

SHIRE OF AUGUSTA
MARGARET RIVER

**Minor Modification to
STRUCTURE PLAN
Lot 27 and former 9000 Redgate
Road, Witchcliffe**

September 2019



Proposed Structure Plan

Lot 27 and former 9000 Redgate Road, Witchcliffe

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Version Control

Report version	Revision No.	Purpose	H&A Author	Review date by officer	Date

Approval for Issue

Name	Signature	Date

This structure plan is prepared under the provisions of the Shire of Augusta Margaret River Local Planning Scheme No. 1.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

December 2012

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry: 19 October 2025

TABLE OF AMENDMENTS

Amendment No.	Summary of Amendment	Amendment type	Date approved by the WAPC
1	Removing the requirement for a Local Structure Plan to be prepared for Lot 27, and outlining future subdivision layout of Lot 27.	Minor	13 May 2020

EXECUTIVE SUMMARY

This minor modification to a Structure Plan ('the proposal') has been prepared for the Shire of Augusta Margaret River ('AMRSC') and the Western Australian Planning Commission ('WAPC') and relates to Lots 27 and original 9000 Redgate Road, Witchcliffe ('the site').

Prior to the preparation of this proposal, consultation was undertaken with representatives of the Local Government and WAPC in order to secure due process. It was confirmed that modification to the existing Structure Plan is to be prepared to reflect the strategic direction specific to Lot 27 Redgate Road, Witchcliffe.

The Structure Plan is appended at **Appendix A** for review. This will effectively supersede the existing Structure Plan (122070-2-002C dated July 2014) currently referenced under Schedule 11 of the Scheme at 'SPA 22' and appended for review at **Appendix B**. The modified Structure Plan will reference a Local Development plan as the appropriate mechanism to guide consideration of future development as identified under Schedule 11 – SPA 23, as well as delineate subdivision alignment for the creation of one (1) additional lot, which does not conflict with the principles of orderly and proper planning or prejudice overall development of the area.

It is considered that the modified Structure Plan is consistent with current state and local policy framework. This report provides the relevant justification and technical detail to support the Structure Plan proposal.

EXECUTIVE SUMMARY TABLE

Item	Data	Structure Plan Ref. (section no.)
Total area covered by the Structure Plan	Lot 9000 and Lot 27 Redgate Road, Witchcliffe	1.1
Area of each land use proposed:	Lot 271 – 1.09 Hectares Lot 272 – 12.44 Hectares Lot 9000 – acted upon under current Structure Plan	1.4
Estimated number of dwellings	Original Lot 9000 – 26 dwellings Lot 271 – 1 Dwelling/Guesthouse/Bed and Breakfast or Health spa retreat. Lot 272 – 1 dwelling and 13 Chalets/campsite/caravan sites, reception centre/café/restaurant.	1.4
Estimated percentage of natural area	Approximately 15% overall.	-

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PART 1 - IMPLEMENTATION

1.1 Structure Plan Area

The Structure Plan is applicable Lot 27 and former Lot 9000 Redgate Road, Witchcliffe ('the site').

1.2 Operation

The date the Structure Plan comes into effect is the date the structure plan is approved by the Western Australian Planning Commission ('WAPC').

1.3 Staging

There is no staging applicable to application of the Structure Plan.

1.4 Subdivision and Development Requirements

The proposal is to establish a minor modification to the existing Structure Plan for the subject site and Lot 9000 adjoining. This is appended for review at **Appendix A**. Modifications are specific to Lot 27 Redgate Road which is the focus of this report, and therefore referenced as 'the subject site'.

This includes reference to the proposed subdivision boundary alignment for Lot 27.

Annotation over Lot 27 to state the following:

- Future Tourism Development in Accordance with the Witchcliffe Village Strategy subject to future Local Development Plan.

1.5 Local Development Plan

A Local Development Plan ('LDP') has been produced for Lot 27 Redgate Road referenced within this Structure Plan which is lodged concurrently with the local government authority for assessment, and this is appended for review at **Appendix C**. A Local Development Plan is the appropriate mechanism to coordinate and assist in achieving better built form outcomes by linking lot design to future development outcomes. The LDP also includes reference to a subdivision proposal which will excise 1.09 Hectares to the south west from the overall land holding which will be retained at 12.44 hectares in area. Given it is the function of a structure plan to indicate subdivision opportunities the

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structure plan for the area has been modified to indicate the subdivision element and this is also reflected on the LDP. The overall proposal will provide for consideration of a high quality tourism and accommodation drawcard that will integrate and complement the existing tourism mosaic that is associated with the region, particularly given the location of the site on a major tourist through fare.

1.6 Other Requirements

1.6.1 Servicing Considerations

Existing development within the subject site is currently serviced with an overhead power supply. Underground power connections can be extended to the new lot. Similarly, Telstra services supply the area and a can be easily extended. Water supply can be provided via on site water tanks.

