	542
2020-2025	613	343
2025-2030	613	939
2030-2035	613	939
Total	613	542
Stock of vacant lots		461

Source: Department of Planning (2016) *Department of Planning analysis*

7 Rural living

7.1 Overview

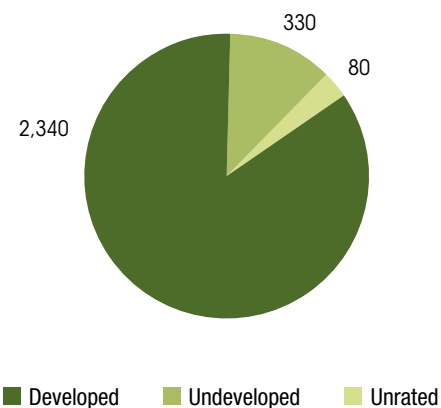
There are six areas of land zoned for rural residential purposes in the Shire of Augusta-Margaret River, which cover a combined area of more than 2,500 hectares. The largest conglomeration of rural residential lots is between Margaret River and Prevelly. It is in this area that most of the potential rural residential expansion areas have been identified. In addition to these sites, limited rural residential investigation areas have been identified around the Margaret River townsite.

7.2 Land zoned for rural living purposes

Using the IRIS land supply model, rural residential land use areas are assessed to provide a snapshot of rural living land stocks in the Shire of Augusta-Margaret River, as at December 2015. A more detailed description of the IRIS modelling methodology is included in Appendix 2 of this document.

IRIS modelling showed that, at the end of 2015, there were 1,060 lots zoned for rural residential purposes in the Shire of Augusta-Margaret River, covering approximately 2,780 hectares. At this time, 85 per cent of the lots (862) were developed, with 143 deemed to be undeveloped. Figure 27 shows the breakdown by development status of rural residential land in the Shire. Undeveloped lots are located across the rural residential areas outlined in Section 7.1, with no concentrations of vacant lots in any particular rural living area.

Figure 27: Stock of land (hectares) zoned for rural living purposes – Augusta-Margaret River (LGA)



Source: Department of Planning (2016) *Integrated Regional Information System*

7.3 Development activity

Figure 28 illustrates the level of subdivision activity for special residential or rural residential purposes in the Shire of Augusta-Margaret River. After three consecutive years of limited lot creation, a relatively large number of lots were created for rural living purposes in 2015 (64 lots, compared to the 10 year average of 29).

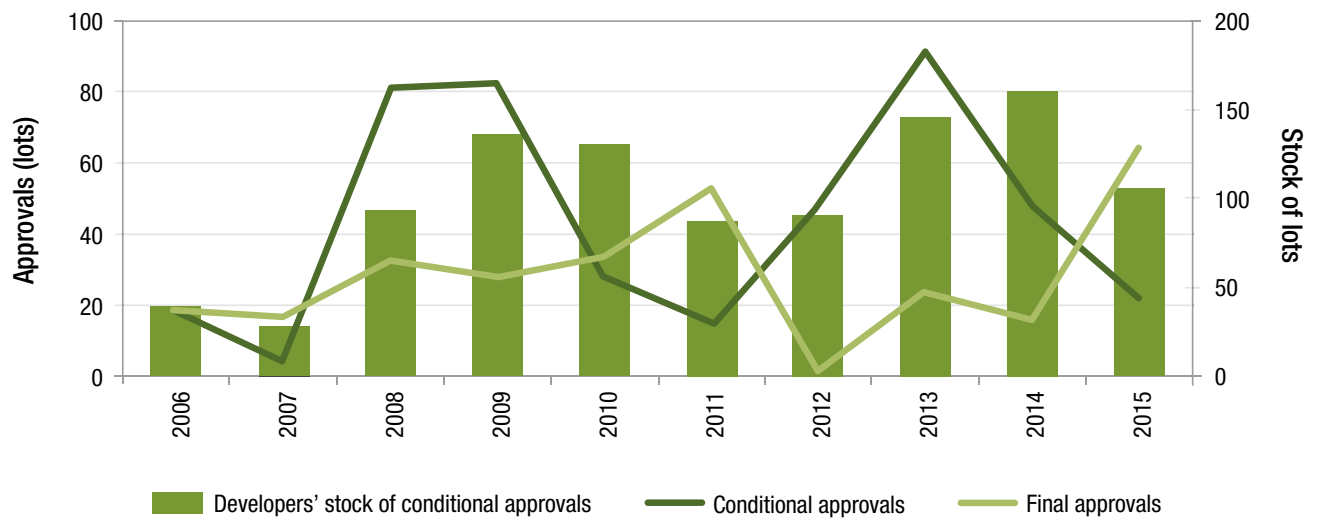
By overlaying data from the Valuer General's Office with the *Shire of Augusta-Margaret River Local Planning Scheme* it is possible to estimate the number of dwellings constructed for rural living purposes per year. Figure 29 shows the general trend for a decline in the number of dwellings constructed on rural residential properties since 2000.

7.4 Summary

Approximately 90 per cent of the land zoned for rural living purposes in the Shire of Augusta-Margaret River is developed. Several small sites, identified in planning strategies, are likely to be added to the stock, and rural residential investigation areas have been identified near the Margaret River townsite. Beyond this, however, the rezoning of land for rural residential purposes will not be supported, in line with *State Planning Policy 6.1 Leeuwin Naturaliste Ridge Policy*.

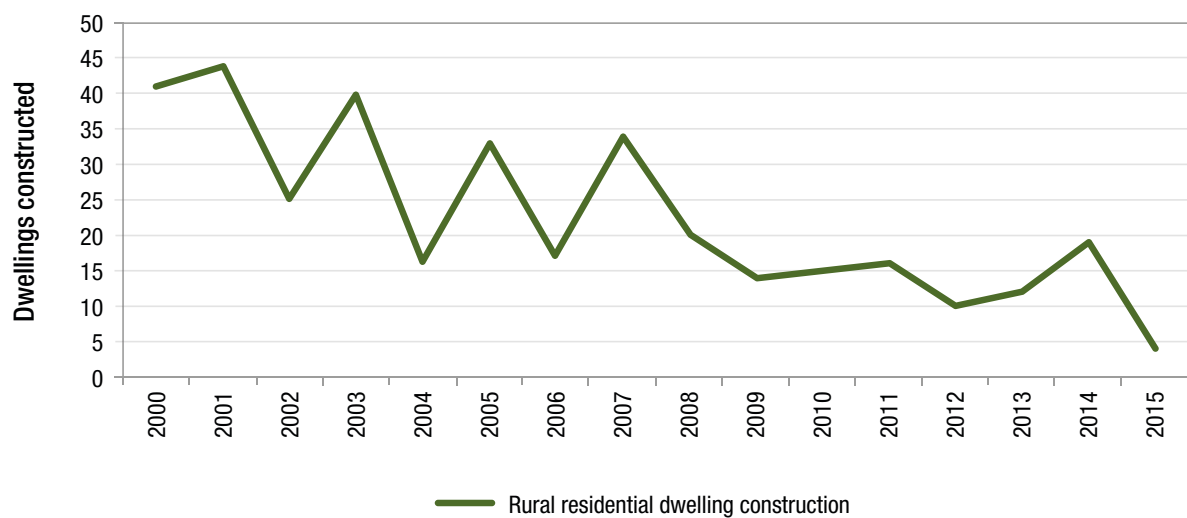
There is, however, significant capacity for a substantial increase in the development intensity of existing rural living land in the Shire, given the Shire's revised minimum lot size of one hectare (provided that appropriate planning is undertaken and the site is deemed suitable) in selected areas. Developed rural residential lots in the Shire are an average of 2.6 hectares in size which has the potential to deliver a substantial number of additional lots and dwellings. However, given the environmental sensitivities and rural amenity issues in many rural living areas, the potential for further development cannot be readily estimated.

Figure 28: Rural living subdivision activity – Shire of Augusta-Margaret River (2006-2015)



Source: Western Australian Planning Commission (2016) *State Lot Activity* & unpublished data

Figure 29: Dwelling construction by year on land zoned for rural living purposes – Shire of Augusta-Margaret River



Source: Department of Planning (2016) Integrated Regional Information System

8 Industrial

8.1 Overview

The industrial land needs for the Shire of Augusta-Margaret River are currently being accommodated by existing estates in Margaret River, Augusta, Cowaramup and Witchcliffe. These areas contain primarily light industrial and service commercial development, with some general industrial uses.

In addition to industrial activities undertaken on land zoned Industry under the local planning scheme, various land uses such as agribusiness, cottage industry or service industry may also be permitted on land zoned for rural purposes at the discretion of the local government authority. Wine making and other industries that add value to local produce occur almost exclusively on land that is not zoned for industrial purposes.

