

VASSE VILLAGE

PRECINCT STRUCTURE PLAN



TITLE: Vasse Village Precinct Structure Plan
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ENDORSEMENT

This Activity Centre Plan is prepared under the provisions of
the City of Busselton Local Planning Scheme No. 21.

It is certified that this Activity Centre Plan was approved by resolution of
the Western Australian Planning Commission on:

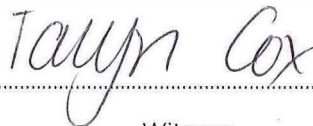
.....24 April 2019.....

Date

Signed for and on behalf of the Western Australian Planning Commission:

..........

An officer of the Commission duly authorised by the Commission pursuant to Section 16
of the Planning and Development Act 2005 for that purpose, in the presence of:

..........

Witness

.....24 April 2019.....

Date

.....24 April 2029.....

Date of Expiry

TABLE OF AMENDMENTS

AMENDMENT NO.	SUMMARY	AMENDMENT TYPE	DATE APPROVED BY WAPC
1	Inclusion of unplanned Stage 2 area and conversion to Precinct Structure Plan	Minor	11 November 2022

TABLE OF DENSITY PLANS

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SUMMARY

Vasse has always been a place for people to come together. For the Wadandi people, it was a place to live in harmony with the natural environment. For early settlers, it was a new frontier to explore and cultivate. Today, Vasse is one of the fastest growing communities in the South West region. At its heart is Vasse Village, a new place for locals and visitors to shop, relax and connect.

Delivery of the Vasse Village is well underway, with major roads and infrastructure completed and key retailers and service providers now operating. This Precinct Structure Plan (PSP) will guide the development of the Village to completion, ensuring its realisation as one of the South West's most dynamic and interesting local centres.





VISION

The PSP articulates a vision for Vasse Village as the hub of Vasse Estate and the gateway to the Margaret River region. It will offer distinctive places, interesting products and services, convenience and an inviting location to shop, relax and connect. The Village will have personality and a sense of its own history.



ACTIVITY

The PSP provides for a range of land uses and complementary activities that strengthen existing development within the Village, which includes a full-line supermarket, medical centre, a service station as well as a range of specialty food and beverage and retail outlets. Future land uses will include medium density residential dwellings, office development, a tavern and service commercial uses to support a vibrant, mixed use centre.



BUILT FORM

To support ongoing development, the PSP establishes a range of built form controls that guide the design of buildings. These controls are an extension of those originally established in the prior planning framework, which provide a range of built form typologies to achieve a desired response to the streets and public spaces they define. The PSP will ensure that development maintains an appropriate regional vernacular and supports a core main-street environment along Napoleon Promenade with articulated frontages and weather protection.



MOVEMENT

The PSP guides the delivery of a high-quality movement network designed to accommodate all user needs. Pavement widths and intersection treatments have been planned to accommodate private vehicle and servicing requirements and to prioritise pedestrian and cyclist movement. Key elements of the Village movement network have already been approved and constructed, including the Napoleon Promenade, Coomidup Boulevard and a series of supporting thoroughfares.



PUBLIC REALM

Delivery of key public space within Vasse Village is well underway, with a combination of completed and planned public spaces providing a range of experiences that accommodate a variety of user needs. The PSP identifies a range of public spaces within the Village that have been planned and designed together with streets and buildings to create an integrated and active village environment which fosters community interaction and cultural activities.



RESILIENCE

The walkable urban design and resource-efficient land use mix of Vasse Village established by the PSP supports urban resilience and regional sustainability by concentrating growth and services in close walking and cycling distance to surrounding residential communities and supporting energy conservation, water conservation and sustainable development practices.



PART 1 IMPLEMENTATION





1 PRECINCT STRUCTURE PLAN AREA

This Precinct Structure Plan (PSP) applies to the Vasse Village Centre, being the land wholly contained within the inner edge of the line denoting the PSP boundary on the Precinct Structure Plan Map (Plan 1).

2 PRECINCT STRUCTURE PLAN OBJECTIVES

Development within the PSP area will meet the following objectives:

1. Create a welcoming and active Village Centre environment that is true to the principles of the broader Vasse Estate;
2. Accommodate a diverse and integrated mix of retail, commercial, civic and residential uses;
3. Develop a fine grain, high quality local built form vernacular;
4. Establish strong sense of place through the use of local materials within the built form and public realm wherever possible; and
5. Deliver a high-quality environment for pedestrians and cyclists, integrated with vehicle accessibility.

3 OPERATION

The date the PSP comes into effect is the date the PSP is approved by the Western Australian Planning Commission.

4 STAGING

Staging of development will be governed by commercial considerations.

5 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

5.1 Land Use Zones and Reserves

Following approval of this PSP by the Western Australian Planning Commission, a Basic Amendment(s) to the City of Busselton Local Planning Scheme No. 21 will be initiated, at an appropriate time, to rezone and reserve the land in accordance with the relevant designations contained on the Precinct Structure Plan Map (Plan 1).

5.1.1 Public Open Space

Public Open Space shall be provided generally in accordance with the Public Open Space shown on Plan 1.

5.1.2 Movement Network

- a. Access shall be provided generally in accordance with the network shown on Plan 1.
- b. Where applicable, easements are to be provided in accordance with Plan 1 and will have the designated access easements marked as notations on the certificate of title.

5.2 Activity Centre Character Area Objectives

In accordance with Plan 1, the Vasse Village is divided into three Character Areas. In addition to the overall Activity Centre objectives, development within each Character Area shall have regard for the following specific objectives for that Area:

1. Main Street

- a. Create a vibrant and attractive main street environment along Napoleon Promenade;
- b. Provide a heart for the surrounding community with a distinct sense of place; and
- c. Provide for development that activates the public realm and fosters a pleasant pedestrian environment.

2. Service Commercial

- a. Ensure that car-based commercial uses do not detract from the Main street environment;
- b. Create a high-quality interface to Bussell Highway and Northerly Street; and
- c. Facilitate excellent pedestrian accessibility and connectivity to the core of the Town Centre.

3. Mixed Residential

- a. Bring life and vitality to the village centre through the creation of a local residential population;
- b. Support an urban built form character consistent with local vernacular; and
- c. Accommodate second tier commercial and other uses that complement core retail activities in the main street.

5.3 Retail Floorspace

The maximum combined retail floor space for all shop and liquor store (large and small) uses shall be limited to 6,500m² (NLA). *

** It is recommended that Special Purpose Area 65 detailed in Local Planning Scheme No. 21 be amended to reflect the conclusions of the Vasse Village Retail Need and Demand Assessment (Urbis, 2021) that the supportable retail floorspace in Vasse Village is 6,500sqm in the short term. As recommended in the Report, provisions should also be outlined to provide flexibility for the centre to expand in the future in line with market demand and its role in the hierarchy.*



5.4 Development Standards

The development standards set out below apply to all development within the applicable Character Area.

A. MAIN STREET		
RESIDENTIAL DEVELOPMENT	R-Code	R-AC4 (except where standard is specified below)
	Ground Floor Residential Use	Not Permitted
BUILDING HEIGHT	Maximum Height	3 Storeys
	Minimum Height	2 Storeys, or 1 Storey with equivalent 2 storey façade to Napoleon Promenade / Coomidup Boulevard
BUILDING SETBACKS	Front	Mandatory Nil setback to 90% of frontage
	Side	Minimum Nil
	Rear	Minimum Nil
BUILDING FRONTAGE	Primary Entrance	Tenancies with direct frontage to Napoleon Promenade / Coomidup Boulevard must provide direct access to Napoleon Promenade / Coomidup Boulevard. No external public entry from the rear of such tenancies will be permitted.
	Windows at Ground Level	Minimum glazing for 50% of front façade area
	Awnings	Minimum depth 2.4m for full building frontage to primary street
NOISE MITIGATION		<p>Noise sensitive premises shall be designed to attenuate ambient noise so that sound received does not exceed the assigned levels set out in the Environmental Protection (Noise) Regulations 1997.</p> <p>Where road noise is above LAeqdB 55 at the of construction, treatment packages recommended by the Vasse Newtown Dawson Village Centre Traffic Noise Assessment (Lloyd George, 2008) shall be implemented for residential uses.</p>
CAR PARKING		<ol style="list-style-type: none"> 1. An automatic concession of 10% is applicable to the on-site parking requirements set out in the City of Busselton Local Planning Policy 8A for single storey development. 2. Where first floor development is proposed, an automatic concession of 100% is applicable to on-site parking requirements for the first-floor component, subject to satisfaction of the following criteria: 3. Where residential dwellings are provided, residential parking is provided in accordance with the Residential Design Codes, and resident parking (excluding visitor parking bays) is excluded from any reciprocal use arrangement; 4. Where residential dwellings are provided, the applicable discretion for the first floor component is transferred to ground floor parking requirements, to enable a commensurate reduction in the number of bays required for ground floor uses; 5. A Parking Plan is prepared for the land denoting: <ol style="list-style-type: none"> a. Dedicated bays for resident parking; b. Bays available for reciprocal parking arrangements (including visitors bays for residential uses); c. Disabled parking and loading bay(s); and d. Access easements; 6. The landowner is to prepare a restrictive covenant, legal agreement or other mechanism to the satisfaction of the City of Busselton, ensuring that reciprocal rights of access are applied to all existing and proposed tenancies, excluding bays dedicated for the exclusive use of residents. 7. The required number of bays is to be rounded up to the nearest whole bay where the application of concession results in a fraction of a bay.

B. SERVICE COMMERCIAL

RESIDENTIAL DEVELOPMENT	R-Code	Not Permitted
	Ground Floor Residential Use	Not Permitted
BUILDING HEIGHT	Maximum Height	2 Storeys
BUILDING SETBACKS	Front	Minimum Nil Minimum 15m for lots fronting Warrior Court (with minor variations for architectural details)
	Side	Minimum Nil
	Rear	Minimum Nil Minimum 1.5m for lots adjacent Ganges Lane (with minor variations for architectural details)
BUILDING FRONTAGE	Primary Entrance	Entrance to primary street mandatory
	Windows at Ground Level	Minimum glazing 50% of front façade area
	Awnings	Minimum depth of 2.4m for full building frontage to primary street
NOISE MITIGATION		Not Applicable
CAR PARKING		<ol style="list-style-type: none"> An automatic concession of 25% is applicable to the on-site parking requirements set out in the City of Busselton Local Planning Policy 8A for single storey development. The required number of bays is to be rounded up to the nearest whole bay where the application of concession results in a fraction of a bay.