The LDP identifies consideration of a variety of tourism uses at the site that will be the subject of further development approval, and scope. Design of potable water associated with this will be determined at a later stage and will be guided by the ultimate development form.

The private driveway to Lot 271 will be accessed via a co-joint crossover with Lot 272 onto Redgate Road. This can be secured by way of a reciprocal rights of access agreement that can be referenced on the Certificates of Title created for the lots. Additional access by way of a pre-existing Emergency Access Way over a portion of the site that is utilised co-jointly with the development adjoining will also provide for an alternative egress to Redgate Road and through the adjoining subdivision (within former lot 9000) in the event of a bushfire emergency. This is pre-existing and constructed to the technical requirements of the bushfire guidelines. This Emergency Assess alignment will also be referenced on the Certificates of Title to be created. Detail in relation to the proposed access configuration is incorporated for review in the LDP.

APPENDIX A

STRUCTURE PLAN

PART 2 – EXPLANATORY REPORT

2.1 Planning Background

2.1.1 Introduction and Purpose

Halsall and Associates Town Planning Consultants have been engaged by the landowner of Lot 27 Redgate Road, Margaret River to prepare a modification to the endorsed Structure Plan to provide a mechanism for consideration of subdivision of the site to provide for two (2) allotments and to appropriately reference a Local Development Plan applicable to the subject site. Also to remove the need for a further structure plan which will not be needed given the detail of the Local Development Plan considered concurrently.

Prior to the preparation of this Structure Plan modification proposal, consultation was held with representatives of the Shire’s Planning Department and Dept. Planning Lands and Heritage in order to secure due process and to provide for an informed and orderly approach.

2.2 Land Description

2.2.1 Location

The subject site (subject to the modification) incorporates Lot 27 Redgate Road, Witchcliffe (‘the site’) which is located on Redgate Road and situated approximately 2.24 kilometres to the west of the Witchcliffe townsite. The site is owned by Plantations International Holdings Pty Ltd. A plan indicating the location of the site is provided in Figure 1 below.

Figure 1 – Location Plan

Source: AMRSC Intramaps



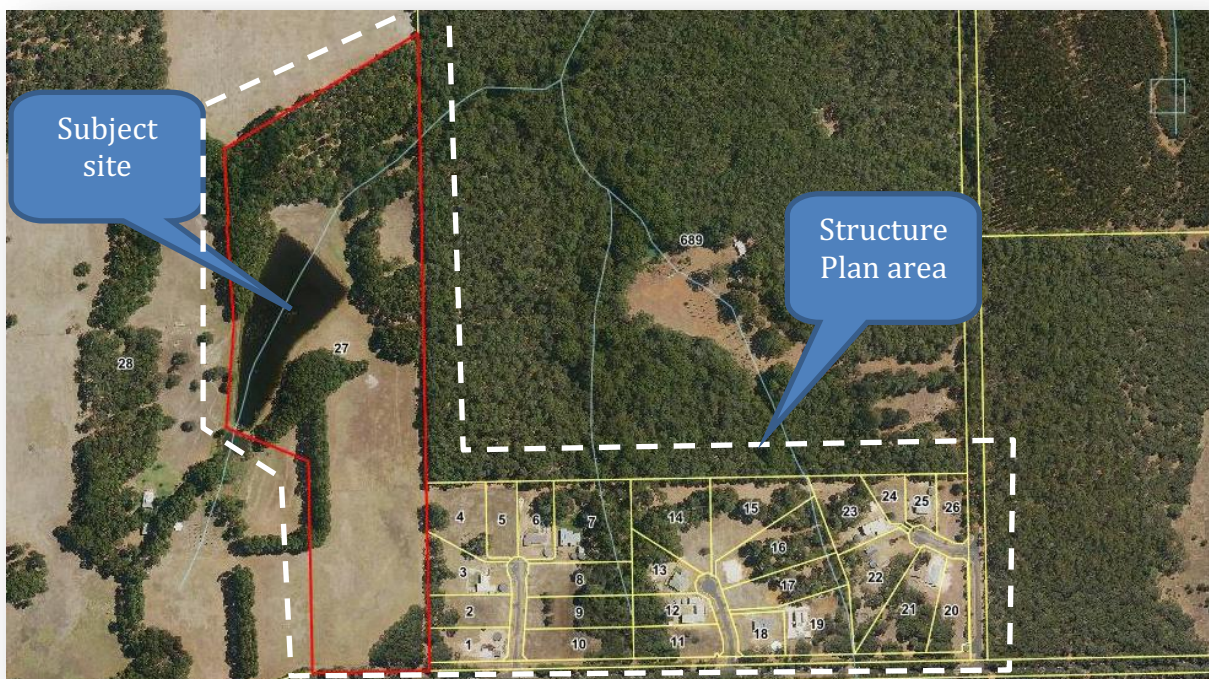
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As evident above, the site immediately adjoins land to the south east that has been the subject of subdivision accommodating a residential enclave. To the north east is a predominately vegetated property whilst to the north, west and south, lots adjoining are identified for primarily agricultural purposes. The property is provided with gazetted road frontage to Redgate Road the extent of the southern boundary alignment from which the site also takes access. There is also an easement over a portion of the site adjoining the eastern boundary parallel and interrelated with residential lots adjoining vested for the purpose of an Emergency Access Way. Emergency Access is also available through the subdivisional EAW in the central east of the site to the east (see the Bushfire Management Plan).

