



City of Nedlands

LATE ITEM

Ordinary Council Meeting

Tuesday, 29 April 2025

16.6 Request for Consent for Mayor and CEO to sign – Scheme Amendment 15 text for submission to WAPC

Report Number	PD19.04.25
Meeting & Date	Council Meeting – 29 April 2025
Applicant	CLE Town Planning and Design
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Sergio Famiano – Manager Urban Planning and Development
Director	Bruce Thompson – Director Planning and Development
Attachments	Attachment 1 - Scheme Amendment 15 Amendment Text Modified 24 June 2024

Purpose

The purpose of this report is for Council to consider the request for consent for the Mayor to sign the Scheme Amendment 15 text for the purposes of Submission to the Western Australian Planning Commission.

Administration Recommendation

That Council AUTHORISES the CEO and MAYOR to sign relevant documents and submit two copies of the Scheme Amendment 15 report and any other relevant documents to the Western Australian Planning Commission in accordance with Regulation 53 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Voting Requirement

Simple Majority

The decision must be made in a manner that is impartial, free from bias, and in accordance with the principles of natural justice. The decision must be made in having regard to the facts of the matter under consideration, and in accordance with the relevant laws and policies as they apply to that matter.

Background

On 23 November 2023 the City received the application for a Scheme Amendment 15 to the City's Local Planning Scheme No 3 (LPS 3) to rezone part of Lots 101 and 102 Monash Avenue, Nedlands from 'Residential' to 'Mixed Use' and make related changes to the Additional Use provisions to facilitate the implementation of the Nedlands Village Precinct Structure Plan (PSP).

The Scheme Amendment was considered at the Ordinary Council meeting of 27 February 2024 where Council resolved to initiate the amendment as a Standard Amendment (PD07.02.24). The Scheme Amendment was subsequently forwarded to the Environmental Protection Authority and Western Australian Planning Commission (WAPC) for consent to advertise. On 18 June 2024 the WAPC requested modifications to the draft Scheme amendment prior to advertising (**Attachment 1**).

Draft Scheme Amendment 15 as modified 24 June 2024 was advertised as a Standard Amendment in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) and the City's Local Planning Policy 7.3 Consultation of Planning Proposals, for 42 days from 18 July to 29 August 2024.

The Scheme Amendment post advertising was considered at the Ordinary Council meeting of 10 December 2024 where Council resolved to support the scheme amendment subject to modifications (PD81.12.24). Part of this resolution is as follows:

'3. AUTHORISES the CEO to sign relevant documents and submit two copies of the Scheme Amendment 15 report and any other relevant documents to the Western Australian Planning Commission in accordance with Regulation 37(2) of the Planning and Development (Local Planning Schemes) Regulations 2015'.

Delegation

The Council resolutions on 27 February 2024 and 10 December 2024 are conflicting in relation to whether Scheme Amendment 15 is a 'Complex' or 'Standard' Amendment. The key difference between the two is the length of advertising required, being 42 days for 'Standard' or 60 days for 'Complex'. However, the 10 December 2024 resolution did not require re-advertising of the amendment as a 'Complex' amendment and only resolved that the "should have been considered" a Complex Amendment. This resolution does not supersede the 27 February 2024 Council resolution.

Notwithstanding, both Regulations 44 (Complex) and 53 (Standard) of the Regulations, require the Local Government to provide the advertised amendment to the WAPC together with associated relevant documents, after passing a resolution.

Part of the submission to the WAPC must include the Scheme Amendment text document, in a form to be provided to the Minister for a decision. 'Division 5 — Giving effect to decision on amendment to local planning scheme' of the Regulations was substantially modified in the 1 March 2025 revision to the Regulations. Most significantly the requirement for the amendment to the local planning scheme to be executed by the Local Government has been removed (previously Regulations 62(2) or 63(1) as relevant). In this regard the Scheme Amendment text document no longer requires the City's common seal. As such the CEO and Mayor are requested to sign the Scheme Amendment 15 text for the purposes of submission to the WAPC.

The full Council report and resolution of 10 December 2024 will also form part of the submission to the WAPC. This includes the recommendation pertaining to consideration of the Amendment as a 'Complex' amendment.

Consultation

It is recommended that the Council authorises the CEO and Mayor to sign the Scheme Amendment 15 text documentation in accordance with Regulation 53 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Strategic Implications

This item is **not** strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes.

Budget/Financial Implications

Nil

Legislative and Policy Implications

Nil

Decision Implications

Nil

Conclusion

It is recommended that the Council authorises the CEO and Mayor to sign the Scheme Amendment 15 text documentation in accordance with Regulation 53 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Further Information

Nil



City of Nedlands
Local Planning Scheme No.3

Amendment 15

Rezone pt. Lot 101 Monash Avenue, Nedlands and pt. Lot 102 Monash Avenue, Nedlands from 'Residential' to 'Mixed Use' and make related changes to the Additional Use provisions relating to Lots 101 and 102 Monash Avenue, Nedlands and Lot 103 Karella Street to facilitate the implementation of the Nedlands Village Precinct Structure Plan.

Prepared by:



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3767Rep33D

November 2023

Form 2A***Planning and Development Act 2005*****RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME****CITY OF NEDLANDS LOCAL PLANNING SCHEME NO. 3****AMENDMENT 15**

RESOLVED that the local government, pursuant to Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Rezoning Pt. Lot 101 Monash Avenue, Nedlands and Pt. Lot 102 Monash Avenue, Nedlands from the 'Residential' zone to the 'Mixed Use' zone.
2. Amending the Scheme Map to apply the R-AC0 R-Code to Lots 101 and 102 Monash Avenue, Nedlands and Lot 103 Karella Street, Nedlands as shown on the Scheme Amendment Map.
3. Amending Table 4 – Specified additional uses for zoned land in Scheme area by replacing the row labelled 'A3' with the following:

No.	Description of land	Additional use	Conditions
A3	Pt. Lot 102 (116) Monash Avenue, Nedlands	<ul style="list-style-type: none"> • Car park • Office • Medical centre • Place of worship • Residential aged care facility • Shop 	(1) Residential aged care facility is a 'P' use. (2) Car park, Office, Medical centre, Shop and Place of worship are 'I' uses.

4. Amending Table 4 – Specified additional uses for zoned land in Scheme area by adding a new row labelled 'A10' as follows:

No.	Description of land	Additional use	Conditions
A10	Pt. Lot 101 (118) and Pt. Lot 102 (108) Monash Avenue, Nedlands Lot 103 (15) Karella Street, Nedlands	<ul style="list-style-type: none"> • Office • Recreation-private • Restaurant/café • Shop 	(1) Office, Recreation-private, Restaurant/café and Shop are 'D' uses.

5. Amending the Scheme Map to reduce the area of A3 as depicted on the Scheme Amendment Map.
6. Amending the Scheme Map to designate A10 over Pt. Lot 101 (118) and Pt. Lot 102 (108) Monash Avenue, Nedlands and Lot 103 (15) Karella Street, Nedlands as depicted on the Scheme Amendment Map.

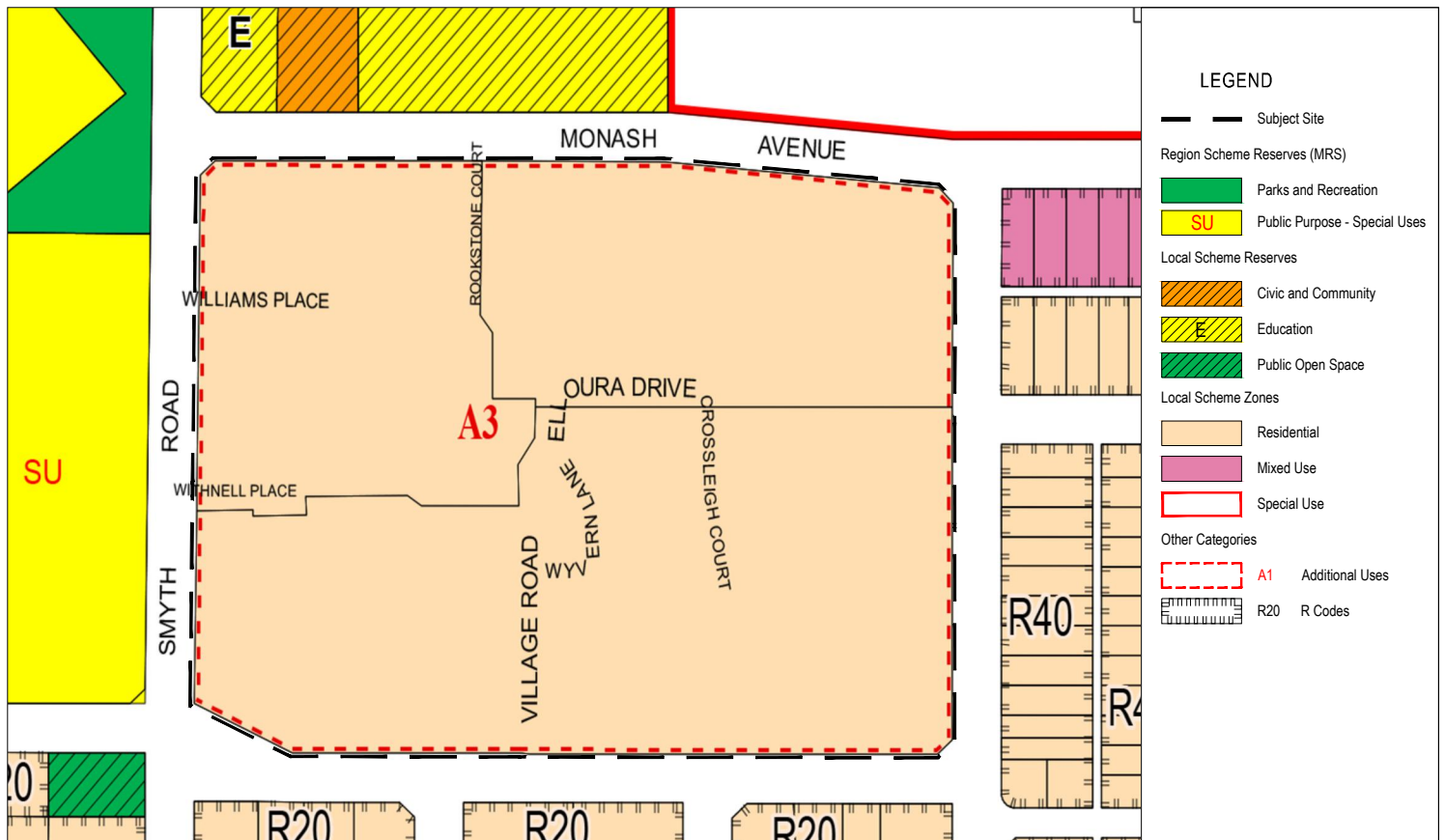
The Amendment is **standard** under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* because it is:

