



Public Open Space Strategy 2024



Natural | Connected | Prosperous

Adoption & Endorsement



Acknowledgment of Country

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

We respect the presence of the Demmala Goomala (Ancestors) whose Djanga (Spirits) reside on Boodja and whose djenna (feet) walk the land and whose Djanga Korda (heart spirit) flows through all creation.

Wooditup (Margaret River) is the heart of Wadandi Boodja (country), a meeting place between land and sea, connecting us all with Wadandi Boodja.

The Wadandi Boodja (Motherland) reaches from Bunbury, along the coast of Geographe Bay, extending to Yallingup (Place of Holes) to Talinup, Augusta (Place of Reeds) inland to Nannup (The Stopping Place), taking in the region of Undalup (Busselton) The Wadan Boodja (Sea Country) is of great spiritual significance to the coastal Wadandi people.

Boodja – Land, Country, Mother Earth – is our most important resource. No matter what culture or religion – all of us rely on Nala Boodja, Our Country.

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

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

Wadandi Traditional Cultural Custodian Wayne “Wonitji” Webb.

Executive Summary

The provision of Public Open Space (POS) for the use of the community is a core function of a Local Government. POS provides opportunities for active and passive recreation, socialisation and can be used to protect and enhance natural areas and remnant vegetation.

The POS Strategy should be read in conjunction with the Shires Local Planning Strategy, which identifies the growth areas identified in the strategy until 2036, as well as providing estimates on the future population size of the settlements across the Shire and identifies policy positions and actions that influence the direction of this strategy.

Extensive community consultation has been undertaken in the preparation of the strategy, including engagement with community groups, key stakeholders and residents of the various townsites across the Shire. An initial Shire wide survey was undertaken, to which over 360 responses were received, followed by place based workshops attended by over 100 people alongside focused engagement with sporting clubs.

The POS Strategy includes the following key actions:

- Strategic guidance of the future provisions of close to 200ha of Public Open Space;
- Measures to maintain Gloucester as the regional level sporting facility for the district
- Improvements to Rapids Landing Oval to reduce scheduling pressure on Gloucester Park
- Provision of new play facilities in Grace town, Witchcliffe and Karridale
- Roll out a retrofit of shade structures to playgrounds across the Shire as a whole.

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Introduction

The Shire manages over 400ha of Public Open Space (POS) across the municipality. This strategy provides guidance on its use into the future, seeks to address current gaps and shortfalls and inform the community infrastructure required on reserves into the future.

Analysis has been undertaken of the existing public open space supply across the Shire, which has been used to inform a series of strategies to set a direction for future provision of public open space to meet the needs that come about through population change over the next 15 years.

The key purpose of the POS strategy is as follows:

- Outline the intended objectives for the future provision of POS in the Shire
- Identify current POS provision, gaps and over provision to inform future direction
- Establish a clear hierarchy on the types of POS, and the types of infrastructure and facilities contained within these, and the level of service required in specific locations.
- Establish direction on where land-based POS contributions will and won't be taken, as well as where cash in lieu will be sought as a substitute to land based contributions
- Outline strategies by place for the future provision and treatment of public open space.

Objectives

The Shire sets out to achieve the following objectives through its current and future Public Open Space provision within the Shire:

- Maintain biodiversity, through the preservation and enhancement of remnant vegetation, environmental corridors and watercourses.
- Promote an active community, participating in regional and local sports and recreation.
- Ensure POS is accessible to residents, and create inclusive spaces for community interaction and socialisation.
- Ensure POS feels safe for all users.
- Ensure the level of POS provision is cognisant of Shire staffing levels and capable of being adequately serviced.
- Ensure improvements to reserves are in keeping with the established character of the settlements.



Background

The provision of POS for the use of the community is a core function of a Local Government. POS provides opportunities for active and passive recreation, socialisation and can be used to protect and enhance natural areas and remnant vegetation.

Fulfilling this key role is not without challenges, there is a balance in ensuring enough POS is provided for the community, ensuring it is cared for and maintained while balancing the cost that comes with this. The preparation of a POS strategy is a way to help identify future needs and plan for them accordingly.

The Shire has an existing public open space strategy which was prepared in 2014. The report covers the demographic characteristics of the Shire, provides an inventory of the existing POS and proposes a number of strategies on a reserve-by-reserve basis. The strategy also contains some guidance on future POS locations in the growth areas of the key townsites.

A key component of this strategy was the rationalisation of the number of smaller parcels of reserved land, with a view to those being converted to freehold and sold through the Shires Land Administration Management and Planning process.

Current Population

The estimated residential population of the Shire of Augusta Margaret River 17,889 in 2022. This was an increase of 591 people from 2021 and a 3.4% change.

The Shire has experienced an annual average growth rate of 3.43 per cent between 2001 and 2021, which is one of the highest in the state.



Projections to 2036

The Shire's Local Planning Strategy 2036 (LPS2036) is the key document for determining the locations of future urban development, as well as making some projection as to the expected population over the 15-year life of the strategy.

It is necessary to make assumptions as to future population in order to establish that adequate land is provided to accommodate population change within the Shire. Given the inherent difficulties and uncertainty in predicting the future growth of what is relatively a small population, three scenarios were used to inform LPS2036:

Scenario 1 – WA Tomorrow Band C (median) growth rates from Report No.11, afterward the % change to growth rate applied state wide is applied to the Local Government Area.

Scenario 2 – WA Tomorrow Band E (high) growth rates from Report No.11, afterward the % change to growth rate applied state wide is applied to the Local Government Area.

Scenario 3 – Scenario 3 – Annual average growth rate between 1991 and 2018 of 3.48 per cent projected forward

Scenario	2021	2026	2031	2036
Scenario 1	16,500	18,880	21,600	24,712
Scenario 2	17,870	20,700	23,620	26,724
Scenario 3	17,442	20,696	26,292	31,196

The Shire is expected to have a population of between 27,008 and 31,196 people by 2040. In the context of the Local Planning Strategy, Scenario '1' is used which represents the most likely population projection (band C) provided by the State demographer. Some caution needs to be applied when looking at this projection in isolation, as the 2021 population in scenario A was exceeded in 2020.

It is envisioned that the main part of this growth will occur between the inland settlements of Margaret River and Cowaramup; however, the potential development of Witchcliffe could see this area subject to an increasing share of future growth.

More detailed projections by location have been included in the Shire's Planning Local Strategy and the 'Townsite Assessment and Strategies' section of the document.

Policy Framework

Development Control Policy 2.3 – Public Open Space in Residential Areas

The overarching component of this policy is the requirement that ten percent of the gross subdivisible area for residential subdivision is to be given up free of cost by the subdivider for the purpose of POS.

The ten percent requirement is derived from recommendations contained in the Stephenson-Hepburn Plan prepared for Perth in 1955. The Stephenson-Hepburn Plan also contained a recommended standard of 3.36 hectares per 1,000 persons (excluding school playing fields), which translates to 33.6sqm per person.

The policy includes the following guidance and measures:

- POS contributions are not normally required for 5 lots or less, unless contributions are required through another planning mechanism or there is an identified deficiency.
- A balance should be offered between passive and recreational open space, with recreational open space provided in larger units suitable for sports.
- POS may be required upfront (rather than in later stages) of subdivision if required.
- Foreshore reserves are required for land abutting watercourses but aren't counted in the gross subdividable area that the 10% calculation is made.
- Generally POS contributions should not contain utilities such as drainage sumps, but drainage basins can be considered where designed and landscaped so that the public is able to use the open space for safe, passive and/or active recreation, amenity is preserved and they are not subject to permanent inundation.
- Some credits can be provided to areas providing above and below ground utilities where these are located within an easement.
- Land to be provided for community facilities can be credited to the 10% contribution requirement.
- Cash in lieu of POS might be provided where the quantity of POS would be too small for practical use, sufficient open space exists in the locality and POS is planned for another location, this

can be used for the purchase of land for POS or repaying loans for such purchases or for the improvement of Parks in the locality with the approval of the Minister.

Whilst not a policy standard, application of the above requirements, particularly around land based contributions are ordinarily relaxed where larger lot sizes are proposed. This is particularly relevant for areas coded R5 and lower, as well as rural residential areas.

Position Statement: Expenditure of Cash In Lieu of Public Open Space

The position statement provides guidance on the following:

- Circumstances where cash in lieu can be taken instead of land-based contributions.
- The process around how the funds calculated, managed, as well as the approval process for this expenditure.
- Guidance on where the funds can be spent, and the what the funds can be spent on.
- Process for requesting approval for the expenditure of cash in lieu.

Livable Neighbourhoods

Liveable Neighbourhoods (LN) has been adopted by the WA Planning Commission (WAPC) as an operational policy and is to be followed in the design and approval of structure plans and subdivision for new urban areas.

LN promotes a range of site responsive town parklands which have clear sightlines from nearby streets and buildings, are safe to use, and are conveniently located to enable easy access for the local residents.

Importantly LN provides a hierarchy for park types and outlines the catchment areas applicable to each park type and provides guidance on the function and distribution of parks within residential neighbourhoods.

The catchment areas and park hierarchy outlined in liveable neighbourhoods have been used to inform the preparation of the Shire POS strategy, particularly the 'catchment analysis' which have set the catchments distances provided in LN for guidance.

Local Planning Strategy 2036

A Local Planning Strategy sets a vision for the size, look and feel of neighbourhoods, towns and natural areas in the Shire over a 10-15 year period. The strategy sets directions to plan for and manage population change, and establishes policy positions are established that flow through to day-to-day decision making. A Local Planning Strategy is required by the State Government to reflect regional and state planning policy.

Of most relevance to the POS strategy is the growth areas identified in the strategy for the next 15 years, as well as providing estimates on the future population size of these settlements. This is significant in the context of the POS strategy as it identifies the land parcels which will accommodate future urban expansion, meaning that future POS allocations will be located in these areas, and where higher level planning has not commenced the POS strategy can provide guidance on the Shires expectation in these areas.

Dog Act 1976 and Dog Exercise Areas

The Dog Act allows a local government to specify areas to be utilised as Dog Exercise Areas (DEA's), which affects the facilities and usage of required for particular reserves.

Currently there are twenty one DEA's in the district (including a seasonal area). These areas comprise an area of 79.5ha.

A review of DEA's was completed in October 2022, within which four new areas provided.

This is of particular significance in the context of the POS strategy, as there are some conflicts between active recreation and DEA's, both from a scheduling and maintenance perspective and anecdotally in instances where dog owners do not clean up after their dogs.