The gradient across the site falls from around 85 AHD in south to approximately 75 AHD to the north east which correlates with the location of a creekline tributary and a large excavated storage dam in the north western parts. The dam is a notable feature on the site. The site also incorporates a small area of native vegetation and plantation trees which include various eucalyptus and pine species. The balance lot area is maintained in a primarily parkland cleared state that is responsive to the historical use of the land for grazing activities. There is currently no structural development on site. The site characteristics are available for review in Figure 2 below.

Figure 2 – Site Characteristics



Source: AMRSC Intramaps

2.2.2 Area and Land Use

As detailed in the preamble of this report, the site is incorporated within a Structure Plan that was prepared primarily to guide subdivision considerations for former Lot 9000 Redgate Road adjoining to the south east, which have now been created. The subject site was identified with an annotation that future tourist development was to accord with the Witchcliffe Village Strategy and subject to preparation of a Future Structure Plan. As such, a minor modification is proposed to the Structure Plan to reference the LDP and indicative subdivision alignment and remove the need for more structure planning.

2.2.3 Legal Description and Ownership

A copy of the Certificate of Title for the site has been sourced and this identifies that the landowners of the site are Plantations International Holdings Pty Ltd, of PO Box 595 Hillarys, WA 6923.

3.0 PLANNING FRAMEWORK

3.1 Deemed Provisions

Essentially forming part of the Scheme are the provisions of the Planning and Development (Local Planning Scheme) Regulations 2015, Schedule 2, Part 4, which reference the preparation of Structure Plans.

Clause 15 of the Regulations indicates when a Structure Plan may be prepared and in this case the Scheme indicates the need for structure planning and the Commission also requires a Structure Plan to be prepared which is generally the case with such planning objectives.

Clause 16 of the Regulations outlines the preparation of Structure Plans and the information to be considered which are embodied within this report. Clause 17 and 18 deal with the processing of a Structure Plan and Clause 19 outlines the consideration of submissions. Following clauses of the Regulations dictate how the Structure plan would be referred to the Commission and decision making of the Commission and relevant processes and the effect of a Structure Plan once adopted. It is noted that the Structure Plan is valid for a period of 10 years and amendment to Structure Plans can be proposed through relevant procedure.

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It is therefore duly noted that the Structure Plan that is relevant to this proposal would be assessed under the relevant provisions of the Regulations 2015. It is also noted the Structure Plan is the relevant plan in this case given that Structure Plans are defined as follows: *'Structure Plan means a plan for the coordination of future subdivision and zoning of an area of land'*. Given there is reference a subdivision is therefore relevant to this case to which this proposal adheres.

3.2 Local Planning Scheme No.1 ('the Scheme')

Under the Scheme the site is zoned 'Future Development' and is also referenced 'SPA 23' by designation on the Scheme map. As such, the subject site is referenced under Schedule 11 – Structure Plan Areas. This zoning and designation requires a Local Development Plan to be prepared prior to any development in accordance with Part 6 of the Deemed Provisions. An existing Structure Plan incorporates the subject site and former Lot 9000 adjoining as referenced under SPA 22 (Scheme Amendment 3 gazetted the 11th January 2013). Currently this Structure Plan references the preparation of a Structure Plan to guide future development at the site. This proposal intends to modify the existing structure plan to align with SPA 23 and correctly reference the requirement to prepare a Local Development Plan for this purpose, and to also reference subdivision opportunity. This will appropriately integrate the modifications as proposed.

At SPA 23 Schedule 11 provides for a description of the land area and that it is identified within the Witchcliffe Village Strategy as a 'Tourism Precinct', with the land use expectation 'Tourism Experience and Development' as such future tourism development will need to accord with the Witchcliffe Village Strategy and be subject to an approved Local Development Plan.

As previously identified the subject site is incorporated under an endorsed Structure Plan (2014) A minor modification to the Structure plan is proposed to annotate the requirement for a Local Development Plan and minor subdivisional boundary change to rationalise the two proposed tourism operations as foreshadowed in strategic planning documents. Development requirements as specified under the LPS No.1 have been reviewed and incorporated in the preparation of the LDP.

3.3 Planning Strategies

3.3.1 Local Planning Strategies ('LPS')

3.3.1.1 Witchcliffe Village Strategy 2012 ('the Strategy')

Clause 6.3.4 Tourist Development

The subject site is referenced under this section of the Strategy as 'Tourist Precinct/Enclave (12ha)'. This identifies that the subject site is located west of the Witchcliffe Village Centre and on an important tourist route between Witchcliffe and Redgate beach. It is noted that the Strategy provides for specific consideration to development that comprises chalets and a guesthouse overlooking the existing dam. The Structure Plan appropriately reference the LDP which has been prepared to accord with the intent of the Strategy as required.