- An amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
- An amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission, being the City of Nedlands Local Planning Strategy;
- An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

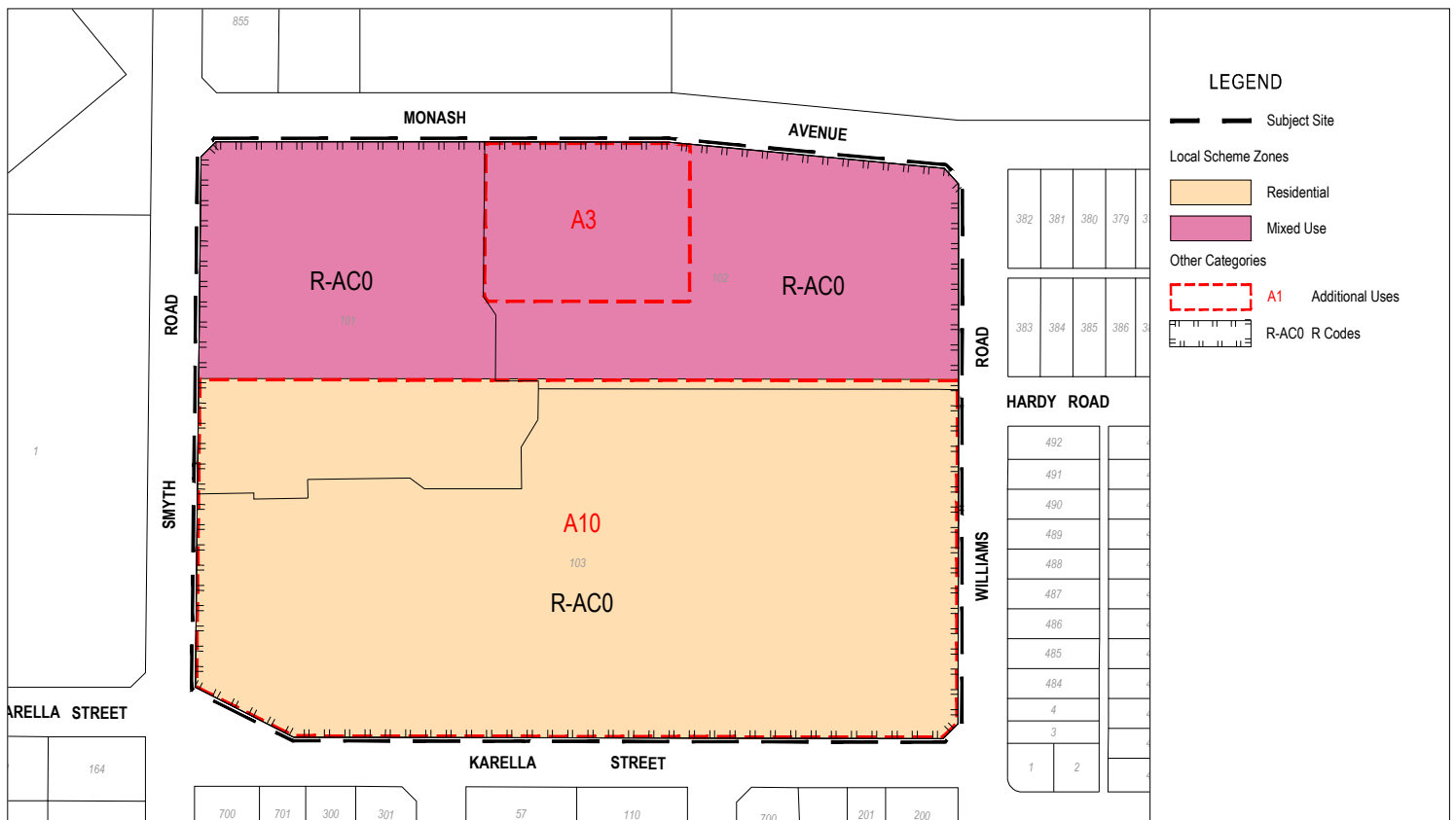
Date of Council Resolution: 27 February 2024

.....
(Chief Executive Officer)

Dated this day of 20.....



Source: DPLH

EXISTING**PROPOSED**

SCHEME AMENDMENT REPORT

LOCAL AUTHORITY:	City of Nedlands
DESCRIPTION OF SCHEME:	Local Planning Scheme No. 3
TYPE OF SCHEME	Local Planning Scheme
SERIAL NO. OF AMENDMENT:	Amendment No. 15
PROPOSAL:	Rezone pt. Lot 101 Monash Avenue, Nedlands and pt. Lot 102 Monash Avenue, Nedlands from 'Residential' to 'Mixed Use' and make related changes to the Additional Use provisions relating to Lots 101 and 102 Monash Avenue, Nedlands and Lot 103 Karella Street to facilitate the implementation of the Nedlands Village Precinct Structure Plan.

1. INTRODUCTION

On behalf of Hesperia, CLE Town Planning + Design (CLE) seeks the support of the City of Nedlands, the Western Australian Planning Commission and the Minister for Planning for an Amendment to City of Nedlands Local Planning Scheme No. 3 ('LPS 3').

The Amendment proposes to rezone a portion of Lot 101 Monash Avenue, Nedlands and a portion of Lot 102 Monash Avenue, Nedlands from 'Residential' to 'Mixed Use' and make related changes to the Additional Use provisions relating to Lots 101 and 102 Monash Avenue, Nedlands and Lot 103 Karella Street to facilitate the implementation of the Nedlands Village Precinct Structure Plan.

2. SITE DESCRIPTION

2.1 Location and Context

The Amendment area is coincident with the Nedlands Village Precinct for which a Precinct Structure Plan ('PSP') was recently lodged by CLE, on 30 October 2023.

The Amendment area is in the suburb of Nedlands approximately 5km south-west of the Perth city centre and approximately 500m west of the Hampden Road high street. It covers approximately 7.4 hectares and is bounded by Monash Avenue to the north, Williams Road to the east, Karella Street to the south and Smyth Road to the west.

The Amendment area is in close proximity to Hollywood Primary School, the Queen Elizabeth II (QEII) Medical Centre, Karrakatta Cemetery and the Perth War Cemetery. The nearest railway stations are Shenton Park and Karrakatta, and the nearest local open spaces are Hollywood Reserve to the west and Karella Park to the south-west.

Mature street trees and dwellings exhibiting a mix of modern and heritage architecture characterise the adjacent residential areas to the east and south. These are zoned for residential purposes and generally comprise original single dwellings with long front setbacks. The lot layout is uniform and original, and the street layout is a grid comprising local access streets and, to the east, rear laneways.

The surrounds of the Amendment area can be considered settled and are unlikely to change in the foreseeable future in terms of land use. The adjacent suburb of Nedlands is a sought-after area for residential homebuyers. There are many examples of renovations and extensions in the nearby neighbourhood, but almost no evidence of subdivision, even to the east where the current density coding enables it and the presence of laneways facilitates access. The PSP contains land use and built form controls that aim to (among other things) respect this context.

The nearby institutions are established, have facilitative planning controls and are not readily relocatable. In particular, the QEII Medical Centre, which includes significant institutions such as Sir Charles Gairdner Hospital, Perth Children's Hospital, Hollywood Hospital and the UWA Health Campus. Numerous allied health premises are co-located with QEII either on the campus or in the vicinity, particularly along Monash Avenue.



Figure 1: Local Context Plan

2.2 Site Characteristics

The Amendment area comprises the three lots listed in Table 1 below. Encumbrances, excluding mortgages, are listed in Table 2.

Table 1: Title particulars

Lot no.	DP no.	CT	Address	Area	Proprietor
101	411077	Vol. 2950 Fol. 233	118 Monash Av, Nedlands	1.73ha	HN Asset Pty Ltd
102	411077	Vol. 2950 Fol. 234	108 Monash Av, Nedlands	1.86ha	Retirement Care Australia (Hollywood) Pty Ltd
103	411077	Vol. 2950 Fol. 235	15 Karella St, Nedlands	3.82ha	HN Asset Pty Ltd

Table 2: Title encumbrances

Reference	Encumbrance
Lot 101	
E987333	Memorial under the <i>Retirement Villages Act 1992</i> . Lodged 14/9/1992
L747626	Easement to Electricity Networks Corporation for transmission works
Plan	Easement burden created under s.167 <i>Planning and Development Act 2005</i> for sewerage purposes to Water Corporation
Lot 102	
E987333	Memorial under the <i>Retirement Villages Act 1992</i> . Lodged 14/9/1992
L747626	Easement to Electricity Networks Corporation for transmission works
Plan	Easement burden created under s.167 <i>Planning and Development Act 2005</i> for sewerage purposes to Water Corporation
Plan	Easement benefit created under s.136C <i>Transfer of Land Act 1893</i> for right of footway purposes
Lot 103	
E987333	Memorial under the <i>Retirement Villages Act 1992</i> . Lodged 14/9/1992
Plan	Easement burden created under s.167 <i>Planning and Development Act 2005</i> for electricity purposes to Electricity Networks Corporation
Plan	Easement burden created under s.167 <i>Planning and Development Act 2005</i> for electricity purposes to Electricity Networks Corporation
Plan	Easement benefit created under s.136C <i>Transfer of Land Act 1893</i> for right of footway purposes

The easements listed in Table 2 are shown on Figure 2: Site Plan.