C. MIXED RESIDENTIAL

RESIDENTIAL DEVELOPMENT	R-Code	R-AC4 (except where standard is specified below)	
	Ground Floor Residential Use	Permitted	
BUILDING HEIGHT	Maximum Height	3 Storeys	
	Minimum Height	1 Storey. For lots with frontage to Napoleon Promenade, an equivalent 2 storey facade is required.	
BUILDING SETBACKS		Residential	Commercial
	Front		Mandatory Nil setback to 90% of frontage
	Side	As per R-Codes	Minimum Nil
	Rear		Minimum Nil
BUILDING FRONTAGE	Primary Entrance	Entrance to primary street mandatory	Tenancies with frontage to Napoleon Promenade must provide direct access to Napoleon Promenade.
	Windows at Ground Level	Not Applicable	Minimum glazing for 50% of front façade area
	Awnings	Not Applicable	Minimum depth 2.4m for full building frontage to primary street
NOISE MITIGATION		<p>Noise sensitive premises shall be designed to attenuate ambient noise so that sound received does not exceed the assigned levels set out in the Environmental Protection (Noise) Regulations 1997.</p> <p>Where road noise is above LAeqdB 55 at the of construction, treatment packages recommended by the Vasse Newtown Dawson Village Centre Traffic Noise Assessment (Lloyd George, 2008) shall be implemented for residential uses.</p>	
CAR PARKING		<ol style="list-style-type: none"> An automatic concession of 10% is applicable to the on-site parking requirements set out in the City of Busselton Local Planning Policy 8A for other uses. The required number of bays for Residential uses is as per the R-Codes. 	



5.5 Signage Requirements

The signage standards set out below apply to all development within the Activity Centre.*

1. For Lots 104, 105 and 106, one freestanding pylon sign no greater than 6 metres in height per lot;
2. Other than pylon signage dealt with at 1) above, all other signage will be retained within the roof line of the building and occupy no more than 20 percent of any wall face;
3. Other than pylon signage dealt with at 1 (above), no pylon signs, billboards or hoardings will be permitted in the Activity Centre Plan Area, with the exception of short term estate marketing signage, which may be considered, subject to a Development Application, on a case-by-case basis in accordance with the Local Planning Scheme;
4. Signage must not be visually obtrusive or result in excessive visual clutter; and
5. Signage must not cover a large proportion of the shopfront window preventing passive surveillance.

5.6 Drive Through Facility Control Area

A 'Drive-through Facility Control Area' and associated provisions will be included in the Scheme, for the area shown on Activity Centre Plan Map (Plan 1) and consistent with those provisions imposed pursuant to Amendment No. 29 to the City's Local Planning Scheme No. 21.

6 LOCAL DEVELOPMENT PLANS

A Local Development Plan shall be prepared for land within the Mixed Residential Character Area prior to any development taking place, addressing:

1. Built form considerations including lot boundary setbacks, overshadowing, visual privacy, building heights, building orientation and ancillary dwellings;
2. Vehicle access and parking;
3. Interface of residential development with the Buayanyup Drain;
4. Interface with fronting roads; and
5. Mitigation of non-residential use impacts on residential amenity.

Provisions of an LDP may augment and/or vary the development standards set at Clause 4.2.3(c).

**Signage controls per direction of City of Busselton 22nd August 2018*

7 ADDITIONAL INFORMATION

The following additional requirements are to be met in order to fulfill the objectives of the PSP.

ADDITIONAL INFORMATION	APPROVAL STAGE	CONSULTATION REQUIRED
<p><u>Mosquito Management Strategy</u></p> <p>Development is to be in accordance with the approved Mosquito Management Strategy for the Vasse Estate.</p>	Condition of subdivision approval	City of Busselton
<p><u>Landscaping Strategy</u></p> <p>The subdivider is to submit a Landscaping Strategy for proposed public open space areas and road reserves for approval by the City of Busselton. The approved Landscaping Strategy will be implemented by the subdivider taking into account the relevant policies of the City and ongoing management requirements and provisions of the Scheme.</p>	Condition of subdivision approval	City of Busselton
<p><u>Urban Water Management Plan</u></p> <p>Urban Water Management Plan prepared in accordance with the Vasse Newtown Western Catchment Drainage Nutrient and Pollutant Management Plan, taking into account the relevant policies of the City and ongoing management requirements and provisions of the Scheme.</p>	Condition of subdivision approval	City of Busselton
<p><u>Dust Management Plan</u></p> <p>The subdivider is to submit a Dust Management Plan for approval by the City of Busselton. The Dust Management Plan will be implemented by the subdivider and is to take into account the relevant policies of the City and ongoing management requirements and provisions of the Scheme.</p>	Condition of subdivision approval	City of Busselton
<p><u>Lot-Specific Design Guidelines</u></p> <p>Design guidelines shall be prepared for Lots 104, 105 and 106. Prior to the issue of development approval for these lots, the developer will prepare private Design Guidelines in consultation with the City of Busselton. Design guidelines will address the following:</p> <ul style="list-style-type: none"> • Integrated approach to traffic circulation and parking; • Minimising signage, in particular pylon signage and signage above ground storey level; • Retention of remnant vegetation (where relevant); • Provision of safe, convenient pedestrian access; and • Building design and materials that reflect local character. 	Prior to Development Approval	In consultation with City of Busselton



Plan 1 Precinct Structure Plan Map

CADASTRAL INFORMATION
 SOURCE: THOMPSON
 YYMMDD: 210511
 DWG REF: 210511_Stage 2A Precal
 PROJECTION: MGA94
AERIAL PHOTOGRAPHY
 SOURCE: NA
 YYMMDD: NA

SIZE A4 **1:4000**
 0 metres 40 80 120 160 200

VASSE VILLAGE PRECINCT STRUCTURE PLAN (PLAN 1)
Vasse Village Centre
 City of Bussellton

REF NO. **PGP VAS** DRAW NO. **RD1 019** REV. **J**

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY



PART 2: EXPLANATORY





1 BACKGROUND

1.1 Purpose

This Precinct Structure Plan (PSP) for the Vasse Village Centre is proposed to replace the approved Vasse Village Activity Centre Plan (ACP) as the primary planning instrument guiding development of the area.

The PSP has been prepared pursuant to the requirements of the Deemed Provisions of the Planning Regulations Amendment Regulations 2020 and with regard to State Planning Policy 7.2 – Precinct Design. The PSP provides for a mix of commercial and residential land uses and development outcomes to establish the Vasse Village Centre as the focal point for the rapidly growing Vasse region.

1.1.1 Regional Context

Vasse Village is the commercial heart of the Vasse Estate, located within the City of Busselton as shown at Figure 1.

The Vasse Estate is situated approximately 60km south west of Bunbury and 250km south of Perth. Within the local context, Vasse is situated 10km west of the Busselton Town Centre, 14km east of Dunsborough and 40km north of Margaret River.

It is located at the intersection of three major arterials, being Northerly Street, Bussell Highway and the Busselton Bypass. This provides convenient access to the townsite from all regional destinations including Busselton, Margaret River, Augusta, Dunsborough and Yallingup.

1.1.2 Local Context

The Village Centre is located at the heart of the Vasse Estate between the residential precincts of Birchfields and Dawson, as shown at Figure 2. Key surrounding areas and attributes include:

- The existing Vasse Hamlet is located to the south of Vasse Village, comprising 32 lots, a small number of existing businesses and public facilities including the Vasse Primary School, a community hall and a sports field;
- Birchfields residential village to the east, comprising approximately 570 residential lots
- Dawson residential village to the west, which will ultimately comprise approximately 780 lots, and includes the existing Cape Naturalise College and a future primary school;
- To the west of Dawson Village is the Vasse Light Industrial Area, containing roughly 130 industrial lots. Stage 1 is nearing completion and stage 2 is currently under construction;
- The future Armstrong Village comprising 44.41ha, and estimated to yield approximately 550 residential lots;
- The Vasse North and Vasse South Planning Investigation Areas identified in the Leeuwin Naturaliste Sub-regional Strategy; and
- The regionally significant Wadandi Track (formerly known as the Rails to Trails corridor) traverses the site from East to West to the south of Vasse Village.

Several other residential estates are also in close proximity to Vasse, including the Broadwater residential estate to the north-east and the Cambridge-Abbey residential estate to the east. These estates are discrete neighbourhoods where planning and development is well advanced.