In 2022 there were 3424 dogs registered in the Shire. This translates to 19% of the population owning dogs. This does not factor in the number of unregistered dogs, which based on Shire estimates is around 3,930, taking the total number of dogs in the Shire to 7,361 dogs or 41%.

If this percentage of ownership is maintained alongside the forward projection in the Shires Local Planning Strategy to 2036 would translate to between 9890 – 12,790 dogs into the future depending on the degree of population growth.

The location of these Dog Exercise areas has been taken into account in the strategies for future provision of Public Open Space, to ensure that dog owners are sufficiently catered for and to avoid conflict with active recreation areas.



SPP3.7 – Planning for Bushfire Protection and Planning for Bushfire Protection Guidelines

This policy framework serves a number of functions, including but not limited to:

- Designating which areas of the Shire that are bushfire prone.
- Determining the approval process and requirements for various types of development in bushfire prone areas.
- Establishes a relationship with the Planning for Bushfire Protection Guidelines, that determine the spatial planning, water, and access requirements for new strategic planning proposals and development.

Of particular relevance to the strategy is the relationship between public open space and the development of private property. Historically there have been attempts for areas of Public Open Space to be managed to fulfil exclusionary requirements in the bushfire attack level assessments and in bushfire management plans. This is problematic as:

- a. It can commit the Shire to higher maintained regimes than normally (or reasonably) undertaken).
- b. It places potential fault at the Shire if these measures are unable to be achieved and issues arise in a fire event.
- c. It compromises the environmental qualities for Shire reserves which is contrary to the core objectives of the strategy.

For the reasons set out above, the Shire does not support fuel modification within reserves in order to influence bushfire management measures on private property.

Planning Guidelines - Safer Places by Design

The above guidelines detail measures to assist in crime prevention through environmental design. This is particularly relevant for the design of POS ensuring passive surveillance and the development of spaces that people feel safe to use. The above guidelines should be used in the detailed design phase of structure plans (interface between POS and residential lots) and for POS, particular sections 4.3 and 4.4, with consideration provided to surveillance, territorial definition, access control and space management.



Analysis and Recommendations



Overview



Provisional Hierarchy

A provisional hierarchy has been provided at Table 1. This hierarchy informs the classification of Public Open Space in the Shire, and sets out the level of facilities, size and infrastructure expected to be provided in these types of POS.

This hierarchy has also been used to inform the current level of service of in each of the settlements and identify gaps and oversupplies in provision. The hierarchy will also establish the level of services and facilities provided in each of the reserves, to inform future planning of growth areas and future facilities planning.

Where a land based contribution is not consistent with the direction of the POS strategy or capable of meeting the servicing requirements as set out in Table 1, then a land based contribution will not be supported and cash in lieu will be requested.

Table 1 is largely consistent with the requirements of liveable neighbourhoods, with adjustments made to suit a regional context.

Servicing Levels

A key consideration in planning for the use of existing and proposed public open space is the cost the of maintenance, including staff time and asset renewal.

A 'Park Check' audit undertaken as part of the 2014 POS strategy, which provided the following summary of the Shires POS expenditure:

- There is a high level of green space provision (ha/person)
- Above median operating budget;
- Very high expenditure on sporting field maintenance;
- High capital expenditure per person.

The 2014 strategy discusses that the relationship between a higher provision of POS relative to the median budget translates to a high spend a spend per hectare. Some parts of the Shire, such as playing fields receive more attention, with other parts receiving less attention. The scope of this review did not include details around staffing implications and service levels for various POS.

Like other coastal tourism destinations, the Shire faces the challenge of having a population that fluctuates over the course of the year. The population doubles over the course of summer period, placing extra strain on the public open space, alongside maintaining levels of service to accommodate the resident population throughout the remainder of the year.

The cost of maintenance of the Shires Public Open Space since the 2016/17 financial year has on averaged increased by approximately 3.84%. This translates to approximately a 2% increase in expenditure of public open space per year on average taking into account inflation.

As an overall percentage of rates, the expenditure on POS has remained largely consistent, at an average of 11.25% since 2016/17. This suggests that the funds allocated to parks and recreational areas has remained proportionate with the growth experienced in the Shire and the additional Public Open Space areas created.

The combination of these two factors above suggests that there are increased costs for maintenance per hectare year to year, and consistent percentage of rates allocation could lead a progressive reduction in service.

Feedback provided to the Shire anecdotally and through the preliminary consultation is that the parks are well looked after, with comments orientated towards the facilities within reserves (or lack thereof) as opposed to the way in which these areas where being cared for or maintained. This provides some confidence that the level of service being undertaken at present is consistent with the communities expectations, and with the exception of exploring operational efficiencies this should remain the same.

Based on this current level of service, each staff member of the parks and gardens team maintains an area of approximately 4.25ha of developed public open space, which does not include areas that are retained for environmental conservation.

Servicing Levels contd.

In terms of servicing, large turfed areas are the most labour intensive, with one of the biggest draws on staff time fortnightly mowing rotations the movement of plant across the shire to the locations being serviced. Conversely natural areas are managed with minimal intervention or through volunteer groups and have a comparatively lower level of resources required for ongoing maintenance.

The intent of this strategy isn't to resolve the above relationship between service levels and expenditure, but rather provide a clear snapshot of future POS provisions to inform this decision making around how much land is taken in future, and how this influences staffing and operational costs moving forward.

Based on the figures provided above and the expected growth identified in the Shires Local Planning Strategy, the following factors can be used to provide an estimate of the future servicing implications over the next 15 years:

- Area of additional land which is expected to be handed back to the Shire, as well as possible timing based on current structure planning; or
- In the absence of this an assumed 10% land-based contribution for identified urban growth areas.
- What the cost will be per ha into the future, assuming a sustained increase of around 3.8%.
- Based on the forecasted areas of POS to be taken into the future, an estimate on the staffing levels required to service this additional land.

Based on the projected areas of POS to be handed over to the Shire over the life of the strategy, around 130ha additional POS will be taken that does not consist of dedicated natural areas. Based on the above estimates this would translate to around 30 additional full time positions allocated to maintenance of these areas. It should be noted that these estimates are informed significantly by the eventual design approach of these areas, and may well be lower depending on the levels of servicing and facilities provided within these reserves. Whilst indicative, it highlights the required additional resources required to manage POS into the future, and importance of designing POS in a manner which reduces maintenance into the future.

Asset Implications

In the case of Margaret River, there is a recycled water scheme where recycled water from the sewerage treatment plant is available for irrigation of POS.

The Shire's Local Planning Strategy contains an action to extended this throughout the urban expansion areas of Margaret River for irrigation of POS.

Further investigations are required into the relationship between the size and configuration of the areas of turf that can be irrigated by recycled water, and the interface with surrounding properties. The Department of Health has strict limitations on the way in which the recycled water can be used, including setbacks from private properties and particular types of infrastructure. Additionally where used on a smaller scale, the cost of the additional infrastructure required for the irrigation and treatment may lead to this being unfeasible.

The Shire undertaking a study into the use of this infrastructure in the future, which is reflected as a requirement in the strategies for the Margaret River Townsite.

In other areas, where practical, it is recommended that waste water disposal systems for public toilets are used to irrigate turfed areas to reduce the use of mains water for irrigation.

Landscaping in areas of POS should incorporate the use of native and waterwise species to assist in reducing water use. Species lists should be developed for individual townsites to recognise the different soil types between settlements and existing landscaping themes that have been established.



Future Supply Assessment and Policy

The POS provision in each townsite has been considered in the following ways:

- As a percentage of the land area of the townsite, noting that 10% POS is the required land-based contribution for the development of new growth areas in accordance with DC2.3
- Square metres of POS per person based on the 2021 population estimates, noting that 33.6m² was the initial rate per person provided in the Stephen Hepburn plan. Most international jurisdictions require less than 50sqm per person. In terms of active playing space 6.5m² of active playing surface per resident is considered an appropriate guide, ideally accommodated within regional or district parkland to accommodate major sports events and high access requirements. It should be noted that these ratios are set in a metropolitan context so need to be considered contextually in the current study.
- Catchment analysis using the catchment distances applied to the classification of POS in Liveable Neighbourhoods and Table 1.

These approaches have been used to provide some comparison of the current levels POS servicing, identify gaps and inform strategies for the provision in future urban growth areas.

In the case of determining the area of POS for each of the settlements, the following have not been used in the calculations:

- Public Access Ways.
- Reserves not serving a recreational purpose – such as reserves containing noise bunds used for acoustic attenuation or vested for Parking.
- Reserves that are leased to clubs or institutions where access is limited to members only.
- Space available for public use that is not in public ownership, such as the land vested in the National Trust around the Parkwater estate. Whilst not included in the calculations the contribution that this area to the open space option in the townsite is recognised.
- National Parks.

Future Supply Policies

The location of future public open space shall be guided by the following policies:

- POS shall be designed and located to fulfill the objectives of this strategy and the requirements of the Provisional Hierarchy at Table 1, relative to the POS level proposed and be consistent with townsite specific strategies where applicable.
- is spatially located to maximise the number of dwellings within the walkable catchment of the area of public open space, encouraging walking and cycling and providing connection into the Shire pathway and trail networks, unless the location is being determined by site characteristics such as the location of remnant vegetation.
- Cash in lieu will be required instead of smaller, unusable areas of Public Open Space which do not meet the minimum requirements of the provisional hierarchy.
- The design of POS should provide for passive surveillance, either fronted by dwellings or surrounding dwellings orientated to the POS.



Playgrounds

In the provisional hierarchy, there are three key POS classifications which would have Playgrounds, being Destination, Neighbourhood and Local A POS. It is likely playgrounds will be located within higher tier levels of POS (such as Regional and District POS) but these will be subsidiary to primary function of the POS.

The following are guiding principles to determine the locations of playgrounds in the future:

- Ensure that the location of playgrounds is evenly distributed to maximise the number of properties within the walkable catchments (i.e. avoid over concentration of playground to a particular area within the townsites;
- Ensure playgrounds cater for a wide range of age groups and abilities.
- Where possible, located adjacent to public Toilets;
- Located within parks that have sufficient parking, including universal access parking;
- Located in areas where there is sufficient shade, or ability to retrofit shade structures at a later stage.
- Passive surveillance is provided from surrounding homes or businesses.
- Located away from, or with suitable barriers between roads and play areas.
- Where located on reserves with DEA's, fenced to be separate the playground from dogs.

