



City of Nedlands

# Agenda

## Council Meeting 25 August 2020

Dear Council member

The next Ordinary Meeting of the City of Nedlands will be held in the Ellis Room at the Bendat Basketball Centre, 201 Underwood Avenue, Floreat commencing at 6 pm. This meeting will also be livestreamed.

Due to COVID Restrictions the 2m<sup>2</sup>, with 1.5 metre social distancing rule applies. Once the venue is at capacity no further admission into the room will be permitted.

The public can continue to participate by submitting questions and addresses via the required online submission forms at:

<http://www.nedlands.wa.gov.au/intention-address-council-or-council-committee-form>

<http://www.nedlands.wa.gov.au/public-question-time>

Mark Goodlet  
Chief Executive Officer  
20 August 2020

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## City of Nedlands

**Notice of a meeting of the Council to be held online via Teams and livestreamed for the public and onsite in the Ellis Room at the Bendat Basketball Centre, 201 Underwood Avenue, Floreat on Tuesday 25 August 2020 at 6 pm.**

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### **Declaration of Opening**

The Presiding Member will declare the meeting open at 6 pm and draw attention to the disclaimer below.

### **Present and Apologies and Leave of Absence (Previously Approved)**

**Leave of Absence** Nil  
**(Previously Approved)**

**Apologies** None as at distribution of this agenda.

### **Disclaimer**

Members of the public who attend Council meetings should not act immediately on anything they hear at the meetings, without first seeking clarification of Council's position. For example, by reference to the confirmed Minutes of Council meeting. Members of the public are also advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council.

Any plans or documents in agendas and minutes may be subject to copyright. The express permission of the copyright owner must be obtained before copying any copyright material.

### **1. Public Question Time**

A member of the public wishing to ask a question should register that interest by notification in writing to the CEO in advance, setting out the text or substance of the question.

The order in which the CEO receives registrations of interest shall determine the order of questions unless the Mayor determines otherwise. Questions must relate to a matter affecting the City of Nedlands.

### **2. Addresses by Members of the Public**

Addresses by members of the public who have completed Public Address Session Forms to be made at this point.

**3. Requests for Leave of Absence**

Any requests from Councillors for leave of absence to be made at this point.

**4. Petitions**

Petitions to be tabled at this point.

**5. Disclosures of Financial and/or Proximity Interest**

The Presiding Member to remind Councillors and Staff of the requirements of Section 5.65 of the *Local Government Act* to disclose any interest during the meeting when the matter is discussed.

A declaration under this section requires that the nature of the interest must be disclosed. Consequently, a member who has made a declaration must not preside, participate in, or be present during any discussion or decision-making procedure relating to the matter the subject of the declaration.

However, other members may allow participation of the declarant if the member further discloses the extent of the interest. Any such declarant who wishes to participate in the meeting on the matter, shall leave the meeting, after making their declaration and request to participate, while other members consider and decide upon whether the interest is trivial or insignificant or is common to a significant number of electors or ratepayers.

**6. Disclosures of Interests Affecting Impartiality**

The Presiding Member to remind Councillors and Staff of the requirements of Council's Code of Conduct in accordance with Section 5.103 of the *Local Government Act*.

Councillors and staff are required, in addition to declaring any financial interests to declare any interest that may affect their impartiality in considering a matter. This declaration does not restrict any right to participate in or be present during the decision-making procedure.

The following pro forma declaration is provided to assist in making the disclosure.

"With regard to the matter in item x ..... I disclose that I have an association with the applicant (or person seeking a decision). This association is ..... (nature of the interest).

As a consequence, there may be a perception that my impartiality on the matter may be affected. I declare that I will consider this matter on its merits and vote accordingly."

The member or employee is encouraged to disclose the nature of the association.

**7. Declarations by Member That They Have Not Give Due Consideration to Papers**

Nil.

**8. Confirmation of Minutes**

**8.1 Ordinary Council Meeting 28 July 2020**

The Minutes of the Ordinary Council Meeting held 28 July 2020 are to be confirmed.

**8.2 Special Council Meeting 7 July 2020**

The Minutes of the Special Council Meeting held 7 July 2020 are to be confirmed.

**8.3 Special Council Meeting 4 August 2020**

The Minutes of the Special Council Meeting held 4 August 2020 are to be confirmed.

**8.4 Correction to Ordinary Council Meeting Minutes – 28 April 2020**

The Minutes of the Ordinary Council Meeting held 28 April 2020 be amended to correct a typo to add Councillor Wetherall's names to the list of Councillor's against the amendment as show below in yellow:

<b>PD11.20</b>	<b>Local Planning Scheme 3 – Local Planning Policy: Residential Aged Care Facilities</b>
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<b>Committee</b>	14 April 2020
<b>Council</b>	28 April 2020
<b>Applicant</b>	City of Nedlands
<b>Director</b>	Peter Mickleson – Director Planning & Development
<b>Employee Disclosure under section 5.70 Local Government Act 1995</b>	Nil
<b>Reference</b>	Nil
<b>Previous Item</b>	PD52.19 – OCM 17 December 2019
<b>Attachments</b>	1. Tracked Changes Draft Residential Aged Care Facilities Local Planning Policy (LPP)

	2. Draft Residential Aged Care Facilities Local Planning Policy (LPP)
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**Regulation 11(da) – Not Applicable – Recommendation Adopted.**

Moved – Councillor Wetherall  
Seconded – Councillor McManus

**That the Recommendation to Council be adopted.**  
(Printed below for ease of reference)

Amendment

Moved - Councillor Mangano  
Seconded - Councillor Bennett

That the height limit be amended to 3 storeys.

The AMENDMENT was PUT and was

Lost 6/7

(Against: Mayor de Lacy Crs. McManus Hassell **Wetherall** Hay Poliwka & Senathirajah)

**9. Announcements of the Presiding Member without discussion**

Any written or verbal announcements by the Presiding Member to be tabled at this point.

**10. Members announcements without discussion**

Written announcements by Councillors to be tabled at this point.

Councillors may wish to make verbal announcements at their discretion.

**11. Matters for Which the Meeting May Be Closed**

In accordance with Standing Orders and for the convenience of the public, the Committee is to identify any matter which is to be discussed behind closed doors at this meeting and that matter is to be deferred for consideration as the last item of this meeting.

Nil.

## 12. Divisional Reports

Note: Regulation 11(da) of the *Local Government (Administration) Regulations 1996* requires written reasons for each decision made at the meeting that is significantly different from the relevant written recommendation of a committee or an employee as defined in section 5.70, but not a decision to only note the matter or to return the recommendation for further consideration.

### 12.1 Minutes of Council Committees

This is an information item only to receive the minutes of the various meetings held by the Council appointed Committees (N.B. This should not be confused with Council resolving to accept the recommendations of a particular Committee. Committee recommendations that require Council's approval should be presented to Council for resolution via the relevant departmental reports).

**The Minutes of the following Committee Meetings (in date order) are to be received:**

**Council Committee**

**11 August 2020**

Unconfirmed, Circulated to Councillors on 18 August 2020

**Note: As far as possible all the following reports under items 12.2, 12.3 and 12.4 will be moved en-bloc and only the exceptions (items which Councillors wish to amend) will be discussed.**

**12.2 Planning & Development Report No's PD37.20 to PD43.20**

Planning & Development Report No's PD37.20 to PD43.20 to be dealt with at this point (copy attached yellow cover sheet).

<b>PD37.20</b>	<b>No. 78 Waratah Avenue, Dalkeith – x 5 Grouped Dwellings</b>
<b>Committee</b>	11 August 2020
<b>Council</b>	25 August 2020
<b>Applicant</b>	Urbanista Town Planning
<b>Landowner</b>	Emerald Development Alliance Pty Ltd
<b>Director</b>	Peter Mickleson – Director Planning & Development
<b>Employee Disclosure under section 5.70 Local Government Act 1995</b>	Nil
<b>Report Type</b>  Quasi-Judicial	When Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.
<b>Reference</b>	DA19-42171
<b>Previous Item</b>	Nil
<b>Delegation</b>	In accordance with the City's Instrument of Delegation, Council is required to determine the application due to the application proposing five dwellings.
<b>Attachments</b>	<ol style="list-style-type: none"> <li>1. Applicant's Justification Report</li> <li>2. Applicant's Assessment Against State Planning Policy 7.0</li> <li>3. Acoustic Report</li> <li>4. Waste Management Report</li> <li>5. Summary of Submissions</li> </ol>
<b>Confidential Attachments</b>	<ol style="list-style-type: none"> <li>1. Plans</li> <li>2. Submissions</li> <li>3. Assessment</li> <li>4. WAPC Approved Subdivision Plan</li> </ol>

**Committee Recommendation**

**That Council refuses the development application dated 20 November 2019 for the following reasons:**

- 1. Insufficient street setbacks;**

2. **Too many lot boundary walls (one lot boundary wall to the parent lot); and**
3. **Insufficient open space.**

### Recommendation to Committee

Council approves the development application dated 20 November 2019, with amended plans received on 22 May 2020 for five (5) Grouped Dwellings at Strata Lots 1, 2 and 3 on Strata Plan 24132 (No. 78) Waratah Avenue, Dalkeith, subject to the following conditions and advice notes:

1. This approval is for a 'Residential' (grouped dwellings) and the subject land may not be used for any other use without prior approval of the City.
2. Prior to the issue of a Building Permit, a detailed landscaping plan and management plan, prepared by a suitable landscape designer, shall be submitted to and approved by the City. Landscaping shall be installed and maintained in accordance with the approved landscaping plan, or any modifications approved thereto, for the lifetime of the development thereafter, to the satisfaction of the City.
3. Waste management for the development shall comply with the approved Waste Management Plan (Attachment 4) prepared by Dallywater Consulting dated June 2020 to the satisfaction of the City of Nedlands.
4. The acoustic report (Attachment 3) prepared by Sealhurst dated 22 January 2020 forms part of this development approval and shall be complied with at all times to the satisfaction of the City of Nedlands. Recommendations contained within the acoustic report to achieve compliance with the Environmental Protection (Noise) Regulations 1997 are to be carried out and maintained for the lifetime of the development to the satisfaction of the City of Nedlands.
5. The location of any bin stores shall be located behind the street alignment, screened so as not to be highly visible from the street or public place and constructed to the City's satisfaction.
6. All stormwater from the development, which includes permeable and impermeable areas shall be contained onsite.
7. All footings and structures shall be constructed wholly inside the site boundaries of the property's Certificate of Title.
8. Prior to occupation of the development, all major openings and unenclosed outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level located behind the street setback area shall be set back in accordance with element 5.4.1 of the Residential Design Codes Volume 1, in direct line of sight within the cone of vision from the lot boundary, a minimum distance as prescribed in C1.1

of Clause 5.4.1 – Visual Privacy of the Residential Design Codes. Alternatively, the major openings are to be screened in accordance with the Residential Design Codes by either;

- a) fixed obscured or translucent glass to a height of 1.60 metres above finished floor level;
- b) timber screens, external blinds, window hoods and shutters to a height of 1.6m above finished floor level that are at least 75% obscure;
- c) a minimum sill height of 1.60 metres as determined from the internal floor level; or
- d) an alternative method of screening approved by the City of Nedlands.

The required setbacks and/or screening shall be thereafter maintained to the satisfaction of the City of Nedlands.

9. Prior to occupation of the development the finish of the parapet walls is to be finished externally to the same standard as the rest of the development or in:
  - a) face brick;
  - b) painted render
  - c) painted brickwork; or
  - d) other clean material as specified on the approved plans.

And maintained thereafter to the satisfaction of the City of Nedlands

10. The parking bays and vehicle access areas shall be drained, paved and constructed in accordance with the approved plans and are to comply with the requirements of AS/NZS 2890.1:2004 prior to the occupation or use of the development.
11. Prior to occupation of the development, the proposed visitor car parking bay shall be provided with 1.5m x 1.5m visual truncations in accordance with AS2890.1 on both sides of the bay to the satisfaction of the City of Nedlands.
12. Prior to occupation of the development, all external fixtures including, but not limited to, TV and radio antennae, satellite dishes, plumbing vents and pipes, solar panels, air conditioners, hot water systems and utilities shall be integrated into the design of the building and not be visible from the primary street to the satisfaction of the City.
13. Prior to the occupation of the development a lighting plan is to be implemented and maintained for the duration of the development to the satisfaction of the City.
14. Prior to construction or demolition works, a Construction Management Plan shall be submitted to the satisfaction of the City of Nedlands. The

approved construction shall be observed at all times throughout the construction process to the satisfaction of the City.

15. The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.
16. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the four-year period, the approval shall lapse and be of no further effect.

Advice Notes specific to this proposal:

- a) This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, or the requirements of any other external agency. The City encourages the applicant to speak with each department to understand any further requirements.
- b) The applicant is advised that in relation to Condition 2, the landscaping plan shall detail the following:
  - i. species and maturity of landscaping within the front setback areas which have a minimum pot size of 100L;
  - ii. species and maturity of landscaping proposed on the nature strip (verge) which have a minimum pot size of 200L;
  - iii. species and maturity of landscaping within each lot; and
  - iv. maintenance plan for all proposed landscaping on site and contingencies for replacement of dead and diseased plants.
- c) The applicant is advised that in relation to condition 3, the maximum number of bins permitted on the verge is eight (8) bins at any time.
- d) A separate noise management plan will be required to be prepared, submitted to the City and approved by the CEO if it is desired to work outside of normal hrs of operation during construction of the project (i.e. 0700 hrs and 1900 hours on any day that is not a Sunday or Public Holiday). This will be subject to the subject to the Clause (6) of the *Environmental Protection (Noise) Regulations 1997*, that is detailed in section 3.4.1 of the acoustic report.
- e) The proposal requires compliance with the City's *Health Local Laws 2017*, which requires an enclosure for the storage and cleaning of waste receptacles to be provided on the premises, per the following requirements:
  - i. sufficient in size to accommodate all receptacles used on the premises;

- ii. constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness approved by the City;
  - iii. walls not less than 1.8m in height and access of not less than 1.0 metre in width fitted with a self-closing gate;
  - iv. smooth and impervious floor not less than 75mm thick and evenly graded to an approved liquid refuse disposal system;
  - v. easily accessible to allow for the removal of the receptacles;
  - vi. provided with a ramp into the enclosure having a gradient of no steeper than 1:8 unless otherwise approved by the City;
  - vii. provided with a tap connected to an adequate supply of water; and
  - viii. adequately ventilated, such that they do not create a nuisance to residences.
- f) The applicant shall seek independent expert advice from a suitably qualified consultant\* detailing the particulars of the application, specifications of the type of lighting proposed and certifying\*\* that the proposed lighting will not cause adverse amenity impacts on the surrounding locality and comply with the relevant Australian Standard\*\*\*;
- i. a full site plan indicating the proposed siting of lighting columns including details of their proposed height;
  - ii. times of operation;
  - iii. a Management Plan to detail the methods that will be employed to mitigate the impacts of light penetration and glare to the occupiers of adjacent property, including the use of an automatic timing device;
  - iv. details of orientation and hooding and/ or other measures to minimise their impact in the interests of pedestrian and/ or vehicular safety and amenity; and
  - v. details where the proposed floodlighting is sited in close proximity to residential property, the spread of lighting from the lighting installation must be restricted in accordance with the relevant Australian Standard\*\*\*.
- g) The applicant is advised to apply dust control measures during construction in accordance with *City of Nedlands Health Local Laws 2017* and DWER requirements.
- h) The landowner is advised that all mechanical equipment (e.g. air-conditioner, swimming pool or spa) is required to comply with the *Environmental Protection (Noise) Regulations 1997*, in relation to noise.
- i) All internal water closets and ensuites without fixed or permanent window access to outside air or which open onto a hall, passage, hobby or staircase, shall be serviced by a mechanical ventilation exhaust system which is ducted to outside air, with a minimum rate of air change equal to or greater than 25 litres / second.
- j) All downpipes from guttering shall be connected so as to discharge into drains, which shall empty into a soak-well; and each soak-well shall be located at least 1.8m from any building, and at least 1.8m from the

boundary of the block. Soak-wells of adequate capacity to contain runoff from a 20-year recurrent storm event. Soak-wells shall be a minimum capacity of 1.0m<sup>3</sup> for every 80m<sup>2</sup> of calculated surface area of the development.

- k) The applicant is advised that in relation to Condition 14, the Construction Management Plan is to address but is not limited to the following matters
- i. construction operating hours;
  - ii. contact details of essential site personnel;
  - iii. noise control and vibration management;
  - iv. dust, sand and sediment management;
  - v. stormwater and sediment control;
  - vi. traffic and access management;
  - vii. protection of infrastructure and street trees within the road reserve and adjoining properties;
  - viii. dilapidation report of adjoining properties;
  - ix. security fencing around construction sites;
  - x. site deliveries;
  - xi. waste management and materials re-use
  - xii. parking arrangements for contractors and subcontractors;
  - xiii. consultation plan with nearby properties; and
  - xiv. complaint procedure;
- l) In accordance with section 35, (3) (b) of the Health Local Law, Waste and recycling bins storage enclosure in accordance with the Waste Management Plan for No. 78 Waratah Avenue, Dalkeith.
- m) The responsible entity (strata/corporate body) is responsible for the maintenance of the common property (including roads) within the development.
- n) All internal bins located at individual dwellings shall be purchased and maintained by the strata management or owners by private arrangement.
- o) Any development in the nature-strip (verge), including footpaths, will require a Nature Strip Works Application (NSWA) to be lodged with, and approved by, the City's Technical Services department, prior to construction commencing.
- p) Where parts of the existing dwelling/building and structures are to be demolished, a demolition permit is required prior to demolition works occurring. All works are required to comply with relevant statutory provisions.
- q) Prior to selecting a location for an air-conditioner, the applicant is advised to consult the online fairair noise calculator at [www.fairair.com.au](http://www.fairair.com.au) and use this as guide to prevent noise affecting neighbouring properties Prior to installing mechanical equipment, the applicant is advised to consult neighbours, and if necessary, take measures to suppress noise.

- r) The applicant is advised that all development must comply with this planning approval and approved plans at all times. Any development, whether it be a structure or building, that is not in accordance with the planning approval, including any condition of approval, may be subject to further planning approval by the City.
- s) This planning decision is confined to the authority of the *Planning and Development Act 2005*, the City of Nedlands' Local Planning Scheme No. 3 and all subsidiary legislation. This decision does not remove the obligation of the applicant and/or property owner to ensure that all other required local government approvals are first obtained, all other applicable state and federal legislation is complied with, and any restrictions, easements, or encumbrances are adhered to.
- t) The applicant is advised that variations to the hereby approved development including variations to wall dimensions, setbacks, height, window dimensions and location, floor levels, floor area and alfresco area, may delay the granting of a Building Permit. Applicants are therefore encouraged to ensure that the Building Permit application is in compliance with this planning approval, including all conditions and approved plans. Where Building Permit applications are not in accordance with the planning approval, a schedule of changes is to be submitted and early liaison with the City's Planning Department is encouraged prior to lodgement.
- u) This planning approval has been issued on the basis of the plans hereby approved. It is the responsibility of the applicant to ensure that the approved plans are accurate and are a true representation of all existing and proposed development on the site, and to ensure that development proceeds in accordance with these plans.

<b>PD38.20</b>	<b>No.130 &amp; 132 Waratah Avenue, Dalkeith - x 9 Grouped Dwellings</b>
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<b>Committee</b>	11 August 2020
<b>Council</b>	25 August 2020
<b>Applicant</b>	Urbanista Town Planning
<b>Landowner</b>	Sapphire Developments Alliance Pty Ltd
<b>Director</b>	Peter Mickleson – Director Planning & Development
<b>Employee Disclosure under section 5.70 Local Government Act 1995</b>	Nil
<b>Report Type</b>  Quasi-Judicial	When Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.
<b>Reference</b>	DA20-44526
<b>Previous Item</b>	Nil
<b>Delegation</b>	In accordance with the City's Instrument of Delegation, Council is required to determine the application due to the number of dwellings and objections being received
<b>Attachments</b>	<ol style="list-style-type: none"> <li>1. Applicant's Response to Submissions</li> <li>2. Summary of Submissions</li> <li>3. Acoustic Report</li> <li>4. Waste Management Plan</li> </ol>
<b>Confidential Attachments</b>	<ol style="list-style-type: none"> <li>1. Plans</li> <li>2. Landscape Plan</li> <li>3. Submissions</li> <li>4. Planning Assessment</li> </ol>

### **Committee Recommendation**

**That Council refuse the Development Application dated 4 February 2020 for the following reasons:**

- 1. Impact of amenity on the neighbours due to insufficient rear setback;**
- 2. Overshadowing of the southern properties;**
- 3. Bulk and scale of the two-storey boundary wall;**
- 4. Health and amenity due to proximity of bins to rear boundary;**
- 5. Insufficient street setback;**
- 6. Lack of open space; and**
- 7. Inadequate outdoor living areas.**

## Recommendation to Committee

Council approves the development application dated 4 February 2020 and revised plans received on 9 and 10 June 2020 for nine (9) Grouped Dwellings at Lots 234 & 235 (No.130 & No.132) Waratah Avenue, Dalkeith, subject to the following conditions and advice notes:

1. This approval is for a 'Residential (Grouped Dwelling)' land use as defined under the City's Local Planning Scheme No.3 and the subject land may not be used for any other use without prior approval of the City.
2. Landscaping shall be installed and maintained in accordance with the approved Landscaping Plan dated 9 June 2020, or any modifications approved thereto, for the lifetime of the development thereafter, to the satisfaction of the City.
3. Waste management for the development shall comply with the approved Waste Management Plan prepared by Dallywater Consulting to the satisfaction of the City of Nedlands.
4. The Acoustic Report prepared by Sealhurst (Revision 3) dated 8 July 2020 forms part of this development approval and shall be complied with at all times to the satisfaction of the City of Nedlands. Recommendations contained within the acoustic report to achieve compliance with the *Environmental Protection (Noise) Regulations 1997* are to be carried out and maintained for the lifetime of the development to the satisfaction of the City of Nedlands.
5. Prior to the occupation of the development the responsible entity (strata/corporate body) shall provide detailed specifications on the confirmed waste compactor for 360L bins and include a written service agreement.
6. The responsible entity (strata/corporate) shall be liable for all bin replacement costs and/or repair costs relating to any damage which may occur as a result of the bin compaction process.
7. The location of any bin stores shall be behind the street alignment so as not to be visible from the street or public place and constructed in accordance with the *City's Health Local Law 1997*.
8. All stormwater generated from the development shall be contained on site.
9. All footings and structures shall be constructed wholly inside the site boundaries of the property's Certificate of Title.
10. Prior to occupation of the development all fencing/visual privacy screens and obscure glass panels to major openings and unenclosed active habitable areas as annotated on the approved plans shall be screened in accordance with the Residential Design Codes by either;

- a) fixed obscured or translucent glass to a height of 1.60 metres above finished floor level; or
- b) timber screens, external blinds, window hoods and shutters to a height of 1.6m above finished floor level that are at least 75% obscure; or
- c) a minimum sill height of 1.60 metres as determined from the internal floor level; or
- d) an alternative method of screening approved by the City of Nedlands.

The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands.

11. Prior to occupation of the development, the finish of the parapet walls is to be finished externally to the same standard as the rest of the development or in:
- a) face brick;
  - b) painted render;
  - c) painted brickwork; or
  - d) other clean material as specified on the approved plans

And maintained thereafter to the satisfaction of the City of Nedlands.

12. Prior to occupation of the development, the proposed car parking and vehicle access areas shall be sealed, drained, paved and line marked in accordance with the approved plans and are to comply with the requirements of AS2890.1 to the satisfaction of the City.
13. Prior to occupation of the development, all external fixtures including, but not limited to TV and radio antennae, satellite dishes, plumbing vents and pipes, solar panels, air conditioners, hot water systems and utilities shall be integrated into the design of the building and not be visible from the primary street or secondary street to the satisfaction of the City.
14. Prior to the construction or demolition works, a Construction Management Plan shall be submitted to the satisfaction of the City of Nedlands. The approved Construction shall be observed at all times throughout the construction process to the satisfaction of the City.
15. Prior to the occupation of the development, a lighting plan is to be submitted and approved by the City and maintained for the duration of the development to the satisfaction of the City.
16. The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.
17. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the four-year period, the approval shall lapse and be of no further effect.

Advice Notes specific to this proposal:

- a) The applicant is advised that in relation to Condition 2, the landscaping plan shall also detail a maintenance plan for all proposed landscaping on site and contingencies for replacement of dead and diseased plants.
- b) The applicant is advised that in relation to Condition 14 the Construction Management Plan is to address but is not limited to the following matters:
  - i. construction operating hours;
  - ii. contact details of essential site personnel;
  - iii. Noise control and vibration management;
  - iv. Dust, sand and sediment management;
  - v. Stormwater and sediment control;
  - vi. Traffic and access management;
  - vii. Protection of infrastructure and street trees within the road reserve and adjoining properties;
  - viii. Dilapidation report of adjoining properties;
  - ix. Security fencing around construction sites;
  - x. Site deliveries;
  - xii. Waste management and materials re-use
  - xiii. parking arrangements for contractors and subcontractors;
  - xiv. consultation plan with nearby properties;
  - xv. complaint procedure;
- c) The responsible entity (strata/corporate body) is responsible for the maintenance of the common property (including roads) within the development.
- d) Any development in the nature-strip (verge), including footpaths, will require a Nature Strip Works Application (NSWA) to be lodged with, and approved by, the City's Technical Services department, prior to commencing construction.
- e) Where parts of the existing dwelling/building and structures are to be demolished, a demolition permit is required prior to demolition works occurring. All works are required to comply with relevant statutory provisions.
- f) Prior to selecting a location for an air-conditioner, the applicant is advised to consult the online fairair noise calculator at [www.fairair.com.au](http://www.fairair.com.au) and use this as guide to prevent noise affecting neighbouring properties Prior to installing mechanical equipment, the applicant is advised to consult neighbours, and if necessary, take measures to suppress noise.

<b>PD39.20</b>	<b>No. 2 Burwood St, Nedlands – Additions to a Single House (Carport) SAT Section 31</b>
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<b>Committee</b>	11 August 2020
<b>Council</b>	25 August 2020
<b>Applicant</b>	John Edwards
<b>Landowner</b>	John Edwards
<b>Director</b>	Peter Mickleson – Director Planning & Development
<b>Employee Disclosure under section 5.70 Local Government Act 1995</b>	Nil
<b>Report Type</b>  Quasi-Judicial	When Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.
<b>Reference</b>	PD49-19
<b>Previous Item</b>	DA19/37053
<b>Delegation</b>	The landowner has applied for a review of the previous decision made by Council to the State Administrative Tribunal, who have issued a section 31 notice for Council to reconsider the application based on amendments proposed to the original development proposal. As Council have previously considered and determined this application, Council is required to determine the reconsideration.
<b>Attachments</b>	1. Applicant Justification Report
<b>Confidential Attachments</b>	1. Plans

### **Committee Recommendation / Recommendation to Committee**

**Council approves the development application dated 14 July 2020 to install a carport within the front setback area at Lot 75, No. 2 Burwood St, Nedlands, subject to the following conditions and advice notes.**

- 1. The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.**
- 2. This development approval only pertains to the installation of a carport as indicated on the plans attached.**
- 3. All footings and structures shall be constructed wholly inside the site boundaries of the property's Certificate of Title.**

4. This approval is limited to the installation of a carport only and does not relate to any site works, decking or retaining walls 500mm or greater above the approved ground levels.
5. Prior to the occupation of the development, all structures within the 1.5m visual truncation area abutting vehicle access points shall be truncated or reduced to 0.75m height to the satisfaction of the City of Nedlands.
6. All stormwater from the development, which includes permeable and non-permeable areas shall be contained onsite (refer advice note 'm').

**Advice Notes:**

- a) This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, or the requirements of any other external agency.
- b) This planning decision is confined to the authority of the *Planning and Development Act 2005*, the City of Nedlands' Local Planning Scheme No. 3 and all subsidiary legislation. This decision does not remove the obligation of the applicant and/or property owner to ensure that all other required local government approvals are first obtained, all other applicable state and federal legislation is complied with, and any restrictions, easements, or encumbrances are adhered to.
- c) This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the four-year period, the approval shall lapse and be of no further effect.
- d) This planning approval has been issued on the basis of the plans hereby approved. It is the responsibility of the applicant to ensure that the approved plans are accurate and are a true representation of all existing and proposed development on the site, and to ensure that development proceeds in accordance with these plans.
- e) There may be matters which impact on proceeding with the approved development which are not shown on the approved plans (e.g. verge infrastructure, retaining walls). Such matters may need to be separately addressed before the approved development can proceed. It is the responsibility of the applicant to ensure that these matters are addressed prior to the commencement of the development hereby approved.
- f) The applicant is advised that all development must comply with this planning approval and approved plans at all times. Any

development, whether it be a structure or building, that is not in accordance with the planning approval, including any condition of approval, may be subject to further planning approval by the City.

- g) The applicant is advised that variations to the hereby approved development including variations to wall dimensions, setbacks, height, window dimensions and location, floor levels, floor area and alfresco area, may delay the granting of a Building Permit. Applicants are therefore encouraged to ensure that the Building Permit application is in compliance with this planning approval, including all conditions and approved plans. Where Building Permit applications are not in accordance with the planning approval, a schedule of changes is to be submitted and early liaison with the City's Planning Department is encouraged prior to lodgement.**
- h) All street tree assets in the nature-strip (verge) shall not be removed. Any approved street tree removals shall be undertaken by the City of Nedlands and paid for by the owner of the property where the development is proposed, unless otherwise approved by the City of Nedlands.**
- i) The contractor/developer shall protect the City's street trees from any damage that may be caused by the scope of works covered by this contract for the duration of the contract. All work carried out under this contract is to comply with the City's policies, guidelines and Australian Standards relating to the protection of trees on or adjacent to development sites (AS 4870-2009).**
- j) Where building works are proposed a building permit shall be applied for prior to works commencing.**
- k) All car parking dimensions, manoeuvring areas, crossovers and driveways shall comply with Australian Standard AS2890.1 (as amended) to the satisfaction of the City of Nedlands.**
- l) In relation to condition 6, the applicant is advised that all downpipes from guttering shall be connected so as to discharge into drains, which shall empty into a soak-well; and each soak-well shall be located at least 1.8m from any building, and at least 1.8m from the boundary of the block. Soak-wells of adequate capacity to contain runoff from a 20-year recurrent storm event. Soak-wells shall be a minimum capacity of 1.0m<sup>3</sup> for every 80m<sup>2</sup> of calculated surface area of the development.**
- m) This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the four-year period, the approval shall lapse and be of no further effect.**

- n) **This planning approval has been issued on the basis of the plans hereby approved. It is the responsibility of the applicant to ensure that the approved plans are accurate and are a true representation of all existing and proposed development on the site, and to ensure that development proceeds in accordance with these plans.**
- o) **There may be matters which impact on proceeding with the approved development which are not shown on the approved plans (e.g. verge infrastructure, retaining walls). Such matters may need to be separately addressed before the approved development can proceed. It is the responsibility of the applicant to ensure that these matters are addressed prior to the commencement of the development hereby approved.**
- p) **The applicant is advised that all development must comply with this planning approval and approved plans at all times. Any development, whether it be a structure or building, that is not in accordance with the planning approval, including any condition of approval, may be subject to further planning approval by the City.**
- q) **The applicant is advised that variations to the hereby approved development including variations to wall dimensions, setbacks, height, window dimensions and location, floor levels, floor area and alfresco area, may delay the granting of a Building Permit. Applicants are therefore encouraged to ensure that the Building Permit application is in compliance with this planning approval, including all conditions and approved plans. Where Building Permit applications are not in accordance with the planning approval, a schedule of changes is to be submitted and early liaison with the City's Planning Department is encouraged prior to lodgement.**
- r) **All street tree assets in the nature-strip (verge) shall not be removed. Any approved street tree removals shall be undertaken by the City of Nedlands and paid for by the owner of the property where the development is proposed, unless otherwise approved by the City of Nedlands.**
- s) **The contractor/developer shall protect the City's street trees from any damage that may be caused by the scope of works covered by this contract for the duration of the contract. All work carried out under this contract is to comply with the City's policies, guidelines and Australian Standards relating to the protection of trees on or adjacent to development sites (AS 4870-2009).**
- t) **Where building works are proposed a building permit shall be applied for prior to works commencing.**

- u) All car parking dimensions, manoeuvring areas, crossovers and driveways shall comply with Australian Standard AS2890.1 (as amended) to the satisfaction of the City of Nedlands.**
  
- v) In relation to condition 6, the applicant is advised that all downpipes from guttering shall be connected so as to discharge into drains, which shall empty into a soak-well; and each soak-well shall be located at least 1.8m from any building, and at least 1.8m from the boundary of the block. Soak-wells of adequate capacity to contain runoff from a 20-year recurrent storm event. Soak-wells shall be a minimum capacity of 1.0m<sup>3</sup> for every 80m<sup>2</sup> of calculated surface area of the development.**

<b>PD40.20</b>	<b>Local Planning Scheme No. 3 – Local Planning Policy: Jenkins Avenue Laneway and Built Form Requirements</b>
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<b>Committee</b>	11 August 2020
<b>Council</b>	25 August 2020
<b>Director</b>	Peter Mickleson – Director Planning & Development
<b>Employee Disclosure under section 5.70 Local Government Act 1995</b>	Nil
<b>Reference</b>	Nil.
<b>Previous Item</b>	PD13.20 OCM 28 April 2020
<b>Attachments</b>	<ol style="list-style-type: none"> <li>1. Tracked Changes Jenkins Avenue Laneway and Built form Requirements Local Planning Policy</li> <li>2. Jenkins Avenue Laneway and Built Form Requirements Local Planning Policy – Clean for Council Adoption</li> <li>3. Summary of Submissions</li> <li>4. Original Submissions</li> <li>5. City of Nedlands/Department of Transport Jenkins Ave Engineering Schematic Diagram</li> </ol>
<b>Confidential Attachments</b>	<ol style="list-style-type: none"> <li>1. Plans of Subdivision proposals addressing Jenkins Avenue Local Planning Policy</li> </ol>

### **Committee Recommendation / Recommendation to Committee**

#### **That Council:**

1. proceeds to adopt the Jenkins Avenue Laneway and Built form Requirements Local Planning Policy, with modifications as set out in Attachment 2, in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2, Part 2, Clause 4(3)(b)(ii);
2. refers the Jenkins Avenue Laneway and Built form Requirements Local Planning Policy to the Western Australian Planning Commission for final approval in accordance with State Planning Policy SPP7.3, Residential Design Codes Volume 1 Clause 7.3.2; and
3. revokes the current Doonan Rd Laneway Policy in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2, Part 2, Clause 6 following final approval by the Western Australian Planning Commission and notice of the Jenkins Avenue Laneway and Built form Requirements Local Planning Policy being published to give effect to the policy.

<b>PD41.20</b>	<b>Local Planning Scheme 3 – Local Planning Policy: Existing Laneway Requirements</b>
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<b>Committee</b>	11 August 2020
<b>Council</b>	25 August 2020
<b>Director</b>	Peter Mickleson – Director Planning & Development
<b>Employee Disclosure under section 5.70 Local Government Act 1995</b>	Nil
<b>Reference</b>	Nil.
<b>Previous Item</b>	Nil.
<b>Attachments</b>	1. Draft Existing Laneway Requirements Local Planning Policy (LPP)
<b>Confidential Attachments</b>	Nil

**Committee Recommendation / Recommendation to Committee**

**Council:**

1. prepares, and advertises for a period of 21 days, in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2, Part 2, Clause 4, the Laneway Requirements Local Planning Policy; and
2. instructs the City to schedule laneway upgrades within the capital works budget.

<b>PD42.20</b>	<b>Scheme Amendment No. 7 – Amendment to Density Coding on Broadway, Hillway, Kingsway, Edward Street and Elizabeth Street – Summary of Submissions</b>
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<b>Committee</b>	11 August 2020
<b>Council</b>	25 August 2020
<b>Director</b>	Peter Mickleson – Director Planning & Development
<b>Employee Disclosure under section 5.70 Local Government Act 1995</b>	Nil
<b>Reference</b>	Nil.
<b>Previous Item</b>	OCM 28 April 2020 - PD15.20
<b>Attachments</b>	1. Summary of submissions - Scheme Amendment No. 7
<b>Confidential Attachments</b>	1. Full submissions – Scheme Amendment No. 7

**Committee Recommendation / Recommendation to Committee**

That Council receives the report.

<b>PD43.20</b>	<b>Department of Transport's Draft Long Term Cycle Network</b>
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<b>Committee</b>	11 August 2020
<b>Council</b>	25 August 2020
<b>Applicant</b>	City of Nedlands on behalf of Department of Transport
<b>Director</b>	Peter Mickleson – Director Planning & Development
<b>Employee Disclosure under section 5.70 Local Government Act 1995</b>	Nil
<b>Reference</b>	Nil.
<b>Previous Item</b>	Item 14.5 OCM 31 March 2020 PD20.20 OCM 26 May 2020
<b>Attachments</b>	1. LTCN Memo and Final Draft Map – July 2020 2. City of Nedlands proposed changes to the draft LTCN
<b>Confidential Attachments</b>	Nil

### Committee Recommendation

That Council defers this item to the September 2020 Council Committee Meeting.

### Recommendation to Council

Council endorse the Department of Transport's draft Long Term Cycling Network, with modifications outlined in Attachment 2, for the purpose of advertising for 21 days.

**12.3 Community Development No's CM06.20**

Report No's CM06.20 to be dealt with at this point (copy attached orange cover sheet).

<b>CM06.20</b>	<b>Community Sport and Recreation Facilities Fund Applications – Swanbourne Nedlands Surf Life Saving Club, UWA Sport and Peak Trampoline Inc</b>
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<b>Committee</b>	11 August 2020
<b>Council</b>	25 August 2020
<b>Applicant</b>	City of Nedlands
<b>Employee Disclosure under section 5.70 Local Government Act 1995</b>	Nil
<b>Director</b>	Lorraine Driscoll – Director Corporate and Strategy
<b>Attachments</b>	Nil
<b>Confidential Attachments</b>	Nil

**Committee Recommendation****Council:**

1. advises Department of Local Government, Sport and Cultural Industries (DLGSCI) that it has ranked and rated the application to the Community Sport and Recreation Facilities Fund Annual Grant round as follows:
  - a. Swanbourne Nedlands Surf Life Saving Club (A Rating);
  - b. UWA Sport (A Rating);
  - c. Peak Trampoline (A Rating).
2. endorses the above applications to DLGSCI on the condition that all necessary statutory approvals are obtained by the applicant;
3. approves an amount of \$248,400 (ex GST) for Swanbourne Nedlands Surf Lifesaving Club for consideration in the 2021/22 draft budget, conditional on the project receiving DLGSCI or other funding; and
4. considers the Swanbourne Nedlands Surf Life Saving Club request to partially waive the Development Applications fees for their project; and
  - a. Approves a 100% waiver of the development application fee.

## Recommendation to Committee

### Council:

1. advises Department of Local Government, Sport and Cultural Industries (DLGSCI) that it has ranked and rated the application to the Community Sport and Recreation Facilities Fund Annual Grant round as follows:
  - a. Swanbourne Nedlands Surf Life Saving Club (A Rating);
  - b. UWA Sport (A Rating);
  - c. Peak Trampoline (A Rating).
2. endorses the above applications to DLGSCI on the condition that all necessary statutory approvals are obtained by the applicant;
3. approves an amount of \$248,400 (ex GST) for Swanbourne Nedlands Surf Lifesaving Club for consideration in the 2021/22 draft budget, conditional on the project receiving DLGSCI funding; and
4. considers the Swanbourne Nedlands Surf Life Saving Club request to partially waive the Development Applications fees for their project and:
  - a. Approves a 50% waiver of the development application fee: or
  - b. Does not approve a waiver of the development application fee.

**12.4 Corporate & Strategy Report No's CPS14.20 to CPS17.20**

Report No's CPS14.20 to CPS17.20 to be dealt with at this point (copy attached green cover sheet).

<b>CPS14.20 List of Accounts Paid – June 2020</b>	
<b>Committee</b>	11 August 2020
<b>Council</b>	25 August 2020
<b>Applicant</b>	City of Nedlands
<b>Employee Disclosure under section 5.70 Local Government Act 1995</b>	Nil.
<b>Director</b>	Lorraine Driscoll – Director Corporate & Strategy
<b>Attachments</b>	<ol style="list-style-type: none"> <li>1. Creditor Payment Listing – June 2020</li> <li>2. Credit Card and Purchasing Card Payments – June 2020 (28 May – 28 June 2020)</li> <li>3. CEO Credit Card Payments – April – June 2020 (31 March – 28 June 2020)</li> </ol>

**Committee Recommendation / Recommendation to Committee**

**Council receives the List of Accounts Paid for the month of June 2020 as per attachments.**

<b>CPS15.20</b>	<b>Extension of Tenure – Nedlands Golf Club</b>
<b>Committee</b>	11 August 2020
<b>Council</b>	25 August 2020
<b>Applicant</b>	City of Nedlands
<b>Employee Disclosure under section 5.70 Local Government Act 1995</b>	Nil.
<b>Director</b>	Lorraine Driscoll – Director Corporate & Strategy
<b>Attachments</b>	1. Nil

### Committee Recommendation

#### Council:

1. **approves the extension of tenure of Nedlands Golf Club for an additional period of ten (10) years, expiring on 31 December 2034, with no other changes to the current lease agreement.**
2. **requests that after receiving the Minister for Lands consent to the extension, the Mayor and CEO execute the agreement and apply the City's common seal.**
3. **considers the Nedlands Golf Club's request to waive the Development Applications fees for their project and:**
  - a. **approves a 100% waiver of the development application fee.**

### Recommendation to Committee

#### Council:

1. approves the extension of tenure of Nedlands Golf Club for an additional period of ten (10) years, expiring on 31 December 2034, with no other changes to the current lease agreement.
2. requests that after receiving the Minister for Lands consent to the extension, the Mayor and CEO execute the agreement and apply the City's common seal.
3. considers the Nedlands Golf Club's request to waive the Development Applications fees for their project and:
  - a. approves a 100% waiver of the development application fee; or
  - b. approves a 50% waiver of the development application fee; or
  - c. does not approve a waiver of the development application fee.

<b>CPS16.20</b>	<b>City Membership of the West Australian Local Government Association (WALGA)</b>
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<b>Committee</b>	11 August 2020
<b>Council</b>	25 August 2020
<b>Applicant</b>	City of Nedlands
<b>Employee Disclosure under section 5.70 Local Government Act 1995</b>	Nil.
<b>Director</b>	Lorraine Driscoll – Director Corporate & Strategy
<b>Attachments</b>	Nil.

### Committee Recommendation

**Council:**

1. **subject to the Mayor & CEO being satisfied as to the benefits to the City, authorises the Chief Executive Officer to enter into discussions with WALGA for a membership agreement that is beneficial to the City; and**
2. **agrees to accept the recommendation that the City of Nedlands take up membership of the Western Australian Local Government Association (WALGA).**

### Recommendation to Committee

**Council:**

1. agrees to accept the recommendation that the City of Nedlands take up membership of the Western Australian Local Government Association (WALGA); and
2. authorises the Chief Executive Officer to enter into discussions with WALGA for a membership agreement that is beneficial to the City.

<b>CPS17.20</b>	<b>City Insurances, Brokerage, Management and Consultancy</b>
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<b>Committee</b>	11 August 2020
<b>Council</b>	25 August 2020
<b>Applicant</b>	City of Nedlands
<b>Employee Disclosure under section 5.70 Local Government Act 1995</b>	Nil.
<b>Director</b>	Lorraine Driscoll – Director Corporate & Strategy
<b>Attachments</b>	Nil.
<b>Confidential Attachments</b>	1. Tender Evaluation and Recommendation Report RFT 2020-21.02 City Insurance Brokerage, Management and Consultancy Services

### Committee Recommendation

**Council:**

1. **accepts the City’s recommendation to award the contract for RFT 2020-21.01 - Brokerage, Management and Consultancy Services to LGIS for the initial term of 24 months with the option of a further 12 months to be awarded at the sole discretion of the City; and**
2. **authorises the CEO to enter into a contract with the accepted tenderer.**

### Recommendation to Committee

**Council:**

1. Option 1  
accepts the City’s recommendation to award the contract for RFT 2020-21.01 - Brokerage, Management and Consultancy Services to LGIS for the initial term of 24 months with the option of a further 12 months to be awarded at the sole discretion of the City; and

OR

1. Option 2  
accepts the City’s alternative recommendation to award the contract for RFT 2020-21.01 - Brokerage, Management and Consultancy Services to AON for the Annual fixed fee of \$25,000 exc GST and the schedule of fees for additional services for the initial term of 24 months with the option of a further 12 months to be awarded at the sole discretion of the City; and
2. authorises the CEO to enter into a contract with the accepted tenderer.

**13. Reports by the Chief Executive Officer**

**13.1 Common Seal Register Report – July 2020**

The below Common Seal Register Report for the month of July 2020 is to be received.

**July 2020**

<b>SEAL NUMBER</b>	<b>DATE SEALED</b>	<b>DEPARTMENT</b>	<b>MEETING DATE / ITEM NO.</b>	<b>REASON FOR USE</b>
946	30 July 2020	Planning & Development	Delegated Authority	Seal Certification - Seal No. 946 - Removal of Section 70A - restriction of occupancy of dwelling to those aged 55 years or over from Certificate of Title of 49 Edward Street Nedlands.

**13.2 List of Delegated Authorities – July 2020**

The attached List of Delegated Authorities for the month of July 2020 is to be received.

Date of use of delegation of authority	Title	Position exercising delegated authority	Act	Section of Act	Applicant / CoN / Property Owner / Other
<b>June 2020</b>					
1/07/2020	3046816 - Withdrawn Parking Infringement Notice - Compassionate Grounds	Manager Health & Compliance	Local Government Act 1995	9.20\6.12(1)	Kerris Moffat
1/07/2020	3042978 - Withdrawn Parking Infringement Notice - Compassionate Grounds	Manager Health and Compliance	Local Government Act 1995	9.20\6.12(1)	Glen Parsons
1/07/2020	BA119420 Certified building permit - Patio	Manager Building Services	Building Act 2011	s20.1	Screenstyle WA Pty Ltd
2/07/2020	(APP)DA20-45614 - 132 Rochdale Road, Mount Claremont - Short Term Accomodation Holiday House	Principle Planner	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	C & E Payne
2/07/2020	BA120459 Occupancy Permit - Vehicle Shelter	Manager Building Services	Building Act 2011	s58.1	Modus Compliance Pty Ltd
3/07/2020	BA120024 Certified building permit - Alterations	Manager Building Services	Building Act 2011	s20.1	RU Developments Pty Ltd
3/07/2020	BA120464 Certified building permit - Alterations	Manager Building Services	Building Act 2011	s20.1	Petit Homes Pty Ltd

6/07/2020	BA120532 Building approval certificate - Fence	Manager Building Services	Building Act 2011	s58.1	Fast Track Approvals Pty Ltd
6/07/2020	BA119495 Certified building permit - Boundary wall	Manager Building Services	Building Act 2011	s20.1	Dasco Building Group
6/07/2020	BA120604 Certified building permit - Addition	Manager Building Services	Building Act 2011	s20.1	Addstyle Constructions Pty Ltd
6/07/2020	BA119407 Certified building permit - Retaining wall	Manager Building Services	Building Act 2011	s20.1	WA Stoneworks Pty Ltd
6/07/2020	BA120437 Occupancy permit - Office	Manager Building Services	Building Act 2011	s58.1	Fast Track Approvals Pty Ltd
7/07/2020	BA119678 Certified building permit - Addition	Manager Building Services	Building Act 2011	s20.1	Nexus Home Improvement
7/07/2020	BA120304 Certified building permit - Dwelling	Manager Building Services	Building Act 2011	s20.1	Mr R Beresford
7/07/2020	BA57487 Certified building permit - Dwelling	Manager Building Services	Building Act 2011	s20.1	Shelford Construction
8/07/2020	3043468 - Withdrawn Parking Infringement Notice - Compassionate Grounds			9.20\6.12(1)	Emily Gambold
8/07/2020	3042991 - Withdrawn Parking Infringement Notice - Compassionate Grounds	Manager Health and Compliance	Local Government Act 1995	9.20/6.12(1)	Tianqiang Jia
8/07/2020	3046852 - Withdrawn Parking Infringement Notice - Compassionate Grounds	manger Health and Compliance	Local Government Act 1995	9.20/6.12(1)	Lucy Syme
9/07/2020	(APP) - DA20-48514 - 16 Brockway Rd, Mt C - Veranda	Principal Planner	Planning and Development (Local	Regulation 82	Perette Minciullo

			Planning Scheme) Regulations 2015		
9/07/2020	BA120574 Certified building permit - Extension	Manager Building Services	Building Act 2011	s20.1	Colli Constructions Pty Ltd
10/07/2020	BA120525 Occupancy permit - Cool room	Manager Building Services	Building Act 2011	s58.1	Resolve Group Pty Ltd
10/07/2020	BA120656 Certified building permit - Additions	Manager Building Services	Building Act 2011	s20.1	Tangent Nominees Pty Ltd
10/07/2020	BA120816 Uncertified building permit - Remedial works	Manager Building Services	Building Act 2011	s20.1	Robert Logan Homes Pty Ltd
14/07/2020	BA121158 Uncertified building permit - Pool barrier	Manager Building Services	Building Act 2011	s20.1	Principal Landscapes
15/07/2020	3046854 - Withdrawn Parking Infringement Notice - Compassionate Grounds	Manager Health and Compliance	Local Government Act 1995	9.20\6.12(1)	Bradley Wibrow
15/07/2020	BA120243 Certified building permit - Additions	Manager Building Services	Building Act 2011	s20.1	Hollis Constructions Pty Ltd
15/07/2020	BA120794 Certified building permit - Alterations	Manager Building Services	Building Act 2011	s20.1	B C West
15/07/2020	BA104077 Uncertified building permit - Pool Barrier	Manager Building Services	Building Act 2011	s20.1	G D Perth
15/07/2020	BA58496 Uncertified building permit - Fence	Manager Building Services	Building Act 2011	s20.1	Mr M P Murrey
16/07/2020	BA120863 Certified building permit - Dwelling	Manager Building Services	Building Act 2011	s20.1	Four D Homes Pty Ltd
16/07/2020	BA120131 Uncertified building permit - Pool	Manager Building Services	Building Act 2011	s20.1	Barrier Reef Pools Northside

16/07/2020	BA121023 Demolition Permit - Full Site	Manager Building Services	Building Act 2011	s21.1	Maxbay Pty Ltd
20/07/2020	(APP) - DA20-46258 - 8 Bedford Street, Nedlands - Grouped Dwelling	Manager Urban Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Webb & Brown Neaves
20/07/2020	BA121347 Certified building permit - Patio	Manager Building Services	Building Act 2011	s20.1	SOFTWOODS TIMBERYARDS PTY LTD
20/07/2020	BA120634 Uncertified building permit - Wall, pergola	Manager Building Services	Building Act 2011	s20.1	S TAI
20/07/2020	BA107072 Building Approval Certificate - Retaining wall	Manager Building Services	Building Act 2011	s58.1	Fast Track Approvals Pty Ltd
21/07/2020	(APP) - DA20-48993 - 13 Doonan Road, Nedlands - Single House	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Essential First Choice Homes
21/07/2020	(APP) - DA20-51035 - 29 Asquith Street, Mt Claremont - Temporary Change of Use	Manager Urban Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Glenn Chapman
21/07/2020	BA121400 Uncertified building permit - Pool Barrier	Manager Building Services	Building Act 2011	s20.1	M T Evershed
21/07/2020	BA119654 Uncertified building permit - Outbuilding	Manager Building Services	Building Act 2011	s20.1	Mr G Dobbin
21/07/2020	BA121247 Building approval certificate - Boundary wall	Manager Building Services	Building Act 2011	s58.1	Mr A J Griffiths
23/07/2020	BA121574 Certified building permit - Dwelling	Manager Building Services	Building Act 2011	s20.1	Webb & Brown Neaves

23/07/2020	BA121473 Demolition permit - Full site	Manager Building Services	Building Act 2011	s21.1	Sycamore Civil Group
23/07/2020	BA121220 Certified building permit - Dwelling	Manager Building Services	Building Act 2011	s20.1	Katrine Investments
23/07/2020	BA121207 Demolition permit - Full site	Manager Building Services	Building Act 2011	s21.1	Brajkovich Demolition & Salvage Pty Ltd
23/07/2020	BA121805 Demolition permit - Carpark and Outbuilding	Manager Building Services	Building Act 2011	s21.1	Brajkovich Demolition & Salvage Pty Ltd
27/07/2020	(APP) - DA20-46847 - 22 Alfred Road, Claremont - Single House	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	KTR Creations PTY LTD
27/07/2020	(APP) - DA20-48159 - 34 Stanley Street, Nedlands - Amendment to DA19-34980	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Atrium Homes (WA) Pty Ltd
27/07/2020	(APP) - DA20-45256 - 77 Mountjoy Road, Nedlands - Carport, Patio and Poolhouse	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Outside In Pty Ltd
27/07/2020	BA121362 Certified building permit - Lift	Manager Building Services	Building Act 2011	s20.1	Mr M Slocum
27/07/2020	(APP)DA20-45406 - 98 Melvisa Avenue Dalkeith - Two Storey Residential Dwelling with Undercroft	Principle Planner	Planning and Developmen (Local Planning Schemes) Regulations 201	Regulation 82	Averna Pty Ltd

28/07/2020	BA120998 BA19 Change of Builder - 85 Florence Rd	Manager Building Services	Building Act 2011		Intune Building & Design Pty Ltd
28/07/2020	BA120769 Certified building permit - Office fitout	Manager Building Services	Building Act 2011	s20.1	Brewer Building Pty Ltd
29/07/2020	BA121776 Demolition permit - full site	Manager Building Services	Building Act 2011	s21.1	AAA Demolition & Tree Service
29/07/2020	3042993 – 3042992. - Withdrawn Parking Infringement Notice - Compassionate Grounds		Local Government Act 1995	9.20/6.12(1)	Mia Simpson
29/07/2020	BA121788 Certified building permit - Dwelling	Manager Building Services	Building Act 2011	s20.1	Fleet & Beck Builders Pty Ltd
30/07/2020	(APP) - DA19-41347 - 22 Wattle Avenue, Dalkeith - Retrospective Addition to Single House	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Darklight Design
30/07/2020	3043467 - Withdrawn Parking Infringement Notice - Compassionate Grounds	Manager Health and Compliance		9.20/6.12(1)	Ben Dicker
30/07/2020	BA121409 Certified building permit - Pool	Manager Building Services	Building Act 2011	s20.1	Aquatic Leisure Technologies Pty Ltd
30/07/2020	2001267 - Withdrawn Animal Infringement Notice - Compassionate Grounds	Manager Health and Compliance		9.20/6.12(1)	Caitlin McCormack

### 13.3 Monthly Financial Report – July 2020

<b>Council</b>	25 August 2020
<b>Applicant</b>	City of Nedlands
<b>Employee Disclosure under section 5.70 Local Government Act</b>	Nil
<b>Director</b>	Lorraine Driscoll – Director Corporate & Strategy
<b>Attachments</b>	<ol style="list-style-type: none"><li>1. Financial Summary (Operating) by Business Units – 31 July 2020</li><li>2. Capital Works &amp; Acquisitions – 31 July 2020</li><li>3. Statement of Net Current Assets – 31 July 2020</li><li>4. Statement of Financial Activity – 31 July 2020</li><li>5. Borrowings – 31 July 2020</li><li>6. Statement of Financial Position – 31 July 2020</li><li>7. Operating Income &amp; Expenditure by Reporting Activity – 31 July 2020</li><li>8. Operating Income by Reporting Nature &amp; Type – 31 July 2020</li></ol>

#### Executive Summary

Administration is required to provide Council with a monthly financial report in accordance with *Regulation 34(1) of the Local Government (Financial Management) Regulations 1996*. The monthly financial variance from the budget of each business unit is reviewed with the respective manager and the Executive to identify the need for any remedial action. Significant variances are highlighted to Council in the attached Monthly Financial Report.

#### Recommendation to Council

**Council receives the Monthly Financial Report for 31 July 2020.**

#### Discussion/Overview

The financial impact of COVID-19 is reflected with effect from April, the Hardship policy endorsed at the Special Council Meeting of 14 April 2020 introduced measures to support the City's many stakeholders these are also reflected in the financials.

The monthly financial management report meets the requirements of *Regulation 34(1) and 34(5) of the Local Government (Financial Management) Regulations 1996*.

The monthly financial variance from the budget of each business unit is reviewed with the respective Manager and the Executive to identify the need for any remedial action. Significant variances are highlighted to Council in the Monthly Financial Report.

This report gives an overview of the revenue and expenses of the City for the year to date 31 July 2020 together with a Statement of Net Current Assets as at 31 July 2020.

The operating revenue at the end of July 2020 was \$28.34m which represents \$159k favourable variance compared to the year-to-date budget.

The operating expense at the end of July 2020 was \$1.62m, which represents \$909k favourable variance compared to the year-to-date budget.

The attached Operating Statement compares “Actual” with “Budget” by Business Units. The budget figures include subsequent Council approval top budget changes. Variations from the budget of revenue and expenses by Directorates are highlighted in the following paragraphs.

### **Governance**

Expenditure:	Favourable variance of	\$ 83,039
Revenue:	Favourable variance of	\$ 0

The favourable expenditure variance is mainly due to:

- professional fees of \$26k in Governance not spent yet,
- WESROC expenses of \$22k not spent yet,
- office expenses of \$20k in Communications not spent yet,
- other employee cost of \$14k in HR not spent yet and profiling difference for insurance of \$24k
- Office expenses in Governance of \$20k not spent yet,
- The salary reduction of \$442k as resolved by Council at the adoption of the budget has been shown as a reduction in salaries of approximately \$36k per month in Governance as a temporary budget item until the actual savings across the business units are identified and actioned. Thereafter the budget savings will be moved to the respective business units. The above list of savings of \$126k is off set against the \$36k salary savings not met yet.

### **Corporate and Strategy**

Expenditure:	Favourable variance of	\$219,285
Revenue:	Unfavourable variance of	\$ (82,139)

The favourable expenditure variance is mainly due to:

- Timing difference of Landgate valuation charges of \$62k
- ICT expenses of \$69k.
- Profiling difference in UGP Rates instalment refund of \$70k.

Unfavourable revenue variance is due to:

- Lower rates income of \$69k mainly from instalment interest and admin charges due to profiling.

### **Community Development and Services**

Expenditure:	Favourable variance of	\$ 73,199
Revenue:	Unfavourable variance of	\$(40,583)

The favourable expenditure variance is mainly due to:

- Community donation and special projects of \$40k not expensed yet.
- Savings on salaries of \$8k in library due to profiling,
- Expenses not expensed yet for library office, in other expenses and ICT expenses of \$18k.

The unfavourable income variance is mainly due to:

- Lower income from Tresillian of \$52k was partly due to fees paid in advance in previous financial year offset by increased income from PRCC of \$17k.

### **Planning and Development**

Expenditure:	Favourable variance of	\$ 56,803
Revenue:	Favourable variance of	\$ 191,785

The favourable expenditure variance is mainly due to:

- Expense not expensed yet for planning projects of \$25k,
- Strategic projects of \$31k not expensed yet

Favourable revenue variance is mainly due to:

- Increase fees & charges income from Urban Planning, Environmental health and Building services of \$177k.

## Technical Services

Expenditure:	Favourable variance of	\$ 476,580
Revenue:	Favourable variance of	\$ 90,396

The favourable variance is mainly due to:

- Maintenance expense not expensed yet for Street road and depots, Building maintenance and park services of \$301k.
- Waste expense of \$117k not expensed yet
- Insurance expense of \$58k not expensed due to profiling issue.

The favourable revenue variance is mainly due to:

- UGP service charges of \$106k due to profiling issue
- Partly offset by Council property income of \$14k due to profiling issue

## Borrowings

At 31 July 2020, we have a balance of borrowings of \$5.81 M. Balance as per adopted budget as at 30 June 2021 is \$4.1 M. There were no additional borrowings for the year in 2020/21 budget.

## Net Current Assets Statement

At 31 July 2020, net current assets was \$34.8 M compared to \$32.4 M as at 31 July 2019. Current assets are higher by \$3.6M offset by higher liabilities \$2.3 M.

## Capital Works Programme

As at 31 July, the expenditure on capital works were \$198k with additional capital commitments of \$2.14 M which is 28.7% of a total budget of \$8.2 M.

## Employee Data

Description	Number
Number of employees (total of full-time, part-time and casual employees) as of the last day of the previous month	181
Number of contract staff (temporary/agency staff) as of the last day of the previous month	0
*FTE (Full Time Equivalent) count as of the last day of the previous month	159.87
Number of unfilled staff positions at the end of each month	14

Total active employee headcount has increased by 6, primarily with recruitment of roles in Urban Planning, Early Childhood (PRCC) and Traffic Engineering.

## **Conclusion**

The statement of financial activity for the period ended 31 July 2020 indicates that operating expenses are under the year-to-date budget by 35% or \$908k, while revenue is above the Budget by 0.57% or \$159k.

### **Key Relevant Previous Council Decisions:**

Nil.

## **Consultation**

N/A

## **Strategic Implications**

The 2020/21 approved budget is in line with the City's strategic direction. Our operations and capital spend, and income is undertaken in line with and measured against the budget.

The 2020/21 approved budget ensured that there is an equitable distribution of benefits in the community

The 2020/21 budget was prepared in line with the City's level of tolerance of risk and it is managed through budgetary review and control.

The approved budget was based on zero based budgeting concept which requires all income and expenses to be thoroughly reviewed against data and information available to perform the City's services at a sustainable level.

## **Budget/Financial Implications**

As outlined in the Monthly Financial Report.

The approved budget is prepared taking into consideration the Long-Term Financial Plan, current economic situation and special consideration to the effect from COVID-19. The approved budget was in surplus of \$976,898. Subsequent Council approval on budget changes has reduced the surplus to \$863,974.

The adopted 2020/21 budget included 0% rates increase.