Figure 1 Regional Context

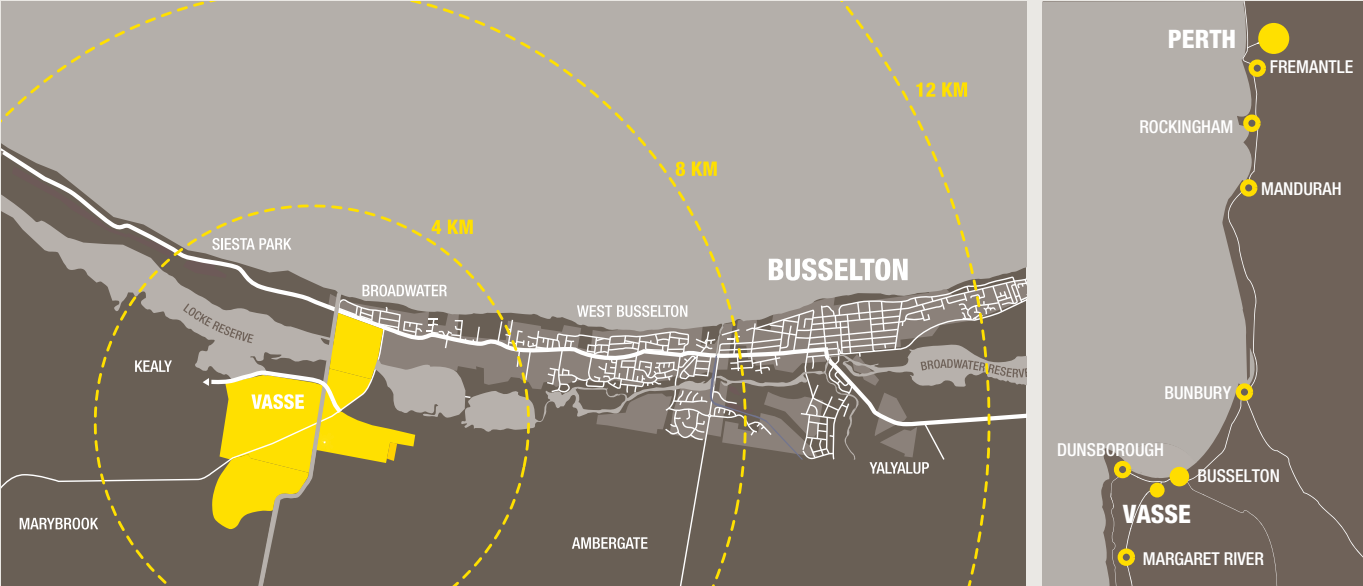


Figure 2 Local Context



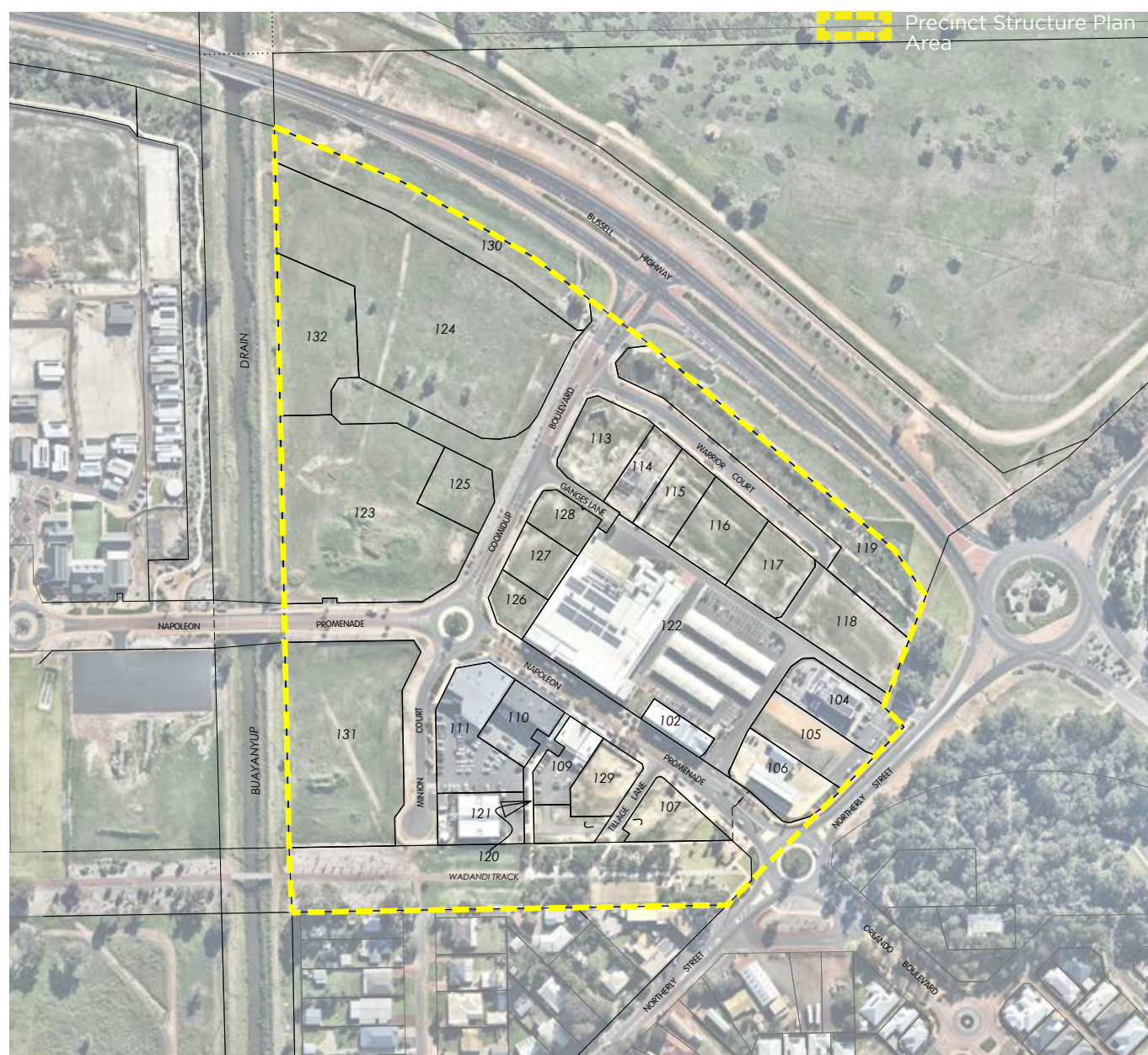


1.1.3 Area and Land Use

The Vasse Village has a total area of approximately 13.61 hectares, of which a substantial portion has been developed or is under construction. Development works include the creation of key public open space areas, landscaped road reserves and parking, as well as private development, comprising a Coles supermarket and service station, fast food outlets, medical centre, childcare and specialty retail tenancies.

The extent of development within the PSP area is shown at Figure 3.

Figure 3 Aerial Location Map



(PGP VAS RD1 023A)



1.1.4 Legal Description and Ownership

The PSP area is comprised of private land, created road reserves and dedicated Public Open Space. The majority of the site is held by the various legal entities controlled by the Vasse joint venture partners, Perron Developments Pty Ltd and Stawell Pty Ltd, with several developed sites separately held in private ownership. Title details for private land contained either wholly or partly within the PSP area are summarized at Table 1.

DESCRIPTION	LEGAL AREA	REGISTERED PROPRIETOR
Lot 102 on Plan 405344		Strata Plan 73737 - Various Owners - 7 Units
Lot 104 on Plan 408157	0.226ha	McDondald's Australia Limited
Lot 105 on Plan 408157	0.1991ha	Perron Developments Pty Ltd Stawell Pty Ltd
Lot 106 on Plan 403620	0.2111ha	Quontom Pty Ltd
Lot 107 on Plan 417770	0.2381ha	Perron Developments Pty Ltd Stawell Pty Ltd
Lot 108 on Plan 405345	0.1288ha	Russell Investments (WA) Pty Ltd
Lot 109 on Plan 405344	0.1478ha	A.E. Callow Pty Ltd
Lot 110 on Plan 403620	0.3155ha	Barwon Property Funds Management Pty Ltd (Subject To Dealing)
Lot 111 on Plan 416280	0.2258ha	Perron Developments Pty Ltd Stawell Pty Ltd
Lot 113 on Plan 416280	0.1274ha	Grigg, Brent Harvey Grigg, Vanessa
Lot 115 on Plan 416280	0.3618ha	Perron Developments Pty Ltd Stawell Pty Ltd
Lot 9556 on Plan 417770	5.6988ha	Perron Developments Pty Ltd Stawell Pty Ltd
Lot 121 on Plan 405345	0.1737ha	Tunanui Pty Ltd
Lot 122 on Plan 409834	1.4368ha	AMAX & W Pty Ltd
Lot 129 on Plan 417770	0.1385ha	Garvale Pty Ltd

Table 1 Land Ownership Detail



2 VISION

The Leeuwin Naturaliste Statement of Planning Policy identifies Vasse Village as the next level of settlement below the principal centre of Busselton. While reflecting the character of the South West, it will remain distinct in scale, function and form to the Busselton Town Centre. It is not intended to duplicate or compete with the higher order facilities that exist within Busselton, but rather provide a range of commercial and civic uses to serve the daily and weekly needs of the Vasse locality.

A vision statement and supporting place values have been developed for Vasse Village, which has informed the preparation of this PSP and its ongoing development and place management. The vision is supported by an illustrative concept plan at Figure 5, which depicts the potential development outcome of the PSP area at completion. Figure 5 (and subsequent Figures 6 - 9) are for illustrative purposes only and are not intended to inform the interpretation of Part 1 provisions of this PSP or the assessment of planning applications by relevant decision-makers.



Vasse Village will be the hub of Vasse Estate and the gateway to the Margaret River region. It will offer distinctive places, interesting products and services, convenience and an inviting location to shop, relax and connect. The Village will have personality and a sense of its own history.

PLACE VALUES

LOCAL	CONVENIENT	QUALITY	QUAINT	MEMORABLE
Vasse Village will become a 'home away from home' for locals – the place to meet up with friends and family any time of the day, and most importantly – reflect a real sense of what it means to live at Vasse	The one-stop shop that is easy to get to, and around. Diverse product range, great parking – Vasse Village understands its audience – and ensures it has what they need	Being true to the broader Vasse estate, attention to detail will continue to ensure the Vasse Village delivers a quality experience – from buildings, landscaping and good shops, through to events, community activities and friendly customer service	Steeped in the heritage of the area, and ingrained in its natural surrounds, Vasse Village will build on what's gone before to create an exciting future for the area	A welcoming and family-friendly atmosphere to create enjoyable experiences which entice locals and visitors, to return time and time again



Figure 4 Vasse Village



2.1 Character Areas

Vasse Village is made up of three Character Areas characterized by distinct land use focuses and urban form, as shown at Figure 5. The establishment of these areas supports the function and legibility of Vasse Village by co-locating differing intensities of land use and built form in key areas to support a successful town centre environment focused on a Main Street and high quality pedestrian environment. Character statements for each area are described adjacent.

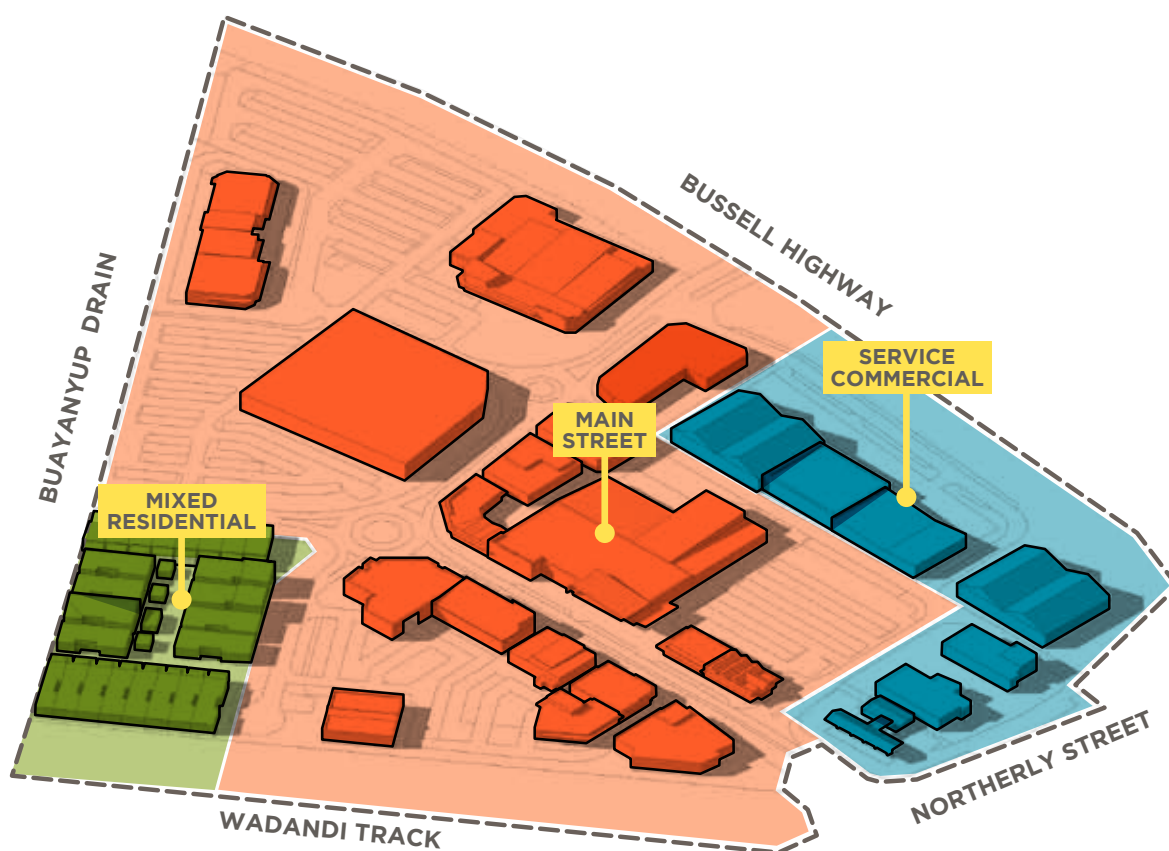


Figure 5 Character Area Diagram



MAIN STREET

Forming the heart of the Vasse Village, the Main Street Area will incorporate the most diverse range of land uses within an immersive main street environment. An exciting mix of retail and commercial uses, ranging from a major supermarket to small specialty stores, will be accommodated in a diverse mix of individually developed commercial buildings.