Further guidance is provided below in terms of the infrastructure levels of the play facilities within the Destination, Neighbourhood and Local A facilities:

POS Level	Infrastructure
Destination	<p>Play facilities Bespoke, accessible play facilities designed to cater for a catchment beyond local residents, including tourists and people who will travel to that location for the specific purpose of using the play facility.</p> <p>The replacement value of these facilities will be determined case by case based on the local context, including the level of use of the area, demographics, surrounding facilities and supporting infrastructure, with initial costs supplemented through grants and other funding opportunities. Higher provision of supporting facilities provided recognising the wider catchment for these facilities.</p> <p>Supporting Facilities Toilets Drink fountains Car Parking Rubbish bins Seating Barbeques Other supplementary facilities appropriate for the location and context.</p>
Neighbourhood	<p>Play facilities Larger play facilities which encompass 4 playable elements, with a replacement value at approximately \$140,000.</p> <p>Supporting Facilities Half court basketball Toilets Drink fountains Car Parking (generally on street) Rubbish bins Covered Seating Barbeques</p>

Local A

Play facilities

Smaller of the shelf play equipment, generally limited to two play components with a replacement value of approximately \$70,000.

Supporting Facilities

Drink fountains
Car Parking (generally on street)
Rubbish bins

Alongside the placement of new playground facilities within the Shire, it is recommended that shade sails are added to existing playgrounds to improve their usability over the summer months. Shade sails require removal over the winter months to prevent damage via storm events which needs to be considered in operational costs. These structures should be incorporated into the replacement of the playground at the end of its useful life, however it is recommended that this is rolled out Shire wide strategy and budgeted for accordingly.

The provision and replacement requirements for playgrounds has been discussed further by townsites in the 'townsite assessment and strategies' section of the document.



Table 1 - Provisional Hierarchy

POS Level	Description	Primary Function	Catchment/ Distribution	Infrastructure	Minimum Size	Examples	Servicing
Regional	Active recreational facilities and public open space have full sized facilities to cater for multiple organised sports on a regional or district wide scale.	Active Recreation	Shire wide and adjoining Shires. One facility centrally located.	Senior sporting grounds/facilities including: <ul style="list-style-type: none"> • Senior AFL oval; • Full size soccer, rugby and cricket oval; • Lighting for night use; • Change rooms, toilets for various codes; • Public toilets; • Youth precinct including skate park and associated community facilities; • Parking • Play facilities (Local A Standard) • Park furniture, including seating and tables, barbecue facilities and drink fountains. 	Determined case by case.	Gloucester Park	Daily
District	Active recreational facilities that cater for organised sports. District facilities often operate under shared use agreements with the Department of Education and are collocated with Primary Schools.	Active Recreation	Shire wide Located in inland settlements, Margaret River, Cowaramup and Augusta.	Sporting facilities to cater for junior organised sports at a minimum and training for all ages inclusive of change facilities and public toilets; Lighting for night use; Small playground (Local A standard); Park furniture, including seating and tables, barbecue facilities and drink fountains; Rubbish Bins; Car Parking.	2.5 – 3ha	Cowaramup Oval Augusta Civic Precinct	Daily
Destination	POS that comprises or attractions or facilities that people are willing to visit outside of their neighbourhoods due to the unique experiences and amenities offered.	Passive Recreation	Located in key settlement with higher tourism visitation, Margaret River, Augusta, Prevelly.	Bespoke, accessible play facilities; Toilets; Park furniture, including seating and tables, barbecue facilities and drink fountains; Car Parking; Rubbish bins; Other supplementary facilities appropriate for the location and context.	Case by Case	Rotary Park Flinders Bay Riflebutts Reserve	Weekly
Neighbourhood	Recreational reserves predominantly for informal active or passive recreation that include higher levels of infrastructure such as playgrounds.	Informal Active Recreation, Passive Recreation	400m Minimum of 1 per townsite where population exceeds 1000 people	Playground and half court basketball court; Toilets; Park furniture, including seating and tables, barbecue facilities and drink fountains; Car Parking; Rubbish bins.	1ha	Memorial Park Pioneer Park Farmhouse Park	Weekly

Table 1 - Provisional Hierarchy contd.

POS Level	Description	Primary Function	Catchment/ Distribution	Infrastructure	Minimum Size	Examples	Servicing
Local A	Recreational reserves predominantly for informal active or passive recreation that have lower levels of infrastructure. Can be used as dog exercise areas.	Passive Recreation	300m Distributed to provide POS within walkable catchment of dwellings.	Playground Toilets; Park furniture, including seating and tables, barbecue facilities and drink fountains; Car Parking; Rubbish bins.	5000sqm	Jacaranda Park	Fortnightly
Local B	Contribute to landscape character and quality of the neighbourhood. They can be used as linkages, shaded streetscapes and linear parklands to facilitate ease of access	Passive Recreation, Movement	200m Distributed to provide POS within walkable catchment of dwellings.	Park furniture in some circumstances, generally limited to seating.	3000sqm	Village Green	Monthly
Natural	Areas of remnant vegetation predominantly kept for their ecological values.	Environmental Conservation	Dependant on Environmental Qualities	Nil	Dependant on Environmental Qualities	Margaret River Foreshore.	Infrequently - as required.
Drainage	Areas dedicated to the storage and/or treatment of stormwater.	Stormwater Management	Dependant on outcomes of LWMS/ UWMP	Bio retention basins, swales piped stormwater systems, the specifics of which will be informed by an LWMS/UWMP	Dependant on outcomes of LWMS/UWMP	Margaret River Bio Detention Basin	Infrequently - as required.

Townsite Assessment and Strategies



Margaret River



Margaret River is the principal settlement within the Shire providing the largest range employment and education opportunities. The 2021 the population of Margaret River was estimated to be at 7,430 people.

The growth of Margaret River has historically been strong, with urban expansion areas to the southeast of the townsite providing for a continued supply of land for housing. In the case of Margaret River, the Local Planning Strategy places a greater emphasis on undertaking urban infill in parts of Margaret River, which place some additional pressure on existing public open space provided in these areas.

The residential areas within the townsite are well catered for, and in some cases there are parcels of POS that are small and are currently undeveloped in the older parts of town, and would likely be surplus to the required provision in these areas.

Unlike other townsites, Margaret River has a recycled water reuse scheme which currently irrigates larger areas of turf like Gloucester Park and within the Civic precinct. Continued use of this scheme will influence the provision of and design of public open space into the future.

Current Provision Analysis

Land Area Assessment (10% target)

Total Area of POS	Townsite Site	%
93.06ha	836.353ha	11.1
<i>Excludes drainage and natural areas</i>	<i>Excludes Future Growth Areas</i>	

Population Assessment (33.6sqm per person target - state adopted provision)

Total Area of POS	2021 Population	Area per person
93.06ha	7,430	129.5sqm
<i>Excludes drainage and natural areas</i>	<i>Excludes Future Growth Areas</i>	

Margaret River is reasonably well catered for in terms of a 'per person' ratio and based on the land area assessment.

Planning for the Gloucester Park precinct as the regional facility for organised sports and recreation, and ensuring this function is managed into the future requires careful consideration. There is an existing masterplan for the Gloucester Park precinct which is in the process of being updated in consultation with the key stakeholder groups in this area. A strategy has been included for the completion of this process, but to also consider alternative options to take some of the pressure off this facility.

The newer urban areas of Margaret River are well catered for in terms of POS and reflect the more contemporary approaches to urban design that has informed their development. Likewise, a District Structure Plan for the East Margaret River growth precincts provides high-level guidance on the placement of future POS. This strategy will add further detail to those higher order strategies in terms of preferred locations of future public open space,

Progressive infill to the central and north west areas of the townsite and a shortage of Public Open Space was an issue flagged in the previous POS strategy, and remains an area that has a lower level of service. Strategies on the relationship between infill and POS provision have been included to address this concern.

Catchment Assessment



POS Catchments shown with Red Border, Playground locations shown as red dots with 400m catchment applied

Facility Usage

Gloucester Park is located within the Margaret River townsite and is a regional facility that accommodates amateur sporting matches across multiple codes, and includes the Shires recreation centre and youth precinct. The Shire has a masterplan that guides the development and use of Gloucester Park as well as a district level contribution scheme which provides funds for improvements to this facility. This site will continue to serve as the key regional level facility in the Shire into the future.

There are some signs that Gloucester Park is nearing capacity, particularly during the winter periods where the space for organised sports becomes confined to areas with adequate lighting. The oval is also used by the Margaret River Senior High School (MRSH) for their sporting activities, however this is likely to change following the completion of an upgraded oval on the MRSH campus. Nippers Oval is also designated a dog exercise area, which adds additional complexity to the scheduling of the use of the oval. The higher rate of bookings in the precinct mean that there are limited opportunities for rotation between ovals to allow for rehabilitation of the playing surfaces, meaning some wear and tear is evident on the higher use ovals within the precinct.

There is a shared use facility at Rapids Landing Primary School (shared with the Department of Education) which currently has limited use for organised sports and training. Currently this oval does not have lighting, and there are no change room or toilet facilities to support the use of this space. As a consequence, there are limited alternatives within Margaret River for organised sport bookings to reduce the burden on Gloucester Park. Likewise, the new oval being constructed at the Margaret River Senior High School does not have standalone toilets or change rooms, and it not going to have lighting which means at this stage there is not an opportunity for shared use of this space after school hours to reduce pressure on Gloucester Park.

Unlike other townsites, Margaret River has a recycled water reuse scheme which currently irrigates larger areas of turf like Gloucester Park, Rapids Landing and within the Civic Precinct. Continued use of this scheme will influence the provision of and design of public open space into the future.