Margaret River

The Margaret River industrial area is located to the south-west of the townsite, along Clarke Road and Boodjidup Road and in close proximity to Bussell Highway.

This report's development outlook analysis (Section 6.8) identifies projects MR48 and MR71 (Map 8) as a future light industrial area (with limited opportunity for service commercial uses), in line with the *Shire of Augusta-Margaret River Local Planning Strategy*. At July 2016, the site is zoned General Agriculture under the local planning scheme. The future light industrial area is proposed to cover approximately 160 hectares, making it substantially larger than the existing industrial area.

The scale of the proposed industrial expansion area presents significant opportunities for economic diversification and the promotion of local agribusiness enterprises. A subdivision application to create 87 lots on the southern portion of the site (project MR48, Map 8) was lodged with the WAPC in early 2015; as at July 2016, the application has been deferred.

Augusta

Augusta has a light industrial estate along Hillview Street, west of the town centre. A portion of the industrial area south of Hillview Street has been identified to transition to service commercial uses over time.

Cowaramup

In Cowaramup, the existing industrial area, north of Treeton Road, currently has more 'build-ready' industrial sites than elsewhere in the Shire. A further eight hectares of undeveloped land (see CWP08 Map 7), adjacent to the existing industrial area, are zoned for industrial uses.

Witchcliffe

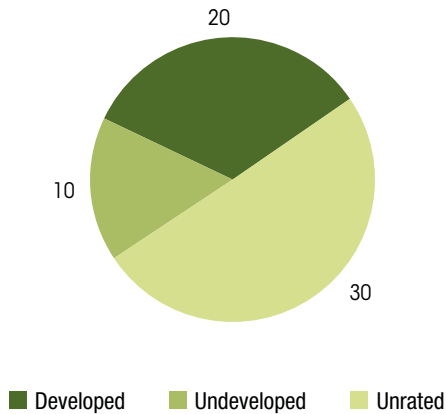
Approximately two kilometres east of Witchcliffe village, the 19 hectare Historic Mill site on Mill Road (currently zoned for 'General Agriculture' under the LPS) has been identified in the *Witchcliffe Village Strategy* for cottage industry and tourism. There is also a small (approximately 1.7 hectares), undeveloped site zoned for industrial purposes located along the eastern edge of Witchcliffe village.

8.2 Land zoned for industrial purposes

Using the IRIS land supply model, major industrial land use zones are grouped together to provide a snapshot of industrial land stocks in the Shire of Augusta-Margaret River as at December 2015. Land zoned 'Industry' under the local planning scheme is included in this analysis. A more detailed description of the IRIS modelling methodology is included in Appendix 2 of this document.

IRIS modelling identified 168 lots on land zoned for industrial purposes in the Shire, covering a total land area of approximately 60 hectares (Figure 30). Of these 168 lots, 128 are considered to be developed, with 27 and 13 lots deemed undeveloped and unrated respectively. A visual audit of undeveloped industrial land in the Shire indicated that 22 of the 27 undeveloped lots in the Shire were located in the Cowaramup Industrial area.

Figure 30: Stock of land (hectares) zoned for industrial purposes – Augusta-Margaret River (LGA)



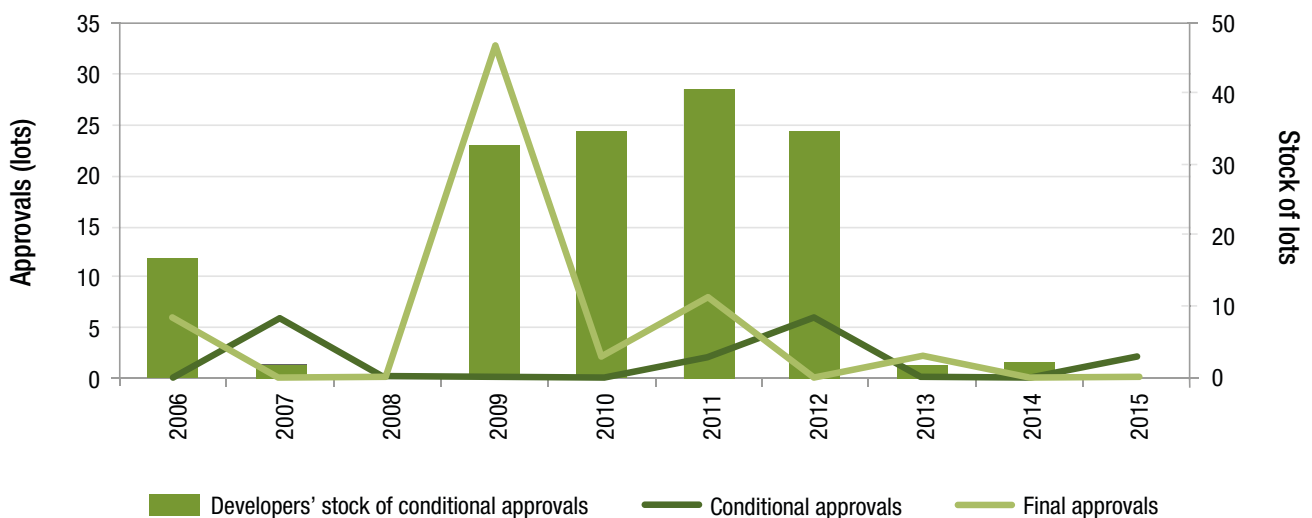
Source: Department of Planning (2016) *Integrated Regional Information System*

8.3 Development activity

Figure 31 depicts data for subdivision activity in the Shire of Augusta-Margaret River during the decade to December 2015. Only 16 lots were created for industrial purposes during this period. A large number of lots were granted conditional approval in 2009 when 33 lots were conditionally approved for subdivision in Cowaramup (on the site of CWP08 Map 7); however, the site was not developed and the approval has since lapsed.

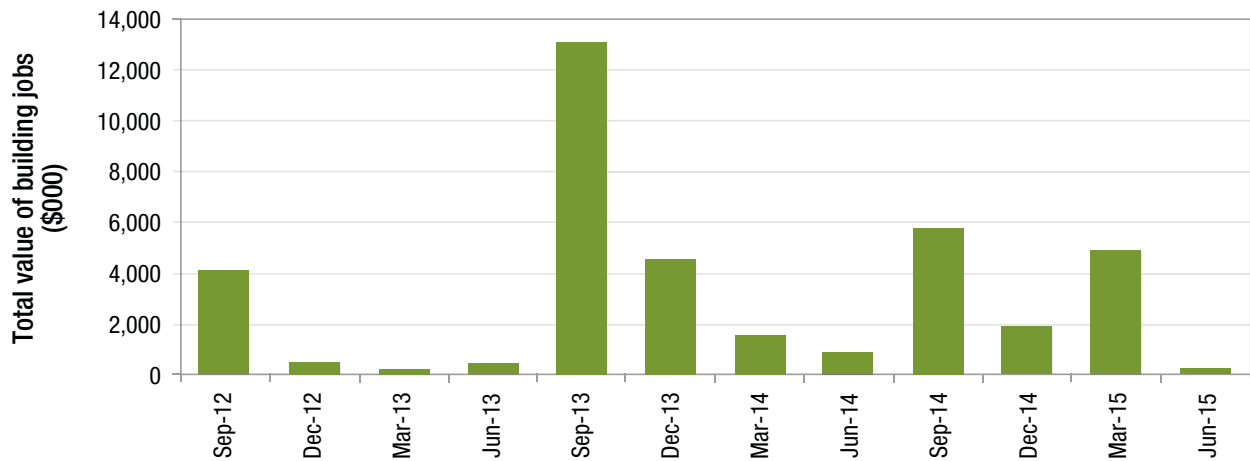
The scale of investment in industrial projects is also a key indicator for industrial development activity. The ABS publishes data for the value of industrial construction approvals in the Shire of Augusta-Margaret River on a quarterly basis. Figure 32 shows the quarterly value of industrial buildings approved in the Shire for the three years to June 2015. The stand-out quarter during this period was September 2013, during which industrial projects worth approximately \$13 million were approved for development.

Figure 31: Industrial subdivision activity – Shire of Augusta-Margaret River (2006-2015)



Source: Western Australian Planning Commission (2016) *State Lot Activity* & unpublished data

Figure 32: Value of industrial construction approvals – Shire of Augusta-Margaret River (2012/13-2014/15)



Source: Australian Bureau of Statistics (2016) *Building Approvals, Australia. Catalogue No. 8731.0*

8.4 Summary

Limited land development in recent years has left the existing industrial estates in Margaret River operating at, or near capacity, with very little room for expansion. As the main service centre for the Shire, it will be important to progress development of the new industrial areas to the south-east of the town in the short-term to facilitate further growth.