**CITY OF NEDLANDS**  
**FINANCIAL SUMMARY - OPERATING - BY BUSINESS UNIT**  
**AS AT 31 JULY 2020**

Row Labels	Master Account (desc)	July Actual YTD	July Budget YTD	Variance	Committed Balance	Annual Budget YTD
<b>Governance</b>						
CEO's Office						
Governance						
Expense						
20420	Salaries - Governance	40,544	7,300	(33,244)	0	404,959
20421	Other Employee Costs - Governance	168	600	432	21	13,700
20423	Office - Governance	1,067	21,505	20,438	6,698	32,860
20425	Depreciation - Governance	8,400	8,400	0	0	100,800
20427	Finance - Governance	13,200	13,200	0	0	158,400
20430	Other Expense - Governance	0	83	83	1,586	15,000
20434	Professional Fees - Governance	(674)	26,251	26,925	63,418	315,000
20450	Special Projects - Governance / PC93	1,363	23,523	22,160	3,021	289,393
<b>Expense Total</b>		<b>64,068</b>	<b>100,862</b>	<b>36,794</b>	<b>74,743</b>	<b>1,330,112</b>
Income						
50410	Sundry Income - Governance/PC 93	0	0	0	0	(160,281)
<b>Income Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(160,281)</b>
Governance Total		64,068	100,862	36,794	74,743	1,169,831
<b>Communications</b>						
Expense						
28320	Salaries - Communications	17,129	15,896	(1,233)	0	292,790
28321	Other Employee Costs - Communications	0	575	575	0	14,245
28322	Staff Recruitment - Communications	0	0	0	0	1,500
28323	Office - Communications	1,150	7,395	6,245	5,396	90,960
28327	Finance - Communications	7,300	7,300	0	0	87,600
28330	Other Expense - Communications	0	258	258	0	2,800
28335	ICT Expenses - Communications	0	3,470	3,470	2,190	41,640
28350	Special Projects - Communications / PC 90	0	0	0	3,238	33,000
<b>Expense Total</b>		<b>25,579</b>	<b>34,894</b>	<b>9,315</b>	<b>10,823</b>	<b>564,535</b>
Communications Total		25,579	34,894	9,315	10,823	564,535
<b>Human Resources</b>						
Expense						
20520	Salaries - HR	23,861	21,556	(2,305)	0	424,179
20521	Other Employee Costs - HR	1,693	16,341	14,648	37,901	174,100
20522	Staff Recruitment - HR	681	1,083	402	681	13,000
20523	Office - HR	39	425	386	0	8,900
20527	Finance - HR	(59,825)	(59,825)	0	0	(717,900)
20528	Insurance - HR	0	24,080	24,080	0	107,740
20534	Professional Fees - HR	0	0	0	6,500	10,000
<b>Expense Total</b>		<b>(33,550)</b>	<b>3,660</b>	<b>37,210</b>	<b>45,082</b>	<b>20,019</b>
Income						
50510	Contributions & Reimbursements - HR	0	0	0	0	(20,000)
<b>Income Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(20,000)</b>
Human Resources Total		(33,550)	3,660	37,210	45,082	19
<b>Members Of Council</b>						
Expense						
20323	Office - MOC	134	1,542	1,408	7,252	18,500
20325	Depreciation - MOC	75	75	0	0	900
20329	Members of Council - MOC	39,989	38,300	(1,689)	0	477,601
20330	Other Expense - MOC	0	0	0	110	0
20327	Finance - MOC	1,866	1,867	1	0	22,400
<b>Expense Total</b>		<b>42,064</b>	<b>41,784</b>	<b>(280)</b>	<b>7,362</b>	<b>519,401</b>
Members Of Council Total		42,064	41,784	(280)	7,362	519,401
<b>CEO's Office Total</b>		<b>98,161</b>	<b>181,200</b>	<b>83,039</b>	<b>138,011</b>	<b>2,253,786</b>
<b>Governance Total</b>		<b>98,161</b>	<b>181,200</b>	<b>83,039</b>	<b>138,011</b>	<b>2,253,786</b>
<b>Corporate &amp; Strategy</b>						
Corporate Strategy & Systems						
Corporate Services						
Expense						
21220	Salaries - Corporate Services	34,834	35,244	410	0	639,284



**CITY OF NEDLANDS**  
**FINANCIAL SUMMARY - OPERATING - BY BUSINESS UNIT**  
**AS AT 31 JULY 2020**

21221	Other Employee Costs - Corporate Services	0	4,250	4,250	0	27,110
21224	Motor Vehicles - Corporate Services	914	1,667	753	0	20,000
21227	Finance - Corporate Services	(20,075)	(20,075)	0	0	(240,900)
21230	Other Expense - Corporate Services	988	1,000	12	9,921	12,000
21234	Professional Fees - Corporate Services	0	0	0	0	50,000
21235	ICT Expenses - Corporate Services	11,945	4,167	(7,778)	0	50,000
21250	Special Projects - Corporate Services / PC68	0	0	0	15,000	15,000
<b>Expense Total</b>		<b>28,606</b>	<b>26,253</b>	<b>(2,353)</b>	<b>24,921</b>	<b>572,494</b>
Corporate Services Total		28,606	26,253	(2,353)	24,921	572,494
Customer Services						
Expense						
21320	Salaries - Customer Service	14,905	18,692	3,787	0	337,369
21321	Other Employee Costs - Customer Service	0	0	0	0	6,120
21323	Office - Customer Service	0	500	500	1,373	6,200
21327	Finance - Customer Service	(29,108)	(29,108)	0	0	(349,300)
21330	Other Expense - Customer Service	0	17	17	812	200
21350	Special Projects - Customer Service	0	0	0	2,318	0
<b>Expense Total</b>		<b>(14,203)</b>	<b>(9,899)</b>	<b>4,304</b>	<b>4,503</b>	<b>589</b>
Income						
51310	Sundry Income - Customer Service	0	(50)	(50)	0	(600)
51301	Fees & Charges - Customer Services	(50)	0	50	0	0
<b>Income Total</b>		<b>(50)</b>	<b>(50)</b>	<b>0</b>	<b>0</b>	<b>(600)</b>
Customer Services Total		(14,253)	(9,949)	4,304	4,503	(11)
ICT						
Expense						
21720	Salaries - ICT	21,739	19,075	(2,664)	0	365,954
21721	Other Employee Costs - ICT	0	285	285	0	3,420
21723	Office - ICT	0	2,862	2,862	4,508	33,365
21724	Motor Vehicles - ICT	730	0	(730)	0	0
21725	Depreciation - ICT	13,817	17,183	3,366	0	206,200
21727	Finance - ICT	(101,175)	(101,175)	0	0	(1,214,100)
21728	Insurance - ICT	0	1,480	1,480	0	6,370
21730	Other Expense - ICT	0	833	833	2,766	10,000
21734	Professional Fees - ICT	0	3,333	3,333	21,468	40,000
21735	ICT Expenses - ICT	64,297	133,333	69,036	176,533	755,000
<b>Expense Total</b>		<b>(592)</b>	<b>77,209</b>	<b>77,801</b>	<b>205,274</b>	<b>206,209</b>
ICT Total		(592)	77,209	77,801	205,274	206,209
<b>Corporate Strategy &amp; Systems Total</b>		<b>13,761</b>	<b>93,513</b>	<b>79,752</b>	<b>234,698</b>	<b>778,692</b>
Finance						
Rates						
Expense						
21920	Salaries - Rates	7,750	6,185	(1,565)	0	121,698
21921	Other Employee Costs - Rates	0	127	127	0	1,520
21923	Office - Rates	0	6,500	6,500	9,127	15,200
21927	Finance - Rates	(64,014)	6,308	70,322	7,658	144,700
21930	Other Expense - Rates	0	0	0	4,222	11,500
21934	Professional Fees - Rates	329	62,500	62,171	43,304	65,000
<b>Expense Total</b>		<b>(55,935)</b>	<b>81,620</b>	<b>137,555</b>	<b>64,311</b>	<b>359,618</b>
Income						
51908	Rates - Rates	(24,186,798)	(24,256,734)	(69,936)	0	(24,533,233)
<b>Income Total</b>		<b>(24,186,798)</b>	<b>(24,256,734)</b>	<b>(69,936)</b>	<b>0</b>	<b>(24,533,233)</b>
Rates Total		(24,242,733)	(24,175,114)	67,619	64,311	(24,173,615)
General Finance						
Expense						
21420	Salaries - Finance	38,659	35,597	(3,062)	31,003	690,745
21421	Other Employee Costs - Finance	0	0	0	0	10,030
21423	Office - Finance	4,176	58	(4,118)	26,520	700
21424	Motor Vehicles - Finance	0	0	0	0	0
21425	Depreciation - Finance	75	75	0	0	900
21427	Finance - Finance	(58,957)	(57,083)	1,874	959	(685,000)
21430	Other Expense - Finance	0	0	0	0	500



**CITY OF NEDLANDS**  
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**AS AT 31 JULY 2020**

21434	Professional Fees - Finance	26	417	391	36,412	58,000
<b>Expense Total</b>		<b>(16,021)</b>	<b>(20,936)</b>	<b>(4,915)</b>	<b>94,893</b>	<b>75,875</b>
Income						
51401	Fees & Charges - Finance	(3,284)	(4,500)	(1,216)	0	(54,000)
51410	Sundry Income - Finance	0	0	0	0	(21,000)
<b>Income Total</b>		<b>(3,284)</b>	<b>(4,500)</b>	<b>(1,216)</b>	<b>0</b>	<b>(75,000)</b>
General Finance Total		(19,304)	(25,436)	(6,132)	94,893	875
General Purpose						
Expense						
21623	Office - General Purpose	0	0	0	154	0
21627	Finance - General Purpose	0	3,083	3,083	0	37,000
21631	Interest - General Purpose	16,475	14,343	(2,132)	0	172,115
<b>Expense Total</b>		<b>16,475</b>	<b>17,426</b>	<b>951</b>	<b>154</b>	<b>209,115</b>
Income						
51604	Grants Operating - General Purpose	0	0	0	0	(363,000)
51607	Interest - General Purpose	(8,013)	(19,000)	(10,987)	0	(275,000)
<b>Income Total</b>		<b>(8,013)</b>	<b>(19,000)</b>	<b>(10,987)</b>	<b>0</b>	<b>(638,000)</b>
General Purpose Total		8,462	(1,574)	(10,036)	154	(428,885)
Shared Services						
Expense						
21523	Office - Shared Services	2,975	8,917	5,942	21,845	107,000
21527	Finance - Shared Services	(19,708)	(19,708)	0	0	(236,500)
21534	Professional Fees - Shared Services	0	0	0	2,466	129,500
<b>Expense Total</b>		<b>(16,733)</b>	<b>(10,791)</b>	<b>5,942</b>	<b>24,311</b>	<b>0</b>
Shared Services Total		(16,733)	(10,791)	5,942	24,311	0
<b>Finance Total</b>		<b>(24,270,309)</b>	<b>(24,212,915)</b>	<b>57,394</b>	<b>183,669</b>	<b>(24,601,625)</b>
<b>Corporate &amp; Strategy Total</b>		<b>(24,256,548)</b>	<b>(24,119,402)</b>	<b>137,146</b>	<b>418,367</b>	<b>(23,822,933)</b>
Community Development						
Community Development						
Expense						
28120	Salaries - Community Development	23,428	26,762	3,334	0	482,582
28121	Other Employee Costs - Community Development	0	825	825	0	9,210
28123	Office - Community Development	0	83	83	0	1,000
28124	Motor Vehicles - Community Development	698	750	53	0	9,000
28125	Depreciation - Community Development	92	92	0	0	1,100
28127	Finance - Community Development	11,325	11,325	0	0	135,900
28130	Other Expense - Community Development	0	626	626	2,330	7,500
28134	Professional Fees - Community Development	0	42	42	0	500
28137	Donations - Community Development	0	2,050	2,050	0	186,000
28150	Special Projects - Community Development	0	38,500	38,500	14,558	77,000
28151	OPRL Activities - Community Development / PC82-87	1,033	1,659	626	12,337	86,100
<b>Expense Total</b>		<b>36,575</b>	<b>82,714</b>	<b>46,139</b>	<b>29,226</b>	<b>995,892</b>
Income						
58101	Fees & Charges - Community Development	(973)	(1,166)	(194)	0	(14,000)
58104	Grants Operating - Community Development	0	(83)	(83)	0	(1,000)
58106	Contributions & Reimburse - Community Development	0	(417)	(417)	0	(5,000)
<b>Income Total</b>		<b>(973)</b>	<b>(1,666)</b>	<b>(694)</b>	<b>0</b>	<b>(20,000)</b>
Community Development Total		35,602	81,048	45,446	29,226	975,892
Community Facilities						
Expense						
28252	Finance - Community Facilities	750	750	0	0	9,000
28220	Salaries - Community Facilities	1,199	2,200	1,001	0	44,000
28253	Communiy Insurance- Community Facilities	0	1,562	1,562	0	6,367
<b>Expense Total</b>		<b>1,949</b>	<b>4,512</b>	<b>2,563</b>	<b>0</b>	<b>59,367</b>
Income						
58201	Fees & Charges - Community Facilities	0	(42)	(42)	0	(500)
58209	Council Property - Community Facilities	(3,022)	(16,366)	(13,344)	0	(209,900)
<b>Income Total</b>		<b>(3,022)</b>	<b>(16,408)</b>	<b>(13,386)</b>	<b>0</b>	<b>(210,400)</b>
Community Facilities Total		(1,073)	(11,896)	(10,823)	0	(151,033)
Volunteer Services VRC						



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Expense						
29320	Salaries - Volunteer Services VRC	4,797	4,689	(108)	0	92,239
29321	Other Employee Cost - Volunteer Services VRC	0	97	97	0	1,160
29323	Office - Volunteer Services VRC	0	200	200	0	2,700
29327	Finance - Volunteer Services VRC	3,467	3,467	0	0	41,600
29330	Other Expense - Volunteer Services VRC	0	75	75	0	4,150
<b>Expense Total</b>		<b>8,264</b>	<b>8,528</b>	<b>264</b>	<b>0</b>	<b>141,849</b>
Income						
59304	Grants Operating - Volunteer Services VRC	(7,817)	(7,750)	67	0	(31,000)
<b>Income Total</b>		<b>(7,817)</b>	<b>(7,750)</b>	<b>67</b>	<b>0</b>	<b>(31,000)</b>
Volunteer Services VRC Total		447	778	331	0	110,849
Volunteer Services NVS						
Expense						
29220	Salaries - Volunteer Services NVS	1,414	1,538	124	0	30,077
29221	Other Employee Costs - Volunteer Services NVS	0	32	32	0	380
29223	Office - Volunteer Services NVS	0	250	250	0	500
29227	Finance - Volunteer Services NVS	3,150	3,150	0	0	37,800
29230	Other Expense - Volunteer Services NVS	45	50	5	598	2,100
29250	Special Projects - Volunteer Services NVS	0	0	0	0	3,000
<b>Expense Total</b>		<b>4,609</b>	<b>5,020</b>	<b>411</b>	<b>598</b>	<b>73,857</b>
Volunteer Services NVS Total		4,609	5,020	411	598	73,857
Tresillian Community Centre						
Expense						
29120	Salaries - Tresillian CC	13,910	13,489	(421)	0	244,060
29121	Other Employee Costs - Tresillian CC	0	219	219	0	2,630
29123	Office - Tresillian CC	592	833	241	0	25,000
29125	Depreciation - Tresillian CC	208	208	(0)	0	2,500
29127	Finance - Tresillian CC	5,158	5,158	0	0	61,900
29130	Other Expense - Tresillian CC	157	583	426	518	7,500
29136	Courses - Tresillian CC	508	0	(508)	54,625	245,800
29150	Exhibition - Tresillian CC	0	0	0	0	10,600
<b>Expense Total</b>		<b>20,533</b>	<b>20,490</b>	<b>(43)</b>	<b>55,144</b>	<b>599,990</b>
Income						
59101	Fees & Charges - Tresillian CC	(39,000)	(91,292)	(52,292)	0	(381,500)
59109	Council Property - Tresillian CC	(3,141)	(3,000)	141	0	(36,000)
<b>Income Total</b>		<b>(42,141)</b>	<b>(94,292)</b>	<b>(52,151)</b>	<b>0</b>	<b>(417,500)</b>
Tresillian Community Centre Total		(21,608)	(73,802)	(52,194)	55,144	182,490
<b>Community Development Total</b>		<b>17,977</b>	<b>1,148</b>	<b>(16,829)</b>	<b>84,967</b>	<b>1,192,055</b>
Community Services Centres						
Nedlands Community Care						
Expense						
28620	Salaries - NCC	46,695	38,192	(8,503)	0	752,431
28621	Other Employee Costs - NCC	0	1,597	1,597	0	13,170
28623	Office - NCC	469	1,167	698	2,172	9,000
28624	Motor Vehicles - NCC	0	0	0	0	95,000
28625	Depreciation - NCC	0	383	383	0	4,600
28626	Utility - NCC	0	3,375	3,375	0	13,500
28627	Finance - NCC	14,100	14,100	0	0	169,200
28628	Insurance - NCC	0	1,280	1,280	0	5,280
28630	Other Expense - NCC	1,242	3,967	2,725	9,674	41,600
28635	ICT Expenses - NCC	0	0	0	0	6,000
28664	Hacc Unit Cost - NCC / PC66	9,362	0	(9,362)	0	0
<b>Expense Total</b>		<b>71,868</b>	<b>64,061</b>	<b>(7,807)</b>	<b>11,845</b>	<b>1,109,781</b>
Income						
58601	Fees & Charges - NCC/PC 66	(2,022)	(10,000)	(7,978)	0	(120,000)
58604	Grants Operating - NCC/PC 66	(265,081)	(251,200)	13,881	0	(1,004,800)
58610	Sundry Income - NCC	0	0	0	0	(2,000)
<b>Income Total</b>		<b>(267,103)</b>	<b>(261,200)</b>	<b>5,903</b>	<b>0</b>	<b>(1,126,800)</b>
Nedlands Community Care Total		(195,235)	(197,139)	(1,904)	11,845	(17,019)
Positive Ageing						
Expense						



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27420	Salaries - Positive Ageing	5,649	8,263	2,614	0	159,189
27427	Finance - Positive Ageing	2,858	2,858	0	0	34,300
28437	Donations - Positive Ageing	0	417	417	2,725	5,000
28450	Other Expense - Positive Ageing	600	3,833	3,233	2,815	56,160
<b>Expense Total</b>		<b>9,107</b>	<b>15,371</b>	<b>6,264</b>	<b>5,540</b>	<b>254,649</b>
Income						
58420	Fees & Charges - Positive Ageing	(3,378)	0	3,378	0	(52,500)
58423	Grants Operating - Positive Ageing	0	0	0	0	(2,000)
<b>Income Total</b>		<b>(3,378)</b>	<b>0</b>	<b>3,378</b>	<b>0</b>	<b>(54,500)</b>
Positive Ageing Total		5,729	15,371	9,642	5,540	200,149
Point Resolution Child Care						
Expense						
28820	Salaries - PRCC	28,229	30,142	1,913	0	571,062
28821	Other Employee Costs - PRCC	0	985	985	0	8,870
28823	Office - PRCC	0	333	333	150	9,200
28824	Motor Vehicles - PRCC	698	625	(73)	0	7,500
28825	Depreciation - PRCC	75	75	0	0	900
28826	Utility - PRCC	0	0	0	0	9,300
28827	Finance - PRCC	7,858	7,858	0	0	94,300
28828	Insurance - PRCC	0	250	250	0	1,080
28830	Other Expense - PRCC	1,378	1,666	288	1,091	24,000
28835	ICT Expenses - PRCC	47	0	(47)	1,599	1,600
<b>Expense Total</b>		<b>38,285</b>	<b>41,934</b>	<b>3,649</b>	<b>2,840</b>	<b>727,812</b>
Income						
58801	Fees & Charges - PRCC	(43,321)	(26,000)	17,321	0	(586,000)
<b>Income Total</b>		<b>(43,321)</b>	<b>(26,000)</b>	<b>17,321</b>	<b>0</b>	<b>(586,000)</b>
Point Resolution Child Care Total		(5,036)	15,934	20,970	2,840	141,812
Mt Claremont Library						
Expense						
28523	Office - Mt Claremont Library	1,752	875	(877)	385	10,500
28527	Finance - Mt Claremont Library	6,217	6,217	0	0	74,600
28530	Other Expense - Mt Claremont Library	1,766	3,234	1,468	9,999	37,200
28535	ICT Expenses - Mt Claremont Library	1,139	0	(1,139)	0	12,000
<b>Expense Total</b>		<b>10,874</b>	<b>10,326</b>	<b>(548)</b>	<b>10,384</b>	<b>134,300</b>
Income						
58501	Fees & Charges - Mt Claremont Library	0	(75)	(75)	0	(900)
58510	Sundry Income - Mt Claremont Library	0	(42)	(42)	0	(500)
58511	Fines & Penalties - Mt Claremont Library	0	(46)	(46)	0	(550)
<b>Income Total</b>		<b>0</b>	<b>(163)</b>	<b>(163)</b>	<b>0</b>	<b>(1,950)</b>
Mt Claremont Library Total		10,874	10,163	(711)	10,384	132,350
Nedlands Library						
Expense						
28720	Salaries - Library Services	49,904	54,288	4,384	0	971,456
28721	Other Employee Costs - Library Services	0	4,379	4,379	0	25,240
28723	Office - Nedlands Library	4,158	8,879	4,721	3,717	45,500
28724	Motor Vehicles - Nedlands Library	1,535	1,546	12	0	18,550
28725	Depreciation - Nedlands Library	1,125	1,125	0	0	13,500
28727	Finance - Nedlands Library	31,642	31,642	0	0	379,700
28728	Insurance - Nedlands Library	0	1,170	1,170	0	4,680
28730	Other Expense - Nedlands Library	4,101	8,643	4,542	15,107	103,700
28731	Grants Expenditure - Nedlands Library	0	0	0	0	1,300
28734	Professional Fees - Nedlands Library	0	0	0	0	1,000
28735	ICT Expenses - Nedlands Library	0	3,100	3,100	3,552	32,600
28750	Special Projects - Nedlands Library	0	0	0	0	3,100
<b>Expense Total</b>		<b>92,464</b>	<b>114,772</b>	<b>22,308</b>	<b>22,375</b>	<b>1,600,326</b>
Income						
58701	Fees & Charges - Nedland Library	(515)	(42)	473	0	(500)
58704	Grants Operating - Nedlands Library	0	(1,300)	(1,300)	0	(1,300)
58710	Sundry Income - Nedlands Library	(318)	(417)	(99)	0	(5,000)
58711	Fines & Penalties - Nedlands Library	(199)	(133)	66	0	(1,600)
<b>Income Total</b>		<b>(1,032)</b>	<b>(1,892)</b>	<b>(860)</b>	<b>0</b>	<b>(8,400)</b>



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Nedlands Library Total		91,432	112,880	21,448	22,375	1,591,926
<b>Community Services Centres Total</b>		<b>(92,236)</b>	<b>(42,791)</b>	<b>49,445</b>	<b>52,985</b>	<b>2,049,218</b>
Community Development Total		(74,259)	(41,643)	32,616	137,952	3,241,273
Planning & Development Services						
Planning Services						
Town Planning - Administration						
Expense						
24820	Salaries - Town Planning Admin	72,912	72,201	(711)	0	1,414,758
24821	Other Employee Costs - Town Planning Admin	0	6,798	6,798	2,273	39,580
24823	Office - Town Planning Admin	2,145	862	(1,283)	4,027	15,500
24824	Motor Vehicles - Town Planning Admin	2,969	0	(2,969)	0	32,000
24825	Depreciation - Town Planning Admin	17	17	0	0	200
24827	Finance - Town Planning Admin	30,400	30,400	0	0	364,800
24830	Other Expense - Town Planning Admin	0	0	0	239	2,700
24858	Projects	0	25,833	25,833	0	375,000
<b>Expense Total</b>		<b>108,444</b>	<b>136,111</b>	<b>27,667</b>	<b>6,539</b>	<b>2,244,538</b>
Income						
54801	Fees & Charges - Town Planning Admin	(98,056)	(58,500)	39,556	0	(702,000)
54810	Sundry Income - Town Planning Admin	(146)	0	146	0	0
54811	Fines & Penalties - Town Planning	0	0	0	0	(1,500)
<b>Income Total</b>		<b>(98,202)</b>	<b>(58,500)</b>	<b>39,702</b>	<b>0</b>	<b>(703,500)</b>
Town Planning - Administration Total		10,241	77,611	67,370	6,539	1,541,038
Statutory Planning						
Expense						
24320	Salaries - Statutory Planning	6,212	0	(6,212)	0	0
24334	Professional Fees - Statutory Planning	17,270	0	(17,270)	60,519	0
<b>Expense Total</b>		<b>23,482</b>	<b>0</b>	<b>(23,482)</b>	<b>60,519</b>	<b>0</b>
Statutory Planning Total		23,482	0	(23,482)	60,519	0
Strategic Planning						
Expense						
24857	Strategic Projects - Strategic Planning/PC 61	0	31,250	31,250	147,283	190,000
24920	Salaries - Strategic Planning	6,925	0	(6,925)	11,432	0
24934	Professional Fees - Strategic Planning	0	0	0	27,005	0
<b>Expense Total</b>		<b>6,925</b>	<b>31,250</b>	<b>24,325</b>	<b>185,720</b>	<b>190,000</b>
Strategic Planning Total		6,925	31,250	24,325	185,720	190,000
<b>Planning Services Total</b>		<b>40,648</b>	<b>108,861</b>	<b>68,213</b>	<b>252,778</b>	<b>1,731,038</b>
Health & Compliance						
Sustainability						
Expense						
24620	Salaries - Sustainability	1,393	1,630	237	0	32,040
24621	Other Employee Costs - Sustainability	0	33	33	0	400
24624	Motor Vehicles - Sustainability	1,614	0	(1,614)	0	19,000
24625	Depreciation - Sustainability	133	133	(0)	0	1,600
24627	Finance - Sustainability	350	350	0	0	4,200
24638	Operational Activities - Sustainability / PC79	8,260	8,056	(204)	4,353	24,000
<b>Expense Total</b>		<b>11,750</b>	<b>10,202</b>	<b>(1,548)</b>	<b>4,353</b>	<b>81,240</b>
Sustainability Total		11,750	10,202	(1,548)	4,353	81,240
Environmental Health						
Expense						
24720	Salaries - Environmental Health	27,268	30,388	3,120	0	593,503
24721	Other Employee Costs - Environmental Health	0	2,700	2,700	0	19,720
24723	Office - Environmental Health	0	149	149	189	1,800
24725	Depreciation - Environmental Health	542	542	0	0	6,500
24727	Finance - Environmental Health	8,317	8,317	0	0	99,800
24730	Other Expense - Environmental Health	0	1,125	1,125	182	13,500
24751	OPRL Activities - Environmental Health PC76,77,78	2,354	1,808	(546)	2,631	21,700
<b>Expense Total</b>		<b>38,481</b>	<b>45,029</b>	<b>6,548</b>	<b>3,002</b>	<b>756,523</b>
Income						
54701	Fees & Charges - Environmental Health	(23,531)	(3,750)	19,781	0	(45,000)
54710	Sundry Income - Environmental Health	0	(167)	(167)	0	(2,000)
54711	Fines & Penalties - Environmental Health	0	(3,416)	(3,416)	0	(41,000)



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<b>Income Total</b>		<b>(23,531)</b>	<b>(7,333)</b>	<b>16,198</b>	<b>0</b>	<b>(88,000)</b>
Environmental Health Total		14,949	37,696	22,747	3,002	668,523
Environmental Conservation						
Expense						
24220	Salaries - Environmental Conservation	1,127	0	(1,127)	0	0
24221	Other Employee Costs - Environmental Conservation	0	0	0	0	3,350
24223	Office - Environmental Conservation	0	152	152	0	900
24227	Finance - Environmental Conservation	5,275	5,275	0	0	63,300
24230	Other Expense - Environmental Conservation	0	0	0	0	1,350
24237	Donations - Environmental Conservation	0	0	0	0	2,250
24251	OPRL Activities - Environ Conservation / PC80	23,155	32,637	9,482	327,916	827,400
<b>Expense Total</b>		<b>29,557</b>	<b>38,064</b>	<b>8,507</b>	<b>327,916</b>	<b>898,550</b>
Income						
54204	Grants Operating - Environmental Conservation	0	0	0	0	(30,000)
54210	Sundry Income - Environmental Conservation	0	(3,694)	(3,694)	0	(8,800)
<b>Income Total</b>		<b>0</b>	<b>(3,694)</b>	<b>(3,694)</b>	<b>0</b>	<b>(38,800)</b>
Environmental Conservation Total		29,557	34,370	4,813	327,916	859,750
Ranger Services						
Expense						
21120	Salaries - Ranger Services	33,415	33,409	(6)	0	629,274
21121	Other Employee Costs - Ranger Services	0	3,000	3,000	17	16,875
21123	Office - Ranger Services	0	1,425	1,425	1,682	6,200
21124	Motor Vehicles - Ranger Services	4,152	0	(4,152)	0	63,000
21125	Depreciation - Ranger Services	500	500	0	0	6,000
21127	Finance - Ranger Services	12,580	14,134	1,554	0	178,100
21130	Other Expense - Ranger Services	1,200	1,500	300	9,287	82,950
21137	Donations - Ranger Services	0	0	0	0	1,000
<b>Expense Total</b>		<b>51,848</b>	<b>53,968</b>	<b>2,120</b>	<b>10,986</b>	<b>983,399</b>
Income						
51101	Fees & Charges - Ranger Services	(2,948)	(4,667)	(1,720)	0	(70,000)
51111	Fines & Penalties - Rangers Services	(27,581)	(2,042)	25,539	0	(212,500)
<b>Income Total</b>		<b>(30,528)</b>	<b>(6,709)</b>	<b>23,819</b>	<b>0</b>	<b>(282,500)</b>
Ranger Services Total		21,320	47,259	25,939	10,986	700,899
<b>Health &amp; Compliance Total</b>		<b>77,576</b>	<b>129,527</b>	<b>51,951</b>	<b>346,257</b>	<b>2,310,412</b>
Building Services						
Building Services						
Expense						
24420	Salaries - Building Services	42,081	39,879	(2,202)	0	733,580
24421	Other Employee Costs - Building Services	0	6,625	6,625	0	33,520
24423	Office - Building Services	366	2,940	2,574	0	3,780
24424	Motor Vehicles - Building Services	2,295	7,250	4,955	0	29,000
24425	Depreciation - Building Services	25	25	0	0	300
24427	Finance - Building Services	15,508	15,508	0	0	186,100
24430	Other Expense - Building Services	0	338	338	0	1,350
24434	Professional Fees - Building Services	0	375	375	0	4,500
<b>Expense Total</b>		<b>60,275</b>	<b>72,940</b>	<b>12,665</b>	<b>0</b>	<b>992,130</b>
Income						
54401	Fees & Charges - Building Services	(196,024)	(78,167)	117,857	0	(554,000)
54410	Sundry Income - Building Services	0	(2,083)	(2,083)	0	(25,000)
54411	Fines & Penalties - Building Services	(1,110)	(1,125)	(15)	0	(13,500)
<b>Income Total</b>		<b>(197,134)</b>	<b>(81,375)</b>	<b>115,759</b>	<b>0</b>	<b>(592,500)</b>
Building Services Total		(136,859)	(8,435)	128,424	0	399,630
<b>Building Services Total</b>		<b>(136,859)</b>	<b>(8,435)</b>	<b>128,424</b>	<b>0</b>	<b>399,630</b>
<b>Planning &amp; Development Services Total</b>		<b>(18,635)</b>	<b>229,953</b>	<b>248,588</b>	<b>599,034</b>	<b>4,441,080</b>
Technical Services						
Engineering						
Infrastructure Services						
Expense						
26220	Salaries - Infrastructure Svs	111,162	124,344	13,182	0	2,295,792
26221	Other Employee Costs - Infrastructure Svs	1,067	17,737	16,670	5,522	119,850
26223	Office - Infrastructure Svs	438	4,459	4,021	6,069	31,500



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26224	Motor Vehicles - Infrastructure Svcs	2,344	8,833	6,489	0	53,000
26225	Depreciation - Infrastructure Svcs	975	975	0	0	11,700
26227	Finance - Infrastructure Svcs	(138,142)	(214,166)	(76,024)	0	(2,570,000)
26228	Insurance - Infrastructure Svcs	0	37,800	37,800	0	169,490
26230	Other Expense - Infrastructure Svcs	954	13,750	12,796	1,173	65,000
26234	Professional Fees - Infrastructure Svcs	2,000	0	(2,000)	88,979	83,000
36101	Project Contribution - Infrastructure	0	0	0	0	180,000
<b>Expense Total</b>		<b>(19,203)</b>	<b>(6,268)</b>	<b>12,935</b>	<b>101,744</b>	<b>439,332</b>
Income						
50202	Service Charges - Infrastructure Svcs	(106,503)	0	106,503	0	0
56201	Fees & Charges - Infrastructure Svcs	0	0	0	0	(5,000)
<b>Income Total</b>		<b>(106,503)</b>	<b>0</b>	<b>106,503</b>	<b>0</b>	<b>(5,000)</b>
Infrastructure Services Total		(125,706)	(6,268)	119,438	101,744	434,332
Plant Operating						
Expense						
26521	Other Employee Costs - Plant Operating	0	299	299	0	3,590
26525	Depreciation - Plant Operating	27,333	27,333	(0)	0	328,000
26527	Finance - Plant Operating	(51,582)	(99,792)	(48,210)	0	(1,197,500)
26532	Plant - Plant Operating	45,755	67,250	21,495	31,167	677,900
26533	Minor Parts & Workshop Tools - Plant Operating	0	11,116	11,116	3,674	66,700
26549	Loss Sale of Assets - Plant Operating	0	5,053	5,053	0	30,316
<b>Expense Total</b>		<b>21,507</b>	<b>11,259</b>	<b>(10,248)</b>	<b>34,841</b>	<b>(90,994)</b>
Income						
56501	Fees & Charges - Plant Operating	(4,106)	0	4,106	0	0
56515	Profit Sale of Assets - Plant Operating	0	(30)	(30)	0	(182)
56506	Contributions & Reimbursements - Plant Operating	0	(4,383)	(4,383)	0	(52,600)
<b>Income Total</b>		<b>(4,106)</b>	<b>(4,413)</b>	<b>(307)</b>	<b>0</b>	<b>(52,782)</b>
Plant Operating Total		17,401	6,846	(10,555)	34,841	(143,776)
Streets Roads and Depots						
Expense						
26625	Depreciation - Streets Roads & Depots	189,117	189,116	(1)	0	2,269,400
26626	Utility - Streets Roads & Depots	39,895	48,583	8,688	0	583,000
26630	Other Expense - Streets Roads & Depots	0	0	0	4,490	55,000
26640	Reinstatement - Streets Roads & Depot	0	0	0	0	7,000
26667	Maintenance - Road Maintenance / PC51	48,121	113,416	65,295	127,652	680,500
26668	Maintenance - Drainage Maintenance / PC52	30,550	83,333	52,783	101,607	500,000
26669	Maintenance - Footpath Maintenance / PC53	7,510	32,500	24,990	42,479	195,000
26670	Maintenance - Parking Signs / PC54	8,797	14,583	5,786	526	87,500
26671	Maintenance - Right of Way Maintenance / PC55	15,851	13,333	(2,518)	590	80,000
26672	Maintenance - Bus Shelter Maintenance / PC56	0	1,933	1,933	126	11,600
26673	Maintenance - Graffiti Control / PC57	0	1,250	1,250	3,625	15,000
26674	Maintenance - Streets Roads & Depot / PC89	3,657	9,583	5,926	22,739	115,000
<b>Expense Total</b>		<b>343,498</b>	<b>507,630</b>	<b>164,132</b>	<b>303,833</b>	<b>4,599,000</b>
Income						
56601	Fees & Charges - Streets Roads & Depots	(4,267)	0	4,267	0	(80,000)
56604	Grants Operating - Streets Roads & Depots	0	0	0	0	(70,000)
56606	Contributions & Reimburse - Streets Roads & Depots	(23,676)	0	23,676	0	(10,000)
56610	Sundry Income - Streets Roads & Depots	(6)	0	6	0	0
<b>Income Total</b>		<b>(27,949)</b>	<b>0</b>	<b>27,949</b>	<b>0</b>	<b>(160,000)</b>
Streets Roads and Depots Total		315,548	507,630	192,082	303,833	4,439,000
Waste Minimisation						
Expense						
24520	Salaries - Waste Minimisation	13,430	12,599	(831)	0	247,912
24521	Other Employee Costs - Waste Minimisation	0	1,166	1,166	0	6,730
24524	Motor Vehicles - Waste Minimisation	781	833	52	0	10,000
24527	Finance - Waste Minimisation	15,058	15,058	0	0	180,700
24538	Purchase of Product - Waste Minimisation	0	0	0	225	0
24552	Residential Kerbside - Waste Minimisation / PC71	104,587	174,058	69,471	1,320,690	2,088,700
24553	Residential Bulk - Waste Minimisation / PC72	0	38,117	38,117	293,115	457,400
24554	Commercial - Waste Minimisation / PC73	5,841	9,183	3,342	134,851	110,200
24555	Public Waste - Waste Minimisation / PC74	3,890	7,667	3,777	22,177	92,000



**CITY OF NEDLANDS**  
**FINANCIAL SUMMARY - OPERATING - BY BUSINESS UNIT**  
**AS AT 31 JULY 2020**

24556	Waste Strategy - Waste Minimisation / PC75	3,060	5,358	2,298	8,630	64,300
<b>Expense Total</b>		<b>146,647</b>	<b>264,039</b>	<b>117,392</b>	<b>1,779,687</b>	<b>3,257,942</b>
Income						
54501	Fees & Charges - Waste Minimisation	(3,277,796)	(3,277,796)	0	0	(3,299,454)
<b>Income Total</b>		<b>(3,277,796)</b>	<b>(3,277,796)</b>	<b>0</b>	<b>0</b>	<b>(3,299,454)</b>
Waste Minimisation Total		(3,131,149)	(3,013,757)	117,392	1,779,687	(41,512)
Building Maintenance						
Expense						
24120	Salaries - Building Maintenance	18,700	22,600	3,900	0	397,206
24121	Other Employee Costs - Building Maintenance	0	800	800	0	8,140
24123	Office - Building Maintenance	0	51	51	0	613
24124	Motor Vehicles - Building Maintenance	3,009	3,000	(9)	0	36,000
24125	Depreciation - Building Maintenance	62,275	62,275	0	0	747,300
24126	Utility - Building Maintenance PC41,42,43	9,338	24,083	14,745	0	289,000
24127	Finance - Building Maintenance	14,192	14,192	0	0	(129,700)
24128	Insurance - Building Maintenance PC40	0	20,800	20,800	0	90,700
24130	Other Expense - Building Maintenance	540	6,250	5,710	474	25,000
24133	Building - Building Maintenance PC58	60,913	117,709	56,796	390,558	1,412,500
24135	ICT Expenses - Building Maintenance	0	500	500	0	2,000
<b>Expense Total</b>		<b>168,967</b>	<b>272,260</b>	<b>103,293</b>	<b>391,032</b>	<b>2,878,759</b>
Income						
54106	Contributions & Reimbursement - Building Maintenance	(3,573)	(9,167)	(5,594)	0	(110,000)
54109	Council Property - Building Maintenance	(9,270)	(23,822)	(14,552)	0	(285,884)
<b>Income Total</b>		<b>(12,842)</b>	<b>(32,989)</b>	<b>(20,147)</b>	<b>0</b>	<b>(395,884)</b>
Building Maintenance Total		156,124	239,271	83,147	391,032	2,482,875
<b>Engineering Total</b>		<b>(2,767,781)</b>	<b>461,612</b>	<b>501,503</b>	<b>2,611,136</b>	<b>7,170,919</b>
Parks Services						
Parks Services						
Expense						
26360	Depreciation - Parks Services	61,992	61,991	(1)	0	743,900
26365	Maintenance - Parks Services / PC59	232,249	321,325	89,076	393,360	4,087,240
<b>Expense Total</b>		<b>294,241</b>	<b>383,316</b>	<b>89,075</b>	<b>393,360</b>	<b>4,831,140</b>
Income						
56306	Contributions & Reimbursements - Parks Services	-345	-5000	-4655	0	-20000
56309	Council Property - Parks Services	-2126.08	-17550	-15423.92	0	-35100
56310	Sundry Income - Parks Services	-1976.34	-5250	-3273.66	0	-21000
56312	Fines & Penalties - Parks & Ovals	0	-250	-250	0	-1000
<b>Income Total</b>		<b>(4,447)</b>	<b>(28,050)</b>	<b>(23,603)</b>	<b>0</b>	<b>(77,100)</b>
Parks Services Total		289,793	355,266	65,473	393,360	4,754,040
<b>Parks Services Total</b>		<b>289,793</b>	<b>355,266</b>	<b>65,473</b>	<b>393,360</b>	<b>4,754,040</b>
<b>Technical Services Total</b>		<b>(2,477,988)</b>	<b>(1,911,012)</b>	<b>566,976</b>	<b>3,004,497</b>	<b>11,924,959</b>
<b>City of Nedlands Total</b>		<b>(26,729,269)</b>	<b>(25,660,904)</b>	<b>1,068,365</b>	<b>4,297,860</b>	<b>(1,961,835)</b>



**CITY OF NEDLANDS**  
**CAPITAL WORKS & ACQUISITIONS**  
**AS AT 31 JULY 2020**

L1	L1 Desc / N L2 - Desc	July Actual YTD	Committed Balance	Annual Budget YTD	Budget Available
2	<b>Footpath Rehabilitation</b>				
	2006 Stubbs Terrace	0	0	50,332	50,332
	2011 Victoria Avenue	0	0	35,900	35,900
	2012 Waratah Avenue	0	2,660	286,000	283,340
	2023 Bruce Street	0	25,560	34,051	8,491
	2048 Kirwan St	0	0	25,885	25,885
	2097 Whitfeld St	0	0	38,828	38,828
	2452 School Sports Facility	0	0	30,211	30,211
	200 Monash Avn-Paving of Verge(infrn of Sch)	0	81,663	68,202	-13,461
	609 Stirling Highway-Kinninmont to smyth	9,104	92,558	16,813	-84,849
	643 Bruce st Hillway to The Avenue	0	0	41,267	41,267
	644 Bruce street 26 Stirling Highway	0	0	27,484	27,484
	645 Victoria Avenue Riverview crt to Waratah	0	0	15,716	15,716
	646 Victoria Ave Waratah place to Bishop Rd	0	0	31,740	31,740
	<b>Footpath Rehabilitation Total</b>	<b>9,104</b>	<b>202,440</b>	<b>702,429</b>	<b>490,885</b>
3	<b>Road Rehabilitation</b>				
	612 Campsie St-Verdun Street to cul-de-sac	0	8,315	0	-8,315
	616 Ringneck Ln drainage-Brick Paving and in	0	25	0	-25
	2319 Laneways	0	0	25,377	25,377
	647 Karella Street(East)	0	0	273,240	273,240
	648 Lissadel st - Kirwan to Alderbury st	0	0	173,000	173,000
	649 Melvista Avevue - Bay Rd to Stone St	0	0	96,774	96,774
	667 Nameless Lane ( Nth of Haldane )	0	0	146,961	146,961
	<b>Road Rehabilitation Total</b>	<b>0</b>	<b>8,340</b>	<b>715,352</b>	<b>707,012</b>
4	<b>Drainage Rehabilitation</b>				
	638 Drainage Risk Review Dalkeith & Nedlands	0	0	28,197	28,197
	2002 Government road and Loch Street	0	0	20,141	20,141
	642 56 Dalkeith Rd Drainage & Laneway Design	0	0	14,300	14,300
	668 Government Road & Loch Street Sumps	0	0	57,200	57,200
	<b>Drainage Rehabilitation Total</b>	<b>0</b>	<b>0</b>	<b>119,838</b>	<b>119,838</b>
5	<b>Street Furniture / Bus Shelter</b>				
	501 City Wide Street Lights - INSTL LED	0	55	0	-55
	<b>Street Furniture / Bus Shelter Total</b>	<b>0</b>	<b>55</b>	<b>0</b>	<b>-55</b>
6	<b>Grant Funded Projects</b>				
	2001 Railway Road	4,930	29,036	42,910	8,944
	2003 Alfred Road	0	47,358	342,475	295,117
	2012 Waratah Avenue	4,304	2,418	0	-6,722
	2015 Birdwood Parade	0	6,063	30,000	23,937
	2017 Loch Street	0	14,545	0	-14,545
	2037 Elizabeth Street	0	813,550	1,008,550	195,000
	2198 Hampden Road	0	377,469	0	-377,469
	2143 Brockway Road	0	4,889	0	-4,889
	2070 Waroonga Road	0	1,000	0	-1,000
	2071 Rockton Road	0	1,221	0	-1,221
	2410 INTXN - Smyth RD/Monash Av	0	2,273	0	-2,273
	2041 Elizabeth St-Broadwy to Bay Rd(Drainage)	11,674	258,168	150,000	-119,843
	657 North street (Boundary Road)	0	0	22,570	22,570
	658 School Sports Circuit Mt Claremont	0	0	120,100	120,100
	659 Quintilian Road Shared Path - Stage 3	0	0	24,300	24,300
	660 Quintilian Road - Additional Traffic	0	0	71,500	71,500
	661 Asquith Street Medium Treatment	0	0	81,390	81,390
	683 Brockway Rd - Alfred to Lemnos St	0	0	657,325	657,325
	684 Brockway Rd - Lemnos to Underwood	0	0	422,331	422,331



**CITY OF NEDLANDS**  
**CAPITAL WORKS & ACQUISITIONS**  
**AS AT 31 JULY 2020**

L1	L1 Desc / N L2 - Desc	July Actual YTD	Committed Balance	Annual Budget YTD	Budget Available
	685 Alfred Road - Narla to West coast Hwy	0	0	145,726	145,726
	<b>Grant Funded Projects Total</b>	<b>20,908</b>	<b>1,557,992</b>	<b>3,119,177</b>	<b>1,540,278</b>
11	<b>Building Construction</b>				
	4003 Broome St - Council Depot	0	6,174	0	-6,174
	4004 Webster St - Drabble House	0	2,625	0	-2,625
	4007 140 Melvista Ave - JC Smith Pavilion	0	659	0	-659
	4008 60 Stirling Hwy - Nedlands Library	0	1,440	0	-1,440
	4009 53 Jutland Pde - PRCC	0	4,473	0	-4,473
	4012 19 Haldane St - MTC Community Centre	21,534	472	0	-22,006
	4021 110 Smyth Road - Cottage Bldg	0	8,370	0	-8,370
	4159 8 Draper St - Hackett Hall	708	4,950	10,010	4,352
	4164 100A Princess Rd - College Park Family Centre	0	1,901	0	-1,901
	619 Charles Court Reserve Toilets-Renovation	0	598	0	-598
	620 Mt Claremont Library-Re roof	8,527	77,269	0	-85,795
	650 Hearing Loop	47,751	6,364	85,800	31,685
	651 Dalketh Hall - Floor	0	1,364	64,350	62,986
	652 Allen Park Cottage - Alternate Facility	0	0	150,000	150,000
	653 Nedlands Golf Club Greenkeepers Shed	0	0	50,000	50,000
	682 71 Stirling Hwy - Renovate roof, Air con	0	0	214,500	214,500
	<b>Building Construction Total</b>	<b>78,520</b>	<b>116,658</b>	<b>574,660</b>	<b>379,483</b>
13	<b>Major Projects - Roads</b>				
	662 Foreshore Workshop	0	0	25,000	25,000
	663 Riverwall-170 Waratah Place Asset SRDalO	0	0	36,450	36,450
	664 Riverwall - PFSYC Boat Slipway Temporary	0	0	24,300	24,300
	<b>Major Projects - Roads Total</b>	<b>0</b>	<b>0</b>	<b>85,750</b>	<b>85,750</b>
14	<b>Parks &amp; Reserves Construction</b>				
	4052 Allen Park	0	13,270	12,890	-380
	4060 Birdwood Parade Reserve	68	3,368	0	-3,436
	4061 Bishop Road Reserve	0	0	41,685	41,685
	4062 Blain Park	0	0	23,738	23,738
	4069 Carrington Park	0	3,275	0	-3,275
	4072 College Park	0	0	12,890	12,890
	4079 David Cruickshank Reserve	0	3,180	21,450	18,270
	4080 Directors Gardens	0	0	0	0
	4087 Grainger Reserve	0	0	0	0
	4089 Hamilton Park	0	0	72,748	72,748
	4096 Lawler Park	220	0	60,000	59,780
	4100 Masons Gardens	0	0	0	0
	4107 Mount Claremont Reserve	0	0	0	0
	4115 New Court Gardens	0	0	21,148	21,148
	4118 Peace Memorial Rose Garden	0	0	0	0
	4131 Street Gardens and Verges	0	0	25,740	25,740
	4137 Swanbourne Beach Reserve	0	0	5,035	5,035
	4141 WA Bridge Club Surrounds	3,120	193	0	-3,313
	4192 College Green Mt Claremont	0	0	22,357	22,357
	4173 Cottesloe Golf Club	0	0	120,141	120,141
	732 Allen Park (LO) - INST floodlight	0	22,566	0	-22,566
	734 Asquith Reserve - Redevelopment	6,544	3,860	0	-10,404
	737 Bishop Rd Rsv - Enviro-scape manster pln	2,903	36,147	19,033	-20,017
	752 Hamilton Park - UG irrigation system	0	0	24,395	24,395
	771 Jones Park - Bushfence Bollards Gate&Eco	4,265	849	0	-5,114
	631 Peace Memo Gardens-Renew Bore(38m)	0	15,643	12,689	-2,954
	632 Point Resolution Reserve-Upgrade of fina	0	0	28,600	28,600



**CITY OF NEDLANDS**  
**CAPITAL WORKS & ACQUISITIONS**  
**AS AT 31 JULY 2020**

L1	L1 Desc / N L2 - Desc	July Actual YTD	Committed Balance	Annual Budget YTD	Budget Available
	633 Swanbourne Greenway Project	0	6,553	15,614	9,061
	636 Bains Harris and Jones Parks	31,960	0	8,449	-23,511
	637 Daran Park	0	27,605	12,843	-14,762
	641 Montario Quarter	0	0	30,211	30,211
	654 River Foreshore Protection and Access Man	0	0	4,300	4,300
	655 Mt Claremont Oval Bushland Fencing	0	0	5,000	5,000
	656 Lawler Park seats and Exercise Equipment	0	0	11,683	11,683
	687 Charles Court R - Replace Weldmesh Fenci	0	0	7,955	7,955
	688 Charles Court R - Replace Bollatd Lights	0	0	0	0
	689 Charles Court R - Replace Carpark Light	0	0	0	0
	690 Charles Court R - Replace Flat Bench	0	0	17,120	17,120
	691 Charles Court R - Replace Park Bench	0	0	25,579	25,579
	692 Charles Court R - Upgrade Irrigation Syst	0	0	21,450	21,450
	693 David Cruicksshank R - Replace Metal Sta	0	0	0	0
	694 Cruickshank Verge repair, Passive Recreat	0	0	25,000	25,000
	695 Allen Park - Upgrade Bore and Pump	0	0	13,365	13,365
	696 College Green Walkway - Upgrade Irrigati	0	0	12,688	12,688
	697 Directors Gardens - Upgrade Irrigation	0	0	0	0
	698 Grainger Reserve - Upgrade Irrigation S	0	0	0	0
	699 Hamilton Park - Renew Garden Beds	0	0	29,754	29,754
	772 Daran Park - Construct Noise Attention	0	0	45,820	45,820
	<b>Parks &amp; Reserves Construction Total</b>	<b>49,081</b>	<b>136,508</b>	<b>811,370</b>	<b>625,781</b>
15	Plant & Equipment				
	7500 Technical Svs - Engineering	0	0	33,000	33,000
	7502 Development Svs - Building Svs	0	0	34,000	34,000
	7505 Planning & Development Svs - Ranger Svs	0	0	102,000	102,000
	7508 Corporate & Strategy - Finance	0	14	0	-14
	7509 Technical Svs - Parks Svs	0	101,818	120,000	18,182
	<b>Plant &amp; Equipment Total</b>	<b>0</b>	<b>101,832</b>	<b>289,000</b>	<b>187,168</b>
16	ICT Capital Projects				
	6063 Replace SSD on VDI nodes	9,944	0	0	-9,944
	6065 Administration Booking Software	0	0	40,000	40,000
	6066 Administration Comms Rack Cleanup Aups R	24,999	0	0	-24,999
	670 Adobe Acrobat	0	0	25,000	25,000
	671 Azure Migration	0	0	50,000	50,000
	672 IP Phone System Collaboration	0	0	40,000	40,000
	673 Visitor Management System	0	0	10,000	10,000
	674 Cyber Security Review	0	0	15,000	15,000
	675 Video Collaboration	0	0	15,000	15,000
	676 CCTV Management System	0	0	15,000	15,000
	677 Meeting Minutes & Agenda	0	0	40,000	40,000
	678 Website Review	0	0	60,000	60,000
	679 Printers	0	0	130,000	130,000
	680 Finance System	0	0	1,250,000	1,250,000
	<b>ICT Capital Projects Total</b>	<b>34,943</b>	<b>0</b>	<b>1,690,000</b>	<b>1,655,057</b>
18	Furniture & Fixture				
	669 71 Stirling Hwy Admin - Desks & Shelving	0	0	10,000	10,000
	<b>Furniture &amp; Fixture Total</b>	<b>0</b>	<b>0</b>	<b>10,000</b>	<b>10,000</b>
19	Public Art				
	9001 Public Arts Work	0	0	50,000	50,000
	<b>Public Art Total</b>	<b>0</b>	<b>0</b>	<b>50,000</b>	<b>50,000</b>
20	Major Projects - Parks				
	904 Swanbourne Beach Oval - rehabilitation	5,754	19,434	0	-25,188



CITY OF NEDLANDS  
CAPITAL WORKS & ACQUISITIONS  
AS AT 31 JULY 2020

L1	L1 Desc / N L2 - Desc	July Actual YTD	Committed Balance	Annual Budget YTD	Budget Available
	<b>Major Projects - Parks Total</b>	<b>5,754</b>	<b>19,434</b>	<b>0</b>	<b>-25,188</b>
	<b>City of Nedlands Total</b>	<b>198,310</b>	<b>2,143,257</b>	<b>8,167,576</b>	<b>5,826,009</b>



**CITY OF NEDLANDS**  
**STATEMENT OF NET CURRENT ASSETS**  
**CLOSING FUNDS**  
**AS AT 31 JULY 2020**

	2020/21	2019/20	2019/20
	YTD 31 JULY 2020	YTD 31 JULY 2019	YEAR END 30 June 2020
<b>Current Assets</b>			
Cash & Cash Equivalents	13,904,976	13,518,233	16,493,072
Receivable - Rates Outstanding (inc Rebates)	31,723,554	28,880,544	781,195
Receivable - Sundry Debtors	692,742	656,881	787,658
Receivable - Self Supporting Loan	3,447	13,630	3,447
Receivable - UGP	106,102	135,165	9,577
GST Receivable	248,058	130,367	62,966
Prepayments	337,339	48,464	337,339
Less: Provision for Doubtful Debts	(9,282)	(9,282)	(9,282)
Inventories	23,955	1,939	22,816
	<b>47,030,892</b>	<b>43,375,942</b>	<b>18,488,789</b>
<b>Current Liabilities</b>			
Payable - Sundry Creditors	(3,812,085)	(2,401,345)	(5,960,679)
Payable - ESL	(4,241,073)	(4,456,048)	(14,600)
Accrued Salaries and Wages	(28,602)	(91,458)	(432,861)
Employee Provisions	(2,422,279)	(2,334,124)	(2,421,149)
Borrowings	(1,701,387)	(1,646,678)	(1,750,166)
	<b>(12,205,426)</b>	<b>(10,929,653)</b>	<b>(10,579,455)</b>
<b>Unadjusted Net Current Assets</b>	<b>34,825,466</b>	<b>32,446,289</b>	<b>7,909,334</b>
Less: Restricted Reserves	(5,896,745)	(6,102,198)	(5,895,847)
Less: Current Self Supporting Loan Liability	(6,893)	(13,630)	(3,447)
Add Back: Borrowings	1,701,387	1,646,678	1,750,166
<b>Net Current Assets</b>	<b>30,623,215</b>	<b>27,977,138</b>	<b>3,760,207</b>



**CITY OF NEDLANDS**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**BY DIRECTORATES**  
**FOR THE PERIOD ENDED 31 JULY 2020**

Note	2020-21 Annual Budget \$	July 20 YTD Budget \$	July 20 YTD Actual \$	July 20 YTD Variance \$	Variance %
<b>Operating Income</b>					
Governance	180,281	0	0	0	0.00%
Corporate & Strategy	25,246,833	24,280,284	24,198,145	(82,139)	-0.34%
Community Development & Services	2,456,550	409,371	368,788	(40,583)	-9.91%
Planning & Development Services	1,705,300	157,611	349,396	191,785	121.68%
Technical Services	3,990,220	3,343,248	3,433,644	90,396	2.70%
	<b>33,579,184</b>	<b>28,190,514</b>	<b>28,349,972</b>	<b>159,458</b>	<b>0.57%</b>
<b>Operating Expense</b>					
Governance	(2,434,067)	(181,200)	(98,161)	83,039	45.83%
Corporate & Strategy	(1,423,900)	(160,882)	58,403	219,285	136.30%
Community Development & Services	(5,697,823)	(367,728)	(294,529)	73,199	19.91%
Planning & Development Services	(6,146,380)	(387,564)	(330,761)	56,803	14.66%
Technical Services	(15,915,179)	(1,432,236)	(955,656)	476,580	33.28%
	<b>(31,617,349)</b>	<b>(2,529,610)</b>	<b>(1,620,704)</b>	<b>908,906</b>	<b>35.93%</b>
<b>Capital Income</b>					
Grants Capital	2,180,879		18,015		
Capital Contribution	0		0		
Proceeds from Disposal of Assets	3,411,163		0		
New Borrowings	0		0		
Self Supporting Loan Principal Repayments	17,500		0		
Transfer from Reserve	2,299,388		0		
	<b>7,908,930</b>		<b>18,015</b>		
<b>Capital Expenditure</b>					
Land & Buildings	(574,660)		(78,520)		
Infrastructure - Road	(4,656,796)		(30,012)		
Infrastructure - Parks	(947,122)		(54,835)		
Plant & Equipment	(289,000)		0		
Furniture & Equipment	(1,700,000)		(34,943)		
Principal elements of finance lease payments	(38,987)		0		
Repayment of Debentures	(1,750,166)		(48,779)		
Transfer to Reserves	(4,524,113)		(898)		
	<b>(14,480,844)</b>		<b>(247,987)</b>		
	<b>(4,610,079)</b>		<b>26,499,297</b>		
<b>Adjustment - Non Cash Items</b>					
Depreciation	4,446,300		367,158		
Receivables/Provisions/Other Accruals	0		(3,447)		
Change in accounting policy	0		0		
(Profit) on Sale of Assets	(182)		0		
Loss on Sale of Assets	30,316		0		
ADD - Surplus/(Deficit) 1 July b/f	997,619		3,760,207		
LESS - Surplus/(Deficit) 30 June c/f	863,974		30,623,215		
	<b>4,610,079</b>		<b>(26,499,297)</b>		



**SUMMARY STATEMENT OF BORROWING ACTIVITY  
FOR THE PERIOD ENDING 31 JULY 2020**

**Purpose**

Loan 179 - Road Infrastructures  
 Loan 181 - Building and Road Infrastructures  
 Loan 182 - Building  
 Loan 183 - Building  
 Loan 184 - Building  
 Loan 185 - Building  
 Loan 187 - Underground Power (CON)  
 Loan 188 - Underground Power (W.Hollywood Res)  
 Loan 189 - Underground Power (Alfred & MTC Res)  
 Loan 190 - Underground Power (Alderbury Res)

**Self Supporting Loans**

Loan 186 - Dalkeith Bowling Club

**Total**

Interest Rate Per Annum	Actual YTD 31 JULY 2020				
	Principal 01-Jul-20 \$	New loans \$	Principal Repayment \$	Principal 44043 \$	Interest(YTD) \$
6.04%	539,212	0	0	539,212	2,714
5.91%	256,766	0	0	256,766	1,265
4.67%	398,479	0	0	398,479	1,551
2.78%	871,357	0	0	871,357	2,019
3.12%	791,285	0	(33,109)	758,176	2,057
3.12%	374,498	0	(15,670)	358,828	934
2.64%	1,831,084	0	0	1,831,084	4,028
3.07%	578,626	0	0	578,626	1,365
3.07%	84,512	0	0	84,512	199
3.07%	60,019	0	0	60,019	142
	5,785,837	0	(48,779)	5,737,058	16,273
3.07%	78,815	0	0	78,815	202
				<b>0</b>	
	<b>5,864,652</b>	<b>0</b>	<b>(48,779)</b>	<b>5,815,873</b>	<b>16,475</b>

Adopted Budget 2020/21		
New loans \$	Principal 30-Jun-21 \$	Interest \$
0	416,277	29,200
0	0	7,320
0	135,922	14,055
0	706,606	22,134
0	657,290	22,434
0	311,081	10,577
0	1,180,514	41,935
0	513,717	17,764
0	75,032	2,595
0	53,286	1,842
0	4,049,725	169,856
0	64,762	2,259
<b>0</b>	<b>4,114,487</b>	<b>172,115</b>



**CITY OF NEDLANDS**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 JULY 2020**

	2020/2021 YTD 31 JULY 2020 \$	2019/2020 YTD 31 JULY 2019 \$	2019/2020 YEAR END 30 June 2020 \$
<b>Current Assets</b>			
Cash & Cash Equivalents	13,904,976	13,518,233	16,493,072
Trade & Other Receivables	32,764,621	29,807,306	1,635,561
Inventories	23,955	1,939	22,816
Other - Prepayments & Accruals	337,339	48,464	337,339
<b>Total Current Assets</b>	<b>47,030,892</b>	<b>43,375,942</b>	<b>18,488,789</b>
<b>Non Current Assets</b>			
Other Receivables	1,391,170	1,409,809	1,391,170
Other Financial Assets	140,137	140,137	140,137
Property, Plant & Equipment Infrastructure	345,747,145	345,603,266	346,000,841
	90,414,058	87,841,679	90,329,211
<b>Total Non Current Assets</b>	<b>437,692,511</b>	<b>434,994,890</b>	<b>437,861,359</b>
<b>Total Assets</b>	<b>484,723,403</b>	<b>478,370,832</b>	<b>456,350,149</b>
<b>Current Liabilities</b>			
Trade & Other Payables	8,081,760	6,948,851	6,408,139
Current Borrowings	1,701,387	1,646,678	1,750,166
Employee Provisions	2,422,279	2,334,124	2,421,149
<b>Total Current Liabilities</b>	<b>12,205,426</b>	<b>10,929,653</b>	<b>10,579,455</b>
<b>Non Current Liabilities</b>			
Long Term Borrowings	4,114,484	5,861,752	4,114,485
Deferred Liability	54,001	54,001	54,001
Employee Provisions	474,196	474,196	474,196
<b>Total Non Current Liabilities</b>	<b>4,642,682</b>	<b>6,389,949</b>	<b>4,642,683</b>
<b>Total Liabilities</b>	<b>16,848,107</b>	<b>17,319,603</b>	<b>15,222,137</b>
<b>Net Assets</b>	<b>467,875,296</b>	<b>461,051,230</b>	<b>441,128,012</b>
<b>Equity</b>			
Retained Surplus	108,431,901	101,402,381	81,685,515
Reserves - Cash Backed	5,896,745	6,102,198	5,895,847
Revaluation Surplus	353,546,650	353,546,650	353,546,650
<b>Total Equity</b>	<b>467,875,296</b>	<b>461,051,230</b>	<b>441,128,012</b>



**SUMMARY STATEMENT OF FINANCIAL ACTIVITY - OPERATING  
BY REPORTING ACTIVITY  
FOR THE PERIOD ENDING 31 JULY 2020**

Reporting Activity	July 20	July 20	Variance Indicators			F/U	2020-21	Var.	Comment Ref
	YTD Budget	YTD Actual	\$	%	Flag		Annual Budget	Scale	
<b>Income:</b>									
Community Leadership	-	-	0	0	▶	F	160,281	●	
Corporate Administration	23,550	11,346	(12,204)	(52%)	▶	U	733,600	●	Lower interest income
Community Capacity Building	120,116	53,954	(66,162)	(55%)	▶	U	678,900	●	Lower Tresillian income
Community Care	287,200	313,802	26,602	9%	▶	F	1,767,300	●	
Libraries	2,055	1,032	(1,023)	(50%)	▶	U	10,350	●	
Building & Development Control	139,875	295,336	155,461	111%	▶	F	1,296,000	●	
Environmental Health Services	7,333	23,531	16,198	221%	▶	F	88,000	●	
Rangers & Public Safety	6,709	30,528	23,819	355%	▶	F	282,500	●	
Engineering & Asset Management	-	-	-	0	▶	F	5,000	●	
Parks & Natural Areas	31,744	4,447	(27,297)	(86%)	▶	U	115,900	●	Lower income from oval and reserve
Roads, Paths & Drains	4,413	32,055	27,642	626%	▶	F	212,782	●	
Community Building Management	32,989	12,842	(20,147)	(61%)	▶	U	395,884	●	Lower income from council property
Waste Management	3,277,796	3,277,796	0	0%	▶	F	3,299,454	●	
Rates & Property Services	24,256,734	24,293,301	36,567	0%	▶	F	24,533,233	●	
<b>Total Income</b>	<b>28,190,514</b>	<b>28,349,972</b>		1%	▶	F	<b>33,579,184</b>		

\* **Note:** Total Income includes Operating Income & Capital Grants but not Asset Sale Proceeds

**Legend**

Favourable Variance to Budget      F      ▶  
Unfavourable Variance to Budget      U      ▶

**Legend**

Favourable Variance > 10%      ●  
Variance between -10% (U) and +10% (F)      ●  
Unfavourable Variance > 10%      ●



**SUMMARY STATEMENT OF FINANCIAL ACTIVITY - OPERATING  
BY REPORTING ACTIVITY  
FOR THE PERIOD ENDING 31 JULY 2020**

Reporting Activity	July 20	July 20	Variance Indicators				2020-21	Var.	Comment Ref
	YTD Budget	YTD Actual	\$	%	Flag	F/U	Annual Budget	Scale	
<b>Expenditure:</b>									
Community Leadership	142,646	106,132	36,514	26%	▶	F	1,849,513	●	
Corporate Administration	117,816	(10,439)	128,255	109%	▶	F	1,648,836	●	
Community Capacity Building	121,264	71,931	49,333	41%	▶	F	1,870,955	●	
Community Care	121,366	119,260	2,106	2%	▶	F	2,092,242	●	
Libraries	125,098	103,338	21,760	17%	▶	F	1,734,626	●	
Building & Development Control	209,051	192,201	16,850	8%	▶	F	3,236,668	●	
Strategic Urban Planning	41,452	18,675	22,777	55%	▶	F	271,240	●	
Environmental Health Services	45,029	38,481	6,548	15%	▶	F	756,523	●	
Rangers & Public Safety	53,968	51,848	2,120	4%	▶	F	983,399	●	
Engineering & Asset Management	(6,268)	(19,203)	12,935	0	▶	F	439,332	●	
Parks & Natural Areas	421,380	323,797	97,583	23%	▶	F	5,729,690	●	
Roads, Paths & Drains	518,889	365,004	153,885	30%	▶	F	4,508,006	●	
Community Building Management	272,260	168,967	103,293	38%	▶	F	2,878,759	●	
Waste Management	264,039	146,647	117,392	44%	▶	F	3,257,942	●	
Rates & Property Services	81,620	(55,935)	137,555	169%	▶	F	359,618	●	
<b>Total Operating Expenditure</b>	<b>2,529,610</b>	<b>1,620,704</b>		36%	▶	F	<b>31,617,349</b>		
<b>Net Operating Result</b>	<b>25,660,904</b>	<b>26,729,269</b>					<b>1,961,835</b>		

**Legend**

Favourable Variance to Budget      F      ▶  
Unfavourable Variance to Budget      U      ▶

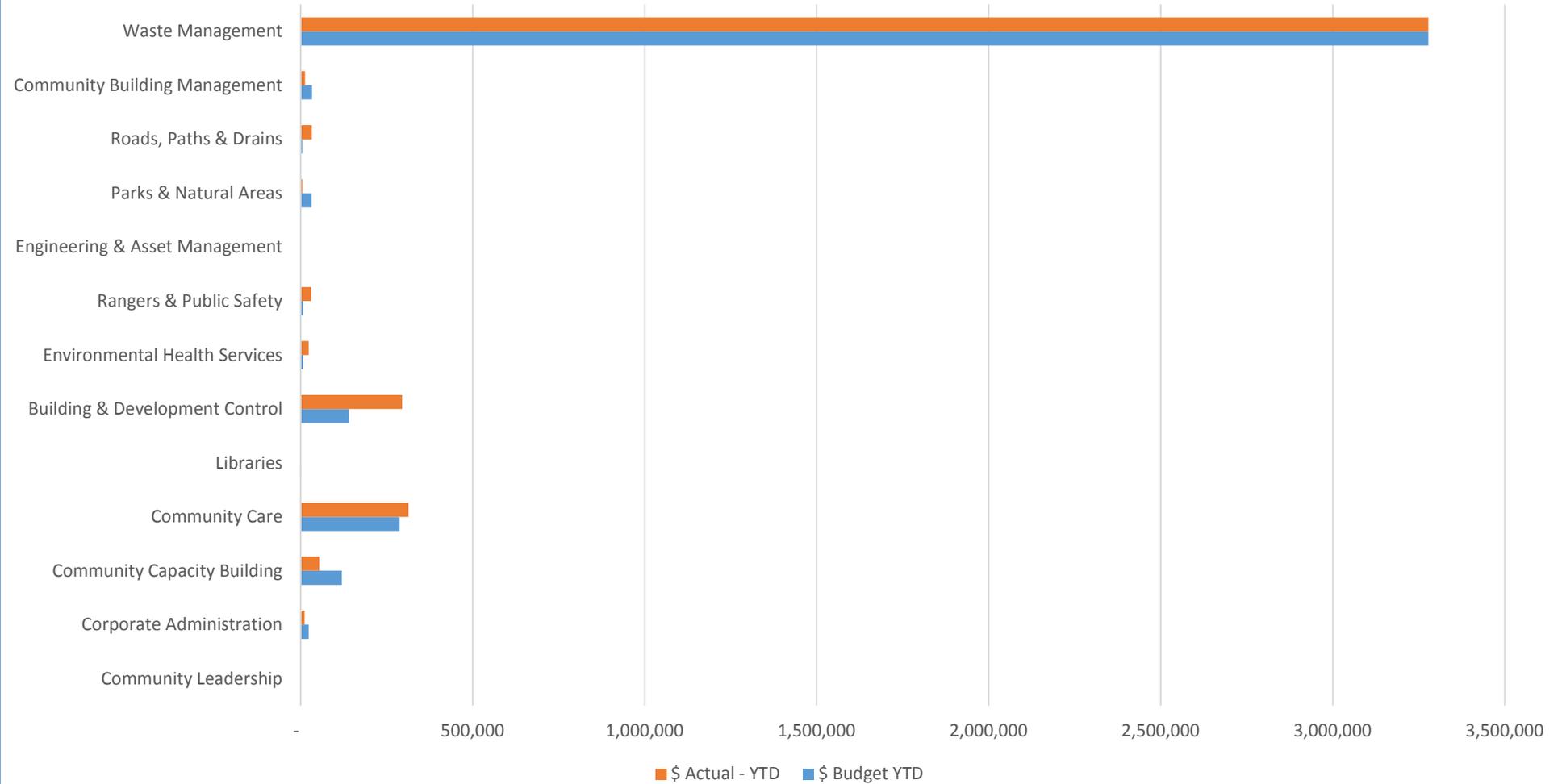
**Legend**

Favourable Variance > 10%      ●  
Variance between -10% (U) and +10% (F)      ●  
Unfavourable Variance > 10%      ●



**GRAPHICAL SUMMARY OF FINANCIAL ACTIVITY - OPERATING  
BY REPORTING ACTIVITY  
FOR THE PERIOD ENDING 31 JULY 2020**

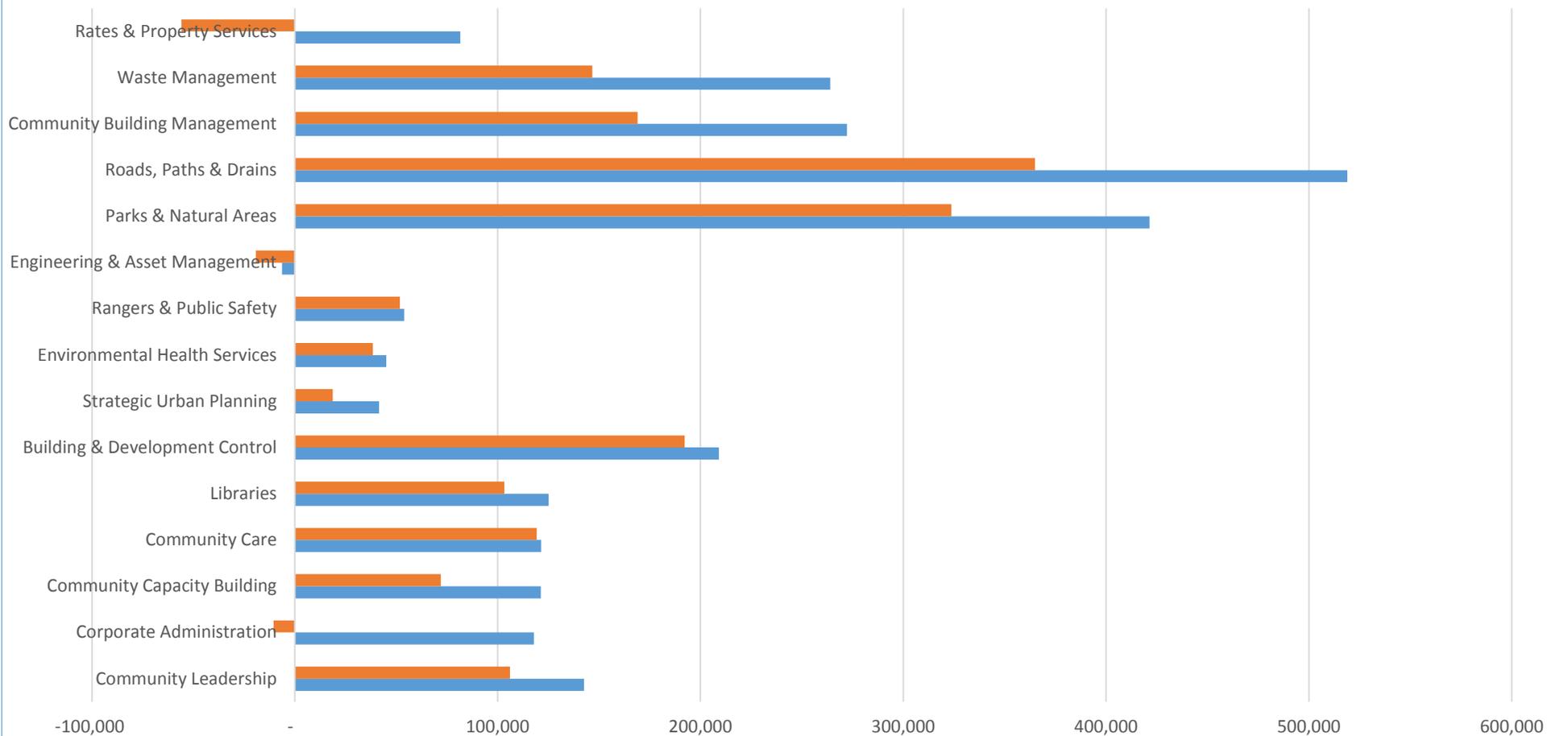
Income - YTD by Reporting Activity (Excluding Rates)





**GRAPHICAL SUMMARY OF FINANCIAL ACTIVITY - OPERATING  
BY REPORTING ACTIVITY  
FOR THE PERIOD ENDING 31 JULY 2020**

Operating Expenditure - YTD by Reporting Activity





**CITY OF NEDLANDS**  
**SUMMARY STATEMENT OF FINANCIAL ACTIVITY - INCOME**  
**BY REPORTING NATURE & TYPE**  
**FOR THE PERIOD ENDING 31 JULY 2020**

Reporting Activity	July 20 YTD Budget	July 20 YTD Actual	Variance Indicators				2020-21 Annual Budget	Var. Scale
			\$	%	Flag	F/U		
<b>Income:</b>								
<b>Operating Income</b>								
Rates	24,256,734	24,293,301	36,567	0%	▶	F	24,533,233	●
Fees & Charges	3,555,997	3,699,271	143,274	4%	▶	F	5,965,354	●
Fines & Penalties	7,012	28,889	21,877	312%	▶	F	271,650	●
Interest Revenue	19,000	8,013	(10,987)	(58%)	▶	U	275,000	● Lower interest rate
Operating Grants	260,333	272,899	12,566	5%	▶	F	1,503,100	●
Contributions	79,705	45,153	(34,552)	(43%)	▶	U	784,484	● lower income from council properties.. Lower income from Building services and Environmental conservation
Other Revenue	11,703	2,447	(9,256)	(79%)	▶	U	246,181	●
<b>Operating Income</b>	<b>28,190,484</b>	<b>28,349,972</b>					<b>33,579,002</b>	
<b>Capital Income</b>								
Capital Grants and Contribution	181,740	18,015	(163,725)	(90%)	▶	U	2,180,879	● Difference due to profiling
Asset Sale Proceeds	284,264	-	(284,264)	(100%)	▶	U	3,411,163	● Difference due to profiling
<b>Sub Total - Capital Income</b>	<b>466,004</b>	<b>18,015</b>					<b>5,592,042</b>	
<b>Total Income</b>	<b>28,656,488</b>	<b>28,367,987</b>		(1%)	▶	U	<b>39,171,044</b>	

**Legend**

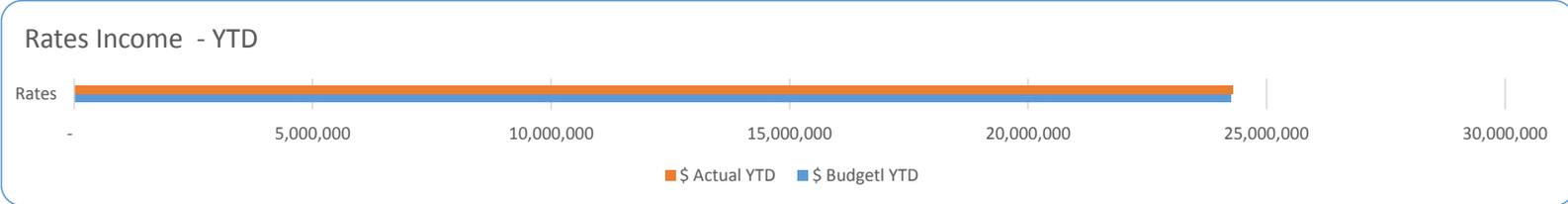
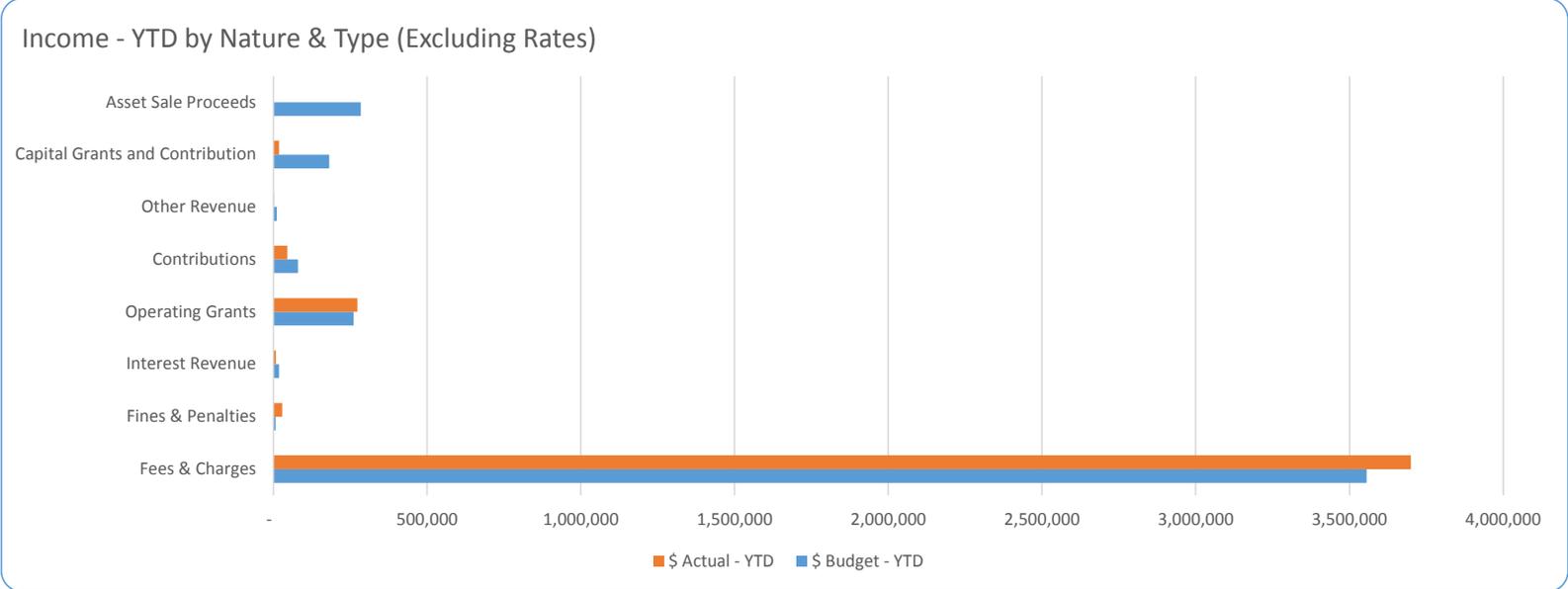
Favourable Variance to Budget F ▶  
 Unfavourable Variance to Budget U ▶

**Legend**

Favourable Variance > 10% ●  
 Variance between -10% (U) and +10% (F) ●  
 Unfavourable Variance > 10% ●



CITY OF NEDLANDS  
SUMMARY STATEMENT OF FINANCIAL ACTIVITY - INCOME  
BY REPORTING NATURE & TYPE  
FOR THE PERIOD ENDING 31 JULY 2020



**13.4 Monthly Investment Report – July 2020**

<b>Council</b>	25 August 2020
<b>Applicant</b>	City of Nedlands
<b>Employee Disclosure under section 5.70 Local Government Act</b>	Nil.
<b>Director</b>	Lorraine Driscoll – Director Corporate & Strategy
<b>Attachments</b>	Investment Report for the period ended 31 July 2020

**Executive Summary**

In accordance with the Council’s Investment Policy, Administration is required to present a summary of investments to Council on a monthly basis.

