

**ADDENDUM**

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**11.2.3 AMENDMENT 65, WALLCLIFFE HOUSE, FOR INITIATION**

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<b>LOCATION/ADDRESS</b>	101 Wallcliffe Road, Margaret River
<b>APPLICANT/LANDOWNER</b>	Taylor Burrell Barnett Town Planning & Design
<b>FILE REFERENCE</b>	LND/1/65
<b>REPORT AUTHOR</b>	Matt Cuthbert, Strategic Project Officer
<b>AUTHORISING OFFICER</b>	Dale Putland, Director Sustainable Development

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This addendum provides information that has been provided by the applicant in response to questions raised.

Issue	Proponent's Response
<p>Off- Site Impacts Concerns related to off-site impact from increased activity on the site – especially light and noise spill impacts on native fauna. Canoes Impact of traffic activity</p>	<p>We reiterate that the vision for Wallcliffe House is for a low-key facility, designed for guests to enjoy the seclusion and the natural setting. The owner's want the visitor experience to be one of deep appreciation of the natural beauty of the area. Part of the value of the experience for guests will be to connect with the setting, which includes the surrounds, and not to dominate them.</p> <p>Further to the officer's report, any offsite impacts will be appropriately mitigated, as detailed below.</p> <p><b>Light Spill</b> Light spill can be easily managed through lighting design. Where light spill can be a potential concern, it is commonplace to require a lighting management plan as a condition of development approval to ensure it is suitably contained.</p> <p><b>Noise</b> It is intended to create an ambience which embraces the peaceful setting, not to be an entertainment venue. Noise management will form an integral part of the detailed design of the main facility.</p> <p><b>Canoes</b> We do want guests to have the ability to enjoy a paddle on the river, as many locals and visitors already do through publicly accessible areas. This is highly unlikely to generate high volume usage and only a small number of canoes would be available; when not in use the canoes will be stored in the existing boat shed.</p> <p><b>Traffic</b> Overall trip generation details have been previously provided in the Transport Report accompanying the application. Internally, as part of the design to maintain a serene setting, traffic movement is to be kept out of the main part of the site, and particularly away from the river foreshore, with both guest and service vehicle movement being restricted to the south eastern part of the site (close to the site access road entrance). In terms of the day to day on-site waste management, cleaning, deliveries and general operational logistics it is intended to use bespoke electric buggies to further reduce vehicular noise.</p>

<p>Protection of the Adjacent Cliffs Importance of the south western corner of the site as a buffer to the important cliffs on adjacent reserve. It is felt that the existing boardwalk would potentially increase public access to that area.</p>	<p>In early discussions with the local Wadandi representatives, they were actually interested in restoring the existing boardwalk to enable them to introduce people to the sacred cliffs within a strictly controlled pathway. It is therefore suggested that the walkway is cordoned off and made only accessible when guests are invited to use it as part of a cultural awareness walk with a Wadandi guide.</p>
<p>Waste Water Treatment Proposed on-site effluent management. Concern at potential environmental impacts if the proposed system is not properly maintained.</p>	<p>There are two options for waste water treatment on the site:</p> <ol style="list-style-type: none"> <li>1.) Trench &amp; pump it to the Prevelly sewerage plant 2.5km away; or</li> <li>2.) Manage the effluent on-site with a world's best practice waste water treatment unit (WWTU). Our preference for on-site management with a WWTU is largely driven by the desire to recycle all of our waste water. The WWTU will treat the waste water to almost potable quality, enabling us to secure the site's irrigation water supply into the future without needing to draw upon scheme water or ground water from the site's existing bores. A best-practice approach to comprehensive, regular &amp; ongoing maintenance of the entire system is an imperative and will be written into any service contracts, parts &amp; processes relating to the system. After all, it will be in our own best interest to ensure that we don't have smelly or leaky effluent treatment systems.</li> </ol>
<p>Resort land use.</p>	<p>We reiterate, that the term 'Resort' is necessary to be included in the range of uses in the amendment, as a hotel that is "integrated, purpose-built luxury or experiential premises" is technically defined in the Planning Scheme as a Resort. The definition does not imply a development of large scale, and equally applies to a small boutique operation as is proposed in this case. The important consideration in relation to Wallcliffe House will be the suite of other development controls designed to ensure that the site is not over-developed.</p>
<p>Removing reference to heritage values of the existing buildings.</p>	<p>The scheme amendment proposes to remove reference to the existing buildings from the requirement to be consistent with heritage values; this has been done recognising that the existing buildings were destroyed in the bush fire, and the remaining ruins are structurally unstable and need to be removed. We do, however, recognise there is a value in maintaining some visual connection with the original Wallcliffe House, which could be achieved through the architecture of the new Wallcliffe House.</p>

	<p>If it assists, we could alter the wording of Condition 3a) of the Schedule to read as follows (underlined indicates new wording):</p> <p><i>“3. No development shall be approved by the local government unless it is:</i></p> <p><i>a) Consistent with the heritage values and integrity of the land, <b><u>and reflective of the architecture and history of the original Wallcliffe House”</u></b></i></p>
<p>Scale of development</p>	<p>The actual detailed development proposal is still in design formulation so likely costs are not yet accurately known; however, we anticipate a high build-cost, in spite of the modest scale of the development. The high cost comes from creating world’s best practice sustainable, civil and engineering outcomes on a technically &amp; logistically challenging site, all of which need to be seamless, discrete &amp; enduring to ensure the environmental beauty of the site and surrounding area is not adversely impacted now or into the future.</p> <p>Furthermore, every element of the design proposal seeks to employ architectural detailing, finishes, materials &amp; craft of unparalleled quality anywhere in Western Australia.</p> <p>If it were not for the costs associated with such ambitious pursuits, a similar budget could easily enable a more standard development of at least twice the size to be undertaken elsewhere.</p>
<p>Economic Benefit</p>	<p>The proposed development will have a positive impact on the local economy, in at least the following ways:</p> <ul style="list-style-type: none"> <li>• Firstly, it is intended to, wherever possible, employ local trades and craftspeople and use local natural materials during the build.</li> <li>• Once operational, the project is conservatively expected to employ approximately 120 staff in full-, and part-time jobs and will use local services and suppliers on a regular basis.</li> <li>• It is also envisaged that, given the unparalleled standard of the facility, it will introduce a new demographic to the region, increasing the overall visitation to the region by visitors with above-average discretionary spending capacity.</li> </ul>