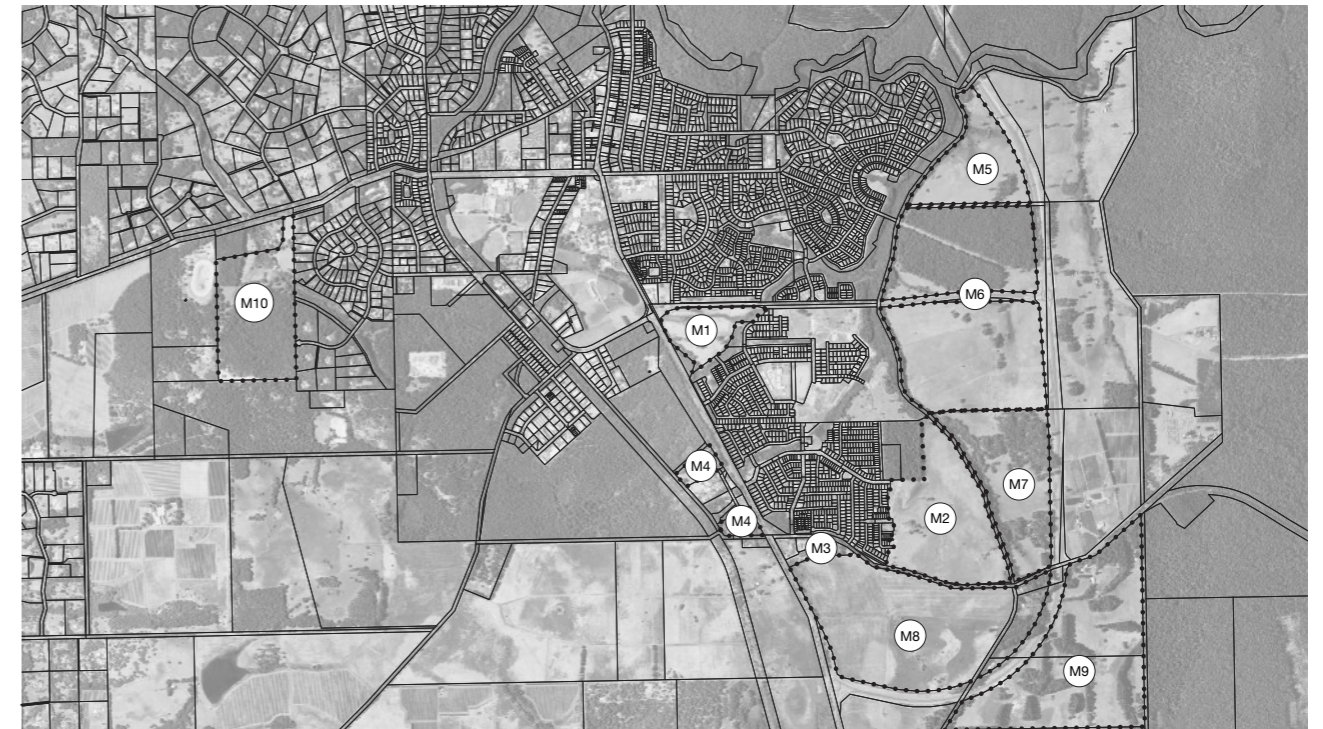
Future Provision

The future growth areas identified for Margaret River is highlighted below, with discussion on the extent of planning for each of the areas been summarised below:

Growth Area	Size (ha)	10% Land Area (ha)	Status	POS Planned
M1	11.99	1.19	Zoned and structure planned.	2.4ha consisting of watercourse buffer, drainage and landscape buffer.
M2	42.12	4.21	Zoned, structure planned and subdivision approval.	4.08ha
M3	3.05	0.3	Planning not commenced.	Nil
M4	5.86	0.58	Planning not commenced.	Nil
M5	24.2	2.42	Planning not commenced.	Nil
M6	62.09**	6.2	Planning not commenced.	Nil
M7	38.25	3.82	Planning not commenced.	Nil
M8	73.83	7.38	Structure Plan with the Shire for consideration.	15.56ha in proposed structure plan
M9*	69.95	6.99	Planning Commenced for Lot 32	Lot 32 – 12.69ha
M10	34.17	3.41	In principle Structure Plan supported by Council.	2.8ha - mostly watercourse protection
M11 (not included in map)	95.06	9.5	Planning not commenced.	Nil

*Includes zoned area that has not yet been subdivided.

** Excludes 32ha stand of remnant vegetation



Discussion

Future provisions of POS have been considered against the land area and population assessment targets as provided below:

Land Area Assessment (10% target)

Future Area of POS	Future Townsite Site	%
161.8ha	924.633ha	17.5

Population Assessment (33.6sqm per person target - state adopted provision)

Future Area of POS	2036 Population Projections	Area per person
161.8ha	11,220 – 14,040	115.24 - 144.2m2

Based on projected estimates there will be an ample land-based supply of POS for the Margaret River townsite into the future, with some scope available to consider lower provisions and take cash in lieu to reduce the extent of oversupply.

As outlined above, one of the key pressure points is the usage of Gloucester Park, particularly over the winter period during the football season. A number of the strategies are aimed at alleviating some of this pressure, namely investigating shared use of the oval that has been constructed at the Margaret River Senior High School, with a longer term resolution through the preparation of a masterplan for Rapids Landing Oval with a view to upgrading this to a district level facility. Upgrades would need to incorporate change rooms, lighting and parking which would enable the site to accommodate training for junior sports.

The Margaret River townsite is characterised by several key walking trails, being the Wadandi track, Darch Trail and walking trails along the Margaret River. The connection between these trails and urban expansion areas will provide for increased recreational opportunities throughout the settlements, and is consistent with the strategies provided in the East Margaret River District Structure Plan.

Similarly, public open space locations in the future growth areas are to target areas of remanent vegetation wherever possible, with can be linked into the trail networks as mentioned previously.

In terms of the location of future POS, the East Margaret River District Structure Plan has the following guidance:

- Neighbourhood parks of 3,000-5,000m² are to be provided at a ratio of one (1) per neighbourhood;
- Local Parks of approximately 3,000m² are to be provided at a ratio of two (2) per neighbourhood;
- 10% of the subdivisible area is to be provided for public open space, not including areas of significant environmental value;
- District open spaces (playing fields) are to be located in the areas depicted on the Structure Plan.

The strategies for new areas for POS will reflect those listed above.

In terms of placement of playgrounds, the above strategy would lead to neighbourhood level parks containing playgrounds in M5 – through to M8.

In terms of the existing town centre, one of the key gaps is the to the south west of town. The playground infrastructure in Sylvaner/Cabernet is modest (Reserve 40293), with this area being investigated for potential infill development. Likewise, the Mansfield Avenue/Karri Avenue area has limited POS in terms of land provision, and consequently isn't serviced by a playground in this area. This would have been a deliberate decision made at the subdivision stage given the larger lot sizes in this location, but means there are limited opportunities to address this through the strategy. Improvements to the existing POS in Sylvaner/Cabernet could also be addressed through a developer contribution scheme in this area.

Strategies



1. Investigate shared use agreement for the newly constructed oval at Margaret River Senior High School as an interim measure to reduce the demand on Gloucester Park for winter sports.
2. Update the Gloucester Park Masterplan to take into account current and expected usage levels to maintain this facility as a Regional Facility into the future.
3. Prepare a Masterplan to guide and implement improvements to Rapids Landing Oval to a District level standard. Facilities should cater for junior training at a minimum and incorporate change facilities, toilets and lighting in order to reduce demand on Gloucester Park. Once completed, the masterplan should be costed and the Shires Developer Contribution Scheme amended accordingly.
4. (Not Pictured) Ensure that future Public Open Space in urban expansion areas is designed to accommodate recycled water irrigation from the Margaret River Wastewater Treatment Plant wherever possible.
5. Within urban expansion areas locate 10% POS contributions to maximise protection of areas of remnant vegetation.
6. Require Cash in Lieu within backyard infill areas identified in Local Planning Scheme No.2 undertake the following improvements:
 - Improvement to Sylvaner/Cabernet Reserve (Reserve 40293) to a neighbourhood level facility.
 - Provide community infrastructure and connection between smaller parcels of POS at the end of Valley Road and future development sites within this precinct to provide a consolidated usable area of POS. Future infrastructure provision to a Local A standard.
 - Improvements to the parklands on Elva Street (Reserve31296) to a Local A standard.
7. Provide path connections or liner POS between the urban expansion areas, Wannang Bidli (Darch Trail) and Wadandi Track as per the East Margaret River District Structure Plan.
8. Provide a district level facility in urban expansion area M8 to provide further options for organised sport and training. Update developer contributions scheme to fund district level facilities.
9. (Not Pictured) Establish dedicated fenced DEA with a view to remove DEA status from Shire reserves that are primarily used for active recreation.
10. (Not Pictured) Update path plans to address gaps in the network and inform updates to the Shires Developer Contribution Scheme.



Cowaramup



It is expected that future growth areas for Cowaramup are likely to be fully developed by 2036, with a population of around 2600 people. Cowaramup has a higher than average number of families with children, leading to high levels of participation in organised sport and other forms of recreation.

Since the previous POS strategy, Cowaramup has been one of the fastest growing settlements in the Shire and has become the second most populated townsite. Its estimated population in 2020 is around 1869 people, with a gradual slowing of the rate of growth in the settlement in recent years. Parkwater and Symphony Waters are nearing completion at the time of writing, meaning progress is likely to occur with the identified growth areas into the future. It is expected that future growth areas for Cowaramup are likely to be fully developed by 2036.

Cowaramup displays the demographic characteristics of an outer metropolitan 'first home buyers' community. It is emerging as a favoured destination for families with children, which make up 50 per cent of all households in Cowaramup, and which is considerably higher than the Shire's average of 20 per cent. This is likely due to the high amenity and more affordable price of land coupled with good access to Margaret River, Vasse and Busselton for shopping, employment and education purposes. The City of Busselton is the highest destination of employment of residents outside of the Shire.

Cowaramup has comparatively high rates of occupancy, with 2.9 people per dwelling and 85.1% of houses occupied, compared with 2.5 people per dwelling and a rate of 70.8% occupancy across the Shire overall.

