



1 AGRICULTURE

Organic cultivation

- Horticulture: e.g. vegetables, herbs, table grapes, passionfruit kiwifruit, berries etc
- Orchard fruit: e.g. avocados, stone fruit, citrus, pome fruit
- Nut tree crops
- Processing of food grown on lot

No residential accommodation is permitted.

2 ECOVILLAGE COMMON

- Agriculture/agroforestry
- Dams
- Conservation areas

3 WASTEWATER TREATMENT SYSTEMS

- Treatment plants
- Treated water storage pond
- Wastewater irrigation

4 ECOVILLAGE TOURISM CHALETs

(Proposed Location)

- Low impact tiny house village

5 AFFORDABLE HOUSING

- 5x100sqm (max) AH dwellings in each cluster
- Avg AH lot size is 360sqm
- Consistent with AMRS Affordable Housing Strategy 2015

6 ORGANIC VINEYARD

- Proposed organic winery
- Existing 'Foxcliffe' vineyard

7 ECOVILLAGE DEPOT

- Storage/maintenance of machinery and tools

8 ECOVILLAGE COMMERCIAL CENTRE

- Village-scale small business: e.g. permaculture nursery, butcher, baker, etc
- Pharmacy/health centre
- Alternative technology businesses
- Convenience store
- Cellar door
- Residential occupancy permitted

9 TOURIST ACCOMMODATION

- Ecovillage tourist accommodation
- Short term stay self contained eco-cottages

10 FOOD HUB

- Sustainable food distribution centre for ecovillage producers and wider region
- Processing
- Wholesale
- Retail
- Commercial kitchen

11 MIXED USE LOTS

- Shop front/office/studio on ground level facing Village Square, residential above.
- Artist/maker studios
- Professional consulting rooms

12 BACKPACKERS

- Short term/backpackers' accommodation

13 COMMUNITY HALL

- Public amenities
- Function centre
- Community library
- Sustainable Settlements office (Ecovillage developer)

14 VILLAGE SQUARE

- Ecovillage gathering place
- Weekend markets
- Community events
- Wadandi bush tucker garden
- Outdoor theatre

15 CREATIVE HUB

- Centre for innovation and creative activities
- Shared office spaces
- Proposed music studio
- Artist/maker studios
- Technology centre
- Sustainable business incubator

16 SHORT STAY COTTAGES

- Available for permanent residents, short stay rentals, and/or holiday homes

17 CONSERVATION AREA

18 CAFE AND NATURE PLAYGROUND

- Playground with sensory garden, sand pit, fort, swings and build-your-own cubbies.
- Local, organic cafe food

19 TAVERN

- Family-friendly pub
- Tapas style food with an organic, local focus
- Regionally sourced beer and organic wine
- Local musicians and entertainers

LEGEND

Cottage lots (432m² - 634m² in Stg 1)

Family lots (827m² - 1,252m² in Stg 1)

Lifestyle lots (approx. 1,500m² - 2,600m²)

Affordable housing lots (360m² in Stg 1)

Aged & dependent lots (approx. 300m²)

Medium density housing (subject to approval)

Short Stay lots (approx. 450m²)

Commercial lots (918m² - 3,344m²)

Mixed Use lots (approx. 240m²)

Tourism lots (180m² - 2,177m²)

Community Hall

Creative Hub

Food Hub

Tavern & cafe

Backpackers

Ecovillage depot

TOTAL LAND AREA (Lot 1500) = 119.1ha

Open Space Summary

Public open space	4.91ha
Community gardens	10.12ha
Ecovillage common (includes dams, conservation and wastewater vegetation areas)	42.95ha

Lot Summary

Agricultural lots	13.71ha
Private lots	26.81ha

ECOVILLAGE CONCEPT PLAN

Lot 1500 Bussell Highway, Witchcliffe

Revision date: September 2019

Scale: 1:2,500 @ A1
1:5,000 @ A3

0 50 100 150 200 250 300m

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