3.3.1.2 Local Planning Strategy ('LPS')

The Shire's Local Planning Strategy (LPS) was finalised in 2011 and provides the long term strategic planning direction for the shire. The LPS identifies the southern half of the property within Visual Management zone 'A' and the rear portion within Visual Management Zone 'B'. All development will have due regard to appropriate siting and design of structures that complement the surrounding landscape and built form. Consideration has also been given to views from Travel Route Corridors (Redgate Road) and adjoining properties. The subject site is also identified over the creekline alignment and dam location as 'Rural Landscape Significance', and as such the strategy reflects that environmental considerations are paramount and focused along this alignment.

The site is further identified as 'DIA W1' under Map 8 of the Strategy, which is a designation which is reflected under the current zoning and endorsed Structure Plan for the site. Future development has due considerations to the objectives as the strategy is directly reflected in the creation of the LDP.

3.3.1.3 Local Tourism Planning Strategy (2016) ('LTPS')

The Strategy recognises that tourism is a key economic driver of the local economy. Key findings include that facilitation of higher end tourism development may serve to increase visitation and consequent investment in tourism infrastructure.

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The strategy identifies that 'chalet' type development as may be considered at the site is a suitable land use in a rural environs. This provides for an interpretation with the rural environs, further that caravan parks and camping grounds (as may also be considered) and these should be suitability located. The minor modification to the Structure Plan reflects the intent of the LTPS.

3.3.2 State Planning Strategies

3.3.2.1 Leeuwin-Naturaliste Ridge Statement of Planning Policy ('LNRSP')

The LNRSP identifies the site as within a Travel Route Corridor with Natural Landscape Significance along the site frontage and balance lot area located within the Rural Landscape Significance under Figure 3 – Landscape Classes Map. As such it is noted that the site includes natural and cultural characteristics that contribute to significant rural landscapes and that it adjoins a primary transport network which allows people opportunities to access and experience adjoining areas. The Policy identifies that development for tourism needs a holistic and integrated planning approach which includes consideration of landscape values. Policies provide for consideration of suitable setbacks and screening and protection of the natural landscape. This detail has been incorporated in the preparation of the LDP as prepared for the site.

3.3.2.2 Sub-Regional Planning Strategy (May 2019) ('SRPS')

The Leeuwin-Naturalise Sub-regional Strategy is an overarching strategic land use planning document to outline the WAPC approach to future planning and development with the Shire of Augusta Margaret River over the next 20 years. The site is identified under Strategy Plan as 'urban', while the general planning issues recognise that tourism is critical to the sub-region's ongoing economic performance. This is further extrapolated under element 13.2 which identifies that the sub-region is the most visited regional destination in Western Australia and that approximately 70 per cent of the South West regions' tourism businesses are located within the sub-region. To support tourism activities in the sub-region it is identified as necessary to protect the environment, and provide for complimentary tourism accommodation options. It is further noted that support of the sub-region as a tourist destination should be supported with a range of accommodation styles. The proposal therefore accords with the objectives and intentions of the Sub-Regional Planning Strategy in providing for consideration of tourism activities at the site.

3.3.2.3 State Planning Policy 3.7 – Planning in Bushfire Prone Areas

This policy applies to all areas identified as ‘Bushfire Prone’ by the Fire and Emergency Services (DFES) Commissioner as highlighted on the map of Bush Fire Prone Areas. A Bushfire Management Plan has been prepared to inform the LDP, prepared concurrent to this proposal, and this is appended to demonstrate that the site is considered suitable for consideration of future tourism development and that it is appropriately sited. Detail in relation to this is provided in a later section of this report.

3.4 Other Approvals or Decisions

As detailed within the context of the proposal, there is an existing Structure Plan which was adopted prior to the introduction of the Deemed Provisions. This proposal will incorporate and supersede the current Structure Plan to provide a consolidated and contemporary outcome that is compliant with processes associated with the Deemed Provisions.

4.0 PRE LODGEMENT CONSULTATION

Prior to the preparation of this proposal, consultation was held with representatives from the local government planning department at the Shire of Augusta Margaret River and the Western Australian Planning Commission in order to secure due process associated in the preparation of this Structure Plan proposal and to provide for an informed and orderly approach. It was confirmed (informally) that the preparation of a Structure Plan modification (minor) for consideration of the potential for subdivision of the land was a logical way to proceed. This also rectifies reference the Local Development Plan as the appropriate mechanism to guide tourist development at the site.