**Figure 2: Site Plan**

The memorial listed under the *Retirement Villages Act 1992* is, at the time of lodgement, in the process of being removed.

The memorial relates back to a period of time when the Amendment area was developed in its entirety for the purposes of residential aged care facilities and retirement villages (refer to Figure 3: Aerial Photograph from October 2006). Most of these have reached the end of their economic life and have been removed.



Figure 3: Aerial Photograph from October 2006

The southern half of the Amendment area is now vacant and available for development in the short-term. It is geotechnically unconstrained, generally flat and contains no remnant vegetation. There is a small number of mature trees, but the Environmental Assessment and Management Strategy prepared with the PSP states that the site is in “*Completely Degraded*” condition and does not support any significant species of flora or fauna.

The northern half of the Amendment area, fronting Monash Avenue, is occupied by the two remaining residential aged care facilities (Regis Weston and Regis Nedlands) and one retirement village (Centennial Close).

The nearby vegetation in Hollywood Reserve, mentioned above, is a bushfire hazard and as such, the Amendment area is partly identified as being bushfire-prone in the map database maintained by the Department of Fire and Emergency Services. A Bushfire Management Plan was submitted with the PSP and found that development in accordance with the PSP can meet the relevant requirements of the applicable State Planning Policy, being SPP 3.7: Planning in Bushfire-Prone Areas.

2.3 Transport and Access

The Amendment area is very well-located in respect of facilities, services and amenities, and the established street network provides outstanding pedestrian, cyclist and vehicular access to local and regional destinations (refer to Figure 4). It is bounded on all four sides by existing streets, which presents opportunities for logical extensions to access routes and services.

The following streets form the boundary of the Amendment area:

- Monash Avenue is a single carriageway road classified as a ‘Distributor B’ in the Western Australian road hierarchy. It links Winthrop Avenue with Smyth Road and is a major access route for patrons of the QEII Medical Centre and Hollywood Primary School. A stop on bus route no. 25 is in place adjacent to the Amendment area.
- Smyth Road is classified as a ‘Local Distributor’. It links Aberdare Road with Stirling Highway. A stop on bus route no. 25 is in place adjacent to the Amendment area and it provides pedestrian and cyclist access toward the nearest railway station, Shenton Park.

- Karella Street and Williams Road are both Access Roads providing local access to residential properties. They connect with each other at an elbow curve at the south-eastern corner of the Amendment area. They intersect with Langham Street, Portland Street and Hardy Road, and these present opportunities to extend seamlessly into the Amendment area to create a permeable grid.

All four perimeter streets are original one-chain (20.12m) road reserves and each has a single carriageway lined with trees. There is a footpath on each side of each perimeter street, but no dedicated cycle network. The 'Perth / Fremantle Bike Map' published by the Department of Transport describes the surrounding footpaths and streets as "Other Shared Path[s]" and, for Williams Road, a "Good Road Riding Environment".

The movement network proposed in the PSP is the subject of a Transport Impact Assessment submitted with the PSP. This concludes that in relation to traffic, a full build-out scenario for the PSP in the morning and afternoon peaks would see *"the existing and future networks operate well within accepted traffic engineering parameters"*. It also notes that the site has *"excellent public transport accessibility"*, with a network of bus routes being available.



Figure 4: Local Movement Plan

Electricity, sewer, drainage and telecommunications infrastructure is in place in the perimeter streets. Its capacity and capability for extension are examined in the Engineering Infrastructure Report submitted with the PSP, which identifies that development in accordance with the PSP would not generate demand beyond the capacity of existing infrastructure. No off-site upgrades are expected to be required.

3. PLANNING FRAMEWORK

3.1 Strategic Planning Context

3.1.1 *Perth and Peel @ 3.5 million*

The *Perth and Peel @ 3.5 million* suite of policies forms the spatial framework and strategic plan for Perth and Peel. Its purpose is to establish a blueprint to support a population of 3.5 million by 2050 through the implementation of four sub-regional planning frameworks. The structure plan area is within the 'Central' sub-region.

3.1.2 *Central Sub-regional Planning Framework*

The *Central Sub-regional Planning Framework* ('the Framework') is part of the *Perth and Peel @ 3.5 million* suite of documents and provides guidance at a sub-regional level for land use and infrastructure.

The Amendment area is shown as part of the 'UWA / QEII' Activity Centre. As explored further below, this has not been reflected in more recent planning initiatives including the draft UWA / QEII Precinct Plan and is therefore outdated.

The Framework reflects the Metropolitan Region Scheme ('MRS') reserves in place to the west (refer to Section 3.2.1 below), indicating that no major land use changes are envisaged for the foreseeable future. The 'Public Purposes-Hospital' reserve applied in the MRS to Sir Charles Gairdner Hospital and the Perth Children's Hospital site is included with the broader Activity Centre annotation. Further afield, Hampden Road and Stirling Highway are both identified as 'Urban Corridors', which are priority areas for infill development at medium to high densities.

The Framework adopts the State Government's 47% infill target for Perth's dwelling demand to 2050 and states that "*Approximately 215,000 dwellings (56 per cent of the total amount of new infill dwellings) are expected to be delivered in the Central sub-region...*", with a target set for each local government.

The City of Nedlands is set a target of 4,320 additional dwellings by 2050, taking the total number of dwellings in the municipal area to 12,390. This would accommodate additional population of 9,500, assuming 2.2 people per dwelling. Through their local planning strategies and schemes, local governments are responsible for deciding how their dwelling target will be delivered (refer to Section 3.1.3 below).

A Framework plan appears as Figure 5.

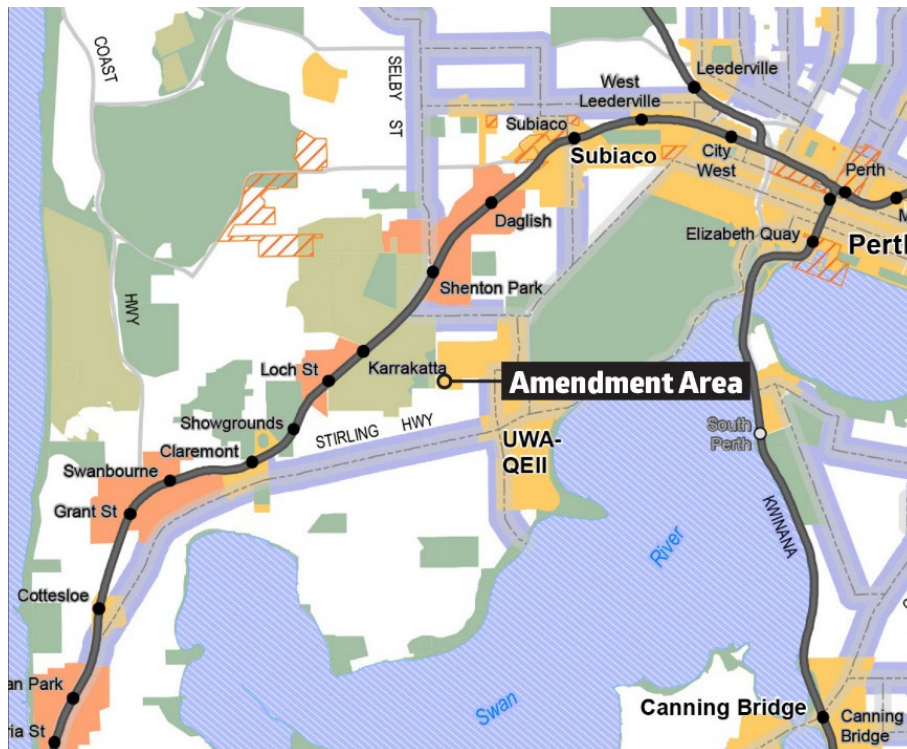


Figure 5: Central Sub-Regional Planning Framework
(Source: Perth & Peel @ 3.5 Million, DPLH, 2018)

3.1.3 City of Nedlands Local Planning Strategy

As described in the *Planning and Development (Local Planning Schemes) Regulations 2015* ('the Regulations'), a Local Planning Strategy summarises the long-term planning directions for a local government area and provides a rationale for the zones and reserves applied through a Local Planning Scheme. Local Planning Strategies are prepared in a manner and form approved by the WAPC and must apply any State or regional policy that is relevant to the Strategy area.

The City obtained WAPC endorsement for its Local Planning Strategy in 2017. The Strategy contains a map that identifies the subject lots as a 'Redevelopment / Development Area' and the north-eastern corner as a 'First Transition Zone' from the 'Urban Growth Area' defined along the eastern half of Monash Avenue. These categories are three of the four defined 'Targeted Infill' categories.

The City's interest in preserving its leafy, low-density character is well-documented and is expressed in the Strategy. Section 10.2 of the Strategy states that *"In most areas of the City of Nedlands the status quo of actively seeking to conserve and enhance the physical quality and value of the existing residential neighbourhoods is to prevail."* Achievement of the infill target prescribed by the State Government therefore relies heavily on the 'Targeted Infill' areas, including the Amendment area.