Main Street's status as the heart of Vasse Village and the epicenter of pedestrian activity will be reinforced by a high quality urban realm and public art, creating a place for public life to flourish.



SERVICE COMMERCIAL

Fronting Bussell Highway and Northerly Street, the Service Commercial area accommodates showroom, service and drive-through uses that are predominantly car-based and require high-traffic environments. The concentration of these uses within this area ensures that traffic-generating uses are situated away from the Main Street and pedestrian priority areas.

The area will provide a high-quality interface to adjacent roads with landscaping to Northerly Street and a landscaped buffer to Bussell Highway.



MIXED RESIDENTIAL

The Mixed Residential area will accommodate medium density residential development suited to a town centre environment, as well as the option for appropriately scaled commercial uses. It will provide additional housing options and an urbane lifestyle choice for the area, and bring life and activity to the Village outside of trading hours.

Development of the area will enhance the Village's interface with Buayanyup Drain and bookend this part of Napoleon Promenade with high quality built form.



3 ACTIVITY

Vasse Village is planned to include a diverse mix of complementary and cross-supporting land-uses. Facilities that have already been delivered at Vasse Village include a full-line supermarket, medical centre, a service station as well as a range of specialty food and beverage and retail outlets. In addition to expanding the current offering, future development is planned to include a farmers market, office development, additional health and medical services, a tavern and service commercial uses. New development will complement the existing service offer and support existing activity.

The PSP proposes a flexible approach to land-use and does not over-prescribe the distribution and location of specific uses. Land-use zoning is guided by Scheme requirements and Part 1 Development Controls of this PSP to maintain a broad palette of land-use opportunities.

The emerging mix and distribution of land uses within the centre is depicted at Figure 6.

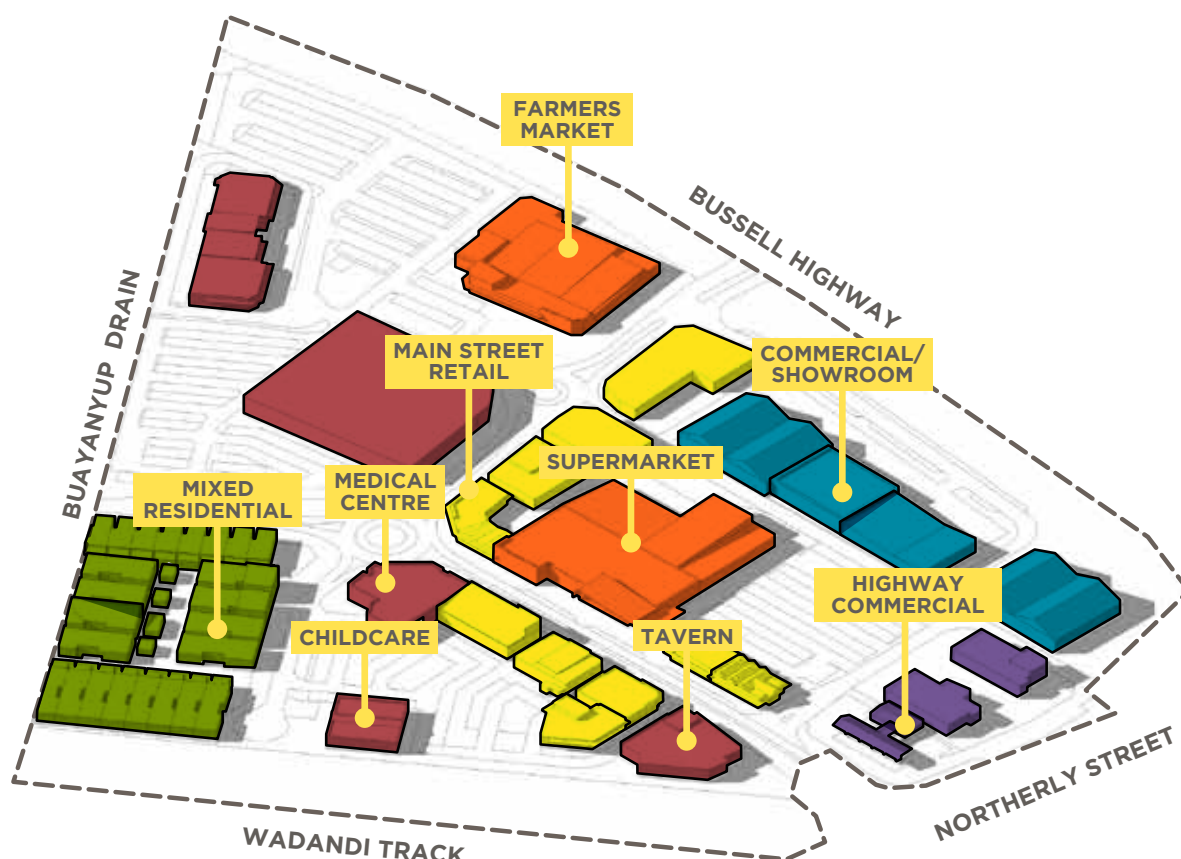


Figure 6 Land Use Plan



3.1 Retail Need and Demand

The PSP area is subject to 'Special Provision Area 65' of the City of Busselton Local Planning Scheme No. 21 which specifies a recommended retail floorspace allocation of for the Village of 4,650sqm NLA. The centre currently contains approximately 3,420sqm of retail NLA, anchored by a full-line Coles supermarket and supported by a range of specialty shops.

The PSP incorporates the previously unplanned western section of the Village in which it is proposed to develop a large format Farmers Market with approximately 2,250 sqm of retail NLA, complemented by approximately 500sqm of additional retail specialty shops, within both the new and existing Main Street Character Area.

To support the variation to the recommended retail floorspace specified in the Scheme, the PSP is supported by a Retail Need and Demand Statement (Urbis, 2021) of the Busselton and Vasse market areas. This concludes that there is a demonstrable market need and demand in support of Vasse Village increasing its provision of retail NLA to 6,500sqm in the short term, and incorporating the flexibility to expand in the future in line with market demand and its role in the hierarchy.

The Report finds that the proposed scale of Vasse Village is supportable by the market recognising:

1. The analysis supporting the current floorspace allocation was originally based on a 'Demand Analysis' report prepared by Syme Marmion & Co. in 2007, which has also informed the Local Commercial Planning Strategy (2011).
2. The latest ABS figures show that as of June 2020 there were 40,330 residents in the City of Busselton. The Syme Marmion & Co report estimated the municipality's population would reach 38,338 by 2021. This population level was achieved in 2017 and in 2020 was 5% more than the 2021 estimate.
3. The City's Local Planning Strategy (2019) outlines expectations for a higher growth outcome for the resident population in the City of Busselton. The 2007 demand analysis utilised a population growth rate of between 710 and 850 persons per annum. The later LPS 2019 is based on higher population projections of over 1,000 people per annum and despite the Vasse area being a key growth area there has been no change to the amount of floorspace allocated to Vasse Village.
4. The Vasse Village has established ahead of expectations, supported by the pace of residential development in Vasse Estate and surrounding areas as well as the development of key civic/ community infrastructure (e.g. several schools, childcare centre) and provision of medical / health services in the activity centre.
5. The identification in the LNSRS of the Vasse North Planning Investigation Area (PIA), Vasse South PIA and Abbey (South) PIA, will have a material impact on the size of market supporting Vasse Village, and provide further basis for expansion of convenience based retail facilities at Vasse Village to ensure the centre continues to adequately serve the everyday shopping needs of its market.
6. The proposed expansion of retail floorspace at Vasse Village would not impact the primacy of the Busselton City Centre, recognising the scale and type of retail uses will be consistent with the centre's 'neighbourhood' designation.
7. The proposed expansion of retail floorspace at Vasse Village will have a range of benefits for the community including enhanced access to retail goods and services, the generation of new employment opportunities and the delivery of additional services that benefit residents and visitors.



3.2 Residential Development

Residential development is encouraged in the Main Street and Mixed Residential Character Areas to promote a vibrant and lived-in centre.

A Residential Density Code of R-AC4 is applied to the Mixed Residential Character Area per Table 2 of the R-Codes Volume 2 – Apartments. This provides an appropriate level of development potential consistent with the proposed height and role of this part of the Village. Per Part One, Clause 6 of the PSP a Local Development Plan (LDP) is required to coordinate the development of this precinct to ensure a cohesive design response is achieved. The LDP also provides an opportunity for considered variation of the general site requirements detailed at Part One, Claus 5.4(c) where this will facilitate innovative built form outcomes that improve the liveability and attractiveness of the Centre.

Apartment development is encouraged above the ground floor of the Main Street Character Are. No residential density code is allocated with development in accordance with the design controls specified in the R-Codes Volume 2 – Apartments.

EXISTING ACTIVITY



Coles Supermarket



Pharmacy



Florist



Family Medical Centre



Cafe



Shell Service Station



Napoleon Promenade Main Street



4 BUILT FORM

Development within Vasse Village is already substantially progressed, with completion of a Coles Supermarket, specialty stores, a Medical Centre and hospitality offerings establishing a strong foundation for further growth.

To support ongoing development, Part 1 of the PSP identifies a range of built form controls that guide the design and disposition of buildings, signage and other matters. These controls provide for a range of built form typologies intended to achieve a desired response to the streets and public spaces within the Village, based on defined Character Areas.

The Vasse Village PSP development controls reflect the following key principles:

- a. Achieve a core main-street environment along Napoleon Promenade defined by active and highly articulated buildings with continuous weather cover, multiple entry points to the street and a fine grain architectural form.
- b. Sleeve large-format retail with specialty tenancies to achieve a 'main street' edge.
- c. Provide for complementary development fronting lower-order roads which reflects the local vernacular architectural style.
- d. Ensure commercial and service buildings maintain an appropriate regional vernacular character to Northerly Street.
- e. Support housing diversity by encouraging residential development that is compatible with a mixed-use environment.

EXISTING BUILT FORM



Coles Supermarket with main street interface



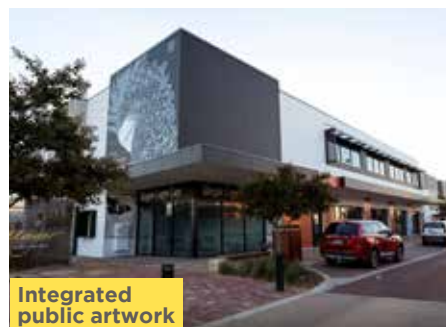
Drive through with use of timber and local stone



Retail with face brickwork



Medical Centre with street level windows



Integrated public artwork



4.1 Built Form Configuration

Vasse Village is intended to accommodate a range of building typologies, including mixed use commercial buildings, large format supermarket, retail shops and civic buildings, residential dwellings and other potential typologies.

