

WESTERN AUSTRALIAN PLANNING COMMISSION

Lots 11 & 12 Redgate Road,
Witchcliffe Structure Plan

January 2021

(Amendment 1 Revised April 2022)



This structure plan is prepared under the provisions of the Shire of Augusta-Margaret River of Local Planning Scheme No. 11

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

30 March 2010

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	Schedule of Modifications – DPLH – Reduction in residential density based upon neighbouring development and lack of reticulated sewer.	Standard	18 May 2022

EXECUTIVE SUMMARY

Purpose

This Structure Plan modification has been prepared for the Shire of Augusta Margaret River ('the Shire') and the Western Australian Planning Commission ('WAPC'). The Structure Plan modification relates to Lots 11 and 12 Redgate Road, Witchcliffe ('the site'). By way of the Schedule of Modifications received from the WAPC the report represents a Structure Plan amendment. The title of the structure plan been updated from Structure Plan – Lot 1 Redgate Road, Witchcliffe to Lots 11 and 12 Redgate Road, Witchcliffe Structure Plan.

The subject site is currently zoned 'Future Development' and falls within Structure Plan Area 11. The site is also the subject of an endorsed Structure Plan (Appendix D) which was approved by the Western Australian Planning Commission on 30th March 2010 and is therefore still valid until 2025. This endorsed Structure Plan indicates development areas in the west within Lot 11 and in the central and south eastern parts of Lot 12 with densities ranging from R15 to R30. A public open space allocation is identified along the creekline system in the central and north western part and a conservation reserve is identified in the northeast with low fuel zones indicated about.

Recently the Shire has advertised a modified Local Planning Strategy which indicates a significant change to the methodology for development of the lots in the western part of Witchcliffe including lot sizes greater than 2000m² serviced by onsite effluent disposal. Pursuant to this Shire officers have indicated a willingness to assess a revised Structure Plan for the land which would essentially reduce the density of development identified for the land to R5 and accord with the new Local Planning Strategy motives based on onsite effluent disposal for lots in excess of 2000m². This is the purpose of this Structure Plan review and the direct intention has been to utilise previous information to demonstrate development areas and submit information to support the 2000m² lot design and onsite servicing as well as bushfire management improvements.

The proposal is therefore a withdrawal of density for identified development in exactly the same location as currently approved consistent with recently supported future strategic direction.

EXECUTIVE SUMMARY TABLE

Item	Data	Structure Plan Ref. (section no.)
Total area covered by the Structure Plan	Approximately 30.5 hectares	
Area of each land use proposed: Residential R5	Lot yield: 49 lots from original 2 lots Minimum lot size 2000m ²	
Estimated number of additional dwellings	47 (4 dwellings already exist)	
Estimated percentage of natural area	Approximately 14 hectares or 46%	



Table of Contents

1.0	PART 1 – IMPLEMENTATION	6
1.1	Structure Plan Area	6
1.2	Operation.....	8
1.3	Staging.....	8
1.4	Subdivision and Development Requirements.....	8
	PART 2 - EXPLANATORY REPORT	0
2.1	Planning Background.....	0
2.1.1	Introduction and Purpose	0
2.2	Land Description	0
2.2.1	Location	0
2.2.3	Legal Description and Ownership	3
2.3.1	Deemed Provisions	4
2.3.2	Local Planning Scheme No.1 ('the Scheme')	5
2.3.3	Planning Strategies	7
2.3.3.1	Local Planning Strategy 2011	7
2.3.3.2	Local Planning Strategy 2020 - 2036	7
2.3.4	State Planning Policies.....	8
2.3.4.1	Leeuwin Naturaliste Ridge Statement of Planning Policy ('LNRSP')	8
2.3.4.2	State Planning Policy 3.7 – Planning in Bushfire Prone Areas.....	9
2.4	Other Approvals and Decisions	9
2.5	Pre-Lodgement Consultation.....	9
2.6	Site Conditions and Constraints.....	9
2.6.1	Biodiversity and Natural Area Assets.....	9
2.6.2	Landform and Soils.....	10
2.6.3	Bushfire Hazard	10
2.6.4	Servicing	11
2.6.4.1	Effluent Disposal Capability.....	13
2.6.5	Heritage	16
2.6.6	Coast and Foreshores	16
2.7	Conclusion.....	16
	PART 3 - TECHNICAL APPENDICES INDEX.....	17