Current Provision Analysis

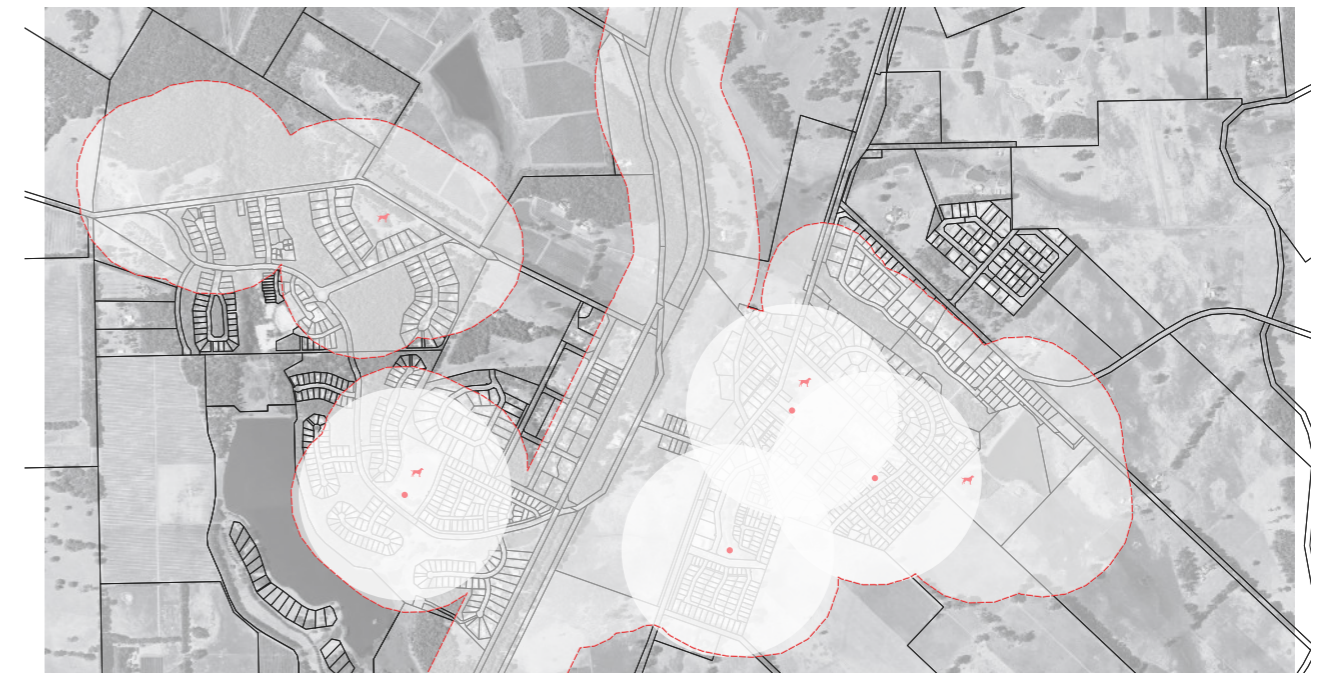
Land Area Assessment (10% target)

Total Area of POS	Townsite Site	%
31.85ha	334.9294ha	9.51
<i>Excludes drainage and natural areas</i>	<i>Excludes Future Growth Areas</i>	

Population Assessment (33.6sqm per person target - state adopted provision)

Total Area of POS	2021 Population	Area per person
31.85ha	2119	169.2sqm
<i>Excludes drainage and natural areas</i>	<i>Excludes Future Growth Areas</i>	

Catchment Assessment



POS Catchments shown with Red Border, Playground locations shown as red dots with 400m catchment applied

The above assessment shows that Cowaramup is well catered for in terms of POS supply, noting that the National Trust vested land in Parkwater has not been taken into account but provides a significant land area and recreational opportunities for residents, addressing some of the minor gaps in the spatial analysis.

Despite the adequate provision of open space within the townsite, there increasing competition for the use of Cowaramup Oval as a district playing field, catering for the needs of the school, various sporting clubs and being used as DEA. The lease arrangements for this oval also add another layer of complexity with scheduling managed by a third party, which means the Shire has limited oversight over use of the oval.

Cowaramup Oval does not have sufficient lighting to for use for organised sport into the evenings, and constructing lighting at this facility will provide increased scheduling capacity, particularly over winter where demands on Gloucester Park at their highest.

Parkwater oval is sized to cater for senior level sport, but is constrained in terms of the finish of the playing surface, as well as a lack of incidental facilities for sporting clubs (change rooms/toilets/lighting). The complete development of Parkwater Oval has the potential to alleviate pressures on Cowaramup Oval and Gloucester Park. Currently there is a project within the Shires Developer Contribution Scheme to address this, however issues with surface draining and a level of facilities and its current use as a Dog Exercise Area require further consideration may require this to be re-costed, making this project a longer term proposition.

Playgrounds are positioned to cater for most of the growth in the townsite, however there is a notable gap in the Parkwater area. There is also discussion around providing an additional playground in Pioneer Park which will lead to a very high provision in the central and eastern parts of the townsite. This would need to be considered relative to the replacement of the playground facilities at Cowaramup Oval, and whether future facilities would be better provided in the future growth areas such as C5.

Facility Usage

The bookings for Cowaramup Oval are currently managed by the Halls Committee and for this reason the Shire do not have extensive usage data for this facility.

Parkwater Reserve is of a size suitable for active recreation but does not have any of the associated facilities, such as change rooms, toilets and lighting. The reserve is currently a designated dog exercise area and has some ongoing issues with drainage and surface quality, making it broadly unsuitable for formal organised sports in its current state.

Future Provisions



The future growth areas identified for Cowaramup are highlighted below, along with discussion on the extent of planning for each of the areas:

Growth Area	Size (ha)	10% Land Area (ha)	Status	POS Planned
C1	19.64	1.96	Zoned and structure planned. Structure plan expires 2025.	2.4ha
C2	15.07	1.50	Zoned, structure planned and subdivision approval.	0ha
C3	11.40	1.14	Planning not commenced.	N/A
C5	40.80	4.08	Preliminary planning shows 4.28ha	N/A

Discussion

There are existing structure plans in place for C1 and C2, with planning underway for C5 at the time of writing.

The structure plan for C1 dates back to 2008, which as per the deemed provisions is due to expire in expiry 2025. The plan includes 24.4ha of public open space, exceeding the 10% requirement by around 5000sqm. There is an opportunity in the review of the structure plan in future to require a lower amount of POS for this particular site, being within the walkable catchment of a neighbourhood POS at Pioneer Park and that in the adjoining reserve. Through the consultation process it was clear that there was demand for a strong link to be provided between development to the east of Bussell Highway and the Wadandi Track to the west. Opportunities to retain remnant vegetation on this site should also be considered through a land based POS contribution.

The proximity of C3 to Pioneer Park and the presence of vegetation would mean that a land based contribution would likely be required to increase the size of this park and reinforce its neighbourhood function with the preservation of remnant vegetation on the site. Opportunities exist for creating greater level of passive

surveillance and interaction with this reserve should be considered through the structure planning of the site. C3 also contains a creek line that should be maintained in a reserve for conservation purposes.

Within the remaining growth areas, there are limited substantial stands of remnant vegetation which would warrant protection through dedicated POS. Small areas on vegetation on C5 should be designed into POS provision where practical.

Future provisions of POS have been considered against the land area and population assessment targets as provided below:

Land Area Assessment (10% target)

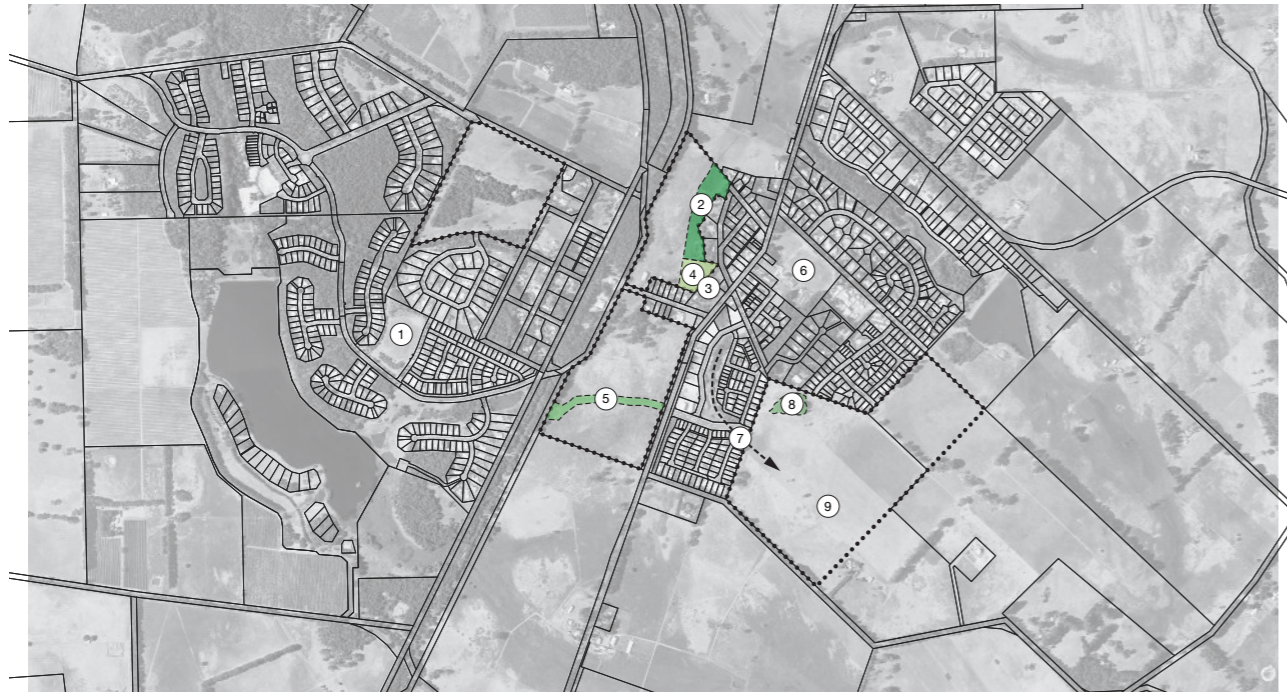
Future Area of POS	Future Townsite Site	%
41.19ha	421.84ha	9.76

Population Assessment (33.6sqm per person target - state adopted provision)

Future Area of POS	2036 Population Projections	Area per person
41.19ha	2600 - 3276	125 - 158.42sqm

The above shows that similar service levels will be maintained for the townsite, noting that this supply in addition to the National Trust land in will ensure sufficient land based supply into the future.

Strategy



1. Prepare a Masterplan and update the Developer Contributions Scheme to guide and implement improvements to Parkwater Oval to a District level standard, including surface improvements. A masterplan should guide the location of facilities for senior recreational sport and lighting alongside other incidental facilities. Once completed, the masterplan should be costed and the Shires Developer Contribution Scheme costed accordingly.
2. Provide foreshore reserve alongside existing watercourse in growth area C3. Provide continuation of the 'living streams' principle included in early townsite strategies for Cowaramup, extent and area to be informed by detailed investigations through the structure planning process.
3. Support play space improvements to Pioneer Park to a Neighbourhood Level facility and investigate options for improved car parking within the vicinity of the park.
4. Through the development of Growth Precinct C3, require a land based contribution to provide an expansion of Pioneer Park with the objectives of maintaining remnant vegetation in this location, ensuring passive surveillance of the reserve and providing opportunities for additional parking. Extent and area to be informed by detailed investigations through the structure planning process.
5. Provide an east-west POS connection between properties within the subdivision area and to the east of Bussell Highway to the Wadandi Track, which could also follow the creek line/seasonal wet area in this location. Remnant vegetation to the north-west of the site should also be retained.
6. Prepare a lighting plan and implementation schedule for Cowaramup Oval.
7. Provide continuation of the 'living streams' POS linkage into C5 providing a 'green link' back towards the Cowaramup townsite.
8. Stand of remnant vegetation worthy of retention in POS in C5.
9. Approximate location of future POS B to ensure the subdivision area of C5 is located within a POS catchment.
10. (Not pictured) Find alternative Dog Exercise Ares to account for the use of Cowaramup Oval and future use of Parkwater Oval for organised sport which may lead to conflicts with the current DEA status in the longer term.
11. (Not Pictured) Update path plans to address gaps in the network and inform updates to the Shires Developer Contribution Scheme.