The following 'Intentions' in the area of Population and Housing are relevant to the Amendment area:

- *"Strongly encourage development of a considerable number of additional dwelling units of a diverse nature within the targeted infill areas."*
- *"Facilitate greater diversity, specifically higher-density multiple and grouped dwelling developments in targeted infill areas to provide a diverse range of dwelling types to accommodate changes in population trends."*
- *"Develop controls to ensure key sites are not under-developed, thus ensuring existing residential character is protected long-term and development is focused in a few specified locations."*

In addition, the specific strategies for the 'Monash' precinct include the following for the subject lots:

“Within the Smyth Road redevelopment/development area, comprehensively plan to allow the maximum potential redevelopment of the site with land uses that are complementary to the existing site and the UWA-QEII Specialised Centre”.

The Strategy is not prescriptive about a yield target for the subject lots. The PSP proposes to provide a range of housing product and a yield that makes optimal use of the site whilst respecting the low-density character of the surrounding residential area, and medical-oriented commercial floorspace adjacent to Monash Avenue, which is the motivation behind the ‘Mixed Use’ rezoning proposed in this amendment.

A Strategy plan appears as Figure 6.

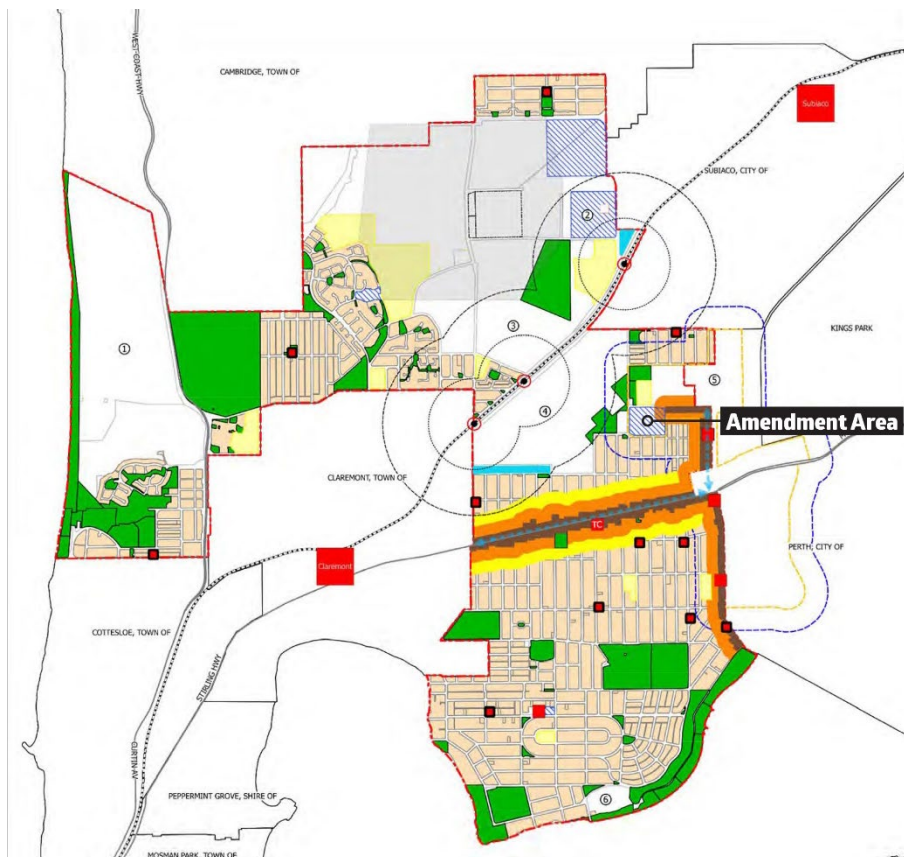


Figure 6: City of Nedlands Local Planning Strategy Map
(Source: City of Nedlands Local Planning Strategy, 2017)

3.2 Statutory Planning Context

3.2.1 Metropolitan Region Scheme

The Metropolitan Region Scheme ('MRS') applies zones and reserves across the Perth metropolitan region. Its purpose is to co-ordinate planning across local government areas by defining and protecting land for public purposes and designating broad zones to guide local-level planning controls.

The Amendment area is zoned 'Urban' under the MRS. Nearby:

- The residential areas to the east, south and south-west are zoned 'Urban'.
- To the north, Hollywood Primary School and the privately-operated Hollywood Hospital are also zoned 'Urban'.
- The publicly-operated Sir Charles Gairdner Hospital is reserved for 'Public Purposes-Hospital'.
- To the west, Karrakatta Cemetery and the Perth War Cemetery are both reserved for 'Public Purposes-Special Use'.
- Between the cemeteries, Hollywood Reserve is reserved for 'Parks and Recreation'.

No other MRS instruments, such as the Bush Forever overlay, are applicable on the subject site or in the local area.

An MRS plan appears as Figure 7.

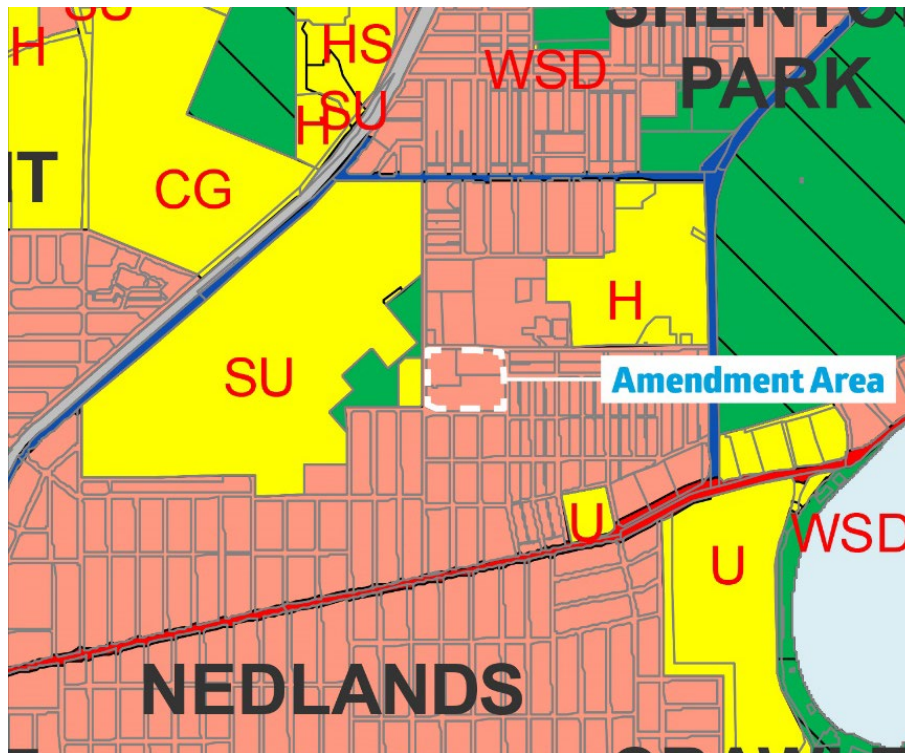


Figure 7: Metropolitan Region Scheme
(Source: DPLH)

3.2.2 City of Nedlands Local Planning Scheme No. 3

Content

The *Planning and Development Act 2005* gives local governments the power to prepare and maintain local planning schemes to make “suitable provision for the improvement, development and use of land in the local planning scheme area”. This is done through the application of appropriate local-level zones and reserves.

Local Planning Schemes comprise three parts – the Deemed Provisions that apply to all Local Planning Schemes through the *Planning and Development (Local Planning Schemes) Regulations 2015*, as amended, the Scheme Text, which is encouraged to be consistent with the Model Provisions in the aforementioned Regulations, and the Scheme Maps that illustrate the spatial extent of the various zones and reserves.

Amendment area

The City of Nedlands Local Planning Scheme No. 3 (‘LPS 3’) applies a ‘Residential’ zone to the Amendment area. There is no density code because the area has long been used for the purposes of residential aged care and retirement care, which is subject to separate controls under planning and other legislation.

There is no enabling provision for the PSP in LPS 3, however, the proponent received approval from the WAPC to prepare a PSP pursuant to Section 15(c) of the Deemed Provisions. A copy of the WAPC’s letter to this effect was submitted with the PSP.

An Additional Use listing, reference A3 in Table 4 of LPS 3, currently applies to the Amendment area. Sub-clause (1) states that the 'Residential Aged Care' is a 'Permitted' use and sub-clause (2) states that the following uses are permitted if incidental to a Residential Aged Care facility ('I' uses):

- Car Park
- Office
- Medical Centre
- Shop
- Place of Worship

The third and final sub-clause states that:

"Where there is no approved structure plan, local development plan and/or activity centre plan, the following height controls apply:

- (i) *maximum of 6 storeys; or*
- (ii) *maximum of 3 storeys where development has a residential interface."*

LPS 3 does not define the term 'storey', so it is assumed that the definition in the R-Codes applies.

Local Context

The following local zones and reserves apply to the land adjacent to the Amendment area:

- The residential area to the east is zoned 'Residential' with density codes of R60 and R40, apart from the first row of lots fronting Monash Avenue, which is zoned 'Mixed Use' with a density code of R-AC3. The lot mix is relatively uniform and the prevailing lot size could support subdivision at the applied density codes, but very little has occurred.
- The residential area to the south is zoned 'Residential'. The first row of lots fronting Karella Street are coded R20 whilst beyond those, an R12.5 code applies. The lot mix is relatively uniform and the prevailing lot sizes are not subdivisible under the current codes.
- The residential area to the south-west is zoned 'Residential' with a density code of R10 apart from two lots coded R20. The lot mix is relatively uniform and the prevailing lot sizes are not subdivisible under the current codes.
- Karella Park, south-west of the intersection of Karella Street and Smyth Road, is reserved for 'Public Open Space'.
- Hollywood Primary School to the north is reserved for 'Public Purposes-Education'. The co-located pre-kindergarten centre is reserved for 'Civic and Community'.
- Hollywood Hospital is zoned Special Use and has site-specific planning controls.

An LPS 3 plan appears as Figure 8.