The Cowaramup Industrial Area is currently fulfilling the service and light industry needs of the town as it expands. Currently it is the only location in the Shire capable of accommodating significant industrial development in the short-term.

There is a substantial stock of undeveloped industrial land in Augusta; however, anticipated levels of demand are unlikely to warrant development of the site in the short to medium-term.

There are currently no industrial areas serviced with reticulated sewerage in Margaret River or elsewhere in the Shire.

Opportunities for new industries may arise if seweraged industrial sites are made available in the Shire; however, delivering a sewer system for a catchment with an unknown future throughput can be challenging and it is noted that most industrial areas in the south

west are not connected to a reticulated wastewater scheme. As at April 2016, no decision had been made as to whether any new sites will be serviced with a reticulated sewer system.

9 Commercial

9.1 Overview

The *Shire of Augusta-Margaret River Local Planning Strategy* identifies two principal centres (Augusta and Margaret River) which have substantial commercial areas. Several other settlements in the Shire incorporate a small amount of commercial enterprise servicing the local community and visitors.

In addition to commercial enterprises operating in the Shire's main settlements, various commercial activities, particularly those related to wine and food production/consumption, and tourism are permitted on land zoned for rural purposes.

Margaret River

The Margaret River town centre is the principal source of retail and commercial services for the Shire and surrounding areas as well as a tourism attractor. Retail activity in Margaret River includes supermarkets and various boutiques and smaller stores. The majority of commercial activity in Margaret River has thus far been contained in the town centre, within a reasonably compact area along Bussell Highway. Much of the town's commercial expansion in the short-term will be accommodated in this area through the uptake of available premises and an intensification of development.

The State Government has recently set aside \$5.5 million to undertake works on the town centre including improvements to Bussell Highway between Tunbridge and Wallcliffe Roads, improved pathways, on-street parking upgrades, intersection improvements and landscaping works, including new street trees, plants, street furniture and paving.

Longer-term, a second commercial hub has been identified as part of the *East Margaret River Structure Plan* and the *Rapids Landing Village Centre Outline Development Plan* (adopted by the Shire in 2010). The plan proposes a supermarket, specialty retail stores and medium density housing around the village centre (see MR19 Map 8). The site is located to the east of the existing town centre in the Margaret River's residential expansion area and close to the urban investigation area between the existing town and the proposed Eastern Perimeter Road.

Augusta

The Augusta townsite, located approximately 42 kilometres south of Margaret River, is a district level centre servicing the southern portion of the Shire. Commercial activity is encapsulated in the Augusta town centre and future development is expected to be concentrated in and around the existing centre.

Cowaramup

There is a limited amount of commercial activity (predominantly tourism driven) in the Cowaramup townsite along Bussell Highway. The population of Cowaramup townsite has increased sharply, from a very low baseline, which – along with the town's attraction to tourists – has increased demand for commercial services. There is currently a commercial component to a development along Bussell Highway (see Map 7 CWP04) which incorporates the creation of eight lots for commercial purposes at the southern end of the existing commercial area.

Witchcliffe

Witchcliffe village contains a small commercial precinct along Bussell Highway servicing the commercial needs of the local population and tourist traffic.

9.2 Land zoned for commercial purposes

Using the IRIS land supply model, major commercial land use zones are grouped together to provide a snapshot of commercial land stocks in the Shire of Augusta-Margaret River at December 2015. A more detailed description of the IRIS modelling methodology is included in Appendix 2 of this document.

Land use categories incorporated in this analysis include:

- Town Centre
- Village Centre
- Service Commercial.

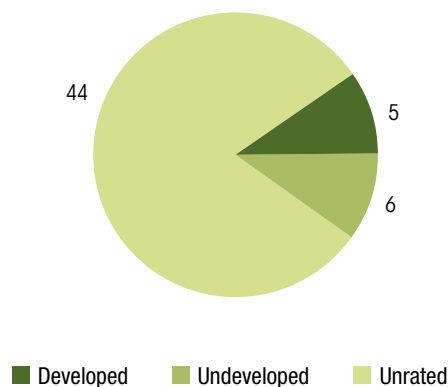
IRIS modelling identified 327 lots zoned for commercial purposes in the Shire of Augusta-Margaret River, covering approximately 55 hectares. A total of 30 undeveloped commercial lots were

identified in the Shire, 16 of which were located in the Augusta town centre. A total of eight undeveloped commercial lots were located in Margaret River.

Figure 33 shows a breakdown of the development status of land zoned for commercial purposes in the Shire of Augusta-Margaret River.

In addition to the land identified in the above modelling a further 46 lots (covering a combined area of 468 hectares) were identified as being zoned for tourism purposes. Seven tourism lots were deemed vacant and two 'unrated'.

Figure 33: Stock of land (hectares) zoned for commercial purposes – Augusta-Margaret River (LGA)



Source: Department of Planning (2015) *Integrated Regional Information System*

9.3 Development activity

Figure 34 shows data illustrating subdivision for commercial purposes in the Shire of Augusta-Margaret River in the decade to December 2015. Just 10 lots were created for commercial purposes during this period, however, 12 lots were granted conditional approval in 2015, including an application for eight lots in Cowaramup.

Although few lots have been created for commercial purposes in recent years, there is a significant amount of commercial development in the pipeline in the Shire of Augusta-Margaret River, with approval granted to develop offices worth \$4.9 million in 2013/14 and \$3 million worth of approvals for retail and wholesale trade in 2014/15 (Figure 35).

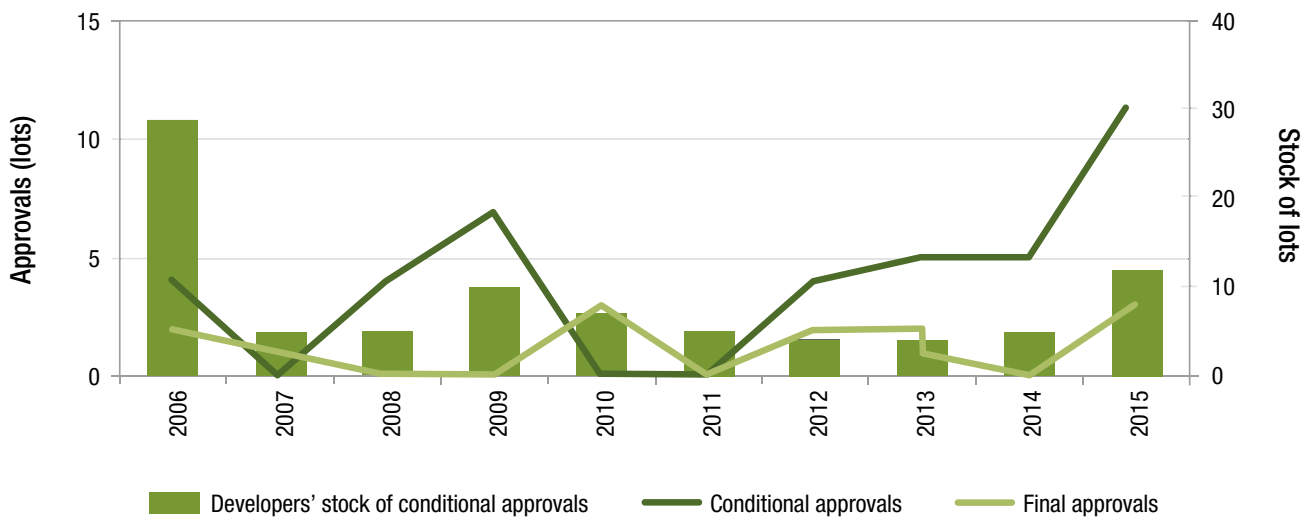
9.4 Summary

To date, commercial and retail activity in Margaret River has been accommodated in the town centre, which has helped create a particularly vibrant regional hub.

The *Margaret River SuperTown Townsite Growth Plan* identified a shortage of office space and a slight surplus of retail floor space in Margaret River, but forecast a substantial shortfall for both property types by 2031 without significant expansion. The document states that forecast demand could readily be accommodated in the proposed Rapids Landing Village Centre and one other neighbourhood centre, with the remaining majority of commercial growth to be accommodated in the town centre.

In the Shire of Augusta-Margaret River's smaller settlements, demand for commercial services is more limited, with commercial centres in these areas expected to fill niche roles in servicing local communities and tourist traffic. Rural areas are expected to continue to play an important role in servicing commercial activity in the Shire, particularly for tourism-related sectors.