Figure 7 depicts an indicative development outcome which incorporates these diverse building types into a coherent Village environment consistent with the established Built Form key principles. This includes a core main-street environment supported by complementary development on lower order roads, with car parking and servicing generally sleeved behind development, as well as suitable interfaces to Buayanyup Drain and Busselton Highway.

4.2 Drive Through Facility Control Area

In order to promote an active pedestrian environment, the PSP establishes a general prohibition of 'drive through facilities' within the Centre via a 'Drive Through Facility Control Area', consistent with relevant provisions in Local Planning Scheme No. 21.

The PSP specifies four sites where drive-through facilities are considered appropriate and are therefore permitted, being proposed lots 104, 105, 106, 107 and 114.

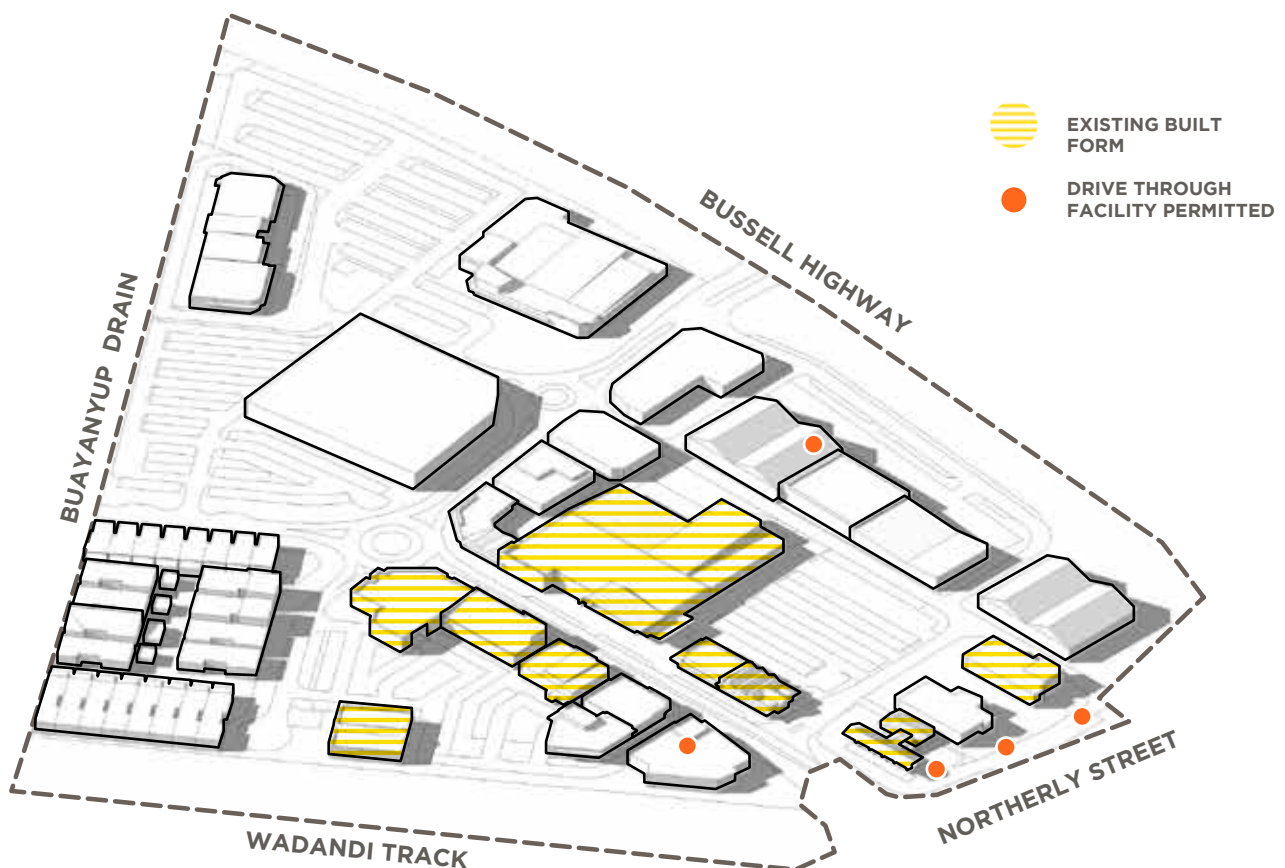


Figure 7 Built Form Configuration



4.3 Architectural Vernacular

The materiality and architectural form of development within Vasse Village is intended to reflect the local vernacular of the South West incorporating modern interpretation of its characteristic elements. This consistent architectural vernacular is intended to create a cohesive village feel while providing interesting and activated façades that add visual amenity and facilitate pedestrian activity. The following reference images and architectural palettes (adapted from CODA Design Guidelines, 2013) are intended to provide guidance for future developments in the Village.



Contemporary application of brick and render



Contemporary use of Traditional Brickwork



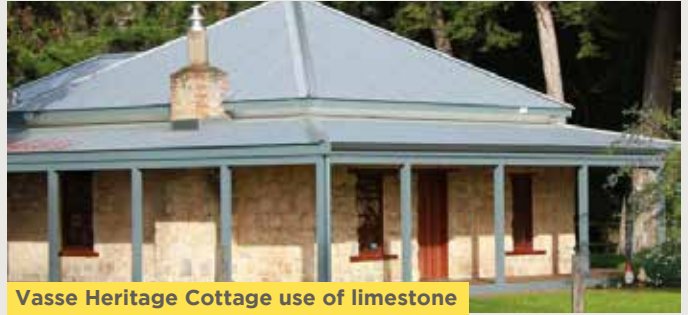
Federation Brick



Margaret River timber weatherboard infill and gable roof pitches



Modern interpretation of weatherboard vernacular



Vasse Heritage Cottage use of limestone



Vasse Town Hall example of weatherboard and corrugated iron



Newtown House, Vasse example of bagged masonry



Witchcliffe heritage shopfront



Oiled Weatherboards with white fenestration



Yonderup Town Hall heritage oiled weatherboards



5 MOVEMENT

Key elements of the Village movement network have already been delivered including Napoleon Promenade, Coomidup Boulevard and a series of supporting thoroughfares and parking areas.

The road network has been designed to accommodate all user needs, including buses and trucks along designated routes. Pavement widths and intersection treatments have been planned together with the provision for parking, pedestrians and cyclists in accordance with the following key principles:

- a. Clear, legible traffic connections to the residential villages by the extension of boulevards from Birchfields and Dawson and the inclusion of access from Bussell Highway;
- b. A hierarchical internal road network, ranging from main streets with various functions to coordinated parking areas that form a simple circulatory grid;
- c. Shared paths in the Wadandi Track corridor supported by on-street cycling;
- d. High quality pedestrian environment supported by a network of footpaths on main streets and other centre streets and shared paths. Additionally, the design provides for frequent, designated crossing points throughout the street network;
- e. Coordinated mid-block parking, linked by private thoroughfares and designated locations for easements; and
- f. Extensive on-street parking that contributes to the integrated provision of parking for all development in the Village Centre, facilitating the application of parking discretions intended to incentivise first floor development.

EXISTING MOVEMENT NETWORK



Cycle Paths



Napoleon Promenade Main Street



Napoleon Promenade Pedestrian Crossing



On Street Parking



Pedestrian Paths



Supermarket Parking



5.1 Cyclist and Pedestrian Movement

The facilities provided for pedestrians are a major element towards successfully fulfilling the aspirations for the Village. The Village accommodates cyclist and pedestrian movement through the prioritisation of pedestrian activity along major roads including Napoleon Promenade, the creation of dedicated easements for exclusive pedestrian use and the establishment of a shared pedestrian and cyclist path within the Wadandi Track. These facilities provide an interconnected network which links the Village to surrounding residential neighbourhoods.

5.2 Vehicle Movement

The initial subdivision stages for the Village Centre were approved in 2013, in line with the then Village Centre Detailed Area Plan and supported by a Transport Assessment Report prepared by Uloth and Associates in July 2013. An Addendum Report was prepared in August 2018 to support the then ACP which confirmed the overall traffic forecasts and intersection operations.

The PSP is supported by a further Addendum 2 Report which considers inclusion of the Stage 2 area and corresponding intersection operation for the affected intersections along Coomidup Boulevard. The Addendum 2 updates the previous trip generation assumptions and resulting traffic forecasts to reflect the currently proposed plans for the Village Centre, and to confirm the acceptable operation of the affected roads and intersections.

The Report confirms that the future traffic flows and intersection operations within and adjacent to the Vasse Village Centre are acceptable, with all delays below the maximum limits specified under the WAPC Transport Assessment Guidelines.

Specifically, the report finds that the existing and proposed roundabouts on Coomidup Boulevard will both operate at a high Level of Service A during the critical peak hour, indicating very good operating conditions with little or no delay. While the right turn from Coomidup Boulevard south into Bussell Highway east, will operate at an acceptable Level of Service D (indicating poor but manageable operating conditions, with long traffic delays), this is addressed within the Village Centre design by allowing for the alternative option of exiting the Village Centre via a left-turn onto Northerly Street, to then access the Bussell Highway roundabout.

5.3 Car Parking

A detailed assessment of car parking was undertaken to support the original ACP in consultation with the City of Busselton. The results of the assessment demonstrated that the development of the Village can achieve a reduction in car parking provision relative to current parking standards, due to reciprocal car parking opportunities arising from trip-chaining, internal trip-making and non-coincident land-use demands in the Village Centre. The results of this analysis are reflected in the Car Parking standards contained within Part 1 of this PSP, which depict Character Area based concession to standard parking rates of between 10-25%.

At the request of the City of Busselton Uloth and Associates undertook a Parking Utilisation Study in 2021 which confirmed the suitability of the current parking concessions, and by extension their continued application into the balance of the previously unplanned portion of the Village.



5.4 Thoroughfare Types

The following thoroughfare typologies provide guidance and design standards to inform delivery of the Vasse Village movement network. Each typology includes a preferred cross section to illustrate the intended development outcome. These typologies are an explanatory guide only and do not constitute development standards or requirements additional to the provisions contained in Part 1 of this PSP.

The majority of key thoroughfares within the PSP area have been delivered, as well as key private and minor connections to car parking areas. Figure 8 demonstrates the indicative location of each thoroughfare typology. Typical widths specified reflect a general standard only and may be reduced or widened in response to site conditions.