Figure 8: City of Nedlands Local Planning Scheme Map (Karrakatta and Nedlands Localities)
(Source: City of Nedlands Local Planning Scheme No. 3, 2019)

3.3 State Planning Policies

This section summarises the State-level policies and strategies that are most relevant to the Amendment area.

3.3.1 SPP 3.7: Planning in Bushfire-Prone Areas

The north-western corner of the Amendment area is identified in the map database administered by the Department of Fire and Emergency Services as being bushfire-prone. As such, SPP 3.7 is applicable. The purpose of this policy is to:

- Avoid any increase in the threat of bushfire to people, property and infrastructure;
- Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process;
- Ensure that strategic planning documents (which include structure plans) include specified bushfire protection measures;
- Achieve an appropriate balance between bushfire risk management measures and: biodiversity conservation values, environmental protection and biodiversity management, and landscape amenity, with consideration of the potential impacts of climate change.

To ensure that development in accordance with the PSP achieves the objectives of SPP 3.7, a Bushfire Management Plan was submitted with the PSP. This concludes that *“as development progresses, it will be possible for an Acceptable Solution to be adopted for each of the applicable bushfire protection criteria”* in SPP 3.7, of which there are four. Specifically:

- *“Location: there are no specific environmental or topographic considerations restricting any works for the purpose of attaining a moderate bushfire hazard level for the land.”*
- *“Siting and Design: all future habitable buildings can be sited within the proposed development so that BAL-29 or less can be achieved based on the proposed SP. Asset Protection Zones (APZ) are achieved for all lots through the management of residential lots, non-vegetated areas and low threat vegetation in the design layout including roadways and public open space.*

- *“Vehicular Access: the proposed layout provides for a road network within the site that will connect to the existing public road network...providing egress options in all directions...”*
- *“Water: the development will be provided with a permanent and reticulated water supply to support onsite firefighting requirements and is surrounded by fire hydrants.”*

The PSP can therefore deliver compliance with SPP 3.7, and this extends to the Amendment.

3.3.2 SPP 4.2: Activity Centres

SPP 4.2 describes the WAPC’s policy position on activity centres in the Perth metropolitan area, Peel and Greater Bunbury. It describes activity centres as simply *“mixed use urban areas where there is a concentration of commercial, residential and other land uses”* that are *“multi-functional”* and *“generally well-served by transport networks with a focus on public transport and active transport”*.

In this context, SPP 4.2 defines a hierarchy of centres that is intended to form the basis for an activity centre network that meets different levels of community need and, with reference to Section 6(a) of SPP 4.2, *“enables employment, housing, goods and services to be accessed efficiently and effectively by the community”*.

The Queen Elizabeth II Medical Centre and the University of Western Australia are identified within a Specialised Centre precinct referred to as ‘UWA / QEII’. The ‘Specialised Centre’ category differs from others in that it facilitates a specific type of activity, rather than being defined by scale and complexity. UWA / QEII has an *“Education, research and health”* specialisation.

The following observations are made about the boundaries of the UWA / QEII Specialised Centre:

- SPP 4.2 does not define a boundary.
- The City’s Local Planning Strategy (2017) defines a boundary that includes the Amendment area.
- The *Central Sub-regional Planning Framework* (2018) defines a boundary that includes the Amendment area.
- The draft Precinct Plan for the Specialised Centre that is under preparation by the City of Perth defines a boundary that excludes the Amendment area (webpage dated 2023).

There is therefore considerable inconsistency about whether the Amendment area is part of the QEII / UWA Specialised Centre in a policy sense.

Functionally, the Amendment area has no history of being part of the QEII / UWA ‘environment’ and although the residential aged care facilities provide medical services, they are not dependent on being included in the Specialised Centre.

The PSP is not reliant on this question being resolved and neither is this enabling Amendment. The PSP makes practical responses to its functional and policy context, specifically:

- A mixed use / commercial site with a medical focus is proposed in the north-eastern corner fronting Monash Avenue. This is a logical location in the context of the QEII Medical Centre located to the north-east and can create a transition between that facility and the residential land within the Amendment area.
- The Regis Nedlands facility is proposed to be retained on its current site fronting Monash Avenue.
- Although not identified as part of the ‘First Transition Zone’ defined in the City’s Strategy, which contemplates medium to high-density residential, apartment buildings of up to ten storeys are proposed in the north-western corner for the reason that this area is distanced from any of the nearby low-density residential areas.
- Generally medium-density residential development is proposed south of the Hardy Road extension, which strikes a balance between seeking dwelling yield and diversity whilst also respecting the character of the nearby residential areas.

Overall, the PSP proposes a mix of uses and a mix of residential densities that responds to its policy and functional context. Progression of this Amendment will enable its implementation.

3.3.3 State Planning Policy 7.0: Design of the Built Environment

SPP 7.0 was prepared by the WAPC to provide a basis for a suite of design-focused policies for different planning proposal types. It does this by outlining three policy measures for adoption in type-specific policies:

- Design Principles. There are ten of these as follows, and they underpin all other aspects of the WAPC's policies on the built environment: Context and Character; Landscape Quality; Built Form and Scale; Functionality and Build Quality; Sustainability; Amenity; Legibility; Safety; Community and Aesthetics.
- Design Review. This is described as an *"independent and impartial evaluation process through which a panel of experts on the built environment assesses the design of a proposal"*. Design Review Panels now exist for most local governments and at a State level and can consider proposals pre- and post-lodgement.
- Design Skills. This measure advocates design by a *"competent and skilled architect or building designer"* and the delivery of a design statement to provide an explanation of the performance of the design against the ten Design Principles.

The ten Design Principles are most relevant to the PSP and are implemented through SPP 7.2: Precinct Design, which is the specific policy applicable to precinct structure planning. This is covered in the following section of this report.

3.3.4 State Planning Policy 7.2: Precinct Design

SPP 7.2 is part of the WAPC's 'Design of the Built Environment' suite of documents and provides direction on the preparation, assessment and implementation of Precinct Structure Plans, Local Development Plans and subdivision and development applications within precincts.

SPP 7.2 provides a performance-based process defined in the context of six interrelated design elements and uses the ten Design Principles defined in SPP 7.0 as its basis.

The Nedlands Village Precinct is a 'Residential / Mixed Use' precinct for the purposes of SPP 7.2, which encourages the following Planning and Design Focus:

- *"Guiding subdivision / amalgamation and development to support increased residential density and high-quality built form outcomes.*
- *Enhancing urban amenity by detailing lot/building orientation and lot access arrangements that support the future residential character of the precinct.*
- *Strengthening green networks through the enhancement of the urban tree canopy and improved interfaces between the public realm and private property.*
- *Ensuring street design supports safe access and movement, public transport use, walking and cycling."*

These principles are integral to the recommendations and content of the PSP and, by extension, this Amendment.

3.3.5 SPP 7.3: Residential Design Codes

The Residential Design Codes (R-Codes) form the basis for assessment of all single, grouped and multiple-dwelling developments in Western Australia. They are applicable to the Amendment area by virtue of the proposed Residential and Mixed Use zones shown in the PSP, within both of which dwellings are permissible in accordance with the applied density code.

The City of Nedlands has confirmed that the R-Codes is also applicable (to the extent relevant) to any other development (i.e. non-residential development) proposed on land with a density coding in the Amendment area. This is enabled by Clause 25(4) of LPS 3.

The deemed-to-comply pathway in the R-Codes (Volume 1) can be varied by, inter alia, a Precinct Structure Plan. The PSP contains some variations and also makes provision for the creation of Local Development Plans, which can also implement R-Codes variations, at a later date for specific sites.

Variations and supplementary provisions for residential development in the City of Nedlands are also in place via the City's Local Planning Policy No. 1.1: Residential Development – Single and Grouped Dwellings.

Compliance with the R-Codes will be assessed for individual development proposals in due course.

3.4 Local Planning Policies

This section summarises the Local Planning Policies that are most relevant to the PSP. Others may apply at the development stage depending on the nature of the proposal.

3.4.1 LPP 3.1: Landscaping Plans

LPP 3.1 is the City's policy guiding the preparation and approval of Landscaping Plans as part of development applications. It is not directly applicable to the Amendment stage of the planning process but will be when development applications within the Amendment area are lodged, and it is referenced in Part 1 of the PSP accordingly.

LPP 3.1 has the following objectives:

- (a) *"To encourage the provision and maintenance of landscaping with all non-residential development, and grouped multiple dwellings development.*
- (b) *To provide guidance on Council's expectations in terms of the type and minimum standard of landscape plans.*
- (c) *To encourage development that incorporates creative landscaping with the use of interesting plant selection and design ideas.*
- (d) *To encourage the retention of trees and vegetation of environmental, aesthetic and cultural significance through integration as part of a landscape design."*

LPP 3.1 sets standards for landscaping within residential and non-residential development. These are required to be demonstrated in Landscaping Plans, which are defined in LPP 3.1 as having the following objectives:

- (a) *"Enhance the environmental amenity of a site by retaining remnant vegetation, preventing erosion, soil degradation and nutrient stripping;*
- (b) *Integrate elements of the streetscape;*
- (c) *Enhance privacy;*
- (d) *Create a buffer between incompatible development;*
- (e) *Create shade and a wind shelter;*
- (f) *Define pedestrian networks;*
- (g) *Enhance the overall appearance of development and create a more pleasant working environment; and*
- (h) *Soften the effect of large areas of paving."*

The PSP endorses these objectives and advocates for due regard to be given to LPP 3.1 when development applications are being prepared for the Amendment area.

3.4.2 LPP 4.1: Parking

LPP 4.1 defines the City's standards for car-parking for non-residential development. Like LPP 3.1, it is not directly applicable to the Amendment stage of the planning process but will be when development applications within the Amendment area are lodged, and it is referenced in Part 1 of the PSP accordingly.

LPP 4.1 has the objective of facilitating *"sufficient parking facilities for cars and other wheeled vehicles"*. It specifies a parking ratio for the land use classes defined in LPS 3.

