ECOVILLAGE CONCEPT PLAN
Lot 1500 Bussell Highway, Witchcliffe

AGRICULTURE
• Organic cultivation
  • Horticulture e.g. vegetables, herbs, table grapes, permaculture
  • Orchard fruit e.g. avocados, kiwifruit, berries etc
  • Nut tree crops
• Processing of food grown on lot
No residential accommodation is permitted.

ECOVILLAGE COMMON
• Agro-ecological forestry
• Parks
• Conservation areas

WASTEWATER TREATMENT SYSTEMS
• Treatment plants
• Treated water storage pond
• Wastewater irrigation

ECOVILLAGE TOURISM CHALETS
(Proposed Location)
• Use in short term/backpacker village

AFFORDABLE HOUSING
• Lot 1500 is zoned for 60-80 dwellings in each cluster
• Lot 1500 contains the ASRA affordable housing strategy

TOURIST ACCOMMODATION
• Ecovillage tourist accommodation
• Residential occupancy permitted

FOOD HUB
• Sustainable food distribution centre for ecovillage producers and wider region
• Processing
• Wholesale
• Commercial kitchen

COMMUNITY HALL
• Public amenities
• Function centre
• Community library
• Sustainable Settlements office

VILLAGE SQUARE
• Ecovillage gathering place
• Weekend markets
• Community events
• Western-style trucker garden
• Outdoor theatre

CREATIVE HUB
• Centre for innovation and creative industries
• Workshop and office spaces
• Proposed music studio
• Artisan maker studios
• Technology centre
• Sustainable business incubator

SHORT STAY COTTAGES
• Available for permanent residents, short stay rentals, and/or holiday homes

CATE AND NATURE PLAYGROUND
• Playspace with sensory garden and pet, fowl, swings and build-your-own cubbies.
• Local, organic café food

TAVERN
• Family-friendly pub
• Tapas style food with an organic, local focus
• Proposal for composting and organic waste

LEGEND

Lot Summary
Agricultural lots 3.77ha
Private lots 26.37ha

Total land area (Lot 1500) = 119.1ha

Open space summary
Public open space 4.9ha
Community gardens 10.3ha
Ecovillage common 42.7ha
(includes dams, conservation and wastewater vegetation areas)

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