Augusta



As of 2021, the estimated population of the Augusta urban centre is 1252 people. The population of Augusta is unique in that it has a higher median age at 63 compared to the remainder of the Shire at 42, as well as lower rates of occupancy at 54.3%, compared to 72% across the Shire. The above reinforces the towns desirability as a holiday and retirement destination.

Compared to other settlements in the Shire, the rate of urban expansion has been much lower than other townsites, but it is also recognised that Augusta serves as the centre for nearby townsites of Karridale, Kudardup, Molloy Island and Hamelin Bay, with people living in these locations using Augusta for day to day shopping, sport and recreational needs.

Facility Usage

The Augusta civic precinct is a district level active recreational facility, which includes a full-sized oval, gymnasium and has recently had lighting installed which can enable training into the evening.

There is a Master Plan for the Augusta Civic Precinct, outlining a number of future improvements of the facility, with the implementation partly funded through a Developer Contributions Scheme in place for Augusta.

Unlike Margaret River and Cowaramup, this district level facility does not have pressures in terms of booking and is likely to be able to accommodate further use as the population grows into the future.

As the frequency in the use in Augusta increases, there may be need for dedicated change room for the oval use as these are currently these are shared with the gymnasium. As the rate of use increases then there are likely to be some conflict in access times and arrangements.



Current Provision Analysis

Land Area Assessment (10% target)

Total Area of POS	Townsite Site	%
45.46ha	219.254ha	15.6
<i>Excludes drainage and natural areas</i>	<i>Excludes Future Growth Areas</i>	

Population Assessment (33.6sqm per person target - state adopted provision)

Total Area of POS	2021 Population	Area per person
46.46ha	1463	3,113sqm
<i>Excludes drainage and natural areas</i>	<i>Excludes Future Growth Areas</i>	

Catchment Assessment (above)

Future Provisions

The future growth areas identified for Augusta is highlighted below, with discussion on the extent of planning for each of the areas been summarised below:

Growth Area	Size (ha)	10% Land Area (ha)	Status	POS Planned
A1	94.94	9.49	Zoned and structure planned.	11.7ha
A2	124.3	12.43	Zoned and structure planned.	35.53ha
A3	29.8	2.98	Zoned and structure planned.	2ha
A4	2.45	0.24	Planning unlikely to progress.	POS may not be needed given proximity to district level facilities.

Discussion

Future provisions of POS have been considered against the land area and population assessment targets as provided below:

Land Area Assessment (10% target)

Future Area of POS	Future Townsite Site	%
94.69ha	540.33ha	17.52

Population Assessment (33.6sqm per person target - state adopted provision)

Future Area of POS	2036 Population Projections	Area per person
94.69ha	1880 - 2371	399.4 - 503sqm

Based on projected estimates there will be an ample land-based supply of POS for the Augusta townsite into the future, with some scope available to consider lower provisions and take cash in lieu to reduce the extent of oversupply.

A Master Plan for the Augusta Civic Precinct has been adopted to guide the development of this area, which has a corresponding developer contributions scheme to fund improvements to this facility. This was initially prepared in 2014, with a number of the actions having been implemented since that time. There are a number of additional needs arising through the use of the Civic Precinct in the context of the broader town centre, accordingly, the plan requires an update to assess the future requirements to enable this facility to serve the community into the future.

In respect to the provision of public open space for the urban expansion areas in Augusta, it is recognised that the combination of the distance from the established parts of town and the more family orientated demographic that this would attract would require increased servicing to cater for these areas as they grow into the future. As a result, it is recommended that Neighbourhood/POS A level facilities are provided in each of the expansion areas. Outside side of these POS locations, liner POS is recommend alongside the watercourses that exist on the site which can potentially provide links back into the Wadandi Track and into town.

It is noted that the provision of POS in A2 (south of Hillview Road) significantly exceeds the minimum requirement, which was proposed to accommodate a Golf Course alongside other larger areas of reserve. Should the structure plan for this site be reviewed, it is recommended that this be closer to the 10% requirement to ensure this does not become a significant maintenance burden on the Shire.

The townsite areas and surrounding residential areas are well catered for, accordingly it is considered that this level of service is maintained moving forward.

Strategy



1. Update Augusta Civic Precinct Master Plan to remove the projects that have been completed since 2014 or where decisions have been made not to progress these matters further. The updated Civic Precinct Plan should address opportunities that have been raised previously in discussion with the community, including the provision of RV parking, skate park improvements/upgrades, relocation of the Bus Stop from Blackwood Avenue and investigate locations for dedicated change rooms for the oval into the future.
2. Provide future POS as 'green links' along the foreshore of existing watercourses, with trails and paths connecting back into the Wadandi Track where appropriate through urban expansion areas to the west of the townsite.
3. Construct a playground at Firestone Park and improve this to a 'Local A' level facility.
4. Provide 'Neighbourhood' level POS in the urban growth areas to the south of Hillview Road with a playground in a suitable area adjacent to the aforementioned linear open space.
5. Pursue a lower land based POS contribution should the structure plan for expansion area A2 (south of Hillview Road) be reviewed.
6. Maintain current service levels within the existing Augusta Townsite.
7. (Not Pictured) Update path plans to address gaps in the network and inform updates to the Shires Developer Contribution Scheme.

Witchcliffe



Since the last census Witchcliffe has undergone the most significant change within the Shire in terms of population growth. The Witchcliffe Ecovillage nearing completion and lower density development progressing on the western side of the Highway has resulted in a rapid change in the composition and layout of the townsite.

The population of Witchcliffe was estimated to be approximately 292 people 2021. Based on the changes following water corporations decision not to service the Witchcliffe townsite the overall density of development has reduced. It is expected that Witchcliffe will reach a population of approximately 1660 people up until 2036, given the rapid rate of subdivision and limited remaining land for development.

The 2021 Census data shows demographic characteristics typical of an urban growth area, with a higher population of younger children and younger adults relative to state averages, similar to Cowaramup and other urban growth areas of the Shire. In keeping with broader demographic patterns in the shire, there are fewer young adults and a slight overrepresentation of retirement aged people in Witchcliffe.

Current Provision Analysis

The below reflects the provision at the time of writing, which includes the completion of Reserve on Redgate and the initial development of Leeuwin Parklands. The calculations also include reserves that have been developed in the Ecovillage, that will be handed over to the Shire in due course.

Land Area Assessment (10% target)

Total Area of POS	Townsite Site	%
21.03ha	289.547ha	7.3%
<i>Excludes drainage and natural areas</i>	<i>Excludes Future Growth Areas</i>	

Population Assessment (33.6sqm per person target - state adopted provision)

Total Area of POS	2021 Population	Area per person
21.03	292	720.2sqm
<i>Excludes drainage and natural areas</i>	<i>Excludes Future Growth Areas</i>	

Catchment Assessment



POS Catchments shown with Red Border, Playground locations shown as red dots with 400m catchment applied

Facility Usage

As it stands there are limited facilities provided in Witchcliffe for either active or more formal passive recreation. Wadandi track is well used but the key recreation facilities are to be provided in the Ecovillage are in the process of being developed or handed over to the Shire. In the case of organised sport, residents generally travel to Margaret River.

The plan for the Ecovillage includes a 6500sqm level turfed area which could accommodate active recreation with a proposed nature playground. These will address some of the gap in facilities in Witchcliffe, however these may not be as readily accessible for the residential areas located to the western side of Bussell Highway.

Future Provisions

The future growth areas identified for Witchcliffe are highlighted below, along with discussion on the extent of planning for each of the areas:

Growth Area	Size (ha)	10% Land Area (ha)	Status	POS Planned
W1	125.031	12.5	Zoned and structure planned. Titles created for first stage (included in existing supply assessment)	23ha
W2	N/A	N/A	Completed, assessed as part of existing supply	N/A
W3	54.15 (urban area)	5.4	Project nearing completion. POS created and to be handed over to the Shire in the short term t.	2.45ha

Discussion

Future provisions of POS have been considered against the land area and population assessment targets as provided below:

Land Area Assessment (10% target)

Future Area of POS	Future Townsite Site	%
69.48ha	468.73ha	14.82%

Population Assessment (33.6sqm per person target - state adopted provision)

Future Area of POS	2036 Population Projections	Area per person
69.48ha	1660	418.55sqm

The assessment shows that Witchcliffe will have sufficient land supply of Public Open Space into the future. The design of the subdivision and development in W1 exceeds the 10% POS requirement, which balances lower provisions in the other development areas. It is noted that generally the position of the West Australian Planning Commission has been that lower residential density does not require the full 10% provision given capacity for recreation within existing lots, which explains the lower land-based contributions in Reserve on Redgate. In the case of the ecovillage, high amounts of communal open space balance out the lower provision of Public Open space within the development.

There is a clear under provision of playgrounds within the townsite, with a playground proposed as part of the ecovillage development accommodating these residents and the central townsite areas, however there is a gap for the development areas located to the western side of Bussell Highway. There is also recognition that the developer contribution scheme, which was premised on a much higher density of development needs to be reviewed in light of the lower density form of development which has eventuated. It is recommended that the contributions scheme be reviewed, with the provision of a playground prioritised to service the western part of the townsite.