**Recommendation to Council**

**Council receives the Investment Report for the period ended 31 July 2020.**

**Discussion/Overview**

Council’s Investment of Funds report meets the requirements of Section 6.14 of the Local Government Act 1995.

The Investment Policy of the City, which is reviewed each year by the Audit and Risk Committee of Council, is structured to minimise any risks associated with the City’s cash investments. The officers adhere to this Policy, and continuously monitor market conditions to ensure that the City obtains attractive and optimum yields without compromising on risk management.

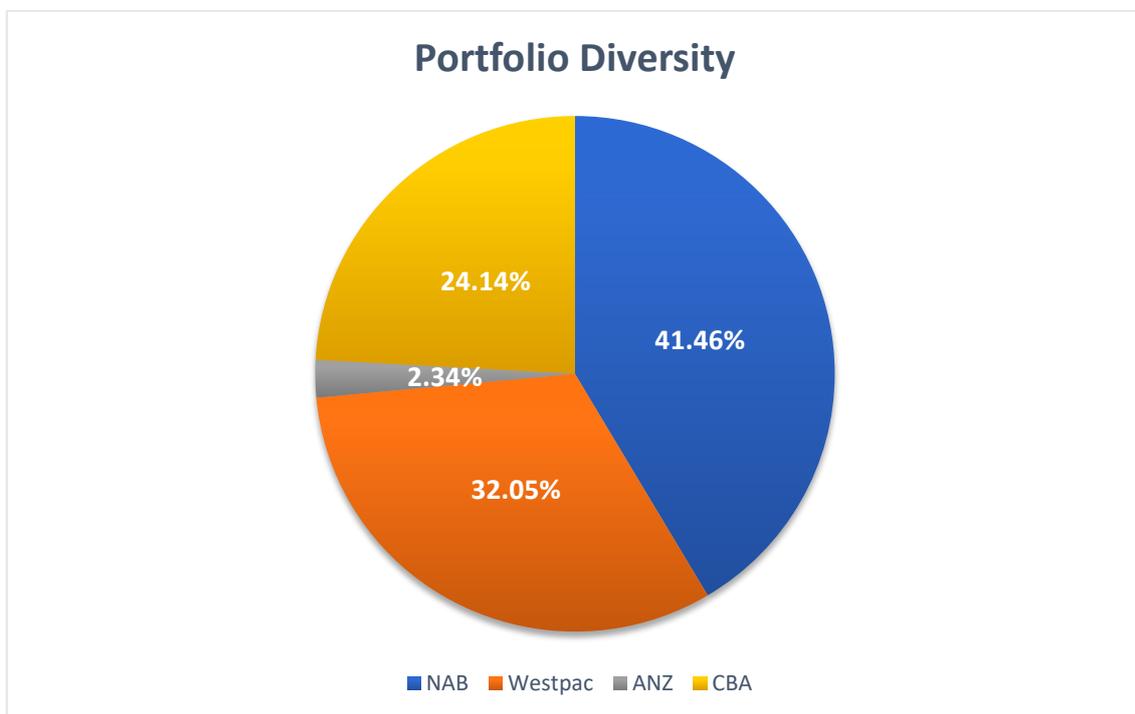
The Investment Summary shows that as at 31 July 2020 and 31 July 2019 the City held the following funds in investments:

	<b>31-July-2020</b>	<b>31-July-2019</b>
Municipal Funds	\$ 5,902,735	\$ 1,038,118
Reserve Funds	\$ 1,887,191	\$ 6,119,976
Total investments	<u>\$ 7,789,927</u>	<u>\$ 7,158,094</u>

The total interest earned from investments as at 31 July 2020 was \$5,728.

The Investment Portfolio comprises holdings in the following institutions:

Financial Institution	Funds Invested	Interest Rate	Proportion of Portfolio
NAB	\$3,230,077	0.85% - 0.92%	41.46%
Westpac	\$2,496,916	0.85% - 1.05%	32.05%
ANZ	\$ 182,326	0.40% - 0.70%	2.34%
CBA	\$1,880,608	0.56% - 0.76%	24.15%
<b>Total</b>	<b>\$7,789,927</b>		<b>100.00%</b>



## Conclusion

The Investment Report is presented to Council.

## Key Relevant Previous Council Decisions:

Nil.

## Consultation

Required by legislation:

Yes

No

Required by City of Redlands policy:

Yes

No

## **Strategic Implications**

The investment of surplus funds in the 2020/21 approved budget is in line with the City's strategic direction.

The 2020/21 approved budget ensured that there is an equitable distribution of benefits in the community

The 2020/21 budget was prepared in line with the City's level of tolerance of risk and it is managed through budgetary review and control.

The interest income on investment in the 2020/21 approved budget was based on economic and financial data available at the time of preparation of the budget.

## **Budget/Financial Implications**

The July YTD Actual interest income from all sources is \$12,080 compared to the July YTD Budget of \$33,501.

The approved budget is prepared taking into consideration the Long-Term Financial Plan and current economic situation. The approved budget was in a small surplus position and the City is able to manage the cost.

The adopted 2020/21 budget included 0% rates increase



**INVESTMENTS REPORT  
FOR THE PERIOD ENDED 31 JULY2020**

Particulars	Interest	Invest.	Maturity	Period	NAB	Westpac	ANZ	CBA	Total	Interest
	Rate	Date	Date	Days	*AA-/Stable/A-1+	*AA-/Stable/A-1+	*AA-/Stable/A-1+	*AA-/Stable/A-1+		YTD Accumulated
<b>RESERVE INVESTMENTS</b>										
Plant Replacement	0.76%	1-Jul-20	24-Sep-20	85				34,562.67	34,562.67	\$15.46
City Development - Western Zone	0.76%	1-Jul-20	24-Sep-20	85				174,451.78	174,451.78	\$78.08
City Development - Western Zone	0.70%	21-Jun-20	21-Dec-20	183				65,893.14	65,893.14	\$39.14
Business system reserve	0.76%	1-Jul-20	24-Sep-20	85				142,135.09	142,135.09	\$63.61
All abilities play space	0.76%	1-Jul-20	24-Sep-20	85				97,464.05	97,464.05	\$43.62
North Street	0.86%	20-Jun-20	20-Sep-20	92		373,878.48			373,878.48	\$272.82
Welfare - General	0.60%	15-Jun-20	17-Aug-20	63				318,872.30	318,872.30	\$162.37
Welfare - NCC	0.56%	1-Jun-20	1-Sep-20	92				359,699.28	359,699.28	\$170.92
Welfare - PRCC	0.70%	23-Jun-20	21-Dec-20	181				15,701.45	15,701.45	\$9.33
Services - Tawarri 1	0.86%	20-Jun-20	20-Sep-20	92		68,529.79			68,529.79	\$50.01
Services General	0.92%	28-May-20	28-Aug-20	92	25,787.76				25,787.76	\$20.12
Services - Tawarri 2	0.70%	11-Jun-20	11-Sep-20	92			117,139.38		117,139.38	\$69.58
Insurance	0.70%	11-Jun-20	11-Sep-20	92			65,186.67		65,186.67	\$38.72
Undrground power	0.85%	25-Jun-20	25-Sep-20	92	770,636.01				770,636.01	\$555.87
Waste Management	0.76%	1-Jul-20	24-Sep-20	85				511,163.09	511,163.09	\$228.74
City Development - Swanbourne	0.60%	15-Jun-20	17-Aug-20	63				134,568.36	134,568.36	\$68.52
City Building - General	0.86%	20-Jun-20	20-Sep-20	92		414,229.03			414,229.03	\$302.27
City Building - PRCC	0.70%	23-Jun-20	21-Dec-20	181				26,096.91	26,096.91	\$15.50
Business system Reserve	0.88%	24-Jun-20	24-Sep-20	92	409,179.82				409,179.82	\$305.55
Public Art Reserves	0.88%	24-Jun-20	24-Sep-20	92	97,465.55				97,465.55	\$72.78
Waste Management Reserve	0.88%	24-Jun-20	24-Sep-20	92	572,333.15				572,333.15	\$427.38
City Development Reserve	0.88%	24-Jun-20	24-Sep-20	92	33,802.14				33,802.14	\$25.24
Building Replacement Reserve	0.88%	24-Jun-20	24-Sep-20	92	305,579.45				305,579.45	\$228.19
All ability play space	0.85%	25-Jun-20	25-Sep-20	92	183,382.90				183,382.90	\$132.28
Major projects	0.85%	2-Jun-20	2-Sep-20	92		584,997.15			584,997.15	\$421.74
<b>TOTAL RESERVE INVESTMENTS</b>					<b>\$2,398,166.77</b>	<b>\$1,441,634.44</b>	<b>\$182,326.05</b>	<b>\$1,880,608.13</b>	<b>\$5,902,735.40</b>	<b>\$3,817.83</b>
<b>MUNICIPAL INVESTMENTS</b>										
Muni Investment NS60	1.05%	31-Jul-20	31-Aug-20	31		1,055,281.22			1,055,281.22	\$940.24
Muni Investment #2 - CBA								0.00	0.00	\$199.36
Muni Investment #8 - ANZ								0.00	0.00	\$100.47
Muni Investment #12 - NAB	0.88%	24-Jun-20	24-Sep-20	92	352,471				352,471.29	\$269.18
Muni Investment #13 - NAB-	0.85%	25-Jun-20	25-Sep-20	92	479,439				479,439.32	\$401.56
<b>TOTAL MUNICIPAL INVESTMENTS</b>					<b>831,910.61</b>	<b>1,055,281.22</b>	<b>0.00</b>	<b>0.00</b>	<b>\$1,887,191.83</b>	<b>\$1,910.81</b>
<b>TOTAL</b>					<b>\$3,230,077.38</b>	<b>\$2,496,915.66</b>	<b>\$182,326.05</b>	<b>\$1,880,608.13</b>	<b>\$7,789,927.23</b>	<b>\$5,728.64</b>

**13.5 Venue & Public Attendance at Council & Whole of Committee Meetings**

<b>Council</b>	25 August 2020
<b>Applicant</b>	City of Nedlands
<b>Employee Disclosure under section 5.70 Local Government Act 1995</b>	Nil.
<b>CEO</b>	Mark Goodlet
<b>Attachments</b>	Nil.

**Executive Summary**

The City has received a number of requests to provide for physical attendance of the public at Council and Whole of Council Committee meetings.

This report provides options for Council to accommodate these requests.

**Recommendation to Council****Council:**

- 1. requests the Mayor and Chief Executive Officer (CEO);**
  - a. to monitor Ordinary, Special and Council Committee meeting attendance demand and where public attendance is likely to be significantly greater than the normal Council Chamber capacity at any given time, having due regard for COVID-19 restrictions and the ability to live stream; and**
  - b. to then determine arrangements to hold the meeting at a larger venue;**
- 2. authorises additional expenditure for meetings held at locations other than the Council Chamber;**
- 3. agrees to reconcile the additional costs for meetings held at locations other than the Council Chamber at the mid-year budget review;**
- 4. continues to hold live streaming of its meetings during and post COVID-19 restrictions; and**
- 5. requests the CEO to include discussion of recording of meetings when the Standing Orders Local Law is next reviewed.**

## Overview

The City has received requests from the public to attend meetings as observers. This occurs from time to time, as matters of public interest are brought to Council and the Whole of Council Committee.

### Engagement and Democratic Principles

Council operates under democratic principles, namely, elected officials debate and make decisions within the jurisdiction of local government. The Local Government Act 1995 (Act) provides for the public to attend Council and Committee meetings. This provides for transparency and accountability of the elected members to the public as they are able to witness the democratic process in action.

The public are also able to participate in Council and Committee meetings in the following ways:

- Asking questions (s5.24 of the Act)
- Addresses by members of the public (33.4 of the of the City of Nedlands Standing Orders Local Law (Standing Orders))
- Bringing petitions (s3.5 of the Standing Orders)
- Bringing deputations (s3.11 of the Standing Orders)

It is noted that under the Act there are two means for the public to participate in meetings, through attendance and public questions.

The City of Nedlands Standing Orders Local Law provides three more ways for the public to participate, through addresses, petitions and deputations. These additional mechanisms also provide for transparency and accountability and allow for engagement with Council.

Debate and decision-making at Council meetings is a duty performed solely by elected members under the Act and Standing Orders, without interference. The public, except as observer, does not have any role in debate or decision-making and the Standing Orders are designed to enable elected members to undertake this role without interruption.

### COVID-19 Impact on Meetings and the Local Government Act 1995

COVID-19 has brought about restrictions on meetings. These have been mandated under changes to the Act and its subsidiary legislation, including:

- The ability of a local government to override its standing orders local law (s10.4 of the Act)
- A Ministerial order (8 May 2020) banning the holding of special elector meetings during the COVID-19 emergency period
- Attendance by electronic means (r14C of the Local Government (Administration) Regulations (Regulations))
- Authorising the holding of electronic meetings (r14D of the Regulations)
- Giving notice (r14E(2) of the Regulations)

- Persons attending by electronic meetings and meetings deemed open (r14E(3) of the Regulations)

Under this regulation the meeting is open to the members of the public if the unconfirmed minutes of the meeting are available for inspection, or the meeting is publicly broadcast on a website, or the meeting or a broadcast of the meeting is otherwise accessible to the public.

The City of Nedlands provides for all three.

- Providing a means to submit questions and responding to questions at meetings, unless it is not appropriate to do so due to the public health emergency (r14E(4) of the Regulations).

The City of Nedlands provides for public questions at its electronic meetings. Public questions are submitted ahead of the meeting and the questions and responses are read out by the Mayor. The questions and responses form part of the minutes. This process is independent of the COVID-19 restrictions and has been in place as normal practice at the City of Nedlands.

- Providing a means to table documents electronically and making documents available to the public, including by electronic means (r14e(5) of the Regulations).

The City of Nedlands meets this requirement.

Council has also made over-riding resolutions in relation to its Standing Orders, so as to facilitate electronic meetings during the COVID-19 emergency.

### **COVID-19 Impact on Meetings and the Occupational Safety and Health Act 1984**

Compliance with the City's obligations to the safety of the public, councillors and staff is paramount. It is the first priority and is non-negotiable, as mandated by the Occupational Health and Safety Act 1984.

Engagement of the public through general attendance at Council and committee meetings can be accommodated, provided the safety of the public is maintained.

Under COVID-19 restrictions the administrative and operational processes needed to provide a safety workplace are somewhat onerous and inconvenient and to a degree as they impinge on the physical access that the public has customarily had in relation to access at Council and committee meetings. It is preferable that operations return to normal.

**When the next phase of easing of restrictions is put in place by the State Government, social distancing will no longer be needed at meetings and at that point it is intended to return meetings to normal operations, subject to any remaining COVID-19 restrictions. It was announced on 18 August 2020 that this will not occur until 24 October 2020, however the State Government may again defer this date.**

The current provisions for visitor and employee safety at meetings are based on the recommendations of the WA Health Department for social distancing. In assessing the risk of the visitors to Council meetings, the predominant demographic of the visitors, including councillors, puts them in a high risk category, and mitigations in accordance with recommendations of the WA Health Department are deemed appropriate in relation to the current meeting arrangements, specifically the 2m<sup>2</sup> social distancing rule. WA businesses are expected to ensure that COVID Safety Plans continue to be implemented.

It is a critical risk to the City, having all Councillors and Executive Management in the one place at the same time, as should there be a cluster of infections resulting from a meeting, it will certainly affect the City's ability to effectively function for an extended period. The Administration will be required to close (presuming that is where the meeting is held), and all attendees will be required to isolate.

The City cannot open buildings to meetings to their pre-COVID-19 public building patron limitations. This is not permitted under the state's mandated 2sqm rule and is a criminal offence. Therefore, the public patron limit is 11 in the Council Chamber, due to the relatively small area where the public can safely congregate in the Chambers.

The City has calculated the patron numbers according to the 2sqm rule which was updated from the previous Stage 3's 4sqm rule. It is important to note that Western Australia is still within the Declared State of Emergency and the Roadmap prepared by the WA government provides us with the guidance as to how meetings can be managed.

Any comparisons that may be made to patron numbers at the Perth Stadium or other venues of that ilk, are not relevant to this discussion. The State government has made specific allowances for those venues via legislation, and the City's facility management is not applicable in these cases.

In order to provide for more people to be able to attend meetings physically, a larger facility is needed with appropriate physical distancing measures in place along with the separation of the public from Councillors and staff.

The head of power for dealing with COVID-19 in the workplace is the Occupational Safety and Health Act 1984 (OSH Act 1984). It requires the employer to maintain a safe working place for the employees (s19) and for visitors to the workplace (s57A). The Chief Executive Officer (CEO), not the Council, is the employer of all of the staff and is responsible for the safety of visitors to the workplace. The OSH Act 1984 does not provide for Council to

instruct the CEO, or to carry out its own duties (except to the CEO), in relation to employee and visitor safety and health.

Were Council to assume responsibility for staff and visitor safety, this would not only be contrary to the OSH Act 1984, it also places the Council and individual councillors in a high-risk situation. A current bill before parliament proposes to hold the employer both civilly and criminally responsible for significant breaches of the OSH Act 1984 and includes putting responsible persons beyond the protection of a firm's insurance provisions.

### **Key Relevant Previous Council Decisions:**

26 May 2020 – Standing Orders Modification for COVID-19

Council agrees that in order to deal with consequences of the COVID-19 pandemic, in accordance with the Local Government Act 1995 s10.4, for the City of Nedlands Standing Order Local Law, where telephone, video conferencing, or electronic meetings are held:

1. Clause 3.4(2), addresses by the public must be provided at least 24 hours before the start time of scheduled meetings.
2. Clause 3.4(3), is suspended, and it is resolved that an address may relate to subjects that are only on the meeting agenda. The Presiding Member may rule that the subject matter does not meet these criteria, and that the public address not be heard.
3. Clause 3.4(4), Council does not permit more than 2 speakers for and 2 against, on any particular item on the agenda or any other matter within Council's jurisdiction.
4. Clause 3.4(5) is suspended, and it is resolved that the public address session will be restricted to 40 minutes, with no extension permitted.
5. Clause 3.4(6) is suspended, and it is resolved that each person is restricted to one address of up to 3 minutes, with no extension permitted.
6. Clause 3.7(2) is suspended, and it is resolved that the Presiding Member may determine any change in the order of business.
7. Clauses 3.12(2) & (3) dealing with confidential items, also means suspension of live streaming of the meeting for the confidential item. Live streaming will then recommence once the confidential item is dealt with and Council has resolved to re-open the meeting.
8. Clause 6.2(1) dealing with quorum, agrees that the Presiding Member;
  - a. may take roll calls at her/his discretion to ensure members are present, to be noted in the minutes;
  - b. may wait or may call a short meeting adjournment, until satisfied that any member is present;
  - c. may determine that the member has left the meeting at that time, where no response is received;
  - d. determines that the member will be deemed to have returned to the meeting when the CEO or minute taker notes reconnection and indication of the presence of the member.

9. Clause 8.2(1) & (2) is suspended, and for seating arrangements COVID-19 social distancing protocols determined by the CEO shall take precedence over assigned seating arrangements to the extent necessary to comply.
10. Clause 8.3, it is additionally agreed that where using Microsoft Teams software, members should use the 'chat' function in TEAMS to advise the Presiding Member, CEO and Minute taker that they have entered or left the meeting.
11. Clause 9.1 is suspended for those not in the room where the meeting is being held. Instead the following guidelines are to be used for video conferencing and electronic meetings:
  - Every member of the Council or committee wishing to speak is to indicate by turning on their camera and microphone and fully stating their name. At all other times during a debate cameras and microphones are to be off unless making a point of order or voting;
  - When invited by the Presiding Member to speak, members may remain seated and speak clearly and slowly;
  - Other members are to refrain as much as possible from calling points of order, instead politely and respectfully gain the presiding member's attention and explain the reason for interrupting the debate in so far as a point of order is needed.
12. Clause 9.7 is suspended and it is agreed that all addresses by Council and committee members are to be limited to 5 minutes with no extension.
13. Clauses 12.7(1) and 12.8, additionally means suspension of live streaming of the meeting when going behind closed doors. Live streaming will then recommence once the confidential item is dealt and it is resolved that the meeting be reopened to the public.
14. Clause 13.2, it is additionally agreed that ensuring that the voter's vote is not secret will be done by requiring the voter to verbally state their vote, when called to do so through the Presiding Member's instruction.
15. Clause 15.3, it is additionally agreed that when a member raises a point of order where video conferencing or electronic means is used where available they must turn on their camera and microphone and then clearly raise their point of order, and the member currently speaking must stop speaking and turn off their camera and microphone. The Presiding Member will then uphold or reject the point of order.
16. Clause 15.8, it is additionally agreed that when the Presiding member rises, or indicates that they are doing so, members will immediately turn off their microphone and camera so that the Presiding Member may be heard without interruption.
17. Clause 15.10, is suspended to the extent needed for person/s to provide IT assistance where necessary to maintain or enhance members' connection with the meeting and the live streaming.
18. Notes that a meeting held by telephone, video conference or other electronic means is taken to mean any meeting where any or all Council or committee members are attending by one of these means.
19. Should Microsoft Teams software improvements be made, the requirement to turn off cameras at points during the meeting, may be removed by the Presiding Member.

28 July 2020

CEO Key Result Areas include the requirement to curtail employee costs. Given that extra resourcing is needed to facilitate meetings at other venues, where possible resourcing will be outsourced.

### Consultation

The City has received a number of requests to attend meetings in person lately, during the COVID-19 restriction period.

### Discussion

#### What Drives Attendance / Viewing of Meetings by the Public?

An assessment of attendance by the public at Council Committee and at Council meetings over the past 2 years is provided in Figure 1 below.

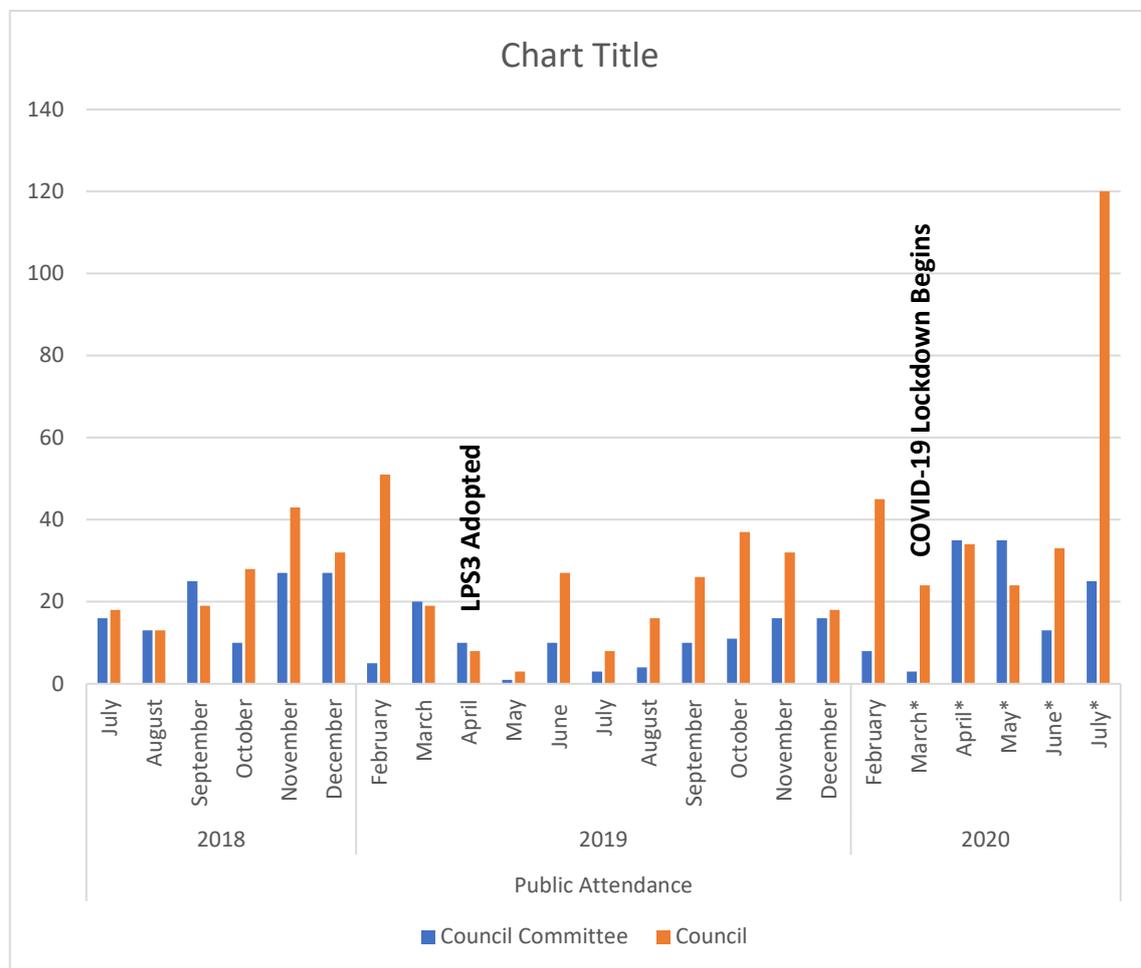


Figure 1. Public Attendance at Council Committee and Council Meetings.

\* denotes meeting number, including those physically present and maximum numbers via live stream.

Table 1 and Figure 2 below shows the average attendance (combined, at Council and at Council Committee) in the past 2 years, pre-LPS3, from LPS3 to the COVID-19 Lockdown, and since the COVID-19 Lockdown with live streaming of meetings. The live stream numbers are included as attendance.

<b>Average Attendance Pre-LPS3</b>	
Council Committee	17
Council	28
Combined	22

<b>Average Attendance LPS3 to COVID-19 Lockdown*</b>	
Council Committee	8
Council	22
Combined	15

<b>Average Attendance During COVID-19 Lockdown*</b>	
Council Committee	27
Council	47
Combined	38

<b>Overall Average Attendance July 2018 to July 2020*</b>	
<b>Council Committee</b>	<b>15</b>
<b>Council</b>	<b>29</b>
<b>Combined</b>	<b>22</b>

Table 1. Average Meeting Attendance

\* includes live streaming attendance

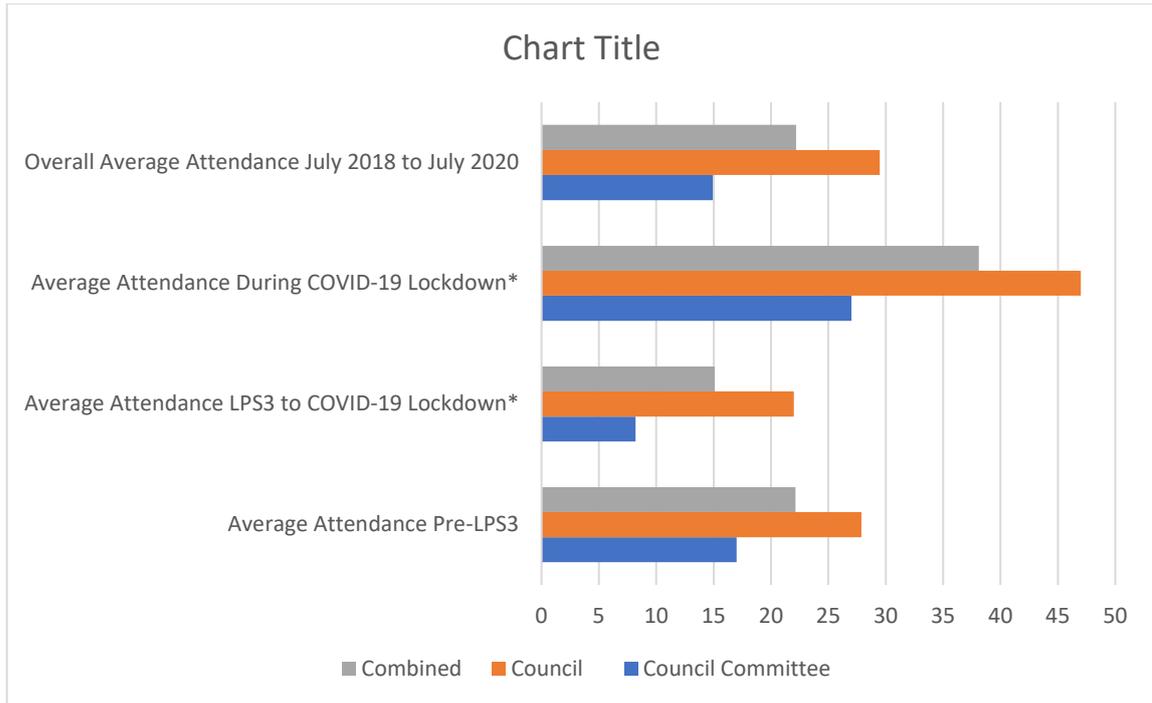


Figure 2. Average Meeting Attendance

When live streaming is offered the viewing of meetings increased the average attendance from 22 to 38, an increase of 73%. With a correlation coefficient of 0.56 **this shows a moderate improvement in public attendance (overall) due to the mechanism of live streaming of meetings.**

Also tested is whether the number of planning items in a meeting increases the number of public attending or viewing. The number of planning items and the number of persons attending either in person or virtually via live streaming is shown in the Figure 3 below.

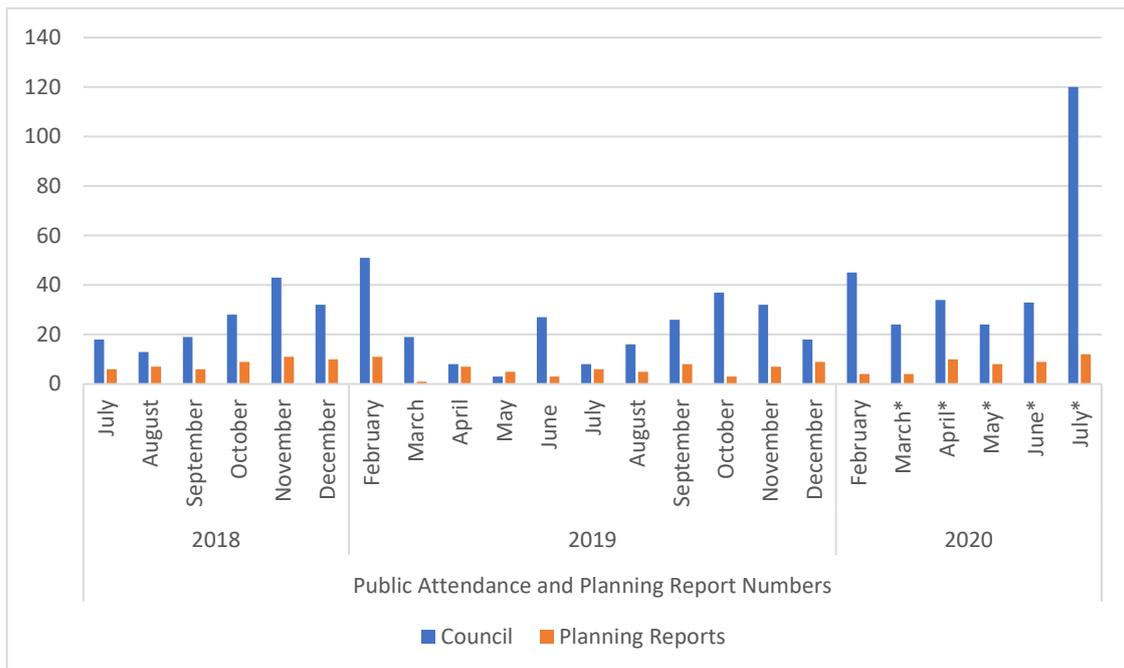


Figure 3. Public Attendance and Planning Report Numbers

As anticipated the correlation between the number of planning reports and attendance shows a moderate correlation of 0.49, slightly less than that of live streaming.

**The current data shows that the most significant means to improve attendance is through the use of live streaming.** This is even more significant as a gauge to attendance than the number of planning reports being dealt with at a meeting. Given this finding it is recommended that live streaming be continued, including beyond the COVID-19 emergency.

#### **The Need for Another Venue**

Under no COVID-19 restrictions the Council Chamber is limited to 50 persons, meaning 32 members of the public are able to attend. Over the past 2 years and 37 meetings (pre-COVID-19) there have been 4 occasions where the numbers have exceeded the Chamber capacity, or approximately 1 in 9 meetings. During the COVID-19 shutdown period 1 of 9 meetings also exceeded the normal Chamber capacity. Although some live stream viewing numbers are above 32, there are a number of staff who view the meetings who would not attend meetings.

On average the Council Chamber is not adequate for the public for about 11% of Council Committee and Council meetings. It is recommended that on those occasions where it is anticipated that a larger venue is needed, then meetings be relocated to a larger capacity venue. This will avoid the costs of relocation in 8 of 9 meetings, where capacity is not exceeded.

During the current phase 4 COVID-19 restrictions capacity is limited to 11 persons for the chamber. The last 8 of 9 meetings have had overall public attendance including live streaming, well in excess of 11 persons. The use of live streaming has allowed any number of persons to hear the meetings live, and the other provisions of Council mean that the requirements for live meetings are more than met.

When phase 5 easing of restrictions is in place meetings will return to normal attendance numbers in the Council Chamber.

It is recommended that where the Mayor and CEO anticipate large numbers wishing to attend in person, then they be authorised to move the venue. Conversely where they judge the meeting can be conducted adequately through limited onsite attendance and livestreaming, then the meeting be conducted at the Council Chamber.

**As a guide, where the meeting is likely to generate more than a maximum of 40 live stream viewers under the current COVID-19 phase 4 restrictions, then consideration of moving the meeting is to be undertaken. This equates to a situation where under normal conditions the Chamber would not cater for the anticipated number of public wanting to attend, less current staff attendance by live-stream.**

## **Strategic Implications**

### **How well does it fit with our strategic direction?**

Attendance and the ability to view a Council Committee and Council meeting improve transparency.

### **Who benefits?**

The Community benefits from increased transparency in meetings.

### **Does it involve a tolerable risk?**

Occupational health and safety risk have been discussed elsewhere in this report.

What level of risk is associated with the option?

The ability to attend / view a meeting decreases the risk of poor understanding of Council processes.

How can it be managed?

Providing an adequate venue and live streaming are options for managing access.

Does the residual risk fit within our risk tolerance level?

Residual risk in the case of live streaming goes to recording of meetings. This is not permitted in the Standing Orders and would need a change in the Standing Orders Local Law to allow this. It is recommended that this be included in discussion when the Standing Orders Local Law is next reviewed.

Do we have the information we need?

Historical meeting attendance data for 2 years has been assessed.

## **Budget/Financial Implications**

Can we afford it?

Holding a meeting at a larger venue costs approximately \$4,000 over and above the cost of meetings in the Council Chamber. This consists of venue hire, IT and room setup, venue staff attendance and bump out.

How well does the option fit within our Long-Term Financial Plan?

Holding all Council Meetings and Council Committee meetings at a hire venue would cost in the order of \$88,000 extra per annum. Moving to a hire venue would also leave the Council Chamber under-utilised.

What do we need to do to manage the costs over the lifecycle of the asset / project / service?

The recommended way to manage the venue costs is to monitor demand and hire larger venues on an as-needs basis.

How does the option impact upon rates?

Moving all meeting at \$88,000 per annum is a 0.37% rate rise. At a rate of one meeting moved in 9 this would cost approximately \$9,800 per annum, a 0.04% rate rise.

**13.6 Residence Proposal for Allen Park**

<b>Council</b>	25 August 2020
<b>Applicant</b>	City of Nedlands
<b>Employee Disclosure under section 5.70 Local Government Act 1995</b>	Nil.
<b>CEO</b>	Mark Goodlet
<b>Attachments</b>	1. Letter from the Minister for Health

**Executive Summary**

The City has received notice from the Perth Children’s Hospital Foundation (Foundation) that it intends to build and operate a Residence as a children’s hospice in Allen Park Swanbourne, just north of the Bridge Club car park. This is supported by the Hon Roger Cook MLA, Deputy Premier, Minister for Health; Mental Health. The City has been invited to participate in this initiative by joining the project development group.

This report does not consider the merits of the proposal. Rather it responds to this news and to the request to join the project development group, by recommending a process for Council undertake in dealing with the proposal

**Recommendation to Council**

**Council requests the Chief Executive Officer to:**

- 1. undertake community engagement, in compliance with Council’s Community Engagement Policy, on the residence proposal at Allen Park and report the results of this engagement to Council by March 2021; and**
- 2. advise the Perth Children’s Hospital Foundation that joining the project control group, will be subject to a future Council decision to vary the Allen Park Master Plan with the residence project incorporated.**

**Overview**

In February 2020 the City’s Chief Executive Officer (CEO) met with the Perth Children’s Hospital Foundation (Foundation) CEO and Chair of the Board, where it was advised that they were considering sites in the Western Suburbs for a residence for the purpose of a children’s hospice. One site under investigation was in Allen Park Swanbourne, just north of the Bridge Club car park. Figure 1 shows the proposed location.



Figure 1. Proposed Location for the Residence – Satellite Image

Figure 2. shows the proposed location of the residence superimposed on the approved Allen Park Master Plan.

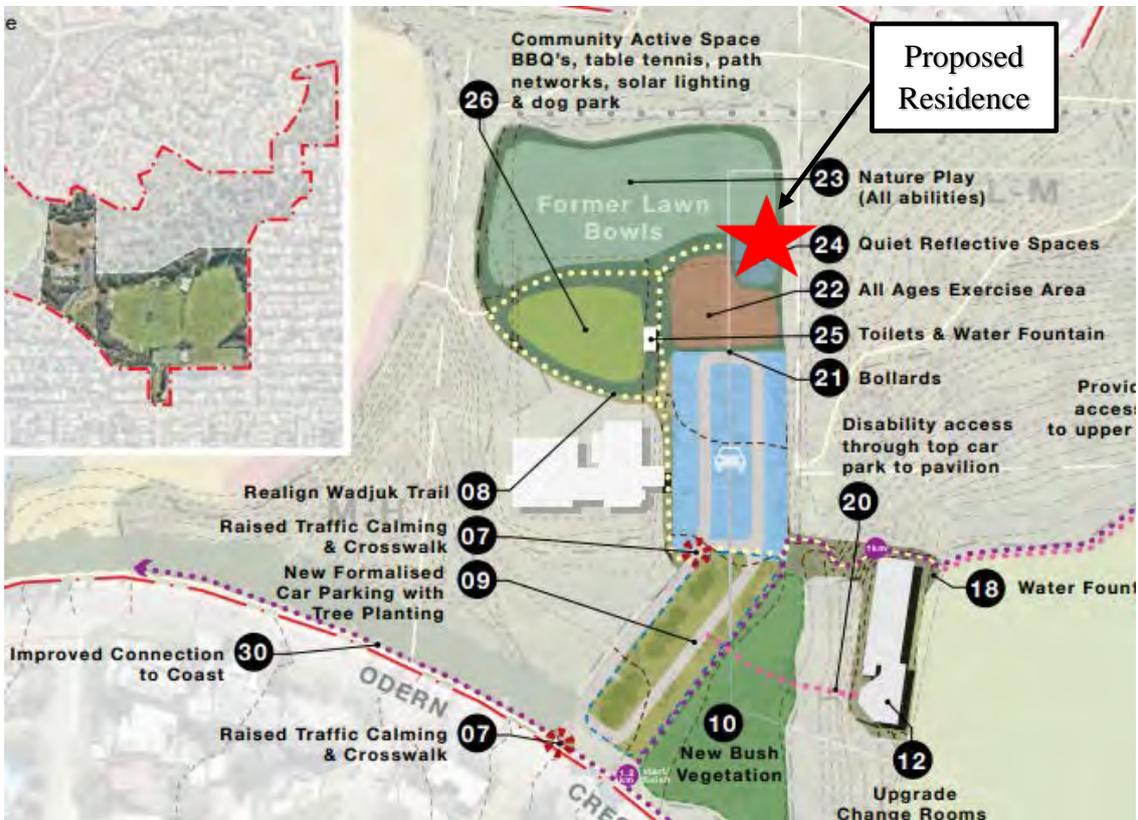


Figure 2. Proposed Location for the Residence – in the Allen Park Master Plan

The Foundation were provided with contact details to the Friends of Allen Park, for preliminary engagement.

In late May 2020 the Foundation made contact with the City to say that they had a preferred site, at Allen Park.

The next available Councillor briefing session (4 August) was scheduled to allow the Foundation to introduce the proposal to Councillors.

On 3 August 2020 the City received Attachment 1, a letter from the Hon Roger Cook MLA, Deputy Premier, Minister for Health; Mental Health, supporting the project and requesting that the City cooperate by joining the project group.

On 4 August 2020 a briefing session was held with the elected members, at which the Foundation provided its rationale for the need for the residence, a project concept and the reasons for the decision to locate at Allen Park, Swanbourne.

A media campaign by the Foundation for the residence was then carried out in the following 5 days.

Council has no position on the proposal.

**Key Relevant Previous Council Decisions:**

December 2017 – Endorsement of the Allen Park Precinct Master Plan Report.

**Consultation**

**Consultation by the Foundation**

The Foundation has undertaken the following engagement with the City and its community to date.

- Introduction of the broad proposal to the CEO
- Discussions with some members of the Friends of Allen Park and a small number of Swanbourne residents
- Introduction of Allen Park proposal to elected members

More broadly, the Foundation has:

- engaged and won the support of the State Government for the proposal; and
- undertaken a media campaign announcing the commencement of the project.

In terms of the engagement with the City and its community by the Foundation, under the International Association for Public Participation's stakeholder engagement model, this reflects the "Inform" engagement process, or as colloquially put, the "decide and defend" model.

The engagement to date by the Foundation assumes the community's and the Council's permission is not required to undertake the project.

The offer for the City to participate in the project group, aligns more with the "consult" or "involve" engagement modes, however, this offer assumes that the project is proceeding.

### **Consultation by the City**

Except for feedback from the Friends of Allen Park regarding misalignment of the proposal with the Allen Park Master Plan, the City has not received community feedback on the proposal.

Information on the proposal has been added (August 2020) to the City's YourVoice website at <https://yourvoice.nedlands.wa.gov.au/childrens-hospice> in order to allow the community see what is proposed. No other engagement has been carried out by the City with the community.

## **Discussion**

### **Allen Park Master Plan and Participation in the Project Group**

The Allen Park Master Plan was adopted by Council in December 2017 ([https://www.nedlands.wa.gov.au/sites/default/files/Allen\\_Park\\_Master\\_Plan\\_2017\\_-\\_Final.pdf](https://www.nedlands.wa.gov.au/sites/default/files/Allen_Park_Master_Plan_2017_-_Final.pdf)). It essentially represents the community's vision on the future of Allen Park as a recreational space, and endorsement of this master plan is Council's "contract" with the community to support this vision.

This proposal represents a variation to that contract between the Council and its community. The difficulty with the proposal for Council, is that it has a decision, in terms of an approved Allen Park Master Plan, regarding the use of the proposed location, which has not yet contemplated an alternate use.

Because Council's position with respect to Allen Park would need to be varied, it is recommended that the City only participates in the project group once it has engaged with the community and resolved to vary the Allen Park Master Plan.

### **Integration of the Children's Hospice within Allen Park**

The Foundation are aware of the Allen Park Maser Plan and have stated that they are considering how they can integrate the residence sympathetically with the desired space outcomes within the Master Plan, including appropriate landscaping and uses of the surrounding space. They have stated that they would work with the City in this regard.

## **Strategic Implications**

### **How well does it fit with our strategic direction?**

The City's Vision is for an inclusive community. Inclusion in today's vernacular is a term used to describe acceptance and support for the marginalized and vulnerable. A residence for children respite would meet this definition and therefore fit with the City's vision statement.

The project is not within the Allen Park Master Plan and the land tenure and proposed use in the plan is for recreational rather than residential purposes.

While the proposal aligns with the Strategic Vision for the City, this location is not consistent with the approved Master Plan which provides the strategic direction for use of this land.

### **Who benefits?**

The children using the facility and their families.

### **Does it involve a tolerable risk?**

The proposal is low risk to the City financially, given it is not the project proponent.

### **What level of risk is associated with the option?**

The project management and financial risks are low for the City, given these risks would not be managed by the City.

The risk of misalignment of community expectations for the site is high, given engagement has not been carried out and the approved Master Plan is at odds with the proposal.

### **How can it be managed?**

Through community engagement.

### **Does the residual risk fit within our risk tolerance level?**

An understanding of the community's view on the residence will provide the Council with enough information to determine a view on the proposal.

### **Do we have the information we need?**

No, the views of the community are not well known.

## **Budget/Financial Implications**

### **Can we afford it?**

The proposed residence is not the City's project.

### **How well does the option fit within our Long-Term Financial Plan?**

The residence is not in the Long-Term Financial Plan.

**What do we need to do to manage the costs over the lifecycle of the asset / project / service?**

The residence would not be the property of the City. However, associated infrastructure such as road access is unresolved and as a consequence quantified costs and management requirements are undefined.

**How does the option impact upon rates?**

This is unknown due to unknown infrastructure costs and management requirements.



CITY OF NEDLANDS

3 AUG 2020

**The Hon Roger Cook MLA  
Deputy Premier  
Minister for Health; Mental Health**

Our Ref: 60-29410

Mr Mark Goodlet  
Chief Executive Officer  
City of Nedlands  
PO Box 9  
NEDLANDS WA 6000

Dear Mr Goodlet

**PERTH'S CHILDREN'S HOSPICE**

Western Australia currently does not have a hospice dedicated to care for children. Until now, general hospices, facilities within hospitals and home-based services have performed this role. With expectations around hospice care for children evolving and demand for hospice care growing with the State's population, a purpose-built facility is needed.

Perth's Children's Hospice will be owned and operated by the Child and Adolescent Health Service (CAHS) with a funding partnership with the Perth Children's Hospital Foundation (PCHF). As a dedicated facility for children with life-limiting conditions, the Hospice will provide a warm, family-centric environment which aims to harness the best quality of life through a holistic approach which supports the physical, emotional, social and spiritual aspects of the child and their family.

CAHS and the PCHF have identified that the preferred location for the Children's hospice is the former Swanbourne Bowling Club site in Odern Crescent, Swanbourne. This site provides a tranquil location in a beachside setting, within close proximity to Perth Children's Hospital and ensures a centrally accessible location.

As the relevant Local Government, a key stakeholder and partner for this project, we invite you to participate as a member of the Perth Children's Hospice Project Control Group (PCG) which has been established in the spirit of partnership, collaboration and intergovernmental facilitation.



We also request that you work collaboratively with the Department of Planning, Lands and Heritage to facilitate site due diligence and the land tenure amendments required given the site is located within a reserve currently under the management of the City of Nedlands.

The WA Government thanks the City of Nedlands for their support and looks forward to working with them on this important project.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Roger Cook".

**HON ROGER COOK MLA**  
DEPUTY PREMIER  
MINISTER FOR HEALTH, MENTAL HEALTH

- 3 AUG 2020

**13.7 Community Working Group (CWG)**

<b>Council</b>	Tuesday, 25 August 2020
<b>Applicant</b>	City of Nedlands
<b>Employee Disclosure under section 5.70 Local Government Act 1995</b>	Nil
<b>CEO</b>	Mark Goodlet
<b>Attachments</b>	1. Terms of Reference
<b>Confidential Attachments</b>	1. Candidate list - CONFIDENTIAL

**Executive Summary**

The purpose of this report is for Council to appoint a Councillor as Chairperson on the newly formed Community Working Group (CWG) following the process outlined in the Terms of Reference. This is following the Council Resolution from the Council Meeting on 26 May 2020 which states:

1. Endorse the Terms of Reference for Community Working Groups as per Attachment 1. Within the Terms of Reference, it states – A Councillor appointed as Chairperson by Council.

**Recommendation to Council****Council:**

1. **appoints Councillor (insert name) as Chairperson for the Community Working Group (CWG); and**
2. **endorses the 12 candidates, as per confidential Attachment 2, selected from the Ballot Selection Process held on the 12 August 2020 to formally establish the CWG.**

**Discussion/Overview**

The City of Nedlands agreed at the Council meeting on 26 May 2020 to proceed with establishing a CWG. This CWG would collaborate with the community to achieve the following:

- a common outcome in relation to assisting with the review and development of local planning policies; and
- other planning instruments to help facilitate and guide development within the City of Nedlands.

Terms of Reference were accepted at this Council meeting and this outlined the CWG Nomination process as provided for reference below:

The CWG will be established by the City of Nedlands following public invitation for nominations from interested persons. The CWG members will be randomly selected from the pool of applicants by the City of Nedlands using the method approved by Council.

The Community Working Group will consist of:

- A Councillor appointed as Chairperson by Council;
- 12 appointed members selected from the pool of applicants received; and
- A secretary, appointed by the CEO

**Key Relevant Previous Council Decisions:**

Ordinary Council Meeting 26 May 2020 – Item 13.11

**Council Resolution / Recommendation to Committee:**

Council:

1. endorses the Terms of Reference for Community Working Groups as per Attachment 1;
2. endorses the expression of interest and ballot selection process proposed in this report;
3. instructs the CEO to undertake a review of the LPP Consultation of Planning Proposals to include referral of material to the Community Working Group as part of the consultation process; and
4. requests the revised LPP Consultation of Planning Proposals be presented back to Council for consent to advertise in accordance with Schedule 2, Part 2, Division 2, Clause 5 Procedure for Amending Local Planning Policies of the Deemed Provisions, Planning and Development Regulations (Local Planning Schemes) 2015.

**Consultation**

To obtain Expressions of Interest for the CWG this was advertised as follows:

- Nedlands News advertisement in The Post on the 6 June 2020
- Your Voice page created and published on 15 June 2020
- Facebook from 6 June 2020

Due to incorrect age ranges being listed on Your Voice as listed in the Minutes of the Council Minutes on the 26 May 2020, two rounds of Expressions of Interest were advertised which caused a delay in this process being finalised:

- First Round – 15 June 2020 – 26 June 2020
- Second Round – 17 July 2020 - 31 July 2020

This community engagement generated 40 Expression of Interest responses from the community over the two rounds. Four applicants withdrew their interest prior to the Ballot Selection process on the 12 August 2020.

Two candidates were selected from each of the age categories outlined below. An additional selection was undertaken to select reserve candidates in case the initial candidates are unable to accept the position on the CWG.

16-34 years old  
35-44 years old  
45-54 years old  
55-64 years old  
65-74 years old  
75 years or older

All successful candidates have now been advised of their selection and accepted a place on the CWG.

All unsuccessful candidates will be advised by the 21 August 2020 and the Your Voice CWG page will be updated to finalise the outcome.

## **Strategic Implications**

### **How well does it fit with our strategic direction?**

Council developed a focused vision in 2011 that appropriately responds to the Community's vision aspirations. This vision guides the Strategic Community Plan.

Having a CWG will ensure the community has the opportunity to be a part of the future planning of the city.

### **Who benefits?**

The Ballot Selection process ensured that all age groups from 16-75 plus had the opportunity to be selected so was fair and equitable to all.

### **Does it involve a tolerable risk?**

Yes.

**Do we have the information we need?**

Yes. The candidates were selected by a panel which consisted of the Mayor, representatives from the City of Nedlands (Planning, Governance and Engagement) and an external representative.

The Ballot Selection was recorded on video to show a robust process had taken place.

**Budget/Financial Implications**

The 2020/21 budget approved a 0.4 FTE administration role to assist the Executive Assistant to the CEO. This role will also be a resource to support the CWG.

No other budget implications are expected as part of this CWG operating during 2020/21.

**Can we afford it?**

Yes. Only costs should be for the 0.4 FTE Administration role as outlined above under Budget/Financial Implications. Currently the CWG will be established for 12 months.

**How does the option impact upon rates?**

This decision impacts on rates to the extent of the 0.4 FTE appointment, approximately \$31,000.

## **Community Working Group – Terms of Reference**

### **Introduction**

The City of Nedlands is seeking nominations from community members for representation on the Community Working Group (CWG) to assist with the review of and development of local planning policies and other planning instruments to help facilitate and guide development within the City of Nedlands.

The CWG will assist in ensuring that the local planning policy reviews and development consider and respond to key matters of importance to the local community. The advice and input of the Community Working Group will be vital in preparing and developing draft local planning policies to the wider community.

It is anticipated that the CWG will comprise members representing residents, property owners and business owners throughout the City. The CWG members will be expected to attend regular fortnightly meetings facilitated by the City of Nedlands and chaired by a nominated Elected Member.

### **Community Working Group Nominations**

The CWG will be established by the City of Nedlands following a public invitation for nominations from interested persons. The CWG members will be randomly selected from the pool of applicants by a City of Nedlands using the method approved by Council.

The Community Working Group will consist of:

- A Councillor appointed as Chairperson by Council;
- 12 appointed members selected from the pool of applicants received; and
- A secretary, appointed by the CEO.

Working group members will be selected based on, general representation of the demographics of the City, being from the local community and stakeholder groups that are currently engaged in the implementation of LPS3 (includes residents affected by recent development projects or who have lodged a Development Application recently) and their willingness to provide constructive input to local planning policies and instruments.

## **TERMS OF REFERENCE (To be published and released online as part of nomination process)**

### **Background**

The gazettal of Local Planning Scheme No.3 has prompted the City to undertake a significant review and update of its suite of local planning policies and instruments to help facilitate and guide development within the City of Nedlands. To help support this process, the City is inviting members of the community to nominate to be involved in a Community Working Group.

### **Purpose**

The CWG will perform the vital role of being a conduit between the Council and the community and help to inform and identify local community priorities in the review and formulation of local planning policies and relevant planning instruments.

The objective is to engage directly with community representatives on key issues and areas of interest in developing local planning policies in an impartial manner.

### **Objectives of the CWG**

The objectives of the CWG are to:

- Foster stakeholder and community awareness and understanding of the precinct planning and local planning policy process;
- Foster stakeholder and community understanding of the development of precinct plans and local planning policies;
- Foster the City of Nedlands's awareness of community concerns and aspirations for the respective precinct areas;
- Obtain and provide input to the local planning policy development process for the precinct areas from a range of diverse perspectives; and
- Obtain and provide local input and knowledge into the development of appropriate local planning policies that are cognisant and responsive to the specific precinct areas.

The CWG is an advisory group, not a decision-making group. Decisions relating to the inclusion of material are the responsibility of the City of Nedlands administration and finally Council.

### **Membership**

Participation in the CWG is voluntary and open to key stakeholders and residents who live, work or have an interest in planning matters relating to the City.

The membership for the Community Working Group will comprise of the following:

- An Elected Member, who will be chosen by Council, will chair the CWG;
- A total of 12 of community members that meet the criteria of the CWG as defined in this Terms of Reference, being;
  - Representatives who are over 16 years of age;
  - Representatives from appropriate local community stakeholder groups; and
  - Community representatives who reflect a diversity of community views and interests and the various geographical areas of the City.

A City secretary will provide administrative assistance to the CWG. A City planner will provide advice as required to the CWG.

A maximum of 12 CWG members will be accepted unless there is a compelling reason for why there needs to be additional members, as determined by Council.

City of Nedlands staff will attend CWG meetings and provide technical input / advice as required and / or to observe deliberations. Consultants or relevant government agencies may also attend meetings to clarify matters or hear specific feedback from the CWG, at the discretion of the CEO.

### **Conflict of Interest**

A conflict of interest arises where City of Nedlands interest are, potentially or perceived, to be in conflict with the member's private interest and where these may be seen to influence the member's decisions and actions while participating in the CWG. If an actual or potential conflict of interest arises in relation to a particular topic, CWG members must inform the City of Nedlands and the rest of the CWG as soon as practicable.

As a guide financial / proximity interests are to be declared for members where an individual development is being discussed and the member lives next door to the property or owns the property. The same applies where less than 10% of the City's households are being affected by a policy or scheme amendment, a financial interest should be declared, and the member should abstain from participation.

Impartiality interests should be declared where a member is friends or kin with a person directly affected.

### **Protocols**

The following code of conduct is expected to be adhered all members of each Community Working Group.

## **Conduct**

Members are required to:

- Abide by any policy of Council regarding Working Groups;
- Act with honesty, good faith and integrity;
- Abide by the Terms of Reference as set out in this document;
- Actively participate in meetings;
- Declare any actual or perceived conflicts of interest at the commencement of the meeting;
- Represent the interests of their local community rather than individual interests or issues; and
- Maintain confidentiality of discussions within meetings. Members are not permitted to liaise with the media and represent either the opinions of council or the group.

## **Sharing of Information**

Members will not use any information disclosed at meetings for personal purposes or gains for either themselves or others (including financial gains) and maintain confidentiality of all information provided.

In particular, members are required not to use any Community Working Group for any public lobbying or political purposes, including use of social media to promote specific campaigns or strategies.

Any material breach of this code of conduct may result in immediate termination of membership.

## **Meeting Procedures**

All CWG members will be required to provide the City with contact details (email and phone number) to ensure that the City is able to communicate with CWG members throughout its existence and provide updates as and when required.

- Prior to any scheduled meeting, the City of Nedlands will provide all members with any relevant background materials, including meeting agendas and minutes, prior to any scheduled CWG meetings.
- CWG members will be given access to a dedicated online engagement portal to access relevant information and to ask any specific questions.
- The format of the meetings, as to where, when and how they will be conducted will be confirmed following appointment of the successful CWG members.

## **CWG facilitation**

The CWG may, from time to time, be facilitated by a representative from the City's Urban Planning Directorate where agreed by the Chairperson and the CEO, and will be an opportunity for the community to be directly involved in the development of the local planning policies and planning instruments. In attendance there will also be the relevant Urban Planner and when applicable, appointed consultants who have been engaged to provide expert advice and guidance.

The City of Nedlands in its capacity of a facilitator agrees to:

- Facilitate CWG meetings in a fair and unbiased manner;
- Ensure all members have an opportunity to make comments, ask questions and raise issues;
- Manage the meeting so that all agenda items are discussed within a reasonable timeframe
- and that meetings start and finish at the agreed time; and
- The facilitator may extend the finish time of a meeting or schedule another meeting if it is evident that further discussion on a specific item is warranted.

## **Members' responsibilities and outcomes**

- Members are appointed to the CWG to represent their local community and/or local organisation. Members will, to the best of their ability:
- Review and understand the background materials (to be provided prior to the workshops). This will help you get up to speed and come to the workshops ready to listen and contribute.
- Attend all meetings and site tours of the CWG;
- If absence from a meeting cannot be avoided, notify the City of Nedlands of their apology as soon as possible;
- Act in the interests of the local community and/or organisation they represent;
- Discuss feedback being raised by their local community and/or organisation;
- Provide a two-way communication channel between the project and the community, including dissemination of information provided by the City of Nedlands to their local community and/or organisation;
- Should members receive confidential or commercially sensitive information it will be clearly marked as such and must not be disseminated.

## **Differing views and consensus**

The aim of the CWG is to represent a diversity of viewpoints. It is not a requirement, or anticipated, that consensus will always be reached among members on the topics

discussed. Where group members hold a range of perspectives on a topic, the differing viewpoints will be noted and taken into consideration.

### **Media protocol**

CWG members agree to speak to the media only on their own behalf, not as a member of the CWG. A member of the CWG will be selected to speak to the media on behalf of the CWG if required. If the nominated person is approached by the media for an interview or comment, the CWG member agrees to notify the City of Nedlands prior to providing a response. No member may discuss views expressed by another member without their knowledge and consent. The City of Nedlands will not publicly identify any CWG members in the media without their knowledge and consent.

### **Privacy**

All CWG members will be required to provide the City of Nedlands with contact details to allow for distribution of meeting notes and communication between meetings.

The City of Nedlands will not provide contact details to any other party without the consent of the CWG member/s in question.

All CWG members are free to discuss the outcomes of the meetings with other people, however the specific views and opinions of other reference group members are confidential and not to be shared outside the reference group.

Any published documents relating to the CWG, including agendas and minutes of the CWG meetings will have names removed.

### 13.8 **Broadway, Waratah Village and Nedlands Town Centre – Local Distinctiveness Study and Context Analysis**

<b>Committee</b>	N/A – CEO Report
<b>Council</b>	25 August 2020
<b>Applicant</b>	City of Nedlands
<b>Employee Disclosure under section 5.70 Local Government Act 1995</b>	Nil
<b>Director</b>	Peter Mickleson – Director Planning & Development
<b>Previous Item</b>	PD36.20 – Built Form Modelling, Broadway, Waratah Village and Nedlands Town Centre
<b>Attachments</b>	<ol style="list-style-type: none"> <li>1. Broadway Local Distinctiveness Study and Context Analysis</li> <li>2. Nedlands Town Centre Local Distinctiveness Study and Context Analysis</li> <li>3. Waratah Village Local Distinctiveness Study and Context Analysis</li> </ol>
<b>Confidential Attachments</b>	<ol style="list-style-type: none"> <li>1. Broadway – Individual audit sheets</li> <li>2. Nedlands Town Centre - Individual audit sheets</li> <li>3. Waratah Village - Individual audit sheets</li> </ol>

#### **1.0 Executive Summary**

This report is presented to Council to provide the local distinctiveness study and context analysis for the Nedlands Town Centre, Broadway and Waratah Village precincts.

#### **Recommendation to Council**

##### **Council:**

- 1. receives the local distinctiveness studies and context analyses for the Broadway, Nedlands Town Centre and Waratah Village precincts.**
- 2. instructs the CEO to include reference to the local distinctiveness studies and context analyses in assessment of development applications within these precincts to inform assessment of existing local character.**
- 3. notes that the local distinctiveness studies and context analyses will inform the development of the built form modelling and subsequent localised built form controls for these precincts.**

### 3.0 Background

Local Planning Policy: Interim Built Form Design Guidelines – Broadway Mixed Use Zone (Interim Broadway LPP) was presented to the 26 May 2020 Ordinary Council Meeting for adoption following advertising. In addition to adopting the Interim Broadway LPP, Council also resolved as follows:

- b. present to Council for adoption at the July Council Meeting, a report on Deliverables 1 and 2, as part of the work Hassell Consultants are undertaking for the Broadway Precinct, to assist decision-makers in assessing Development Applications in the Precinct.

In accordance with this resolution, Administration presented a report on Deliverables 1 and 2 to the 28 July 2020 Ordinary Council Meeting. At the time of writing the report, Deliverables 1 and 2 were not yet finalised, and so Administration recommended the following:

Council instructs the Chief Executive Officer to continue with the planned schedule of works relating to built form modelling for the Nedlands Town Centre, Broadway and Waratah Village precincts and that such work is to inform the development of the Draft Precinct Local Plans and be presented back to Council as soon as possible.

In relation to this report, Council resolved as follows:

Council instructs the Chief Executive Officer to:

1. Continue with the planned schedule of works relating to built form modelling for the Nedlands Town Centre, Broadway and Waratah Village precincts and that such work is to inform the development of the Draft Precinct Local Plans and a draft report be presented to Council at the August 2020 Council Meeting; and
2. Formally receive the Palassis Architects authored City of Nedlands Municipal Inventory Review Report from 2011/2012 and make it publicly available as a digital reference document for built form/character/heritage, brief Council on the next scheduled Municipal Inventory review, and thank Palassis Architects for their work.

In accordance with this resolution, Administration is presenting this report to Council to provide the local distinctiveness study and context analysis for the Nedlands Town Centre, Broadway and Waratah Village precincts, which have now been finalised. This report will also respond to Resolution 2, relating to the Municipal Inventory review.

## 4.0 Discussion

The City has engaged Hassell to undertake built form modelling for the Broadway, Nedlands Town Centre and Waratah Village precincts. This work is comprised of the following deliverables:

1. Local distinctiveness study
  - Includes a block-by-block, on-the-ground survey of the existing built form within the precinct.
  - Reviews the characteristics of the existing built form that informs the character of the place.
2. Context analysis
  - Identifies the key physical, community and governance considerations relevant to the precinct.
  - Reviews the existing location and quality of the public realm within the precinct.
3. Built form modelling
  - Assess the most appropriate massing, typology and building height for each street block within the precinct.
  - Built form controls based on modelling.
  - A suite of diagrams and text to illustrate the most appropriate building envelope for each street block, which can be used to inform community engagement (community engagement itself is not included in this deliverable).

### **Local distinctiveness study and context analysis**

The local distinctiveness studies and context analyses for each precinct are now finalised and are presented to Council as Attachment 1 (Broadway), Attachment 2 (Nedlands Town Centre) and Attachment 3 (Waratah Village).

The individual audit pages for each property within the three precincts, which were used to inform the local distinctiveness studies, will also be provided to Council as confidential attachments.

For each precinct, the local distinctiveness study sets out the following:

- Context plans
  - Precinct plan
  - Regional context
  - Sub-regional context
  - Local context
- Built environment
  - Activity and land use
  - Topography

- Built form
- Building heights
- Building footprint
- Building setbacks
- Facades and materials
- Heritage and character
- Public realm
  - Existing landscape character
  - Tree species
  - Public realm and open spaces
- Movement
  - Movement networks
- Urban design principles

For each precinct, the context analysis sets out the following:

- Community context
  - Culture, values and identity
  - People, employment and housing
- Governance context
  - Strategies and plans
  - Local planning schemes
  - Local planning policies
  - Previous studies

As this component of the work has now been finalised, Administration will be able to use them to inform assessment of development applications within the Broadway, Nedlands Town Centre and Waratah Village precincts. The local distinctiveness studies and context analyses will also form a key input into the built form modelling for each precinct.

### **Built form modelling**

The built form modelling will test three different development intensity scenarios for each precinct: low, medium and high. The details of the three scenarios are unique to each precinct, based on the existing zoning under LPS 3, and existing policy work undertaken. By basing modelling around these scenarios, the consultants will be able to test different forms of development in each precinct and derive the most appropriate building envelope for each street block.

This work is intended to inform the development of local planning policies for each precinct as detailed below:

Precinct	Stage of policy development
Broadway	<ul style="list-style-type: none"> <li>• Interim Broadway LPP adopted by Council for advertising January 2020 (Mixed Use zone only)</li> <li>• Interim Draft LPP advertised February – March 2020</li> <li>• Interim Broadway LPP adopted by Council May 2020</li> <li>• Community engagement, to explore the outcomes of the built form modelling, scheduled for August 2020</li> <li>• Draft local planning policy scheduled to be presented to Council for adoption to advertise October 2020</li> </ul>
Nedlands Town Centre	<ul style="list-style-type: none"> <li>• Community engagement undertaken August 2019</li> <li>• Draft local planning policy adopted by Council for advertising September 2019</li> <li>• Draft local planning policy advertised March – April 2020</li> <li>• Further community engagement, to explore the outcomes of the built form modelling, scheduled for September 2020</li> <li>• Draft local planning policy scheduled to be presented to Council for adoption to advertise November 2020</li> </ul>
Waratah Village	<ul style="list-style-type: none"> <li>• Community engagement undertaken November 2019</li> <li>• Further community engagement, to explore the outcomes of the built form modelling, scheduled for October 2020</li> <li>• Draft local planning policy scheduled to be presented to Council for adoption to advertise February 2021</li> </ul>

As noted above, each precinct will follow its own schedule for community engagement and for the draft local planning policy being presented to Council for adoption to advertise.

### **Municipal Inventory Review**

In response to Administration's 28 July 2020 report on the Hassell work, Council also made a Resolution in relation to the City of Nedlands Municipal Inventory Review Report 2011/2012, completed by Palassis Architects (Palassis Report). This Resolution required Administration to publish the Palassis Report and advise Council on when the next Municipal Inventory review is scheduled to take place.

In accordance with Council's 28 July 2020 Resolution, the Palassis report has been placed on the City's website, along with the 2014 review of this document.

The Municipal Inventory is reviewed by the City every five years. The last review took place in October 2018, meaning that the next review is scheduled for late 2023.

## **5.0 Consultation**

Each precinct has its own community engagement schedule, as noted in the Discussion section above and the community will continue to be consulted as the Precinct Plans are developed into local planning policies.

## **6.0 Strategic Implications**

### **How well does it fit with our strategic direction?**

The built form modelling work, once complete, will inform the development of local planning policies for areas which have been rezoned and up coded under Local Planning Scheme No. 3.

### **Who benefits?**

The community within and surrounding the precinct areas will benefit once the local planning policies are in place.

### **Does it involve a tolerable risk?**

The built form modelling work is considered to reduce the risk of developing policies which are not based on sound town planning principles.

### **Do we have the information we need?**

Deliverables 1 (Local Distinctiveness Study) and 2 (Context Analysis) have now been finalised for each precinct.

## **7.0 Budget/Financial Implications**

### **Can we afford it?**

Funding for the built form modelling work has already been approved.

### **How does the option impact upon rates?**

There will be no impact on rates as the work is covered by the approved budget.

## **8.0 Statutory Provisions**

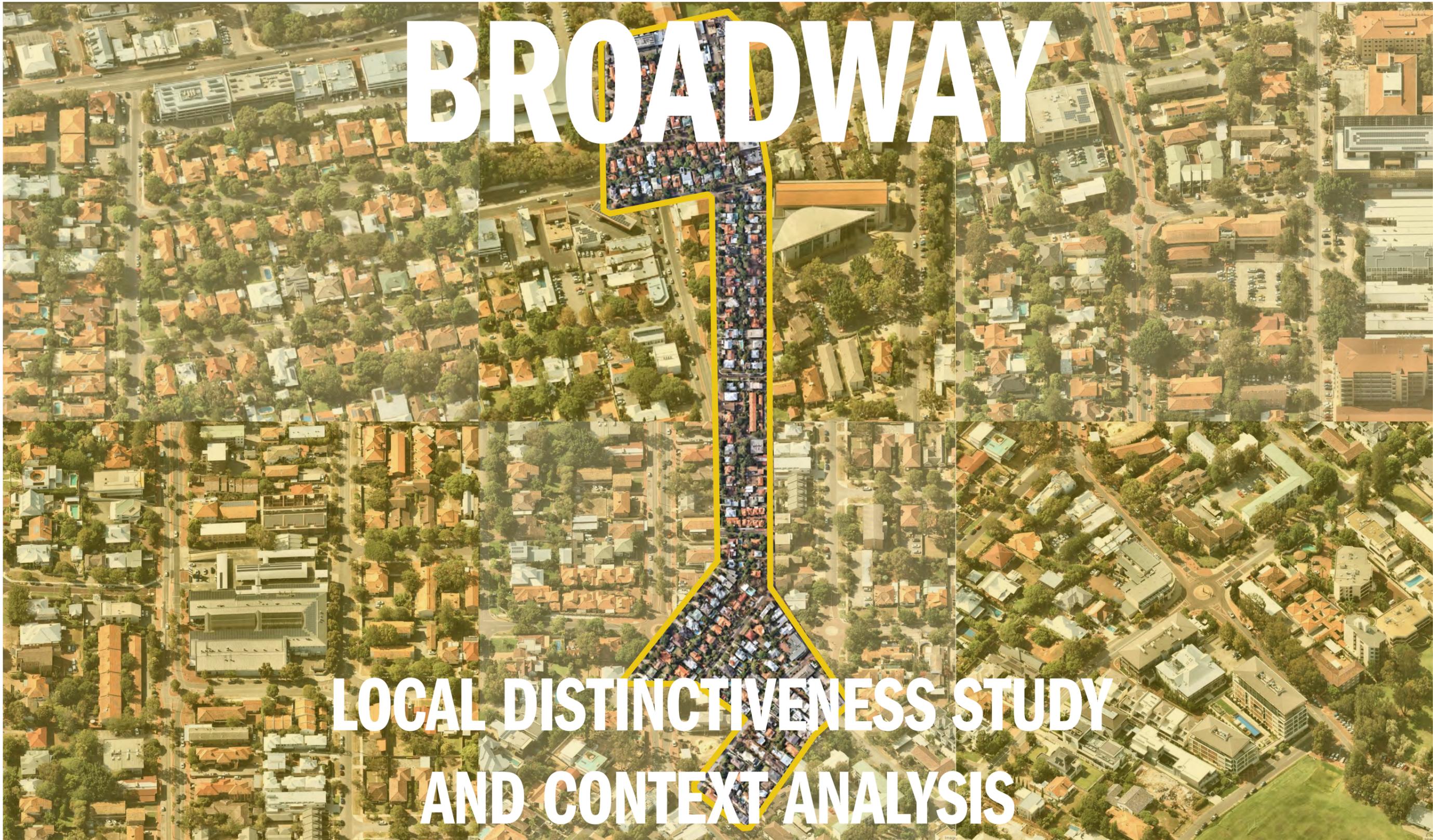
### ***Planning and Development (Local Planning Schemes) Regulations 2015***

Following completion of the built form modelling body of work, the resultant local planning policies for each precinct will be prepared in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The afford the built form controls appropriate additional statutory weight, they are intended to be incorporated into the City's Local Planning Scheme No. 3 through scheme amendments.