1.0 PART 1 – IMPLEMENTATION

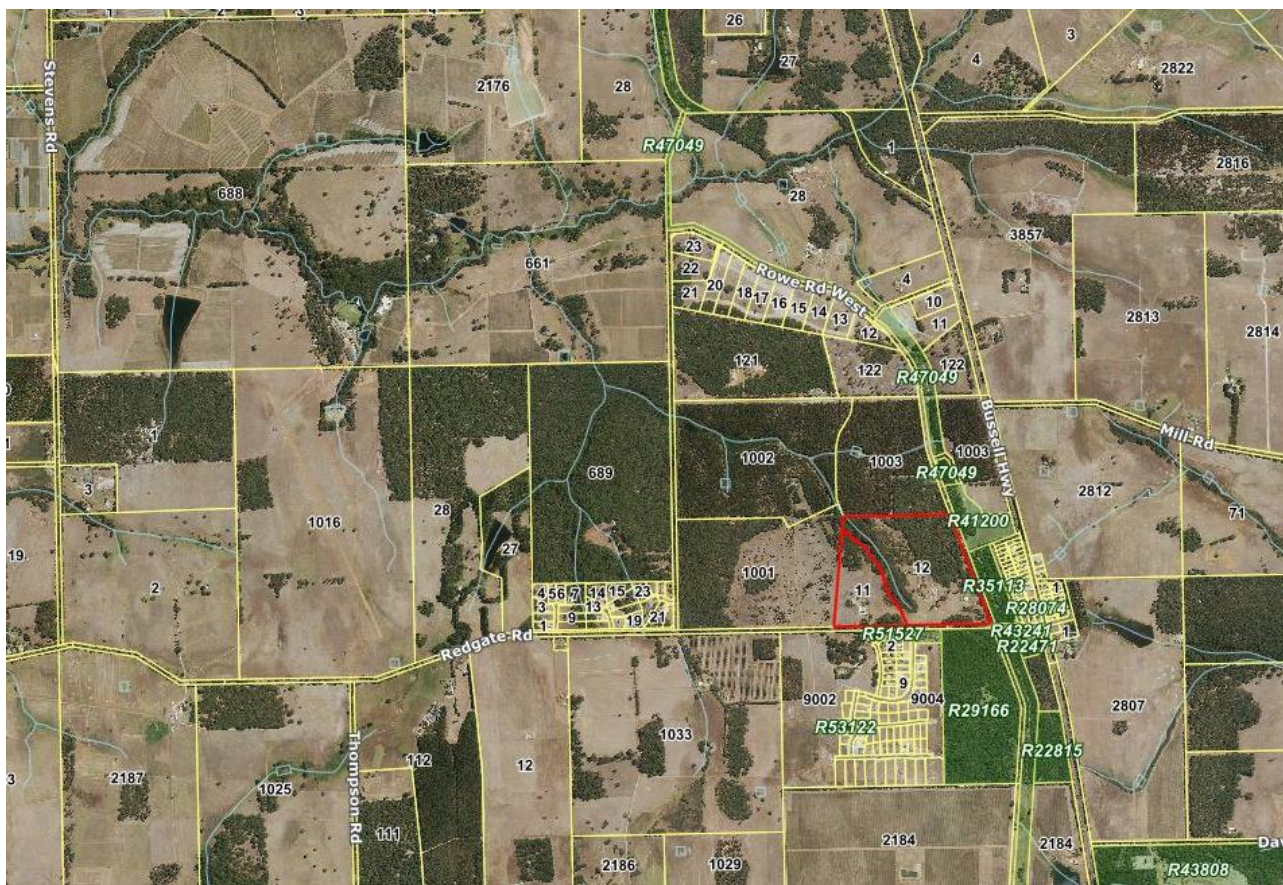
1.1 Structure Plan Area

The area comprises Lots 11 and 12 Redgate Road, Witchcliffe which are the subject of an existing Structure Plan (Appendix D) endorsed by the Western Australian Planning Commission on 30th March, 2010. The site is located immediately to the west of the Witchcliffe town site with extensive frontage to Redgate Road in the south and the Rails to Trails footpath network along the eastern extent. The land to the north and west is also identified and zoned for residential subdivision/development.

The location of the subject site within the locality is evident at Figure 1 below.

Figure 1 – Location of site within the locality

Source: Shire of Augusta – Margaret River



The Structure Plan relates to two existing lots which are already occupied by dwellings and serviced with power and telecommunications. The western lot is Lot 11 and this is approximately 8.6 hectares in area. The eastern Lot 12 is larger being 21.9 hectares in area and accommodates vegetation along the creekline and also a stand of remnant vegetation in the northeast.

The subject land has been identified and zoned for development for a long period of time and it is essentially the cleared or parkland cleared areas that are identified for development with the creekline and vegetated area in the northeast to be protected. The characteristics of the site are evident in Figure 2 below.

Figure 2 - Subject 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

Staging is not applicable to this proposal because individual land owners (Lots 11 and 12) will be able to subdivide independently of each other at their choice and the development areas are relatively small not warranting a staged release of land. It will be uneconomical to stage subdivision of such small areas and construction of subdivision works would make sense under one project management arrangement.

1.4 Subdivision and Development Requirements

As detailed at the preamble to this report, the proposal seeks to amend an existing Structure Plan to essentially reduce the residential density from R15, R25 and R30 to Residential R5 consistent with Local Planning Strategy objectives. The subject site is already zoned Future Development and located within Structure Plan Area 11 and the previously endorsed Structure Plan provisions have been modified to suit the revised Structure Plan (Appendix A) and density arrangement. Key modifications include the fact that density is decreasing, onsite effluent disposal systems will be justified and bushfire planning has improved permeability and other relevant adjustments as applicable.

Specific provisions guiding development of the area are as follows:

Subdivision

1. The subdivision shall be generally in accordance with the endorsed Structure Plan.

Documents to be submitted with subdivision application:

1. Where possible, accommodate a village theme and water sensitive urban design outcomes prescribed for the area.
2. The following items shall be finalised with details to be provided with any future subdivision application.

- a) Foreshore Management Plan
- b) Preparation of a Traffic Impact Assessment.
- c) Landscape Development & Management Plans
- d) Design Guidelines detailing solar passive design, window placement, shading with awnings, verandahs, trees, thermal massing and installation of cross ventilation, passive surveillance and interface to streets/public open space/pedestrian access ways, location of solar panels, building guidelines, rainwater tanks, greywater reuse and fencing.
- e) An Environmental Management Plan for the conservation reserve and to guide subdivision works including clearing protocols to protect habitat or foraging trees of threatened fauna species, and protection measures implemented to ensure protected fauna and flora are not impacted by subdivisional works, except where such works are duly authorised.
- f) An Urban Water Management Plan.
- g) A special road design and landscaping standard, is to be prepared and documents submitted with an application for subdivision approval for local streets and verges within the Structure Plan area based on the Shire of Augusta Margaret River's standards but incorporating variations to road widths, kerbing, shoulders, storm water collection and treatment to retain trees where possible, accommodate a village themes and water sensitive urban design outcomes prescribed for the area.
- h) Additional land capability and BAL assessment may be required for Residential areas abutting Public Open Space.
- i) Where subdivision is undertaken in stages a revised BAL assessment may be required.

Conditions of subdivision:

1. A Revegetation and Landscaping Plan shall be required to the satisfaction of the Shire of Augusta Margaret River as a condition of subdivision which is then to be implemented by the subdivider.
2. A covenant shall be placed on titles of all lots within the Structure Plan area preventing future owners/occupiers from keeping domestic cats.
3. The dual use path network is to be constructed by the subdivider in locations identified on the Structure Plan.
4. Section 70A notifications shall be required on all titles advising of the existence of a Bushfire Management Plan and the need to comply with this.
5. Lots fronting Redgate Road shall be the subject of uniform fencing.

6. Conditions of any subdivision will require preparation of a Dust Management Plan to Council's satisfaction prior to commencement of works on site and implementation of that plan at each and every stage of the development of the site including subdivision works.
7. The Bushfire Management Plan shall be implemented as relevant at subdivision.
8. The community infrastructure and facilities need some implementation plans which shall be implemented at subdivision stage.
9. The developer contribution scheme for the area shall be implemented at subdivision stage.
10. Application of a Section 70A notification advising a reticulated sewerage connection is not available and a secondary treatment system (with or without nutrient retention) is required.
11. Application of a Section 70A notification advising no mains potable water supply.
12. Preparation of a Local Development Plan that addresses:
 - a) Rear setback requirements to Redgate Rd for indicative Lots 33 – 38.
 - b) Orientation and design of future dwellings for lots adjoin Public Open Space and Pedestrian Access Ways.
 - c) Effluent disposal systems setback line to protect watercourse.
 - d) APZs of building envelopes contained within lot boundaries, except where adjacent to an existing road or fire service access route which is cleared and managed as low threat.
 - e) Fencing within the subdivision area.

1.4.1 Land Use Permissibility – Zoning

The subject site is zoned Future Development and is within Structure Plan Area 11 under the Scheme which allows for residential development as depicted on the Structure Plan.