Figure 34: Commercial subdivision activity – Shire of Augusta-Margaret River (2006-2015)



Source: Western Australian Planning Commission (2016) *State Lot Activity* & unpublished data

Figure 35: Value of commercial construction approvals - Shire of Augusta-Margaret River (2012/13-2014/15)



Source: Western Australian Planning Commission (2016) *State Lot Activity* & unpublished data

10 Service infrastructure

The following section provides an overview of key infrastructure servicing the Shire of Augusta-Margaret River and identifies upgrades that may be required to facilitate future residential, commercial and industrial growth in the Shire of Augusta-Margaret River.

10.1 Water

The Water Corporation supplies the larger settlements in the Shire of Augusta-Margaret River with reticulated water. There are two water supply schemes in the Shire: the Margaret River Water Supply Scheme (which services Margaret River, Cowaramup, Prevelly, Gnarabup and the semi-urbanised area west of Margaret River) and the Augusta Water Supply Scheme, which services the Augusta townsite.

Water for the Margaret River Water Supply Scheme is sourced from surface water from the Ten Mile Brook Dam, and groundwater from a Yarragadee bore. Groundwater is treated and stored in the dam, before blended water is transferred to the main storage tank for gravity supply to the community. In recent years, significant capital investment has been made to ensure security of supply for the Margaret River Scheme.

Water consumption has been reduced by recycling treated wastewater for irrigation purposes in the Margaret River area. The community has also contributed by reducing average water use per person through water use efficiency measures. It is estimated that the current system has capacity to meet water demand until about 2030.²⁸ Beyond this, upgrades will be required to the water source and treatment, and transfer infrastructure.

The most recent Water Corporation forecast projects an average growth in the permanent resident population supplied by the scheme of 1.7 per cent per annum (Figure 36). Planning for the future also considers the significant increase in demand experienced during peak tourism times.

In Margaret River, key projects (Map 11) planned to meet future demand include:

- water distribution main upgrade – Bussell Highway; and
- new service tank at Cowaramup.

Fit for purpose water for the irrigation of open space in Margaret River is currently provided by wastewater recycling. The wastewater treatment plant may be upgraded in 2025, which will provide the opportunity to increase the available fit for purpose water supply for other uses, such as agribusiness.

The Augusta Water Supply Scheme is supplied by groundwater from a bore in the Lesueur Sandstone formation. In recent years significant capital investment has been made to ensure security of supply for the Augusta Scheme. The community has also contributed by reducing average water use per person through water use efficiency measures. It is estimated that the current system has capacity to meet water demand until about 2025. The Department of Water estimates that, with the necessary upgrades, sufficient supply can be maintained from existing sources to support growth in Augusta to 2040.

The most recent Water Corporation forecast projects an average growth in the permanent resident population, supplied by the Augusta scheme, of 1.3 per cent per annum. Planning for the future also considers the significant increase in demand experienced during peak tourism times.

In Augusta, key projects (Map 12) planned to meet future demand include upgrades to:

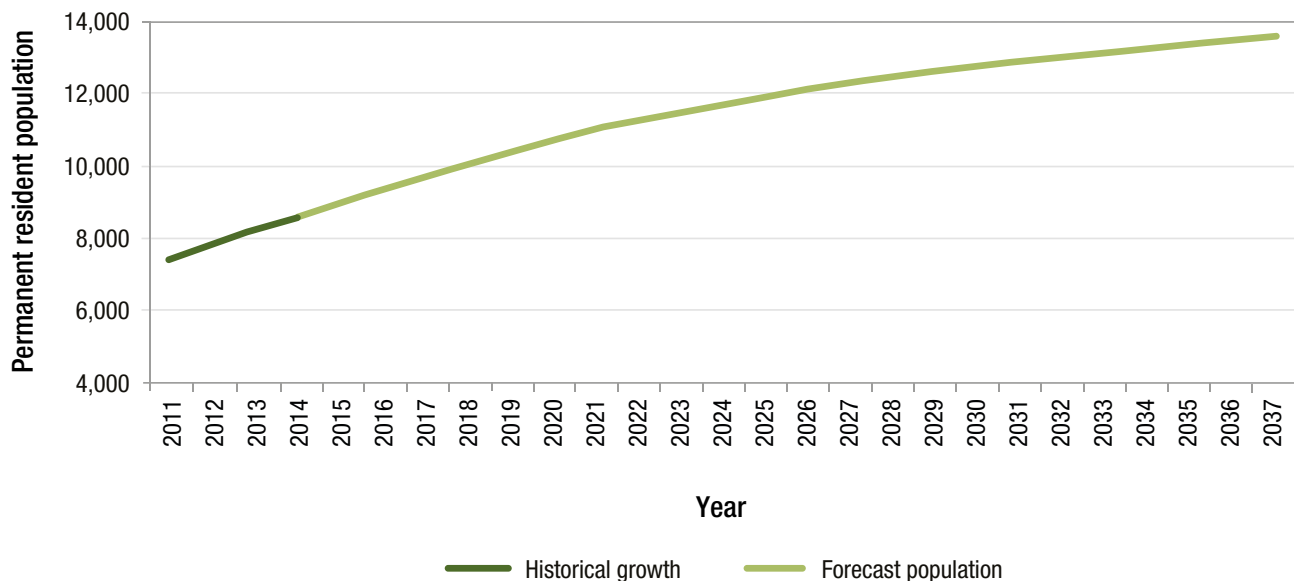
- Fisher Road water treatment plant;
- transfer main from borefield to Allnut Terrace tank;
- booster pump station at Allnut Terrace; and
- reticulation main along Allnut Terrace.

Fit for purpose water for the irrigation of open space in Augusta is currently provided via a variety of sources, including surface, ground and scheme water. As part of planning to the upgrade the Augusta WWTP, due in 2025, the Shire of Augusta-Margaret River

²⁸ <http://www.watercorporation.com.au/-/media/files/residential/water-supply-and-services/water-forever-south-west/water-forever-south-west-final-report.pdf>

²⁹ <http://www.watercorporation.com.au/-/media/files/residential/water-supply-and-services/water-forever-south-west/water-forever-south-west-final-report.pdf>

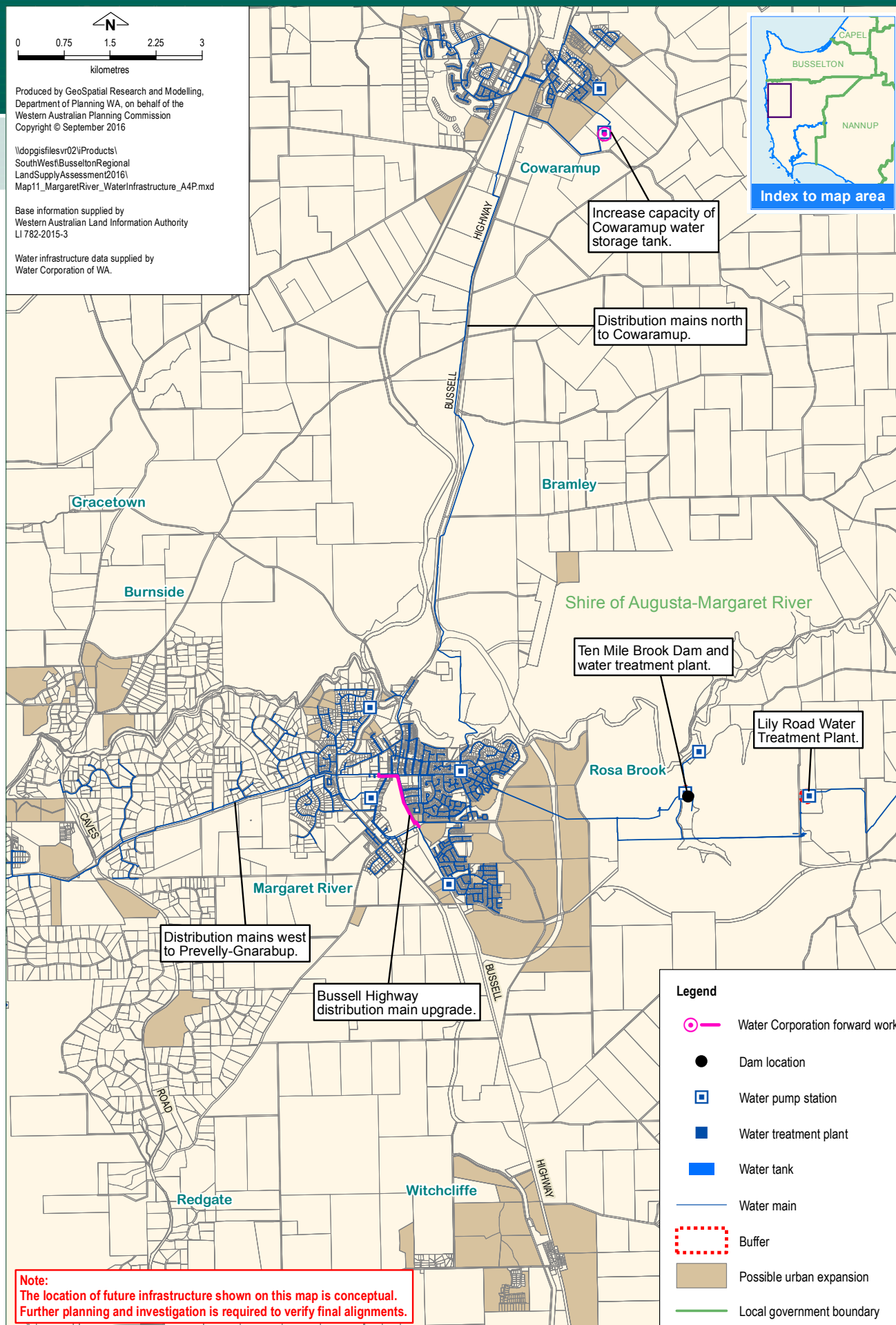
Figure 36: Residential population – Margaret River Water Supply Scheme



Source: Water Corporation (2016)

and the Water Corporation will investigate the introduction of a wastewater recycling scheme in Augusta which will provide a more climate resilient fit for purpose water supply.