Although the PSP is largely residential in nature, with parking ratios defined in the R-Codes, the 'Mixed Use' zone proposed in this Amendment can accommodate uses such as a medical centre, childcare premises, consulting rooms, office or shop. As such, LPP 4.1 will apply at the development stage.

4. PROPOSED AMENDMENT

4.1 Vision for the Precinct

This Amendment is being requested to facilitate the full implementation of the Nedlands Village PSP, which was lodged with the City of Nedlands in October 2023. The Vision for the PSP is that:

“Nedlands Village will be a new vibrant and inclusive precinct that celebrates the unique character of Nedlands while embracing the needs of modern living.”

The PSP seeks to improve housing supply and diversity in the local area by delivering a mix of townhouses and apartments, and strike a balance between delivering density and respecting its context. This is proposed to be achieved through the provision of two- to three-storey townhouses along most of the residential interfaces and taller apartment and mixed-use buildings toward Monash Avenue and Smyth Road.

A commercial site near the intersection of Monash Avenue and Williams Road is proposed to deliver additional medical-oriented floorspace in the sought-after Monash Avenue corridor. This is expected to fall within the definition of a 'Medical Centre' for planning purposes. The Regis Nedlands residential aged care facility is proposed to continue on its current site and there is potential for the apartment buildings proposed near the Monash Avenue / Smyth Road intersection to include a limited commercial component, which would make them mixed use buildings.

Complete detail on the vision, objectives and provisions for the Amendment area is provided in the PSP.

4.2 Purpose of the Amendment

Implementation of the PSP is reliant on minor changes to the planning controls applicable to the Amendment area in LPS 3. Specifically:

- The Medical Centre will not operate as an incidental use to the Regis Nedlands facility proposed to be retained, meaning that the permissibility provided via Table 4 of LPS 3 will not be applicable. 'Medical Centre' is an 'X' use in the 'Residential' zone under LPS 3, meaning it is not permitted.
- The proposed building heights (up to ten storeys in targeted locations) exceed the 6 storey limit, which in any case was applied in the context of a Residential Aged Care Facility.
- A potential small café on a portion of the Amendment area proposed to remain in the 'Residential' zone would fall within the definition of a 'Restaurant / Café' under LPS 3, which is an 'X' use in that zone.

To facilitate the above, this Amendment request proposes the following:

- A 'Mixed Use' zone for the land between Monash Avenue and the Hardy Road extension, which provides permissibility for, inter alia, the Medical Centre, Regis Nedlands and any potential mixed use development near the Monash Avenue / Smyth Road intersection.
- Edits to the existing provisions in row A3 in Table 4 to ensure that land use permissibility for the Regis Nedlands facility remains the same as, or is better than, the status quo.
- A new row in Table 4, A10, making 'Car Park' and 'Restaurant / Café' a 'D' (Discretionary) use on Lot 103 to enable a development application for a carpark or café to be considered within the portion of the Amendment area proposed to remain in the 'Residential' zone.

4.3 Proposed Amendments to A3 in Table 4

In making the changes described at Section 4.2 above, the project team is cognisant that the Regis Nedlands facility will be continuing on its current site and requires planning controls that are consistent

with, or better than, the status quo. Table 3 summarises how the proposed planning framework compares to the existing provisions in row A3 of Table 4.

Table 3: Comparison of land use permissibility

Existing provisions in row A3 of Table 4	Proposed permissibility
(1) <i>“Residential aged care facility is a ‘P’ use.”</i>	Retain existing. ‘Residential aged care facility’ is an ‘A’ use in LPS 3, meaning that the existing permissibility is preferred and proposed to be kept.
(2) <i>“Car park, Office, Medical centre, Shop and Place of worship are ‘I’ uses.”</i>	Retain existing. These uses have a variety of permissibility classifications in LPS 3. It is intended that any such uses continuing or potentially arising in future would be incidental to the residential aged care facility, so it is appropriate for all uses to remain ‘I’ uses.
(3) <i>“Where there is no approved structure plan, local development plan and/or activity centre plan, the following height controls apply:</i> <i>(i) maximum of 6 storeys; or</i> <i>(ii) maximum of 3 storeys where development has a residential interface.”</i>	Delete. A structure plan (the Nedlands Village PSP) has been lodged and is expected to be approved at around the same time as this Amendment (which is not a prerequisite for the PSP in principle). As such, there will be an approved structure plan in place and the PSP includes building height controls for the Regis Nedlands facility and the balance of the Amendment area. The rationale for these is detailed in the PSP.

The changes summarised above in Table 3 are reflected in the text proposed for Table 4 in LPS 3 in the approval page above.

4.3 Proposed Additions to Table 4

In addition to the changes to row A3 in Table 4, the project team wishes to introduce three land uses as Additional Uses for the Amendment area that will remain in the ‘Residential’ zone, namely:

- Office and Shop, to facilitate a small office/s and/or shop/s in the apartment buildings envisaged in particular locations in the PSP.
- Recreation-private, to facilitate a gym/s in the apartment buildings envisaged in particular locations in the PSP.
- Restaurant/café, to facilitate a café space south-east of the intersection of the Hardy Road and Portland Street extensions proposed in the PSP, overlooking the planned POS.

The role of each of these uses in the development of the PSP area is outlined below.

The notion of introducing permissibility for a targeted selection of non-residential land uses in the PSP area is consistent with the relevant ‘Retail and Commerce’ objectives outlined in the City’s Local Planning Strategy. These focus on activity centres, and whilst the Amendment area is not an activity centre, it is conducive to a mix of uses by virtue of:

- Its relatively high planned population density, which is inter-dependent with commercial floorspace;
- The potential to build commercial spaces into residential buildings from the outset rather than retrofitting; and

- Its transitional location between a major activity centre (the UWA / QEII Specialised Centre) and established residential neighbourhoods.

In this regard, we consider that the intent of the City's Strategy objective to encourage the "*SPP 4.2 'mix of land use' provisions in neighbourhood and local activity centres where practicable*" is relevant and facilitative for this proposal.

Café

In relation to the objectives and considerations for (relevantly) Element 3: Public Realm and Element 5: Land Use in SPP 7.2, a café adjacent to the POS would:

- Enhance the relationship between the POS and the adjacent land uses and built form by facilitating a social gathering space with views over the POS and contributes to its use, activation and safety, creating mutual benefit.
- Facilitate co-location of land uses that have a mutual, positive benefit, for the reasons given above.
- Provide for land uses that appropriately activate and promote safety in the public realm.
- Support local employment and the local economy.

Built form for the café would be determined at the development stage in the context of the PSP and other relevant documents.

The restaurant/café use is proposed to be a 'D' use, meaning that planning approval from the City will be required for both the use and any works associated with the development.

Office, Shop and Recreation-private

These Additional Uses are intended to facilitate, respectively, office space, a potential small-format retail tenancy or tenancies, and a gym. Similar to the café, if these eventuate, they are likely to be facilitated within one of the apartment buildings.

Justification for these uses can be considered in the context of the City's Strategy and Element 5: Land Use in SPP 7.2. If provided, they would:

- Provide services to the local area, including current and future residents;
- Take opportunities for co-location, with the proposed uses being substantially population-dependent and the proposed population density in the Amendment area proposed to be relatively high;
- Support local employment and the local economy. The establishment of small, pedestrian-accessed commercial spaces in the absence of a major anchor is challenging and opportunities to support such outcomes should be taken.

Built form for the office/s, shop/s and/or gym/s would be determined at the development stage in the context of the PSP and other relevant documents. Any potential amenity issues, such as loading or servicing arrangements and the long opening hours and music associated with gyms, can be managed at the development stage.

All three uses are proposed to be 'D' uses, meaning that planning approval from the City will be required for both the use and any works associated with the development.

4.4 Mixed Use Zone

The lodged PSP proposes a 'Mixed Use' zone with a residential density coding of R-AC1 between Monash Avenue and Hardy Road, encompassing:

- A portion of Lot 102, which is proposed to be developed for commercial, medical-oriented purposes;
- The Regis Nedlands facility on another portion of Lot 102; and

- A portion of Lot 101, which will continue as a retirement village into the medium-term and eventually be redeveloped for residential purposes with a potential commercial component.

The 'Mixed Use' zone shown in the PSP does not statutorily displace the underlying 'Residential' zone applied in LPS 3. The purpose of this amendment is to rezone the subject land from 'Residential' to 'Mixed Use' in LPS 3 to enable the above-mentioned development proposals to proceed.

Justification for the 'Mixed Use' zone is provided in the PSP and summarised below:

- The subject land is opposite (over Monash Avenue) the QEII Medical Centre, which presents locational opportunities for medical-oriented floorspace.
- Monash Avenue is a 'Distributor B' road (relatively high-order for the area) that provides movement network connections, including bus routes, which delivers opportunities for transit-oriented commercial and residential development.
- The Regis Nedlands facility completed in 2018 presents four storeys to the street and creates a precedent for specialised land uses, multi-level built form and rooftop activation.
- The *Central Sub-regional Planning Framework* identifies the Amendment area as part of the UWA / QEII Specialised Centre, implying support for mixed use development.
- The City's Local Planning Strategy (2017) identifies the whole Amendment area as part of the 'Immediate Catchment' of the UWA / QEII Specialised Centre, highlighting opportunities for complementary development.
- The Strategy also calls for "*land uses that are complementary to the existing site and the UWA / QEII Specialised Centre*" for the Amendment area (Section 5.9.6).
- LPS 3 applies 'Mixed Use' zone with a density coding of R-AC3 to the equivalent area (to a lesser distance, for contextual reasons) along Monash Avenue further east. In this area, various medical-oriented and residential land uses are in evidence, mainly in original buildings.

There is therefore considerable strategic planning context for this Amendment and detailed context in the PSP. Application of the proposed 'Mixed Use' zone will enable the PSP to be implemented in full and deliver land for commercial and residential development that will complement existing land uses.