## **9.0 Conclusion**

The purpose of this report is to provide Council with the local distinctiveness studies and context analyses for the Broadway, Nedlands Town Centre and Waratah Village precincts. These pieces of work can now be used to inform assessments of development applications in the Broadway, Nedlands Town Centre and Waratah Village precincts and will form a key input into the built form modelling for each precinct.





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<b>1.</b>	<b>Introduction</b>	<b>1</b>
<b>2.</b>	<b>Context Plans</b>	<b>2</b>
<b>3.</b>	<b>Built Environment</b>	<b>7</b>
<b>4.</b>	<b>Public Realm</b>	<b>25</b>
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<b>7.</b>	<b>Context Analysis</b>	<b>40</b>

# 1. INTRODUCTION

## Local distinctiveness is the positive features of a place and its communities which contribute to its special character and sense of place (CABE, 2000)

The City of Nedlands is experiencing an unprecedented level of development interest in response to the gazettal of the City's Local Planning Scheme 3 (LPS3) in April 2019.

The new scheme rezoned and recoded core Growth and Transition areas within the City, of which Broadway is one such Precinct. The intent is for the City to refine the built form controls within these growth and transition areas to better reflect the local context and support a unique sense of place. The City has also prepared an interim Built Form Design Guidelines – Broadway Mixed Use Zone Local Planning Policy in the aid of guiding the rezoned and recoded land.

Before revised planning provisions are established, it is fundamental to understand the current local distinctiveness of the Precinct, which can inform the future character of the place.

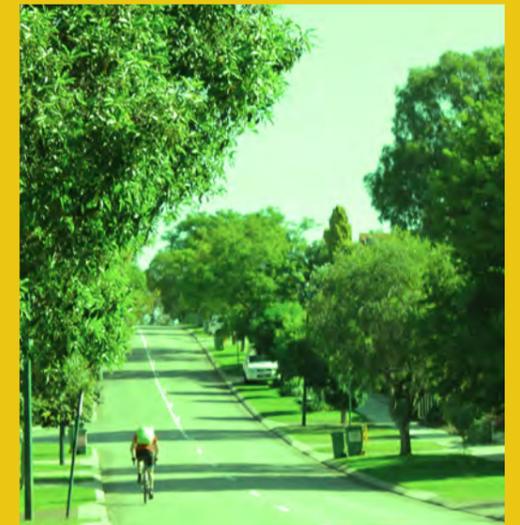
In 2000, the UK's Commission for Architecture and the Built Environment (CABE) prepared the "By Design - Urban design in the planning system: towards better practice" which highlighted the importance of local distinctiveness in assisting in defining and informing planning provisions. The study described local distinctiveness as "the positive features of a place and its communities which contribute to its special character and sense of place".

This local distinctiveness study is not a formal assessment of architectural style or heritage; it is a review of the characteristics of the existing built form that inform the character of the place. The focus has been to uncover elements that make a positive contribution to local distinctiveness and the opportunities for enhancement.

The key urban design features that impact local distinctiveness have been derived from an understanding of the State Planning Policy 7.0 Design of the Built Environment, which advocates for higher quality design outcomes. The qualities of place are influenced by the following design principles of context and character, landscape quality, built form and scale, functionality and build quality, sustainability, amenity, legibility, safety, community and aesthetics.

The study addresses the design elements within the broad categories of the built environment and the public realm to identify opportunities to inform and enhance local distinctiveness.

To complement the study, an extensive audit of the Precinct was undertaken. The review includes a block-by-block, on-the-ground survey of the existing built form within the Precinct. The analysis has also been informed by the ten design principles of State Planning Policy 7.0 Design of the Built Environment.



# 2. CONTEXT PLANS

The Broadway Precinct site including its Sub-Precinct, Regional, Sub-Regional and Local Contexts.



# SITE AND SUB-PRECINCTS PLAN

This map shows the Broadway Precinct site and its Sub-Precincts referred to throughout this study.

The Broadway Precinct occupies approximately 26.8ha of land area with 231 lots ranging from 219m<sup>2</sup> to 3,818m<sup>2</sup>.

It is important to note that these Sub-Precincts do not imply built form pasterns or groups, but are for illustrative purposes in this document only.

## NORTHERN SUB-PRECINCT

→ North of Edward Street

## CENTRAL SUB-PRECINCT

→ Located between Edward Street and Princess Road

## SOUTHERN SUB-PRECINCT

→ South of Princess Road

**Legend:**  
 Precinct Boundary  
 Sub-Precinct Boundary

Aerial map sourced from Nearmap (file dated 2020)



Figure 1: Precinct Plan

# REGIONAL CONTEXT

The Broadway Precinct is located within the central sub-region of the Perth Metropolitan area. The State Planning Policy 4.2 - Activity Centres for Perth and Peel, outlines that activity centres are hubs of activity and support mixed use, including retail, commercial and residential land uses integrated with a high-frequency public transport system.

The objective is to ensure a suitable distribution of activity centres to meet different levels of community need and enable employment, goods and services to be accessed efficiently and equitably by the community. Activity centres are hubs of activity and support mixed use, including retail, commercial and residential land uses integrated with a high-frequency public transport system. The Broadway Precinct is surrounded by a number of activity centres that meet the different needs of the community.

The Precinct is a large Neighbourhood Centre that encompasses retail, commercial and educational land uses within 5.5km of the Perth Central Business District. The Precinct is located 2km from the Claremont Secondary Centre and 4km of the Subiaco Secondary Centre.

The Broadway Precinct is comprised of three nodes of activity. To the north, two areas are addressing neighbourhood needs, and a smaller mixed use centre mainly addresses local needs to the south. Importantly, the Precinct plays an essential role as an interface to the larger UWA-QEII Specialised Activity Centre to the east and the low-density residential areas to the west.

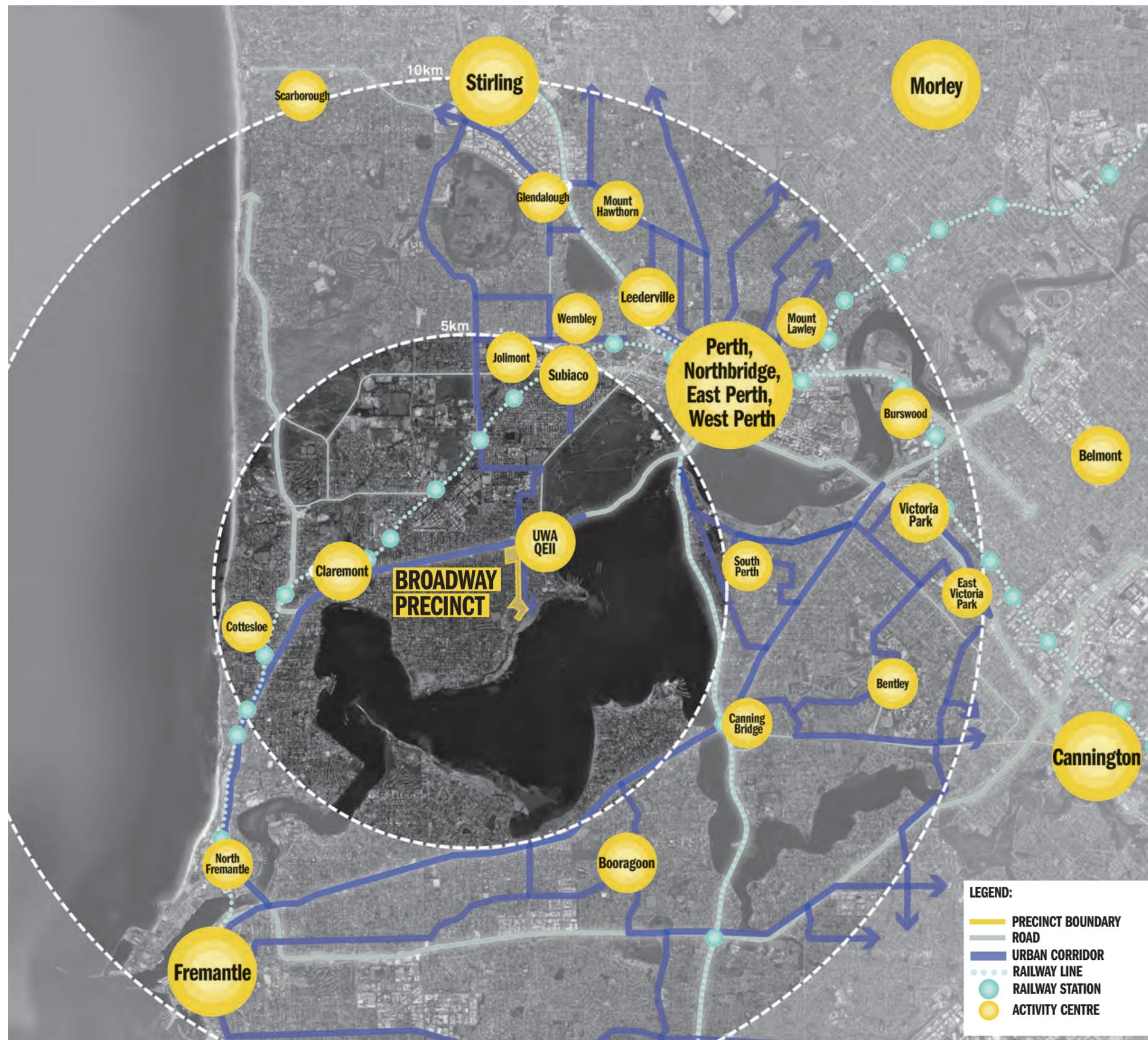


Figure 2: Regional Context

# SUB-REGIONAL CONTEXT

The City of Nedlands is an inner-city local government within the greater Perth Metropolitan area. Nedlands is situated 5.5km from the Perth central business district (CBD), and covers approximately 20km<sup>2</sup>.

The City has four distinct areas namely the Coastal, Hollywood, Melvista and Dalkeith wards. The City is well serviced with recreational facilities such as the HBF Stadium, Cottesloe Golf Club, Swanbourne Beach and

picturesque parks along the Swan River. Primary and secondary schools, including the John XXIII College, provide high-quality education services. Large areas of the City are traditional, low-rise residential development, nestled within tree-lined streets.

The Broadway Precinct is located between the larger activity centres of Claremont, Subiaco and the Perth CBD. At the eastern interface of the City there are key state

destinations such as the University of Western Australia and QEII Medical Campus and Hospital. Nedlands is bounded by the local government areas of Perth, Subiaco, Cambridge, Cottesloe and Claremont.

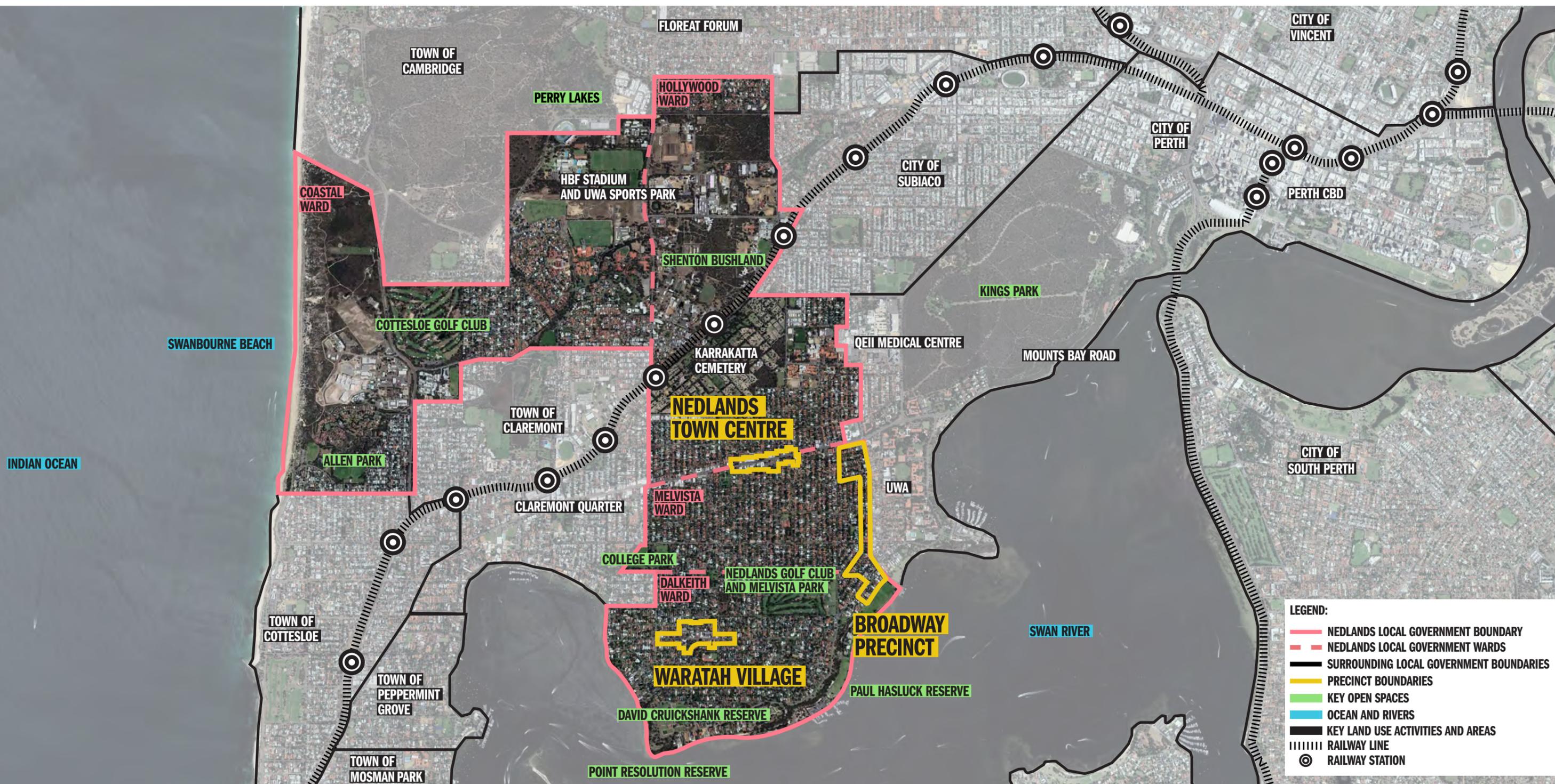


Figure 3: Sub-Regional Context

# LOCAL CONTEXT

The Broadway Precinct is located within the City of Nedlands' Melvista and Dalkeith wards, bounded by the roads of Stirling Highway and Broadway. The Broadway Precinct is a low to medium rise urban growth area that provides a transition to the lower development intensity of the surrounding Precincts. The City's Local Planning Strategy identifies the Precinct as an integral element of the Nedlands area that accommodates a range of uses including the UWA-QEII Specialised Centre's health, education and research functions that are particularly knowledge based.

The QEII Medical Centre is situated directly north of the Broadway Precinct, with UWA to the east and the Claremont Secondary Activity Centre to the west. In general, the Precinct is surrounded by single residential dwellings on large lots with well-established tree-lined streets situated on an undulating topography. Retail and commercial uses are dispersed throughout the Precinct, primarily at the northern and southern ends of Broadway. Surrounding activity centres influence the scale of retail and commercial land use within the Precinct. The State Planning Policy 4.2 - Activity Centres for Perth and Peel identifies the UWA-QEII as a specialised activity centre.

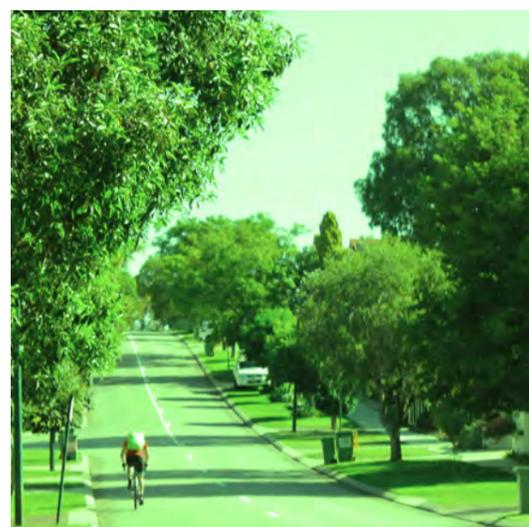
As the Broadway Precinct is situated adjacently south and west of this centre, the Precinct must support the centre through the development of complementary activities that support the primary function of the health, education and research. Due to this, the Broadway Precinct provides for a mix of retail and commercial uses as well as knowledge based and educational uses which support the aims of the UWA-QEII Specialised Centre. The Precinct also includes low to medium rise residential uses, with medium to high scale residential uses at the southern end of the Precinct with views of the Swan River.



Figure 4: Local Context

# 3. BUILT ENVIRONMENT

An exploration of the elements that form the built environment within the Precinct.



# ACTIVITY AND LAND USE

Well-loved places can generate higher levels of activity as people are willing to dwell and enjoy what a place has to offer. The activity within a Precinct is usually a reflection of the level of land-use diversity. Greater diversity results in more housing options, increased retail and commercial opportunities, higher levels of social interaction, reduced concerns relating to crime and improved access to transport. Land use and transport options within a Precinct should meet the diverse needs of the community.

Quality Precincts provide a mix of land uses that meet the current and future needs of the community. Residential, commercial, retail and civic uses should be integrated and designed in such a way as to support active transport options, reflecting the Precincts hierarchy within the City's network of activity centres. Research indicates that mixed land use development can enhance the economic vitality and perceived security of an area by increasing the number of people on the street and in public spaces.

Within the Precinct, higher levels of activity are located along Broadway and Stirling Highway, taking advantage of the higher-order movement networks. In several locations, low to medium rise office use abuts residential use. There are generally three areas that specifically respond to local needs:

- Cafés at the intersection of Stirling Highway and Broadway
- The Broadway Fair Shopping Centre (albeit outside of the Precinct area)
- Cafés close to the intersection of Hillway and Broadway.

Significant areas of the Precinct accommodate single residential development, with multi-residential and mixed use located to the south of the Precinct.

Opportunities within Broadway are:

- To more clearly define the nodes of higher levels of activity within the Precinct
- Provide provisions to ensure built form provides for fine grain, active ground plane within activity nodes
- Locate increased development potential in areas that are already displaying increased levels of activity
- Ensure suitable interface, and edges treatments between different land use within the Precinct
- Increased diversity of housing typologies
- Ensure land use integration with current and future transport outcomes, with a pedestrian first focus.

## AREAS OF INCREASED ACTIVITY

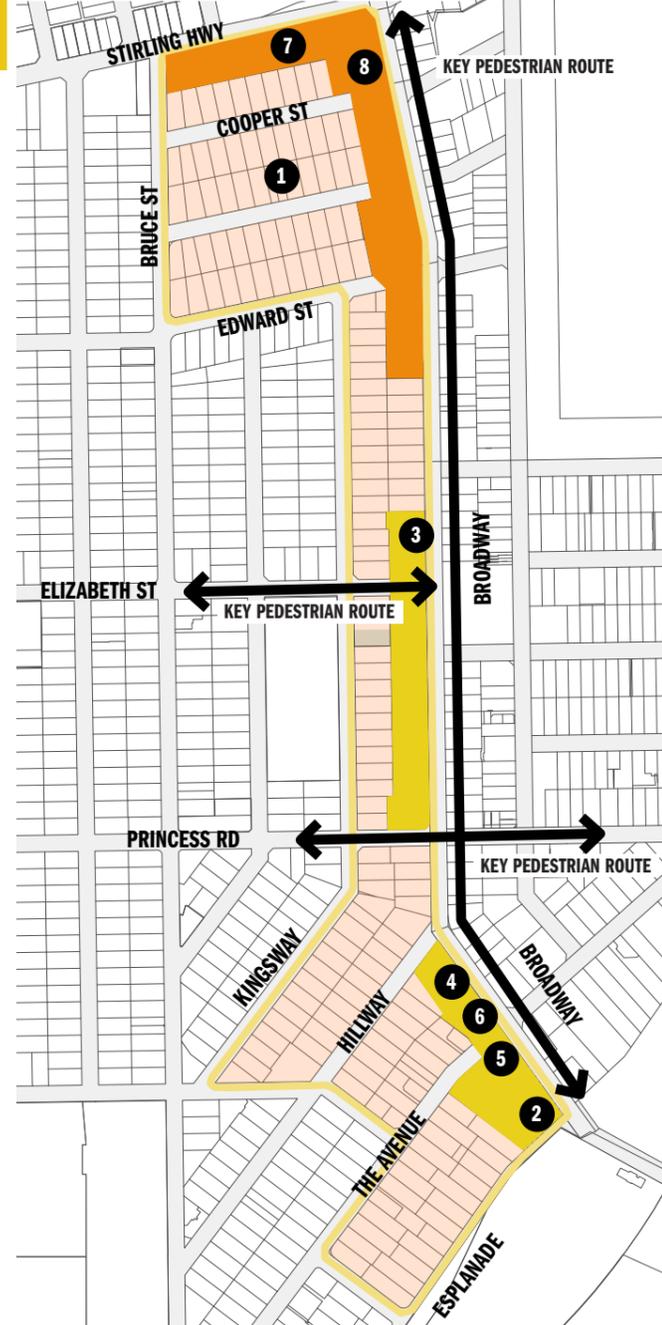
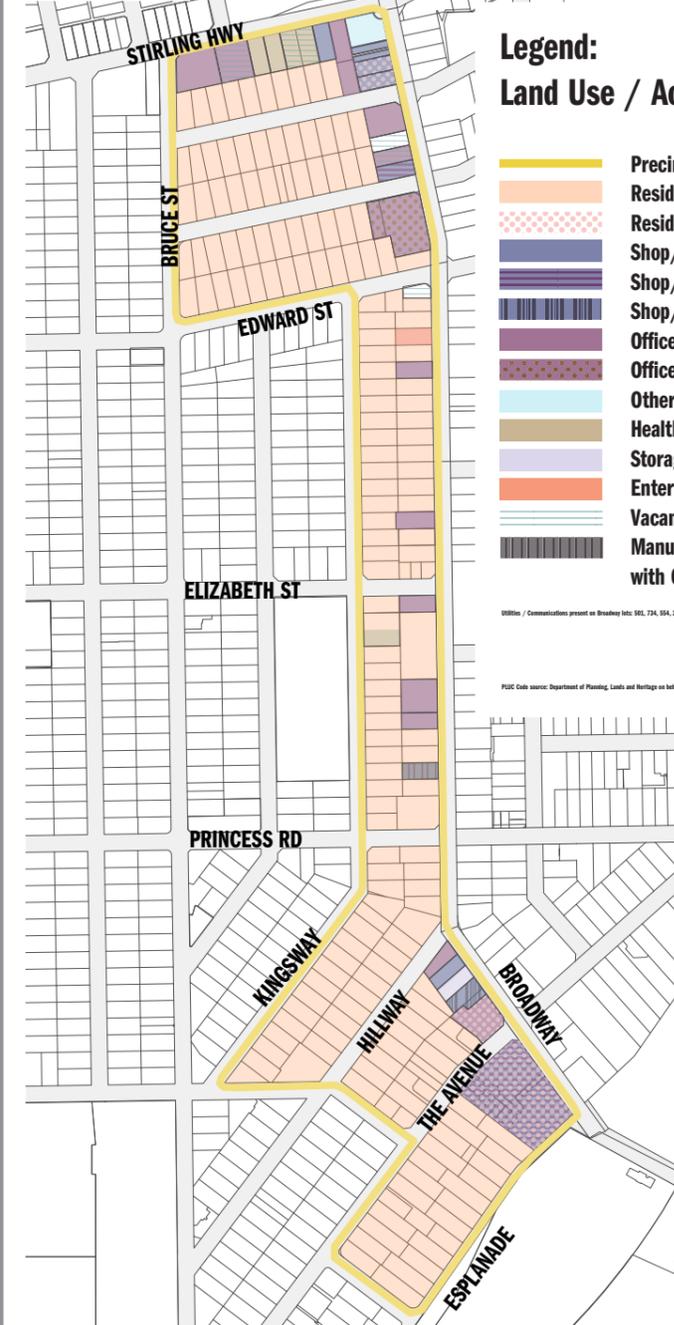


Figure 5: Areas of Increased Activity

## LAND USE



**Legend:**  
Land Use / Activity (PLUC Codes)

- Precinct Boundary
- Residential
- Residential (above other land uses)
- Shop/Retail
- Shop/Retail with Office/Business
- Shop/Retail with Manufacturing/Processing/Fabrication
- Office/Business
- Office/Business with Health/Welfare/Community Services
- Other Retail
- Health/Welfare/Community Services
- Storage/Distribution
- Entertainment/Recreation/Culture
- Vacant Floor Area
- Manufacturing/Processing/Fabrication with Office/Business

PLUC Code source: Department of Planning, Lands and Heritage on behalf of the Western Australian Planning Commission (2011/17).

Figure 6: Land Use

### ACTIVITY

#### LOW

##### RESIDENTIAL



→ Single-residential  
→ Low level of activity



→ Multi-residential  
→ Low to moderate level of activity

#### MODERATE

##### OFFICE SPACE



→ Real estate agent, dentist and data analysis company and the consulate of France  
→ Moderate level of activity

##### CAFE



→ Shop and Retail  
→ Moderate level of activity

##### HOTEL



→ Shop and Retail with Office and Business  
→ Moderate level of activity

##### MIXED USE COMPLEX



→ Shop and Retail with Office and Business and Residential above  
→ Moderate level of activity

#### HIGH

##### HIGHWAY COMMERCIAL



→ Health and office uses  
→ Moderate to high level of activity abutting Stirling Highway

##### LOCAL CAFÉS



→ Shop and retail, café, office and service station uses  
→ High level of activity

# TOPOGRAPHY

The topography of a place is the arrangement of the natural and artificial physical features of an area; an essential factor is the natural ground levels. The level of the ground before any excavation or filling of a site is referred to as the 'natural ground level', whereas the 'finished ground level' is once development has 'finished' with building floor plate, paving, asphalt or landscape. Importantly, the natural ground levels and undulation of a site can impact the style of development that can be proposed in an area.

The undulation of the land within the site can profoundly impact the ability to develop buildings. If the gradient of the site is too steep, then it may adversely affect the ability to develop the land, through restrictions on access, poor amenity outcomes or high financial cost. Alternatively, a sloping site may support a creative approach to inspire innovative architecture.

There is significant change in topography across the Broadway Precinct (Section A). Along the length of Broadway, the land rises between Edward and Elizabeth Street before falling again at Hillway (Section A and H). The natural ground level then continues to fall toward the Esplanade and the Swan River (Section H). A natural ridgeline running north-south provides differences in natural ground levels from Bruce Street and Kingsway to Broadway (Section D, E, F, G and H). Importantly the topography of land abutting Broadway has a significant impact on built form (Section D, E, F and G). Sites to the west of Broadway general rise above the road reserve and sites to the east are generally lower. The gradient is significant with access to lots on the west of Broadway being impacted. There are areas where the gradient of the site has resulted in a poor interface between Broadway and private development.

At a site scale, the challenges to development can be significant, with the design of built form needing to respond to the primary street interface, refine access and contemplate appropriate setbacks. In some circumstances, the proposed development may result in the excavation of the site, and any adverse impacts would need to be ameliorated. Across the Precinct, however, the change in gradients provides urban framing opportunities and ability to take advantage of sightlines across the Precinct and beyond.

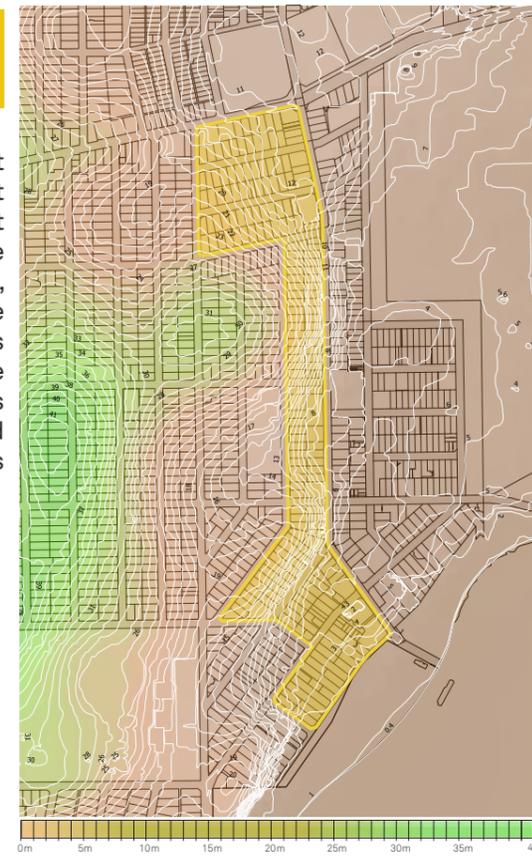


Figure 8: 1m Contours Across the Broadway Precinct

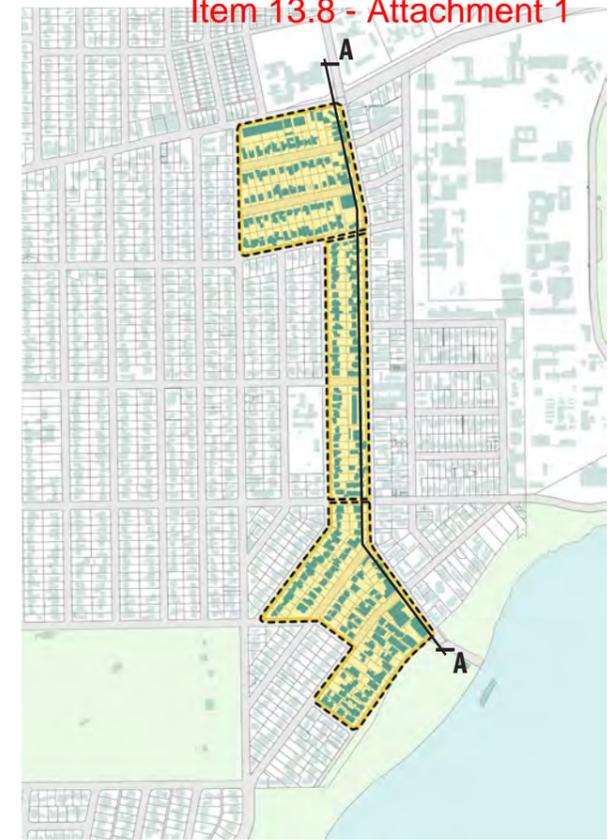
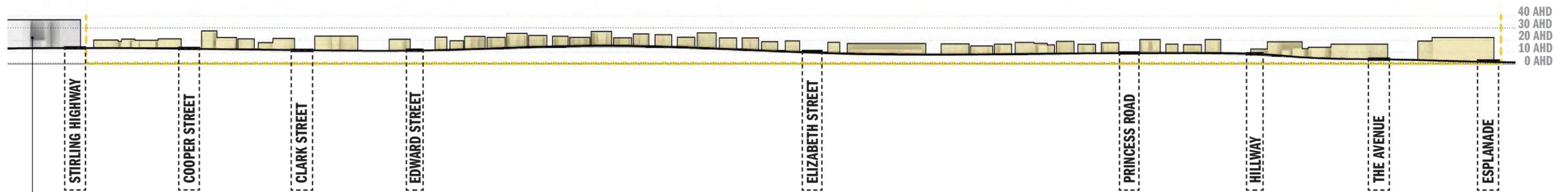


Figure 9: Location of Cross Section A

Figure 7: Topography - Section A

## SECTION A - TOPOGRAPHY OF THE PRECINCT ALONG BROADWAY, IDENTIFYING EXISTING BUILDING HEIGHTS



UWA SCHOOL OF  
POPULATION AND GLOBAL  
HEALTH

### Legend: Sections

- Precinct Boundary
- Natural Ground Level
- Sea Level
- Existing Built Form Within The Precinct
- Existing Built Form External To Precinct

# TOPOGRAPHY

Figure 10: Topography - Section A1

## SECTION A1 - TOPOGRAPHY OF THE PRECINCT WITHIN NORTHERN SUB-PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS

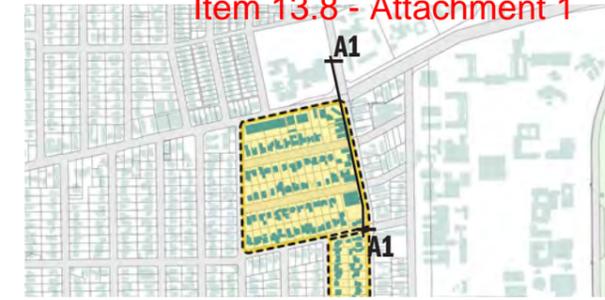
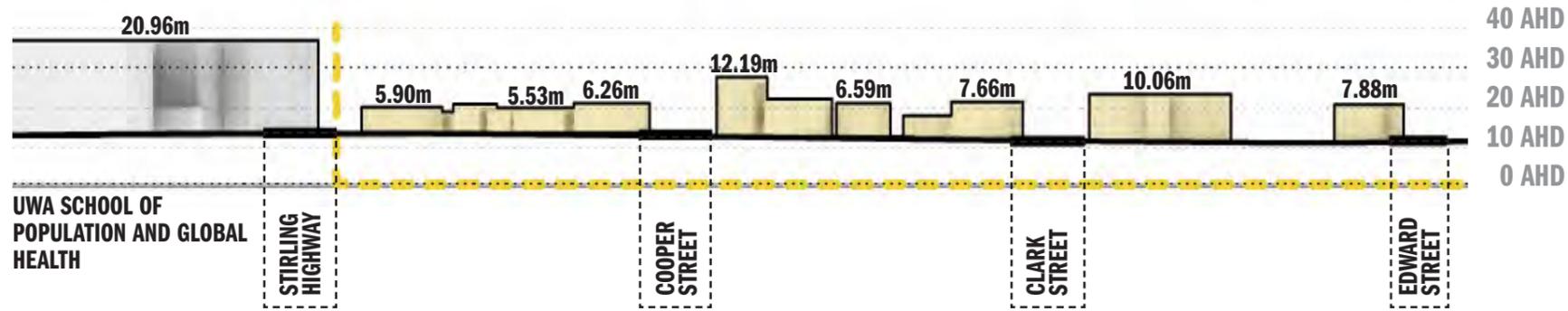


Figure 11: Location of Cross Section A1

Figure 12: Topography - Section A2

## SECTION A2 - TOPOGRAPHY OF THE PRECINCT WITHIN CENTRAL SUB-PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS

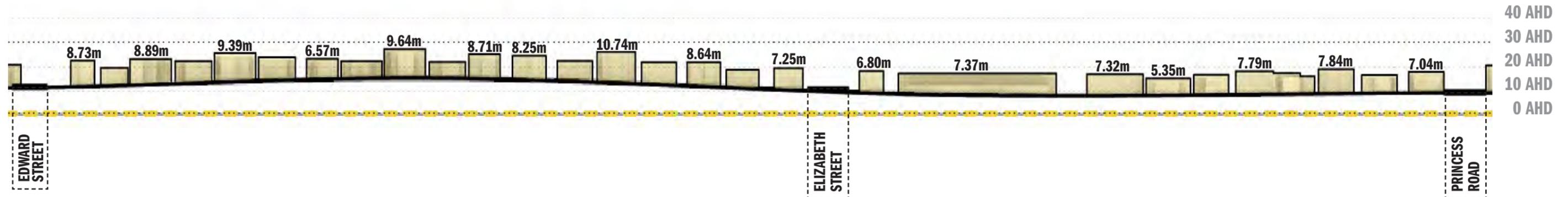


Figure 13: Location of Cross Section A2

Figure 14: Topography - Section A3

## SECTION A3 - TOPOGRAPHY OF THE PRECINCT WITHIN SOUTHERN SUB-PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS

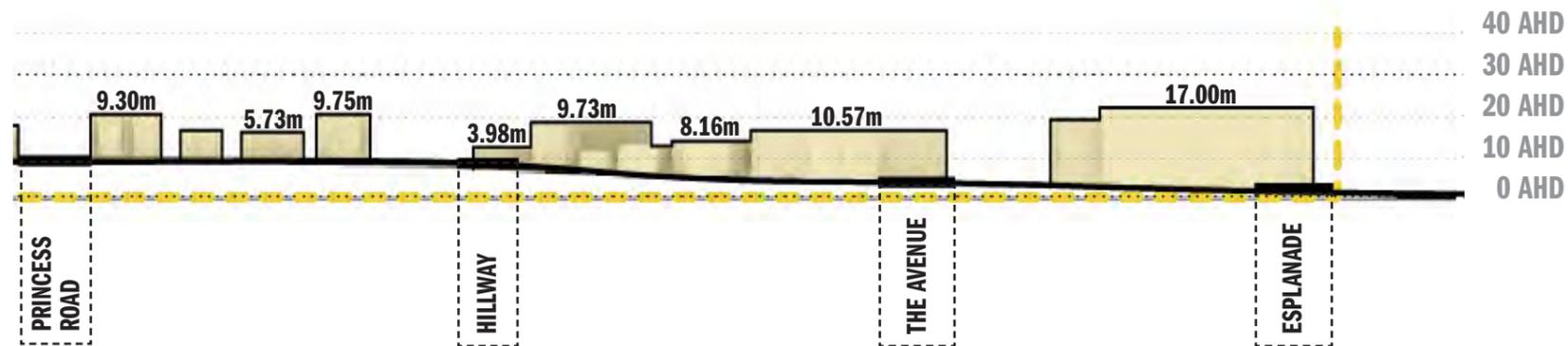


Figure 15: Location of Cross Section A3

### Legend: Sections

- Precinct Boundary
- Natural Ground Level
- Sea Level
- Existing Built Form Within The Precinct
- Existing Built Form External To Precinct
- 8.16m Building Heights

### Legend:

- Precinct Area
- Sub-precinct Boundary
- Existing Building Footprint Within Precinct
- Existing Building Footprint External To Precincts

Building data sourced from the City of Nedlands Building Footprints (file dated 2013), Data WA Building Heights (file dated 2016) and Sea Level Data sourced from City of Nedlands Topography Data (file dated 2017)

# TOPOGRAPHY

Figure 16: Topography - Section B

## SECTION B – TOPOGRAPHY OF THE PRECINCT WITHIN NORTHERN SUB-PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS

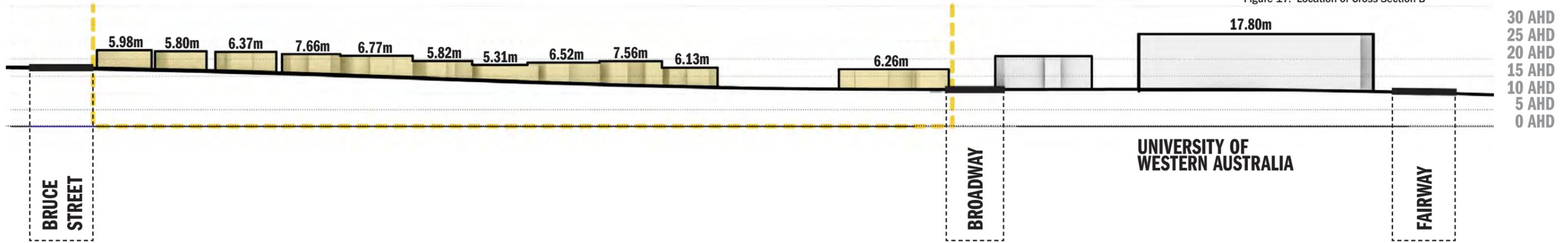


Figure 17: Location of Cross Section B

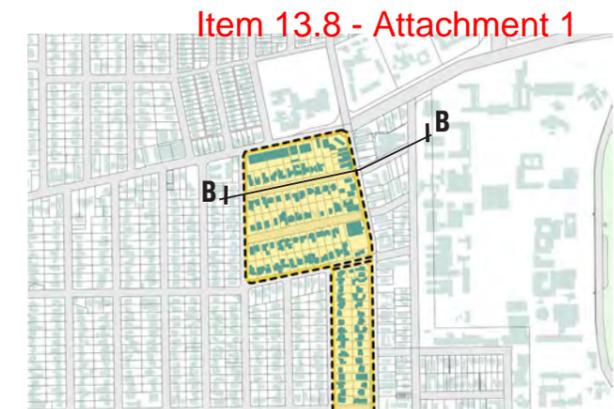


Figure 18: Topography - Section C

## SECTION C – TOPOGRAPHY OF THE PRECINCT WITHIN NORTHERN SUB-PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS

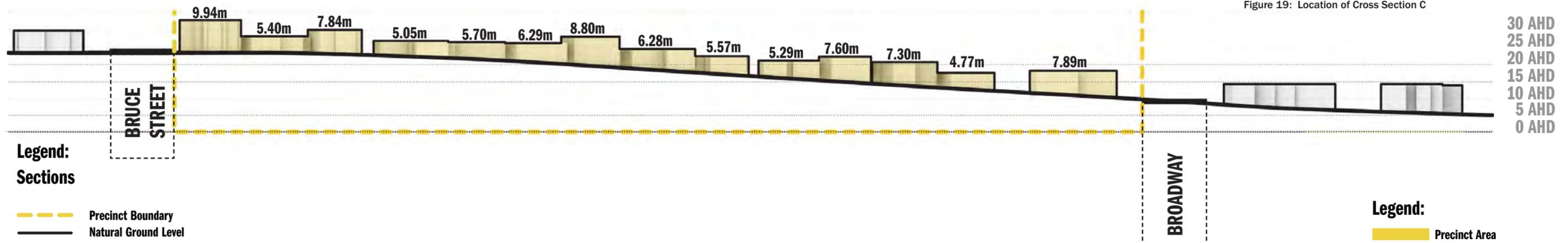


Figure 19: Location of Cross Section C



**Legend:**  
**Sections**

- Precinct Boundary
- Natural Ground Level
- Sea Level
- Existing Built Form Within The Precinct
- Existing Built Form External To Precinct
- 8.16m Building Heights

**Legend:**

- Precinct Area
- Sub-precinct Boundary
- Existing Building Footprint Within Precinct
- Existing Building Footprint External To Precincts

Building data sourced from the City of Nedlands Building Footprints (file dated 2013), Data WA Building Heights (file dated 2018) and Sea Level Data sourced from City of Nedlands Topography Data (file dated 2017)

# TOPOGRAPHY

Figure 20: Topography - Section D

## SECTION D – TOPOGRAPHY OF THE PRECINCT WITHIN CENTRAL SUB-PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS

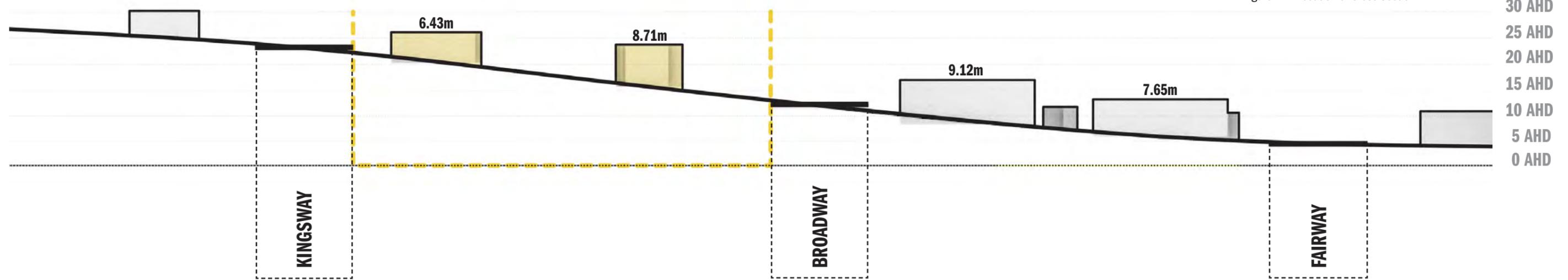


Figure 21: Location of Cross Section D

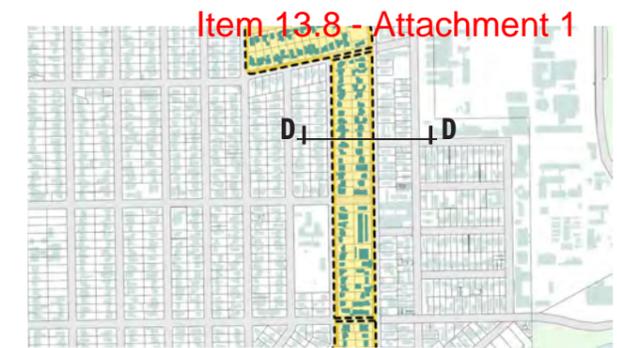


Figure 22: Topography - Section E

## SECTION E – TOPOGRAPHY OF THE PRECINCT WITHIN CENTRAL SUB-PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS

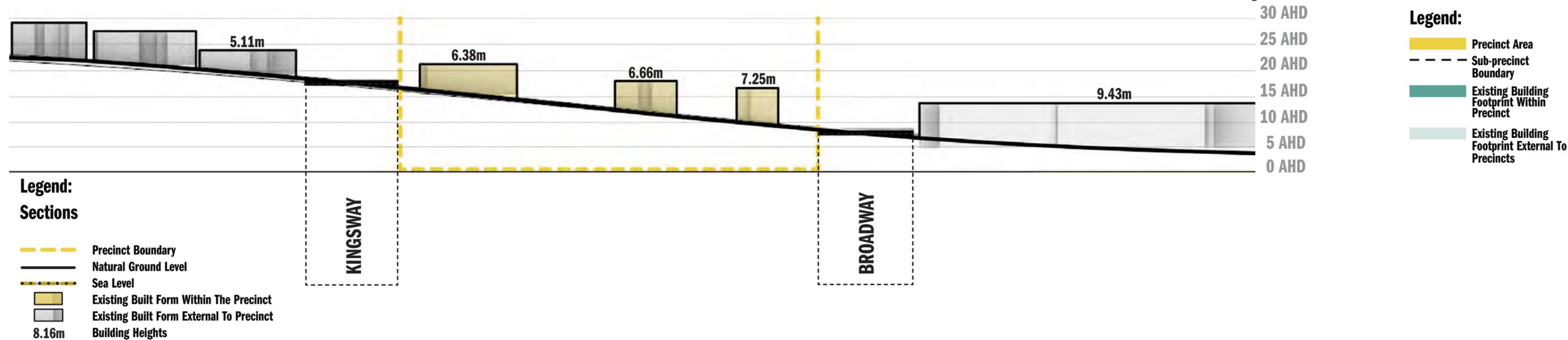


Figure 23: Location of Cross Section E



### Legend:

#### Sections

- Precinct Boundary
- Natural Ground Level
- - - Sea Level
- Existing Built Form Within The Precinct
- Existing Built Form External To Precinct
- 8.16m Building Heights

### Legend:

- Precinct Area
- Sub-precinct Boundary
- Existing Building Footprint Within Precinct
- Existing Building Footprint External To Precincts

# TOPOGRAPHY

Figure 24: Topography - Section F

## SECTION F – TOPOGRAPHY OF THE PRECINCT WITHIN CENTRAL SUB-PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS

**Legend:**

- Precinct Area
- Sub-precinct Boundary
- Existing Building Footprint Within Precinct
- Existing Building Footprint External To Precincts



Figure 25: Location of Cross Section F

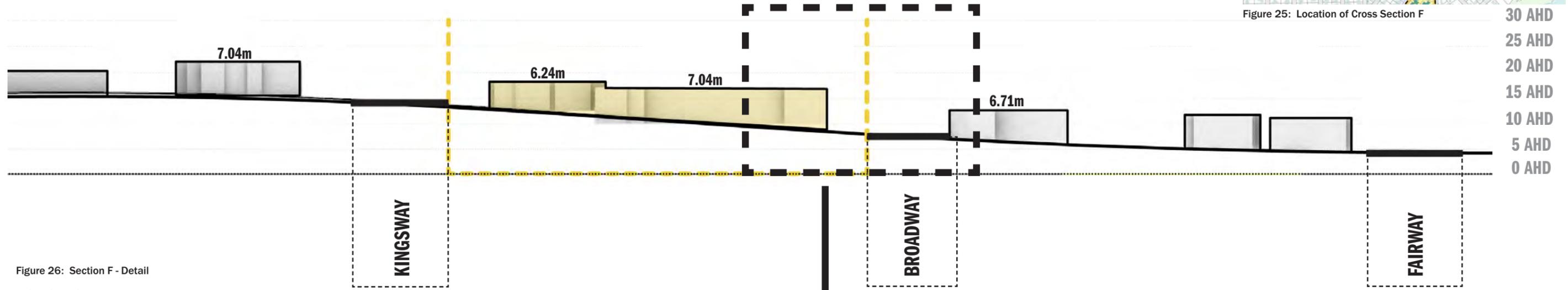
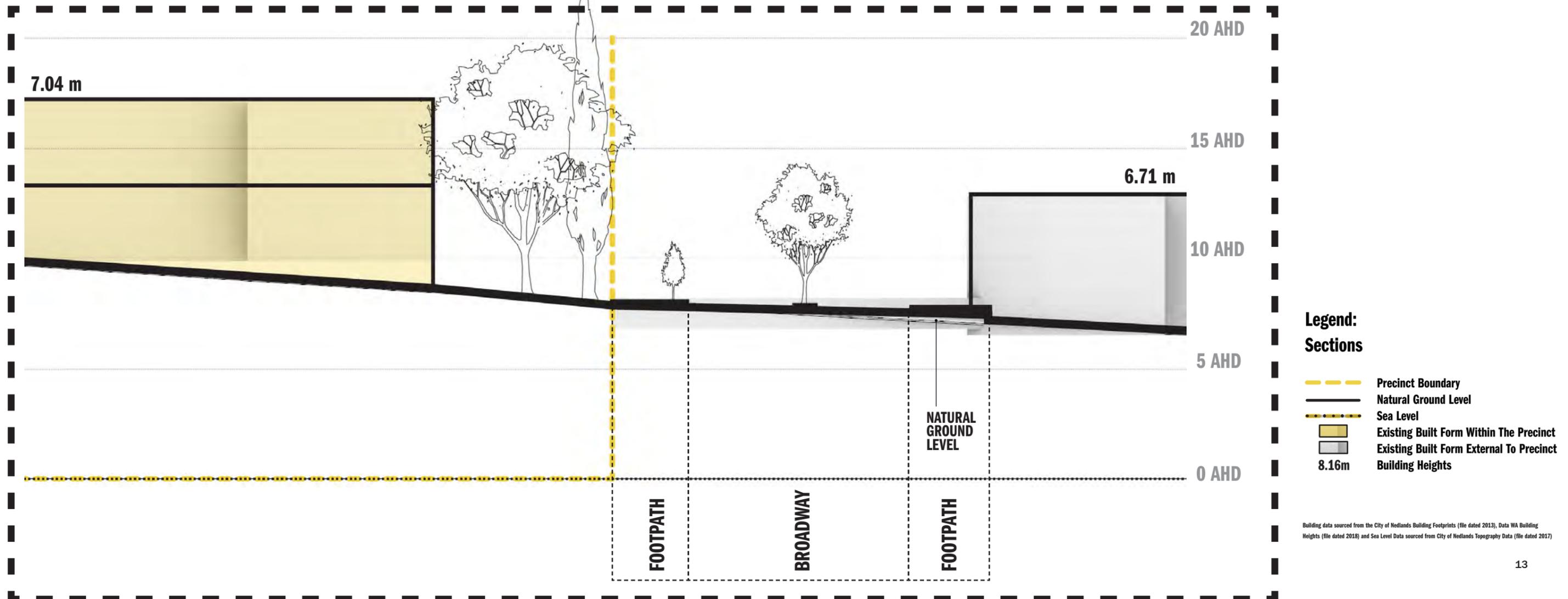


Figure 26: Section F - Detail

## SECTION F – DETAIL



**Legend:  
Sections**

- Precinct Boundary
- Natural Ground Level
- Sea Level
- Existing Built Form Within The Precinct
- Existing Built Form External To Precinct
- 8.16m Building Heights

Building data sourced from the City of Nedlands Building Footprints (file dated 2013), Data WA Building Heights (file dated 2018) and Sea Level Data sourced from City of Nedlands Topography Data (file dated 2017)

# TOPOGRAPHY

Figure 27: Topography - Section G

## SECTION G – TOPOGRAPHY OF THE PRECINCT WITHIN SOUTHERN SUB-PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS

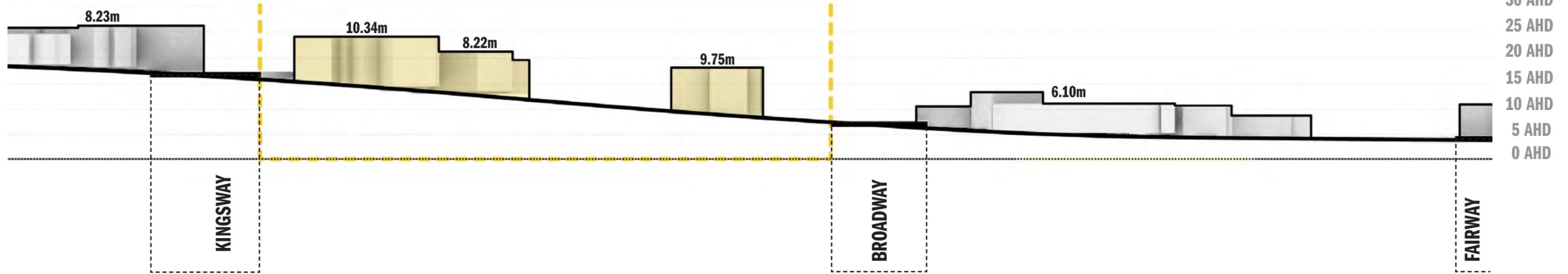


Figure 28: Location of Cross Section G

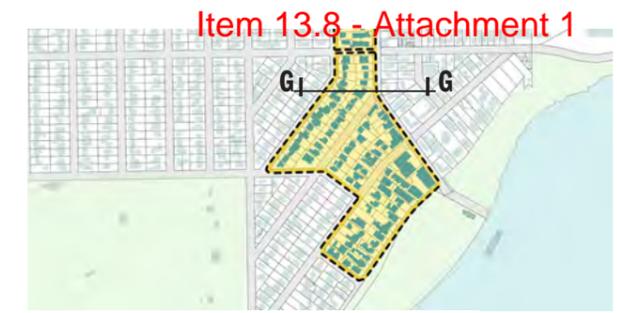


Figure 29: Topography - Section H

## SECTION H – TOPOGRAPHY OF THE PRECINCT WITHIN SOUTHERN SUB-PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS

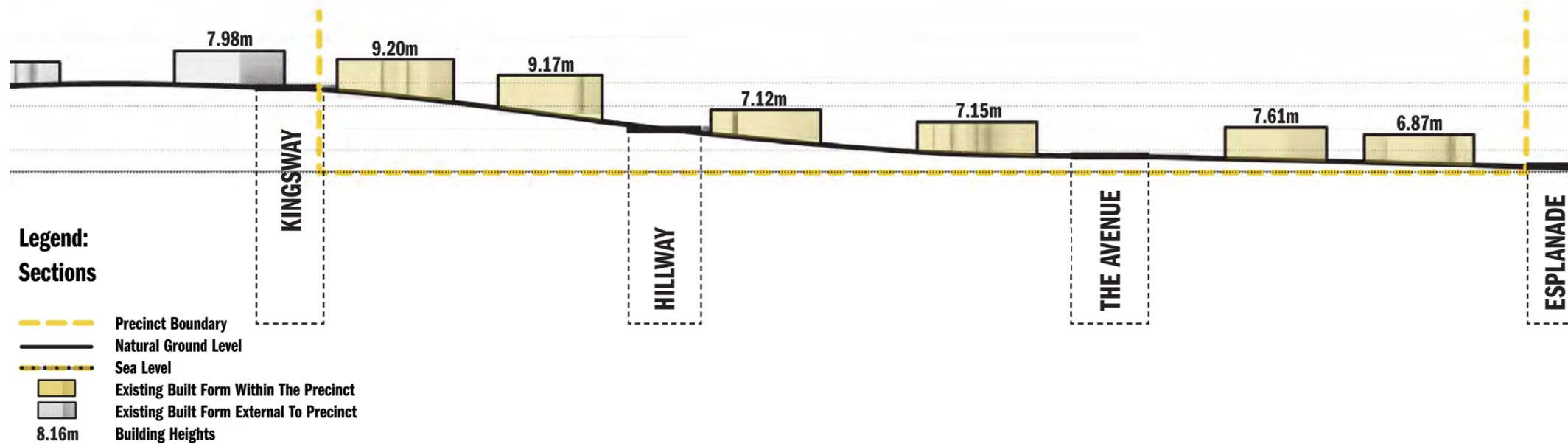


Figure 30: Location of Cross Section H



### Legend: Sections

- Precinct Boundary
- Natural Ground Level
- Sea Level
- Existing Built Form Within The Precinct
- Existing Built Form External To Precinct
- Building Heights

### Legend:

- Precinct Area
- Sub-precinct Boundary
- Existing Building Footprint Within Precinct
- Existing Building Footprint External To Precincts

Building data sourced from the City of Nedlands Building Footprints (file dated 2013), Data WA Building Heights (file dated 2018) and Sea Level Data sourced from City of Nedlands Topography Data (file dated 2017)

# BUILT FORM

The mass, scale and height of buildings within the Precinct inform a local built form character. Building setbacks also establish the relationship with the street and perception of built form.

Quality built form outcomes should both support a sense of place and accommodate future land uses. Importantly, the bulk and scale of buildings should also respond to interfaces and edge qualities between land uses.

The built form of Broadway responds to different land uses, topography and access to Swan River views. Larger scale commercial buildings to the north, contrast the fine grain, main street-style development toward the intersection of Stirling Highway and Broadway. In addition, low density, single residential development on larger lots dominates the Precinct, contrasted with the medium-rise multiple residential development complexes that are located to the south of the Precinct.

The built form plans provide an overview of the diversity of the existing built environment within the Sub-Precincts.

Further plans provide analysis associated with the following existing building elements:

- Setbacks
- Heights
- Footprints.

These qualities will be considered along with streetscape character, landscaping, land use and a range of other built form elements that contribute to local distinctiveness.

With the gazettal of LPS3, there is an opportunity to provide nuanced built form provisions to address the transition and edges to abutting lower density residential developments and provide guidance as to height, setbacks and active ground floor use.

## NORTHERN SUB-PRECINCT

### COMMERCIAL



→ Service station with extensive hardscape



→ Low-rise brutalist and traditional shop front inspired development



→ Mid-rise commercial



→ Mid-rise office use



→ Contemporary refurbished  
→ Mid-rise  
→ Minimal setbacks



→ Contemporary refurbished  
→ Mid-rise

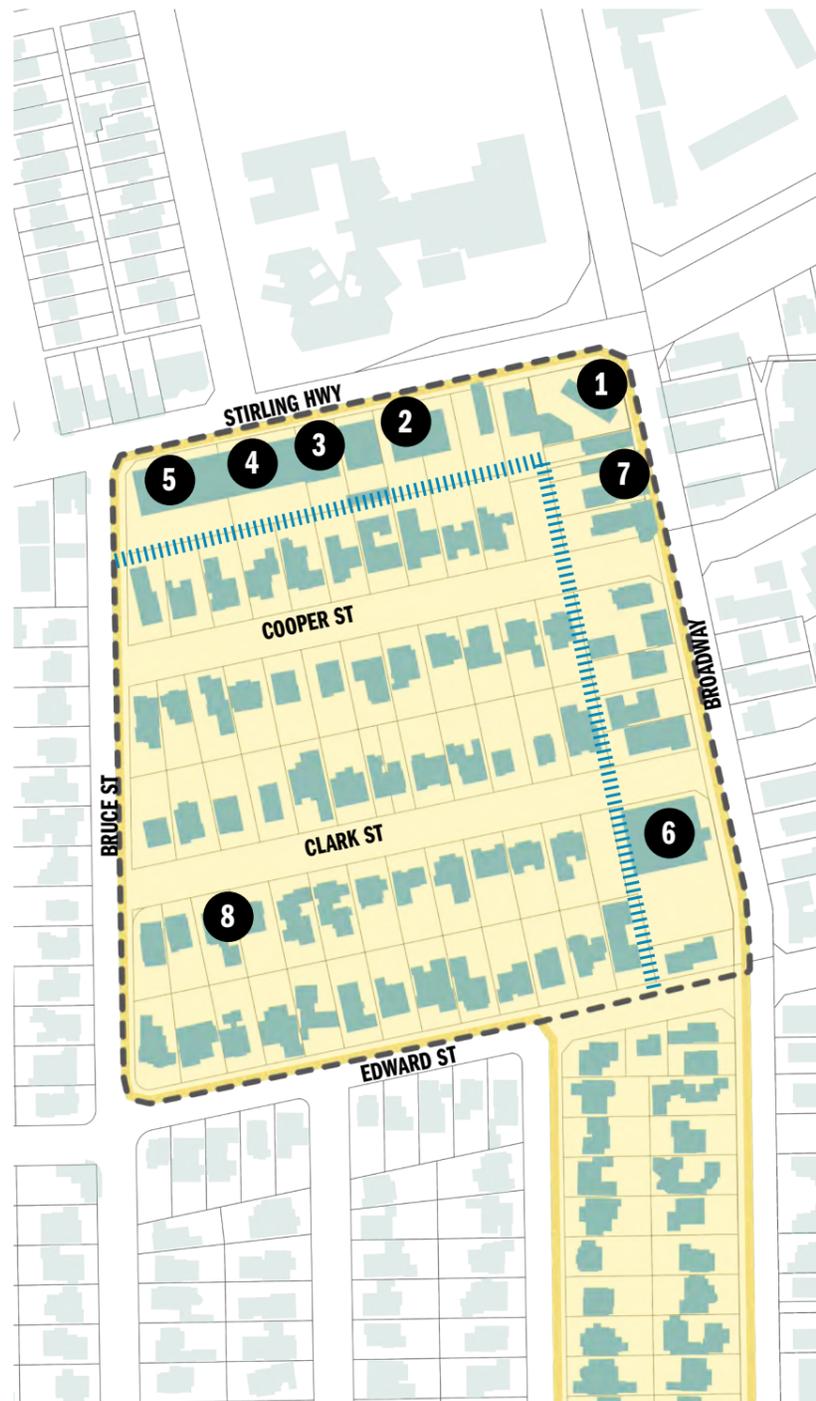


Figure 31: Built Form

#### Legend:

- Precinct Boundary
- Sub-precinct Boundary
- Existing transition between built form
- Existing Building Footprint Within Precinct
- Existing Building Footprint External To Precincts

Building data sourced from the City of Nedlands Building Footprints (file dated 2013)

## RETAIL



→ Low-rise, fine grain, traditional shop front style development

## RESIDENTIAL



→ Single residential dwellings  
→ Low density, low-rise

# BUILT FORM

## CENTRAL SUB-PRECINCT

### RESIDENTIAL



→ Single residential dwellings on undulating lot  
→ Low density, low-rise



→ Two storey residential development throughout the Precinct  
→ Low density, low-rise



→ Low-rise grouped dwellings



→ Single residential dwellings  
→ Low density, low-rise

### RETAIL

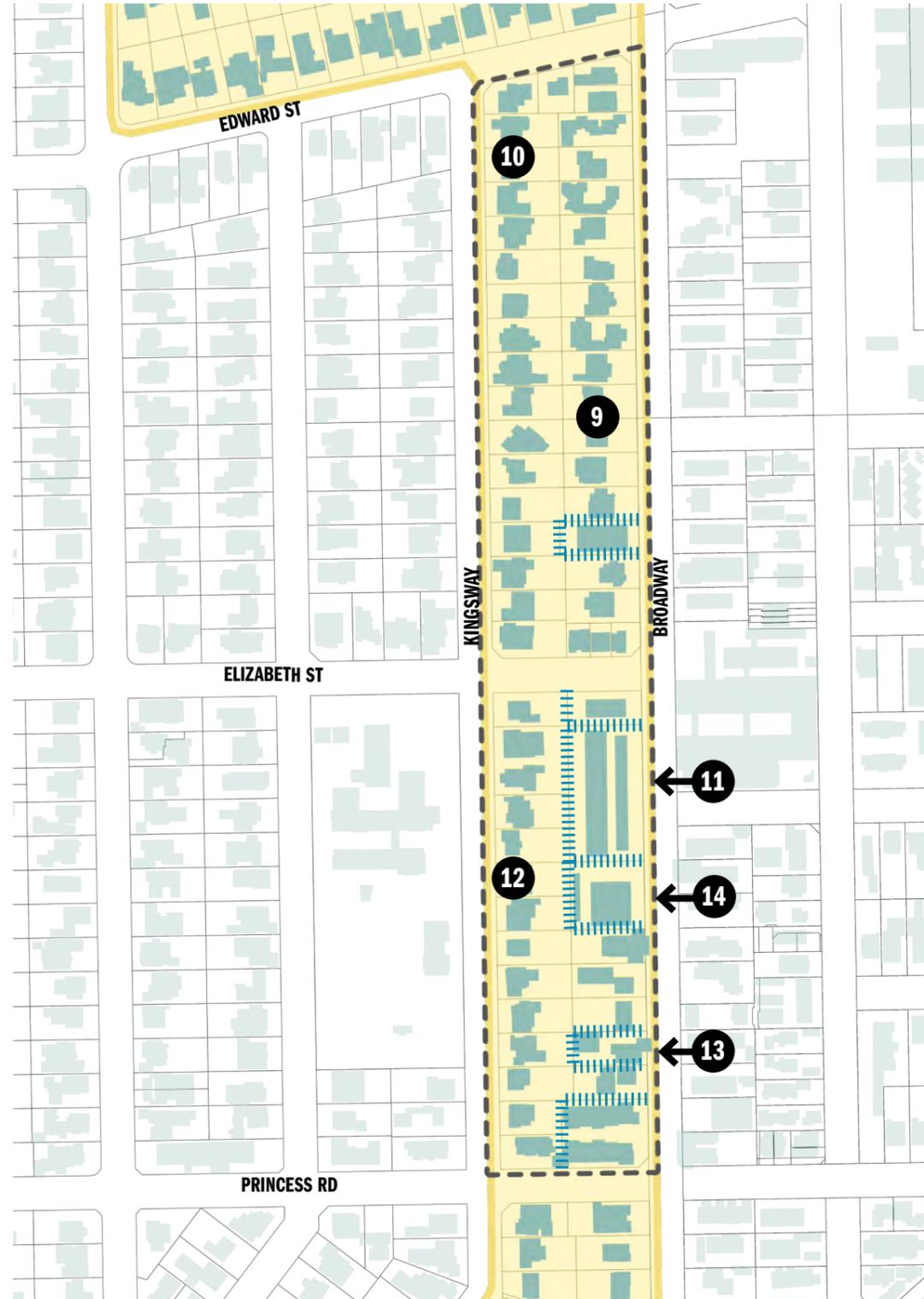


→ Low-rise retail

### COMMERCIAL



→ Low-mid rise commercial



**Legend:**

- Precinct Boundary
- Sub-precinct Boundary
- Existing transition between built form
- Existing Building Footprint Within Precinct
- Existing Building Footprint External To Precincts

Building data sourced from the City of Nedlands Building Footprints (file dated 2013)

Figure 32: Built Form

## SOUTHERN SUB-PRECINCT

### RESIDENTIAL



→ Single dwellings on undulating sites



→ Multiple dwellings  
→ Mid-high rise



→ Two storey residential development  
→ Low density, low-rise



→ Two storey residential development over looking the Swan River  
→ Low density, low-rise

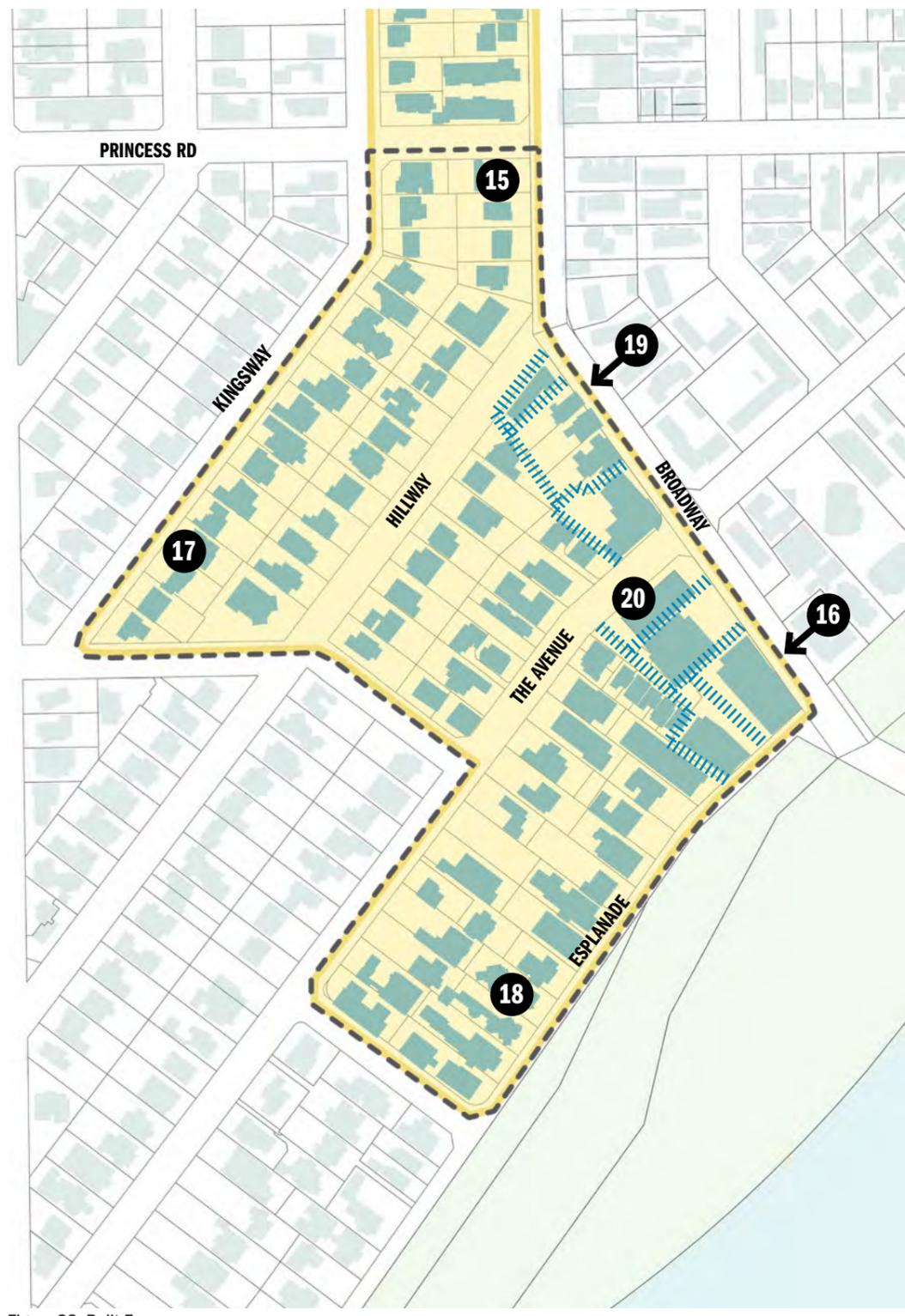


Figure 33: Built Form

### RETAIL



→ Alfresco dining  
→ Low-rise retail

### MIXED USE



→ Low-mid rise mixed use

Building data sourced from the City of Nedlands Building Footprints (file dated 2013)

# BUILDING HEIGHTS

The predominant building height is a distinguishing feature of any Precinct, and a highly visible element in the landscape. While there is the physical height of a building, the perception of height can be ameliorated in many different ways, through the manipulation of setbacks, bulk, topography and introduction of landscaping. The built form, and how the building is oriented, can also contribute to a responsive urban landscape.