Smaller settlements like Gracetown, Burnside, Rosa Brook, Witchcliffe, Karridale, Molloy Island and East Augusta use domestic rainwater tanks. Water Corporation does not have any intention to expand the existing schemes to include these areas.



Map 11: Margaret River – Water infrastructure

10.2 Wastewater

The Water Corporation operates three wastewater treatment plants in the Shire of Augusta-Margaret River. The wastewater conveyance network of pipes and pumps is well established in the planned areas, and for the most part there is adequate capacity for future growth.

Margaret River Wastewater Treatment Plant receives wastewater from Margaret River and Cowaramup, and is an intermittently decanting extended aeration plant. Treated wastewater is reused by the Shire to irrigate public open space and the golf course west of the town. Treated wastewater is also used to irrigate a pine plantation adjoining the wastewater treatment plant, which is managed by the Forest Products Commission.

The Margaret River Wastewater Treatment Plant is nearing capacity, and there are plans to upgrade and duplicate the plant within the next five years. Once this is complete there will be adequate treatment capacity for the next 20 years.

The most recent Water Corporation forecast projects an average growth in the permanent resident population of 1.8 per cent per annum (Figure 37). Planning for the future also considers the significant increase in load experienced during peak tourism times.

Wastewater is pumped to the treatment plant from the Margaret River Bussell Highway South Pump Station and the Cowaramup Bussell Highway Pump Station. Both these pump stations will require upgrades and duplicate pressure mains in the future to provide capacity for increased flow.

In Margaret River, key projects planned to meet future demand include:

- Margaret River Bussell Highway South Pump Station upgrade and pressure main duplication;
- Cowaramup – Bussell Highway Pump Station upgrade and pressure main duplication;
- New pump station and pressure main constructed to service development in the south east area of Margaret River; and
- Upgrade of Margaret River Wastewater Treatment Plant.

The Gnarabup Wastewater Treatment Plant is an intermittently decanting extended aeration plant and treated wastewater is managed by infiltration. The plant receives wastewater from Gnarabup, and experiences significant increases in flow during peak holiday seasons. It is expected that this treatment plant will be upgraded within the next five years. There is no reticulated wastewater in the adjoining suburb of Prevelly.

Augusta Wastewater Treatment Plant is a pond system and treated wastewater is managed by infiltration. It is expected that the plant will require an upgrade within the next 10 years. The Shire of Augusta-Margaret River and the Water Corporation may investigate the introduction of a wastewater recycling scheme as part of planning for the upgrade to the Augusta Wastewater Treatment Plant.

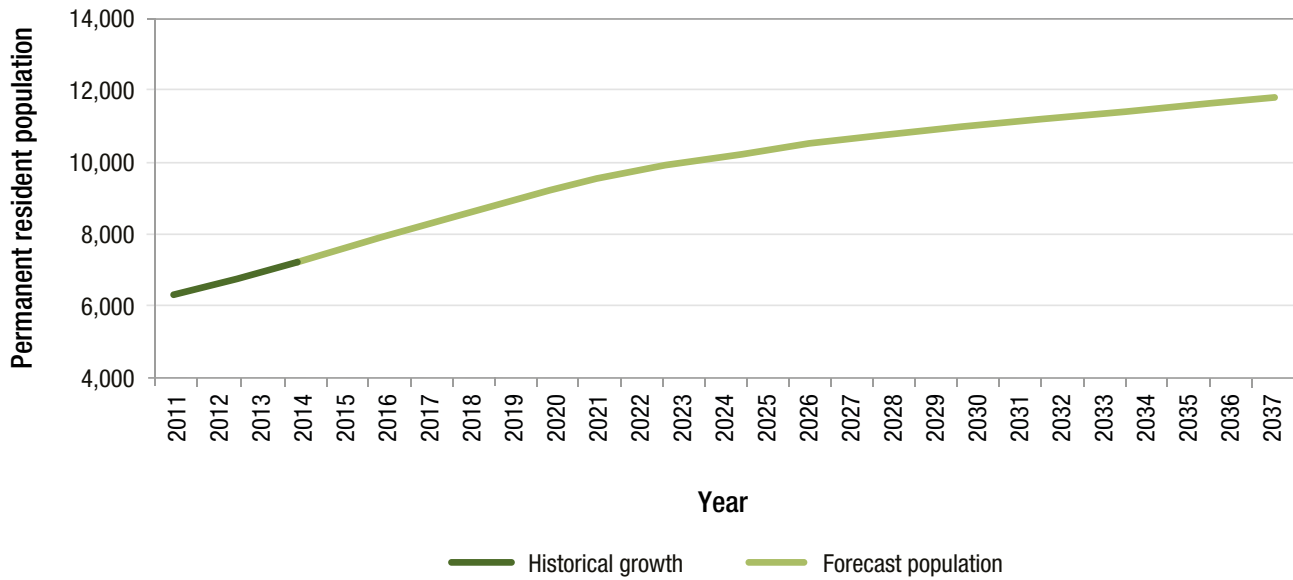
More than half the dwellings in the town of Augusta are not connected to the reticulated wastewater scheme. These areas are included in the sewer infill program; however, no timeframe has been established for the program's roll-out in Augusta.

Smaller settlements like Gracetown, Rosa Brook, Witchcliffe, Karridale, Prevelly, Molloy Island and East Augusta are not serviced by reticulated wastewater. The development of land at Gracetown and Witchcliffe is contingent on the provision of a suitable wastewater scheme for these areas.