5. PRECINCT STRUCTURE PLAN

The Nedlands Village Precinct Structure Plan was lodged by CLE for Hesperia on 30 October 2023. It was prepared in accordance with the WAPC's *Guidance for Structure Plans* (August 2023), which requires a detailed analysis of the context, opportunities, constraints and design responses that influence the development concept.

By its own description, the purpose of the PSP is to provide direction on the intended future structure, land uses and built environment. It was prepared in the context of Hesperia's vision for the site, which is: *'Nedlands Village will be a new vibrant and inclusive precinct that celebrates the unique character of Nedlands while embracing the needs of modern living.'*

The PSP notes that the Amendment area sits between an established, low-density residential area and significant institutional land uses including the QEII Medical Centre, Hollywood Primary School and Karrakatta Cemetery. It seeks to improve housing diversity in the local area by delivering a mix of townhouses and apartments, and strike a balance between delivering density and respecting its context. A key feature of the design approach is the transition of building height up from 2-3 storeys along interfaces with existing residential areas up to ten storeys in the north-western corner.

The development concept shows an indicative site for a commercial/medical/mixed use development in the north-eastern corner, delivering additional medical-oriented floorspace within the sought-after Monash Avenue corridor, facilitates the continuation of the Regis Nedlands facility and contemplates a mixed-use development outcome in the north-western corner. Collectively, as expressed elsewhere in this report, these initiatives are the motivation behind the 'Mixed Use' zone proposed in this amendment.

The PSP also proposes a centralised POS and a permeable street network designed with its basis in the grid pattern of the local area is proposed. Linkages to public transport will be prioritised.

Development will occur on a staged basis beginning with the townhouses adjacent to Williams Road and Karella Street and progressing through to the apartments and mixed-use components. The Regis Nedlands facility will continue in its existing premises for the long-term. Centennial Close and Regis Weston will operate until suitable arrangements for their existing residents have been made, then be redeveloped.

Preparation of the PSP involved extensive pre-lodgement consultation with the general public, the City of Nedlands, servicing authorities and representatives from nearby land uses including Hollywood Primary School, the Kids Biz childcare centre, the Commonwealth War Graves Commission and the Metropolitan Cemeteries Board. No fundamental objections to the proposed development concept were received and feedback has been incorporated. A full summary in this regard is provided in the PSP.

Overall, the PSP intends to deliver a modern, high-quality mixed use development that respects its setting whilst delivering on the significant development potential of this well-located, consolidated site. It is anticipated that the PSP and this Amendment could be advertised together, which would enable the public and referral agencies to consider the related initiatives together.

6. CONCLUSION

The Amendment area represents a unique and outstanding opportunity for a holistic, master-planned urban renewal project in a sought-after part of Perth.

The Amendment request proposes to rezone a portion of Lot 101 Monash Avenue, Nedlands and a portion of Lot 102 Monash Avenue, Nedlands from 'Residential' to 'Mixed Use' and make related changes to the Additional Use provisions relating to Lots 101 and 102 Monash Avenue, Nedlands and Lot 103 Karella Street.

The PSP provides a framework for the development of the Amendment area and the Amendment itself will enable the full implementation of the PSP by making changes to the statutory controls applicable to the site in LPS 3.

TEXT MODIFICATION PAGE**PLANNING AND DEVELOPMENT ACT 2005****CITY OF NEDLANDS****LOCAL PLANNING SCHEME NO. 3 – AMENDMENT NO. 15**

RESOLVED that the local government, pursuant to Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

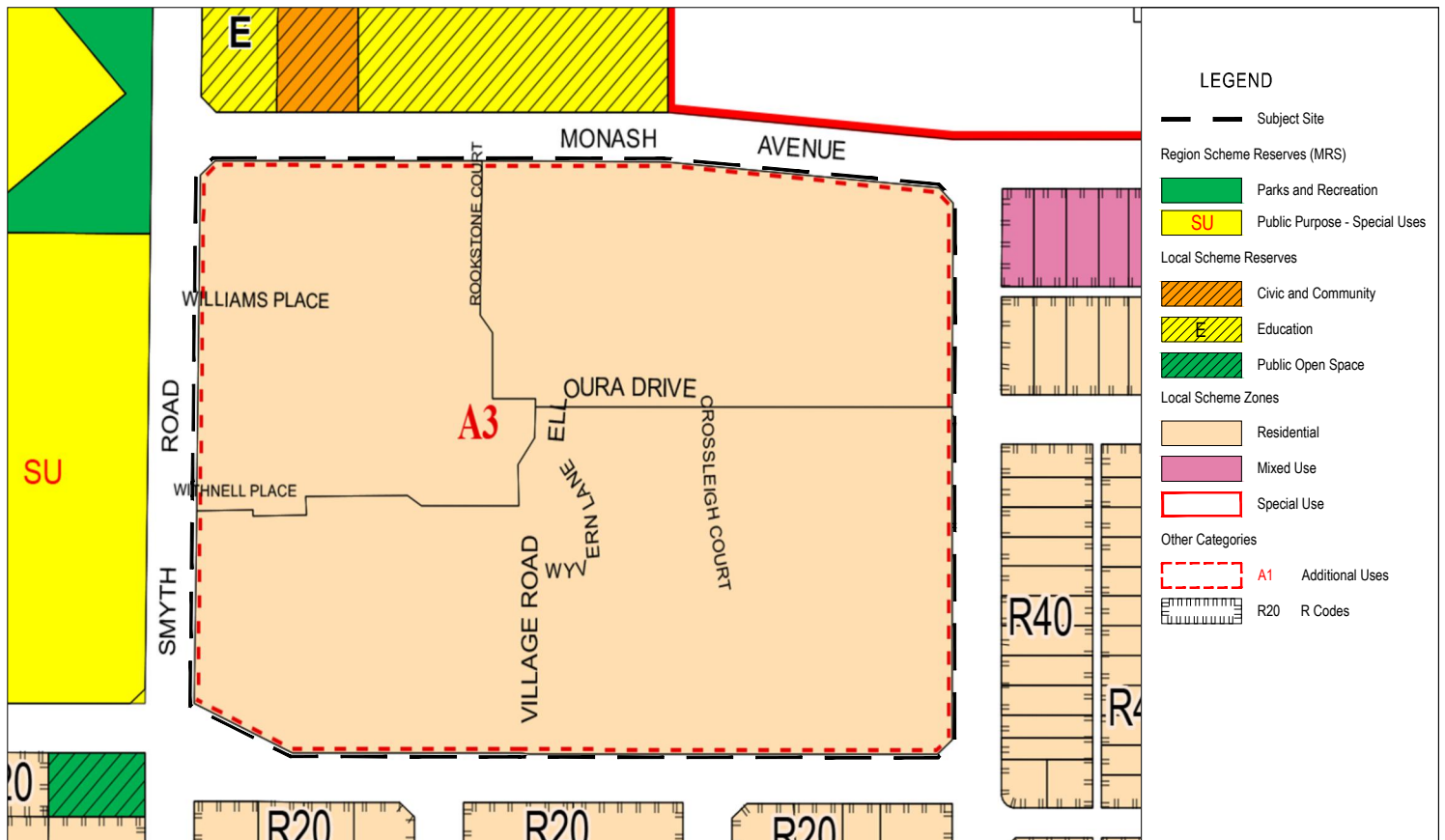
1. Rezoning Pt. Lot 101 Monash Avenue, Nedlands and Pt. Lot 102 Monash Avenue, Nedlands from the 'Residential' zone to the 'Mixed Use' zone.
2. Amending the Scheme Map to apply the R-AC0 R-Code to Lots 101 and 102 Monash Avenue, Nedlands and Lot 103 Karella Street, Nedlands as shown on the Scheme Amendment Map.
3. Amending Table 4 – Specified additional uses for zoned land in Scheme area by replacing the row labelled 'A3' with the following:

No.	Description of land	Additional use	Conditions
A3	Pt. Lot 102 (116) Monash Avenue, Nedlands	<ul style="list-style-type: none"> • Car park • Office • Medical centre • Place of worship • Residential aged care facility • Shop 	(3) Residential aged care facility is a 'P' use. (4) Car park, Office, Medical centre, Shop and Place of worship are 'I' uses.