Strategies



1. Amend the Developer Contributions Scheme to prioritise funding for a playground in the townsite to be grouped with the other civic facilities on Redgate Road, alongside the consolidation of the hard courts into a single multipurpose court. A Playground design on Redgate Road would need to address the following concerns associated with this location:
 - Sufficient barriers or separation being in place between a play space and Redgate Road;
 - Passive surveillance the play equipment;
 - Measures to reduce Traffic Noise.
2. Provide a contribution towards the establishment of a playground within the Ecovillage in recognition of the large amount of developer contributions paid in this location and limited projects currently identified within the contribution scheme in this part of the townsite.
3. (Not pictured) Review Whitcliffe's Developer Contribution Scheme to determine whether this is consistent with the communities needs in terms of community facilities.
4. Ensure that in the event Department of Education proceed with the development of a Primary School site, work with the department to investigate shared use of any recreational spaces, with capacity for this to be used as a District level facility into the long term.
5. Ensure land based public open space contributions are consistent with the direction set in the existing structure plan frameworks through the protection of remnant vegetation and protection of watercourses.
6. Provide a second playground to a 'Local A' standard within Leeuwin Parklands, with timing dependent on the pace of lot creation and reserve handovers.
7. Investigate the area designated as a Civic Space within Leeuwin Village as an entry statement for Witchcliffe.
8. (Not Pictured) Update path plans to address gaps in the network and inform updates to the Shires Developer Contribution Scheme.

Gracetown



Gracetown is one of the smaller settlements within the Shire, however given its desirable location it experiences significant seasonal fluctuations in population and is very well used by residents in the surrounding rural and rural residential properties and residents of Cowaramup.

This presents obvious challenges in balancing the issues that emerge when the settlement is closer to capacity over the summer months and addressing what is required to service the permanent residents in Gracetown and surrounding areas, which is estimated to be around 116 people. Like the other Coastal nodes in the Shire has a low rate of occupancy compared to inland settlements.

Future expansion of the settlement is limited by surrounding environmental and bushfire constraints, however there has been a growth area identified to the southern side of the existing settlement that was progressed by the state government. Unless occupancy rates change within the settlement, it is not anticipated that this development will accommodate a significant number of additional permanent residents.

Similar to other coastal townsites within the Shire, coastal processes will play a role in informing the location of infrastructure into the future, with part of the foreshore identified as being at risk of coastal processes into the future.

Current Provision Analysis

The future growth areas identified for Gracetown is highlighted below, with discussion on the extent of planning for each of the areas been summarised below:

Land Area Assessment (10% target)

Total Area of POS	Townsite Site	%
8.55ha (effective area)	34.197ha	25%
<i>Excludes drainage and natural areas</i>	<i>Excludes Future Growth Areas</i>	

Population Assessment (33.6sqm per person target - state adopted provision)

Total Area of POS	2021 Population	Area per person
8.55ha (effective area)	116	737sqm
<i>Excludes drainage and natural areas</i>	<i>Excludes Future Growth Areas</i>	

Catchment Assessment



POS Catchments shown with Red Border

Facility Usage

Facilities in Gracetown are used in an informal capacity, with servicing limitations such as the lack of reticulated water meaning the oval is not capable of being maintained to a standard that would be suitable for organised sports.

Gracetown Hall is a well-used facility and is supported by adjacent basketball courts (with skate ramps) and tennis courts.

Future Provisions

The future growth areas identified for Gracetown is highlighted below (with map annotation on previous page), with discussion on the extent of planning for each of the areas been summarised below:

Growth Area	Size (ha)	10% Land Area (ha)	Status	POS Planned
G1	14.48	1.45	Zoned and structure planned.	4.2ha

Discussion

The structure plan that applies to G1 has been approved for some time, but there has not been progress to subdivision at this stage. The structure plan for this area was supported by a series of community contributions, which were to be incorporated into a Developer Contributions Scheme for the settlement, which has not been undertaken to date.

The Gracetown Cowaramup Bay Community association have prepared a priority setting report which covers a range of initiatives for the settlement. Those that are directly applicable to the leisure planning process are the provision of a playground and upgrades to the Hall and Oval.

Through the community consultation workshop conducted at Gracetown the scope of the projects were further refined, with the main focus the improvement of community facilities around the Hall to reinforce its function as a community centre and meeting place.

Separate studies are being conducted on infrastructure provision along the foreshore reserves within the townsite, and actions have been included in this strategy to guide eventual improvements.

Strategies

1. Finalise the concept plan prepared for the Gracetown civic area, commencing with the installation of a playground in the designated location on the approved plan.
2. Work with the community to develop a scope to guide improvements to the Hall, to ensure this complements the surrounding community infrastructure and serves the community into the future.
3. (Not pictured) Incorporate the community contributions identified in the Landcorp Gracetown Local Structure Plan into the Shire Developer Contribution Scheme.
4. Improvements to Swimmers Beach to accommodate visitation levels with minimising environmental impacts in this area, including seating, landscaping, informal play opportunities.



Gnarabup/ Prevelly



Prevelly and Gnarabup have a high level of serving in recognition of the settlement being one of the main developed coastal areas within the Shire, which is subject to high levels of usage by people who reside outside of the townsite.

As at 2021, the population of Prevelly and Gnarabup was 723 people. Like Gracetown the townsite is characterised by lower occupancy rates, with 56.4% of the homes permanently occupied.

Current Provision Analysis

The future growth areas identified for Gnarabup Prevelly is highlighted below, with discussion on the extent of planning for each of the areas been summarised below:

Land Area Assessment (10% target)

Total Area of POS	Townsite Site	%
77.62ha	223.742ha	34.7%
<i>Excludes drainage and natural areas</i>	<i>Excludes Future Growth Areas</i>	

Population Assessment (33.6sqm per person target - state adopted provision)

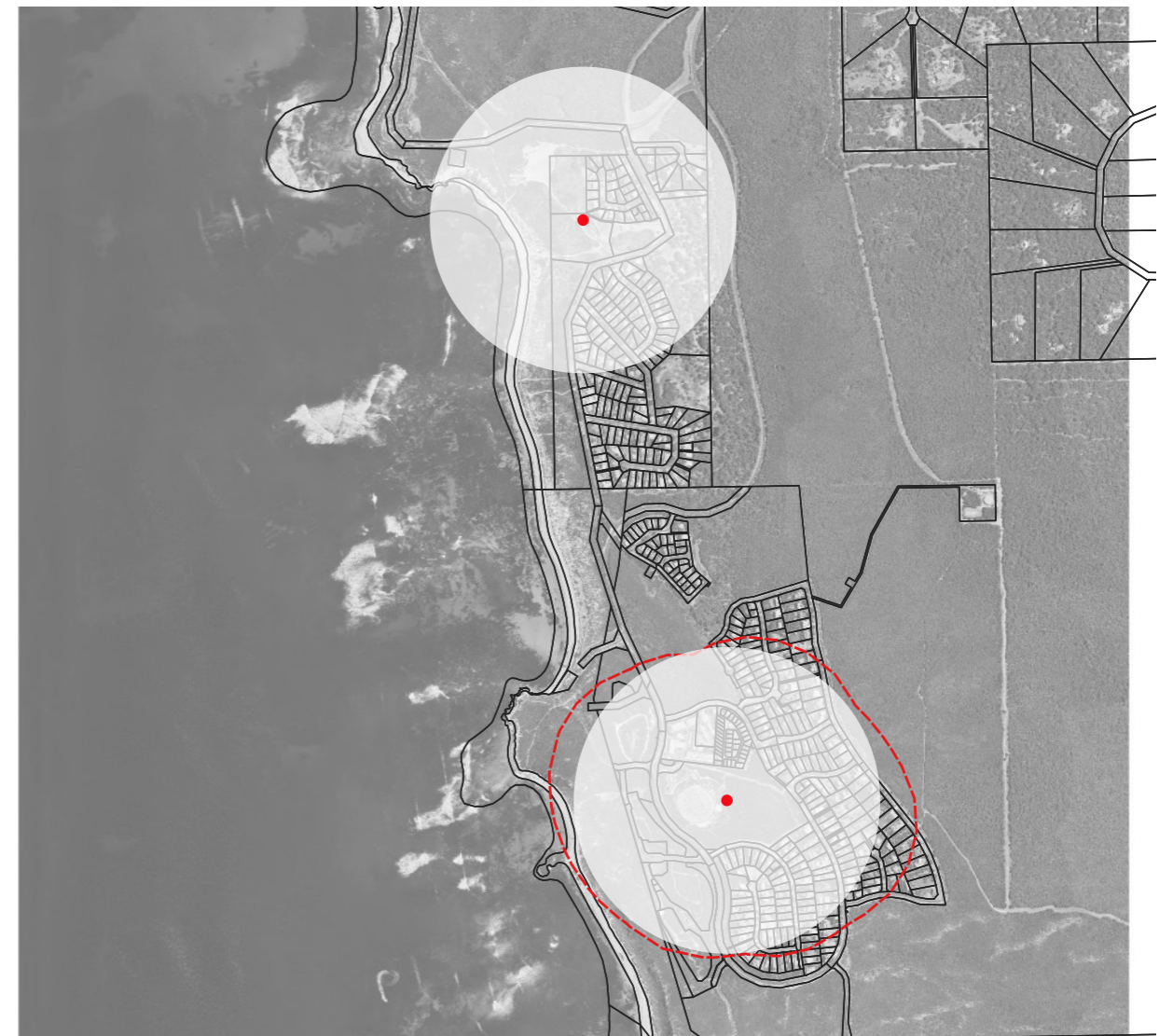
Total Area of POS	2021 Population	Area per person
77.62ha	723	1073.5m2
<i>Excludes drainage and natural areas</i>	<i>Excludes Future Growth Areas</i>	

Catchment Assessment (Overleaf)

Facility Usage

As discussed above, facilities in the Gnarabup Prevelly area predominantly cater for water based passive recreation. Like Gracetown there is an oval located in Gnarabup with some supporting infrastructure, however the use of this is predominantly informal.

In recognition of the use of this area by the broader population, there is a destination level facilities including Surfers Point, the River Mouth and Riflebutts reserve. Consultation has recently occurred on upgrades to the playground at Riflebutts which is due for replacement in the coming financial year.



Future Provisions

Spatially the settlements of Gnarabup and Pevelly are fully developed. There remains sites which are earmarked for tourism development however any POS handed over in these locations are likely to be ceded into the surrounding National Park. For this reason it is not expected that there will be additional POS handed over to the Shire over the life of the strategy.

Feedback provided from residents through the consultation process focused largely on infrastructure needs throughout the coastal area, including parking, beach access and walking paths, which sit outside of the scope of this project but is recognised as being an issue of concern for the residents. Detailed work on these issues will be undertaken by the Shire on this in the short term, and there is an opportunity for matters which influence the use of community facilities to be incorporated into the strategy after advertising.