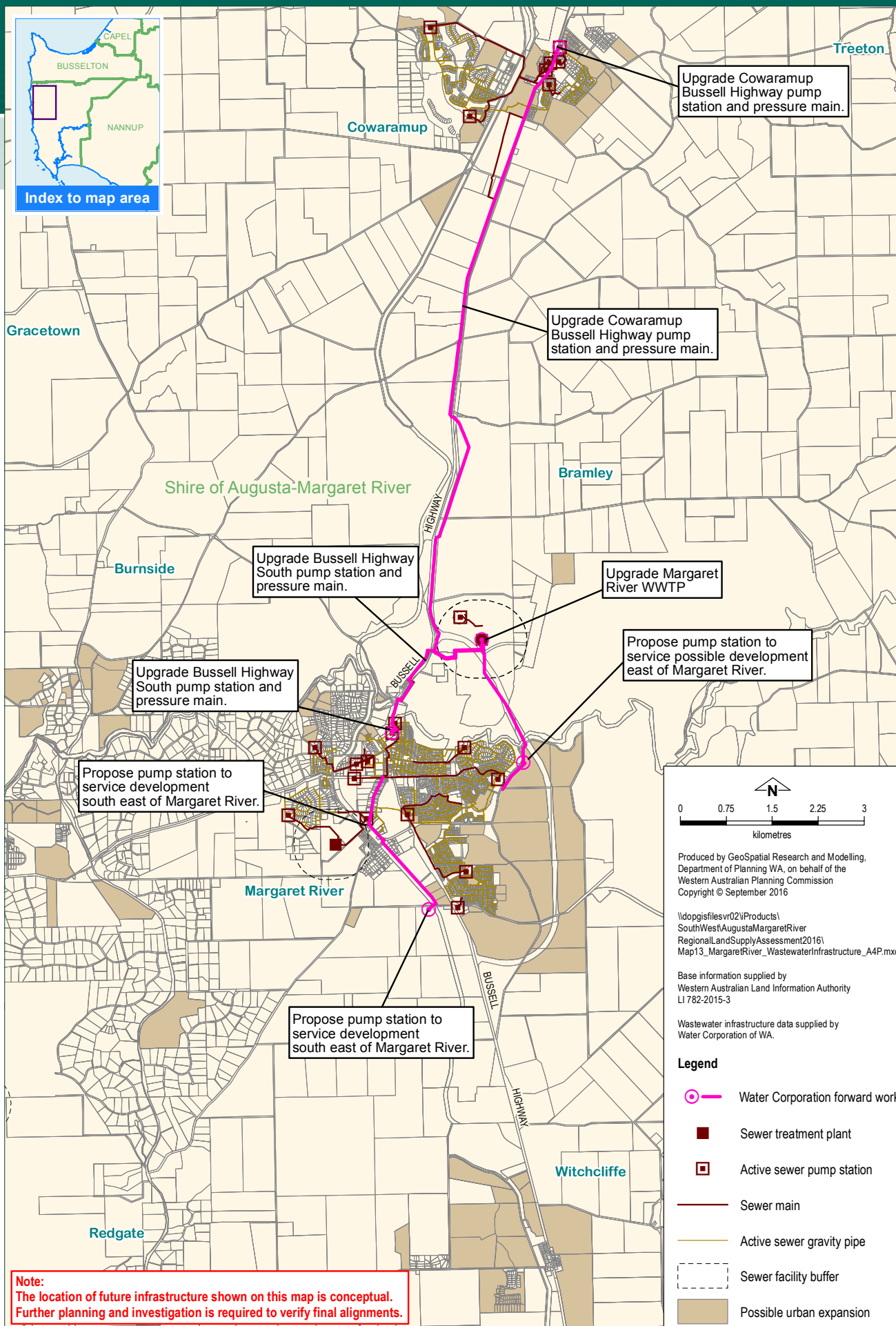
The Gracetown development had previously proposed existing dwellings in the settlement would (in addition to the proposed dwellings) be required to connect to the proposed wastewater scheme. This requirement has since been removed from the proposal, but a reticulated sewer system is still required before development can commence in the expansion area (Site GRA01, Map 7).

In Witchcliffe, much of the proposed residential development is dependent on the provision of a suitable system to treat wastewater, which is to be funded by developers. The proposed eco-village to the east of Bussell Highway (Site WC04, Map 7) includes a scheme to treat and recycle wastewater but development on the site has not commenced. The few lots that have been developed to the west of Bussell Highway (Site WC01, Map 7) are of sufficient size to utilise onsite wastewater treatment systems.

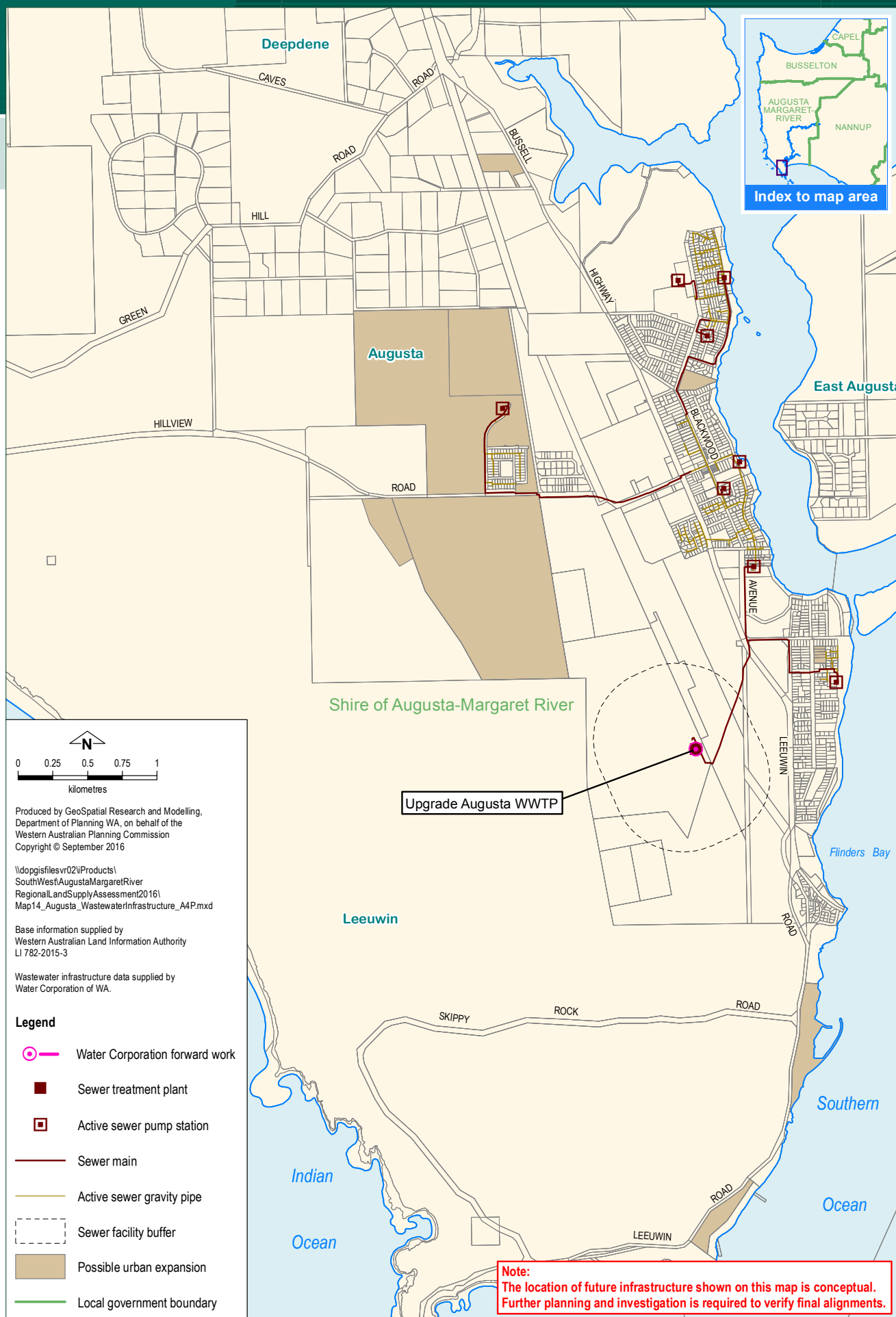
Figure 37: Residential population – Margaret River Wastewater Scheme



Source: Water Corporation (2016)



Map 13: Margaret River – Wastewater infrastructure



Map 14: Augusta – Water Infrastructure

10.3 Energy

Western Power manages energy supply to the South West region. The Shire of Augusta-Margaret River is covered by the Bunbury load area. Customer demand at Margaret River, as well as Capel and Busselton, represent a significant proportion of total demand in the load area.³⁰

Electricity in Margaret River is supplied via the Busselton substation, which is supplied by a 132kV transmission line and a 66kV transmission network that extends from the Picton substation to the Busselton substation. From the Busselton substation, power is supplied to the Margaret River substation via a 66kV transmission line. From the Margaret River substation, power is supplied via a 22kV feeder network that extends south towards Augusta and to the remainder of the Shire.

Electricity in the Augusta townsite is supplied via a 22kV feeder network from the Beenup 132/22kV zone substation. The 132kV supply to Beenup originates from the Muja terminal and runs via the Bridgetown and Manjimup substations.

The transmission network south of Picton has reached its capacity limit, and network configuration is required to ensure demand can be met under peak conditions. To ensure sufficient long-term capacity, Western Power is investigating options to rebuild the 66kV transmission network at 132kV.³¹

Within Margaret River, Western Power has advised that the projected residential growth is in alignment with its forecasts; however, new 22kV cable feeders will be required from the existing Margaret River substation to the proposed urban expansion areas east of the Margaret River townsite (Map 15). The proposed light industrial area located south-east of the Margaret River townsite will also require a dedicated 22kV feeder to service development. A second feeder may also be required, once the area is developed to capacity (depending on the load requirements of future industries).³²

The two 66/22kV transformers at the Margaret River substation are anticipated to be replaced with a larger 33MVA and 132/66kV voltage reconfigurable unit by the summer of 2016/17. The upgrade will also enable the Margaret River substation to connect to a 132kV circuit in the future (should one be constructed), ensuring that the substation's capacity will not constrain growth for an extended period.³³

The Western Power Network Capacity Mapping Tool shows a fairly constrained supply in Augusta-Margaret River at 2016 of 5-10MVA. This is expected to be alleviated for the short to medium-term by the proposed upgrades to the Margaret River substation. Energy supply at 2021 is forecasted to be at 20-25MVA for the northern half of the Shire; at 2026, this is expected to decline slightly to 15-20MVA.³⁴

The *Shire of Augusta-Margaret River Local Energy Action Plan* (2014) reports on the Shire's corporate and community mechanisms to reduce carbon emissions and provide strategies and innovative best practices to ensure the future sustainability of not only local government assets and buildings, but those that are important to the community, business, tourism and industry.