1.4.2 Interpretation and Scheme Relationship

The words and expressions used within this Structure Plan shall have the respective meanings given to them in the Shire of Augusta Margaret River's Local Planning Scheme No.1 (LPS1).

Subdivision within the area will be guided by the Structure Plan as well as relevant provisions of the Scheme except at Clause 4.21.2 shall not apply to the subject site.

Other Requirements

Servicing Considerations

The development will include extension of existing power services with underground connections supplied. Furthermore, telecommunication services will also be extended. Reticulated water and sewerage services are not available. Water supply will be provided by the use of onsite water tanks given the high rainfall area Witchcliffe is located within. Onsite effluent disposal systems can be utilised as demonstrated in the supporting report to this Structure Plan (prepared by GALT) and provisions of the Structure Plan guide implementation of effluent disposal systems at development stage having regard for this report.


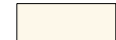









Two strategic water tanks will be provided for specific bushfire services.

The public road network and emergency access way/fire service access rates will also be installed at subdivision stage to service lots and meet Bushfire Management Plan recommendations.



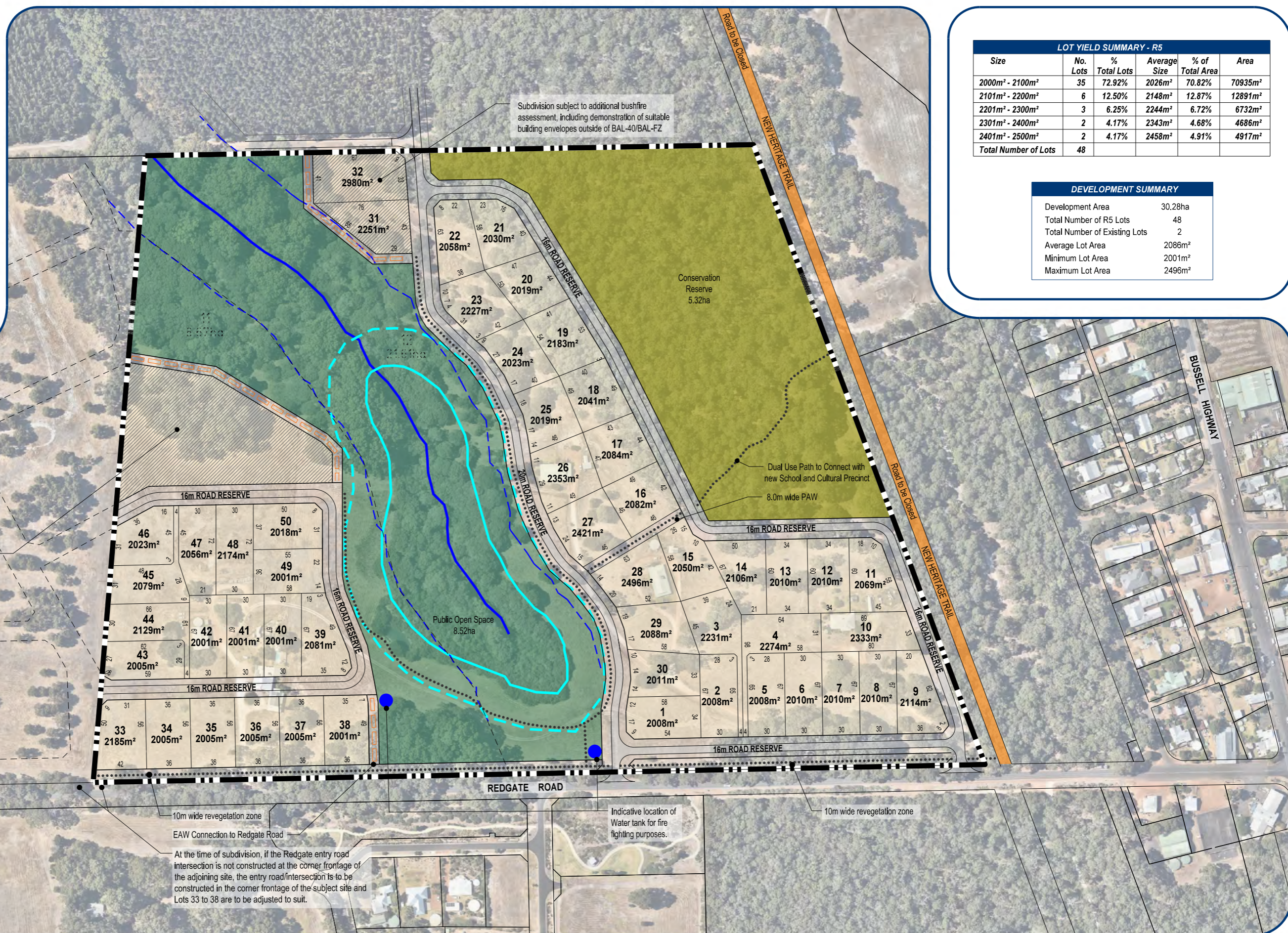
Appendix A - Structure Plan

LEGEND

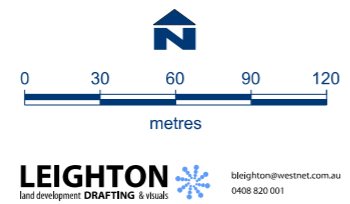
-  Subject Area
-  Zone R5
-  Public Open Space
-  Conservation Area
-  Creekline
-  55m Buffer from Creekline
-  Dual Use Path
-  Wetland ID: 1403
-  Wetland Buffer
-  New Heritage Trail
-  Fire Service Access Route

LOT YIELD SUMMARY - R5					
Size	No. Lots	% Total Lots	Average Size	% of Total Area	Area
2000m ² - 2100m ²	35	72.92%	2026m ²	70.82%	70935m ²
2101m ² - 2200m ²	6	12.50%	2148m ²	12.87%	12891m ²
2201m ² - 2300m ²	3	6.25%	2244m ²	6.72%	6732m ²
2301m ² - 2400m ²	2	4.17%	2343m ²	4.68%	4686m ²
2401m ² - 2500m ²	2	4.17%	2458m ²	4.91%	4917m ²
Total Number of Lots	48				

DEVELOPMENT SUMMARY	
Development Area	30.28ha
Total Number of R5 Lots	48
Total Number of Existing Lots	2
Average Lot Area	2086m ²
Minimum Lot Area	2001m ²
Maximum Lot Area	2496m ²



NOTES:
 This concept has been prepared for the purpose of meeting client specifications. The drawing does not constitute an invitation, agreement or contract (or any part thereof) of any kind whatsoever.
 Although care has been taken on the compilation of this document by Halsall & Associates, all parties associated with the proposed property development disclaim any responsibility for any errors or omissions. The right is reserved to change the plan at any time.
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 All areas and dimensions shown on this drawing are subject to final survey.
 Air Photo (Nearmaps) 10/1/2020



Title: **STRUCTURE PLAN**
LOT 11 & 12 REDGATE ROAD, WITCHCLIFFE
 Date: **April 2022**
 Scale: **1:3,000@A3**
 Revision No: **D**

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Rural & Urban Subdivisions
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PART 2 - EXPLANATORY REPORT

2.1 Planning Background

2.1.1 Introduction and Purpose

Halsall & Associates have been engaged by the owners of Lots 11 and 12 Redgate Road, Witchcliffe to prepare this amendment to the Structure Plan for the subject land which was originally endorsed in March 2010. The Shire has recently modified its strategic planning for Witchcliffe particularly west of Bussell Highway identifying that lots should be over 2000m² in area and serviced on site with water and effluent disposal. Detailed research has been undertaken to confirm how this could occur and this document justifies the variation to the existing Structure Plan such that larger lot sizes can be achieved consistent with the strategic objectives of the Shire.