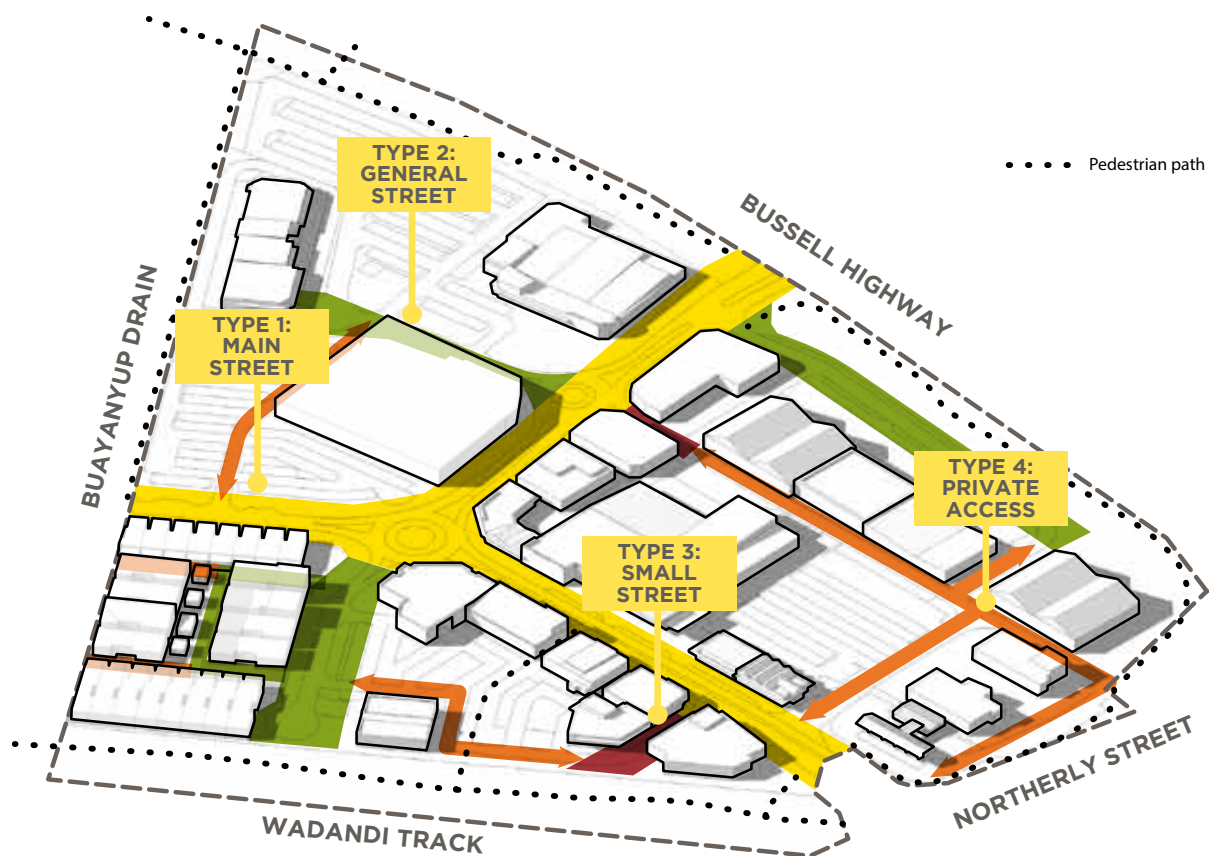
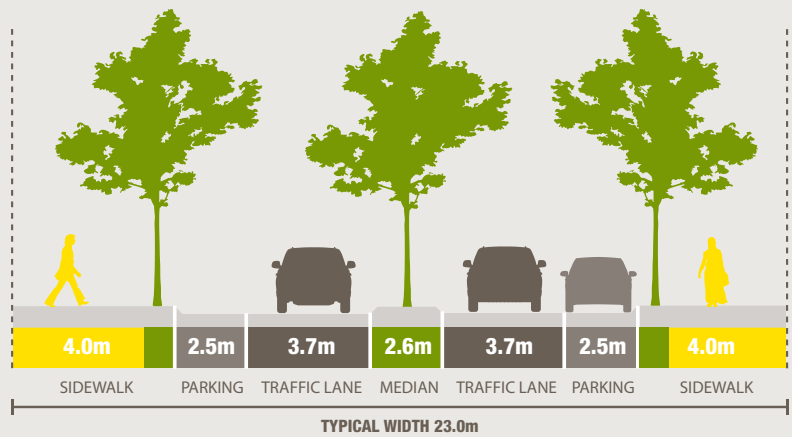


Figure 8 Thoroughfare Types

THOROUGHFARE TYPE 1: MAIN STREET

Desired Character:

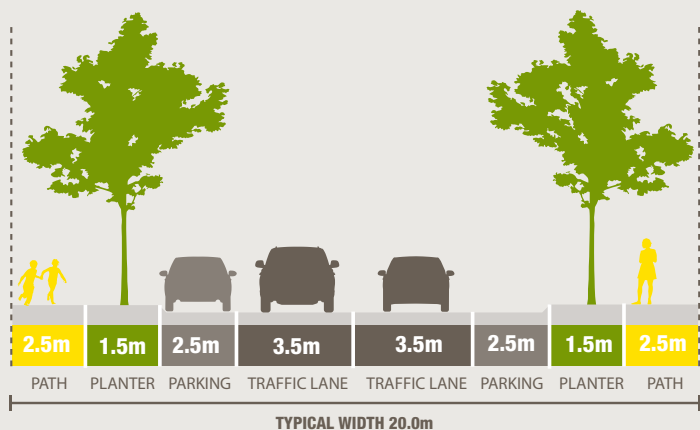
- Main street boulevard with integrated traffic and high pedestrian use
- Two-way traffic flow with intended design speed of <30km/h
- Pedestrian footpaths and parallel parking both sides
- Crosswalk and designated pedestrian crossings in key locations
- Hardscaping with high quality paving, street furniture and street trees



THOROUGHFARE TYPE 2: GENERAL STREET

Desired Character:

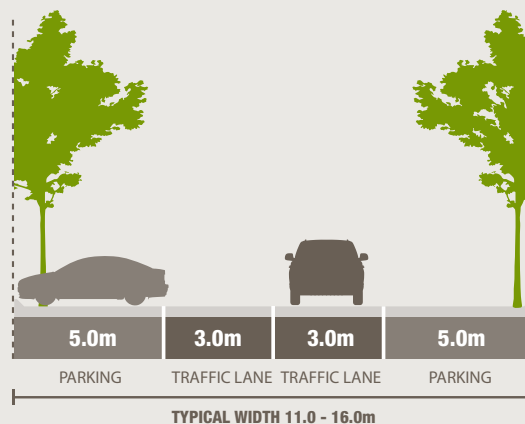
- General street with high pedestrian access but emphasis on parking and traffic
- Two-way traffic flow with intended design speed of <30km/h
- Except where adjacent to POS, footpaths and parallel parking both sides
- Varied landscaping with low planter strips



THOROUGHFARE TYPE 3: SMALL STREET

Desired Character:

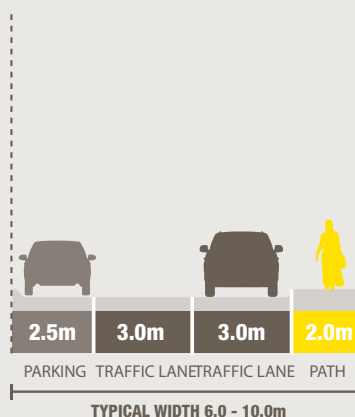
- Short access street with integrated traffic and moderate pedestrian use
- Two-way traffic flow with intended design speed of <15km/h
- Pedestrian footpath and parallel parking one side
- Varied landscaping with low planter strips



THOROUGHFARE TYPE 4: PRIVATE ACCESS / LANEWAY

Desired Character:

- Private easement or laneway primarily for vehicle use and shared pedestrian use
- Two way traffic with intended design speed of <15km/h
- Generally no car parking (embayed parking where required)
- No pedestrian footpath
- Landscaping in adjoining lots and parking areas





6 PUBLIC SPACE

Delivery of key public space within Vasse Village is well underway, with a combination of completed and planned public spaces providing a range of experiences that accommodate a variety of user needs. Public space within the Village has been planned and designed together with streets and buildings to create an integrated urban environment which achieves the following key principles:

- a. An iconic and vibrant Village Green centred on the Wadandi Track where it meets Napoleon Promenade. The Green is intended to become a key community, civic and, cultural space within Vasse.
- b. Upgrade the Wadandi Track as a linear urban parkland where it interfaces with the Vasse Village Centre and the existing Vasse Hamlet.
- c. Celebrate and cultivate the Village Centre as a unique and iconic 'heart of the village' through the use of public art and landscaping treatments.
- d. Landscaping that enhances the pedestrian environment and presents a visual counterpoint to the rural environment in colour and form.

6.1 Public Open Space Provision

A total of 1.72 ha of green space is provided within the PSP area (equivalent to 12.64% of the site) in a variety of forms as set out at section 6.2 of this Part. This green space is excluded for the purposes of calculating the required Public Open Space contribution for the PSP area.

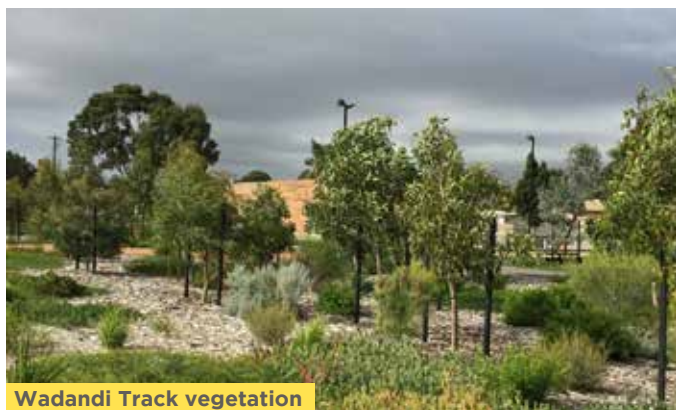
EXISTING PUBLIC SPACE



Village Green wayfinding and public art



Village Green threshold



Wadandi Track vegetation



Wadandi Track activation



In accordance with the requirements of Liveable Neighbourhoods, commercial and other land uses other than mixed use and residential do not require a POS contribution and are to be deducted from the total site area for the purposes of calculating overall POS contribution.

While the 0.93ha mixed use area within the PSP generates a requirement for 0.09ha of, this is accommodated within the balance of surplus POS provided across Vasse estate, which totals 24.08ha or 13.03% of site area. The mixed use area is otherwise afforded access to over 4.5ha of high quality POS within 400 metres, including the Wadandi track and the Vasse Playing Fields.

The intended distribution of public spaces within the centre is depicted at Figure 9.

6.2 Public Space Types

The following public space typologies provide guidance to inform delivery of the Vasse Village public space network. Each typology includes a preferred layout plan to illustrate the intended development outcome. These typologies are an explanatory guide only and do not constitute development standards or requirements additional to the provisions contained in Part 1 of this PSP.



Figure 9 Public Space Types

PUBLIC SPACE TYPE 1: VILLAGE GREEN

Desired Character:

- Village threshold and multiple use space with high level of accessibility and use
- Activated edges to the north with open aspect to west and east
- Formal 'urban green' design character
- Extensive paving and soft landscaping to a high finish
- Impactful architectural features and public art



PUBLIC SPACE TYPE 2: LANDSCAPE BUFFER

Desired Character:

- Ornamental park and visual buffer to Bussell Highway with limited pedestrian use
- Landscaped edge and backdrop to Village
- Detention drainage function
- Landscaping including trees and understorey planting



PUBLIC SPACE TYPE 3: PEDESTRIAN PROMENADE

Desired Character:

- Urban pathway connecting main street to regional open space network
- Multiple use space with pedestrian priority and high accessibility
- Extensive hardscaping and street furniture including seating
- Tree planting to both sides



PUBLIC SPACE TYPE 4: LINEAR PARK

Desired Character:

- Open parkland with urban character
- Moderate use with district cycling and pedestrian function
- Opportunity for community garden and community uses
- Open aspect and edge conditions to facilitate access
- Landscaping to inactive edges including trees and understorey planting
- Some paving and street furniture including bike storage





7 RESILIENCE

The resilience and sustainability of Vasse Village will be driven by its walkable urban design and resource-efficient land use mix, which will deliver higher intensity development in close walking and cycling distance to surrounding residential communities.