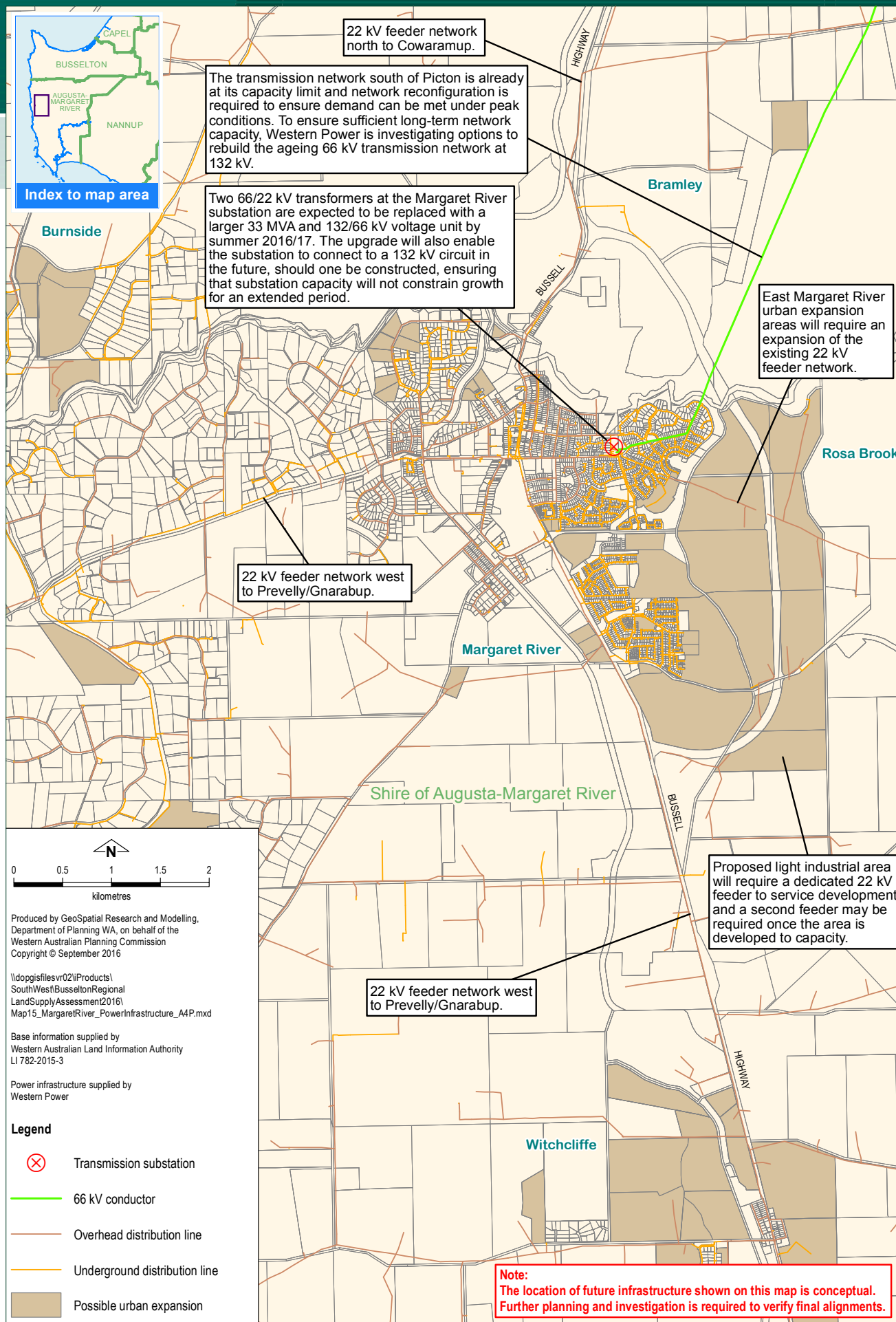
³⁰ Western Power (2016) *Annual Planning Report 2015/16*

³¹ Western Power (2016) *Annual Planning Report 2015/16*

³² Margaret River Supertown (2012) *Townsite Growth Plan*

³³ Western Power (2016) *Annual Planning Report 2015/16*

³⁴ Western Power (2016) *Network Capacity Mapping Tool*



Map 15: Margaret River – Power infrastructure



Map 16: Augusta – Power infrastructure

10.4 Transport

Busselton-Margaret River Regional Airport expansion

Busselton-Margaret River Airport is the regional airport facility serving the Shire. In 2015, a \$59.7 million expansion of the Busselton-Margaret River Regional Airport was announced. Key phases of the project include lengthening, widening and strengthening of the runway to facilitate B737 and A320 jet aircraft, construction of two new apron parking bays, a connecting taxi way, and a new car park and terminal building.

It is envisioned, that once complete, the new airport will serve as a major tourism and economic driver, linking the region to interstate and overseas tourism and providing freight hub opportunities, including improved export opportunities for local agribusiness. Detailed planning is currently underway on the expansion of the Airport, with construction expected to commence in 2017.

Road

The Shire is served by a Primary Road network consisting of Bussell Highway, Brockman Highway, Caves Road and a portion of Sues Road, these link population centres and facilitate freight and tourist traffic. The main street of Margaret River is set for a major upgrade due to a \$5.5 million State Government Royalties for Regions investment, as part of the 2016/17 State Budget.

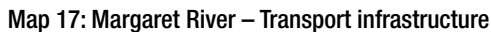
The development will include improvements to Bussell Highway between Tunbridge Street and Walcliffe Road, improved pathways, on-street parking upgrades, intersection improvements and landscaping works, including new street trees, plants, street furniture and paving. A large roundabout will also be built where Walcliffe Road intersects with Bussell Highway.

Margaret River Perimeter Road

The proposed Margaret River Perimeter Road is seven kilometres long and extends from the Airport Access Road north of Margaret River, linking back to the Bussell Highway south of Margaret River (Map 18). Main Roads' South West Region is progressing with the development of the Margaret River Perimeter Road. The route will enable heavy vehicles to bypass the Margaret River townsite, minimising the volume of heavy vehicles in the town centre, reducing congestion and providing a safer environment for pedestrians and local traffic in the commercial and tourist precinct. The construction of the Perimeter Road will also provide access to the proposed light industrial area to the south-east of the Margaret River townsite (MR44 and MR53, Map 8).

Stage One of the Margaret River Perimeter Road was opened to traffic in May 2015, and included a 1.8 kilometre section from Bussell Highway, south of the town, to Rosa Brook Road. The final stage of the project involves the construction of 5.2 kilometres of road, north from Rosa Brook Road to Bussell Highway.³⁵ In the recent State budget, \$52.5 million was allocated to the project, with construction on Stage Two expected to commence in early 2017.

³⁵ Main Roads (2016) Margaret River Perimeter Road





Map 18: Augusta – Transport infrastructure

Glossary

Building approvals

A **house** is a detached building primarily used for long-term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (for example, caretaker's residences) associated with a non-residential building are defined as houses. Also includes 'cottages', 'bungalows' and rectories.

Other dwellings include all dwellings other than houses. They can be created by: the creation of new other residential buildings (for example, flats); additions/alteration work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential one, creating more than one dwelling unit.

Population

Estimated resident population (ERP) available for local government areas and SA2 geographies, this figure represents the number of people counted in an area on 30 June. It is calculated by:

- adding the people who were temporarily absent from the area on census night;
- subtracting the overseas visitors counted in the area on census night;
- augmenting the figure for estimated net undercount in the census;
- adjusting for difference between census night and 30 June; and
- updating each year using administrative data from a variety of sources.

ERPs are the official population figures for Australia. They are widely used as a basis for Government decision-making, including the allocation of seats in federal parliament and distribution of Commonwealth grants.

Geography

The South West Region is one of the nine regions of Western Australia, as defined by the Regional Development Commissions Act 1993. The Region is comprised of 12 local government areas including the Shire of Augusta-Margaret River.

Significant Urban Areas (SUAs) represent concentrations of urban development with populations of 10,000 people or more using whole Statistical Areas Level 2 (SA2s). They do not necessarily represent a single Urban Centre, as they can represent a cluster of related Urban Centres with a core urban population over 10,000. They can also include related peri-urban and satellite development and the area into which the urban development is likely to expand.

Statistical Areas Level 1 (SA1s) has been designed as the smallest unit for the release of Census data. SA1s generally have a population of 200 to 800 persons, and an average population of about 400 persons. They are built from whole Mesh Blocks and there are approximately 55,000 SA1s covering the whole of Australia.