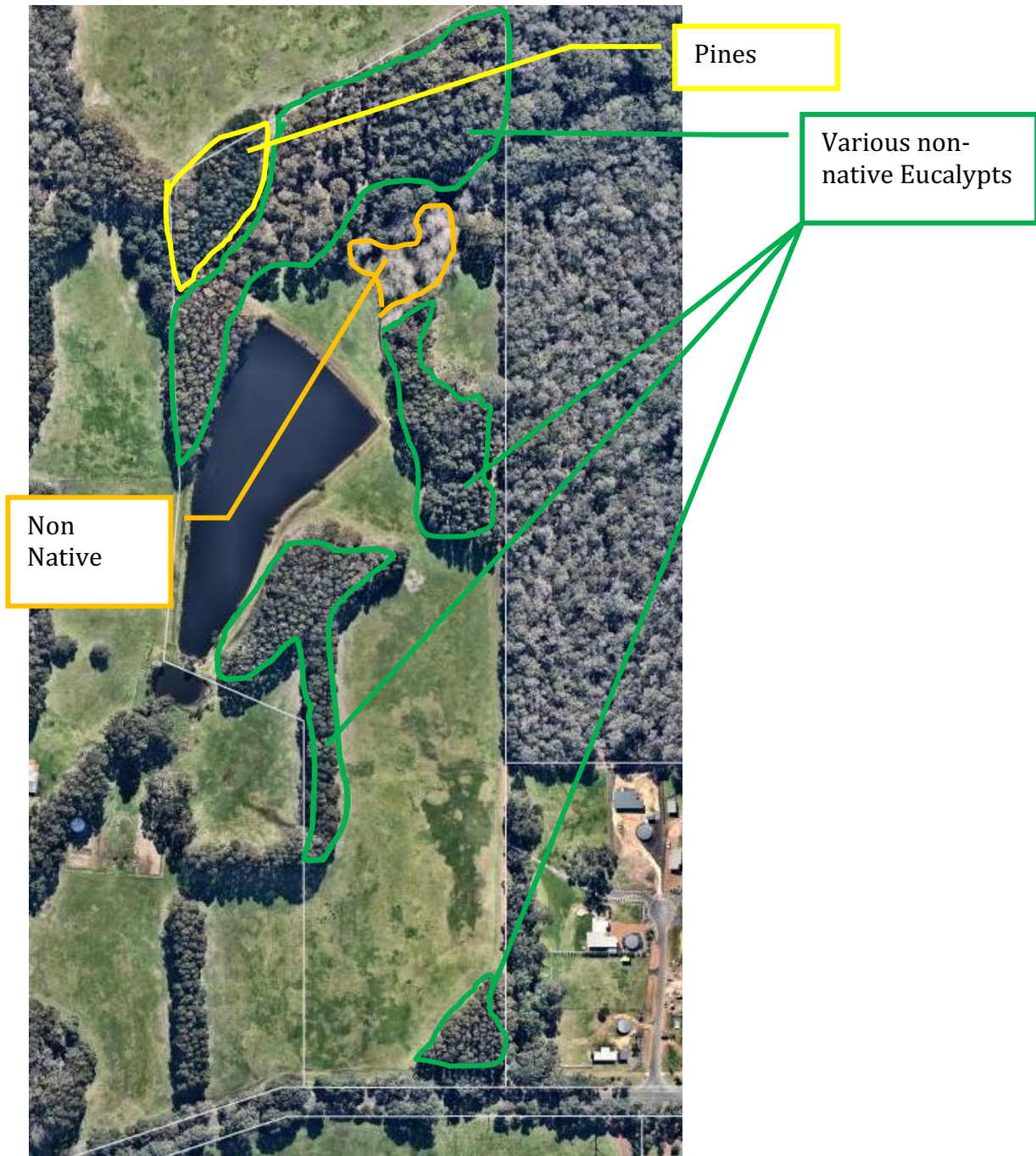
A minor modification to the Structure Plan proposal has now been prepared as has a Local Development Plan as the recommended mechanisms and we anticipate that these will be assessed co-jointly.

5.0 SITE CONDITIONS AND CONSTRAINTS

5.1 Biodiversity and Natural Area Assets

Most vegetation onsite is plantation timber. The limited native vegetation is confined to riparian vegetation along the creek and stand-alone trees. The plantation timber will be modified (thinned out) to reduce fire risk and create a landscaped arena for development. Rehabilitation is also proposed about the creekline and buffer planting is also proposed for screening, amenity and also additional habitat. It is anticipated that any modification to the existing plantation on site may be kept to a minimum and associated with implementation of bushfire mechanisms. See figure 3 below.