The attributes outlined below highlight how Vasse Village contributes to the achievement of regional sustainability and resource conservation objectives.

Managing urban and regional growth	The south west coast of Western Australia has recently experienced unprecedented urban growth pressure. The Vasse Estate caters for a proportion of this growth in a sustainable, multi-functional and coordinated village settlement where residents enjoy proximity to a full range of facilities and services, including health, education and local employment. This will reduce pressure for ad-hoc development in other areas of the southwest with high landscape amenity and conservation value.
Sustainable urban design	<p>The Village Centre is located within a cleared site that was formerly used for agriculture thereby avoiding the need for clearing of any areas of significant conservation value.</p> <p>The urban structuring of the Village Centre is consistent with Liveable Neighbourhoods, thereby promoting sustainable living. The location of the Village Centre relative to the surrounding residential villages makes it a walkable destination with a comprehensive suite of urban services, facilities and amenities.</p>
Integrating land use and balanced transport	<p>The village design promotes a modal shift from private motor vehicle use to walking and cycling. The layout and design of streets and parks creates safe, attractive and convenient environments for pedestrians and cyclists.</p> <p>The surrounding residential development ensures a sizable catchment population is located within walking distance of the amenities and opportunities available at the Village Centre.</p> <p>The street network is designed to accommodate a future bus service with bus stops located within 400 metres (five minute walk) of most residents.</p>
Managing Freight and regional transport	<p>Bussell Highway and the Busselton Bypass cater for the efficient and safe movement of freight and other regional transport, allowing the former Bussell Highway (now Northerly Street) to be downgraded to a neighbourhood connector in keeping with the character of adjacent development.</p> <p>The internal street network is carefully configured to discourage unrelated through traffic.</p>
Preserving air quality	<p>Reducing total vehicle kilometres travelled and cleaner air will be achieved through a highly interconnected street system and the promotion of walking, cycling and public transport.</p> <p>Generous parks and landscaped areas will provide green lungs for the Village.</p>
Water Conservation	<p>Landscape treatments requiring low water usage will be provided in the public realm.</p> <p>The approved DNPMP promotes water sensitive urban design to achieve maximum stormwater detention on-site and the removal of pollutants and nutrients from surface and groundwater discharge.</p>
Sustainable energy	Lot layout is designed to achieve passive solar design and construction, while building design guidelines and other private agreements will encourage energy efficiency.
Building Sustainability	Building and development design guidelines, administered by the developer through covenants on title have been prepared and are being implemented to promote sustainable development.



8 PLANNING FRAMEWORK

8.1 City of Busselton Local Planning Scheme No. 21

The PSP area is zoned 'Urban Development' and is subject to 'Special Provision Area 65 (Vasse Village Centre)' which includes a recommended retail floorspace allocation of 4,650sqm NLA.

The Wadandi Track adjacent the southern boundary of SP65, and the open space adjacent the intersection of the Busselton Bypass and Bussell Highway, are reserved for 'Recreation'.

The Buayanyup Drain adjacent the western boundary of SP65 is reserved for 'Public - Purposes Drain'.

The adjacent portions of the Busselton Bypass and Bussell Highway are zoned 'Rural' and no zone respectively.

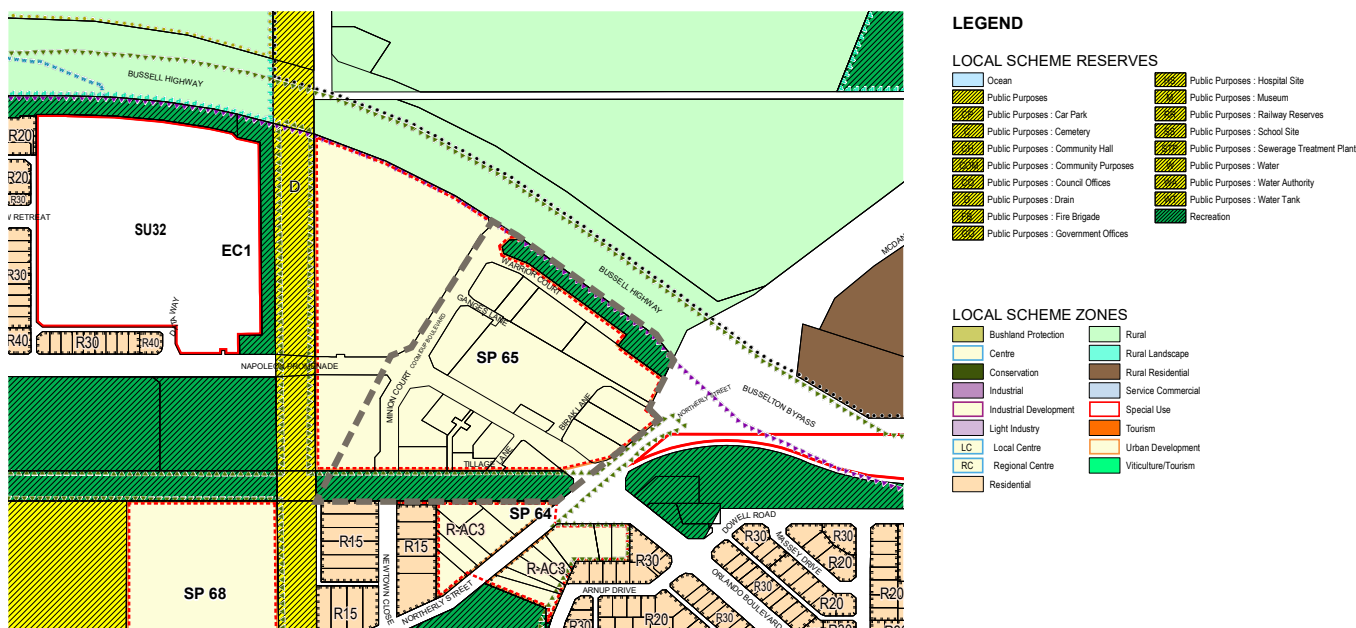
8.2 Vasse Overall Structure Plan (2018) and Draft Vasse Structure Plan

The endorsed Vasse Overall Structure Plan (OSP) identifies the PSP area as the 'Vasse Village Centre Special Purpose' zone for which land use is to be in accordance with a Local Development Plan (LDP). The OSP also identifies reserves for recreation comprising the POS/drainage abutting the Busselton Bypass, the Buayanyup Drain and the Wadandi Track.

The OSP also contains a number of Planning Policy Statements that specify certain requirements to be addressed at the LDP stage, which were addressed by incorporation in the approved Vasse Village ACP.

The OSP is in the process of being superseded by the Vasse Structure Plan (VSP) which is with the Commission for final determination. The VSP does not include Vasse Village Centre, deferring planning of this area to the approved ACP and subsequently this PSP.

Figure 10 City of Busselton Local Planning Scheme No. 21





8.3 Planning Strategies

State Planning Strategies

8.3.1 State Planning Strategy 2050

The State Planning Strategy (2014) was prepared by the WAPC as a whole of Government approach to guide sustainable land use planning throughout the State up until 2050. The Strategy is aimed at developing a land use planning system to help the State achieve a number of key goals.

The Vasse Village PSP accords with the State Planning Strategy by supporting regional growth in line with a forecast doubling of the State's population, accommodated by a diverse range of well-connected and vibrant communities and regional centres that are resilient, active and respectful of cultural difference.

8.3.2 Leeuwin Naturaliste Sub-regional Planning Strategy (2019)

The Leeuwin Naturaliste Sub-regional Planning Strategy (LNSPS) is an overarching strategic plan to guide the future planning and development of all the land within the Shire of Augusta-Margaret River and the City of Busselton subject to State Planning Policy 6.1 Leeuwin-Naturaliste Ridge.

The Strategy confirms Vasse as the fourth largest town in the Region, and when developed to capacity based on current zoning, will be equivalent in population to Dunsborough's current population, which is currently classified as a 'Major Town'.

The Vasse Village PSP supports the objectives of the Sub-regional Strategy by facilitating growth and development consistent with the regional settlement hierarchy, is well planned and reflects the current government positions, state planning policies and best planning practices with regard to the environment, landscape, urban design and economic development.

8.3.3 South West Regional Blueprint (2014)

The South West regional blueprint is a regional strategy produced by the South West Development Commission which identifies the strategic imperatives of the region. It analyses the factors contributing to the development of the South West and presents an agenda for both the social and economic development of the region, setting out key principles to guide future growth.

The Vasse Village PSP supports the principles and objectives of the Regional Blueprint by contributing to the provision of new housing, employment, infrastructure and businesses that will be required to accommodate a future population of 500,000 people in the South West by the year 2050.

8.3.4 South West Regional Planning and Infrastructure Framework (WAPC, 2015)

The South West framework is a broad planning blueprint which seeks to guide the future development of the South West region over the next 20 years. The framework provides the position of both the State Government and the WAPC in relation to the future planning of the south west, to serve as a broad guide for investment decisions.

The Framework emphasizes the growth potential of the City of Busselton, with the Vasse Estate and Vasse Village supporting the realization of the Framework's vision for greater Busselton as a hub of diversified industrial and commercial sectors, such as creative/innovative and leisure industries with centres of excellence in environmental management, sustainability and education.



Local Planning Strategies

8.3.5 City of Busselton Local Planning Strategy (2019)

The Busselton Local Planning Strategy is intended to guide the long term strategic planning of the Busselton region. It sets out a Settlement Framework that is consistent with State Planning Policy 6.1 Leeuwin-Naturaliste Ridge and the South West Planning and Infrastructure Framework. The Strategy identifies Vasse together with Busselton as part of the Busselton-Vasse Urban Area. This region is identified as accommodating most of the anticipated population growth within the district, through the development of existing zoned areas and infill development in strategic locations.

The Strategy identifies Vasse as a current growth area that is 'already zoned and structure plans approved', with an approximate potential population of 5,000 people.

The Vasse Village PSP accords with the Local Planning Strategy by supporting and pro-actively planning for the urban expansion of the Busselton-Vasse Urban Area within the established urban growth framework.

8.3.6 City of Busselton Local Commercial Strategy

The Busselton Local Commercial Strategy provides a broad district framework for the location of retail, commercial and industrial centres within the region. The Strategy recognizes Vasse Village as a significant commercial centre and notes that existing civic and community uses add to its significance as an activity centre.

Under the Strategy, Vasse Village is identified as a 'Neighbourhood Centre' comprising supermarkets and specialty shops with a planned future floorspace of 4,650sqm. Complementary and ancillary uses are identified as including service industry, other retail, office and entertainment. The Vasse Village PSP aligns with the direction outlined in the Local Commercial Strategy.