The intention is that lots will be essentially developed at the Residential R5 density and would be assessed in accordance with the Residential Design Codes accordingly. Other guidance is provided with respect to the specific provisions applicable to the land but already embodied within the Structure Plan that are considered relevant to the development at the lower density.

The existing provisions of the Scheme are flexible enough to allow the Structure Plan to be endorsed in the fashion that it is now proposed and the capability of the land is demonstrated for this purpose both through the detailed assessment by GALT of the soil and groundwater conditions and also the Bushfire Management Plan which is a contemporary review and has informed improved access arrangements.

Prior to preparation of this proposal there was liaison with Shire officers and a review of the modified Local Planning Strategy objectives.

2.2 Land Description

2.2.1 Location

Lots 11 and 12 Redgate Road, Witchcliffe (the subject site) is located immediately west of the existing township of Witchcliffe on the north side of Redgate Road. The site has extensive frontage to Redgate Road along the

south boundary and also a formed track (ex rail reserve) along the eastern boundary which is used as a Rails to Trails pathway system connecting to Margaret River and further afield in the north.

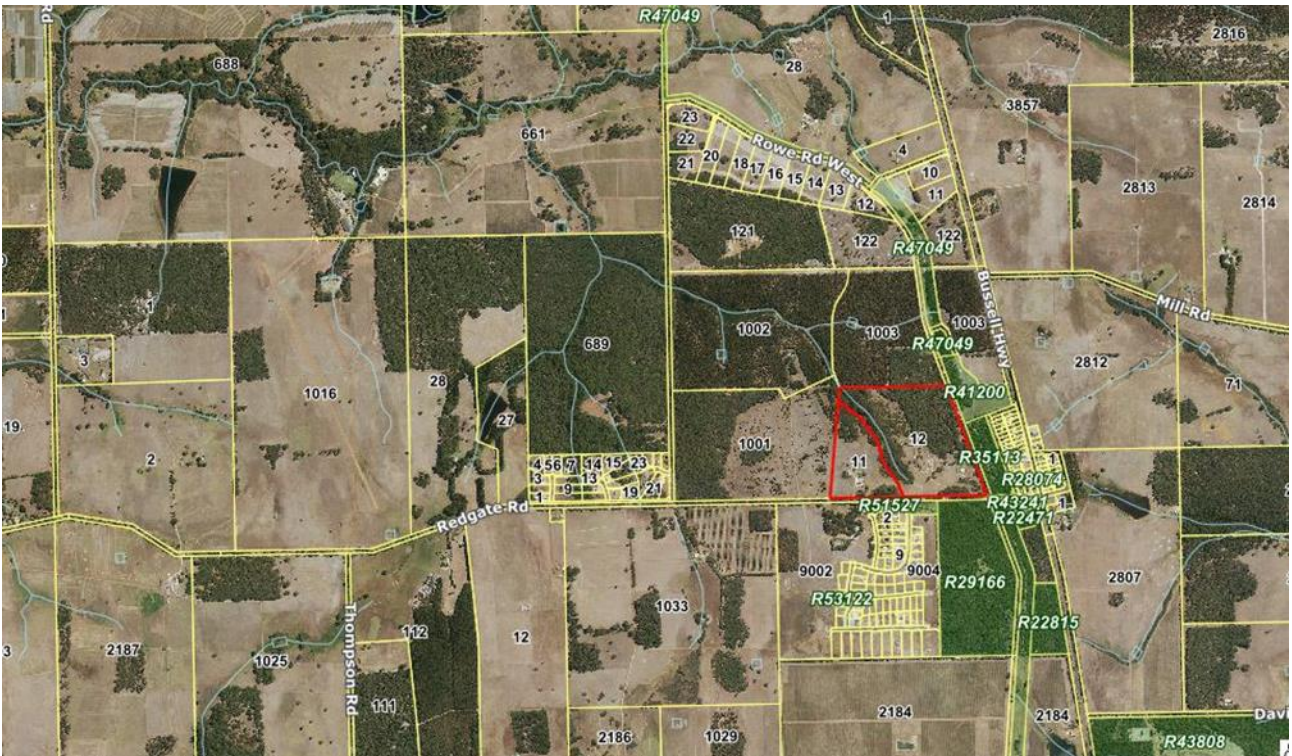
The land to the north and west is identified for residential development and is already zoned and the subject of an endorsed Structure Plan. Land immediately to the south is also identified for residential development and has been the subject of such development at the Residential R5 density and other densities consistent with an endorsed Structure Plan. The proposed Structure Plan for the subject site is therefore generally consistent with the objectives for the land to the south.

Land to the southeast of the subject site forms a vegetated reserve associated with the Rails to Trails system.

The subject site contains vegetated areas along a creekline which runs from south to northwest through the property and also there is a notable stand of vegetation in the northeast which has been identified for a conservation reserve. Other vegetation on the site is generally parkland cleared but there are notable areas of paddock and previously grazed areas which have been identified principally for the development of residential lots. The location of the subject site within the locality is evident in Figure 1 below.

Figure 1 – Location of site within the locality

Source: Shire of Augusta – Margaret River



2.2.2 Area and Land Use

The Structure Plan relates to two lots which total in area of 30.5 hectares. The specific site is evident at Figure 2 below.

Figure 2 – Subject Site

Source: Shire of Augusta-Margaret River



As can be viewed at Figure 2 above the subject area is predominantly vegetated along the creek and in the northeast with cleared and parkland cleared areas in the west and central east and southeast. The vegetation along the creekline includes a mixture of species including Jarrah, Marri, Karri and Peppermint. The north eastern portion of the vegetation is primarily Jarrah and Marri with typical understory. Detailed studies with respect to this vegetation were previously presented for the original Structure Plan adoption and the modification to the Structure Plan does not intend to have any adjustment to areas to be protected and therefore no further comment is provided with respect to floristic and fauna aspects of the site as these have been previously determined and development areas already set.