A building's height should respond to current and future contexts and uses. Interfaces and edges to different uses and zones are also important considerations when determining the maximum height of a building. Heights should facilitate an effective built form that enables not only a pleasant internal environment but also respond to the streetscape.

In general, the Precinct is currently low-rise in nature reflecting the existing, single residential uses and previous planning provisions under TPS2. There are however areas to the north and south of the Precinct that exhibit a grander scale. Commercial buildings fronting Stirling Highway provide for a medium to high rise typology. Three storey commercial development north of Edward Street signals the beginning of the commercial and retail node that stretches north to Stirling Highway. Some of the tallest buildings are located to the south of the Precinct and accommodate multi-residential dwellings. To the east and external to the Precinct, there are larger-scale buildings located within the UWA grounds, with heritage and faculty buildings reflecting the tallest structures in close proximity to the Broadway Precinct.

The gazettal of LPS3 has provided for increased building heights-ranging from 2 storeys within the R40 zone through to 6 storeys within the R-AC3 zone. Section 26 Modifications to R-Codes, Clause (3) of the LPS3 stipulates that the SPP 7.3 v2 default acceptable outcome of 9 storey building height for the land coded R-AC1 does not apply.

There is an opportunity to provide greater guidance as to appropriate maximum building heights throughout the Precinct via the preparation of a local planning policy, with particular attention being paid to the edges of zones.

## LOW-RISE

### RETAIL



### RESIDENTIAL



## MEDIUM-RISE

### COMMERCIAL



## MEDIUM TO HIGH-RISE

### RETAIL AND COMMERCIAL



### RESIDENTIAL

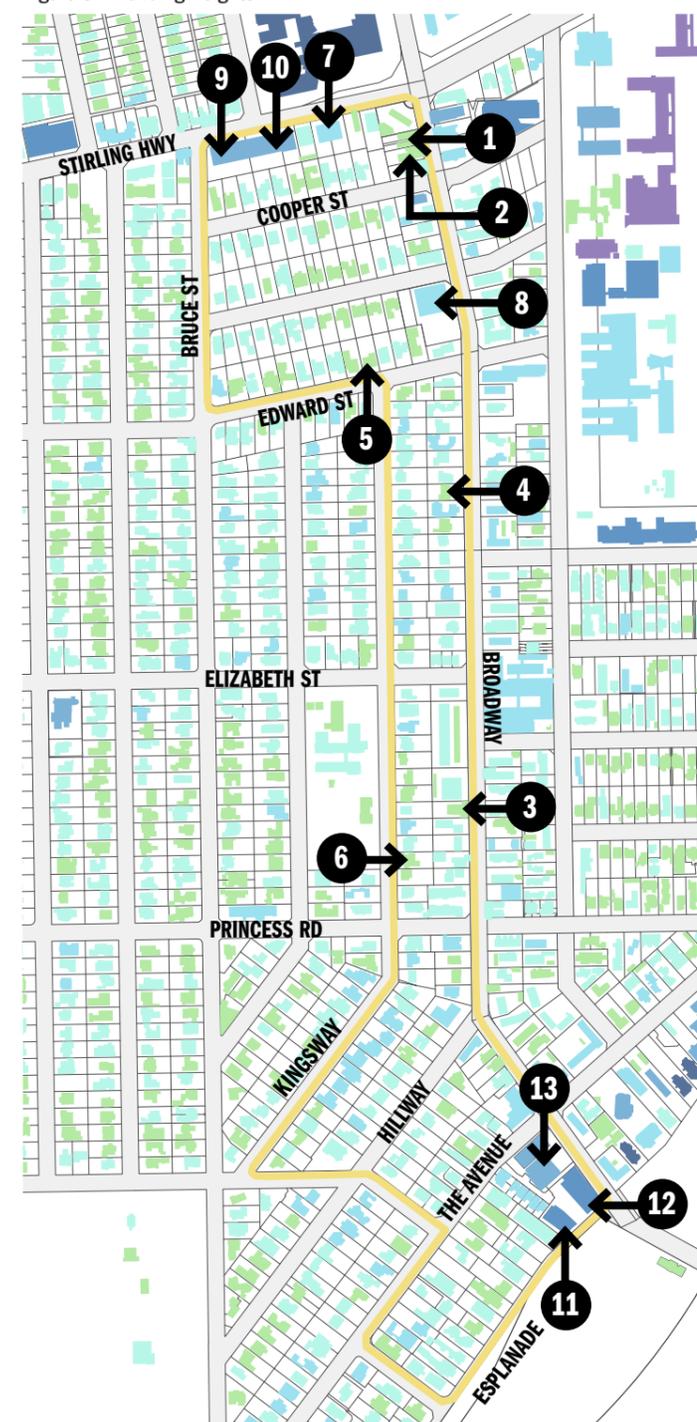


## MEDIUM TO HIGH-RISE

### MIXED USE



Figure 34: Building Heights



# BUILDING FOOTPRINT

The building footprint is the area the structure occupies on the site. It is important to understanding local distinctiveness as the building footprint can reflect the bulk of a building. The built form within the Precinct will respond to the land uses and activities. Commercial building footprints tend to be larger in scale and occupy a greater area of the site. Commercial footprints are also found to provide for parking and vehicle access to the rear of their built form. Single residential building footprints provide areas for private recreation and respond to site cover provisions of related planning frameworks. The nature of multiple dwellings and mixed use development provides opportunities for private recreation, which can occur within building footprint or above the structure.

Within the Broadway Precinct, larger-scale building footprints are located to the north and south of the Precinct. Most residential lots tend to have a site cover of 45-55% or below based on historic planning provisions, providing for a balance between built form and green private open space. There is a moderate increase in building footprints associated with the larger, single residential dwellings overlooking the Swan River and even larger footprints are associated with the multiple dwellings and mixed use development to the south of the Precinct, fronting Broadway and Esplanade.



## RESIDENTIAL FOOTPRINT

- Low-rise
- Low site cover
- Approx. 55% open space on site



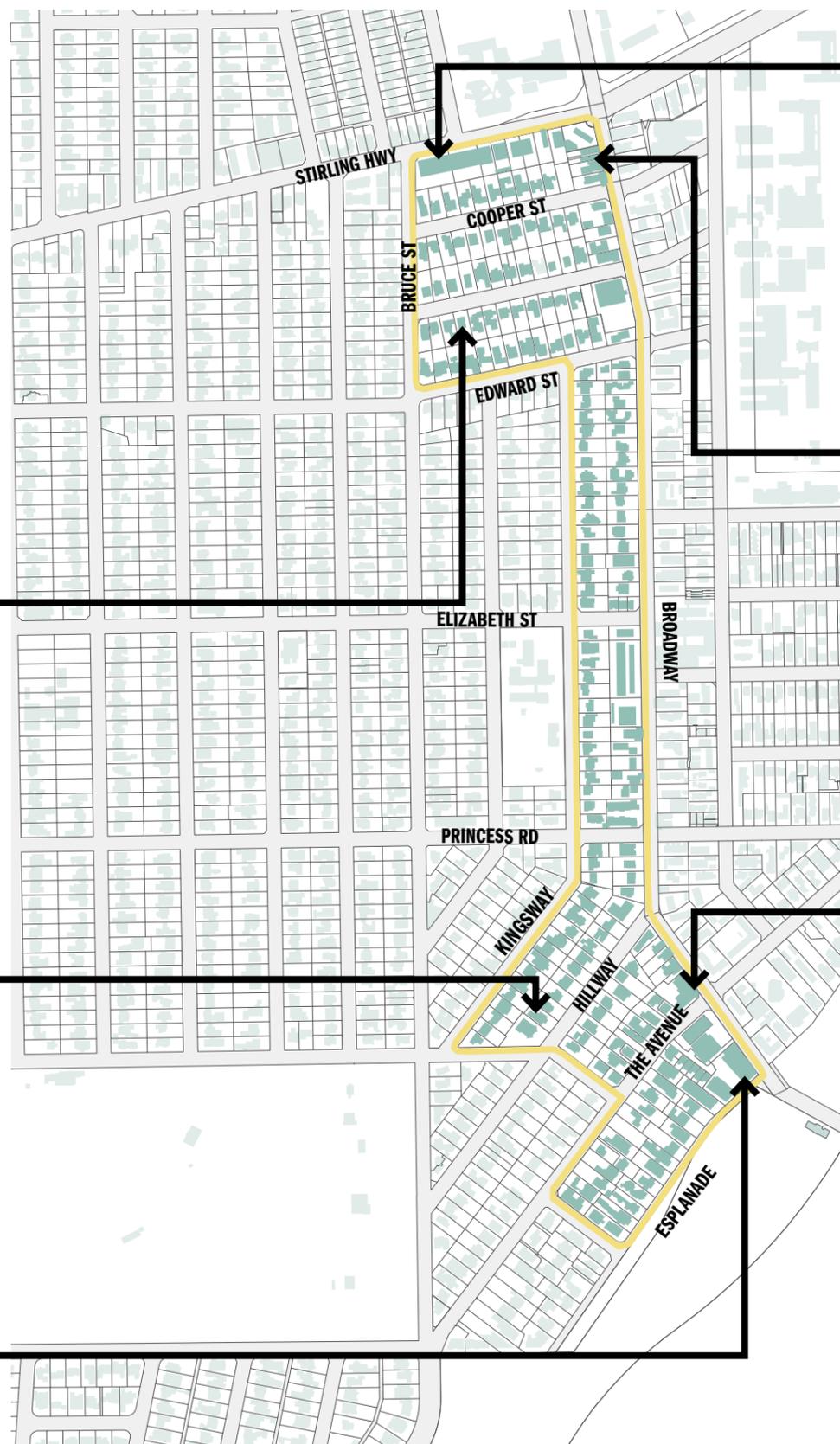
## RESIDENTIAL FOOTPRINT

- Medium rise
- Medium site cover
- Approx. 45% open space on site



## RESIDENTIAL FOOTPRINT

- Medium-high rise
- High site cover
- Approx. 20% open space on site



## COMMERCIAL FOOTPRINT

- Medium rise
- Medium site cover
- Approx. 45% open space on site



## RETAIL FOOTPRINT

- Low-rise
- Medium site cover
- Approx. 40% open space on site



## COMMERCIAL FOOTPRINT

- Medium rise
- Medium site cover
- Approx. 40% open space on site



### Legend: Building Footprints

- Precinct Boundary
- Existing Building Footprints Within Precinct
- Existing Building Footprints External to Precinct

Buildings data sourced from the City of Melbourn Building Footprints (April 2022) & Data WA Building Heights Information (March 2018)

Figure 35: Building Footprint

# BUILDING SETBACKS - PRIMARY STREET

The dominant setbacks to built form influence the perception of character and streetscape. A setback refers to the horizontal distance between an external wall or building and an adjacent lot boundary, measured at right angles (90 degrees) to the boundary. Well-considered setbacks are responsive to physical characteristics of the site (such as landform, views, prevailing breezes and environmental features) and manage constraints and opportunities to create optimal amenity outcomes. The proposed development should provide for setbacks that positively contribute to the streetscape.

Setbacks to retail and commercial buildings in the Broadway Precinct are relatively similar. The majority of the commercial uses have nil or reduced setback from the primary street, including both the traditional and the more modern forms of development. Some larger-scale, north-facing developments on Stirling Highway are setback to provide a landscape strip providing for 3m to 9m primary setbacks. A node of commercial activity located on Broadway between Hillway and Esplanade is characterised by nil setbacks associated with an activated ground plane. There are several low-rise commercial use buildings dispersed along Broadway with larger, domestic scale setbacks, integrating with the current street character. At three points along Broadway, low-rise retail uses have nil setbacks with traditional shopfront building typology, with awnings contributing to an improved pedestrian experience:

- Shops and cafés between Stirling Highway and Cooper Street

- A node external to the Precinct near Princess Road
- Restaurants on Broadway between Hillway and The Avenue contribute to local nodes of activity.

Large areas of the Broadway Precinct are low-rise domestic dwellings, with residential setbacks primarily 6m to 10m, reflecting the land use planning provisions of the Residential Design Codes Volume 1 and the previous City of Nedlands Town Planning Scheme No. 2 (TPS2). A number of lots along Cooper Street have setbacks between 6m to 10m. With primary setbacks adjacent to the Nedlands Primary School on Kingsway also reduced to 6m to 10m. Towards the southern end of the Precinct, closer to the Swan River, some residential developments have more significant setbacks of up to 22m. These larger setbacks are located along Hillway and are responding to the highest points of elevation within the Broadway Precincts undulating topography.

Development along Broadway between Elizabeth and Edward Street also reflect setbacks of up to 22m. At the intersection of Broadway and Esplanade, the medium-high scale developments have reduced residential setbacks. The reduced setbacks at the corner of the Esplanade and Broadway contrast the single residential development along the Esplanade which has large setbacks (ranging from 6m to 22m) accommodating private gardens forward of the lot. These setbacks provide an uninterrupted view of Charles Court Reserve and the adjoining Swan River. There is an opportunity to provide more detailed setback guidance, reflecting activity nodes and ameliorating bulk and scale of the proposed development.

## Legend:

### Building Setbacks

- Precinct Boundary
- Primary Setbacks**
  - Nil to 3m Setback - Residential
  - 4m to 6m Setback - Residential
  - 6m to 10m Setbacks - Residential
  - Up to 22m - Residential
- Nil to 3m Setback - Commercial
- 3m to 9m - Commercial
- Up to 22m - Commercial

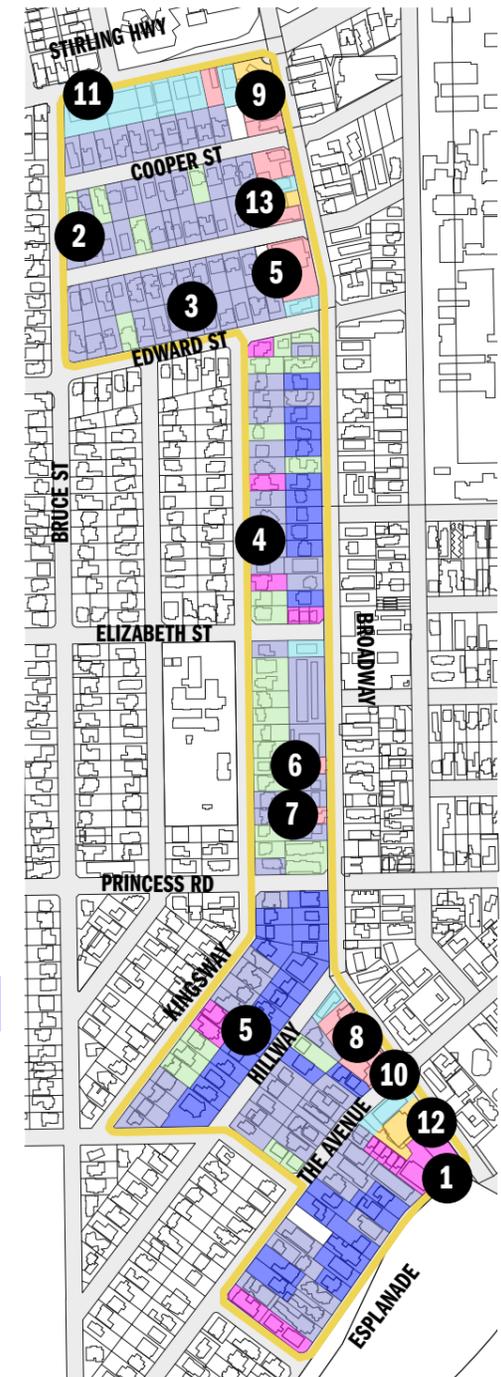


Figure 36: Building Setback - Primary

## NIL TO 3M SETBACKS - RESIDENTIAL

→ Minimal setbacks characterised by trees and vegetated planting beds



## 4M TO 6M SETBACK - RESIDENTIAL

→ Setbacks characterised by large front yards and driveway access



## 6M TO 10M SETBACK - RESIDENTIAL

→ Setbacks influenced by undulating topography and access to the site



## UP TO 22M SETBACK - RESIDENTIAL

→ Setbacks influenced by undulating topography



## NIL TO 3M SETBACKS - RETAIL AND COMMERCIAL

→ Nil setback creates opportunities for alfresco dining and vegetated planting beds in the adjoining road reserve



## 3M TO 9M SETBACKS - COMMERCIAL

→ Setbacks characterised by trees and vegetated planting beds and alfresco dining



## UP TO 22M SETBACKS - COMMERCIAL

→ Setbacks characterised by primary street car parking within the lot boundary



# BUILDING SETBACKS - SIDE

Side setbacks relate to the interface between developments along a shared boundary. Appropriate setbacks can assist in maintaining levels of existing amenity. Side setbacks can also moderate the extent of built form and are used for a range of uses including contributing to open space, courtyards and landscaping.

In terms of residential dwellings, the Broadway Precinct includes a mixture of side setbacks that are both less than 2m and greater than 2m. Predominately, greater than 2m side setbacks, are found at the northern location of the Precinct along

Cooper Street and Clark Street. While also being prevalent along southern streets such as Hillway and The Avenue. Side setbacks that are less than 2m are found along the central core of the Precinct abutting Broadway and Kingsway. North west facing residential development along Kingsway, The Avenue and south-facing development along the Esplanade have side setbacks that are less than 2m.

In terms of commercial side setbacks, most developments have setbacks that are less than 2m. A small percentage of lots demonstrate one side setback greater than 2m.

Commercial developments which are located on corner lots (such as Stirling Highway and Broadway, Clark Street and Broadway, Elizabeth Street and Broadway, and finally The Avenue and Broadway) have side setbacks that are greater than 2m. This is due to the provision of parking and alfresco dining.

## LESS THAN 2M SIDE SETBACK



## GREATER THAN 2M SIDE SETBACK



**Legend:**  
**Side Setbacks**

- Precinct Boundary
- Less than 2m
- Greater than 2m
- Commercial Development

Buildings data sourced from the City of Nedlands Building Analysis (dated 2013)



Figure 37: Building Setback – Side

# BUILDING SETBACKS - REAR

Rear setbacks are used to define building envelopes through a minimum distance in metres between the building and a cadastral site boundary. Rear setbacks moderate the extent of the built form and effectively provide site area for open space, courtyards, driveways, stormwater run-off management, tree planting and landscaping.

In terms of residential dwellings, the Broadway Precinct includes rear setbacks that are predominately greater than 6m. These larger setbacks are found throughout the whole Precinct area. Some dwellings, located along Esplanade and overlooking the Swan River, have rear setbacks that are less than 6m. These dwellings are found at the corners of Broadway of Esplanade and Esplanade and Bessell Avenue.

In terms of commercial setbacks, most developments located along Broadway between Stirling Highway and Edward Street have rear setbacks that are less than 6m. Development fronting Stirling Highway has built form with rear setbacks that are greater than 6m, to accommodate car parking. This rear setback character is reflected in commercial development along Broadway between Hillway and The Avenue.

## LESS THAN 6M REAR SETBACK



## GREATER THAN 6M REAR SETBACK



**Legend:**  
**Rear Setbacks**

- Precinct Boundary
- Less than 6m
- Greater than 6m
- Commercial Development

Building data sourced from the City of Nedlands Building Footprints (June 2013)



Figure 38: Building Setback - Rear

# FACADES AND MATERIALS

The materials and textures of building and public realm features combine to inform and reflect a local sense of place. Much of the current materiality reflect the heritage character of the area and the different stages of development. The many homes within the City have diverse architectural styles. After World War I, the Federation Cottage and Bungalow styles were widespread, and variants of the California Bungalow and Old English style homes were also popular (1). The materials associated with these dwellings are typically brick, tile with a rich red brick and terracotta colouring with off white and cream features (2). The Inter-War Spanish Mission residential buildings are brick and tile with a rendered finish (3). Typically, the built form had hipped, tile roofs, and rough rendered and painted walls often with a band of face brick below the eaves with timber frames windows.

Buildings such as the former Nedlands Park Hotel reflect the Inter-War Spanish architectural style and contribute to the local character of the area.

Late-twentieth century international style focused on pristine form influenced by cubic modernism constructed of brick or rendered masonry with clean white and off white colouring (4). More contemporary modern commercial buildings have made reference to the rich restrained colours and diversity of materials and textures (5, 6 and 7). New materials, cladding and larger areas of glazing have influenced the design outcomes (8).

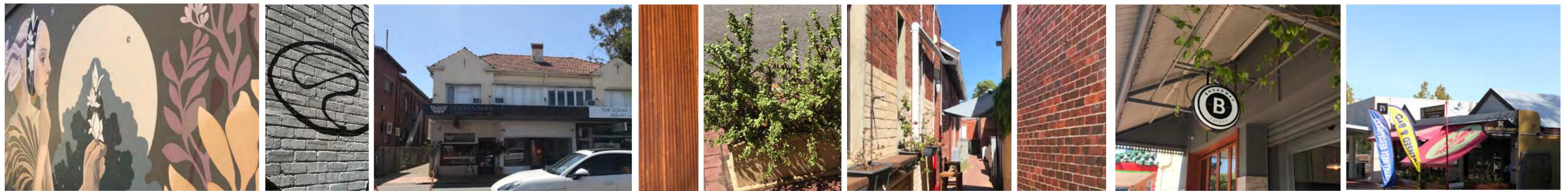
Any new built form should embrace a diverse mix of the highest quality building materials. There is an opportunity for a contemporary interpretation of the existing materiality and rich, sophisticated colouring. The choice of materials can contribute to environmental sustainability with an opportunity to encourage enduring, robust materials with a recycled component. Natural warm-toned materials, including stone and timber, should be integrated into design outcomes.

In the right locations, the meaningful integration of locally inspired artworks would also contribute to a thoughtful, more inclusive local sense of place.

The design of built form should consider the constraints of the site, and provide highly articulated forms with elegant, vertical proportions. Blank imposing façades should be avoided, with consideration for an appropriate interface with the public realm and adjoining properties.



## COMMERCIAL



## RETAIL AND HOSPITALITY



## RESIDENTIAL - SINGLE DWELLING

## RESIDENTIAL - MULTI STOREY

Figure 39: Façades and Materials

# HERITAGE AND CHARACTER

The character and heritage qualities of buildings and places within a Precinct are important to an enduring sense of place. There are however distinct differences between heritage and character. A heritage place has a formal recognition that it is of cultural heritage significance (either at a Local or State level) The process of listing a property ensures that any proposed changes respect and retain those qualities and characteristics that make the place significant. Heritage Significance is defined in terms of aesthetic, historic, scientific, social or spiritual value for all past, present and future generations. Determining Heritage Significance is a detailed process where places of different age, condition and style are reviewed by a heritage expert. Character relates to the uniqueness of the urban landscape, including the private built environment as well as public spaces. It is complex to define as it includes the accumulation and interaction of many elements such as vegetation, scale and bulk of built form, size of verges, street trees, setbacks and use of materials.

33 Broadway is a State Heritage Place No. 13655 and also included in the City of Nedlands Heritage List. The striking structure currently houses the Royal Australian Institute of Architects and is a prominent feature within the Precinct. In addition, six properties are identified within the City of Nedlands' Municipal Inventory listings and while not being afforded any protection under the LPS3 the character of the buildings subtly informs the sense of place. The majority of these category B and C heritage management places were primarily built in the Inter-War Functionalist and Late-Twentieth Century International architectural styles and constructed in the years between 1910-1969.

Any proposed development provisions will need to accommodate appropriate processes associated with preserving places of heritage significance.

## STATE HERITAGE LISTINGS AND CITY OF NEDLANDS HERITAGE LIST

### → State Heritage Listings

The State Register of Heritage Places is a statutory list of places that have been assessed by the Heritage Council of WA and are considered to have cultural heritage significance for Western Australia. There are a number of State-listed places within the City of Nedlands.

### → City of Nedlands Heritage List

The City of Nedlands has a Heritage List containing a small number of properties that have statutory protection under the planning framework.



- 33 Broadway
- Royal Australian Institute of Architects
- Constructed in 1964
- Late-Twentieth Century International style

- 58 Tyrell Street
- St. Margaret's Anglican Church
- Constructed in 1936
- Inter-War Art Deco with Gothic Style elements

- 121 Bruce Street
- Nedlands Tennis Club
- Constructed in 1938
- Inter-War Functionalist Style

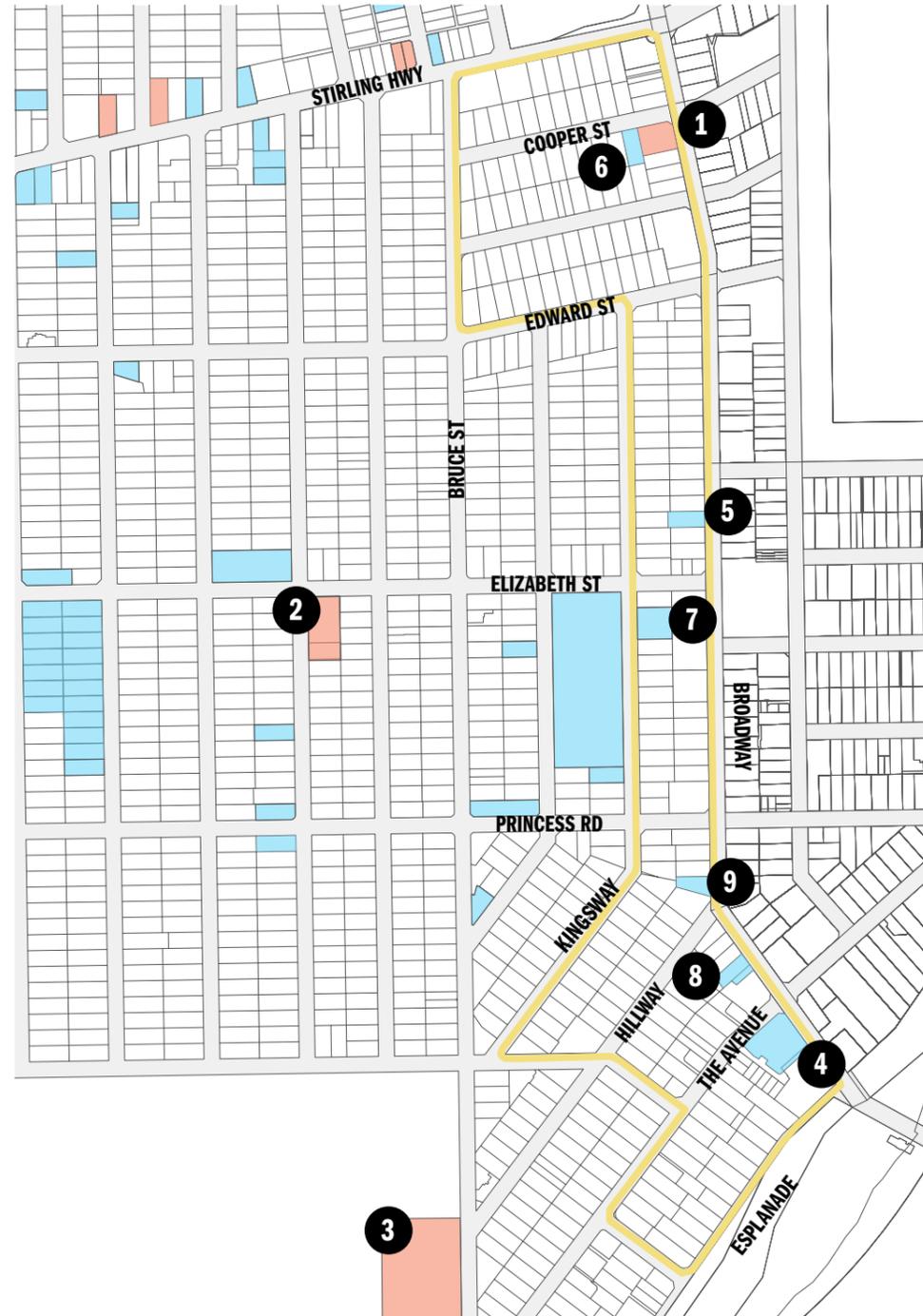


Figure 40: Heritage and Character

**Legend:**  
**Heritage Sites**

- Precinct Boundary
- State Heritage Listings and City of Nedlands Heritage List
- Municipal Inventory Listings

## MUNICIPAL INVENTORY LISTINGS

### → Municipal Inventory Heritage Listings

The Heritage of Western Australia Act 1990 requires all local governments to compile a Municipal Inventory (MI). The City of Nedlands MI was originally compiled in 1999 and adopted in 2001. An updated version of the Municipal Inventory was endorsed by Council in October 2018 and includes 5 heritage classifications from A-E as per the City of Nedlands Management Categories document.



- 30 The Avenue
- Category B heritage management
- Constructed in 1908
- Former Nedlands Park Hotel



- 97 Broadway
- Category B heritage management
- Constructed in 1969
- Late-Twentieth Century International style



- 14 Cooper Street
- Category C heritage management
- Constructed c. 1930s
- Inter-War Spanish Mission



- 38 Kingsway
- Category B heritage management
- Constructed in 1955
- Chinese Methodist Church



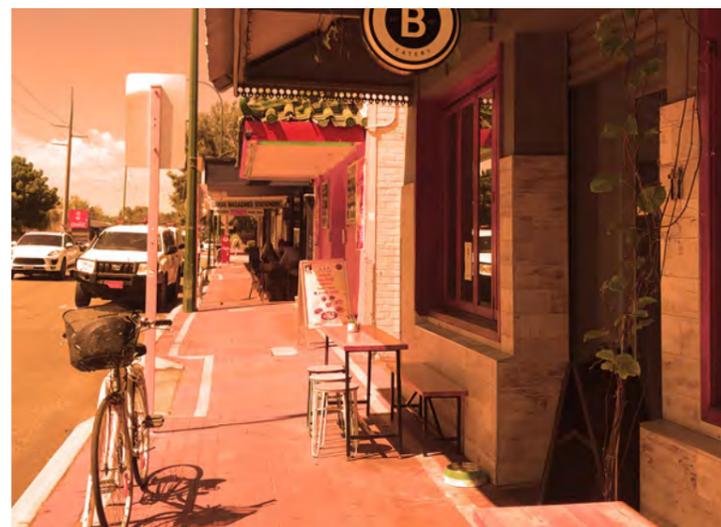
- 161 to 165 Broadway, Nedlands
- Category C heritage management
- Constructed c. 1910-1914



- 139 Broadway
- Category C heritage management
- Constructed c. 1920s
- Two storey residence

# 4. PUBLIC REALM

A review of the elements within the public realm that combine to create a unique sense of place.



# EXISTING LANDSCAPE CHARACTER

The existing landscape character is established by a combination of many elements including trees, vegetation, hardscape, paving, planters and amenities in the street. It relates to a distinct pattern of recognisable features.

The highest quality landscape will support a pleasant micro-climate, active transport options, and opportunities for green spaces throughout the public and private areas of the Precinct.

Importantly, the choice of plants and materials can contribute to an authentic sense of place.

There are several existing landscape character areas within the Broadway Precinct. The first impressions of the Precinct are dominated by the mature street trees, contributing to a striking sense of nature. The streets that are residential in character are green and leafy that are pleasant to be within. The mature trees in the Broadway road reserve complement those of the residential areas and reinforce a sense of leafy-green along with the key movement network of the Precinct. The commercial area fronting Stirling Highway has limited landscaping resulting in reduced pedestrian amenity outcomes. Traditional main street type development and low-rise commercial nodes along Broadway provide areas for alfresco dining with associated planters.

There are opportunities to improve the public-private interface along the length of Broadway where the topography has heavily impacted access to lots. Providing well-designed soft and hard landscape are well-considered and integrated access to sites would also improve amenity outcomes. Subject to the location within the Precinct, new development could propose an appropriate soft landscape within the primary setback to contribute to the leafy-green character of the Precinct. The ongoing maintenance and preservation of existing mature street trees will also support the distinctive local sense of place.

## MAIN STREET

- Nil or reduced setbacks provide limited capacity for vegetation within front setback
- No trees in the median strip



## MATURE TREES

- Mature trees in road reserve provide shade and contribute to an improved streetscape quality
- Semi mature trees centrally located to the road reserve will contribute to amenity in the future
- Existing street tree species are noted on a separate plan



## UNDULATING TOPOGRAPHY

- Impacts the framing of the streetscape and connectivity with the street
- Impacts the design and orientation of built form



## NORTHERN SUB-PRECINCT

### COMMERCIAL STRIP

- Modest landscaping strips with small trees and shrub provide an interface between road and buildings



### RESIDENTIAL SINGLE DWELLINGS

- Established grass verges with large, shady street trees in the road reserve
- Well kept, green domestic gardens
- A diversity of fencing delineating the private and public spaces



### Legend:

- Precinct Boundary
- - - Sub-Precinct Boundary
- Mixed Use
- Cafes
- Residential (Single Dwellings)
- Larger Scale Residential
- - - Steep Gradient
- Tree Location

Lot Boundaries data sourced from the City of Nedlands Property Cadastral Data (file dated 2020)

Figure 41: Existing Landscape Character

# EXISTING LANDSCAPE CHARACTER

## CENTRAL SUB-PRECINCT



### RESIDENTIAL SINGLE DWELLINGS

- Established grass verges with large, shady street trees in the road reserve
- Well kept, green domestic gardens
- A diversity of fencing delineating the private and public spaces



### MATURE TREES

- Mature trees in road reserve provide shade and contribute to an improved streetscape quality
- Semi mature trees centrally located to the road reserve will contribute to amenity in the future
- Existing street tree species are noted on a separate plan



### TRADITIONAL SHOP FRONTS

- Nil setbacks provide reduced capacity for vegetation



### RESIDENTIAL

- Reduced number of street trees
- Mature trees within the primary setback of lots
- A diversity of fencing delineating the private and public spaces



### LOCAL SHOPPING CENTRE

- Semi mature trees in the road reserve
- Limited soft landscape
- Areas of hardscape set aside for vehicle access and car parking
- Large scale, free-standing signage



Shopping centre-external to Precinct yet abutting the Precinct boundary

### STEEP GRADIENT

- Undulating natural ground levels result in private lots located above or below the level of the road reserve
- Undulating topography can impact passive surveillance in the streetscape



#### Legend:

- Precinct Boundary
- - - Sub-Precinct Boundary
- Mixed Use
- Cafes
- Residential (Single Dwellings)
- Larger Scale Residential
- - - Steep Gradient
- Tree Location

Lot Boundaries data sourced from the City of Nedlands Property Cadastral Data (file dated 2020)

Figure 42: Existing Landscape Character

# EXISTING LANDSCAPE CHARACTER

## SOUTHERN SUB-PRECINCT

### STEEP GRADIENT

- Undulating natural ground levels result in private lots located above or below the level of the road reserve



### RESIDENTIAL SINGLE DWELLINGS

- Established grass verges with large, shady street trees in the road reserve
- Well kept, green domestic gardens
- A diversity of fencing delineating the private and public spaces



### RESIDENTIAL SINGLE DWELLINGS

- No street trees
- The diminished landscape within private lots to ensure uninterrupted views of the Swan River
- Low-rise fencing delineating the private and public spaces



#### Legend:

- Precinct Boundary
- Sub-Precinct Boundary
- Mixed Use
- Cafes
- Residential (Single Dwellings)
- Larger Scale Residential
- Steep Gradient
- Tree Location

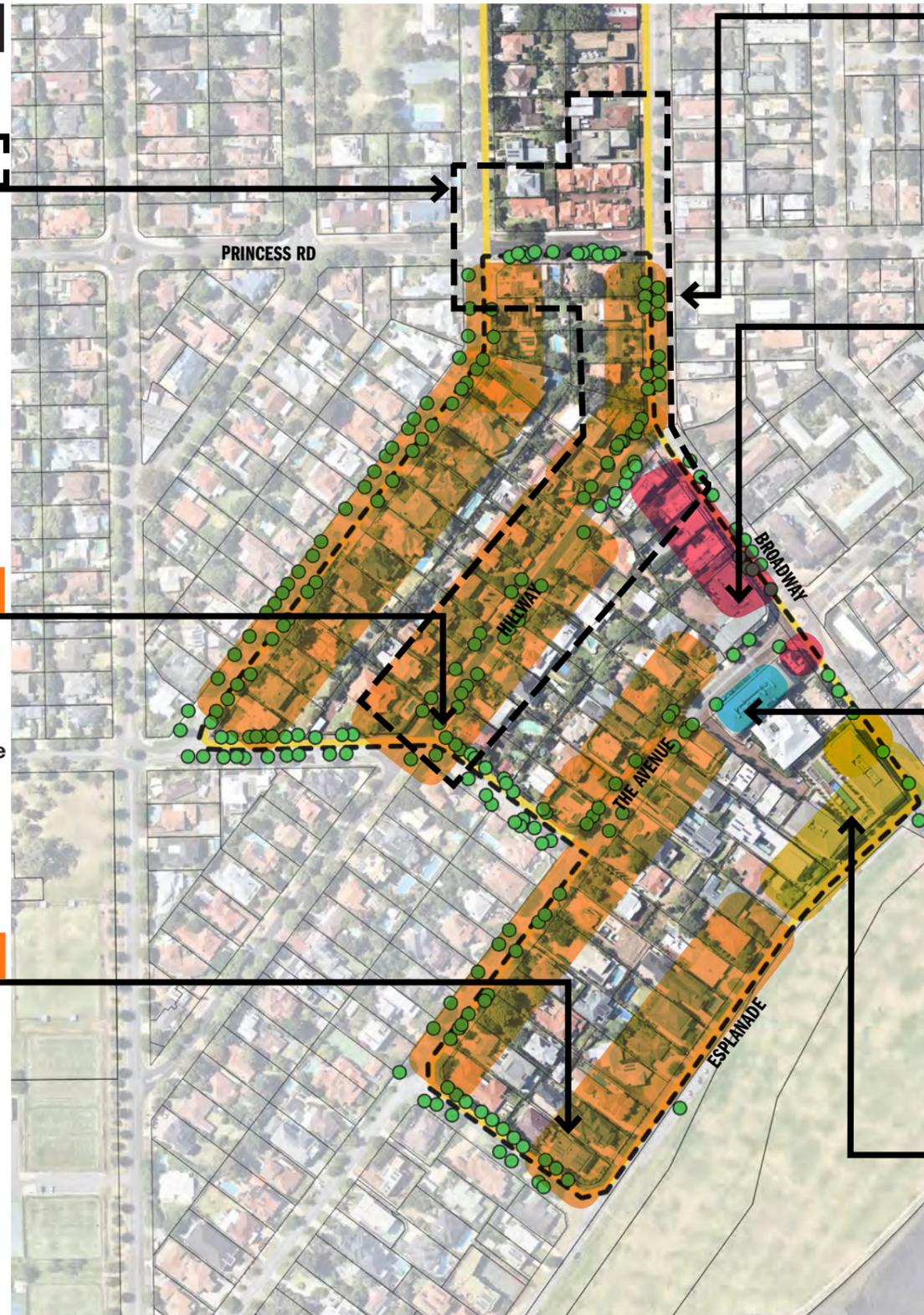


Figure 43: Existing Landscape Character

### MATURE TREES

- Mature (and semi-mature) trees in road reserve provide shade and contribute to an improved streetscape quality
- Existing street tree species are noted on a separate plan



### CAFÉS

- Alfresco dining softens the streetscape
- Planters contribute to the amenity
- Mature trees on the eastern side of road reserve provide ample shade
- Awnings provide for a pleasant micro-climate



### MIXED USE

- Alfresco dining softens the streetscape
- Planters contribute to the amenity
- Mature trees on the eastern side of road reserve provide ample shade



### LARGER SCALE RESIDENTIAL

- Minimal landscape strip at the interface between public and private spaces
- Poor pedestrian footpath connectivity on Esplanade
- Semi mature trees in Broadway road reserve



# TREE SPECIES

Trees are a positive contribution to the streetscape. They are highly visible and appealing. Trees and shrubs provide shade, habitat, improve the micro-climate while contributing to the aesthetics of a place. Importantly, research also tells us both physical and mental health outcomes are supported by access to nature.

Selecting native tree species can contribute to an authentic sense of place, but it is also important to complement and contribute to an established landscape approach. The trees identified are located within the road reserve and complement the mature vegetation within the private properties. They are a combination of native and exotic trees.

The leafy-green character of Nedlands is an enduring quality that is loved by the community. There is an opportunity to enhance areas that have reduced tree canopy coverage both within the road reserve and private lots.

## NORTHERN SUB-PRECINCT

### BOX SCRUB



LOPHOSTEMON CONFERTUS

### CHINESE ELM



ULMUS PARVIFOLIA

### BLUE GUM



EUCALYPTUS LEUCOXYLON

### POHUTUKAWA



METROSIDEROS EXCELSA

### PEPPERMINT MYRTLE



AGONIS FLEXUOSA

### AMERICAN SWEETGUM



LIQUIDAMBAR STYRACIFLUA

### CAESIA



EUCALYPTUS CAESIA 'SILVER PRINCESS'

### IRONBARK



EUCALYPTUS SIDEROXYLON

### MARRI



CORYMBIA CALOPHYLLA

### JACARANDA



JACARANDA MIMOSIFOLIA

### FLAMBOYANT



DELONIX REGIA

### RED FLOWERING GUM



CORYMBIA FICIFOLIA



Figure 44: Tree Species

### LILLY-PILLY



ACMENA SMITHII

### Legend:

- Precinct Boundary
- Sub-Precinct Boundary
- Species

Aerial map sourced from Nearmap (file dated 2020). Tree species data sourced from the City of Nedlands (file dated 2020). Species photos sourced from the websites: <https://www.benararseries.com/metrosideros-excelso-vibrance>, <http://ellenbytreefarm.com/> and <https://www.ala.org.au/>

# TREE SPECIES

## CENTRAL SUB-PRECINCT

**BOX SCRUB**



**LOPHOSTEMON CONFERTUS**

**PEPPERMINT MYRTLE**



**AGONIS FLEXUOSA**

**FLAMBOYANT**



**DELONIX REGIA**

**CHINESE TALLOW TREE**



**SAPIUM SEBIFERUM**

**NATIVE FRANGIPANI**



**HYMENOPORUM FLAVUM**

**JACARANDA**



**JACARANDA MIMOSIFOLIA**

**FIRE TREE**



**STENOCARPUS SINUATUS**

**EVERGREEN ASH**



**FRAXINUS GRIFFITHII**

**CREEK BOTTLEBRUSH**



**CALLISTEMON VIMINALIS**

**FIDDLE WOOD**



**CITHAREXYLUM SPINOSUM**

**IRONBARK**



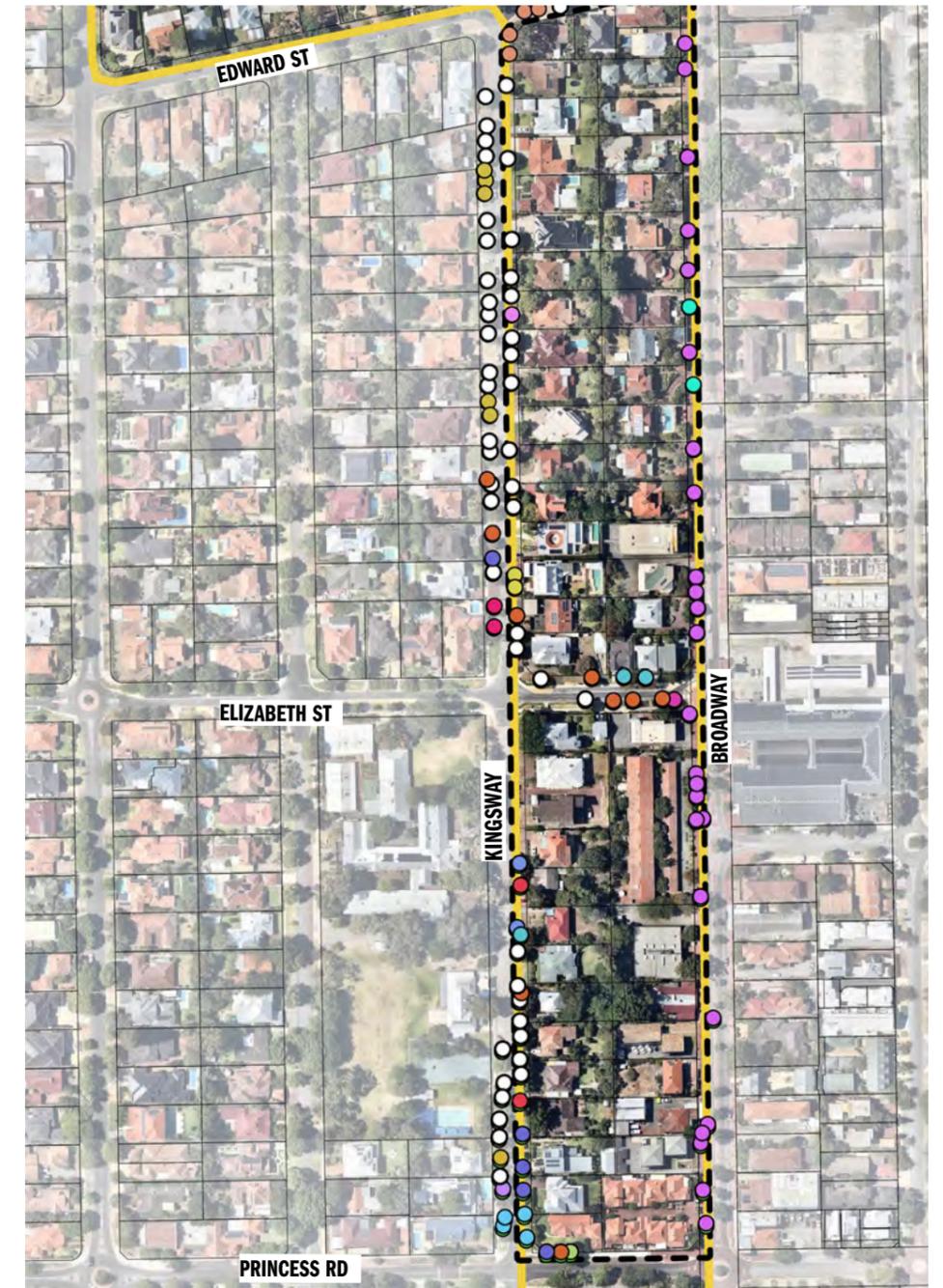
**EUCALYPTUS SIDEROXYLON**

**RED FLOWERING GUM**



**CORYMBIA FICIFOLIA**

Figure 45: Tree Species



**CHINESE ELM**



**ULMUS PARVIFOLIA**

**Legend:**

- Precinct Boundary
- Sub-Precinct Boundary
- Species

Aerial map sourced from Nearmap (file dated 2020). Tree species data sourced from the City of Nedlands (file dated 2020). Species photos sourced from the websites: <https://www.benaranseries.com/metrosideros-excelsa-vibrance>, <http://ellenbytreefarm.com/> and <https://www.alb.org.au/>

# TREE SPECIES

## SOUTHERN SUB-PRECINCT

**○ BOX SCRUB**



*LOPHOSTEMON CONFERTUS*

**● PEPPERMINT MYRTLE**



*AGONIS FLEXUOSA*

**● UMBRELLA TREE**



*SCHEFFLERA ACTINOPHYLLA*

**● CHINESE TALLOW TREE**



*SAPIUM SEBIFERUM*

**● OLD WORLD SYCAMORE**



*PLATANUS ORIENTALIS*

**● JACARANDA**



*JACARANDA MIMOSIFOLIA*

**● FIRE TREE**



*STENOCARPUS SINUATUS*

**● FIG**



*FICUS RUBIGINOSA*

**● CREEK BOTTLEBRUSH**



*CALLISTEMON VIMINALIS*

**■ BLUE GUM**



*EUCALYPTUS LEUCOXYLON*

**● OLIVE**



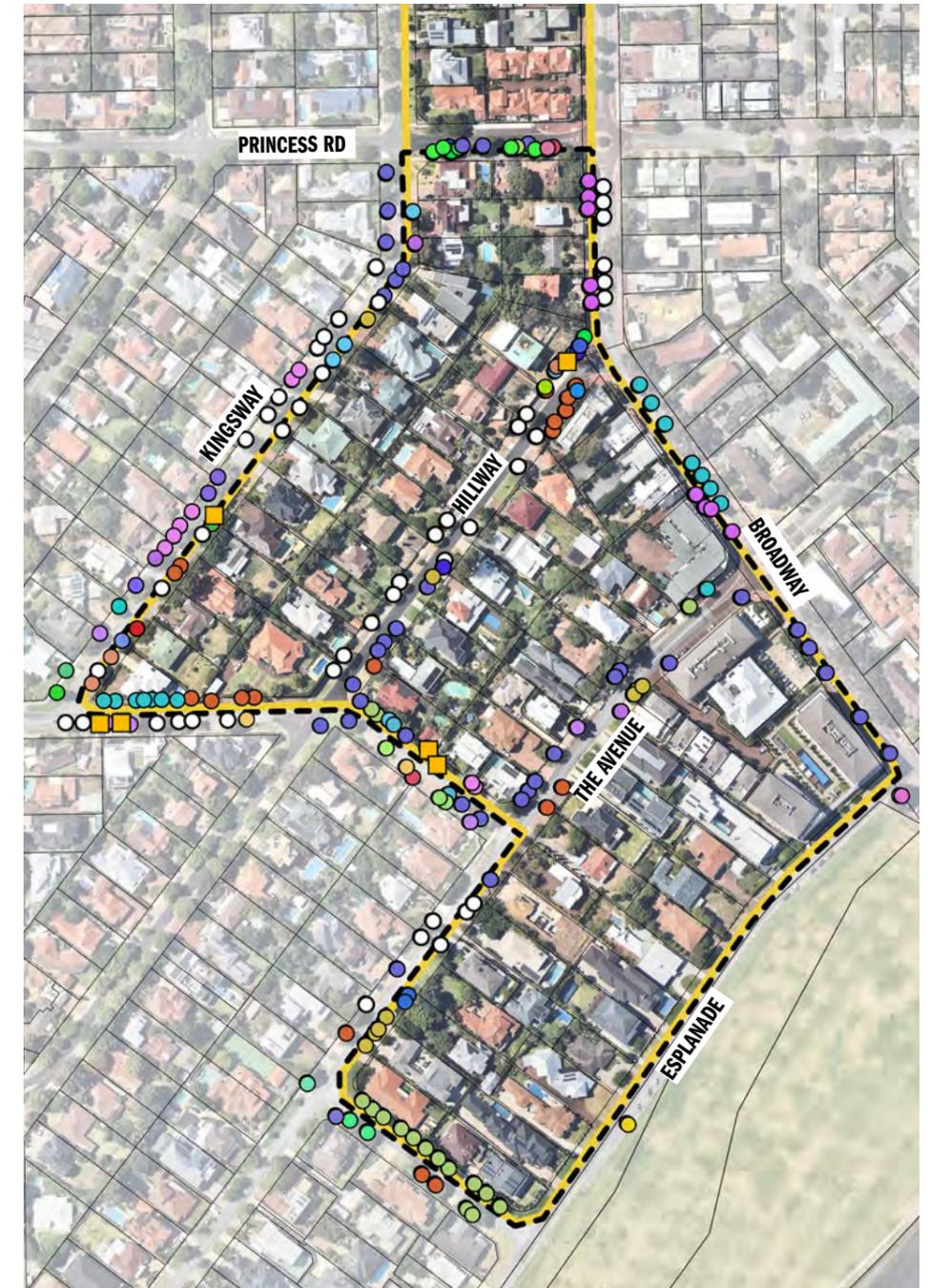
*OLEA EUROPAEA*

**● RED FLOWERING GUM**



*CORYMBIA FICIFOLIA*

Figure 46: Tree Species



**● CHINESE ELM**



*ULMUS PARVIFOLIA*

**Legend:**

- Precinct Boundary
- Sub-Precinct Boundary
- Species

Aerial map sourced from Nearmap (file dated 2020), Tree species data sourced from the City of Nedlands (file dated 2020), Species photos sourced from the websites: <https://www.beeramarseries.com/metrosideros-excelso-vibrance>, <http://ellenstreefarm.com/> and <https://www.ala.org.au/>

# TREE SPECIES



Figure 47: Tree Heights - Plan A



Figure 48: Tree Heights - Plan B



Figure 49: Tree Heights - Plan C

## Legend:

 Precinct Boundary

### Tree Heights:

-  Below 4m
-  4m-6m
-  6m-9m
-  9m and above

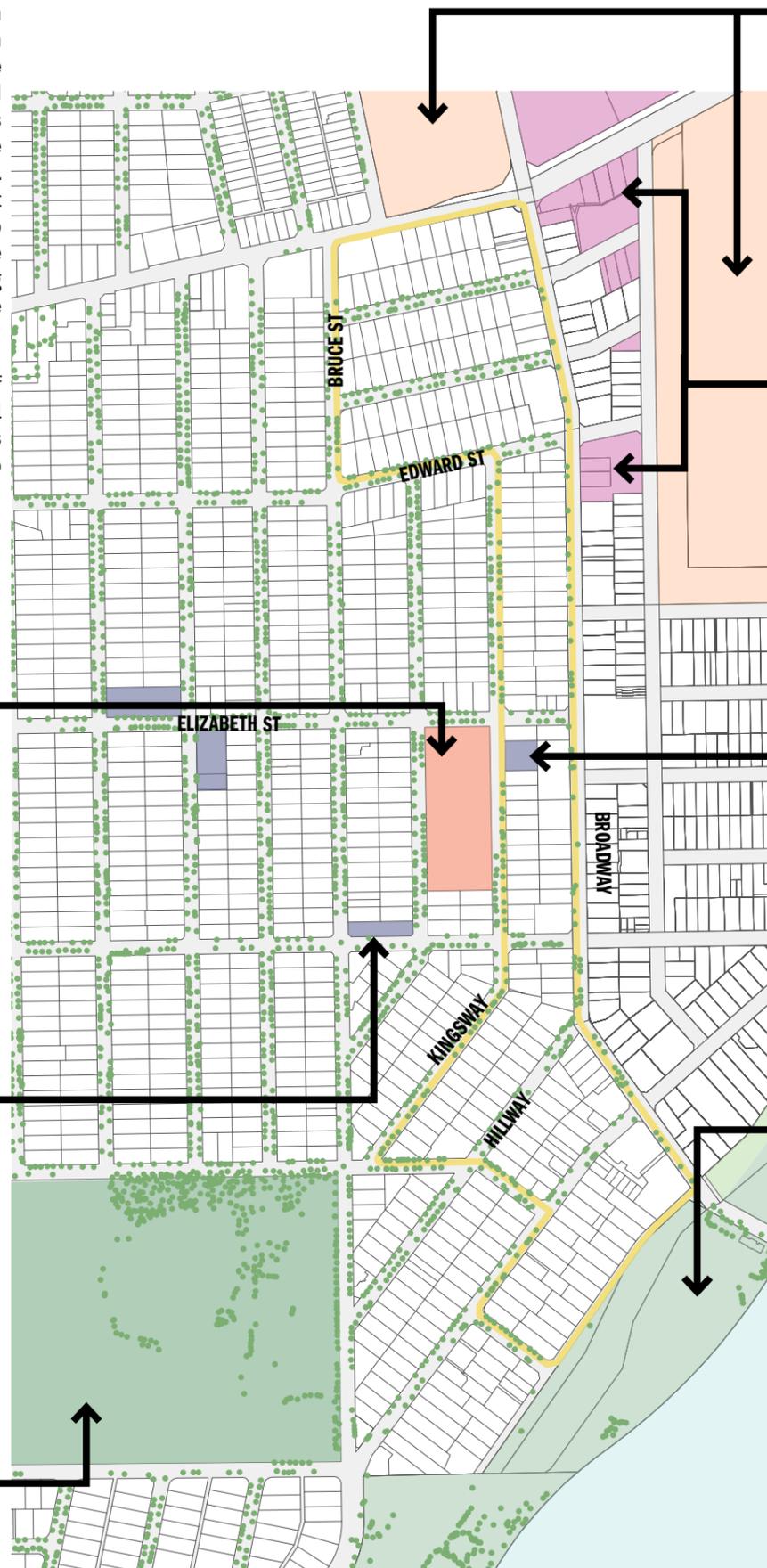
# PUBLIC REALM AND OPEN SPACES

Public spaces and plazas are provided for the community in order to support a range of active and passive recreation opportunities. These opportunities include the use of parks for leisure, sporting facilities, and recreation, spiritual and civic buildings. Public spaces can range in character and attract a number of users, with the best places adopting an intergenerational approach. Tree-lined streets can also contribute to the public realm and positively contribute to a distinctive sense of place.

Successful public spaces meet the diverse needs of the local community and support a local distinctiveness through references to local historical events and sensitive integration of cultural understanding. Successful spaces are social, activated and universally accessible to all members of the community.

Other places can support quiet contemplation. The Broadway Precinct abuts regional open space to the south overlooking the Swan River. It is also close to UWA's grounds to the east, and spaces for primary education and active recreation to the west. Two churches within, and close to, the Precinct provide worshipping options for the community. Cafés and restaurants within the Precinct to the north and south provide for alfresco dining, in a semi-public environment. Mature trees within most streets provide for inviting streetscapes, yet no local public open space is located within the Precinct.

There is an opportunity to identify nodes of activity that could be supported by a local plaza or meeting place. Simple actions like replacing missing street trees will also support the unique Nedlands sense of place.



## MRS PUBLIC PURPOSES - UNIVERSITY

- The University of Western Australia (UWA) is one of five universities in the state
- Includes the main open spaces of James Oval, the Sunken Gardens and Whitfield Court



## PUBLIC PURPOSES UNIVERSITY - TPS4 RESERVE (CITY OF SUBIACO)

- UWA open spaces and buildings that include the IELTS Test Centre, Electrical & Electronic Engineering Centre and the Ken and Julie Michael building
- Note: The City of Perth administers this scheme area



## PRIVATE COMMUNITY PURPOSE ZONE

- Kingsway Methodist Church
- 38 Kingsway, Nedlands



## MRS PARKS AND RECREATION

- Charles Court Reserve and Swan River



## EDUCATION - LPS3 RESERVE

- Nedlands Primary School
- The school provides education to students from Kindergarten to Year 6



## PRIVATE COMMUNITY PURPOSE ZONE



## MRS PARKS AND RECREATION - RESTRICTED

- Melvista Park including the Nedlands Golf Club, Tennis Club and Croquet Club



### Legend:

#### Public Spaces

##### MRS Reserves

- MRS Public Purposes - University
- MRS Parks and Recreation
- MRS Parks and Recreation - Restricted

##### Local Planning Scheme Zones and Reserves

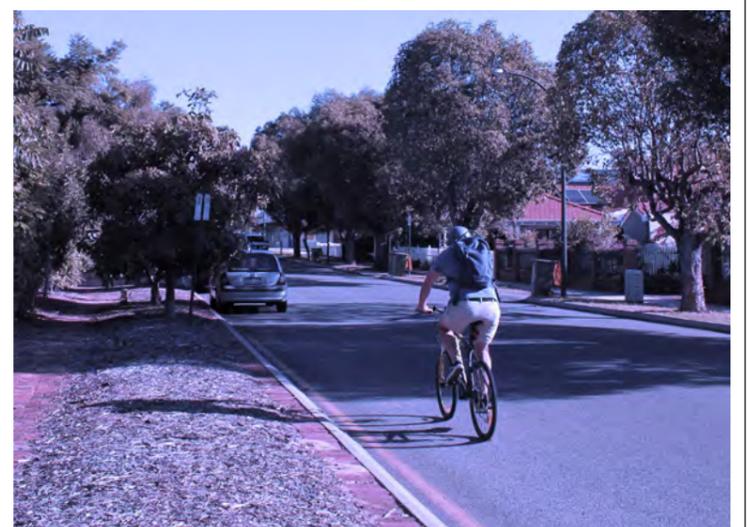
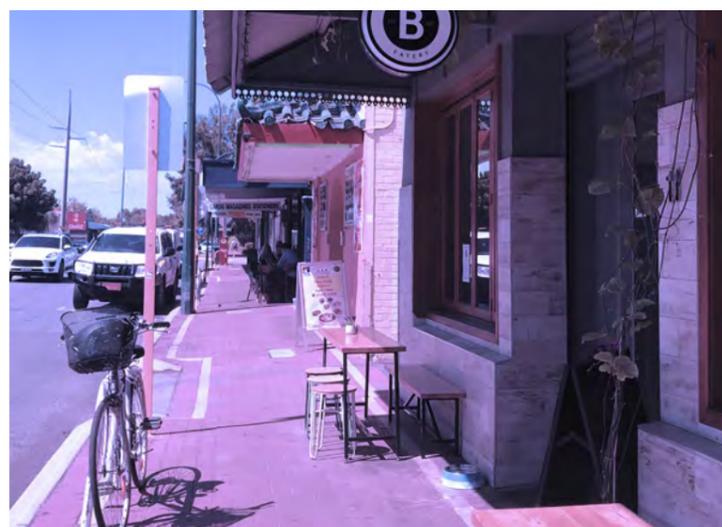
- Private Community Purposes - LPS3 Zone (City of Nedlands)
- Public Purposes University - TPS4 Reserve (City of Subiaco)
- Open Space - TPS4 Reserve (City of Subiaco)
- Education - LPS3 Reserve (City of Nedlands)

- Precinct Boundary
- Swan River
- Trees (species as per tree species map)

Figure 50: Public Realm and Open Spaces

# 5. MOVEMENT

A study of the movement networks within and connecting to the Precinct.



# MOVEMENT NETWORKS

Movement networks are an interconnected system of streets, roads and pathways that assist pedestrians, cyclists, public transport patrons and private vehicle users in meeting their daily transport needs. The community's proximity to transport options influences how regularly they walk or take public transport.

A successful movement network prioritises active transport modes including walking, cycling and public transport to complement private motor vehicle movements. Prioritising active transport provides tangible benefits. These benefits are associated with increased physical activity levels for community members, reduced greenhouse gas emissions from decreased private motor vehicle usage and improved amenity.

A frequent bus network supports the Broadway Precinct. The Precinct is serviced by routes 24 and 96 along Broadway and routes 102, 103, 107, 998 and 999 along Stirling Highway. Bus route 23 moves throughout the Precinct along Bruce Street and Cooper Street. The bus routes of 998 and 999 are identified as high-frequency along Stirling Highway, whereas routes 23, 24, 96 operate at a lower frequency.

In terms of pedestrian movement and cycling, the Broadway Precinct features a prominent pathway to both sides of the street along Broadway. Although, most roads in the Precinct only have a pathway to one side of the street such as seen along Kingsway, Hillway, The Avenue, and Cooper, Clarke and Edward Streets.

At the southern end of the Precinct, the Esplanade and Bessell Avenue do not have pathways on either side of the street. This reveals potential pathway connectivity issues in the area. The Broadway Precinct is also shown to lack cycling infrastructure with no dedicated cycling features or pathways along any of the street networks.

The Broadway movement network is characterised by a predominately north-south orientation via Broadway and supported by Bruce Street and Kingsway. The majority of private vehicle movements occur along Broadway, Kingsway and The Avenue as they are residential in nature, or have a low-rise of retail and commercial development, the streets have a speed limit of 50 km/hr. Traffic is slowed at key retail and commercial locations such as the corner of Hillway and Broadway also The Avenue and Broadway. Traffic calming measures respond to the retail and commercial development at the northern end of the Precinct—the signalised intersection of Stirling Highway (a Primary Regional Road) and Broadway.

In terms of parking, the Precinct has a large amount of on-street parking located along Broadway, Esplanade and Princess Road albeit with time restrictions to address any overflow implications from adjoining uses such as UWA. Some low-moderately scaled car parks can be found along Broadway at the front or side of retail and commercial developments, which ensures convenient access to businesses and services. Residential streets within the Precinct have limited formal car parking spaces with visitors parking within the road reserve.

The Broadway Precinct has the opportunity to improve active transport connections through considering dedicated cycle paths and enhancing pedestrian paths along Kingsway, Cooper Street, Clarke Street and Edward Street.

## NORTHERN SUB-PRECINCT



Figure 51: Movement Networks

- Legend:**  
**Movement Networks**
- Precinct Boundary
  - Sub-Precinct Boundary
  - Primary Regional Road (Stirling Highway)
  - Broadway
  - 400m Walkable Catchment
  - Local Bicycle Friendly Route
  - Footpath
  - Public Transport Route
  - Bus Stop
  - Traffic Lights
  - Pedestrian Crossing
  - Bike Parking
  - Bike Stand
  - Public Seating
  - Car Parking
  - On-street Car Parking
  - Existing Building Footprint Within Precinct
  - Existing Building Footprint External To Precinct
  - Open Spaces



→ Traffic lights at Stirling Highway and Broadway intersection



→ Bike facilities within the retail node

Building data sourced from the City of Nedlands Building Footprints (file dated 2013), Public transport data sourced from the UWA/Nedlands - Public Transport Information map (file dated 2019)

# MOVEMENT NETWORKS

## CENTRAL SUB-PRECINCT



→ On-street car parking along Broadway



→ Car parking residential purposes within the front setback



→ Bus shelter located in close proximity to local supermarket



Figure 52: Movement Networks

Building data sourced from the City of Nedlands Building Footprints (file dated 2013), Public transport data sourced from the UWA/Nedlands - Public Transport Information map (file dated 2019)

# MOVEMENT NETWORKS

## SOUTHERN SUB-PRECINCT



→ On-street car parking servicing retail and commercial offer



→ On-street car parking co-located with multi-residential buildings and public open space



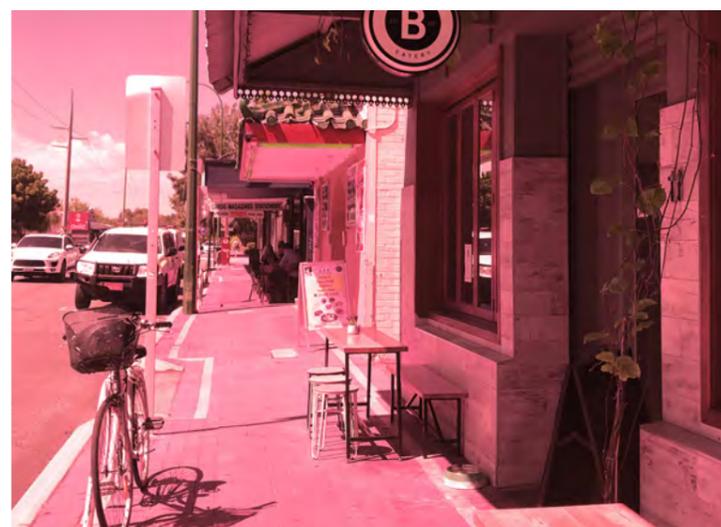
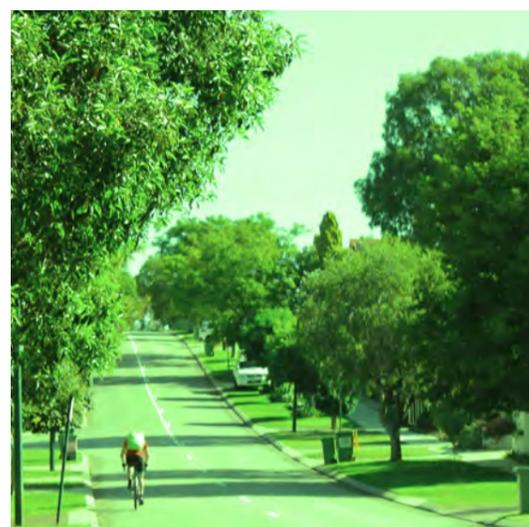
→ On-street car parking abutting public open space



- Legend:**  
**Movement Networks**
- Precinct Boundary
  - Sub-Precinct Boundary
  - Broadway
  - 400m Walkable Catchment
  - Local Bicycle Friendly Route
  - Footpath
  - Public Transport Route
  - Bus Stop
  - Pedestrian Crossing
  - Public Seating
  - Car Parking
  - On-street Car Parking
  - Existing Building Footprint Within Precinct
  - Existing Building Footprint External To Precinct
  - Open Spaces

Figure 53: Movement Networks

# 6. URBAN DESIGN PRINCIPLES



# URBAN DESIGN PRINCIPLES

A review of the Precinct has identified the urban design principles that will assist in preserving a unique local sense of place and assist in defining local distinctiveness as the Precinct experiences unprecedented development pressure. The gazettal of LPS3 has attributed increased development intensities across the Precinct. By understanding the underlying fundamentals, detailed planning provisions will assist in guiding the best possible development outcomes for the existing and future communities.



→ Establish nodes of activity, supporting a diversity of mixed uses, in key locations along Broadway



→ Support fine-grain development and street-level activity in key nodes



→ Identify opportunities for public places and plazas



→ Co-locate nodes of activity with current and future transport options



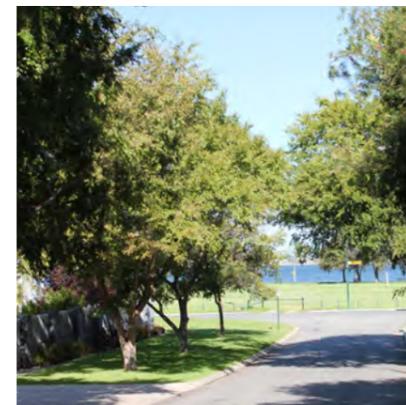
→ Enhance pedestrian amenity by improving the interface between private lots and public streets along Broadway



→ Carefully consider the interfaces or edges of the Precinct and uses within the Precinct



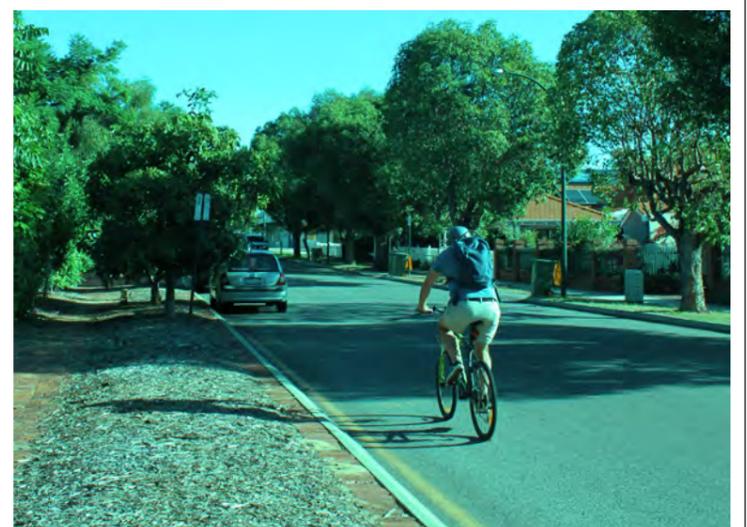
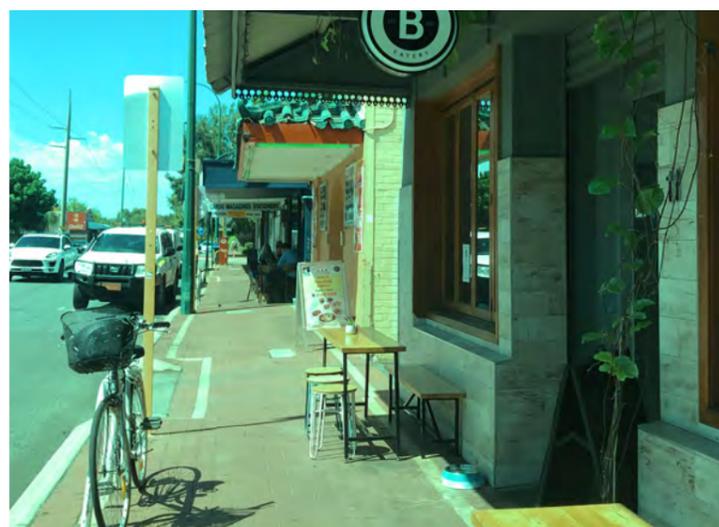
→ Identify opportunities to respond to the adjacency of the UWA-QEII Specialised Activity Centre and the local context



→ Identify ways to contribute to a leafy-green sense of place

# 7. CONTEXT ANALYSIS

An overview of the community, governance and planning context.