Figure 3 – Vegetation



5.2 Landform and Soils

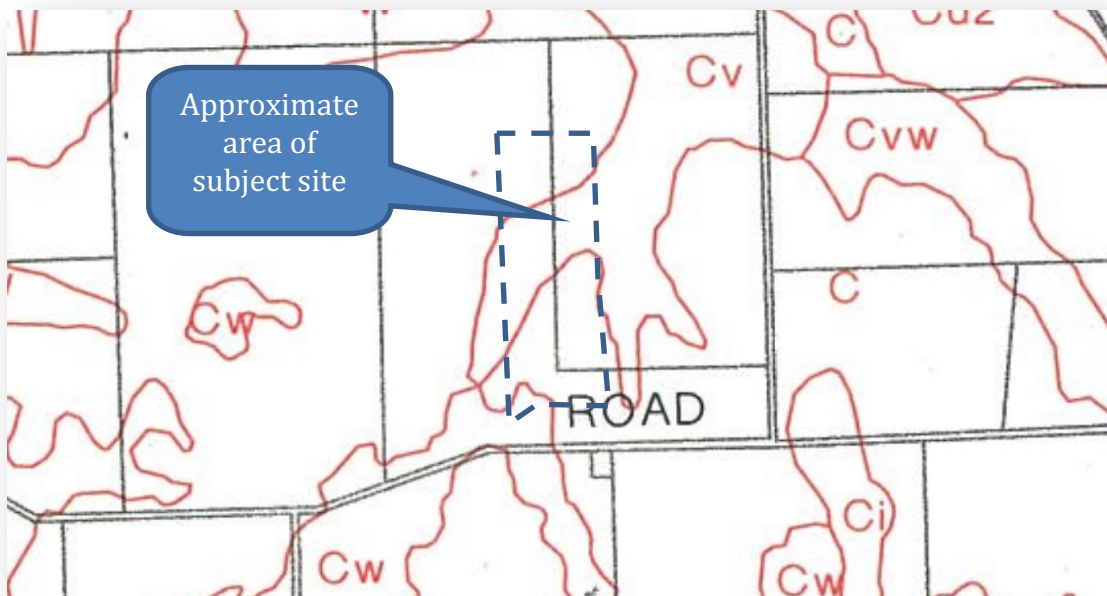
The subject site is extensively cleared in both the southern and central parts with the northern aspect largely characterised by a distribution of remnant vegetation inclusive of remnant plantation trees which is contiguous with vegetation adjoining. The northern parts of the site also incorporates the alignment of a creekline alignment and siting of an excavated dam and riparian area associated with this.

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The Busselton-Margaret River – Augusta Land Capability Study produced by Tille and Lantske of the Department of Agriculture (1990) makes an assessment of the soil capabilities included within the site. An excerpt from the mapping contained within the report is contained in Figure 4 below.

Figure 4 – Land Unit classification



As evident above, the site falls within the 'C', 'Cw' and 'Cv' soil classifications, with the 'C' and 'Cv' classification being the dominant soil units across the site, which given the gradient is likely a mix of Cowaramup Flats and Cowaramup Gentle Slopes with gravelly duplex (Forest Grove) and pale grey mottled (mungite) soils ('C2'). The alignment of the creekline is also characterised by the 'Cv' Cowaramup Vales; Small, narrow V-shaped drainage depressions with gravelly duplex (Forest Grove) soils. The south of the site is identified as "Cw' being wet Flats: Poorly drained flats and slight depressions with pale grey mottled (Mungite) soils. The physical limitations associated with the land units 'Cv' and 'C2' which are the major land units identify moderate limitations for soil absorption and ease of excavation and minor limitations for trafficability, water erosion hazard and slope. Limitations in regard to the 'Cw' land unit are considered affectively addressed by demonstrated functionality of the subdivision in the residential enclave adjoining. A detailed soil capability report has also been produced to inform this proposal and this also justifies the suitability of the land units to cater for the uses proposed. This is detailed in a later section of this report.

5.3 Effluent Assessment

During prior discussions with Shire officers it was determined important to undertake an effluent disposal capability assessment to support the site and structure plan. The assessment was conducted by Eco Wastewater Solutions.

The report and its appendices are included at **Appendix D**.

In summary, the report addresses the site characteristics and takes into account the proposed location of development. The analysis involved site visits to assess ground conditions and included the digging of test pits at locations across the site generally where development is proposed.

The soils and geology of the site were considered recognising that soils are of the Cowaramup upland system and the location of the dam and intermittent creekline were also noted.

The methodology for the assessment of effluent capability involved:

- Digging of test pits to 2 metres in depth;
- Soil profiles observed and documented;
- Soils samples taken to determine phosphorous retention index (PRI);
- Observations of soil properties including structure and coarse fragments;
- Samples taken to the lab with respect to PRI;
- Capped lengths of piping were left in each test hole to check end of winter groundwater levels as well as recording water levels taken at initial pit digging.

The observations in pits were generally sandy loam at the surface with clay beneath at depth. One pit had a shallower level of clay although this was still at a depth of 1300mm.

The depth to groundwater on initial digging in July was only evidenced in test pit number 3 with all other pits showing no evidence of ground water.

Phosphorous Retention Index was between 3.3 and over 500. The majority of pits were over 20 which is considered to be a good level.

It was noted the majority of buildings will be located generally 80 metres from the streamline and as such, effluent disposal systems will be able to be setback at least 100 metres away from the system therefore not creating any issues.