The western lot contains an existing dwelling and shed with associated swimming pool and the eastern lot accommodates three dwellings which may be able to be retained within the subdivision format.

The subject lots are serviced with power and telecommunications however Witchcliffe does not have the benefit of connection of sewer and water services and this is due to a clear objective to pursue the town site as an onsite means of water supply and effluent disposal as a sustainable approach. As such, onsite water tanks and effluent disposal systems will support dwellings within the Structure Plan area. The minimum lot size of 2000m² is therefore proposed which is consistent with a typical approach for onsite servicing in a town site such as Witchcliffe. It is noted the Shire of Augusta Margaret River in its strategic long term planning has identified the land to be developed in this fashion with minimum 2000m² lots and it is therefore expected that this objective will be well received particularly given the study produced by GALT which demonstrates capability of the lots for onsite effluent disposal. Witchcliffe also falls within a high rainfall area which is beneficial for catchment of rainwater and this has been the sustained approach for all lots within the existing town site for many decades.

The soil conditions can support onsite effluent disposal and this is documented in a later section of this report.

2.2.3 Legal Description and Ownership

The legal description of lots affected by this Structure Plan are Lots 11 and 12 Redgate Road, Witchcliffe. These lots are individually owned by the Bruce family and most of the family reside on the property. The proposed subdivision of each lot is explained as followed:

Lot 11 Redgate Road, Witchcliffe

Lot 11 is proposed to be developed with a total of 22 residential lots at the R5 density ranging in size from 2006m² up to 2275m² in area. These lots will be accessed via a loop road system which will be around the periphery of all lots, with a direct access point in the southwest corner of the site generally consistent with the previously endorsed Structure Plan. Such that there is an emergency opportunity and an alternative for bushfire, an emergency access way connection and gate is also provided in the southeast corner of the subdivisional area. The balance of the land in the northern and eastern parts will be identified as public open space and accommodate a fire fighting tank adjacent to the public road network for access to fire vehicles.

Lot 12 Redgate Road, Witchcliffe

Lot 12 will be developed with 32 residential lots at the R5 density ranging in size from 2014m² up to 3059m². Again a loop road system is proposed generally reflecting the previous Structure Plan configuration however again to address bushfire requirements two road connections are provided, one in the southeast corner and the other in the southwest. Two lots in the northwest of the site will be surrounded by a fire service access route and access from the same public road network. Three existing dwelling units on the site will be accommodated within the proposed lots if possible as demonstrated on Lots 10, 14 and 16.

The conservation reserve as identified on the existing Structure Plan is still indicated with 5.32 hectares to be set aside for this purpose in the northeast with a pathway connection to the Rails to Trails indicated. The western part of the site accommodating the creekline system will also be identified for public open space and a fire fighting tank will also be identified adjacent to the road network in the west to meet fire requirements.

2.3 Planning Framework

2.3.1 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 Deemed Provisions 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 Deemed Provisions 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. The 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 the Structure Plan is valid for a period of 10 years and amendments to Structure Plans can be proposed through relevant procedure.

It is therefore noted that the Structure Plan relevant to this proposal would be assessed under the relevant provisions of the Regulations 2015. It is also recognised the Structure Plan is the relevant plan in this case given that Structure Plans are defined as follows: “*Structure Plans means a plan for the coordination of future*

subdivision and zoning of an area of land". The Structure Plan references subdivision and is therefore relevant to this case.

The amended Structure Plan forming this proposal is included at Appendix A and includes relevant information including:

- The distribution of lots;
- Identification of vegetation to be protected via public open space or conservation reserve;
- Plan notations to inform interpretation of the Structure Plan;
- Proposed road networks;
- The residential density of R5 as applicable to lots.

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

The subject site is zoned 'Future Development' under the Local Planning Scheme No.1 and is within Structure Plan Area No.11 and denoted on the Scheme map. Schedule 11 of the Scheme outlines the relevant provisions applicable to Structure Plan areas and with respect to the subject site the provisions as applicable are included below.

Table 1 – Excerpt of provisions from Schedule 11 - Local Planning Scheme No.1 - Structure Plan Area 11

Area No. (SPA)	Description of Land Area	Land Use Expectation	Matters to be Addressed in Structure Plans (in addition to Part 4 of the Deemed Provisions)	Associated Provisions
11	Loc 2183 and Lot 2 and Lot 1 Redgate Road Witchcliffe	Orderly and proper expansion of the Witchcliffe Townsite to be generally in accordance with the Witchcliffe Village Strategy	<p>The following issues are to be investigated and methods of resolution/implementation are to be addressed by the structure plan:</p> <ul style="list-style-type: none"> • Provision of upgraded services to existing dwellings within the Witchcliffe Village; • Provision of electricity via sustainable sources; • Provision of an alternative and sustainable waste water recycling scheme provided by the developer and implemented to the satisfaction of the local authority; • Provision of rainwater tanks or other mechanisms to catch and use rainwater; • Drainage based on water sensitive design principles; • Provision of affordable housing; • Preparation of design guidelines to ensure a sustainable form of housing including solar passive design and orientation; • Solar passive lot orientation; • Reuse of greywater. 	<p>Unless all relevant Government authorities including the Local Government Authority approve the alternative servicing arrangements, all lots and development shall be connected to a conventional reticulated water and sewerage system.</p> <p>The Structure Plan is to be accompanied by the following studies:</p> <ul style="list-style-type: none"> • Environmental Assessment; • Environmental Corridor/Stream Zone Management Plan; • Public Open Space and Landscaping Plan • Traffic Management Plan; • Fire Management Plan including appropriate setbacks from native vegetation recognising the objective to minimise clearing of quality vegetation; • An ethnological survey conducted by a qualified consultant and • A Community Infrastructure and Facilities Needs Plan, including the proposed primary school site and the investigation of developer contributions to implement the plan where necessary. • The Structure Plan may identify areas which require the preparation and endorsement of a further detailed structure plan and associated studies prior to any subdivision or development occurring on those identified areas. These identified areas will require sufficient planning detail on the proposed Structure Plan to guide future detailed structure planning to the satisfaction of the Local Government and the Western Australian Planning Commission and to ensure co-ordinated urban design environmental protection, landuse and development over the entire Structure Plan area. • Where there is a dispute between the local government and the proponent as to the level of detail required to meet the above requirements, the Department of Planning will act as arbitrator.

As outlined above, the Structure Plan area is identified for the orderly and proper expansion of the Witchcliffe town site to be generally in accordance with the Witchcliffe Village Strategy. Matters that need to be addressed include provision of upgraded services, electricity with sustainable sources, provision of alternative sustainable wastewater recycling scheme, provision of rainwater tank, drainage based on water sensitive principles, provision of affordable housing, preparation of design guidelines, solar passive lot orientation and reuse of grey water.