Strategies



1. Maintain the 'Destination' status of the surfers point precinct in recognition of this catering for a significant number of people, events and activities beyond that ordinarily required for the Prevelly/ Gnarabup residents.
2. Transition Gnarabup Oval to a neighbourhood level facility to cater for the residents within the townsite.

Karridale



Karridale's population was estimated to be at 66 people in 2021, though it is expected that this will have increased since that time.

Karridale was identified for development of the back of a settlement strategy which was prepared in 2011. Substantive progress on the development areas identified in the strategies has been made, with one of the growth areas nearing completion. The other identified growth areas are in the initial stages of subdivision or progressing through a structure plan process.

The Karridale Hamlet Settlement Strategy has set a framework for community facilities and public open space within the townsite, which is reinforced through a developer contribution scheme for this settlement.

The residential development in Karridale is largely 2000sqm to 1ha sized lots, which as indicated above means that land-based contributions are lower than would otherwise be provided in an urban context.

The development in Hamelin Bay which is designated as K5 in the Local Planning Strategy has not been discussed in this strategy as the site does not contain POS, with the balance of the lot amalgamated into the Leeuwin Naturaliste national park which is managed by the state government.

Current Provision Analysis

The future growth areas identified for Karridale is highlighted below, with discussion on the extent of planning for each of the areas been summarised below:

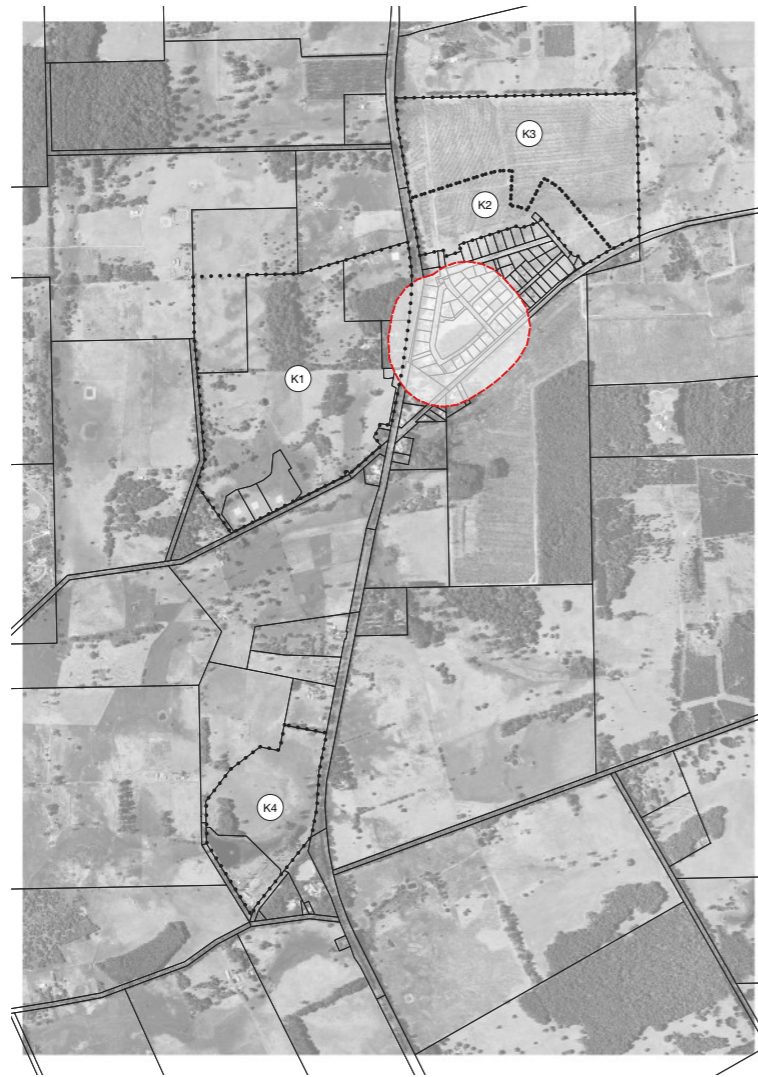
Land Area Assessment (10% target)

Total Area of POS	Townsite Site	%
2.404ha	240.804ha	0.9%
<i>Excludes drainage and natural areas</i>	<i>Excludes Future Growth Areas</i>	

Population Assessment (33.6sqm per person target - state adopted provision)

Total Area of POS	2021 Population	Area per person
2.404ha	66	364m ²
<i>Excludes drainage and natural areas</i>	<i>Excludes Future Growth Areas</i>	

Catchment Assessment



Facility Usage

The existing POS in the crossroads area is limited to a small reserve within Hamelin Grove, which has retained remnant vegetation and provides an open area for passive recreation.

Further community facilities, including the Karridale Hall and adjacent primary school which are located to the south of the crossroads area. The school site contains an oval and other facilities, however the spatial separation between the school and main townsite area means that this not likely to be used widely into the future.

Anecdotally there is also some use of the community facilities at nearby Alexandra Bridge.

Future Provisions

The future growth areas identified for Karridale is highlighted below, with discussion on the extent of planning for each of the areas been summarised below:

Growth Area	Size (ha)	10% Land Area (ha)	Status	POS Planned
K1	82.05	8.2	Zoned and structure planned. Titles created for first stage.	0.253ha
K2	43.96	4.4	Subdivision nearing completion.	2.4ha
K3	43.52	4.35	Structure plan lodged with the Shire ahead of timeframe in Local Planning Strategy.	5.66ha
K4	24.26	2.43	Structure Plan determined by the Shire, pending WAPC determination.	3.41ha

As outlined previously, currently there is a lower spatial area of public open space when compared to other settlements. The development at the crossroads currently does not have a playground to cater for this community, particularly as this grows into the future if K3 is to be developed. As outlined above, the spatial distance between the crossroads and future development at Moodjar Court would mean it isn't realistic to expect people in that development to travel to the crossroads, accordingly it is recommended that the POS in this area be constructed to a Local A standard to a minimum. The locations of future POS have already been determined to a large extent by the structure planning that has been undertaken to date.



Strategies

1. Increase the Local B POS in K2 (Hamelin Grove) to a Local A standard, including the provision of a playground and associated facilities to serve the population.
2. (Not pictured) Review Karridale's Developer Contribution Scheme to determine whether this is consistent with the communities needs in terms of community facilities.

Kudardup



Similar to Karridale, the development framework for Kudardup was established in 2010 through the Kudardup Settlement Strategy, which has only recently been progressed with the first stage of subdivision close to being finalised. At present there is an adopted structure plan for northern part of the townsite (north of Kudardup Road), with a structure plan being considered for the southern portion of Kudardup Road currently – albeit at a much lower density that expected due to effluent disposal requirements.

Current Provision Analysis

As mentioned above, development is in early stages of progress in Kudardup accordingly reserves for access to the wider public have not been handed over to the Shire. There is around 10ha of reserved land within the townsite however the facilities on these reserves are leased out to community groups, with the balance being remnant vegetation.

Facility Usage

The settlement strategy sets a broad framework for community facilities through the preparation of a Kudardup Community Development Plan, with identified improvements captured through the Shire's Developer Contribution Scheme. There is likely to be dependency on Augusta for the use of higher order facilities.

Future Provisions

The future growth areas identified for Kudardup is highlighted below, with discussion on the extent of planning for each of the areas been summarised below:

Growth Area	Size (ha)	10% Land Area (ha)	Status	POS Planned
KU1	71	7.1	Zoned and structure planned. Titles created for first stage.	0.253ha
KU3	74.71	7.47	Structure plan currently being considered by the Shire.	11.77ha

Future Provisions cont.



Given the infancy of the development of the townsite, and consequential lack of developer contributions levied to date, large amounts of works identified in the settlement strategy and the contribution scheme are yet to be undertaken, accordingly no strategies are proposed for Kudardup at this point in time, rather allowing the townsite to develop in accordance with the established strategic framework.

Rural Areas



Rural Facilities

The Shire has a number of rural townsites which have with community facilities for the surrounding population. These facilities may not provide for larger population bases as is the case in the other townsites but serve a community function in providing a meeting place for rural communities within a closer distance than the main population centres. The two key examples of these are Alexandra Bridge and Rosa Brook. These areas are not in locations where there is planned urban growth, and the population that these centres serve is not as readily defined spatially as is the case with the existing townsites. As a consequence the discussion on these centres is different to those above, looking at the facilities and usage, with some discussion and strategies.

Alexandra Bridge

Within Alexandra Bridge area there is a Hall, Hardcourts and Playground on reserve R23973, as depicted overleaf.

There is an active Halls Committee who manage this facility, with recent upgrades to the hall being undertaken to cater for various events, meetings and social gatherings. There has previously been a playgroup who have operated out of the Hall, with this likely to recommence in the near future.

The hardcourts alongside the Hall are due for some upgrades. Currently the fence surrounding these courts is failing, and there is the potential to transition

this to a multi-use court when such upgrades are made, bringing this into line with other Shire facilities. Other projects being considered for the Hall are as follows:

- Extending fencing between the Hall, Fire Brigade Shed and Tennis Courts to create an enclosed play area for kids and for the playgroup.
- Investigating making the toilet facilities open to the public to enable people stopping in this location to stay longer.

Rosa Brook

Rosa Brook has a number of facilities spread across a number of reserves within the townsite, which are summarised in the image overleaf.

There has been a reduction in the use of these facilities over the years however they have been maintained in good condition, with the hall, playgroup and associated playground well looked after.

Like Alexandra Bridge the hardcourts in the townsite are nearing the end of their useful life and are due for replacement.

There are limited other improvements required to the community facilities within the townsite, aside from the improvements to the public spaces around Shire reserves.

Alexandra Bridge



- | | |
|---------------|---------------------|
| 1. Hall | 4. Toilets |
| 2. Playground | 5. Fire Brigade |
| 3. Hardcourts | 6. Transfer Station |

Rosa Brook



- | | |
|---------------------------|-----------------|
| 1. Hall | 5. Fire Brigade |
| 2. Kiosk and Toilet Block | 6. Hardcourts |
| 3. Playgroup | 7. Oval |
| 4. Playground | |

Strategies

1. Upgrade the hardcourts at Alexandra Bridge to a consolidated single multipurpose court, incorporating fencing around the playground to support the continued use of this area.
2. Investigate opening toilets to the public at Alexandra Bridge to support this location as a place for people to stop and use on their travels.
3. Upgrade the hardcourts at Rosa Brook to a consolidated single multipurpose court.
4. Develop landscaping plans for the Rosa Brook townsite to improve amenity in this area.



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