The report concluded that the soils are suitable for onsite wastewater disposal subject to winter groundwater depths. The winter wet assessment has already been completed as an addendum report in late August and this is also included at **Appendix D**.

The recommendations of the wastewater management report provides guidance on the various methods of effluent disposal system to be used. It is advised that a suitably qualified person can assess specific systems and locations at the time of development.

The addendum report indicates that groundwater levels in the 7 test pits resulted in a rise in groundwater depths in pits 1 to 4 with pits 1 to 3 in excess of 1200mm thus indicating suitability for all types of effluent disposal systems. Test pit 4 showed a groundwater level of 650mm and this would therefore indicate an alternative treatment unit system.

The conclusions of the follow up winter wet investigation concluded that the property has groundwater levels that are acceptable for onsite wastewater management and where groundwater levels pose a limiting factor in terms of wastewater management design, suitable methods of wastewater management and land application methods should be applied. Alternatively, land application of effluent could occur at locations with deeper groundwater levels.

The detailed investigations conducted by Eco Wastewater Solutions provides strong evidence that wastewater can be managed on the site and provides important guiding information for future development.

5.4 Bushfire Hazard

A Bushfire Management Plan was completed following a site inspection by Ecosystem System Solutions following a site inspection undertaken in July 2018. This document is available for review at **Appendix E**. The report has determined that the maximum BAL rating for any proposed building, camping or caravan site within the site is BAL 29 as evident in the BAL contour mapping provided in

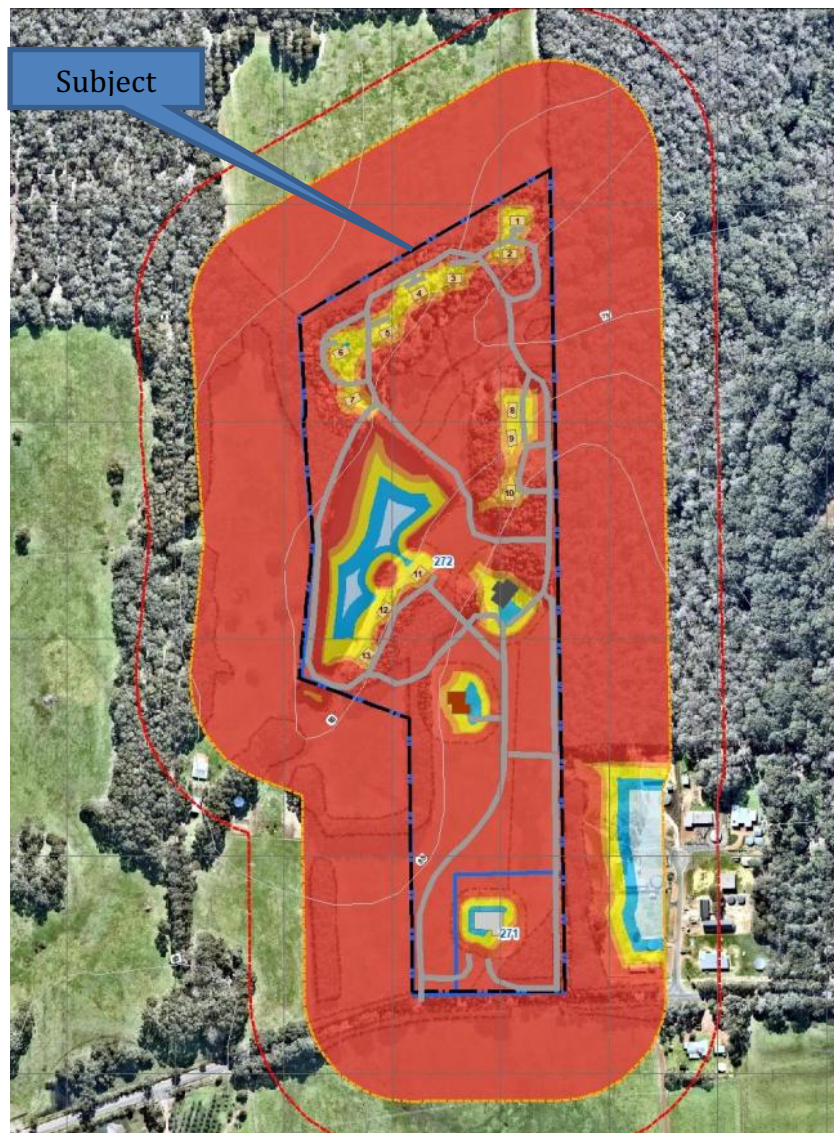
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Figure 5 below. It is noted that the construction requirements of AS 2959-2018 do not apply to temporary structures including tents and caravans.