8.4 State Planning Policies

8.4.1 State Planning Policy 6.1 Leeuwin-Naturaliste Ridge

SPP 6.1 provides the strategic planning framework for the Leeuwin-Naturaliste region establishing the greater vision, guidance and land use distribution. The policy promotes sustainable development, conservation, and land and resource management. It seeks to provide assistance to those managing land use change, enable greater consistency between the two local governments, give clear regional-level advice to proponents of development, and provide a reference to guide development and conservation.

SPP 6.1 encourages Vasse to be developed as an independent and clearly defined settlement designed to be responsive to the local characteristics of the existing settlement, recommending the application of innovative building styles, landscape elements and other townscape principles to create a distinctive sense of place that is characteristic of the locality and integrated with the local environment.

The Vasse Village PSP accords with the Policy by catering for population growth consistent with the objectives of the policy as part of a new urban settlement located to enhance the region's economic, social and environmental functions, while promoting quality and innovation in urban design and built form.

8.4.2 State Planning Policy 3.0: Urban Growth and Settlement

This policy sets out the principles and considerations to apply to planning for urban growth settlement in Western Australia. The policy aims to facilitate sustainable patterns of urban growth and settlement.

The Vasse Village PSP accords with the objectives of the Policy by supporting a sustainable and well planned pattern of settlement consistent with SPP 6.1 which includes a wide variety of housing, commercial, employment, recreation facilities and open space.



8.4.3 State Planning Policy 5.4: Road and Rail Transport Noise and Freight Considerations in Land Use

This policy seeks to address the impact of transport noise on the amenity and quality of life for residents through objectives and implementation strategies which seek to ensure that land use and transport planning are compatible. The policy establishes a standardised set of criteria to be used in the assessment of proposals affected by transport noise.

As the subject site is located adjacent to Bussell Highway, a major road within the regional road hierarchy, due regard to this policy is essential to ensure that transport noise does not adversely impact on future residents. The Vasse Village PSP accords with the requirements of the Policy and establishes Noise Attenuation standards for new development consistent with an approved Noise Management Plan (Lloyd George Acoustics, 2008).

Local Planning Policies

8.4.4 Local Planning Policy No. 2.1 – CAR PARKING

This Policy is presented as a guide to the City's requirements for the provision of carparking addressing design elements, the amount of parking recommended for different land-uses as well as area specific recommendations.

The Vasse Village PSP incorporates a series of agreed variations to City's parking provisions which are intended to reduce the requirement for on-site parking provision in recognition of the Centre's pedestrian-oriented environment, and to incentivise multi-storey development through more effective use of reciprocal and surplus parking. Further discussion of car parking is provided at Section 5.3 of this Report.

8.4.5 Local Planning Policy No. 4.5 - BUSSELTON BYPASS ACCESS

This policy acknowledges the aim of MRWA's 'Busselton Bypass and Intersection Access Strategy' to protect the primary function of the Bypass as an inter-regional highway, and to limit access to meet this objective.

Of relevance to Vasse Village, the Policy establishes specific access considerations to the Bypass to facilitate this objective. The Vasse Village PSP meets the Policy provisions, with no further access to the Bypass beyond the Coomidup Boulevard intersection which has already been approved and constructed.

The PSP also foreshadows the Policy requirement that "subdivision and development proposals to be screened and buffered from the Bypass with appropriate acoustic bunds and landscape elements", by application of the Public Space Type 2 – Landscaped Buffer typology (see Section 6.2 of this Report) to the area adjacent the Bypass.



8.5 Pre-Lodgment Consultation

A series of engagements with Local and State authorities have informed the development of the original ACP and this PSP, as summarised in Table 3 below.

CONSULTED PARTY	DATE	DESCRIPTION
Department of Planning, Lands and Heritage	November 2017	Correspondence with the Department to confirm the requirement for an Precinct Structure Plan in accordance with Schedule 2 Part 5, cl.31(b) of the Regulations
Department of Planning, Lands and Heritage	September 2017	Correspondence with the Department to confirm the structure and content of the PSP
City of Busselton	September 2017	Correspondence with City to confirm the need for, and the structure and content of the PSP
City of Busselton	February 2017	Correspondence with City to confirm the extent and rationale for variations to Car Parking Standards
City of Busselton	June-August 2018	Pre-advertising modifications to PSP content including Public Open Space contribution, traffic movement and parking, noise mitigation.
City of Busselton	February - June 2021	Correspondence and meetings with the City to discuss planning process for approving development in the Stage 2A area, parking and land use options
Department of Planning, Lands and Heritage	March 2021	Correspondence with Department to provide update of preliminary discussions with City of Busselton and ensure alignment with proposed process
Department of Planning, Lands and Heritage	June 2021	Discussion with Department regarding form and content of PSP

Table 2 Vasse Village ACP / PSP pre-lodgement consultation



9 SITE CONDITIONS

The PSP has regard for key site conditions and constraints, and does not modify the approach to site conditions which has supported development of the area to date. The response to site conditions outlined below reflects the existing approach in accordance with previous approvals for the area.

9.1 Biodiversity

A vegetation and flora survey was undertaken over the entire Vasse Estate (RPS, 2006) to determine the presence or otherwise of significant vegetation or flora.

The survey results indicate that the vegetation and flora has been severely impacted by the site's historical agricultural use, notably the grazing of livestock. The Vasse Village area is largely cleared of native vegetation, with no native flora species remaining except for scattered trees.

The flora survey also included a search for specially protected flora and vegetation, including Threatened Ecological Communities (TEC's), Declared Rare Flora (DRF) and Priority Flora (PF) pursuant to the provisions of the Western Australian Wildlife Conservation Act 1950, the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 and those listed by the Department of Biodiversity, Conservation and Attractions (DBCA). The survey recorded no specially protected flora or vegetation.

9.2 Landform

The Vasse Village area is generally flat and low lying with a fall of approximately 1 metre across the site. The site consists of pale and olive-yellow sands derived from Tamala Limestone. The soils of the site comprise sands of varying depths to a maximum of 1.80 metres below the natural surface.

Testing of soils for acid sulfate was carried out to DBCA specifications as part of the development of the Birchfields residential village. This involved limited sampling of the remainder of the Vasse project area. On the basis of these sampling results the DBCA agreed that future development within the Vasse project area will be self-regulated.

Whilst the Vasse Village area is predominantly a low risk area for Acid Sulfate Soils (ASS), there is the potential for ASS in clays deeper than 2m below ground surface. There is the expectation that development excavation will aim to avoid depths greater than 2 metres, as well as clay soil areas. Should excavation exceed 2 metres or affect clay soils, the onus is on the developer to manage the issue through appropriate ASS testing and management (if required).



9.3 Hydrology

The subject area has varying depths to AAMGL of between 0.4 metres and 1.5 metres. Surface rainfall runoff is considered to flow to the north as part of the Broadwater catchment area.

The Vasse Village Centre is included in the Vasse Newtown Western Catchment Drainage Nutrient and Pollutant Management Plan (DNPMP) approved by the Department of Water on the 30th October 2006.

Although outside of the PSP Area, it is noted that Vasse Village abuts the Buayanyup drain to the west, a key part of the district agricultural drainage system. The drain was constructed in the early 1900's and is flanked by levees which serve to contain significant flood events. Existing ground levels are marginally higher than the 100 year flood level within the drain. As such breakout from levee bank failure is not an impediment to development as filling of the Village Centre site will negate such risks. Levee banks adjacent to the existing Vasse Hamlet are to be engineered to prevent any breakout from storm events up to the 100 year event.

Local Drainage for the Village Centre includes subsurface drainage pipes installed to cater for the one in five year event, with overland flow paths to cater for the 100 year event. This drainage philosophy has been accepted by the Department of Water as part of the approved DNPMP and ongoing development of Vasse Village.

9.4 Bushfire Hazard

The WA State Map of Bush Fire Prone Areas was last updated in April 2019 and designates a portion of the Vasse Village PSP Area as bushfire prone. Accordingly, bushfire assessment and reporting is required to accompany planning applications within the PSP Area in accordance with Schedule 2 Part 10A of the Regulations, Policy Measures 6.2 and 6.3 of State Planning Policy 3.7 Planning in Bushfire Prone Areas, as well as the supporting Guidelines for Planning in Bushfire Prone Areas. A Bushfire Management Plan addressing these requirements has been prepared to accompany the Vasse Village PSP demonstrating that the necessary bushfire management compliance can be readily achieved.

9.5 Heritage

The Aboriginal Sites Register was searched in February 2005 and confirmed that there are no Registered Aboriginal Heritage Sites within the Estate, including the Vasse Village area. With respect to European heritage, a search of the Heritage Council of Western Australia's heritage database confirms that there are no listed heritage sites within the PSP area.

9.6 Contamination

An assessment of the potential for contamination arising from past land use within the PSP area was conducted as part of a wider investigation at Vasse. No Organochlorine pesticides, dieldrin and DDT or its derivatives were detected that approached the Department of Water and Environmental Regulation (DWER) Health Investigation Levels for residential land use. Furthermore, the investigations did not identify groundwater contamination relating to the contaminants of concern but identified nutrient concentrations consistent with the general catchment.

Redevelopment of the site for the proposed land use is therefore acceptable and chemical residues in the soil are extremely unlikely to result in adverse health effects for future land users or receptors. On this basis, there is requirement for further investigation or remediation work, or restrictions to be applied in relation to redevelopment of the land for urban purposes.



9.7 Noise

The PSP area is subject to traffic noise emanating from Bussell Highway. A noise assessment undertaken by Lloyd George Acoustics (2008) was undertaken to assist in the determination of appropriate acoustic buffer separations between the Bussell Highway and noise-sensitive development. The results of this assessment show that Vasse Village satisfies the Main Roads' Noise Level "Target" Criterion providing that commercial buildings are constructed between residential blocks and the road. Should the commercial buildings not be built, the Roads' Noise Level "Limit" Criterion is achieved and facade treatments would be required to ensure acceptable internal noise levels. The noise level to the commercial buildings is considered to be acceptable.

9.8 Services

Water and gas trunk mains exist along Northerly Street and servicing of the Vasse Village precinct has been progressed in line with development of the area, with services being extended as lateral connections from the north and west.

In line with current development, sewer disposal is via a gravity system to the pump station on the northern side of Bussell Highway.

Reticulation within the Village has been undertaken via traditional high and low voltage underground power mains with transformers as required. Fibre Optics have also been extended through the area from existing Telstra infrastructure located in Northerly Street.



10 CONCLUSION

This PSP provides the planning framework for the continued subdivision and development of the Vasse Village, updating the approved Activity Centre Plan in line with the Regulations.

The PSP reflects and maintains key aspects of the original ACP, including a careful response to site and contextual considerations, compliance with local and regional planning strategies and policies, and an integrated suite of land use and development controls supported by detailed consideration of built form, public space, movement and activity outcomes. Overall, the PSP provides a robust basis for the continued growth of a sustainable community at Vasse Village as the heart of the Vasse area.





PART 3 TECHNICAL APPENDICES