It is also noted that associated provisions include the need for an environmental assessment, environmental corridor streams and management plan, public open space and landscape plan, traffic management plan, Bushfire Management Plan, ethnographic survey, community infrastructure facilities needs plan and possible other information.

The site is already subject to an approved Structure Plan (Appendix D). This clearly indicates the location for development has previously been the subject of detailed assessment in accordance with the above provisions of the Scheme. Provisions were applied to the Structure Plan to generally address the matters to be addressed in a Structure Plan and associated provisions. This amended Structure Plan likewise responds to these provisions and could be considered consistent with the Scheme provisions as included at Schedule 11.

As stated previously, the Structure Plan will effectively guide future subdivision and development however other provisions as applicable within the Scheme will also be of guidance for development as would be applied within the Residential R5 Density Code except that Clause 4.21.2 is not to be applied in the interests of allowing more flexibility for the establishment of water tanks, outbuildings and achieving solar orientation.

2.3.3 Planning Strategies

2.3.3.1 Local Planning Strategy 2011

The 2011 Local Planning Strategy identifies the site as falling within FDAW1 area on the relevant mapping and this a Future Development Area. This includes all the subject site which is recognised to have been rezoned and be the subject of an associated Structure Plan. The Local Planning Strategy requires all subdivision and development to be generally in accordance with the approved Structure Plan or any alternative Structure Plan for the subject land which has been endorsed by the Local Government and the WAPC.

The Local Planning Strategy is a strong reflection of the Witchcliffe Village Strategy and the endorsed Structure Plan that currently exists for the land and is also a clear indication that development is acceptable under the Local Planning Strategy and the Witchcliffe Village Strategy.

2.3.3.2 Local Planning Strategy 2020 - 2036

Under the Draft Local Planning Strategy 2020-2036 the subject site falls within the current urban growth area identified as W1. The strategy states that Witchcliffe was originally predicated on reticulated servicing of the town with urban growth areas identified capable for providing over 1000 lots. An opportunity to connect Witchcliffe to the Margaret River wastewater treatment plant via an extension of the existing pipeline was thoroughly explored via the Witchcliffe Village Strategy Review. Whilst this was considered technically possible, the option would require substantial prefunding by State Government which could be recouped

through developer contributions over time. The Shire was unable to secure the necessary funding at the time of writing of the Strategy which effectively prevents the future growth of Witchcliffe.

Additional consideration was given to the fact that Water Corporation's interest in servicing the town is reliant on a critical mass of connections being available and therefore requires connection to lots both east and west of Bussell Highway. The Eco Village on the east side of Bussell Highway was essentially approved for an onsite system which would therefore preclude reticulated servicing altogether.

For the above reasons the new Local Planning Strategy provides for a change to Structure Plans west of the highway which would allow the creation of larger lots and hence sewerage services to be provided by way of onsite means. This is according to the Shire's draft changes to the Witchcliffe Village Strategy which have been the subject of consultation period and will enable the review process to be concluded.

Specific to W1 which is the precinct within which the site is identified, it is noted the proposed land use is Residential between the R2.5 and R30 and Structure Plan modification is required to allow lower density lots and structure planning to take into account contemporary bushfire policy and watercourse protection.

Pursuant to the above, this revised Structure Plan is proposed and is in concert with a contemporary thought with respect to servicing of Witchcliffe. The protection of the creekline is maintained as indicated on the Structure Plan and lower densities at the R5 density are proposed which is the lower end of density that would be considered suitable with onsite effluent disposal in this context. To address the contemporary bushfire policy an updated Bushfire Management Plan has been prepared for the site and to inform the Structure Plan and improved access way connections have been included. There is also a peripheral fire access arrangement identified within the plan and all development areas are consistent with the previously endorsed Structure Plan for the land. This proposal is therefore an appropriate response to the new direction of the planning framework that has been identified for Witchcliffe and this has provided impetus for this proposal.

2.3.4 State Planning Policies

2.3.4.1 Leeuwin Naturaliste Ridge Statement of Planning Policy ('LNRSP')

The subject site is identified under the LNRSP as being within the context of consideration for accommodation of population expansion as part of an identified village which has been expanded to potentially up to 3,000

persons. The adoption of the Witchcliffe Village Strategy and Local Planning Strategy including the latest release is an extension of the identification under the LNRSP which therefore clearly identifies the land as suitable for a development. This is reflected in the current zoning and endorsed Structure Plan which is to be modified by this proposal.

2.3.4.2 State Planning Policy 3.7 – Planning in Bushfire Prone Areas

This policy applies to all areas identified as bushfire prone by the Department of Fire and Emergency Services DFES Commissioner as highlighted on the map of bushfire prone areas.

The subject areas identified as bushfire prone in the Bushfire Management Plan has been prepared to support the proposal. The details of this are included at Appendix C and is examined in a later section 2.6.5 of this report. Bushfire management mechanisms will be implemented at subdivision stage.

2.4 Other Approvals and Decisions

Other approvals and decisions relevant to the Structure Plan area will essentially be planning/building approvals for dwellings and their associated effluent disposal systems and water supplies. These will be generally dealt with at development application stage.

2.5 Pre-Lodgement Consultation

Prior to preparation of the proposal consideration of the Draft Local Planning Strategy was undertaken and discussions with Shire officers indicated that consideration of the modified Structure Plan would be given.

2.6 Site Conditions and Constraints

2.6.1 Biodiversity and Natural Area Assets

From a review of the aerial photographs of the area and the Structure Plan it should be noted there is notable vegetation on the creekline system as well as in the northeast of the site. Previous Structure Plan considerations gave detailed attention to the nature of this vegetation and allocated it for protection in the two different formats being public open space and conservation reserve. Given a detailed analysis of the

conservation status of vegetation within the site has already been given through this previous process a total review of this is not given for the purposes of this Structure Plan review. The review of the Structure Plan is to essentially apportion a different density of development within existing development areas and to allocate a slightly different arrangement of road network (marginal changes) simply to improve permeability about the site and better connection to Redgate Road in the interests of bushfire management and access. The proposal therefore serves to not impact biodiversity or natural area assets beyond what has already been identified which would primarily be parkland cleared vegetation but most development is within cleared areas.

2.6.2 Landform and Soils

'Landform Research' previously undertook a study of the land which was utilised to demonstrate the identification of the land for development originally. This indicated the site is dominated by a valley system providing drainage to a creekline located centrally and flowing north westward.