## CULTURE, VALUES AND IDENTITY

The City of Nedlands is a highly desirable location to live and work, with a passionate and engaged community. In the preparation of the Nedlands 2018-2028 Strategic Community Plan, 213 people attended open days and the City received 420 surveys and submissions. The dominant streetscape character of Nedlands is a leafy-green suburb with high-quality, low-rise, single residential homes. These homes are typically nestled within mature gardens which complement the high-quality tree-lined streets.

The adoption of the City's Local Planning Scheme No. 3 in April 2019 resulted in low-rise residential areas being up coded to high-density urban residential areas and higher density urban centres.

The rezoning and up-coding of areas within the City of Nedlands has necessitated the development of more refined, built form controls, with a focus on targeted infill areas and the surrounding transition areas. These targeted infill areas are located along high transit routes (namely Stirling Highway and Broadway) and co-located with the existing Neighbourhood and Local Centres across the City. To prepare nuanced built form controls a detailed appreciation of local character is essential. Part of that process is to understand the community's values and local sense of identity.

A community engagement process informed the Nedlands Strategic Community Plan (2018-2028), which identified the following priorities:

- Retain the existing character of Nedlands whilst still including appropriate development along activity corridors. Specifically, identifying the need for a "Town Centre", and new developments to include canopy trees
- Encourage Sustainable Building - prioritising buildings that are made of quality and sustainable materials is key to the City of Nedlands
- Renewal of Community Infrastructure – maintaining roads, footpaths, cycling and drainage
- Plant more native vegetation, especially in public areas
- Preserve heritage sites
- Allow for an efficient transport network that contributes to a more environmentally-friendly, safer City for both business and community activities
- Establish a City for both business and community activities.

Derived from the community's priorities identified within Our Vision 2030, and subsequent Nedlands Strategic Community Plan (2018-2028) process created the following vision:

*"Our overall vision is of a harmonious community. We will have easy access to quality health and educational facilities and lively local hubs consisting of parks, community and sporting facilities and shops where a mix of activities will bring people together, strengthening local relationships. Our gardens, streets, parks will be well maintained, green and tree-lined and we will live sustainably within the natural environment. We will work with neighbouring Councils and provide leadership to achieve an active, safe, inclusive community enjoying a high standard of local services and facilities. We will live in a beautiful place."*

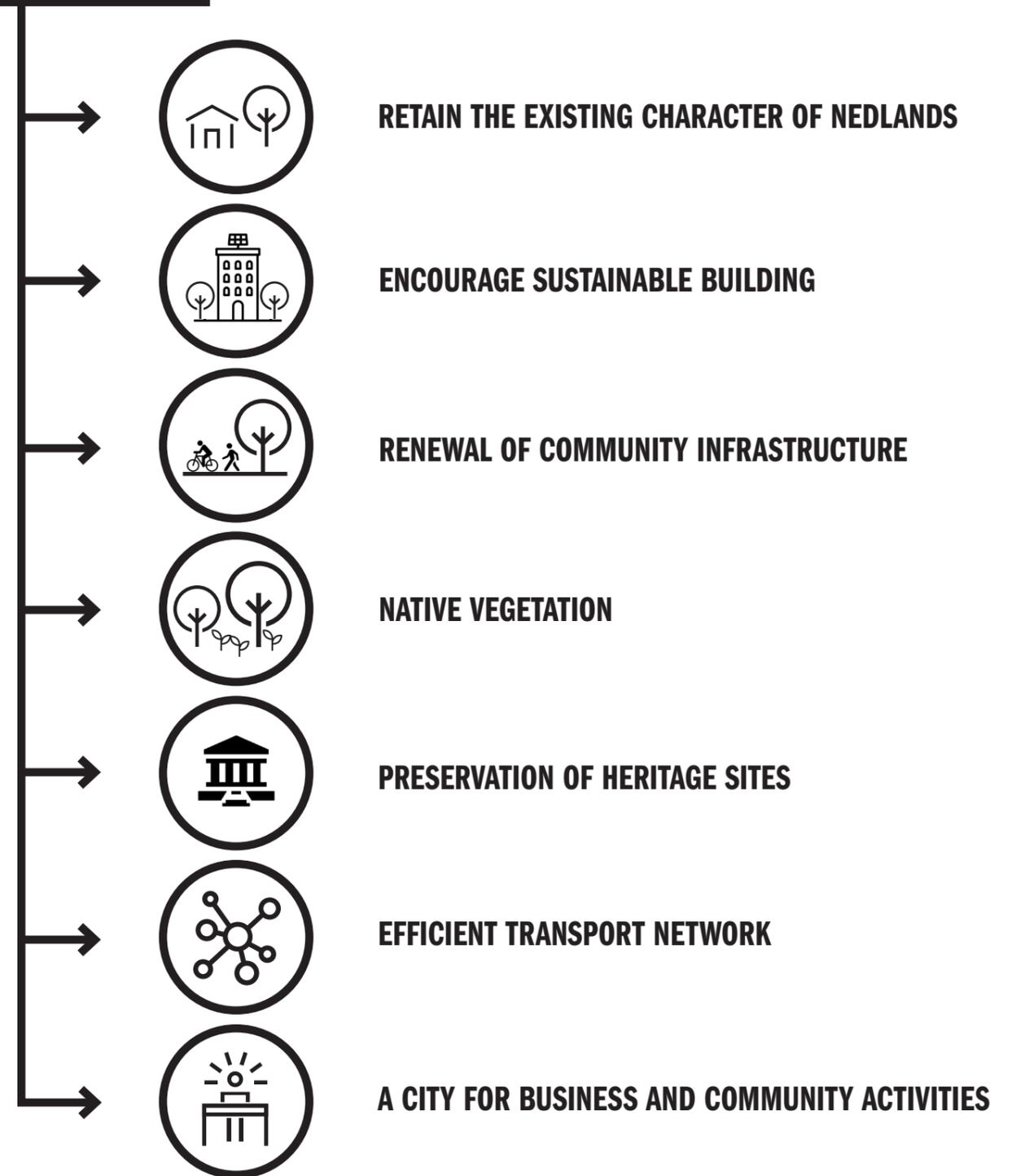
Informed by the vision, the strategic drivers impacting the City of Nedlands have been captured in the City's Local Planning Strategy and translated into planning principles. The principles seek to address the state planning framework that affects the City and provide clarity on how the City seeks to respond to the requirements of the State.

Planning Principles:

- Protect and enhance local character and amenity
- Respect the community vision for the development of the district
- Achieve quality residential built form outcomes for the growing population
- To develop and support a hierarchy of activity centres
- To integrate land uses and transport systems
- Facilitate improved multi-modal access into and around the district
- Maintain and enhance the network of open space.
- Facilitate good public health outcomes
- Facilitate a high-quality provision of community services and facilities
- Encourage local economic development and employment opportunities
- To maintain, protect and enhance natural resources.
- Respond to the local physical and climatic conditions.
- Facilitate efficient supply and use of essential infrastructure.

## NEDLANDS STRATEGIC COMMUNITY PLAN (2018-2028)

### KEY PRIORITIES



# CULTURE, VALUES AND IDENTITY

The City's Local Planning Strategy goes on to identify the intent for a range of strategic areas including population and housing, retail and commerce, physical features, climate and natural areas, recreation and open space, community facilities, traffic and transport, infrastructure services, urban design, character and heritage.

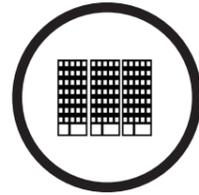
Importantly the City's intent associated with housing and local character is detailed through a number of planning strategies.

Population and Housing – To strongly encourage the development of additional diverse dwelling types within the targeted infill areas. Allowing the conservation and enhancement of the quality of the City of Nedlands' existing attractive residential neighbourhoods.

Strategies:

- Locate high-intensity development within Urban Growth Areas (particularly Stirling Highway)
- Develop appropriate Transition Zones adjacent to Urban Growth Areas to maintain separation from existing high-quality, low-density residential areas
- Facilitate quality development in targeted infill areas and along transit corridors
- Facilitate redevelopment opportunities for medium density residential development within Neighbourhood Centres
- Appropriately scaled residential densities located within and in the immediate vicinity of Neighbourhood Centres, responding to the local context
- Facilitate greater housing diversity, specifically higher density multiple and grouped dwelling developments in targeted infill areas to accommodate changes in population trends
- Establish controls for key sites to ensure the existing residential character is protected long term and development is focused in these locations
- Maintain established residential urban areas to ensure the retention of the existing residential character and lot configurations.

## POPULATION AND HOUSING



**HIGH-INTENSITY DEVELOPMENT IN URBAN GROWTH AREAS**



**DEVELOP TRANSITION ZONES**



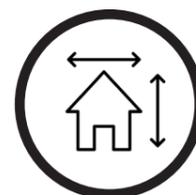
**QUALITY INFILL DEVELOPMENT**



**REDEVELOPMENT OPPORTUNITIES IN NEIGHBOURHOOD CENTRES**



**FACILITATE GREATER HOUSING DIVERSITY**



**APPROPRIATELY SCALED DEVELOPMENT**



**MAINTAIN ESTABLISHED RESIDENTIAL AREAS**



**ESTABLISH CONTROLS**

Urban Design, Character and Heritage – To retain and enhance the character and streetscape of the City's existing residential areas whilst promoting best practice urban design principles in targeted infill areas. Ensure that proposed development responds to the unique character of each Precinct and preserve quality streetscapes.

Strategies:

- Adopt development controls to retain and enhance the existing character of each identified Precinct
- Promote best practice urban design outcomes in areas experiencing change and in areas of transition
- Improve public realm within Urban Growth Areas and Transition Zones
- Understand the elements that contribute to streetscapes to inform statutory controls
- Protect and promote places of heritage significance through the City.

## URBAN DESIGN, CHARACTER AND HERITAGE

### HERITAGE



**DEVELOPMENT CONTROLS TO RETAIN EXISTING CHARACTER**



**PROMOTE BEST PRACTICE OUTCOMES**



**IMPROVED PUBLIC REALM**



**UNDERSTAND STREETScape CHARACTER TO INFORM CONTROLS**



**PROMOTE PLACES OF HERITAGE SIGNIFICANCE**

# PEOPLE, EMPLOYMENT AND HOUSING

The 2016 ABS Census identified the City of Nedlands having a population of 21,121 people. Some 53% of them worked full time, in the areas of management (17%) or a profession (45%), earning a median weekly household income of \$2,708, with an average of two children.

The City's Local Planning Strategy identifies Nedlands as having a relatively higher proportion of its population born in: Australia, Malaysia, Singapore and USA. The 2011 ABS Census indicated a reasonably significant decline in the 35-44 and 75-84 age groups and some reasonably substantial increases in the 20-24, 55-64 and 65-74 age groups. Also, the ABS Census 2001 and 2011, identifies the population of Nedlands as a whole is older than the Greater Perth regional population. In 2016 this trend continued with Nedlands median age being 41 years, while the Western Australian median was 36 years.

When the City of Nedlands is compared to the Greater Perth area, there are some key employment differences. On average, Nedlands has a significantly lower proportion of households within the lower and middle-income groups compared to Greater Perth. For instance, the income groups that are \$2,500 and above are 43.1% for Nedlands and 23.3% for Greater Perth, where the difference between Nedlands and Greater Perth is evident in the high proportion of households making \$4,000 or more a week.

In terms of the labour force, residents in Nedlands have a higher proportion of professionals and managers, compared to Greater Perth. In comparison, the Greater Perth area has more technicians, trade workers, and clerical and administrative workers.

Housing diversity within the City of Nedlands is considered to be relatively low. According to the ABS, Nedland housing characteristics remained relatively static up to 2011, with 84.5% of dwellings described as separate houses. The 2016 ABS figures identified dwellings classified as separate houses had reduced to 80.7%, with separate houses slightly declining, while semi-detached, row and townhouses were increasing. Nonetheless, the separate house typology continues to be the dominant typology.

In proportional terms, Nedlands housing profile is much the same as the average for the Greater Perth area, with a slightly higher percentage of separate houses.



**GREATER PERTH:  
MEDIAN AGE  
- 36 YEARS**

**NEDLANDS:  
MEDIAN AGE  
- 41 YEARS**

DWELLING TYPES	CENSUS YEARS: NEDLANDS			GREATER PERTH (2016)
	2001	2011	2016	
 SEPARATE HOUSE	82.2%	84.5% ↑	80.7% ↓	79.1% ↓
 SEMI-DETACHED, ROW OR TERRACE HOUSE, TOWNHOUSE	7.5%	8.8% ↑	13% ↑	14.1% ↑
 FLAT, UNIT OR APARTMENT	9.9%	6.6% ↓	6.2% ↓	5.7% ↓

## EMPLOYMENT TYPES



PROFESSIONALS

**43.7%**

**21.8%** ↓



MANAGERS

**17.3%**

**11.5%** ↓



TRADE WORKERS

**5%**

**15.9%** ↑



CLERICAL WORKERS

**12.2%**

**15.4%** ↑

# PEOPLE, EMPLOYMENT AND HOUSING

The City's Local Planning Strategy identifies the demographic and housing characteristics of Nedlands. Specifically, the Nedlands South Precinct is detailed in comparison to the City of Nedlands.

Nedlands South is largely a residential Precinct (mainly R10 and R12.5), with other community-focused uses such as local shops, churches and schools distributed across the suburb.

Commercial and retail development is located to the north along Stirling Highway and the east along Broadway. The Local Planning Strategy identifies the Nedlands South Precinct as "typical Nedlands" with only minor variations from the City's average in all the demographic indicators.

The Broadway Precinct aligns with the City's Local Planning Strategy which identified "potentially available land", an area of land potentially available for development or redevelopment for the purposes of increasing dwelling numbers across the City.

The up-coding of the Broadway Precinct will also afford the opportunity to locate higher intensity development in close proximity to the UWA/QEII Specialised Activity Centre, a regional destination. Its proximity to University of Western Australia (UWA) has the potential to contribute to more diversity in cultural representation as well as possibly representing a younger population. UWA also has a significant international student population that could live near the university.

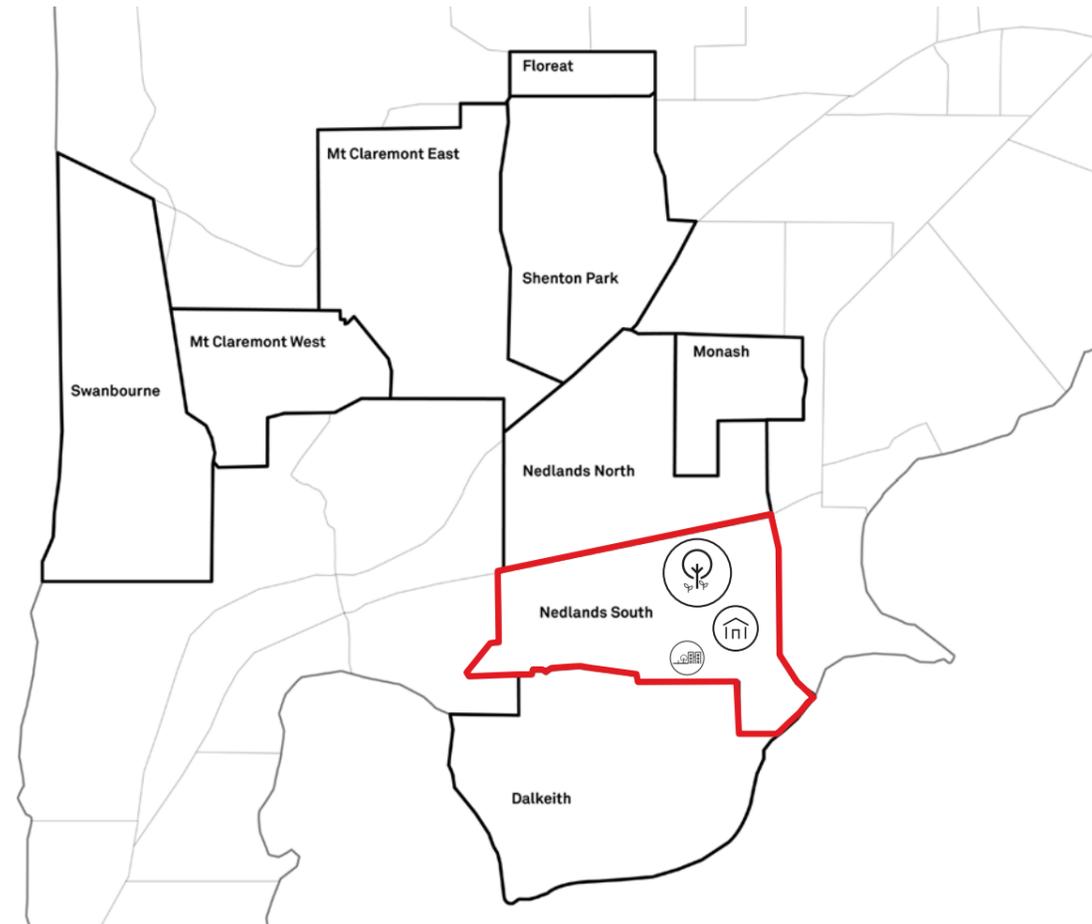


Figure 54: City of Nedlands Local Planning Strategy Precincts

The Western Australian Planning Commission's Perth and Peel @3.5million (2018) policy identifies a greater reliance on infill development with a target of 47 per cent for the Perth and Peel regions. The Central Sub-Regional Planning Framework also reflects a strong focus on guiding infill growth in the Central Sub-Region and establishes specific dwelling targets for all local governments. For Nedlands the targets indicate an additional 2,540 dwelling units to be developed by 2031 and 1,780 post 2031. The WAPC's 2013 Report Card identified the need for a further 1,860 dwellings to be developed between 2031 and 2050 to reach an overall target of 4,400 additional dwellings.

To assist in determining an appropriate response to these infill targets, the City of Nedlands has undertaken land requirement calculations outlined within the City of Nedlands Local Planning Strategy (2018). These calculations indicate that based on the various assumptions, the total land area required to satisfy the 2031 target ranges between 49 and 75 hectares. Between 2031 and 2050, the calculations indicate that, based on the various assumptions, the total land area required to satisfy the 2050 target ranges between 25 hectares and 46 hectares. Total land area, comprising both the 2031 and 2050 targets, therefore ranges between 74 and 121 hectares. As summarised within the City of Nedlands Local Planning Strategy, much of the medium and higher density housing requirement could be incorporated into mixed use developments.

The Broadway Precinct is identified as a local area that would be suitable for increased development intensity. The Local Planning Strategy identifies numerous sites as appropriate for targeted infill in the Hampden Road and Broadway area, resulting in an estimated total land area available for infill of 16.90ha. The Broadway Precinct, with its proximity to the UWA-QEII Specialised Activity Centre, is uniquely placed within the City of Nedlands to accommodate infill development through higher-density built form. With the up-coding of areas within the Precinct, there is an increased potential to provide diverse housing options, particularly relating to education, student accommodation and health and wellness professionals. Ultimately, this increase within the Broadway Precinct has the potential to support the dwelling targets set by the WAPC, in particular within the RAC1 and R-AC3 mixed use areas directly abutting Broadway and Stirling Highway.

The City of Nedlands Local Planning Strategy has identified how the 2011 to 2036 dwelling unit projections are likely to be distributed throughout Nedlands.

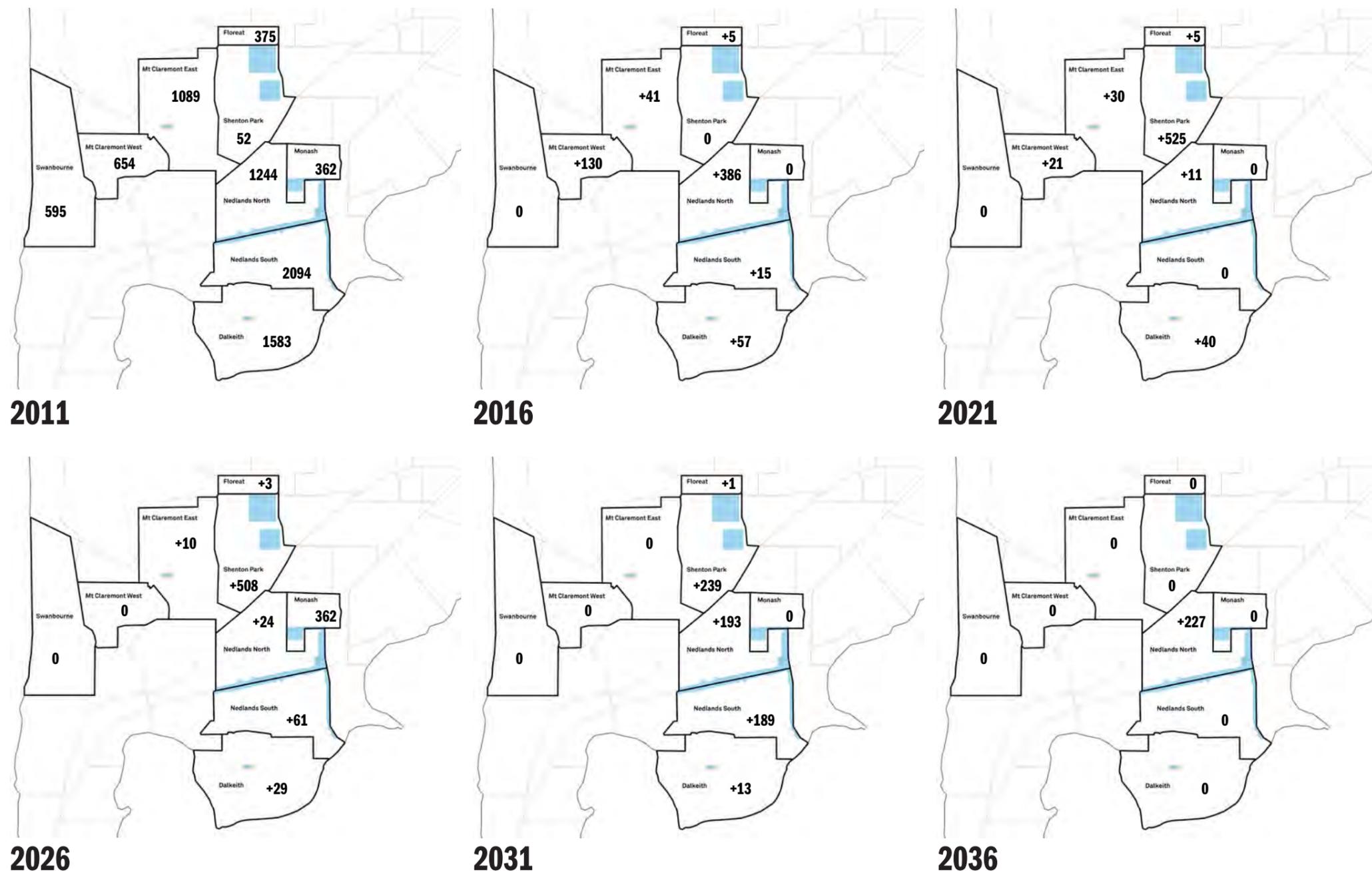


Figure 55: City of Nedlands Local Planning Strategy - Additional Dwellings 2011-2036

**Legend:**

- Planning Precincts
- Potentially Available Land

Additional Dwellings by 2036:	
Nedlands North	841
Nedlands South	503
Dalkeith	139

# STATE PLANNING FRAMEWORK

## → State Planning Strategy 2050

The WAPC's State Planning Strategy 2050 (2014) is the Government's strategic planning response to the challenges Western Australia is likely to face in the future. The strategy proposes that diversity, liveability, connectedness and collaboration must be central to the vision of sustained growth and prosperity. The Strategy takes into account what is known about the future and the expectations of Western Australians, to provide a guide for future land-use planning and development.

The strategy has six key principles that relate to all strategic development within the state, including the City of Nedlands and the Broadway Precinct. While the state level policy does not mention the Broadway Precinct specifically, the principles and aims are recognised in all development.

These six principles comprise:

- Community: Enabling diverse, affordable, accessible and safe communities
- Economy: Facilitating trade, investment, innovation, employment and community betterment
- Environment: Conserving natural assets through sustainable development
- Infrastructure: Ensuring infrastructure supports development
- Regional Development: Building the competitive and collaborative advantages of regions
- Governance: Building community confidence in development processes and practices.

Overview of the Western Australian planning system

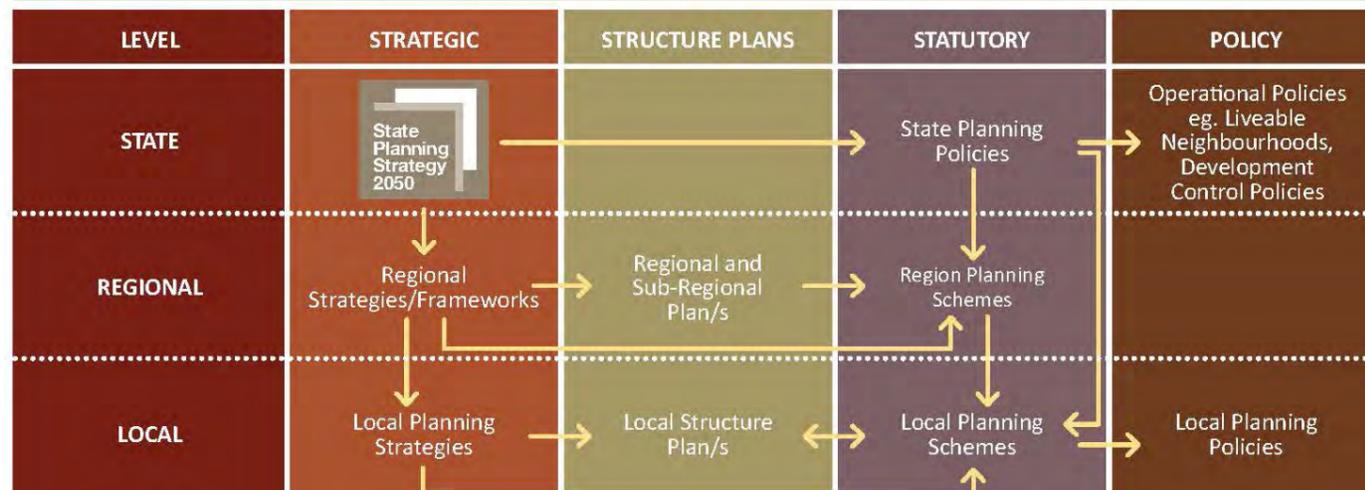


Figure 56: The State Planning Strategy 2050 highlights the planning response to address the challenges facing the State within the Western Australian planning system.



Figure 57: The State Planning Strategy 2050 highlights housing and urban form trends from 1850 to 2050.

# STATE PLANNING FRAMEWORK

## → Perth and Peel @ 3.5 million and Central Sub-Regional Planning Framework

The Perth and Peel @ 3.5million land use planning and infrastructure frameworks aim to accommodate 3.5 million people by 2050. The WAPC's Central Metropolitan Sub-Regional Planning Framework (2018) is a localised infrastructure framework to help guide future urban growth and infill across the metropolitan region. The City of Nedlands and the Broadway Precinct are located within the Central Sub-Region area where the framework aims to:

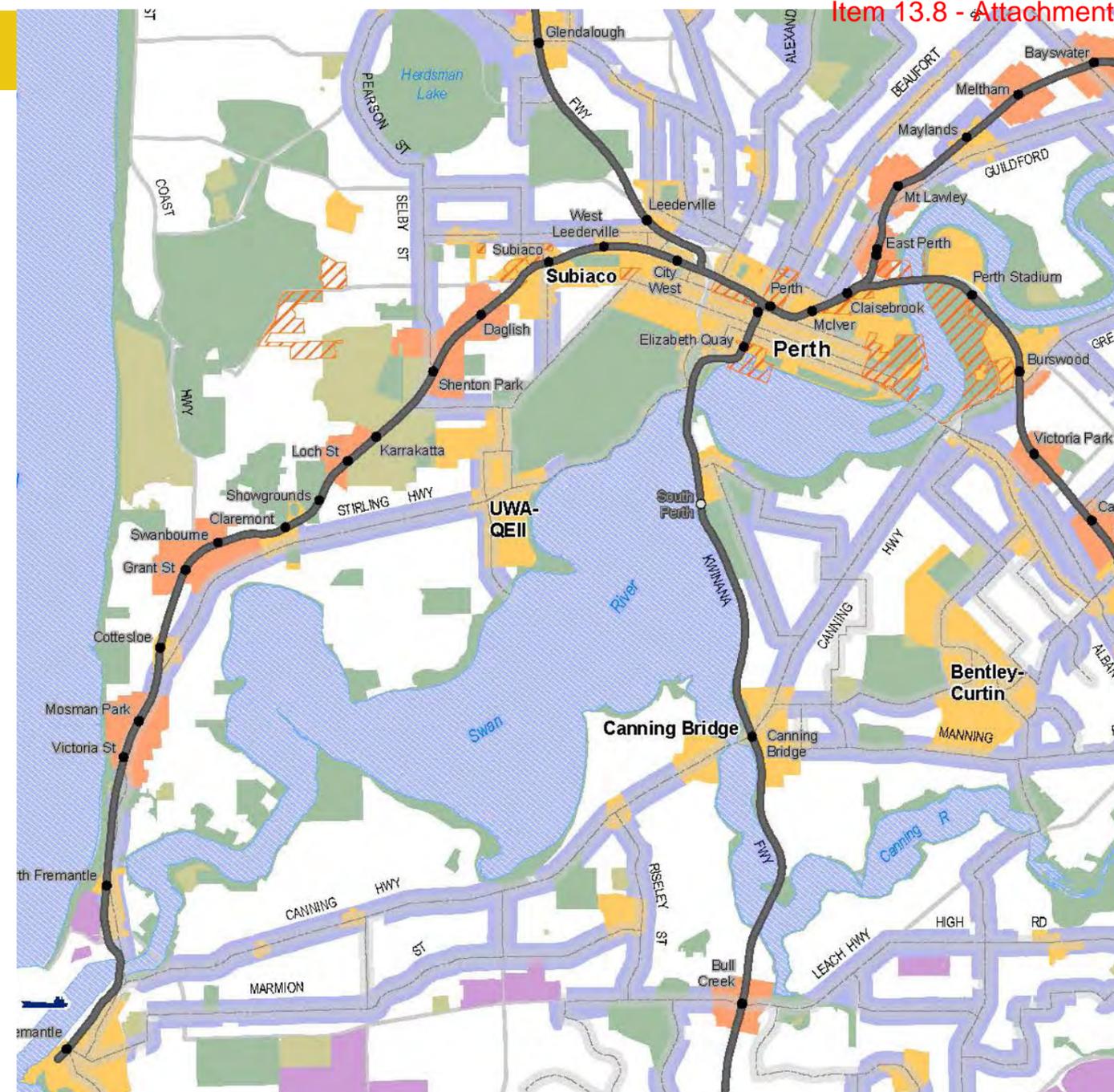
- Achieve more consolidated urban form and development
- Meet long-term housing requirements
- Strengthen key employment centres
- Provide transport linkages that connect people with key centres of activity and employment, with access to areas beyond the Perth and Peel regions
- Facilitate and support a future regional infrastructure network including transport, service, community, social, health, tertiary education, regional sport and recreation infrastructure
- Encourage and guide increased connectivity between areas of open space or conservation and protect areas of value
- Identifying targeted increases in the density and diversity of mixed use development, housing and employment
- Ensure urban consolidation Precincts have access to existing and future high-frequency public transit
- Protect the green network of high-quality natural areas such as parks, rivers, beaches and wetlands and the linkages between these areas.



Figure 58: Nedlands is located within the Central Sub-Regional Planning Framework.



Figure 59: The spatial plan for Perth and Peel regions has been developed to deliver a more consolidated urban form to achieve a more efficient and cost-effective urban structure.



**Legend**

- Sub-region boundary
- Framework land uses
  - Green network (MRS only)
  - Activity centre
  - Urban corridor
  - Station precinct
  - Industrial centre
  - Public purposes
  - Waterway
- Redevelopment area
- Rail
  - Passenger rail/station - existing
  - Passenger rail/station - proposed Stage 1 METRONET
  - Passenger rail - further investigation
  - Passenger station - further investigation
- Railway alignment subject to further planning - refer to text in Part 5.3 of the Framework
- Fremantle Port
- Kewdale freight terminal
- High-frequency public transit

NOTE: This is a conceptual representation of broad planning intentions within the sub-region. Further planning processes and decision-making under relevant legislation will need to be undertaken, including with reference to amendment of statutory instruments and detailed planning.

Figure 60: The Central Sub-Regional planning framework identifies Stirling Highway and Broadway as Urban Corridors. The principle is to focus infill within areas with proximity to transit corridors and stations, within activity centres and urban corridors. The framework identifies urban corridors in the Central alongside high-frequency public transit corridors.

# STATE PLANNING FRAMEWORK

Central Metropolitan Sub-Regional Planning Framework (2018) references the Directions 2031 and Beyond policy, which sets infill targets (proportion of the total amount of additional dwellings) at 47 per cent for the Perth and Peel regions.

The target equates to approximately 380,000 new infill dwellings out of the estimated 800,000 dwellings that will be needed to accommodate the additional people expected by 2050.

Some 215,000 dwellings (56 per cent of the total amount of new infill dwellings) are identified as being delivered in the Central Sub-Region.

The framework identifies infill targets where Nedlands will accommodate an additional 4,320 dwellings and population of 9,500 by 2050. The up coded areas of the City of Nedlands Local Planning Scheme No. 3 (LPS3) provide for an increase in residential development within the Precinct.

Table 1: City of Nedlands' existing and projected dwellings and population 2011-2050 identified within the Sub-Regional Planning Framework.

Existing dwellings	Existing population	Additional dwellings	Additional population	Total dwellings	Total population
8,070	22,030	4,320	9,500	12,390	31,530

Table 2: For the City of Nedlands, the Sub-Regional Planning Framework identifies a residential infill timing projection, based on the draft framework scenario in five-year intervals, from 2011 to 2031 and Post 2031.

2011-16	2016-21	2021-26	2026-31	Total 2031	Post 2031	Total
880	860	400	400	2,540	1,780	4,320

Figure 62: The Central Sub-Regional Framework provides a cross-section illustrating a typical interface from corridors to adjacent neighbourhood areas. It also states that each area will be required to consider the local merits and specific condition.

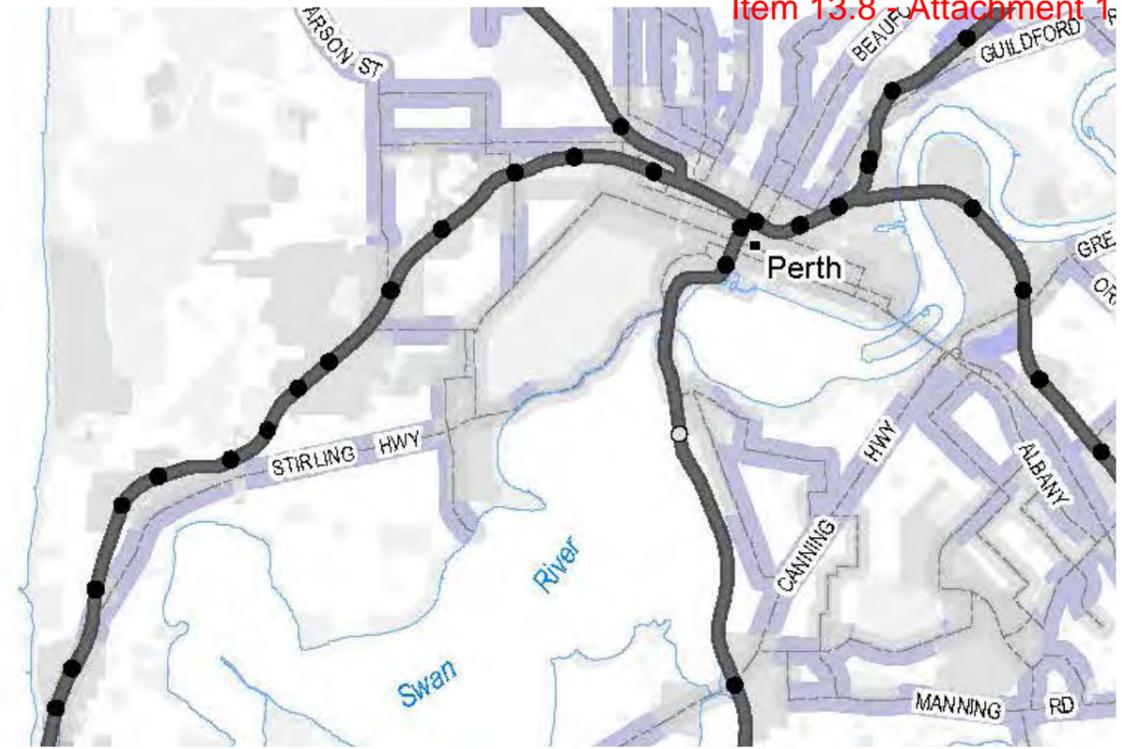


Figure 61: The Central Sub-Regional planning framework identifies urban corridors in the Central Sub-Region co-located with high-frequency public transit corridors.

### Legend

- Passenger rail/station - existing
- Passenger rail/station - proposed Stage 1 METRONET
- Passenger station - further investigation
- Railway alignment subject to further planning - refer to text in Part 5.3 of the Framework
- High-frequency public transit
- Urban corridors



Corner of Albany Highway and Kent Street Victoria Park



Albany Highway Victoria Park



Corner of Canning Highway and Riseley Street, Ardross

Figure 63: The Central Sub-Regional Framework provides a number of visualisations of urban corridors from across the Perth Metropolitan area, demonstrating the existing and the future built form.

## → Directions 2031 and Beyond: Metropolitan Planning Beyond the Horizon

The WAPC's Directions 2031 and Beyond (2010) is a state level strategic framework that addresses urban growth needs and the consideration to protect natural ecosystems. The framework recognises the benefits of a consolidated city, along with the integration of historical urban growth patterns. The framework sets achievable goals that will promote housing affordability while providing for different lifestyle choices, sustainable urban transport, nodes for economic and social activity and a long-term coordinated approach to the provision of infrastructure. The vision for the framework is to create Perth and Peel into a world-class liveable city that is green, vibrant, compact and accessible, with a unique sense of place by 2031.

The framework identifies Nedlands within the Central Metropolitan Perth Sub-Region, where the area is characterised by a suburban settlement pattern and includes a high level of amenity due to its proximity to the river and the coast. The framework additionally identifies that a particular characteristic of the Central Metropolitan Sub-Region is the dominance of the traditional grid form of neighbourhood subdivision. This form provides important opportunities for targeted infill development and redevelopment to meet changing community needs. The Broadway Precinct is located within The University of WA (UWA) and Queen Elizabeth II (QEII) Specialised Activity Centre. This centre is a key strategic location for the Perth Metropolitan area. This location performs knowledge based and logistical roles, accompanied with general commercial and community services.

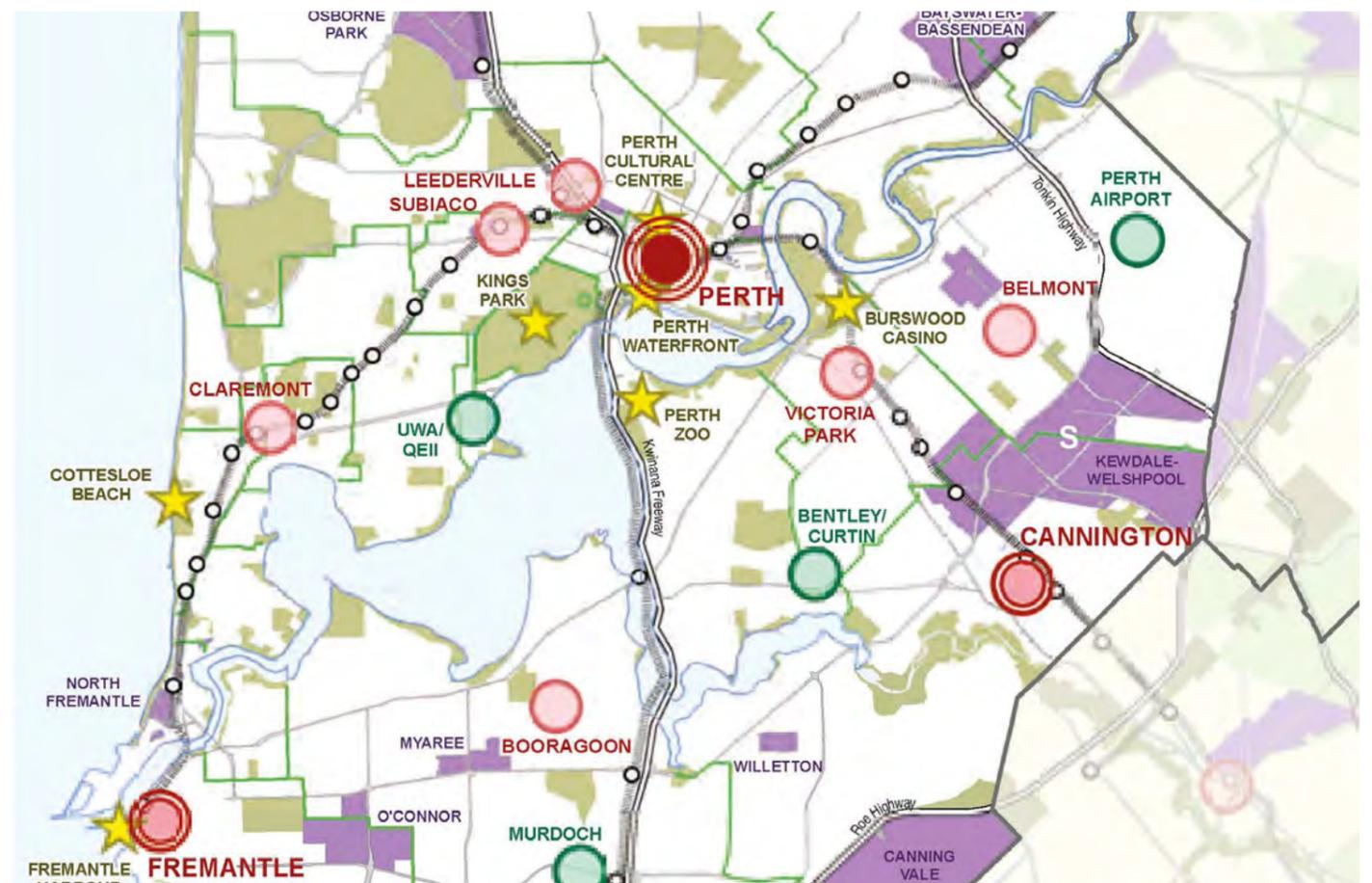


Figure 64: Directions 2031 identified six Sub-Regional planning areas forming the basis of future planning and policy development. The Central Sub-Regional plan identifies the University of WA (UWA) and Queen Elizabeth II (QEII) Specialised Activity Centre.

## → Urban Growth Monitor and City Population Data

The WAPC's Urban Growth Monitor (2019) tracks zoned land supply and land consumption for development in the Perth Metropolitan, Peel and Greater Bunbury regions. In accordance with state level objectives, the Perth Metropolitan area is in a constant process of change and includes increased levels of urban infill development not previously seen. The WAPC attempts to understand this change through the collection of development related data and reporting through the Urban Growth Monitor.

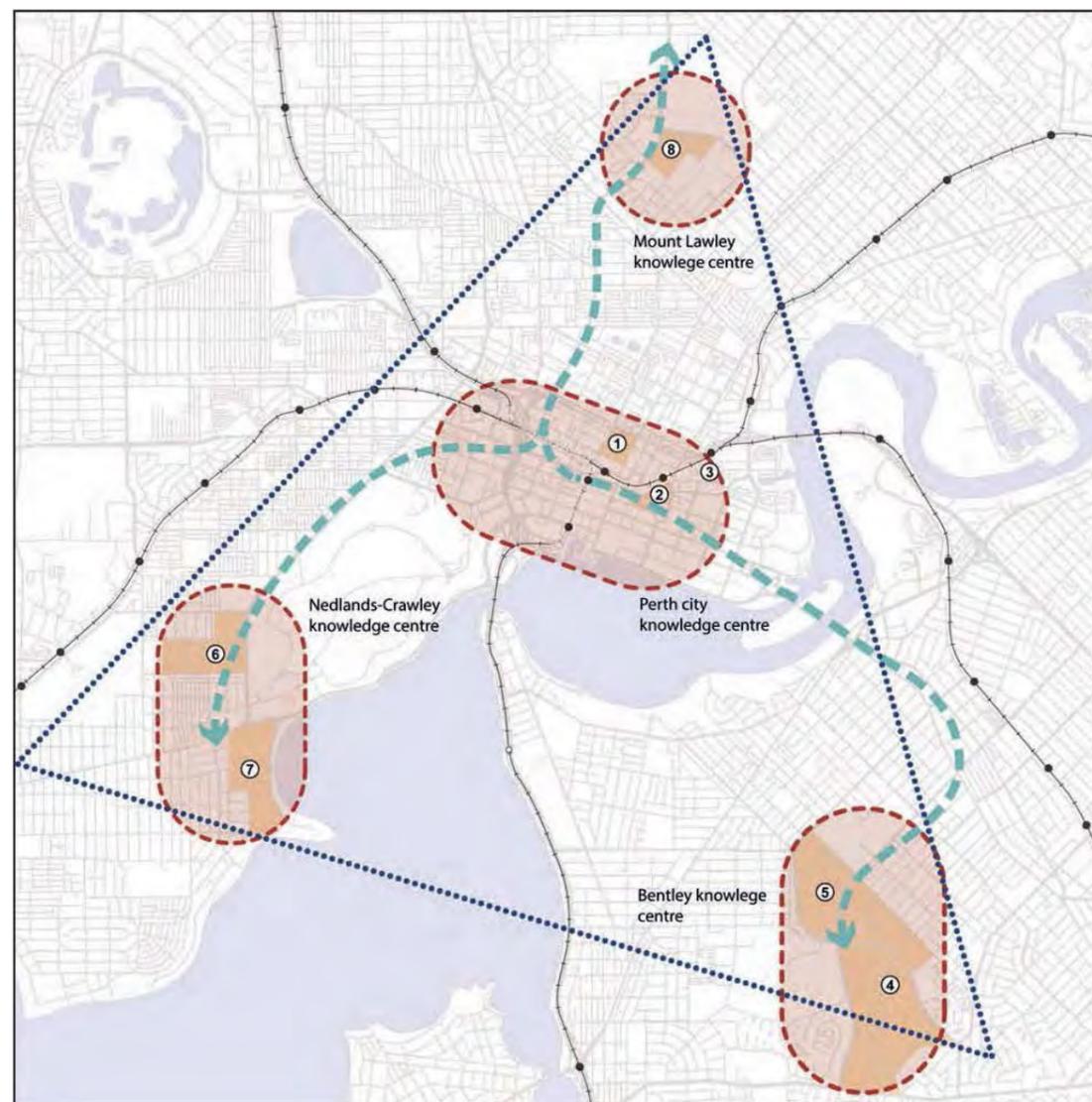
The January 2019 Urban Growth Monitor identifies that the net infill rate for the Perth Metropolitan and Peel regions in 2017 was approximately 42%, which is the highest net infill rate recorded since infill monitoring began in 2011, and the net infill dwellings for the area totalled 6,720. Of the 6,720 net infill dwellings, 4,650 were identified in the Central Sub-Region and 2,060 in the outer sub-regions of the Perth metropolitan and Peel regions. The Broadway Precinct is located in the Central Sub-Region area.

## → Capital City Planning Framework

The WAPC's Capital City Planning Framework (2013) provides a key planning strategy for Central Perth and sets out how it responds to its role as State Capital, and envisages a renewed sense of landscape character and connectivity. The Framework sets the spatial framework using a 12 kilometre by 12 kilometre area situated around the city centre. The framework indicates how the objectives of Directions 2031 and Beyond can be delivered in this focus area, and are guided by the policies implementation elements. The Nedlands-Crawley (UWA/QEII), which includes the Broadway Precinct area, is identified in the framework as a key activity centre for Perth and Peel. The framework states the centre is to develop as one of the primary places to foster the knowledge and cultural industries within central Perth. This location can additionally be shown as the foundation of a knowledge triangle for Perth's cultural and innovative industries. The Broadway Precinct has the opportunity to support housing diversity, employment and economic diversity, recreational opportunities and local entertainment nodes.

## → Metropolitan Region Scheme

The WAPC's Metropolitan Region Scheme (1963) is the state level framework that statutorily guides all future land use and development within the Perth Metropolitan Area. The scheme divides local government land into broad zones and reservations, which guide localised planning objectives and development outcomes. The Broadway Precinct's land area is zoned as urban. Other areas in the City of Nedlands are zoned and reserved as public purpose, urban, parks and recreation, parks and recreation – restructure public access, railways, primary regional roads and other regional roads.



### Knowledge triangle

- Proposed transit service concept
  - Knowledge triangle
  - Knowledge centre
  - Place of knowledge
- Significant knowledge places and precincts
1. Perth Cultural Centre & education precinct
  2. Royal Perth Hospital precinct
  3. Central Institute of Technology East Perth campus
  4. Curtin University of Technology
  5. Bentley Technology Park
  6. QEII Hospital
  7. University of Western Australia
  8. Edith Cowan University Mount Lawley campus.

Figure 65: The Knowledge triangle between Nedlands-Crawley, Mount Lawley and Bentley Knowledge centre as identified within the Capital City Planning Framework.



### Proposed urban form for central Perth

- City
- Urban
- Higher-intensity residential
- Medium-intensity residential
- Lower-intensity residential
- Building-in-landscape
- Urban / Building-in-landscape mix
- Service
- Open space
- Green infrastructure search area - refer to section 5.1.1

### Notes for reading this plan

This plan is intended to identify strategic patterns for future development in the focus area, particularly to highlight opportunities for appropriate intensified development. It is not intended to be prescriptive with regards to any individual property, nor does it override local planning policies, physical constraints or other local factors. This plan provides high-level guidance for more detailed analysis and resolution in local planning schemes.

Figure 66: The Proposed Urban Form for Central Perth as identified within the Capital City Planning Framework.

→ State Planning Policy 4.2 - Activity centres for Perth and Peel

The WAPC's State Planning Policy 4.2 (2010) is a regional planning framework that aims to:

- Reduce the overall need to travel
- Support the use of public transport as well as cycling and pedestrian services, facilities and employment
- Promote more energy efficient urban form.

This policy defines an activity centre as a community focal point that includes the activities of commercial, retail, higher density housing, entertainment, tourism, civic and community, higher education, and medical services supported by public transport. These activity centres can vary in size and diversity and are designed to be well-served by public transport.

While the policy does not mention the Broadway Precinct specifically, the Precinct is situated within the UWA/QEII Specialised Activity Centre. This policy identifies the UWA/QEII Specialised Activity Centre as a regionally significant health, education and research centre which generates multiple work and visitor trips that require a high level of transport accessibility. This specialised centre provides opportunities for the development of complementary activities, particularly knowledge-based businesses and commercial activities.

Figure 67: Activity centres within a 5km and 10 km radius of the precinct.

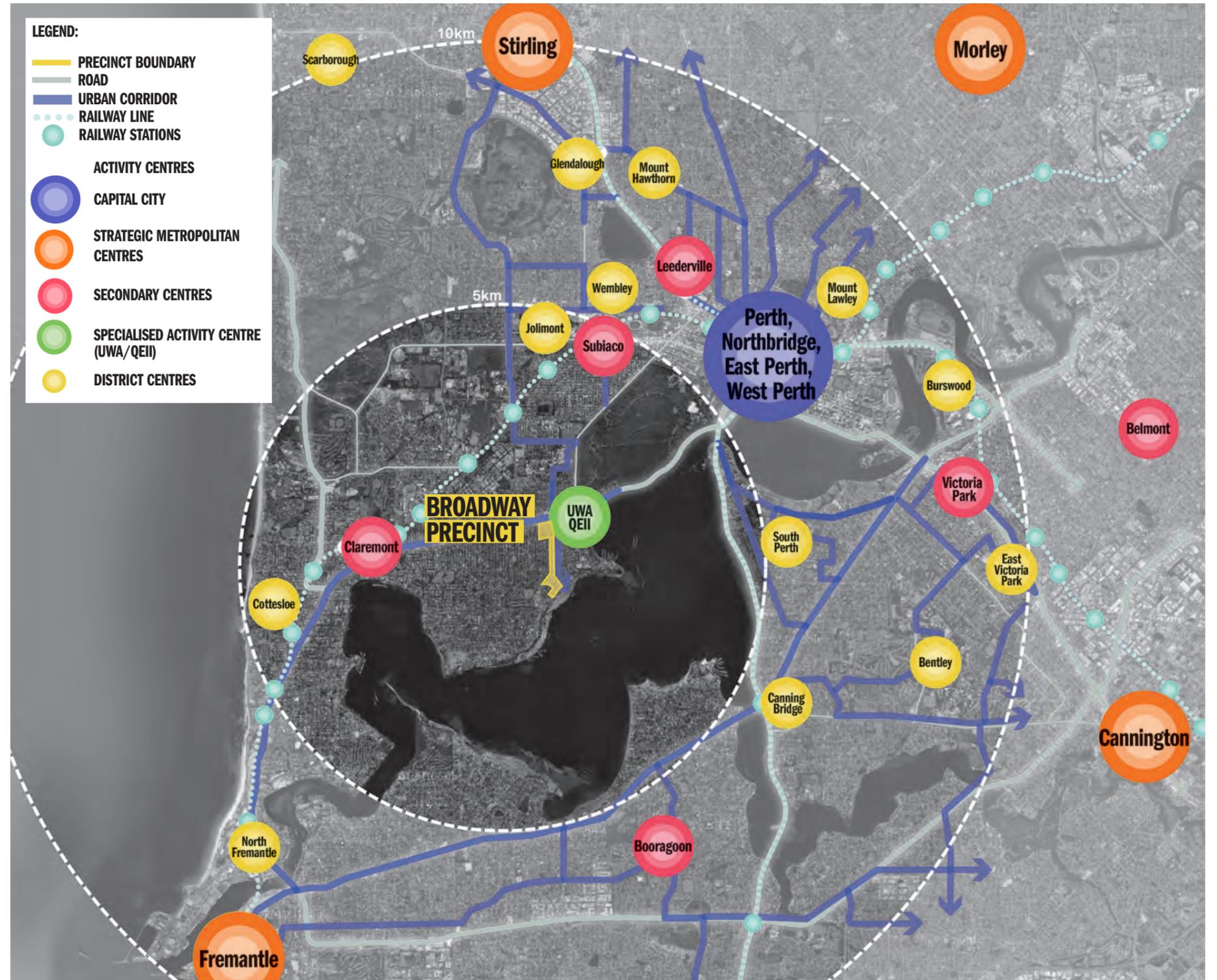


Figure 68: The SPP 4.2 Activity Centres Policy provides guidance for the functions, typical characteristics and performance targets of activity centres.

Activity centres within 5km of the Precinct.

**Perth Capital City (Perth Northbridge, East Perth and West Perth)**

Perth Capital City is the largest of the activity centres, providing the most intensely concentrated development in the region. It has the greatest range of high order services and jobs, and the largest commercial component of any activity centre.

**Specialised Activity Centre (UWA/QEII)**

The primary functions of the specialised centre is health, education and research activities. Specialised centres focus on regionally significant economic or institutional activities that generate many work and visitor trips, which therefore require a high level of transport accessibility.

**Secondary Centre (Subiaco, Claremont)**

Secondary centres share similar characteristics with strategic metropolitan centres but serve smaller catchments and offer a more limited range of services, facilities and employment opportunities. They perform an important role in the City's economy, and provide essential services to their catchments.

**District Centre (Cottesloe, Jolimont)**

District centres have a greater focus on servicing the daily and weekly needs of residents. Their relatively smaller scale catchment enables them to have a greater local community focus and provide services, facilities and job opportunities that reflect the particular needs of their catchments.

# STATE PLANNING FRAMEWORK

→ **State Planning Policy 7.0 Design of the Built Environment**

The WAPC’s State Planning Policy 7.0 (2019) is a regional planning framework that sets out objectives, measures, principles and processes that apply to the design and assessment of built environment proposals. The policy provides design quality guidance through the recognition of 10 design principles that include:

- Context and character
- Landscape quality
- Built form and scale
- Functionality and build quality
- Sustainability
- Amenity
- Legibility
- Safety
- Community
- Aesthetics.

Design WA's 10 design principles have informed the review of local distinctiveness and character within the Precinct. While the policy does not mention the Precinct specifically, the design principles are recognised in all new development within the City of Nedlands via the development assessment process.

→ **Design WA Stage 2 – State Planning Policy 7.2 Precinct Design**

The WAPC’s State Planning Policy 7.2 (2019) is a planning framework that aims to apply good design quality, built form outcomes and guidance to Precinct planning based on the design elements of:

- Urban ecology
- Urban structure
- Movement
- Built form
- Land use
- Public realm
- Services and utilities.

This policy is to be read in conjunction with State Planning Policy 4.2 Activity Centres. This draft policy guides existing and future development in the UWA/QEII Specialised Activity Centre, where the Broadway Precinct is situated. The draft policy also guides other forms of centre development such as stations, urban corridors, residential infill and heritage areas.

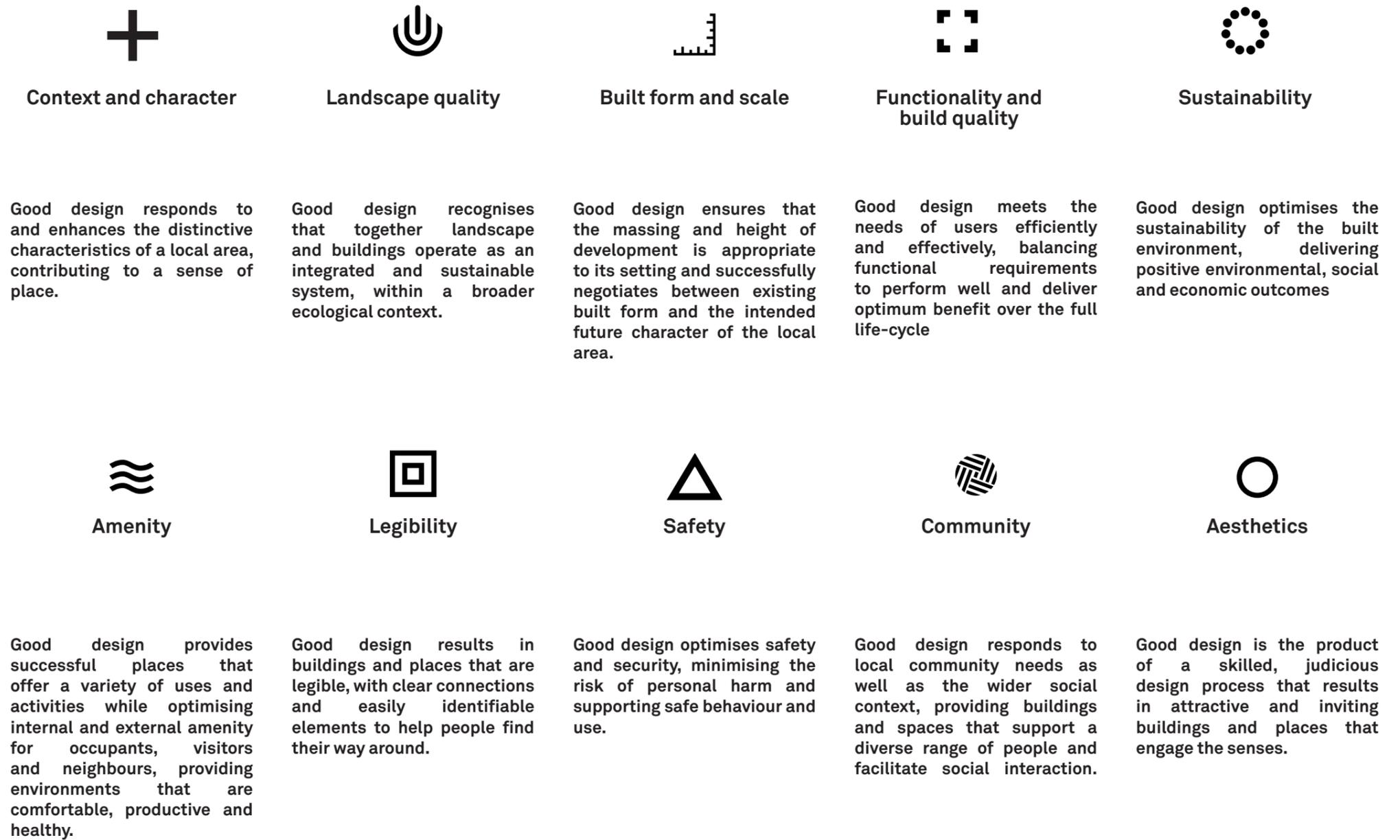


Figure 69: State Planning Policy 7.0 Design and the Built Environment

# STATE PLANNING FRAMEWORK

## → State Planning Policy 7.3 Residential Design Codes - Volume 1

The WAPC's State Planning Policy 7.3 Residential Design Codes – Volume 1 (2019) aims to provide a comprehensive basis for the control of residential development throughout Western Australia. This policy specifically applies to all single houses, grouped dwellings and multiple dwellings (in areas with a coding of less than R40). This policy sets the following objectives for residential development:

- Provision of appropriately designed residential development in terms of purpose, tenure, density, context and scheme objectives
- Support for social, environmental and economic opportunities within new housing developments that respond to a local context
- Design that considers local heritage and culture
- Delivery of residential development that offers future residents opportunities for better living choices and affordability.

The policy also provides additional objectives for planning governance and development processes which include:

- Design that is responsive to site, size and geometry of the development site
- Variety and diversity that reflects context or scheme objectives
- A clear scope for scheme objectives to influence the assessment of proposals
- Timely assessments and determination of proposals consistently across State and Local governments.

## → State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments

The WAPC's State Planning Policy 7.3 Residential Design Codes – Volume 2 (2019) is a planning framework that aims to improve the design outcomes for apartments and mixed use development, replacing Part 6 of the R-Codes. This policy refers to multiple dwellings (apartments) that are coded R40 and above, within both mixed use development and activity centres. This policy encourages the:

- Provision of appropriately designed residential development in terms of purpose, tenure, density, context and scheme objectives
- Support for social, environmental and economic opportunities within new housing developments that respond to a local context
- Design that considers local heritage and culture
- Delivery of residential development that offers future residents the opportunities for better living choices and affordability as well as reduced operational costs and security of investment in the long term.

# LOCAL PLANNING FRAMEWORK STRATEGIES AND PLANS

## → Consolidated Growth Plan: Opportunities and Issues Analysis Report Working Draft (2016)

The City of Nedlands Consolidated Growth Plan: Opportunities and Issues Analysis Report (2016) informed the preparation of a comprehensive strategic plan for the redevelopment of the consolidated growth area identified within the City of Nedlands Local Planning Strategy. It details a vision and implementation plan that will accommodate mixed use and higher intensity redevelopment by the year of 2050.

The Broadway Precinct is described as a pedestrian-friendly environment, where the surrounding land use activities offer a variety of cafés, restaurants and shops with additional medium density residential development and office floor space. The Consolidated Growth Plan outlines there is a potential for greater building heights and intensity of development along the corridor, with an appropriate height transition moving into traditional suburban areas.

## → City of Nedlands Local Planning Strategy

The City of Nedlands Local Planning Strategy (2017), to be read in conjunction with the LPS3, is a strategic document that sets out the City's long term vision and principles for the local government, and seeks to address the state planning framework that affects the City. The Local Planning Strategy gives clarity on how the City seeks to respond to the requirements of the State, and has been prepared following the City's Our Vision 2030 project, which was an initiative designed to engage the community in a shared vision for the future.

The strategy identifies the Hampden and Broadway Precinct to be planned with medium intensity, low to medium rise urban growth within the City of Nedlands. The strategy also aims for the Precinct to include focused compatible development around identified residential and non-residential pockets (acknowledging that the intensity of redevelopment will vary in response to the predominant land use). Additional strategies encompassed by the policy, for the Hampden and Broadway Precinct, include:

- Provision of a Transition Zone abutting Hampden and Broadway, to quickly lower development intensity into the surrounding Precincts
- Consider short stay and alternative stay accommodation.
- Consider a range of uses and accommodation types (in appropriate and identified locations) that complement the adjacent health, education and research function of the UWA-QEII Specialised Centre, on a scale that will not detract from other centres in the hierarchy
- Ensure strategic planning of the adjacent UWA-QEII Specialised Centre is completed in partnership with the affected local governments and State government instrumentalities.

## City of Nedlands Local Planning Strategy Vision:

**“Our overall vision is of a harmonious community.**

**We will have easy access to quality health and educational facilities and lively local hubs consisting of parks, community and sporting facilities and shops where a mix of activities will bring people together, strengthening local relationships.**

**Our gardens, streets, parks will be well maintained, green and tree-lined and we will live sustainably within the natural environment.**

**We will work with neighbouring Councils and provide leadership to achieve an active, safe, inclusive community enjoying a high standard of local services and facilities.**

**We will live in a beautiful place.”**

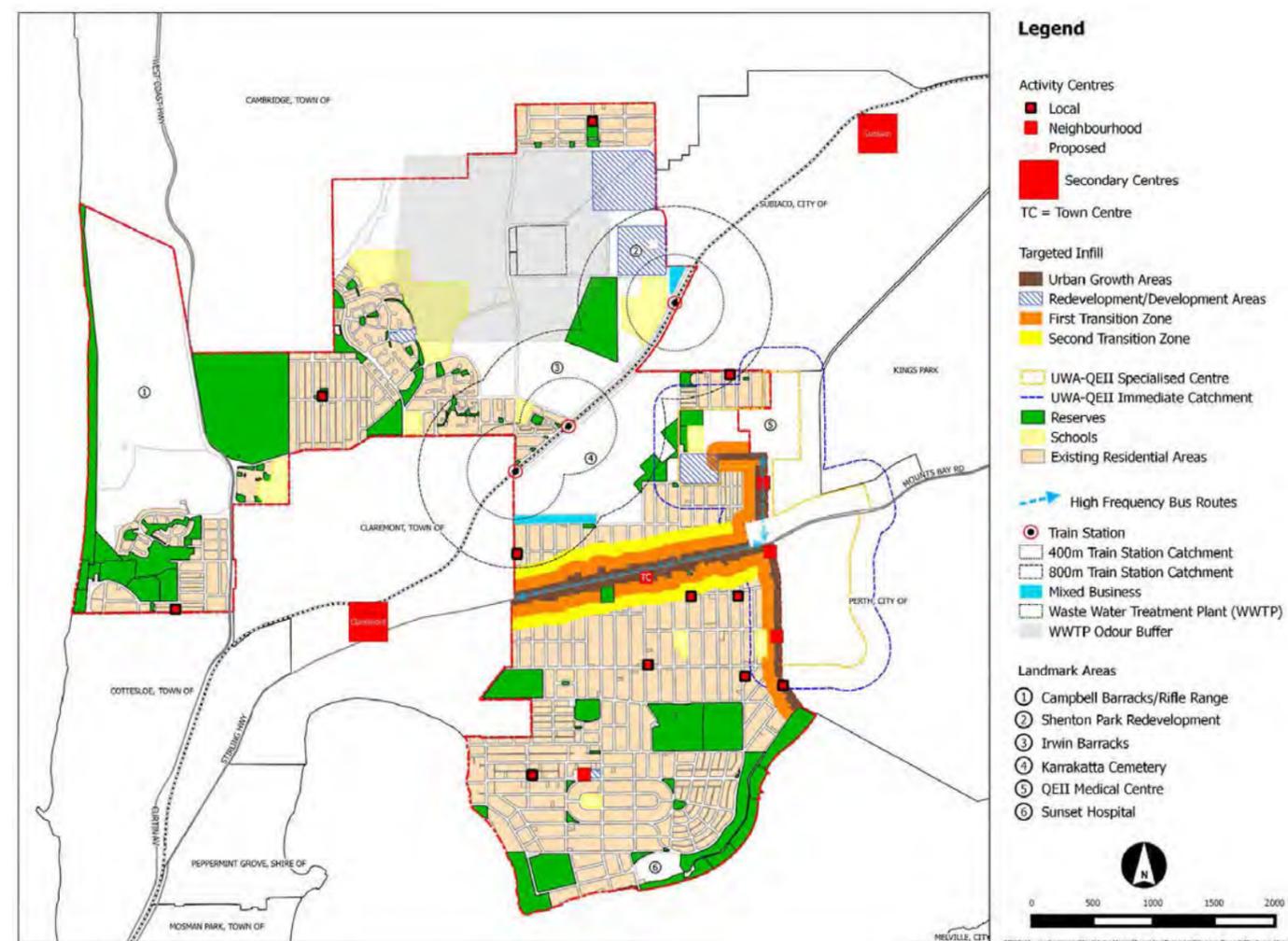


Figure 70: City of Nedlands Local Planning Strategy Map - Targeted infill along Stirling Highway and Broadway

# STRATEGIES AND PLANS

## → City of Nedlands Strategic Community Plan 2018-2028

The City of Nedlands 2018-2028 Strategic Community Plan (2018), builds upon the previous 2023 Strategic Community Plan and identifies the City's new strategic vision for the area. It also identifies a desire to create a diverse community where people can live through the different ages and stages of their lives while enjoying the natural environment, efficient transport systems, cycling and walking facilities.

The City has eight key values associated with the Strategic Community Plan, these values include:

- Health and safety
- Enhanced natural and built environments
- High standards of services
- Quality governances and civic leadership
- Inclusive and connected communities
- Valued Precinct character identities
- A strong City business and economic base
- Preferred modes of transport to be accessible and easy to navigate around.

The long term concept map specifically identifies the Broadway Precinct as a key urban growth area with a potential light rail line. The Precinct is also identified as adjacent to a Major Education and Health Area, due to its proximity to the UWA/QEII Specialised Activity Centre.

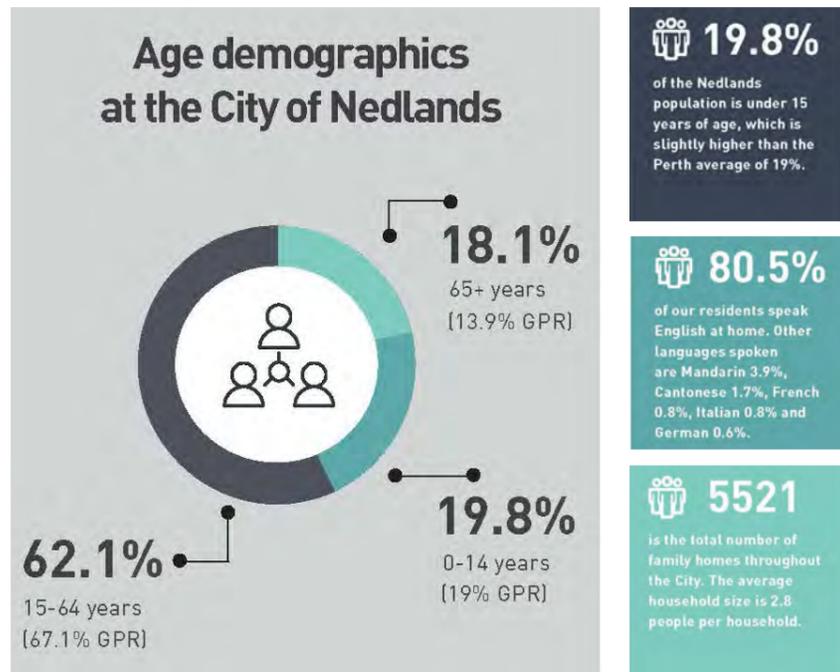


Figure 71: The 2016 ABS Census identified that Nedlands had 21,121 residents.