Statistical Areas Level 2 (SA2s) are a general-purpose medium sized area built from whole SA1s. Their aim is to represent a community that interacts together socially and economically. SA2s generally have a population range of 3,000 to 25,000 persons, and have an average population of about 10,000 persons. The SA2 is the lowest level of the ASGS structure for which estimated resident population, Health and Vitals and other non-Census ABS data are generally available. There are 2,196 SA2s covering the whole of Australia.

Statistical Areas Level 3 (SA3s) provide a standardised regional breakup of Australia. The aim of SA3s is to create a standard framework for the analysis of ABS data at the regional level through clustering groups of SA2s that have similar regional characteristics. SA3s are built from whole SA2s and in general have populations between 30,000 and 130,000 persons. They are often the functional areas of regional cities and large urban transport and service hubs.

Mesh Blocks are the smallest geographic region in the Australian Statistical Geography Standard, and the smallest geographical unit for which Census data are available. Most residential mesh blocks contain approximately 30–60 dwellings. Mesh blocks have been designed to be small enough to aggregate accurately to a wide range of spatial units and thus enable a ready comparison of statistics between geographical areas, and large enough to protect against accidental disclosure. Due to the small size of mesh blocks, data are confidentialised and are only released for basic person counts and dwelling counts.

Subdivision approvals

Conditional approval is granted by the Western Australian Planning Commission (WAPC) for subdivision to begin subject to certain conditions being met. The approval is preceded by an assessment of the proposed subdivision plan by statutory referral agencies, including servicing authorities. On receipt of conditional approval, the proponent may commence subdivision development in accordance with the conditions of approval. A conditional approval remains valid for three years where five lots or less are approved and for four years where six lots or more are approved.

Current valid conditional approvals refer to those conditional approvals that are still valid but have not yet been issued with final approval. In general, these are approvals for which construction/servicing has not yet commenced or is currently under way (see **active conditional approvals**).

Active conditional approvals refer to conditionally approved lots where a servicing agreement (agreement to construct) has been signed between the Water Corporation and the developer. These are termed lots on non-cleared agreements.

Inactive conditional approvals are where conditional approval has been granted and the approval is still valid, but where a servicing agreement (agreement to construct) has not been signed between the Water Corporation and the developer.

Lapsed conditional approvals are those where the approval has expired and the conditions have not been met.

Final approval is the WAPC's endorsement of the proponent's submitted plan/diagram(s) of survey describing the now complete subdivision; constructed in accordance with the conditions set down in the conditional approval. Final approvals are then registered with the Office of Titles where certificates of titles for the newly created lots can be issued.

Developers lodged application is a subdivision application and its accompanying lots received by the WAPC for subdivision approval.

Application under assessment is the number of applications and accompanying lots awaiting decision for subdivision. Statistics include deferred applications.

Planning

Local planning schemes are detailed planning schemes developed by local governments to identify the range of permitted land uses within specified locations. Within the Metropolitan Region Scheme and Peel Region Scheme areas, local planning schemes must be consistent with the provisions identified within the relevant region scheme.

Local planning strategies contain the strategic plan and policy context of a local planning scheme. The strategy sets out the general aims, intentions and desired outcomes for long-term growth and change, having regard to social, economic and environmental factors. An assessment of the capacity of infrastructure such as water, sewerage, electricity and roads is also usually considered in a local planning strategy. Residential densities and commercial centres may also be identified.

A **scheme amendment** is the process of changing zones or reservations from one use to another. The amendment process requires proposed amendments to be advertised for wider community and government comment. The amendment process is regulated by the *Planning and Development Act 2005*, allowing for extensive community consultation to review the proposal before a final decision is made.

Structure plan refers to a document including spatial plans that details the proposed layout of a future development area. The preparation of a structure plan is one of the first steps in progressing proposals for the development of new areas. In addition to illustrating details such as road configuration and the location of retail and community facilities such as shops, schools and public open space, a structure plan can also show details such as housing density, land use classifications and buffer zones. Structure plans highlight opportunities and constraints in an area, and can provide the basis for amendments to local planning schemes. Structure plans can generally be categorised as region, district or local structure plans.

Temporal land supply is an estimate of the number of years it will take to completely consume land that is currently zoned for urban development. Temporal land supply can vary based on different development scenarios, particularly where different rates of density and infill are applied.

Underlying housing demand refers to the need for additional dwellings that will satisfy the requirements of a population (and population growth), irrespective of the demand actually expressed by the market.

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Appendix 1

Integrated Land Information Database (ILID)

ILID 2016 – Background:

The Integrated Land Information Database (ILID) is a net land-use assessment and capability model that is generated at a cadastral level for the whole of Western Australia. The database can be used to identify the current range of land uses within a number of predefined boundaries. It can also model future capability based on what is known about the current (or proposed) planning policies and statutory instruments.

The model is produced within a Geographic Information System (GIS) by overlaying a variety of layers to compute the coincidence of two or more parameters. For example, if a dataset containing the locations of school sites is overlayed with another dataset that shows the areas that are within two kilometres of the coast, it is possible to generate a single dataset with schools that are within two kilometres of the coast. This process can be repeated with a variety of datasets in endless combinations to help with multi-criteria decision analysis through the process of elimination.

The ILID works by linking the spatial extent of many different input layers with all the unique cadastral identifiers that exists at a particular point in time. The result of this overlay process creates many versions of the cadastre attributed with discrete pieces of information i.e. cadastre version of the local planning scheme zones, region schemes, R-Codes and so on. The 'integrated' component of the database means that once all of the individual inputs have been identified, they can all be joined together using a tabular join through the common PIN number field across all datasets.

For this document the ILID has been used to identify the lot potential and additional dwelling potential of all residential lots (with an R-code identified in the Shire of Augusta-Margaret River Local Planning Scheme) in the Shire. Vacant lots were not included in this analysis.

ILID analysis in this document includes three key inputs: lot size, R-Code value and dwelling count/location. Constraints to subdivision such as heritage, infrastructure supply and environment are not variables included in this analysis, and as such, a significant proportion of the development potential may not be realised.

Definitions:

Lot potential is used to determine how many potential lots the R-Code intends to yield as a maximum. For example a lot that has an R-Code of R20 has a planned density of a single 450m² lot. Or a 900m² lot has the potential to create two 450m² lots. In any case the lot potential can only be calculated if there is an existing R-Code present.

Net dwellings, also known as **additional dwelling potential**, identifies the extra amount of dwellings a single lot can add on (disregarding the location of the current dwelling footprint and has a hundred percent take-up rate). This is determined by the size of the lot and the current lot potential based on the R-Code planning and any existing dwellings.

Appendix 2

Integrated Regional Information System (IRIS)

The sections of this report discussing the development status of land zoned for residential, rural living, industrial and commercial purposes draw heavily on the tiered land supply assessment model, the central output of the Integrated Regional Information System (IRIS). The model is a geographic information system-based tool used to assess key measures of land use dynamics across Western Australia.

The IRIS model groups zones under all local planning schemes into primary, secondary and tertiary categories. This grouping of local planning scheme zones forms the zone 'catchment' for each category.

Tier one of the IRIS model groups local planning scheme zones into primary categories for analysis. The table below shows the groupings of *Shire of Augusta-Margaret River Local Planning Scheme* land use zones for each primary land use discussed using IRIS analysis in this document.

Primary category (IRIS analysis)	Shire of Augusta-Margaret River Local Planning Scheme category
Residential	Residential
	Future development
	Composite industry
Commercial	Town centre
	Village centre
	Service commercial
Industrial	Industry
Rural living	Rural residential

Tier two of the IRIS model addresses the development status of each lot within the specified primary land use category. Each cadastre (lot) within each primary land use category is attributed one of three values (developed, undeveloped or unrated), based on information from the Valuer General's Office of Western Australia.

Developed refers to lots that are zoned for development for the purposes of the specified primary land use category for which premises information is captured in Landgate's property valuation database.

Undeveloped refers to lots that are zoned for development for the purpose of special residential and rural living that are recorded as vacant in Landgate's property valuation database.

Unrated refers to lots that are zoned for development for the purpose of the specified primary land use category for which no vacant land or premises valuation information has been captured in Landgate's property valuation database. This may include State or local government owned lots or premises exempt from rates, Crown allotments, common property within lots on survey, newly created lots on survey, land otherwise exempt from rates and some public roads which are zoned for the primary land use under the local planning scheme.

Tier three of the IRIS model refers to the nature of development by assessing the premises type against the land use as indicated by the local planning scheme. Tier three of the IRIS model has not been included in analysis for this report as sites with identified development potential are described detailed in Table 6 and Maps 8-10 of this document.