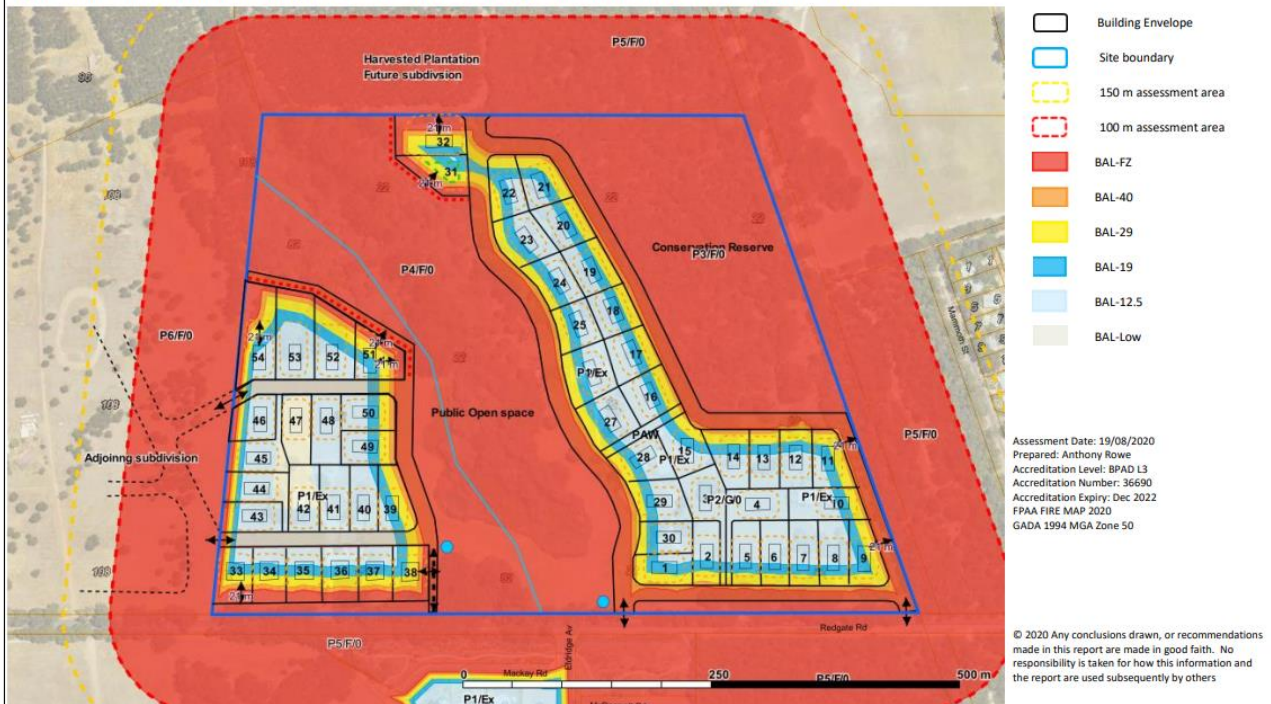
Soils range from duri crust/gravel and gravel in the central and eastern parts with gravelly loam over clay in the central north and loam over clay west of the stream on the valley floor. Some sandy loam over clay exists in the central eastern parts. All soils are loam containing clay or soils with high proportion of sesquioxides providing that the soils have a high capacity for the absorption of phosphates. Further significant detail is also provided in the report by GALT at Appendix B.

2.6.3 Bushfire Hazard

A Bushfire Management Plan has been prepared to support the proposed alterations to the Structure Plan for this land and this can be viewed at Appendix C. Figure 3 below provides the BAL contour plan for the site and this indicates that all the lots have development area suitable for BAL29 or better. The majority of lots provide a BAL12.5 arrangement for future development.

Figure 3 - BAL Contour Map

Figure 5: BAL Contour (Post Development) - Lot 11 and 12 Redgate Road Witchcliffe - BAL Contour Plan



The Bushfire Management Plan document demonstrates compliance with the relevant SPP3.7 and indicates that all elements of relevant policy are compliant with acceptable solutions. This includes the location, Asset Protection Zones, two access route provisions and the fact that cul-de-sacs and battleaxes are avoided. One emergency access way is provided to Redgate Road and a fire service access route to protect Lots 31 and 32 is also indicated. In recognition that the site is not the subject of reticulated water, two firefighting tanks are provided which is therefore at the ratio of 1 tank per 25 lots.

The Bushfire Management Plan adequately demonstrates that the proposed Structure Plan modification is consistent with contemporary bushfire policy.

2.6.4 Servicing

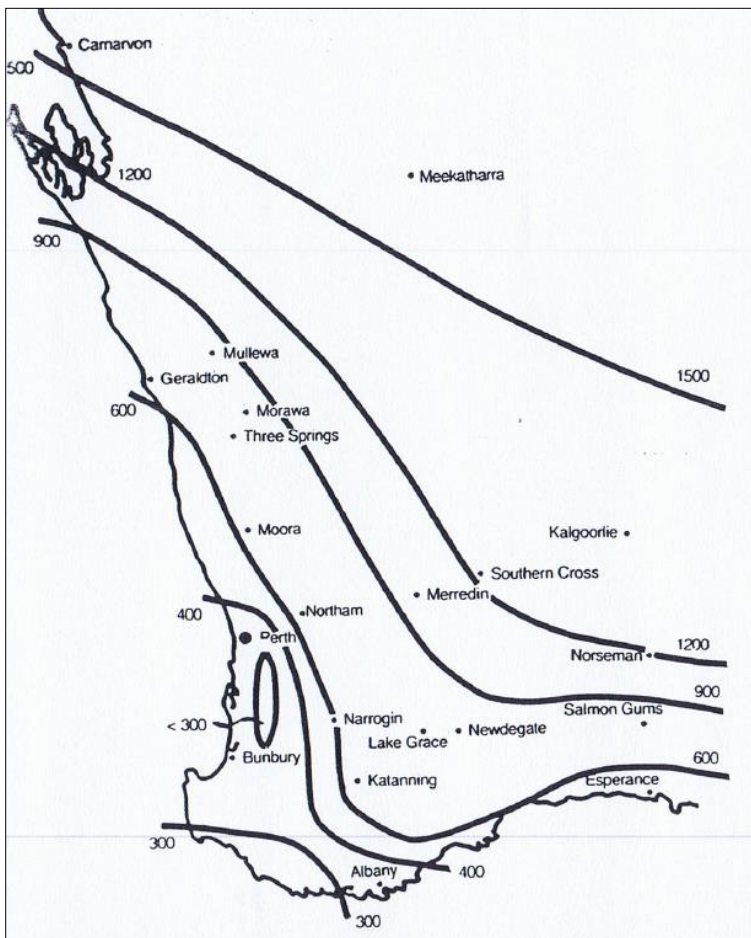
The subject area is currently serviced with overhead power supply from the road networks and underground connections can be extended to new lots with pillars at appropriate locations at subdivision stage. Likewise, telecommunication facilities can also be extended probably in common trenching.