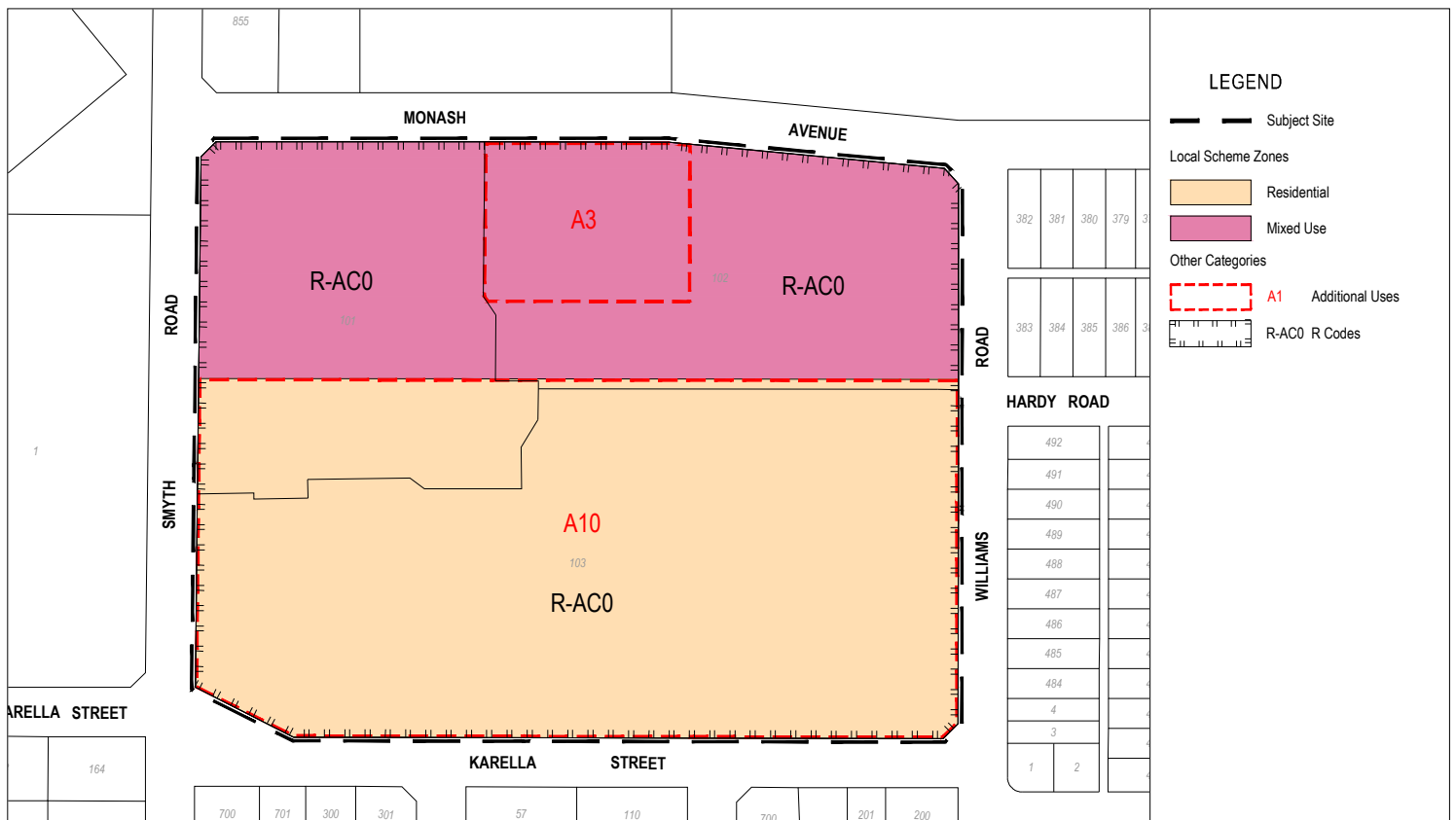
4. Amending Table 4 – Specified additional uses for zoned land in Scheme area by adding a new row labelled 'A10' as follows:

No.	Description of land	Additional use	Conditions
A10	Pt. Lot 101 (118) and Pt. Lot 102 (108) Monash Avenue, Nedlands Lot 103 (15) Karella Street, Nedlands	<ul style="list-style-type: none"> • Office • Recreation-private • Restaurant/café • Shop 	(2) Office, Recreation-private, Restaurant/café and Shop are 'D' uses.

5. Amending the Scheme Map to reduce the area of A3 as depicted on the Scheme Amendment Map.
6. Amending the Scheme Map to designate A10 over Pt. Lot 101 (118) and Pt. Lot 102 (108) Monash Avenue, Nedlands and Lot 103 (15) Karella Street, Nedlands as depicted on the Scheme Amendment Map.



Source: DPLH

EXISTING**PROPOSED**

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the City of Nedlands at the Ordinary Meeting of the Council held on the 27 day of February 2024

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the City of Nedlands at the Ordinary Meeting of the Council held on the 27 day of February 2024 , proceed to advertise this amendment.

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support with modification by resolution of the City of Nedlands at the Ordinary Meeting of the Council held on the 10 day of December 2024.

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDATION FOR APPROVAL

.....
DELEGATED UNDER S.16 OF

PD ACT 2005

DATE

Approval Granted

.....
MINISTER FOR PLANNING, LANDS AND
HERITAGE

DATE

22. URGENT BUSINESS APPROVED BY THE PRESIDING MEMBER OR BY DECISION

22.1 Point Resolution | Planting of 6000 Banksia Trees in June 2025 (NOTICE OF MOTION – NOM)

Report Number	NOM17.04.25
Date of Submission	29 April 2025
Meeting date	29 April 2025
Name of elected member	Mayor Argyle
Attachments	Nil

Notice of Motion

That the City ACCEPT the offer of an additional (approx.) 6000 Banksia menziesii and B.attenuata for planting on Birdwood Parade Reserve, between Gallop House and Sunset Hospital, to take place in early June.

Justification

This NOM is to ensure awareness of this sizeable quantity of trees for planting in a fantastic boost for the Point Resolution project in early June.

The Birdwood Parade strip from the Gallop House precinct towards the old Hospital site is considered an ideal planting site to supplement the Point Resolution plantings and provide additional forage for the endangered Carnaby's. The site was once extensive Banksia and Jarrah woodland.

There will be no impact on Point Resolution budget.

Administration Comment

At the November Council meeting in 2024 NOM46.11.2024 – Point Resolution Planting Proposal was approved for Professor Kingsley to undertake the planting of a Banksia Woodland with no additional cost to the City.

The objectives of this project are:

- Restore biodiverse and beautiful Banksia Woodland on under-utilised lawned areas of parkland;
- Maintain the recreation functionality, views, landscapes and connections to the river and community;
- Encourage enthusiasm for preserving nature and wildlife by creating a significant natural landscape that connects the community and inspires a nature positive culture in the City;

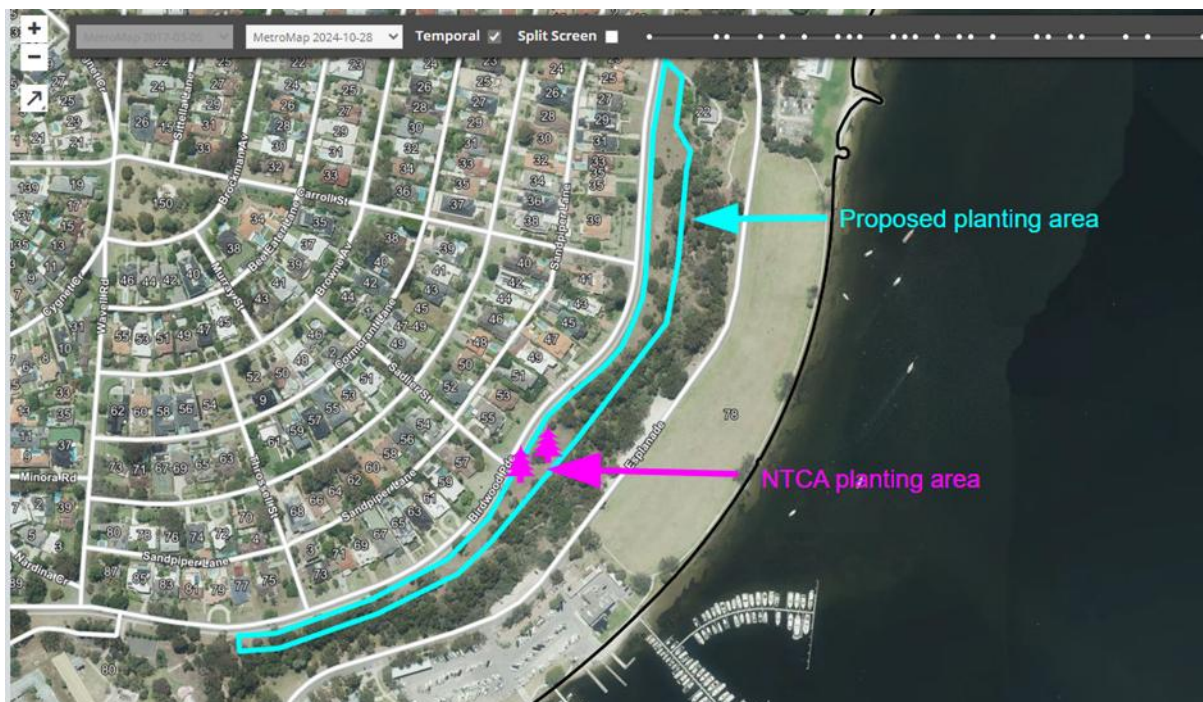
- Create habitat and grow much needed food for native wildlife including the endangered Carnaby's Cockatoo;
- Set a precedent to inspire similar biodiverse restoration projects in other locations and as a showcase for other local governments to follow;
- Provide educational opportunities for future generations by demonstrating an exemplary sustainable and biodiverse native planting and the wildlife that inhabits it.
- Improve environmental outcomes by reducing water requirements and increasing carbon sequestration

Professor Kingsley informed the City on 15th April 2025 that there is an opportunity to source and plant and additional 6500 Banksia menziesii and attenuata plants at no additional cost to the City.

The City has identified a suitable planting area at Birdwood Parade parkland which is currently unirrigated and has the available space for the additional plantings.

If approved planting the of 6500 additional Banksia menziesii and attenuata would be undertaken in June and July 2025.

Proposed planting area at Birdwood Parade, Dalkeith:



The additional plantings would meet the below objectives of the Foreshore Management Plan that was adopted by Council in February 2025:

- Objective 1.1 – Respond to climate change risks through appropriate mitigation and adaption responses – notably;
 - Action 1.1.3 – Increase tree canopy and eco zoning to minimise the use of irrigation wherever possible.

- Action 1.1.5 – Promote increased biodiversity through seed collection and propagation of endemic species and planting, particularly in Birdwood Parade and Point Resolution Reserve.

Additional seasonal watering of the new plants for two seasons would likely be a requirement. A licensed scheme water meter would be required as Bore water in the area is too alkaline and is not suitable for growing conditions of Banksia.

Planting locations of Banksia within Birdwood Parade parkland would not impact the area previously planted by the Nedlands Tree Canopy Advocates.

It is recommended that Council support planting of approximately 6500 additional Banksia menziesii and attenuata plants Dixo to promote foraging for Carnaby's and additional canopy throughout the parkland at Birdwood Parade, Dalkeith.