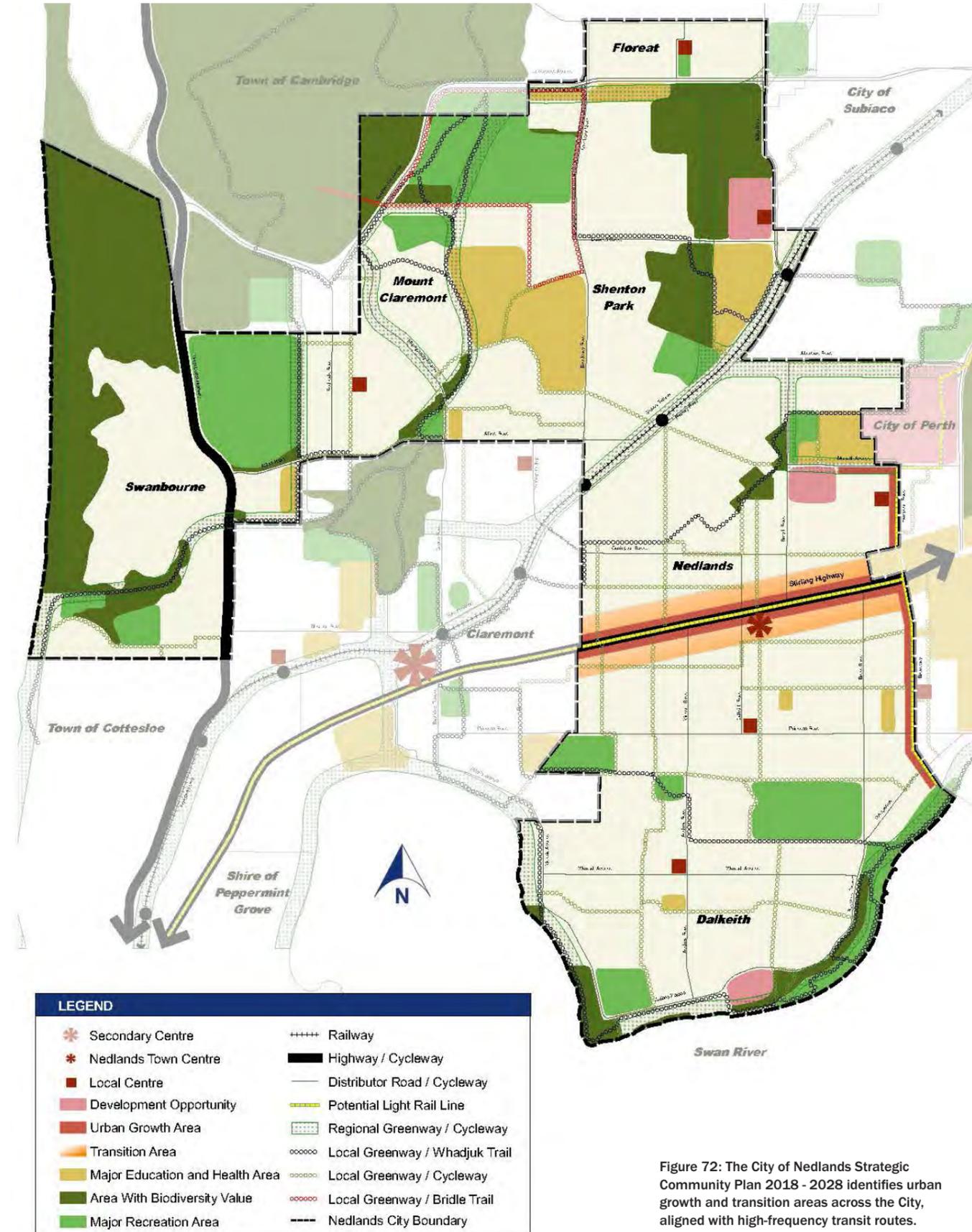


Figure 72: The City of Nedlands Strategic Community Plan 2018 - 2028 identifies urban growth and transition areas across the City, aligned with high-frequency transit routes.

## → City of Nedlands Strategic Recreation Plan 2010-2015

The City of Nedlands Strategic Recreation Plan 2010-2015 has the vision of creating a significant and sustainable contribution to the quality of life for the people living within, and who visit the City's municipal boundary through the support of a broad range of sport and recreation services, facilities and programs.

While the plan does not mention the Nedlands Town Centre Precinct specifically, the plan identifies six major sporting and recreation venues that will be focused on as part of the strategy. These locations include:

- College Park
- Allen Park
- Hollywood-Subiaco Bowling Club and Highview Park
- DC Cruickshank Reserve
- Nedlands River Foreshore
- Melvista Reserve.

No venues are in close proximity to the Nedlands Town Centre, although the closest major sporting and recreation venues are Highview Park (which caters for hockey, bowls, gridiron, volleyball and a range of unstructured community activities) and Melvista Reserve (which caters for cricket, hockey, AFL, golf and croquet with centralised social clubrooms).

The plan aims to enhance these nearby venues through:

- Floodlights to enable all users to participate throughout the year in the evenings and early mornings
- Additional facilities in the form of BBQ's, playground equipment and small local venues
- A network of linked and un-linked walking, and cycle paths for use by the community
- A network of trails around the four themes of bush, heritage, natural and coastal
- More specialised sporting venues that ensure that the community has access to a wide range of sporting activities
- Documented management and user agreements including maintenance, power, water and public liability insurance
- All facility specific groups to have documented leases.
- Two multi-use community centre's to better meet the community's use and needs patterns
- Policies in place detailing community standards and responsibilities for:

1. Fees
2. Signage
3. Floodlights
4. Facility development
5. Council community grants
6. Fences
7. Reserve utilisation
8. Lease and License user agreements.

## → City of Nedlands Urban Forest Strategy 2018-2023

The City of Nedlands Urban Forest Strategy 2018-2023 (2018) outlines the green spaces, trees and other vegetation that grow in the public domain of the Nedlands boundary area. The City additionally continues to monitor the condition of the trees on private land but however does not prescribe to control them within this strategy. This strategy has the 2023 vision of:

- Increasing the City's potential urban canopy by 10% towards the eventual target of 20% by 2028
- Replacing all deceased public trees (road reserves and public open space)
- Provision of street trees to all residents and ratepayers that have requested them
- Provision of infill street trees to all road rehabilitation projects
- Being recognised for quality customer service with respect to trees in the public domain
- Reported regularly to Council and the community on the progress of the urban forest strategy
- Deliver on greenway and bushland management plans
- Progress with the development of Enviro-scape Master Plans (EMP) for all public parks and reserves.

This strategy also has five key objectives which include:

1. Continue to increase the cover of the Urban Canopy to 20% greater than the original 2017 audit
2. Continue to support the operational activities with science-based decisions
3. Continue to progress with quality management practices in area of arboriculture and environmental conservation
4. Continue to develop and maintain documented plans or the maintenance of trees in all public open space
5. Continue to improve engagement with customers.

While the strategy does not mention the Broadway Precinct specifically, it identifies that the City of Nedlands landscape was originally characterised by a mosaic of Tuart, Jarrah, Marri and Banksia open forest and woodlands, which are still prevalent to this day. The City currently has 22,188 public trees consisting of 17,277 street trees and 4,911 trees within parks and reserves (excluding bushland). In addition, the City has planted some 760 trees per annum from 2015-2018 in the public domain. With an average of 570 trees per annum in road reserves and parks. The Broadway Precincts nearby park space of Charles Court Reserve, has not yet commenced an Enviro-scape Master Planning process.

## → Nedlands 2023 Making it Happen: 2013-2017 Corporate Business Plan

The City of Nedlands 2013-2017 Corporate Business Plan (2013), is a key part of the City's fulfilment of the Integrated Planning and Reporting Framework, implemented by the State Government's Local Government Reform Program. The Business Plan outlines a vision for a harmonious community that has access to quality health and education facilities, lively local hubs (consisting of parks, community and sporting facilities) and shops where a mix of activities bring people together and strengthen local relationships. It also identifies a desire to create a diverse community where people can live through their different ages and stages of their lives while enjoying the natural environment, efficient transport systems, and cycling and walking facilities. The Business Plan states that the Council's strategic priorities include:

- Protecting the City's quality living environment
- Renewal of community infrastructure such as roads, footpaths, community and sports facilities
- Underground power.
- Encouraging sustainable building
- Retaining remnant bushland and cultural heritage
- Strengthening local hubs and centres
- Providing for sport and recreation opportunities
- Managing parking
- Working with neighbouring Councils to achieve the best outcomes for the Western Suburbs as a whole.

The plan identifies the Broadway Precinct as an area of most interest due to its close to transport routes, employment centre (QEII Medical Campus and UWA) and community facilities. With a population increase of 3,000 people identified over the next ten years, it is anticipated that the City will experience a 67.4% increase in the over 75 age group. A community that has access to quality health services, education facilities and mixed use centres will be essential to the long term liveability of the City.

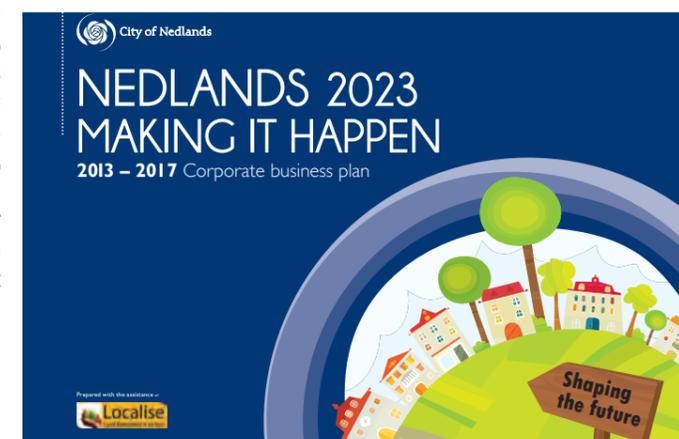


Figure 73: Nedlands 2023 Making it Happen 2013 - 2017 Corporate business plan

## → City of Nedlands Disability Access and Inclusion Plan 2018-19 – 2023-24

The City of Nedlands Disability Access and Inclusion Plan 2018-19 – 2023-24 (2018), which builds upon the City's previous 2013-14 – 2017-18 plan, aims to improve access for all.

This aim includes not just people with a permanent disability, but also parents with young children and prams, the elderly and people from cultural and linguistically diverse backgrounds, and those community members who have a temporary impairment.

The plan encourages seven key outcomes which include enhanced:

### 1. Services and Events:

- People with disability have the same opportunities as other people to access the services of and any events organised by the City of Nedlands.

### 2. Buildings and Facilities:

- People with disability have the same opportunities as other people to access the buildings and other facilities of the City of Nedlands.

### 3. Information:

- People with disabilities receive information from the City of Nedlands in formats that enable them to access information as readily as other people are able to access it.

### 4. Service from Employees:

- People with disabilities receive the same level and quality of service from the staff of the City of Nedlands as people without disabilities receive from the staff of the City of Nedlands.

### 5. Feedback and Complaints:

- People with a disability have the same opportunities as other people to make complaints to the City of Nedlands.

### 6. Public Consultation:

- People with disabilities have the same opportunities as other people to participate in any public consultation by the City of Nedlands.

### 7. Employment:

- People with a disability have the same opportunities as other people to obtain and maintain employment with the City of Nedlands.

# LOCAL PLANNING SCHEMES

## → City of Nedlands Local Planning Scheme No. 3 (LPS3)

The City of Nedlands Local Planning Scheme No. 3 (LPS3), gazetted in April 2019, is a statutory document which, under the guidance of the MRS, identifies zones and reserves within the Nedlands municipal area. These different designated zones and reserves include:

- Residential
- Mixed Use
- Local Centre
- Neighbourhood Centre
- Service Commercial
- Private Community Purpose
- Urban Development
- Special Use.

The City's LPS3, replacing the City of Nedlands Town Planning Scheme No. 2, is the legal document guiding all land use and development in the City of Nedlands. All planning decisions related to the Nedlands Town Precinct area, and its dedicated zones, are based on this document.

The up-coding of the Precinct has seen the following amendments:

- Residential R12.5 to R60
- Residential R12.5 to R160
- Residential R35 to Mixed Use with R-AC3
- Office, Retail/Shopping to Mixed Use with R-AC1 and R-AC3.

In addition, for land coded R-AC1 the LPS3 Clause 26 states: "The default Acceptable Requirement for building height limit (storeys) as set out in Table 2.1: Primary Controls Table does not apply."

Interfaces become important, there is a need to carefully consider interfaces between differently coded areas, with modifications to building height, setbacks and landscape provisions.

The result is the need to carefully consider interfaces between differently coded areas, with modifications to building height, setbacks and landscape provisions.

Local planning policies are prepared by the City and adopted by Council under statutory procedures set out under the Planning and Development (Local Planning Schemes) Regulations 2015. All City of Nedlands local planning policies apply to the Broadway Precinct unless stated otherwise.

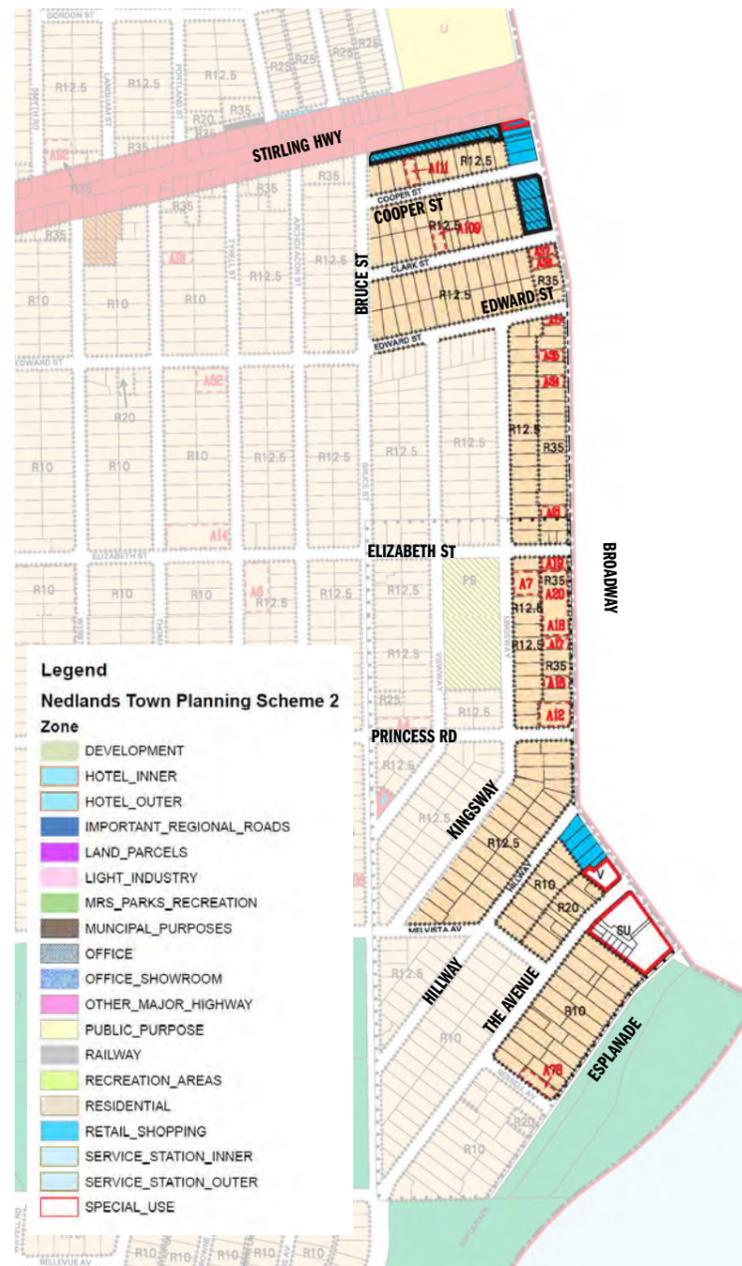


Figure 74: City of Nedlands Town Planning Scheme No.2 provided for lower residential densities compared to the adopted Local Planning Policy No.3.

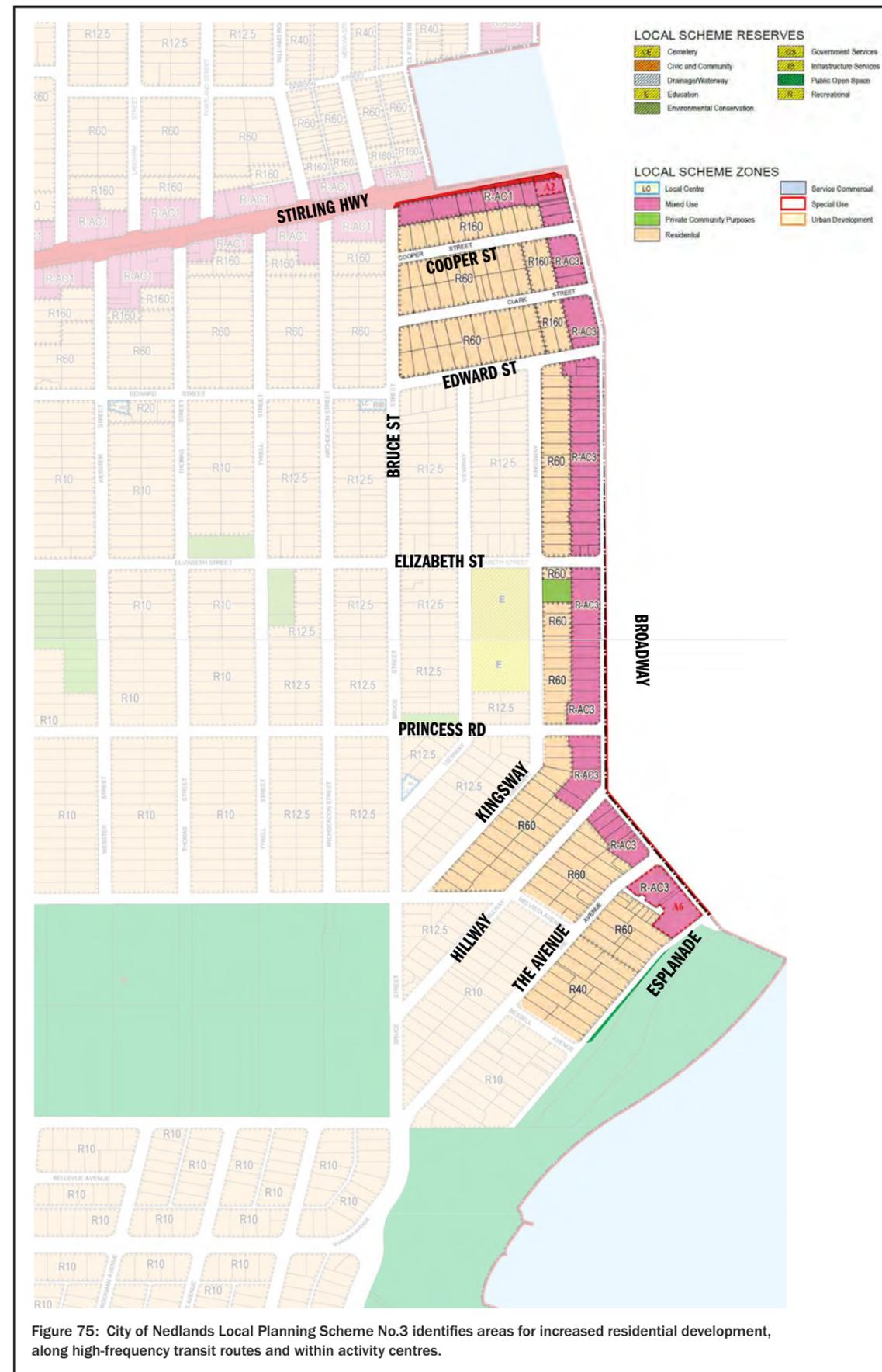


Figure 75: City of Nedlands Local Planning Scheme No.3 identifies areas for increased residential development, along high-frequency transit routes and within activity centres.

# CITY OF NEDLANDS LPS3: SCHEME MAP

## → City of Nedlands Local Planning Scheme No. 3

On 16 April 2019, the LPS3 was gazetted providing changes to the zoning, land use permissions, density codes and development standards for the City of Nedlands. All planning decisions are based on this new scheme, which is able to encourage more housing choice through urban infill, ageing-in-place opportunities and higher residential density around transport corridors.

### MIXED USE WITH R-AC1 AND R-AC3 CODING

- To provide for a significant residential component as part of any new development
- To facilitate well designed development of an appropriate scale which is sympathetic to the desired character of the area
- To provide for a variety of active uses on street level which are compatible with residential and other non-active uses on upper levels
- To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres and eating establishments which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents
- SPP 7.3 - Volume 2 refers to residential R-AC1 as high density urban centres and R-AC3 as mid-rise urban centres
- In relation to land coded R-AC1, under Part 4 - General Development Requirements section 26 (3) (a) of the City of Nedlands Town Planning Scheme No. 3, the default Acceptable Requirement for building height limit (storeys) as set out in table 2.1: Primary Controls Table in SPP 7.3 - Volume 2, does not apply
- SPP 7.3 - Volume 2 primary controls for R-AC1 include nil primary and secondary street setbacks and a plot ratio maximum of 3.0
- SPP 7.3 - Volume 2 primary controls for R-AC3 include a height of 6 storeys (default acceptable outcomes subject to element objective assessment), nil primary and secondary street setbacks (or nil if commercial use at ground floor) and a plot ratio maximum of 2.0

### RESIDENTIAL R160

- To provide for a range of housing and a choice of residential densities to meet the needs of the community
- SPP 7.3 - Volume 2 refers to residential R160 as higher density residential development
- SPP 7.3 - Volume 2 primary controls include a height of 5 storeys (default acceptable outcomes subject to element objective assessment), primary and secondary street setbacks of 2m and a plot ratio maximum of 2.0

### PRIVATE COMMUNITY PURPOSE

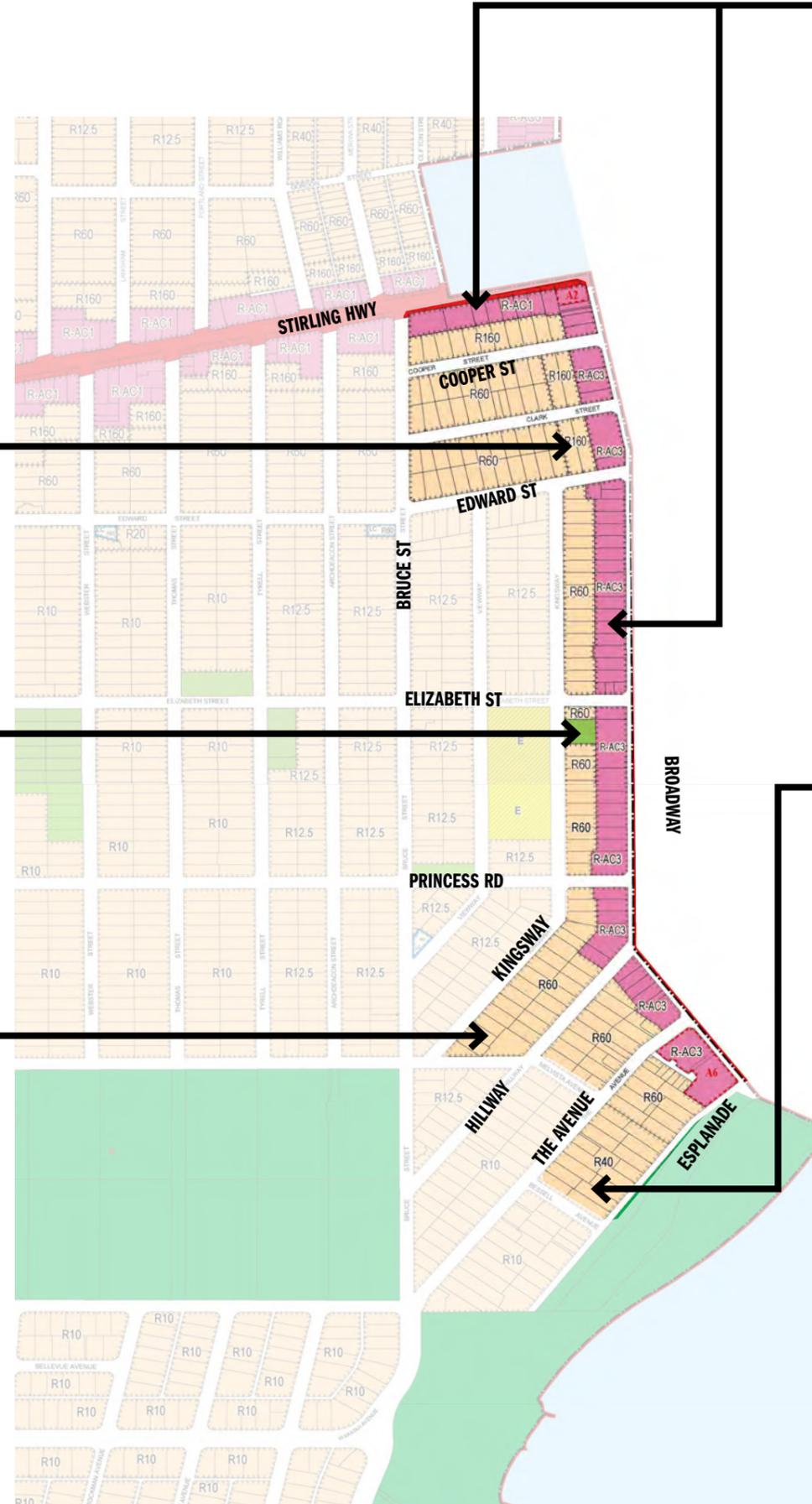
- To provide sites for privately owned and operated recreation, institutions and places of worship
- To provide for a range of privately-owned community facilities, and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development

### RESIDENTIAL R60

- To provide for a range of housing and a choice of residential densities to meet the needs of the community
- SPP 7.3 - Volume 2 refers to residential R60 as medium-rise residential development
- SPP 7.3 - Volume 2 primary controls include a height of 3 storeys (default acceptable outcomes subject to element objective assessment), primary and secondary street setbacks of 2m and a plot ratio maximum of 0.8

### RESIDENTIAL R40

- To provide for a range of housing and a choice of residential densities to meet the needs of the community
- SPP 7.3 - Volume 2 refers to residential R40 as low-rise residential development
- SPP 7.3 - Volume 2 primary controls include a height of 2 storeys (default acceptable outcomes subject to element objective assessment), primary and secondary street setbacks of 4m (with a minimum secondary street setback of 1.5m) and a plot ratio maximum of 0.6



**LOCAL SCHEME RESERVES**

Cemetery	Government Services
Civic and Community	Infrastructure Services
Drainage/Waterway	Public Open Space
Education	Recreational
Environmental Conservation	

**LOCAL SCHEME ZONES**

Local Centre	Service Commercial
Mixed Use	Special Use
Private Community Purposes	Urban Development
Residential	

Figure 76: City of Nedlands Local Planning Scheme No.3 Scheme Map

Local planning policies are prepared by the City and adopted by Council under statutory procedures set out under the Planning and Development (Local Planning Schemes) Regulations 2015. All City of Nedlands Local Planning Policies apply to the Broadway Precinct unless stated otherwise within the policy.

→ **Local Planning Policy – Interim Built Form Design Guidelines – Broadway Mixed Use Zone: Council Report (2020)**

The City of Nedlands prepared the Interim Built Form Design Guidelines – Broadway Mixed Use Zone Local Planning Policy and proceeded to advertise in accordance with the Planning and Development (Local Planning Scheme) Regulations 2015 Schedule 2, Part 2, Clause 4. Post advertising the Local Planning Policy was adopted by Council on 26 May 2020.

The Policy applies to the Mixed Use Zone coded R-AC3 with the following objectives:

1. Reducing building bulk, visual and acoustic impacts of new development on adjoining Residential zones
2. Provision of natural amenity and landscaping within new developments, including areas of deep soil planting that support healthy plant and tree growth
3. Optimised comfort and energy efficiency of new dwellings through passive solar design
4. Creation of a vibrant and activated public domain interface within the Broadway Precinct and secondary streets, providing comfort at a pedestrian scale.

The Local Planning Policy awaits approval by the Western Australian Planning Commission in relation to the following elements:

- Tree canopy and deep soil areas
- Communal open space
- Visual privacy
- Car and bicycle parking
- Solar and daylight access
- Mixed use
- Method of assessing building heights.

The Administration is currently working to engage consultants to undertake further work for the Broadway Precinct, including built form and traffic modelling, and pre-engagement with the community. The Interim Draft Policy will then be revised as required, following this further work being undertaken, before being presented back to Council for final approval.

## → Draft Stirling Highway, Hampden Road and Broadway Precinct Development Plan

The City of Nedlands Draft Stirling Highway, Hampden Road and Broadway Precinct Development Plan (2018) is a research document. It explores all land zoned Neighbourhood Centre, Mixed Use and Residential (R160) adjacent to Stirling Highway and Hampden Road (in addition to intersecting and abutting roads) within the LPS3. The plan uses research to explore future development options that ensure enhanced existing character in the area while also encouraging developments to be innovative and achieve high levels of local amenity and climate responsive development. This plan is not adopted by Council, but includes specific design guidelines that promote:

- Precinct specific building responses
- Appropriate development locations
- High-quality public realm
- Building design excellence
- Redevelopment frameworks to achieve consolidated development
- Resident liveability.

The plan identifies two dedicated Precincts within the Broadway Precinct - being the Broadway Precinct, to the south of Edward Street and the Gateway Precinct, generally located at the intersection of Broadway and Stirling Highway.

The Broadway Precinct incorporates Neighbourhood Centre and Residential (R160) land use zones which front the western side of Broadway between Edward Street and The Avenue. The plan envisions that this Precinct will retain its role as a centre strongly advantaged by its proximity to the University of Western Australia and continue to provide land use opportunities for restaurants, cafés, low-rise retail opportunities, boutique offices. The plan additionally identifies an increased potential for apartments which improve the housing diversity and density throughout the area.

Furthermore, the Gateway Precinct incorporates the Neighbourhood Centre, Mixed Use and Residential (R160) land use zones located to the north and south of Stirling Highway shown between Broadway and Portland Street and Thomas Street, and extending south to Edward Street. The Gateway Precinct will be the primary entry statement to the Stirling Highway Activity Corridor and provide hospitality, commercial and residential land uses, which are associated with the adjacent UWA campus. The corner of Stirling Highway and Broadway is identified as a landmark location to exhibit design excellence and reinforce the public realm and hierarchy of the Precinct centre locations.



Figure 79: Broadway Precinct as outlined in the Draft Stirling Highway, Hampden Road and Broadway Precinct Development Plan (2018).

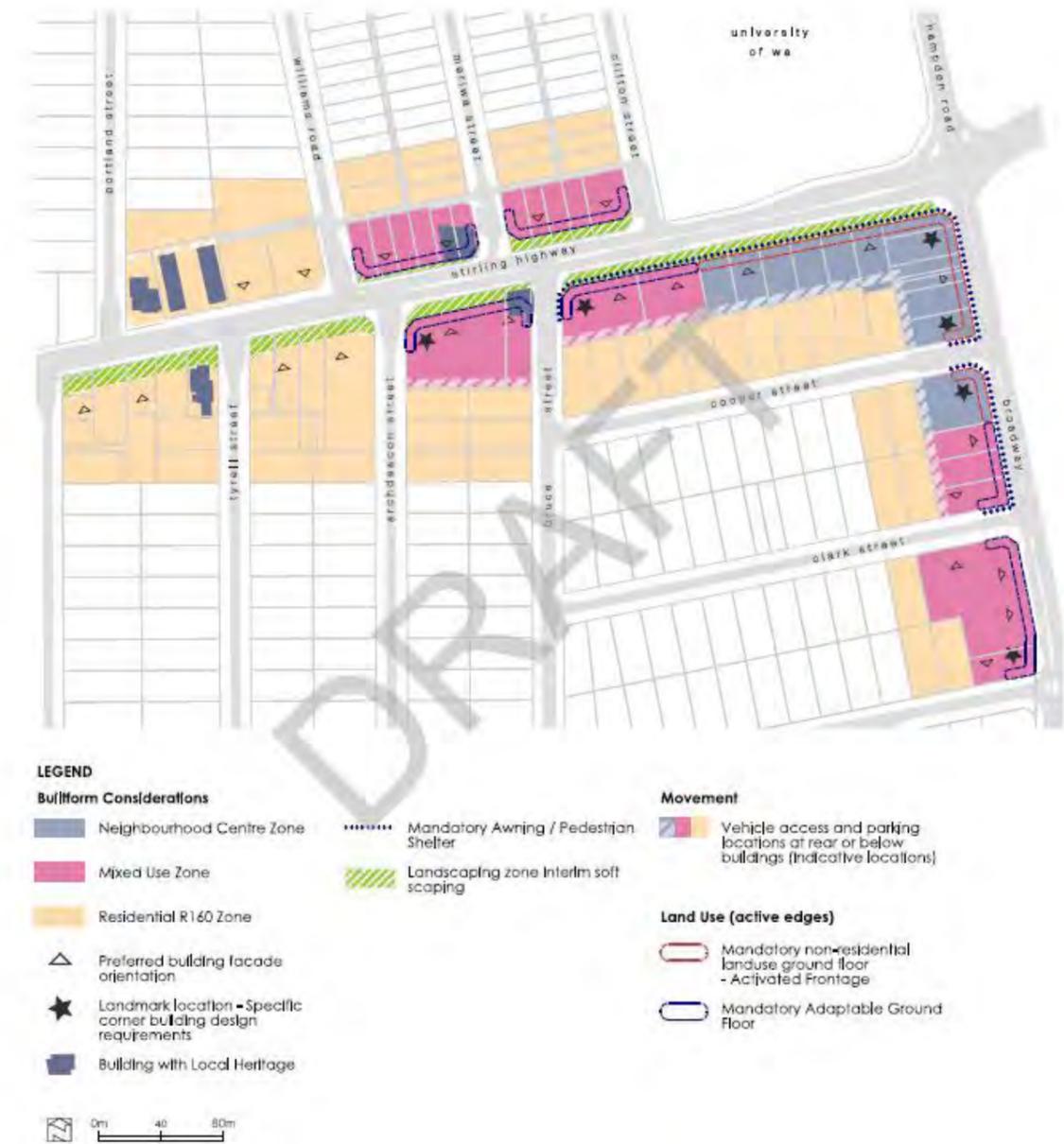
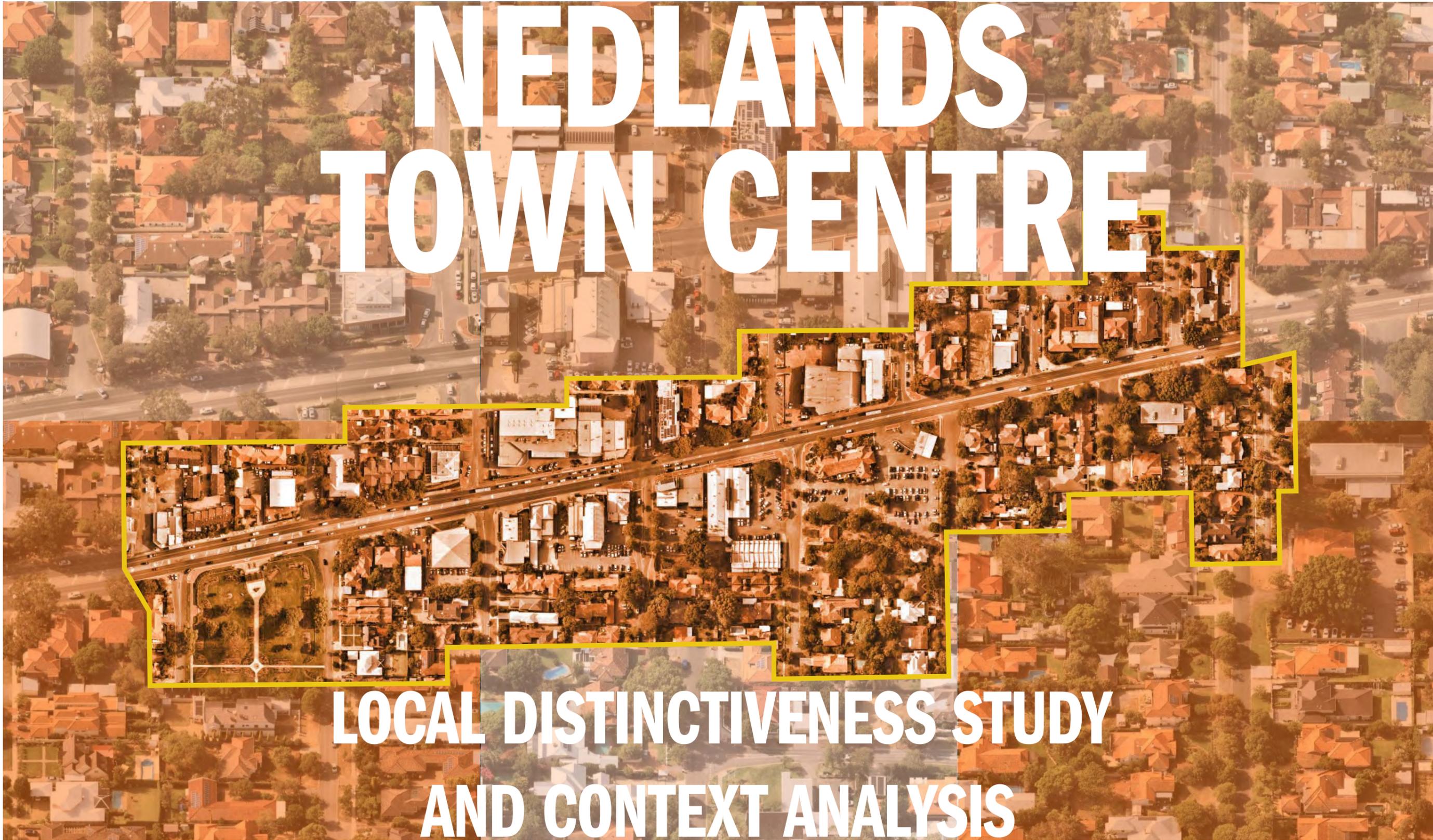


Figure 80: Gateway Precinct as outlined in the Draft Stirling Highway, Hampden Road and Broadway Precinct Development Plan (2018).







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# 1. INTRODUCTION

**Local character is the accumulation of the unique features of the built form, public realm and movement networks within a place.**

April 2019 saw the gazettal of the City's Local Planning Scheme 3 (LPS3) which identified growth and transition areas throughout the City. The gazettal of the LPS3 also signified the rezoning of land along the length of Stirling Highway as mixed use R-AC1. The intent is to identify the Nedlands Town Centre as one of the areas that was rezoned and recoded, providing for a mixed use higher density coding. The intent is for the City to adjust the built form controls to create a vibrant town centre.

Before revised planning provisions are established, it is fundamental to understand the current local distinctiveness of the precinct, which can inform the future character of the place.

In 2000, the UK's Commission for Architecture and the Built Environment (CABE) prepared the "By Design - Urban design in the

planning system: towards better practice", which highlighted the importance of local distinctiveness in helping to define and inform planning provisions. The study identified local distinctiveness as "the positive features of a place and its communities, which contribute to its special character and sense of place".

This local distinctiveness study is not a formal assessment of architectural style or heritage; it is a review of the characteristics of the existing built form that inform the character of the place. The focus has been to uncover elements that make a positive contribution to local distinctiveness and the opportunities for enhancement.

The key urban design features that impact local distinctiveness have been derived from an understanding of the State Planning Policy 7.0 Design of the Built Environment,

which advocates for higher quality design outcomes. The qualities of place are influenced by the following: design principles of context and character, landscape quality, built form and scale, functionality and build quality, sustainability, amenity, legibility, safety, community and aesthetics.

The study addresses the design elements within the built environment and the public realm to identify opportunities to inform and enhance local distinctiveness.

To complement the study, an extensive audit of the precinct was undertaken. The review includes a block-by-block, on-the-ground survey of the existing built form within the precinct. The analysis has also been informed by the ten design principles of State Planning Policy 7.0 Design of the Built Environment.



# 2. CONTEXT PLANS

The Nedlands Town Centre Precinct including its Sub-Precinct, Regional, Sub-Regional and Local Contexts.



# SITE AND PRECINCT PLAN

This map shows the Nedlands Town Centre precinct site and its sub-precincts referred to throughout this study.

The Nedlands Town Centre precinct occupies approximately 6.2ha of land area with 57 lots ranging from 418m<sup>2</sup> to 13,555m<sup>2</sup>.

It is important to note that these sub-precincts do not imply built form pasterns or groups, but are for illustrative purposes in this document only.

## TOWN CORE SUB-PRECINCT

→ Located between Baird Avenue and Kinninmont Avenue

## RESIDENTIAL TRANSITION SUB-PRECINCT

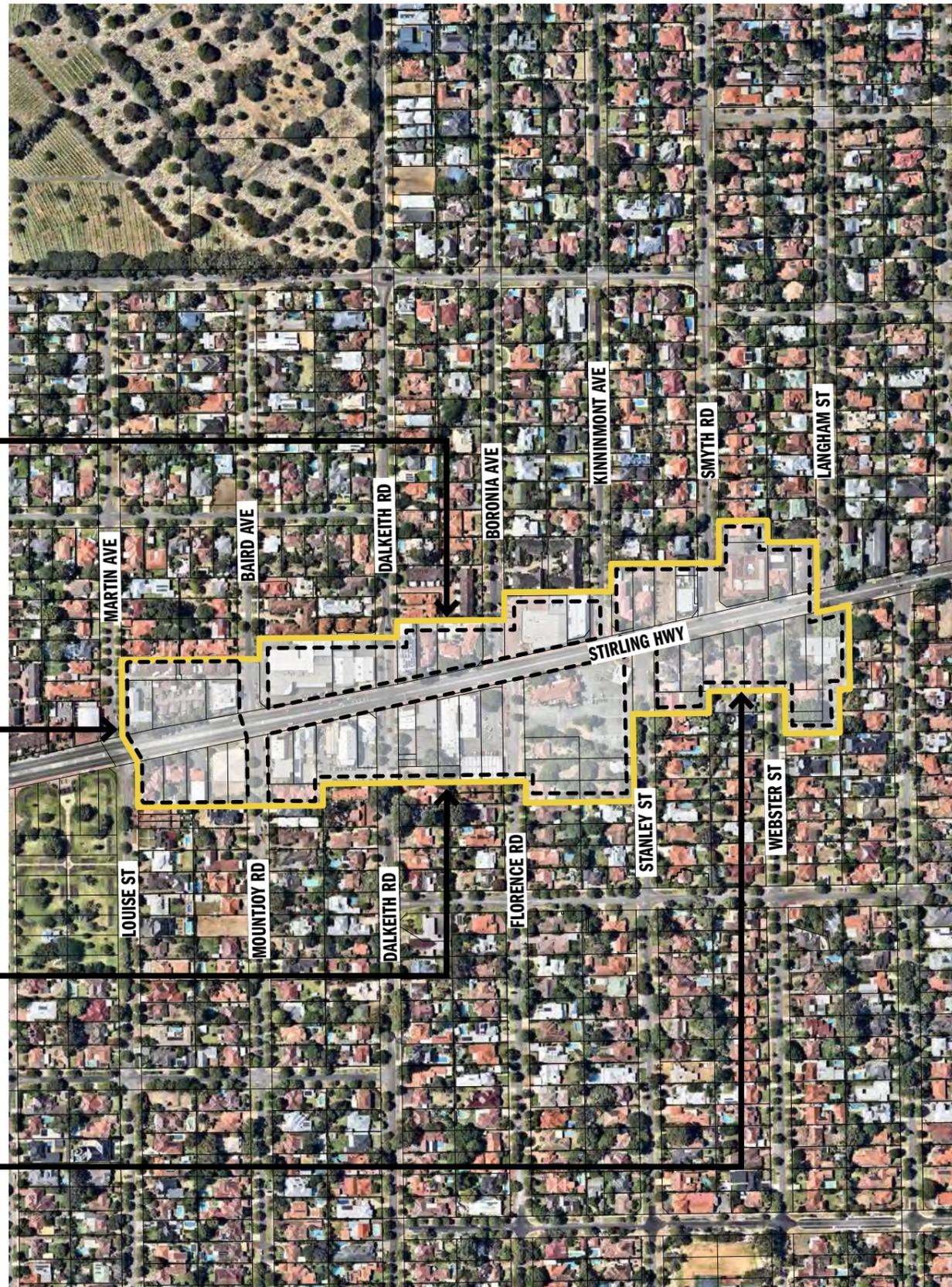
→ West of Mountjoy Road

## TOWN HEART SUB-PRECINCT

→ Located between Mountjoy Road and Stanley Street

## COMMUNITY SUB-PRECINCT

→ East of Stanley Street



**Legend:**  
 ——— Precinct Boundary  
 - - - Sub-precinct Boundary

Aerial map sourced from Nearmap (file dated 2020)

Figure 1: Precinct Plan

# REGIONAL CONTEXT

The Nedlands Town Centre is located within the Central Sub-Region of the Perth metropolitan area. The State Planning Policy 4.2 Activity Centres for Perth and Peel, outlines that activity centres are hubs of activity and support mixed use, including retail, commercial and residential land uses integrated with a high-frequency public transport system.

The objective is to ensure a suitable distribution of activity centres to meet different levels of community need and enable employment, goods and services to be accessed efficiently and equitably by the community. The Nedlands Town Centre is surrounded by a number of activity centres that meet the different needs of the community.

The precinct is within 5.5km of the Perth Central Business District, 2km of the Claremont Secondary Centre and 4km of the Subiaco Secondary Centre.

The area within the Nedlands Town Centre contains the largest and most complex of the City's Neighbourhood Centres. Nedlands IGA shopping centre, Captain Stirling Hotel, the Windsor Cinema are all attractions and destinations that make the centre a standout Neighbourhood Centre along Stirling Highway.

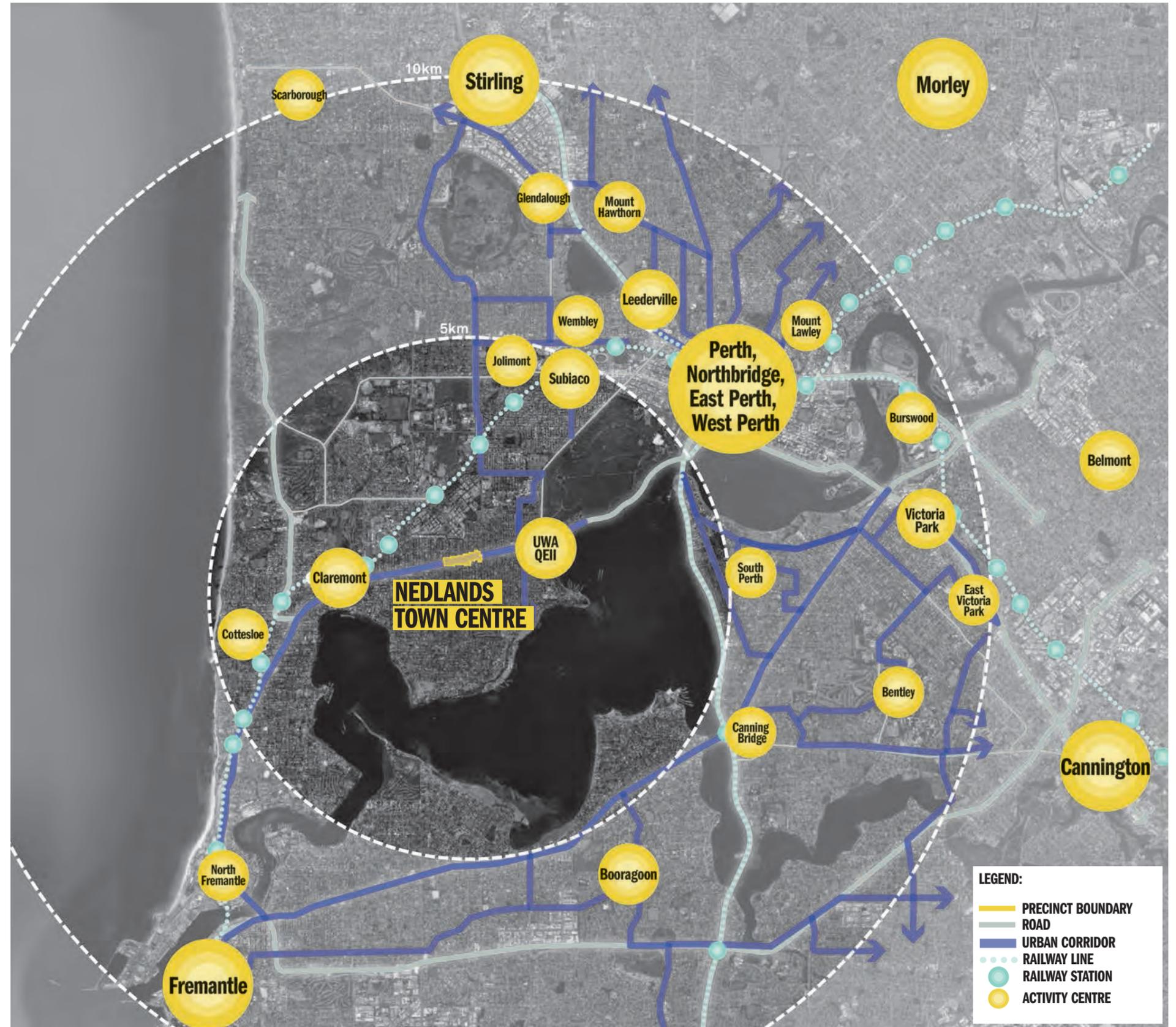


Figure 2: Regional Context

# SUB-REGIONAL CONTEXT

The City of Nedlands is an inner-city local government within the greater Perth Metropolitan area. Nedlands is situated 5.5km from the Perth central business district (CBD), and covers approximately 20km<sup>2</sup>.

The City has four distinct areas namely the Coastal, Hollywood, Melvista and Dalkeith wards. The City is well serviced with recreational facilities such as the HBF

Stadium, Cottesloe Golf Club, Swanbourne Beach and picturesque parks along the Swan River. Primary and secondary schools, including the John XXIII College, provide high-quality education services.

Large areas of the City are traditional, low-rise residential development, nestled within tree-lined streets. The Nedlands Town Centre is located between the larger

activity centres of Claremont, Subiaco and the Perth CBD. At the eastern interface of the City there are key state destinations such as The University of Western Australia and QEII Medical Campus. Nedlands is bounded by the local government areas of Perth, Subiaco, Cambridge, Cottesloe and Claremont.

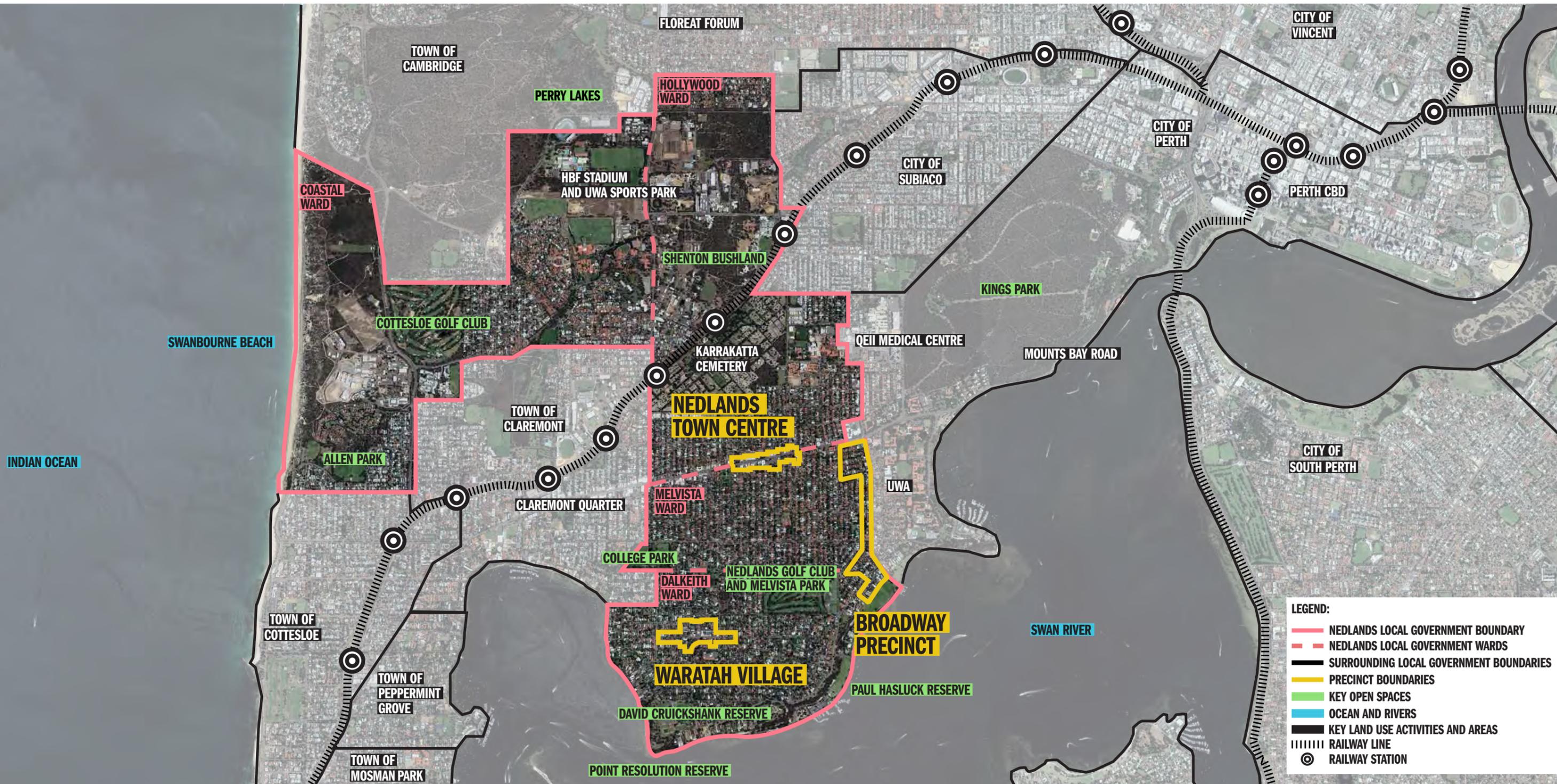


Figure 3: Sub-Regional Context

# LOCAL CONTEXT

The Nedlands Town Centre precinct is located between the City of Nedlands' Hollywood and Melvista wards, along Stirling Highway. The City's Local Planning Strategy identified the precinct as a Neighbourhood Activity Centre. Nedlands is one of four Neighbourhood Centres in the City and accommodates a range of commercial businesses as well as restaurants, shops, a hotel and cinema. The City's Local Planning Strategy also identifies the need to plan for this centre to be the largest and most complex mixed use

activity centre in the hierarchy of centres. More broadly, the town centre is in close proximity to a number of activity centres identified in the State Planning Policy 4.2 Activity Centres for Perth and Peel (SPP4.2). The Specialised Activity Centre comprises University of Western Australia (UWA) to the east, and the Queen Elizabeth II Medical Centre (QEII) further north. The Claremont Secondary Activity Centre is located to the west with Subiaco to the north. The Claremont Showgrounds, passenger rail infrastructure and

Karrakatta Cemetery are also to the north. In general, the precinct is surrounded by single residential dwellings on large lots with well-established, tree-lined streets. Civic uses and public open spaces are dispersed throughout the neighbourhood.

As a Neighbourhood Centre Nedlands is expected to meet the needs of the local community, providing for both the daily and weekly household shopping needs. The centre

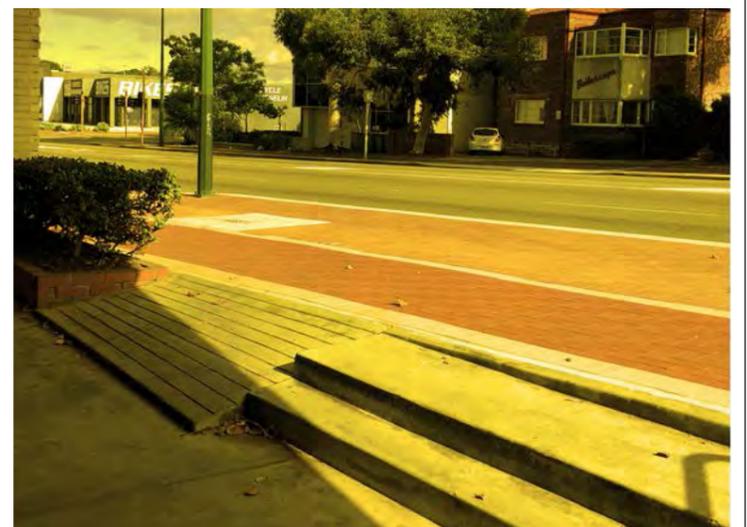
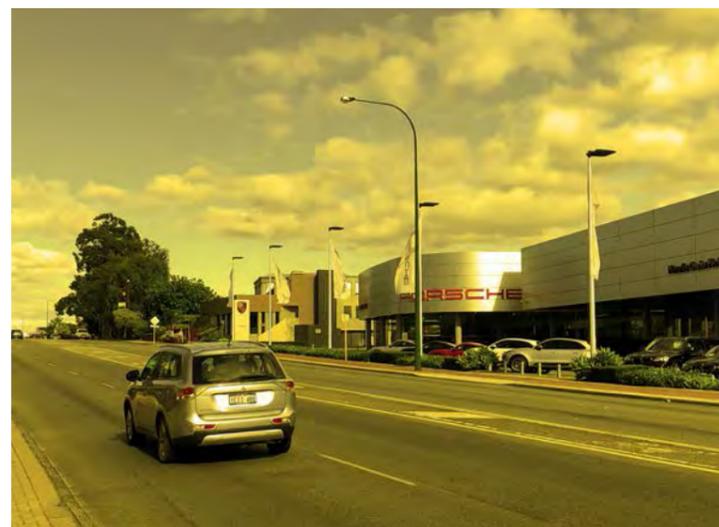
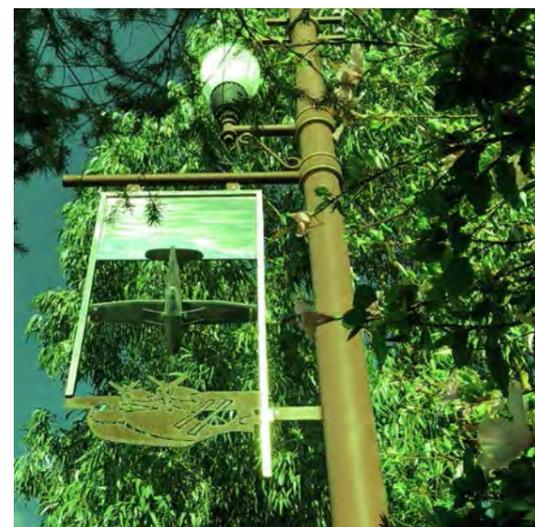
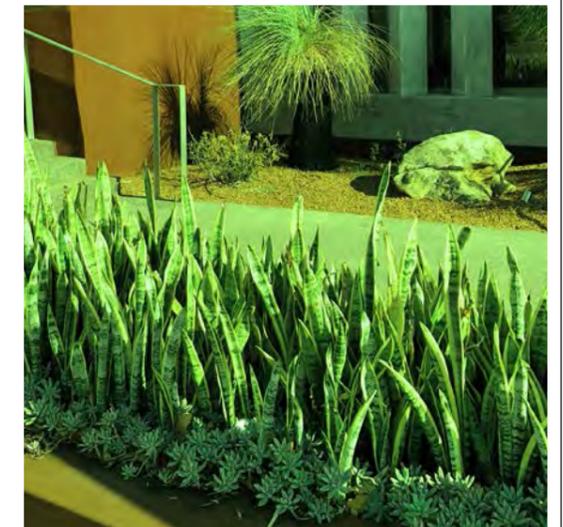
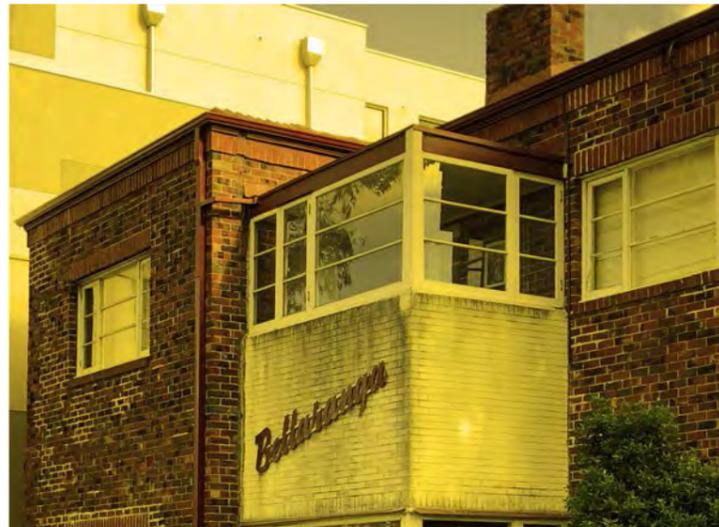
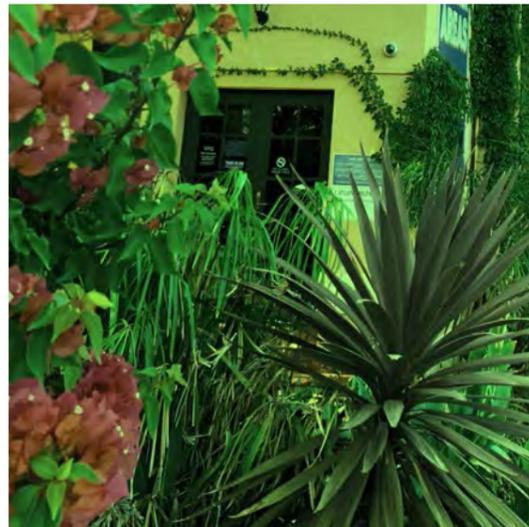
provides for a mix of land uses. The precinct is characterised by medium to larger rise commercial development, and a retail offering focused on the Nedlands IGA shopping centre and surrounding shops. Mid-rise multiple dwellings and single residential development are distributed along Stirling highway and throughout the centre including lots that front the Highway.



Figure 4: Local Context

# 3. BUILT ENVIRONMENT

An exploration of the elements that form the built environment within the precinct.



# ACTIVITY AND LAND USE

The level of activity is a key identifier of how many people enjoy, love and partake in events within a locality. Increased land use diversity results in greater activity. There are many benefits to increased diversity in urban precincts, from greater vitality and economic viability to overall urban sustainability. These benefits include housing options, retail and commercial opportunities, higher levels of social interaction, reduced concerns of crime and antisocial behaviour along with improved accessibility to transport. Importantly, land use and transport options should be integrated to meet the diverse needs of the community.

A mix of land uses that meet the current and future needs of a community creates quality precincts. Within the City's hierarchy of activity centres the Nedlands Town Centre, the largest Neighbourhood Centre, should offer the greatest diversity of land uses.

The Nedlands Town Centre precinct offers higher levels of activity on the southern side of Stirling Highway. In several additional locations, low to medium rise office and commercial along with residential premises front the primary regional road. The precinct offers a range of entertainment activities in the form of the Windsor Cinema and Captain Stirling Hotel, higher order retail shopping

uses and civic and community uses from the Nedlands Library and the Drabble House community centre.

Opportunities within the Nedlands Town Centre are:

- Establish a hierarchy for areas of increased activity within the precinct
- Provide planning provisions to ensure built form provides for fine grain development with an active ground plane (e.g. alfresco dining) within areas of increased activity
- Locate increased development potential in areas that are already displaying increased levels of activity
- Ensure suitable interface and edge treatments between

- different land uses within and abutting the precinct
- Increased diversity of housing typologies
- Ensure appropriate provisions for safe, convenient transport options prioritising pedestrians.

## ACTIVITY

### LOW

#### RESIDENTIAL



- Low-rise multi-residential
- Low level of activity

### MODERATE

#### OFFICE



- Multi-storey office development
- Moderate level of activity

#### COMMERCIAL USES



- Car dealership
- Moderate level of activity

#### ENTERTAINMENT



- Windsor Cinema and restaurants
- Moderate level of activity

#### CIVIC AND COMMUNITY



- Nedlands Library and Drabble House Community Centre
- Moderate level of activity

### HIGH

#### ENTERTAINMENT



- Captain Stirling Hotel
- High level of activity

#### SHOPPING CENTRE



- Nedlands IGA shopping centre and retail
- High level of activity

## AREAS OF INCREASED ACTIVITY

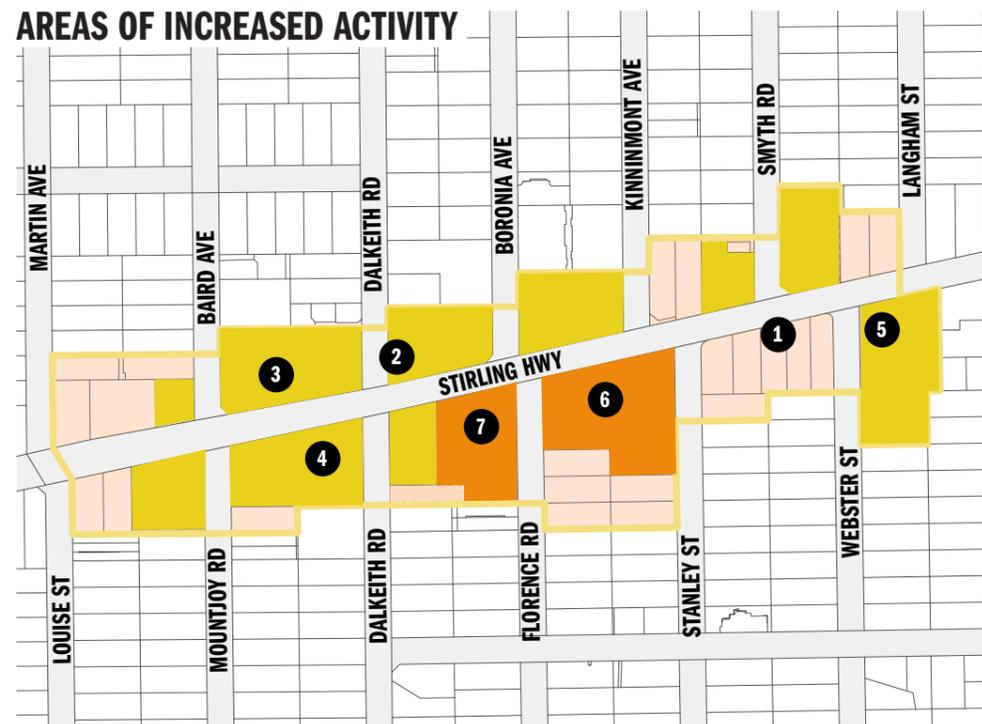


Figure 5: Areas of Increased Activity

## LAND USE

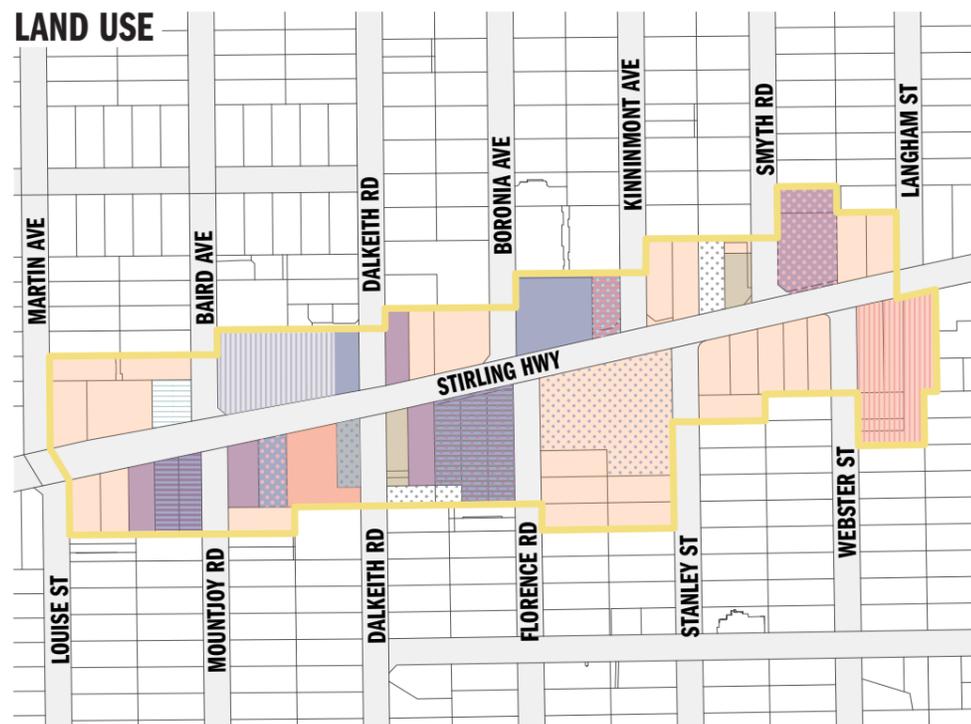


Figure 6: Land Use

## Legend:

### Land Use / Activity (PLUC Codes)

- Precinct Boundary
- Residential
- Residential with Shop/Retail and Entertainment
- Shop/Retail
- Shop/Retail with Office/Business
- Shop/Retail with Manufacturing/Processing/Fabrication and Office/Business
- Office/Business
- Office/Business with Residential
- Office/Business with Health/Welfare/Community Services
- Office/Business with Entertainment/Recreation/Culture and Other Retail
- Storage/Distribution with Service Industry
- Health/Welfare/Community Services
- Entertainment/Recreation/Culture
- Entertainment/Recreation/Culture with Residential
- Service Industry with Shop/Retail
- Vacant Floor Area
- Vacant Land Area

PLUC Code source: Department of Planning, Lands and Heritage on behalf of the Western Australian Planning Commission (2011/17)

# TOPOGRAPHY

The topography of the precinct is the arrangement of natural and artificial physical features, including natural ground levels. Development should respond to the subtle changes in these levels, to positively contribute to the character of a place. The 'finished ground level' is the level once development is complete, including the building floor plate, paving, asphalt and landscape. The natural ground levels and undulation of a site can impact the style of development that is proposed.

The rise and fall of the natural ground level provides for areas of interest, opportunities and view corridors. When development is integrated with a place's topography there are positive impacts on wayfinding and Crime Prevention Through Environmental Design (CPTED) outcomes providing a sense of cohesion and authenticity. In all scenarios development should respond to the topography in a meaningful and sympathetic manner.

The topography along Stirling Highway is undulating (Section A). To the west at Martin Avenue, the natural ground level is slightly elevated (Section A1 and A2), it then falls toward Dalkeith Road and then peaks between Smyth Road and Langham Street to the east of the precinct (Section A3).

The west view down Stirling Highway. At the intersection of Kinninmont Avenue, captures views of the Captain Stirling Hotel and the precinct beyond (Section A3). At the Dalkeith Road and Stirling Highway intersection, there is a natural fall in the levels, which corresponds with the tallest buildings in the precinct (Section A2).

The cross-sections aligned north-south identify the movement in the natural ground levels across the precinct (Sections B, C, D and E). To the west, the land naturally rises south of the highway. To the east, the land falls away to the south.