Figure 5 – Excerpt from BMP – BAL contour mapping

Source: Ecosystem Solutions



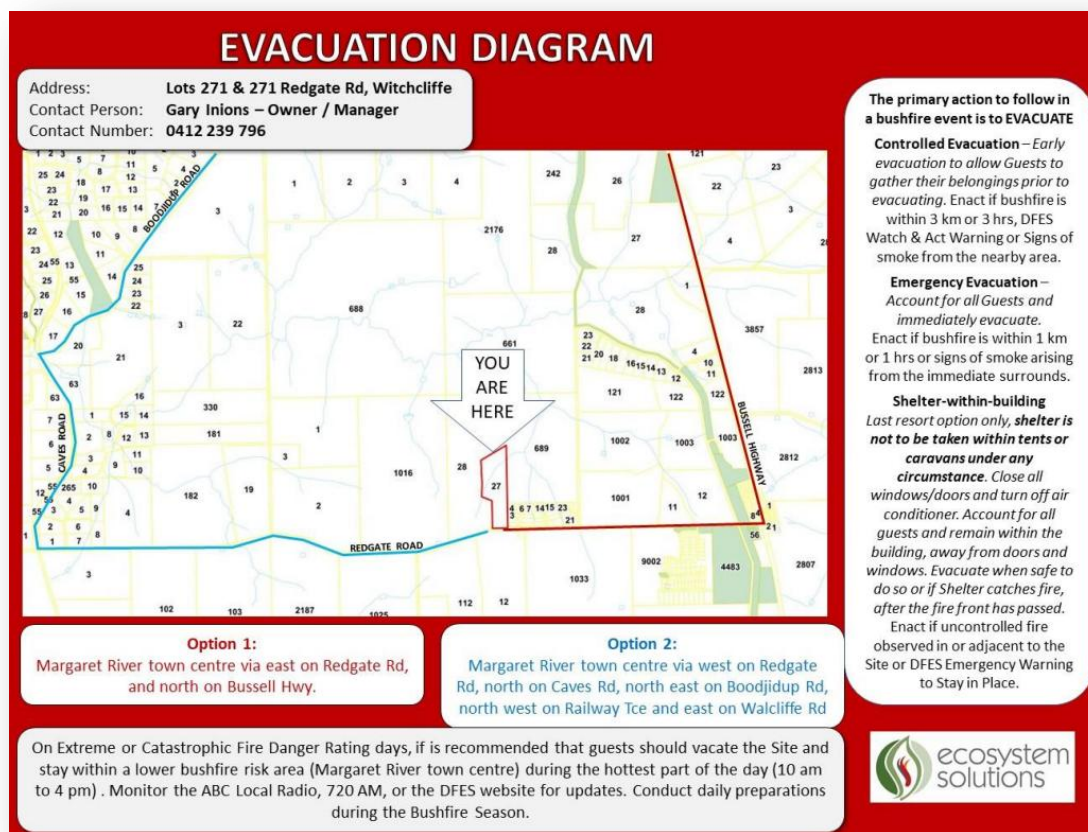
Areas around any proposed building/campsite/caravan site will be managed to Asset Protection Zone standards to ensure sufficient setbacks to achieve a BAL-29 rating, with the overall fire risk to people and property within the site post development considered moderate due to the mixture of managed lands, cleared paddocks, planted timber species and minimal amounts of native vegetation within the site. By complying with the BMP, this risk is considered to be appropriately managed.

5.4.1 Evacuation Plan

The proposal is located in a Bushfire Prone Area under DFES mapping and the nature of the use considered a 'vulnerable land use' under relevant bushfire legislation. As such, an Evacuation Plan has therefore been prepared in cohesion with the Bushfire Management Plan to inform this process. Relevant criteria specifies that in the case of bushfire, early evacuation to a townsite is the best option and shelter within building is a last resort option (within chalet/guesthouse/reception centre built form). The plan also details the responsibilities of the landowner and evacuation procedure. The plan will be displayed in a conspicuous location as is required prior to operation of tourism activities on the site. An excerpt of the Evacuation Plan is provided at Figure 6 below for review.

Figure 6 - Excerpt from BMP – Evacuation Plan

Source: Ecosystem Solutions



5.5 Heritage

There are no registered sites within or in proximity to the subject site.

6.0 CONCLUSION

It is clear from the review of the strategic planning framework that the subject site has been identified as an important tourism site and it is an objective to promote enhancement of such facilities so that the region continues to be promoted more of an end destination for tourists.

In light of the above the Structure Plan has merit and the site affected is suitable for subdivision and to accommodate tourism development such as is proposed.

It is proposed that this Structure Plan will be considered concurrently with the Local Development Plan and based on the above report support for the proposed Structure Plan modification is respectfully requested

TECHNICAL APPENDICES INDEX

Appendix No.	Document Title	Date of Document	Referral/approval agency	Summary of documentation modifications
A	Structure Plan	August 2019		
B	Structure Plan	July 2014		
C	Local Development Plan	August 2019		
D	Effluent Disposal Assessment	August 2019		
E	Bushfire Management Plan	July 2018		