As previously discussed, water supply is to be provided to each dwelling as is currently the case by installation of a water tank. It is noted under Clause 4.22.6(f) of the Scheme it provides guidance for dwellings without reticulated water. This indicates that a minimum capacity of 135,000 litres is required with a roof catchment area of no less than 200m² inclusive of any outbuildings connected to the domestic water storage tank. Although this provision is application to Rural Residential it demonstrates a typical suitable tank standard. A provision of the Structure Plan requires dwellings to be provided with such a tank.

In addition to the above, an analysis of advice from the Western Australian Department of Agriculture has also been undertaken.

Farm Note 84/90 advises that typical house water needs are determined following a detailed survey and this showed that the average daily in-house water use was 150 litres per person per day. Average daily use during February was also 20% more than in August. For water supply design purposes a water demand can be assumed to be within the range of 110 to 180 litres per person per day. The study also indicated the water use per person as the number of people in the household increased. The information indicates that in order to provide 600 litres per day for the Margaret River area approximately 300m² of roof catchment is required to supply 90,000 litres of water tank volume in order to achieve 98% reliability. Given the Scheme generally indicates 135,000 litres from a 200m² catchment this must have been determined as acceptable. Diagrams from farm note 84/90 illustrating tank sizes are roof catchment is provided at Figure 4 below.

Figure 4 - Water tank supply information



Indicates roof catchment required to support 90,000 litre tank and household requirements

Source: Farmnote No. 84/90 WADA: Source: AgWA

The above information and that contained within the Scheme demonstrates that on site water supply can be sufficient in such situations. It is also noted that the Scheme considered provisions of additional water tank volume for firefighting purposes.

2.6.4.1 Effluent Disposal Capability

In relation to effluent disposal it should be noted that a Water Corporation sewerage system is not available and the Shire's Local Planning Strategy promotes larger lots with onsite capability to be demonstrated. To satisfy this requirement and confirm suitability whilst a 1998 report to support the original Structure Plan

indicated general capability, a very detailed assessment has been undertaken by GALT. This is included at Appendix B.

Given the Local Planning Strategy objectives for Withcliffe have changed and onsite effluent disposal capability is necessary to be demonstrated to facilitate larger lots as per the proposed Structure Plan, the services of GALT Geotechnics were obtained and detailed investigations of the site with respect to this occurred in October 2020. It was considered the optimum time to assess the ground conditions given this was the end of the winter wet period and therefore ground water conditions would likely be at their highest. This would give a worst case scenario situation through the analysis.

The GALT report took into account previous investigations that occurred on the site that justified the original Structure Plan for the land. This included a report prepared by 'Landform Research' in 1998. It was noted this report indicated there was capability for onsite effluent disposal.

GHD also undertook some groundwater monitoring assessment at nearby landfill sites in September 2007 and this was noted. Groundwater monitoring also occurred onsite.

The site and soil assessment undertaken by GALT included a walkover survey of the site including:

- Photographs;
- Drilling of machine auger holes at 12 locations disbursed across the development area at a depth of 1.4 metres and 2 metres;
- Infiltration testing using constant permeametre tests at 11 locations adjacent to each bore hole extending to depths between 0.8 metres and 1.0 metre;
- Falling head infiltration test using inverse auger hole technique at 1 location and testing with a dynamic cone penetrometer adjacent to each test pit extending to depths between 0.6 metres and 1.0 metre.
- A geotechnical engineer and engineer associate from GALT conducted the walkover survey drilling permeability and penetrometer testing.

The constant head infiltration test results indicated gravelly sand or sandy silt over clay and sandy gravel generally and soil types were identified.

With respect to groundwater it was noted that GHD undertook groundwater monitoring on site and groundwater levels were noted at February 2020 and early and mid-October 2020.

With respect to acid sulphate soils it was noted that publicly a favourable mapping indicated there was no known risk of acid sulphate soils to a depth of 3 metres.

Comments with respect to site suitability is included at Section 5.3 of the report.

Based on the results most of the soil types present on site within the upper 2 metres classified as Category 6 and disposal of effluent through standard means of trenches and beds are therefore not suitable. It is noted that an isolated area in the southeast corner of the site could be classed at Category 1.

The use of aerobic treatment units (ATU's) discharging to leach drains in evapotranspiration absorption beds/trenches are the recommended means of effluent disposal for this site. Specific systems will need to be designed for each proposed lot/residence based on the expected effluent load.

It is considered that houses will use sand or gravel building pads to level the building area and create sand over clay soils and elevate building footprints above any wetter areas of the site. Amended soils with high PRI is not considered essential based on the findings of the landform resources or given that infiltrated effluent that has been treated by ATU's will infiltrate into the high PRI natural soils via the evapotranspiration absorption beds.

The groundwater was locally at around 1 metre in the monitoring the groundwater was not encountered in any of the permeability test locations.

The report therefore confirms that onsite effluent disposal is manageable on all sites however the use of ATU's determined for each lot at the appropriate time is recommended. This objective is embodied within the Structure Plan documents to ensure this methodology is used.

2.6.5 Heritage

The subject site does not contain any heritage sites listed on the Shire's municipal inventory of heritage places.

There are no registered sites identified under the Department of Indigenous Affairs database.

2.6.6 Coast and Foreshores

The subject site is not located near the coast or foreshore however an adequate public open space provision around the creekline system has been identified.

2.7 Conclusion

The subject site has already been zoned and identified for development at the R15 to R30 density. The Local Planning Strategy for Witchcliffe however has changed and this has been in response to very detailed investigations about servicing of the Witchcliffe town site. In response to these investigations and very careful consideration of servicing it has been recommended that densities for land west of Bussell Highway be reduced so that larger lots can accommodate onsite effluent disposal.

The new Local Planning Strategy also recommends modifications to Structure Plans accordingly.

Two key issues that have arisen from this review of the strategic process is the need to ensure any revised Structure Plan is consistent with contemporary bushfire planning and also confirm that onsite effluent capabilities exist. In response to this a detailed Bushfire Management Plan has been prepared by a level 3 consultant (Envision) under contemporary policy and a comprehensive assessment of capability for onsite effluent disposal has been undertaken by GALT.

The assessments have demonstrated that the reduction in density is suitable and the bushfire and effluent matters can be addressed. The revised Structure Plan has therefore been to reduce the amount of lots that would be accommodated within the overall site and maintain provisions that were considered relevant within the Structure Plan documents to allow development of the land at this low density.



The proposal is therefore a minor consideration being a reduction in density with existing identified areas responding to the contemporary policy where necessary. The proposal should therefore be well received.

PART 3 - TECHNICAL APPENDICES INDEX

Appendix No.	Document Title	Date of Document	Referral/approval agency	Summary of documentation modifications
A	Structure Plan	April 2022		
B	GALT Report	Nov 2020		
C	Bushfire Management Plan	April 2022		
D	Endorsed Structure Plan	Mar 2010		