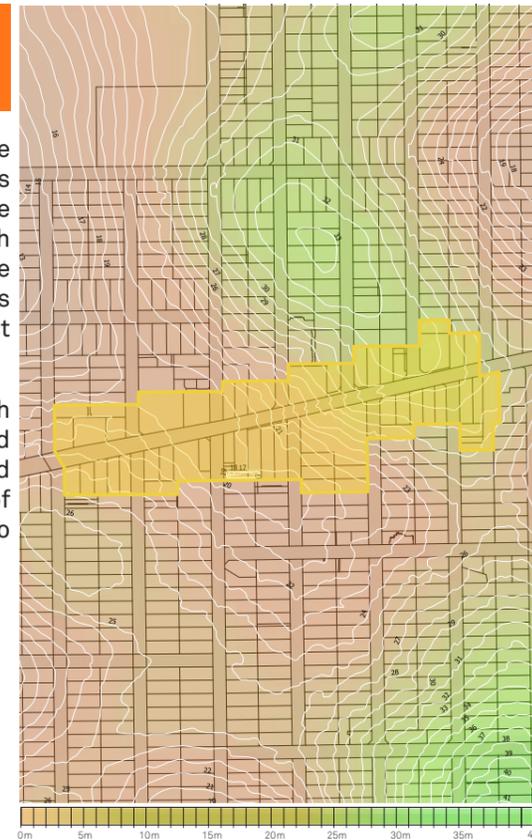


Figure 7: 1m contours across the precinct

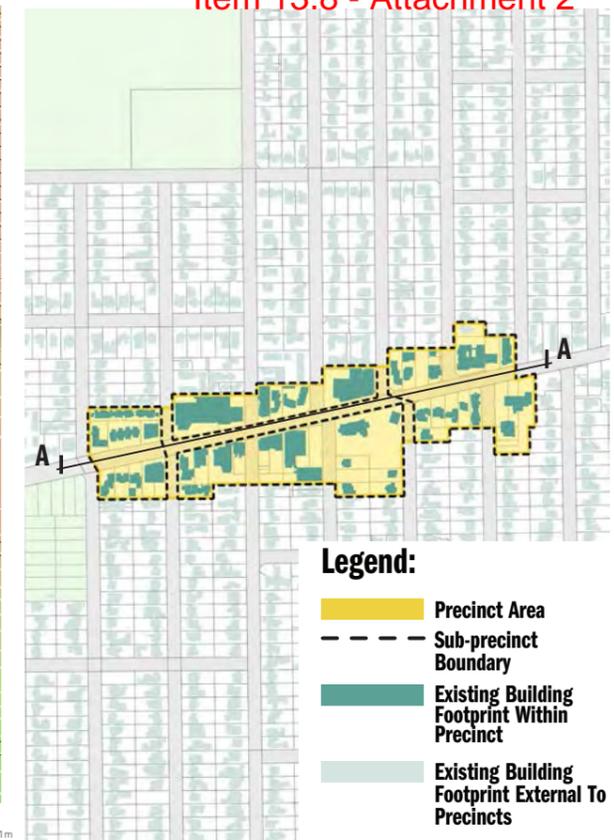
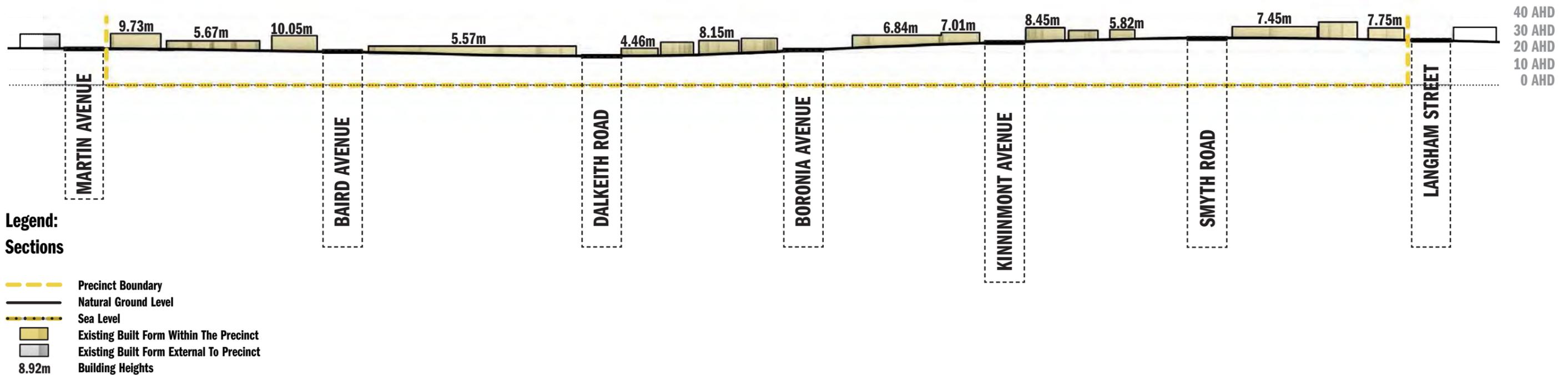


Figure 8: Location of Cross Section A

Figure 9: Topography - Section A

## SECTION A - TOPOGRAPHY OF THE PRECINCT ALONG STIRLING HIGHWAY, IDENTIFYING EXISTING BUILDING HEIGHTS

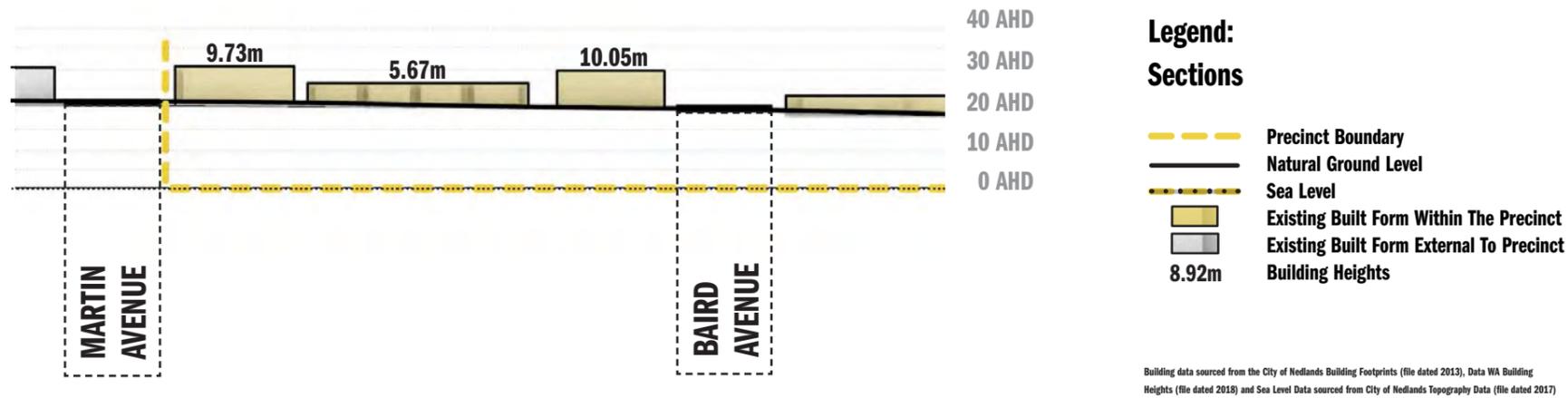


Building data sourced from the City of Nedlands Building Footprints (file dated 2013), Data WA Building Heights (file dated 2018) and Sea Level Data sourced from City of Nedlands Topography Data (file dated 2017)

# TOPOGRAPHY

Figure 10: Topography - Section A1

## SECTION A1 - TOPOGRAPHY OF THE PRECINCT WITHIN RESIDENTIAL TRANSITION SUB-PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS



Building data sourced from the City of Nedlands Building Footprints (file dated 2013), Data WA Building Heights (file dated 2018) and Sea Level Data sourced from City of Nedlands Topography Data (file dated 2017)



Figure 11: Location of Cross Section A1

Figure 12: Topography - Section A2

## SECTION A2 - TOPOGRAPHY OF THE PRECINCT WITHIN TOWN CORE SUB-PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS

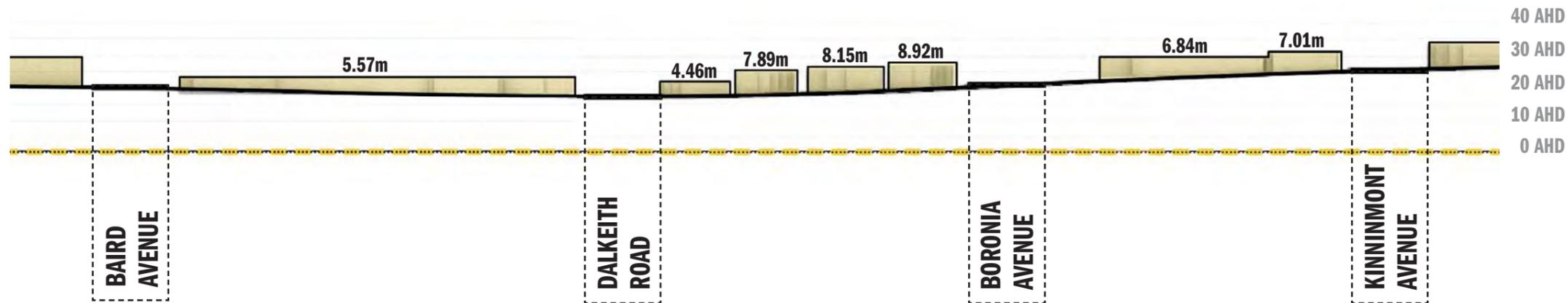


Figure 13: Location of Cross Section A2

Figure 14: Topography - Section A3

## SECTION A3 - TOPOGRAPHY OF THE PRECINCT WITHIN COMMUNITY SUB-PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS

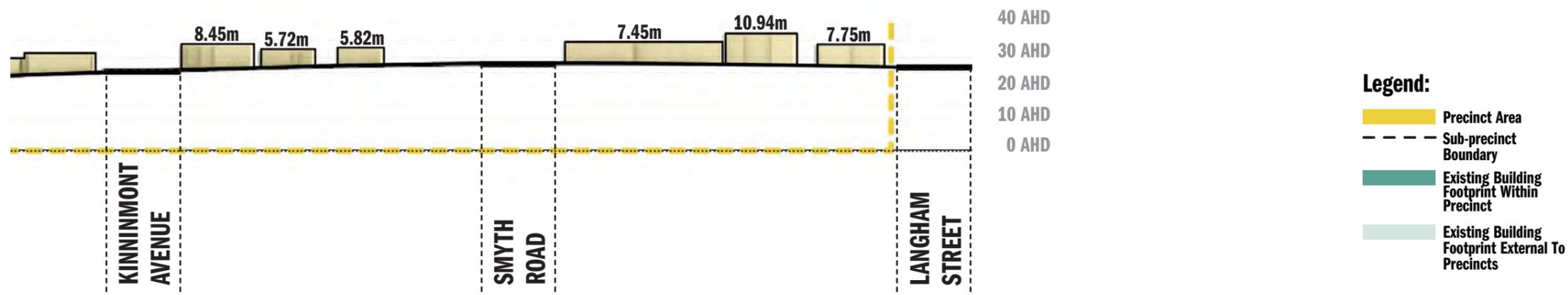


Figure 15: Location of Cross Section A3

# TOPOGRAPHY

Figure 16: Topography - Section B

## SECTION B - TOPOGRAPHY OF THE PRECINCT WITHIN RESIDENTIAL TRANSITION SUB-PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS

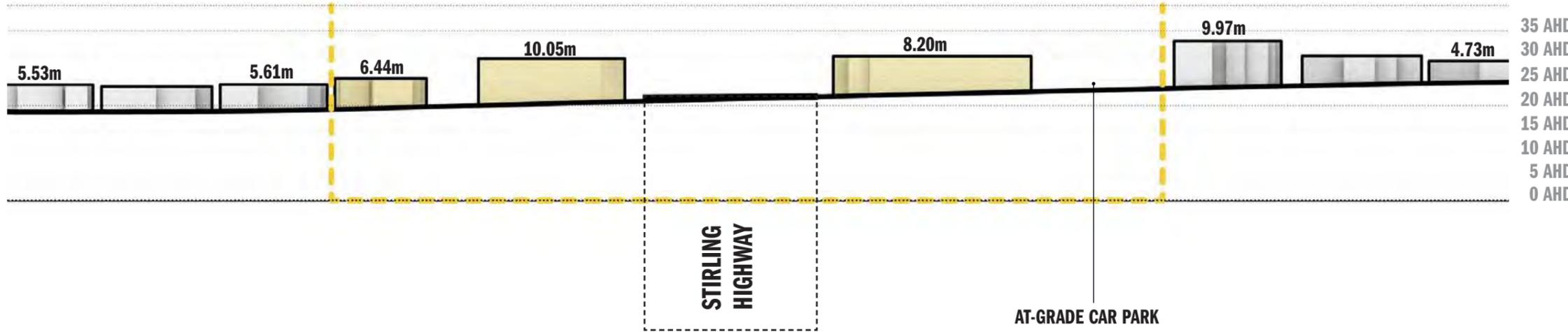


Figure 17: Location of Cross Section B

Figure 18: Topography - Section C

## SECTION C - TOPOGRAPHY OF THE PRECINCT WITHIN TOWN CORE AND TOWN HEART SUB-PRECINCTS, IDENTIFYING EXISTING BUILDING HEIGHTS

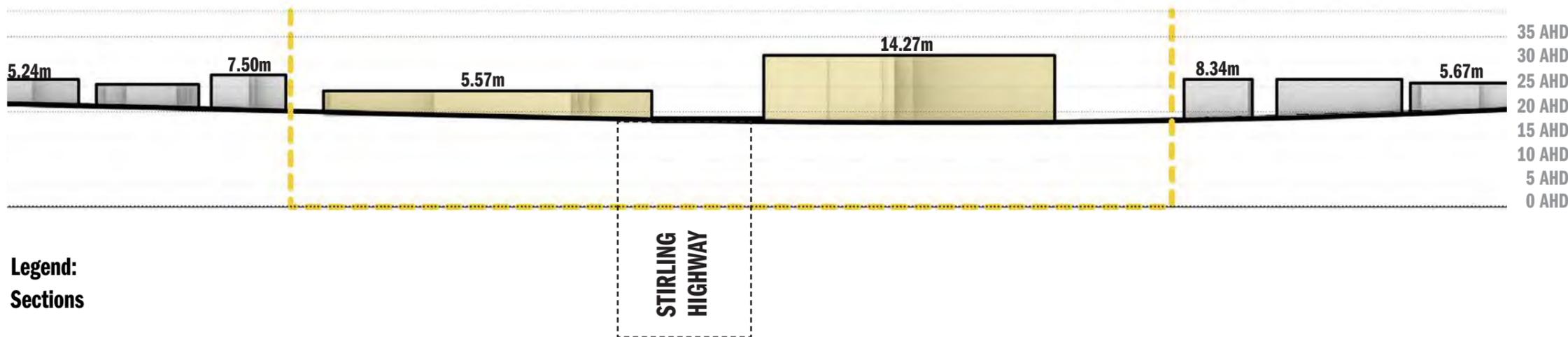


Figure 19: Location of Cross Section C

- Legend:**
- Sections**
- Precinct Boundary
  - Natural Ground Level
  - Sea Level
  - Existing Built Form Within The Precinct
  - Existing Built Form External To Precinct
  - 8.92m Building Heights

- Legend:**
- Precinct Area
  - Sub-precinct Boundary
  - Existing Building Footprint Within Precinct
  - Existing Building Footprint External To Precincts

Building data sourced from the City of Nedlands Building Footprints (file dated 2013), Data WA Building Heights (file dated 2018) and Sea Level Data sourced from City of Nedlands Topography Data (file dated 2017)

# TOPOGRAPHY

Figure 20: Topography - Section D

## SECTION D - TOPOGRAPHY OF THE PRECINCT WITHIN TOWN CORE AND TOWN HEART SUB-PRECINCTS, IDENTIFYING EXISTING BUILDING HEIGHTS

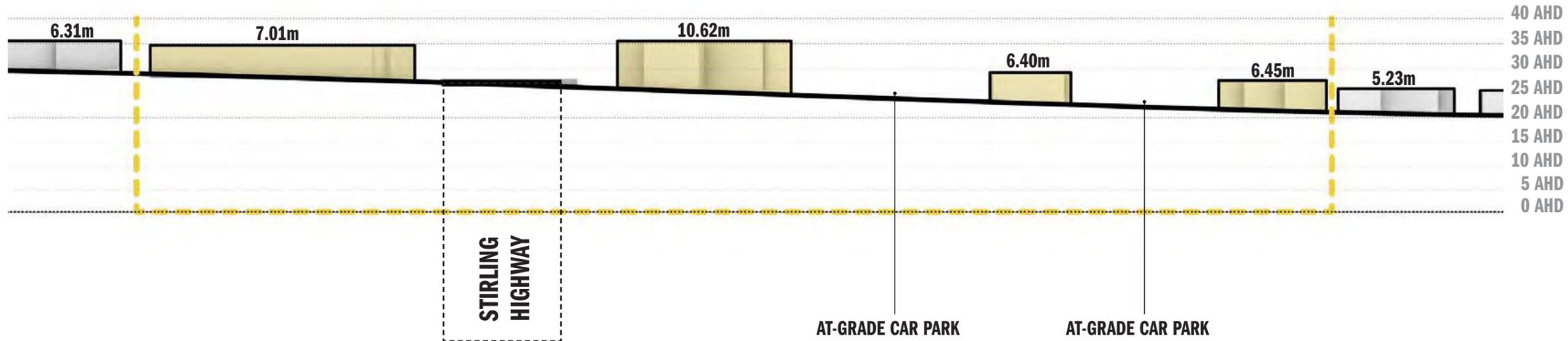
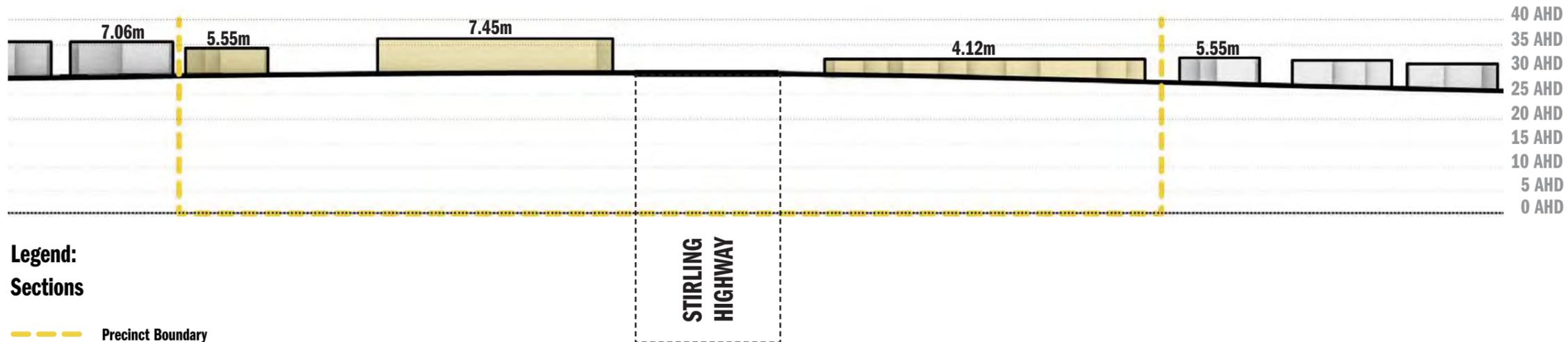


Figure 22: Topography - Section E

## SECTION E - TOPOGRAPHY OF THE PRECINCT WITHIN COMMUNITY SUB-PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS



### Legend: Sections

- Precinct Boundary
- Natural Ground Level
- Sea Level
- Existing Built Form Within The Precinct
- Existing Built Form External To Precinct
- 8.92m Building Heights

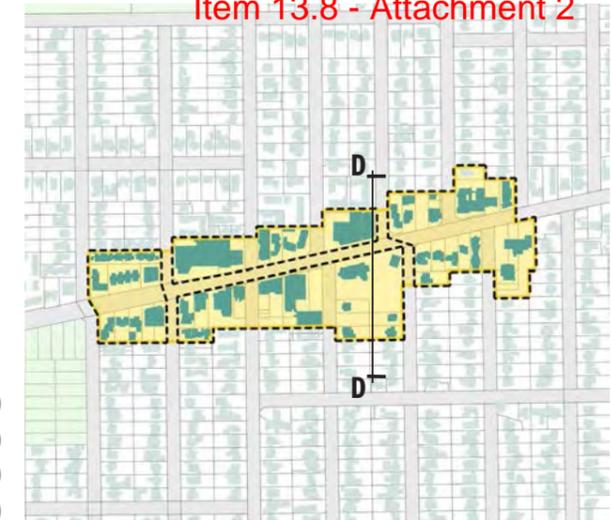


Figure 21: Location of Cross Section D



Figure 23: Location of Cross Section E

### Legend:

- Precinct Area
- Sub-precinct Boundary
- Existing Building Footprint Within Precinct
- Existing Building Footprint External To Precincts

# BUILT FORM

The diversity or homogeneity of built form within the precinct contributes to a sense of local character. Buildings designed for different uses will result in a variety of typologies. It is the mass, scale and height of these buildings that contribute to an overall understanding of built form. Building setbacks also establish a relationship with the street and influence the perception of built form.

Prosperous places provide for a diversity of built form outcomes that both supports a local sense of place and accommodates future land uses. In a centre of this scale,

development can accommodate a high-mix of uses, including higher density residential development. Importantly, the bulk and scale of buildings need to respond to the interfaces between differently coded areas.

The Nedlands Town Centre is one of the key Neighbourhood Centres within the City. A number of medium-rise commercial developments occupy the centre, mainly located at the intersection of Dalkeith Road and Stirling Highway. Low-rise retail is co-located with the neighbourhood shopping centre. In addition, low-rise grouped and multi-residential dwellings

are dispersed throughout the precinct, with two small areas of low-rise single residential development located to the east and south of the precinct to the rear of the Captain Stirling Hotel. The built form plan provides an overview of the diversity of the existing built environment within the precinct.

Further plans provide analysis associated with the following building elements:

- Setbacks
- Heights
- Footprints.

These qualities will be considered along with streetscape character, landscaping, land use and a range of other built form elements that contribute to local distinctiveness.

A review of the LPS3 and draft Nedlands Town Centre Precinct Plan has identified an opportunity to provide more detailed built form provisions.

## RESIDENTIAL TRANSITION SUB-PRECINCT

### COMMERCIAL



- Traditional shop front retail and commercial
- Low-rise



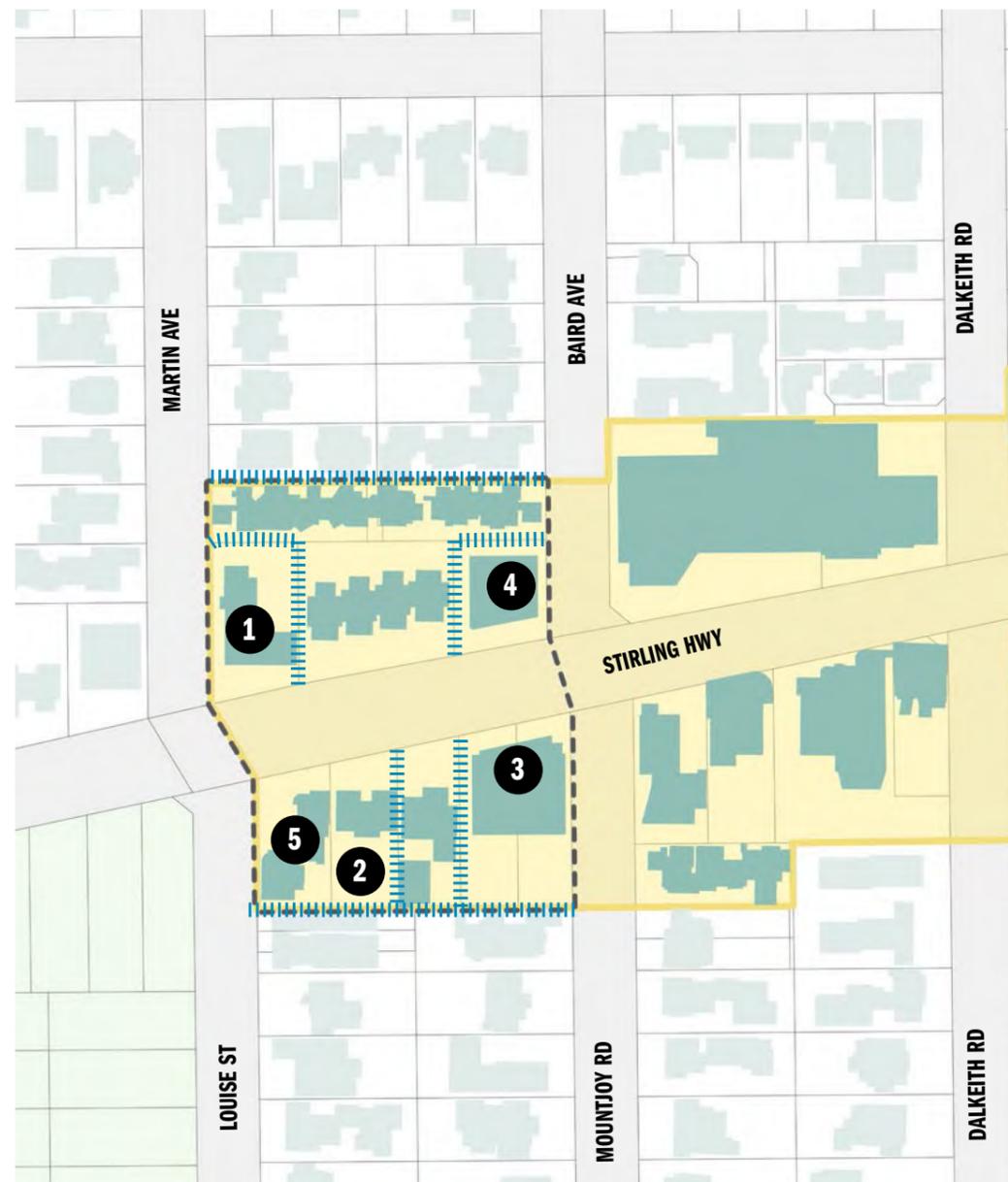
- Post-War residential adaptation
- Low-rise



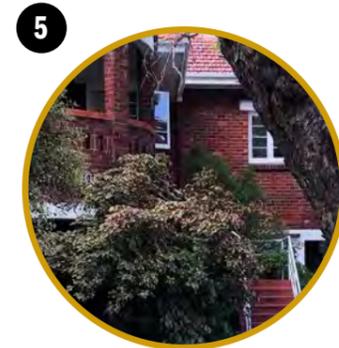
- Postmodern commercial
- Mid-rise



- Contemporary mixed use
- Mid-rise



### RESIDENTIAL



- Post-War, Art Deco multi-residential apartments
- Low-rise

#### Legend:

- Precinct Boundary
- Sub-precinct Boundary
- Existing transition between built form
- Existing Building Footprint Within Precinct
- Existing Building Footprint External To Precincts

Building data sourced from the City of Nedlands Building Footprints (file dated 2013)

Figure 24: Built Form

# BUILT FORM

## TOWN CORE AND TOWN HEART SUB-PRECINCTS

### RETAIL

**6**



→ Modern retail  
→ Low-rise

**7**



→ Main street style retail  
→ Low-rise

**8**



→ Brutalist commercial and retail  
→ Low-rise

### COMMERCIAL

**9**



→ Contemporary commercial  
→ Mid-rise

**10**



→ Art Deco style commercial  
→ Mid-rise

**11**



→ Modern commercial  
→ Mid-rise

### COMMERCIAL

**12**



→ Contemporary commercial  
→ Mid-rise

### ENTERTAINMENT

**13**



→ Spanish mission hotel  
→ Local landmark  
→ Mid-rise

**14**



→ Art Deco style cinema  
→ Mid-rise



Figure 25: Built Form

### RESIDENTIAL

**15**



→ Post-War multi-residential apartments  
→ Low-mid rise

**16**



→ Single residential development  
→ Low-rise

#### Legend:

- Precinct Boundary
- Sub-precinct Boundary
- Existing transition between built form
- Existing Building Footprint Within Precinct
- Existing Building Footprint External To Precincts

Building data sourced from the City of Nedlands Building Footprints (file dated 2013)

## COMMUNITY SUB-PRECINCT

### CIVIC

17



→ Nedlands Council  
→ Low-rise

18



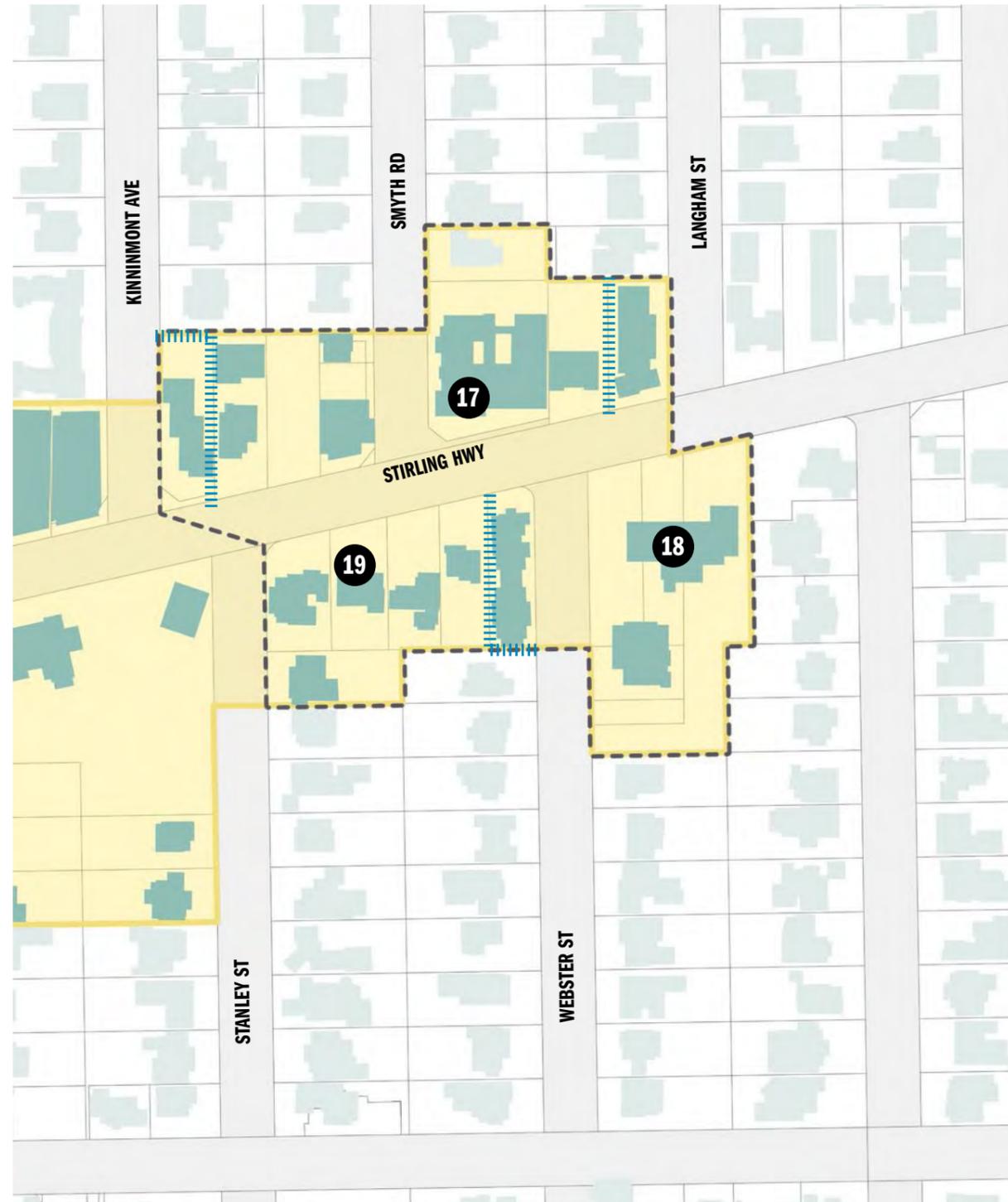
→ City Library  
→ Low-mid rise

### RESIDENTIAL

19



→ Two storey residential development  
→ Medium rise



#### Legend:

- Precinct Boundary
- Sub-precinct Boundary
- Existing transition between built form
- Existing Building Footprint Within Precinct
- Existing Building Footprint External To Precincts

Building data sourced from the City of Nedlands Building Footprints (file dated 2013)

Figure 26: Built Form

# BUILDING HEIGHTS

A distinguishing feature of any precinct is the predominant building height and a highly visible element of the built environment. The impacts of building height can be ameliorated in many different ways, including the manipulation of setbacks, bulk, topography and introduction of landscaping. The built form, and how the building is oriented, can also contribute to a responsive urban landscape.

In general, the Nedlands Town Centre is of low to medium rise with additional height located in the centre of the precinct. There is a diversity of residential land uses. Existing low to medium rise, multi-storey Inter-War residential flats and maisonettes are dispersed throughout the precinct. An area of low-rise, single and double-storey residential buildings are located to the east.

The gazettal of LPS3 has rezoned the precinct from a mix of low-density residential coding, Hotel, Retail/ Shopping zones to a blanket Mixed Use zone with a Residential R-AC1 coding. Within LPS3, Clause 26 Modifications to R-Codes, sub-clause (3) indicates the 9 storey maximum building height within SPP 7.3 vol 2, does not apply.

Building height should respond to current and future contexts. Building interfaces and edges that interact with different uses and zones are also important considerations when determining the maximum height of buildings. Heights should facilitate an effective built form that enables not only a pleasant internal environment but also responds to the streetscape.

The precinct centre has a mix of low to medium and medium to larger rise commercial uses with the tallest buildings found in the central heart of the precinct.

The Draft Nedlands Town Centre Precinct Plan cannot amend building height, but the plan establishes a clear and legible urban structure proposal, expressed through a variation in building height across the sub-precincts. Although there is an opportunity to provide greater planning guidance as to the built form within each of the identified sub-precincts.

## LOW-RISE

### COMMERCIAL



### RESIDENTIAL



## LOW-MEDIUM RISE

### RESIDENTIAL

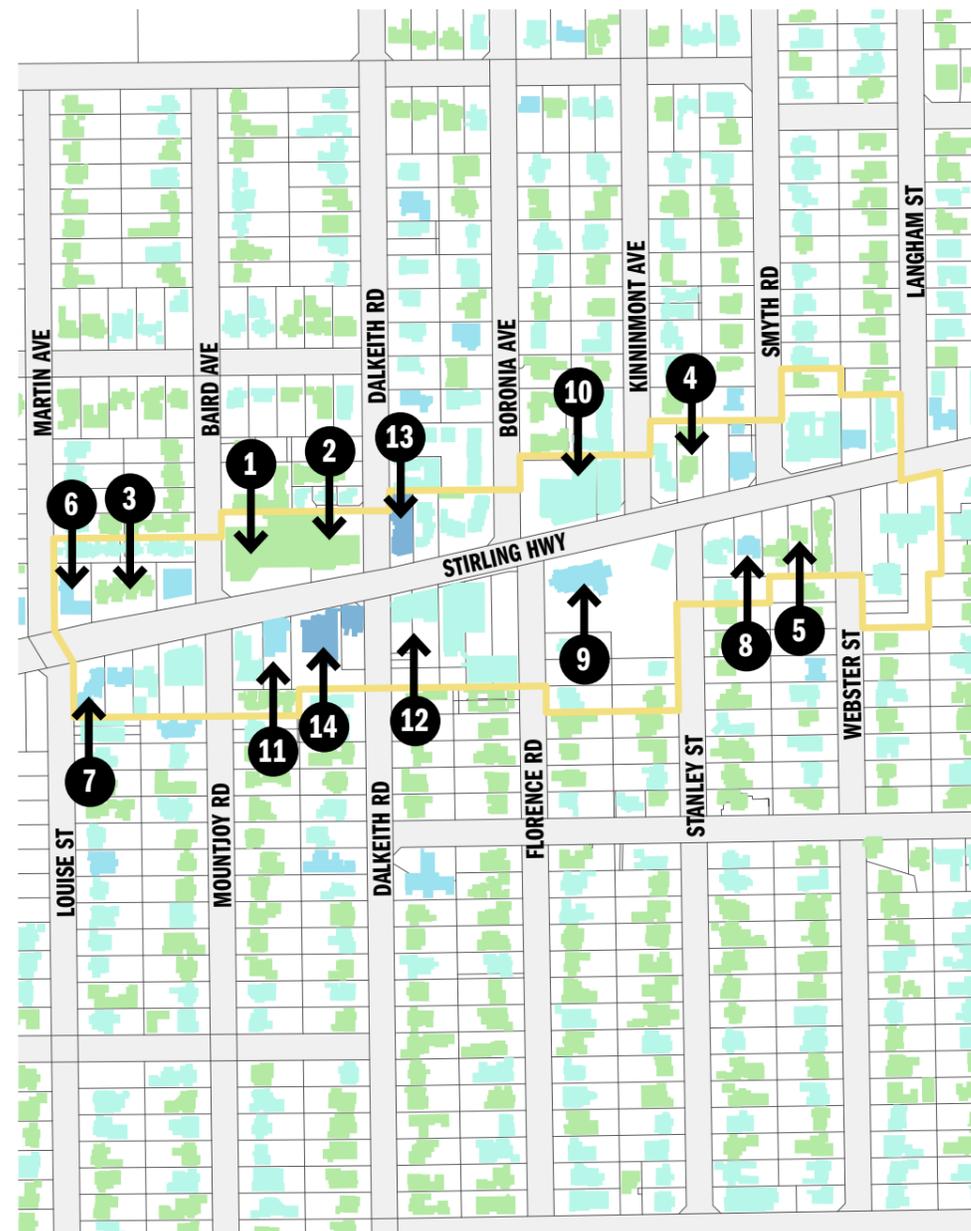


Figure 27: Building Heights

## LOW-MEDIUM RISE

### COMMERCIAL



## MEDIUM TO HIGH-RISE

### COMMERCIAL AND ENTERTAINMENT



### Legend:

### Building Heights

- Precinct Boundary
- Below 6m
- 6m - 9m
- 9m - 12m
- 12m - 15m
- 15m - 18m
- 18m - 21m
- 21m +

Indicative building height intervals: State Planning Policy 7.3 Residential Design Codes Volume 1 - Table 1, page 49

# BUILDING FOOTPRINT

The building footprint is the area the structure occupies on the site. It contributes to understanding local distinctiveness, as the building footprint can reflect the bulk of a building and influence the character of the streetscape. The built form within the Nedlands Town Centre precinct responds to the precinct's land uses and activities. Residential building footprints are diverse. Single residential building footprints provide areas for personal recreation to the rear and a setback to the front of a property. The nature of multiple dwellings and mixed use development additionally provide opportunities for private recreation, within the building footprint or above the structure. Commercial building footprints are generally larger in scale and occupy a greater area of the site.

Throughout the Nedlands Town Centre precinct, there are large building footprints associated with the commercial, retail and hotel uses along Stirling Highway. The built form is oriented toward the street, and the bulk of the form is located forward of the lot. The precinct contains a mix of single residential and multiple dwellings and the smaller building footprints reflect those residential land uses. In general, the single residential lots tend to have a site cover of 55% or below based on historical planning provisions, with built form being centrally located to the lot. Low to medium rise multiple dwellings are oriented toward Stirling Highway with open space outdoor areas located to the rear of the development. The scale of the building footprints drops rapidly at the boundary of the precinct, which generally reflects low-rise residential development abutting the precinct.



## RESIDENTIAL FOOTPRINT

- Low-mid rise
- Medium site cover
- Approx. 55% open space on site



## COMMERCIAL FOOTPRINT

- Medium-high rise
- High site cover
- Approx. 25% open space on site



## RETAIL FOOTPRINT

- Low-rise
- Medium site cover
- Approx. 45% open space on site

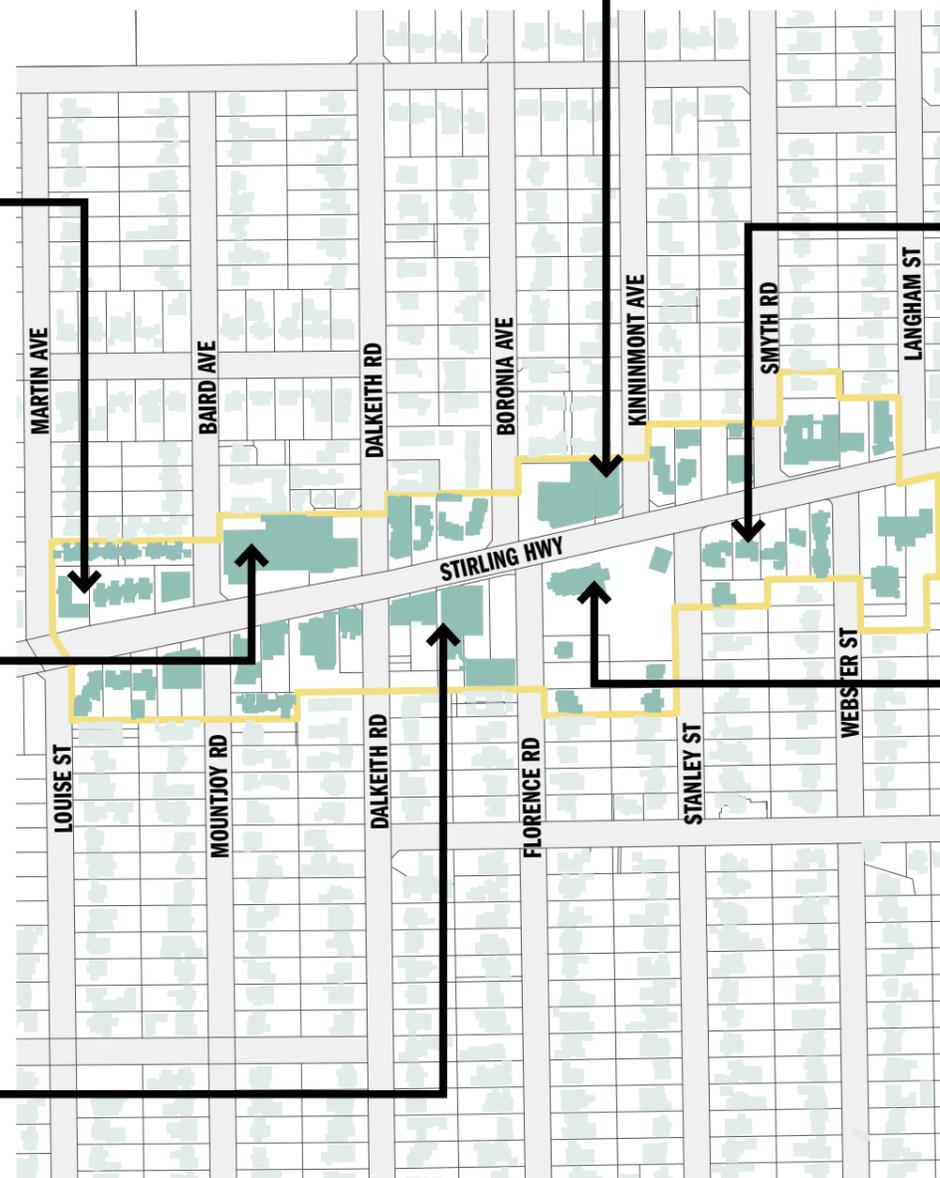


Figure 28: Building Footprint

## COMMERCIAL FOOTPRINT

- Medium-high rise
- High site cover
- Approx. 5% open space on site



## RESIDENTIAL FOOTPRINT

- Low-mid rise
- Medium site cover
- Approx. 55% open space on site



## COMMERCIAL FOOTPRINT

- Medium rise
- Low site cover
- Approx. 65% open space on site



### Legend:

#### Building Footprints

- Precinct Boundary
- Existing Building Footprints Within Precinct
- Existing Building Footprints External to Precinct

Buildings data sourced from the City of Nedlands Building Footprints (June 2022) & Data WA Building Heights Information (June 2018)

# BUILDING SETBACKS - PRIMARY STREET

The scale and nature of building setbacks influence the perception of streetscapes and our interpretation of place. A setback is a horizontal distance between a building or wall at any point and an adjacent lot boundary, measured at right angles (90 degrees) to the boundary. Building setbacks should respond to heritage considerations and the surrounding built environment. Setbacks can consider environmental features such as landform, key sightlines and even opportunities to capture prevailing breezes. Careful consideration of setbacks at edges and interfaces of differently coded areas can ameliorate impacts associated with a change in built form.

The building setbacks in the Nedlands Town Centre precinct have some consistency with residential setbacks generally being greater than commercial and retail land use setbacks. The majority of the commercial uses have a 3m setback from the primary street, with some large scale commercial uses (such as car sales) having a setback of 6m or greater. There are only a few examples where buildings abut the street, which are primarily located in close proximity to the intersection of Dalkeith Road and Stirling Highway.

Between Stanley Street and Florence Road there is a large area of at-grade car parking. Underutilised spaces such as these present an opportunity for redevelopment. Proposals should respond to the surrounding development addressing the transition and interface characteristics between the proposed development and existing heritage structures, secondary and pedestrian streets, and residential development to the south of the site.

While the Nedlands Town Centre is a predominately commercial precinct, there are residential uses located throughout the precinct. Generally, the residential uses are of low to medium rise, either townhouse or multi-residential development, with setbacks ranging from 6m to 9m. There are examples of residential development with reduced setbacks (less than 6m) to secondary streets such as Webster Street and Martin Avenue. In contrast, there are some single residential dwellings located between Webster and Stanley Street, with significant primary street setbacks to Stirling Highway. The City of Nedlands Library has the largest setback in the precinct with 12m of mature trees and vegetation with an integrated pathway leading to the Library entrance. These generously scaled setbacks are also provided to Drabble House Civic Centre reinforcing their civic function.

While there is an opportunity to improve the streetscape amenity along Stirling Highway, a greater possibility exists to encourage intimate, pedestrian-friendly places perpendicular to Stirling Highway. Within areas of higher activity, development on these secondary streets can reflect characteristics of traditional main street type development, with activated ground planes, and high amenity places for pedestrians. Reduced setbacks to built form with awnings, lower podium heights and setback towers can frame the street and be primarily located at Florence Road and Dalkeith Road, to establish the heart of the town centre. The opportunity for a public plaza and pedestrian street at Florence Road should be integrated with a high-quality streetscape to further contribute to a sense of place. In addition, appropriate setbacks to the heritage listed Captain Stirling Hotel should be informed by a conservation management plan.

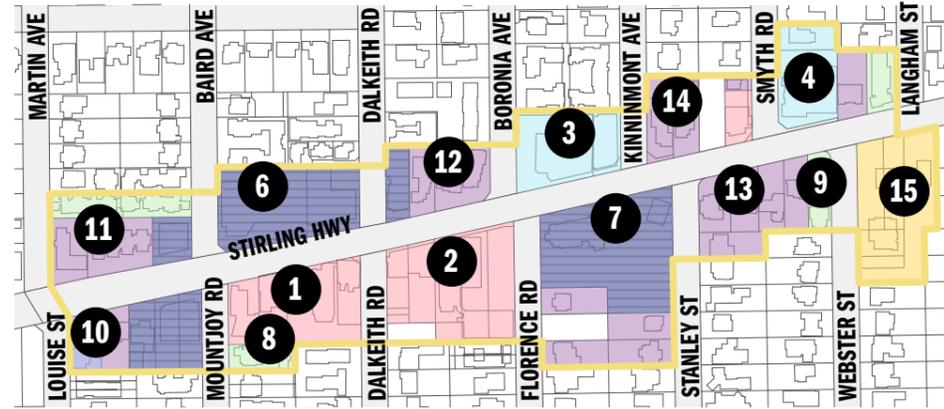


Figure 29: Building Setback - Primary

## Legend:

### Building Setbacks

- Precinct Boundary
- Primary Setbacks**
- Nil to 3m Setbacks - Commercial/ Entertainment
- Upto 6m Setback - Commercial, Motor Vehicle Sales and Civic
- 6m + Setback - Commercial
- Nil to 6m Setbacks - Residential
- 6m to 9m Setback - Residential
- 9m + Setback - Residential
- 12m + Setbacks - Civic

## NIL TO 3M SETBACKS - COMMERCIAL AND ENTERTAINMENT

→ Integrated street frontages with opportunities for softening the edge with vegetation and alfresco uses



## UP TO 6M SETBACK - COMMERCIAL AND CIVIC

→ Setbacks influenced by commercial parking uses and signage with planting for civic and commercial uses



## 6M+ SETBACK - COMMERCIAL

→ Large setbacks influenced by commercial parking uses and signage with planting for civic and commercial uses



## 3M - 6M SETBACKS - RESIDENTIAL

→ Setbacks characterised by mature trees and in some locations significant fencing, facing Stirling Highway



## 6M TO 9M SETBACK - RESIDENTIAL

→ Setbacks influenced by Stirling Highway and access to the site



## 9M+ SETBACK - RESIDENTIAL

→ Larger residential setbacks influenced by Stirling Highway and private garden spaces



## 12M + SETBACKS - CIVIC

→ Setbacks characterised by large vegetated planting beds and pathways



## STIRLING HIGHWAY PRIMARY REGIONAL ROAD RESERVE

Note: The Stirling Highway Primary Regional Road Reserve in relation to existing buildings within the Nedlands Town Centre precinct.

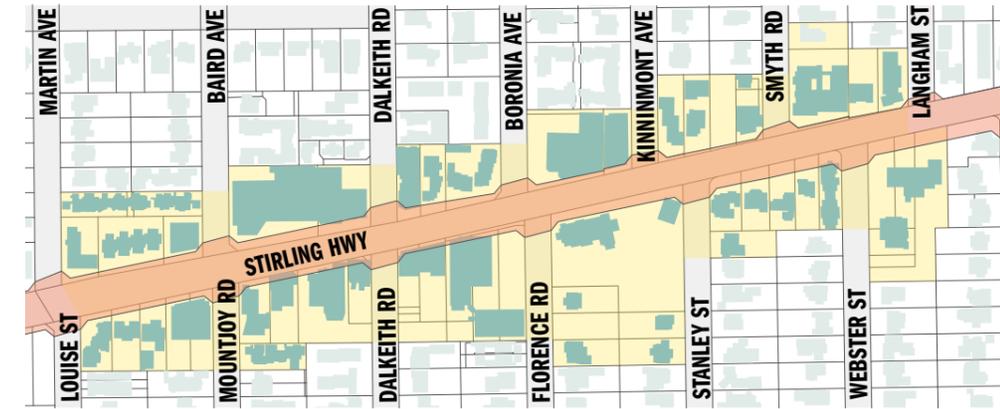


Figure 30: Stirling Highway Primary Regional Road Reserve

# BUILDING SETBACKS -SIDE

Typically, the side setback is the largest of the shared boundaries, and appropriate setbacks need to respond to the sub-precinct context. A nil side setback is appropriate in a mixed use, urban area where development is of higher intensity, and continuous built form is characteristic of that type of development. Setting development back in a residential context may accommodate tree planting, landscape and courtyards.

In terms of residential dwellings, the Nedlands Town Centre precinct includes side setbacks that are predominately less than 2m. Examples of this development outcome can be found at the intersection of Louise Street and Stirling

Highway, fronting Florence Road and Stanley Street, and development facing Stirling Highway between Kinninmont Avenue and Smyth Road. Setbacks to secondary streets at the intersections of Stirling Highway with Martin Avenue, Boronia Avenue and Langham Street are greater than 2m with development orientating to the lower order street. Although some residential dwellings along Martin and Baird Avenues, Stanley and Webster Streets have setbacks that exceed 2m.

In general, the majority of commercial property side setbacks are less than 2m, with development to the north of Stirling Highway between Baird Avenue and Dalkeith Road, Boronia and Kinninmont Avenue, providing for nil

side setbacks. Development located to the south of Stirling Highway between Mountjoy Road and Florence Road are characterised by a nil setback, except where vehicle access is provided. At the corner of Florence Road and Stirling Highway more significant setbacks accommodate car parking. The secondary street setbacks to commercial development at Baird Avenue, Dalkeith Road, Boronia Avenue, Kinninmont Avenue are greater than 2m, with development at Kinninmont Avenue orientated toward the secondary street.

The Captain Stirling site has extensive side setbacks associated with at-grade car parking, with reduced setbacks

to heritage built form at Florence Road and Stanley Street. The City of Nedlands administrative office is setback greater than 2m to the secondary street presenting a landscaped interface, with less than 2m setbacks to abutting residential development. Side setbacks to the City's Library and Drabble House are greater than 2m.

## LESS THAN 2M SIDE SETBACK



## GREATER THAN 2M SIDE SETBACK



Figure 31: Building Setback - Side

### Side Setbacks

- Precinct Boundary
- Less than 2m
- Greater than 2m
- Commercial Development
- Civic Uses

Buildings data sourced from the City of Nedlands Building Footprints (June 2012)

# BUILDING SETBACKS - REAR

Rear setbacks are expressed as a minimum distance in metres between the building and the cadastral site boundary. Within the Nedlands Town Centre precinct, the rear setbacks are an important transition point between differently coded areas. By carefully considering rear setbacks, the built form envelope can respond to the existing and future context.

Within the Nedlands Town Centre precinct, rear setbacks to commercial development accommodate car parking, back of house servicing and vehicle circulation. Residential development provides for open space or car

parking. In addition, civic uses have tended to locate car parking to the rear of the lot with built form sleeving the parking area, resulting in rear setbacks greater than 6m.

In terms of residential dwellings, the Nedlands Town Centre precinct includes rear setbacks that range from greater than 6m to less than 2m. The majority of residential dwellings that interface with Stirling Highway have greater than 6m rear setbacks which include private courtyards and large backyard spaces. Residential dwellings orientated toward Martin Avenue and Mountjoy Road have rear setbacks

that are less than 2m. This is due a higher density built form that includes small communal private courtyards.

Rear setbacks for commercial developments are a mix of less than 2m and greater than 6m. The larger setbacks range from 6.7m to 46m. The Captain Stirling Hotel and the Windsor Cinema have rear setbacks greater than 6m which provide for extensive at-grade car parking. Alternatively, commercial developments between Baird Avenue and Dalkeith Road have built form extending to the rear lot boundary.

## LESS THAN 2M REAR SETBACK



## GREATER THAN 6M REAR SETBACK



Figure 32: Building Setback – Rear

### Legend:

- Rear Setbacks**
- Precinct Boundary
  - Less than 2m
  - Greater than 6m
  - Commercial Development
  - Civic Uses

Building data sourced from the City of Nedlands Building Footprints (June 2012)

# FAÇADES AND MATERIALS

The materials, textures and colours of buildings and public realm contribute to local distinctiveness. Within the Nedlands Town Centre different stages of development have informed material choice. The many homes within the City have diverse architectural styles. After World War I, the Federation Cottage and Bungalow styles were widespread, and variants of the California Bungalow and Old English style homes were also prevalent. The materials associated with these dwellings are typically brick, tile with a rich red brick and terracotta colouring with off white and cream features (1). Specifically in the Nedlands Town Centre, the Inter-War Art Deco style residential apartment buildings are brick and tile with a rough rendered finish painted walls and timber-framed windows.

The Bellaranga Flats are Inter-War Functionalist style apartment complex again with a rough-textured warm red brick with limestone footings (2). White timber-framed windows provide a contrasting colour. The Maisonettes, reference Inter-War Old English style with red clay bricks and concrete tiled roof (3). The landmark Captain Stirling is an Inter-War Spanish Mission style hotel that is rendered masonry and tile, in a Mediterranean style (4). There is an eclectic mix of Spanish Mission and Cape Dutch styles in the treatment of the gable and main entrance of the hotel. The State's first-ever drive-through bottle shop has a modernist aesthetic complete with an at-grade bitumen car park.

The Windsor Cinema has an Inter-War Functionalist aesthetic with curved elements and a three-storey tower with inscribed Art Deco inspired moulding (5). Colouring is bold with blue and red features contrasting an off white rendered brick structure. Contemporary modern commercial buildings in the Nedlands Town Centre make reference to the rich, restrained colours, diversity of materials and textures (6-8). New materials, cladding and large areas of glazing have influenced the design outcomes. Any new built form should embrace a diverse mix of the highest quality building materials.

There is an opportunity for a contemporary interpretation of the existing materiality and rich, sophisticated colouring. The choice of materials can contribute to environmental sustainability with an opportunity to encourage enduring, robust materials with a recycled component. Natural warm-toned materials, including stone and timber, should be integrated into design outcomes. In the right locations, the meaningful integration of locally inspired artworks would also contribute to an inclusive local sense of place. The design should also complement heritage places with a sophisticated approach to colouring, materials and textures, with reference to conservation management plans. The design of built form should consider the constraints of the site, and provide highly articulated forms with elegant, vertical proportions. Blank, imposing façades should be avoided, with consideration for an appropriate interface with the public realm and adjoining properties.



## COMMERCIAL



## RETAIL AND HOSPITALITY



## RESIDENTIAL

Figure 33: Façades and Materials

# HERITAGE AND CHARACTER

The character and heritage qualities of buildings and places within a precinct are important to an enduring sense of place. There are, however, distinct differences between heritage and character. A heritage place has a formal recognition that it is of cultural heritage significance (either at a Local or State level) The process of listing a property ensures that any proposed changes respect and retain those qualities and characteristics that make the place significant. Heritage Significance is defined in terms of aesthetic, historic, scientific, social or spiritual value for all past, present and future generations. Determining Heritage Significance is a detailed process where places of different age, condition and style are reviewed by a heritage expert. Character relates to the uniqueness of the urban landscape, including the private built environment as well as public spaces. It is complex to define as it includes the accumulation and interaction of many elements such as vegetation, scale and bulk of built form, size of verges, street trees, setbacks and use of materials.

State Heritage Place No. 01832, 80 Stirling Highway - The Captain Stirling Hotel, is a location included in the City of Nedlands Heritage List. The Inter-War Spanish Mission architectural style structure is still a key food, beverage and place for the Nedlands community. Another prominent building in this precinct is 67 Stirling Highway - The Maisonettes. The place is a State Heritage Place No. 03227 and is of an Inter-War Old English architectural style. The location is still a residential flat to this day. In addition, 10 properties are identified within the City of Nedlands' Municipal Inventory listings, and while not being afforded any protection under the LPS3, the character of the building's subtlety informs the sense of place. The majority of these category B and C heritage management places were primarily built in the Inter-War Functionalist and Inter-War Art Deco architectural styles and constructed in the years between 1927-1944.

Any proposed development provisions will need to accommodate appropriate processes associated with preserving places of heritage significance.

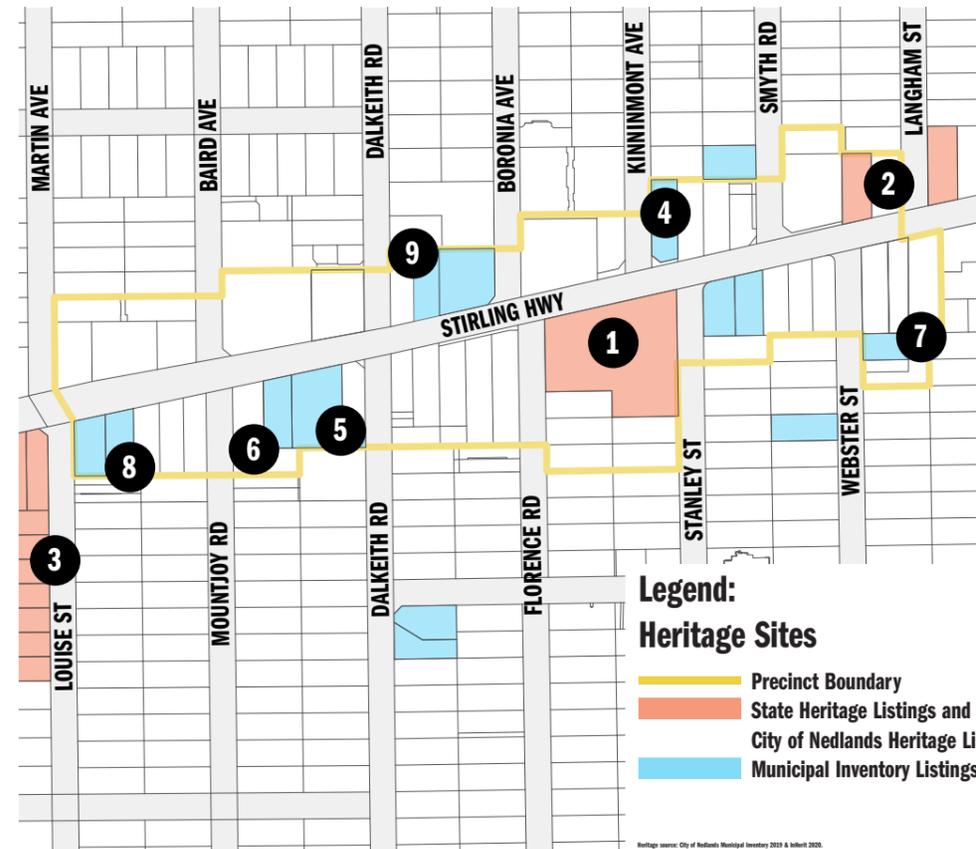


Figure 34: Heritage and Character

## STATE HERITAGE LISTINGS AND CITY OF NEDLANDS HERITAGE LIST

### → State Heritage Listings

The State Register of Heritage Places is a statutory list of places that have been assessed by the Heritage Council of WA and are considered to have cultural heritage significance for Western Australia. There are a number of State-listed places within the City of Nedlands.

### → City of Nedlands Heritage List

The City of Nedlands has a Heritage List containing a small number of properties that have statutory protection under the planning framework.



- 80 Stirling Highway
- Captain Stirling Hotel
- First constructed in 1935
- Inter-War Spanish Mission Style



- 67 Stirling Highway
- The Maisonettes
- Constructed in 1934
- Inter-War Old English Style



- Stirling Highway
- Peace Memorial Rose Garden
- Constructed in 1950
- Inter-War Style

## MUNICIPAL INVENTORY LISTINGS

### → Municipal Inventory Heritage Listings

The Heritage of Western Australia Act 1990 requires all local governments to compile a Municipal Inventory (MI). The City of Nedlands MI was originally compiled in 1999 and adopted in 2001. An updated version of the Municipal Inventory was endorsed by Council in October 2018 and includes five heritage classifications from A - E as per the City of Nedlands Management Categories document.



- 52-58 Kinninmont Avenue
- Category B heritage management
- Kooyong flats



- 98 Stirling Highway
- Category B heritage management
- Windsor Cinema
- Constructed in 1937
- Inter-War Functionalist Style
- (Note: Place is under review)



- 102 Stirling Highway
- Category B heritage management
- Art Deco Shop



- 2 Webster Street
- Category B heritage management
- Drabble House



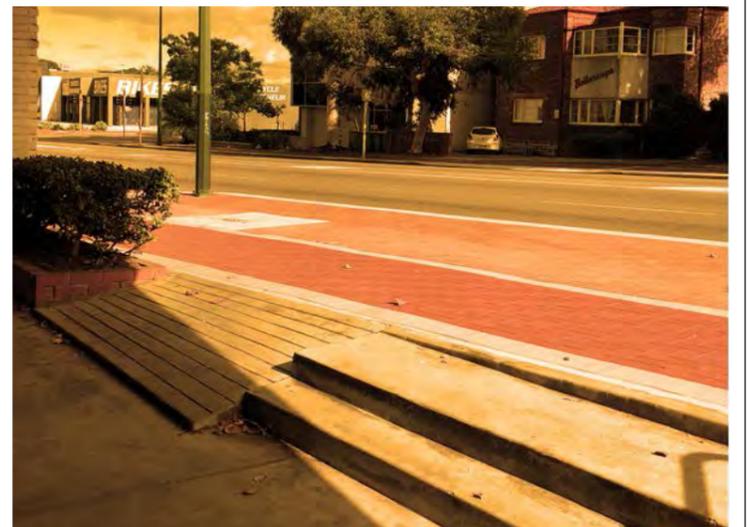
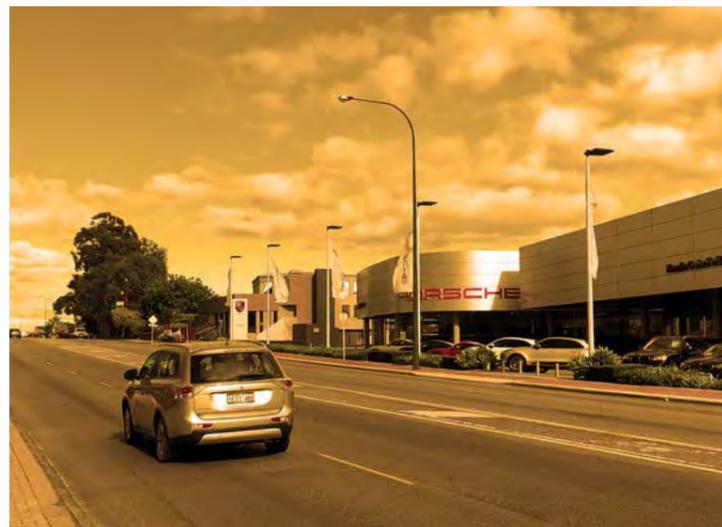
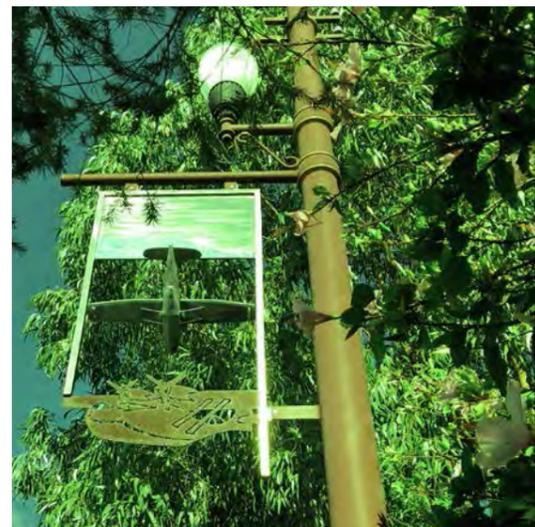
- 112 Stirling Highway
- Category C heritage management
- Power Court Flats



- 93 Stirling Highway
- Category C heritage management
- Bellaranga Flats

# 4. PUBLIC REALM

A review of the elements within the public realm that combine to create a unique sense of place.



# EXISTING LANDSCAPE CHARACTER

Landscape character is the assortment of trees, gardens, planters, pavers and artwork combined to create local uniqueness. It is the type of trees, the scale of gardens, the selection of pavers and the kinds of artwork within the public spaces and private places that can be influenced to ensure a distinct local sense of place.

Nedlands Town Centre is predominately a commercial precinct with areas of residential development. The trees found within the secondary residential streets and the front setbacks contribute to the urban canopy. Some commercial developments have modest landscaping strips as an interface between Stirling Highway and the lot boundary.

Both the private and public realm can contribute to the Nedlands leafy-green sense of place and a high-quality landscape character. The best landscape outcomes support a pleasant micro-climate for those within a proposed development and also positively contributes to the streetscape. Well-designed landscaping enhances the aesthetics of a place, supports active transport options such as cycling and walking and should connect areas of green within a precinct.

The Captain Stirling Hotel and surrounds provide a unique opportunity to provide an engaging, appropriately landscaped public space that complements the heritage values of the site. There are numerous opportunities to enhance the pedestrian environment and positively contribute to an improved landscape outcome along Stirling Highway.

## RESIDENTIAL TRANSITION SUB-PRECINCT



### RESIDENTIAL GROUPED DWELLINGS

→ Established verges with large, shady street trees in the road reserve



### MULTI-RESIDENTIAL DWELLINGS

→ Mature trees within the front setback



Figure 35: Existing Landscape Character

## INCREASE TREE CANOPY

- Opportunity to increase street trees within the precinct and contribute to a leafy-green sense of place
- Limited street trees within the Stirling Highway Road Reserve (semi-mature trees located between Dalkeith and Florence Road)



## COMMERCIAL NODE

- Generally nil or reduced setbacks to Stirling Highway reducing the opportunity for landscape
- Low-rise, well-maintained landscape at lot boundary for those properties with larger setbacks



### Legend:

- Precinct Boundary
- - - Sub-Precinct Boundary
- Commercial
- Residential
- Multi-Residential
- Tree Location

Lot Boundaries data sourced from City of Nedlands Property Cadastral Data (file dated 2020)

# EXISTING LANDSCAPE CHARACTER

## TOWN CORE AND TOWN HEART SUB-PRECINCTS



### MULTI-RESIDENTIAL DWELLINGS

- Mature trees within the front setback



### COMMERCIAL AND RETAIL

- Generally, nil or reduced setbacks to Stirling Highway impacts the opportunity for landscape
- In some locations, modest landscaping strips provide a softening of the interface between road and buildings
- Landscape associated with Captain Stirling Hotel and the mature tree in Nedlands IGA shopping centre car park are landscape features within the commercial core of the precinct



### RESIDENTIAL SINGLE DWELLINGS

- Single and double-storey dwellings set back from the verge
- Well kept, green domestic gardens with mature vegetation
- Significant front fences define the boundary to private lots along Stirling Highway
- Visually permeable or no fencing along secondary streets

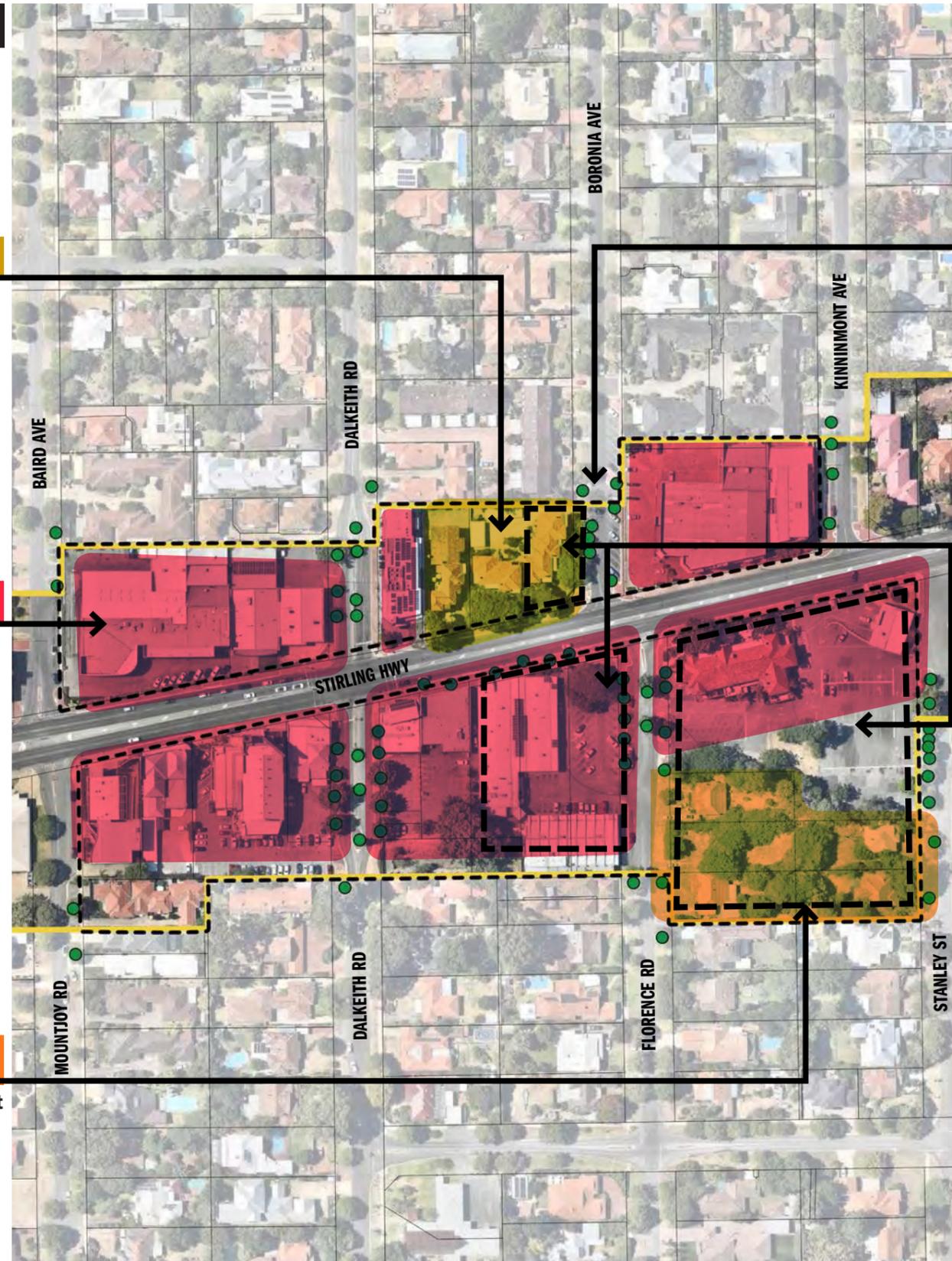


Figure 36: Existing Landscape Character

### TREE CANOPY

- Opportunity to increase street trees within the precinct and contribute to a leafy-green sense of place
- Limited street trees within the Stirling Highway Road Reserve (semi-mature trees located between Dalkeith and Florence Road)
- Existing street tree species are noted on a separate plan

### UNDULATING TOPOGRAPHY

- Impacts the framing of the streetscape and connectivity with the street
- Impacts the design and orientation of built form

### Legend:

- Precinct Boundary
- - - Sub-Precinct Boundary
- Commercial/Retail
- Residential
- Multi-Residential
- - - Undulating Topography
- Tree Location

Lot Boundaries data sourced from City of Nedlands Property Cadastral Data (file dated 2020)



# EXISTING LANDSCAPE CHARACTER

## COMMUNITY SUB-PRECINCT



### INCREASE TREE CANOPY

- Opportunity to increase street trees within the precinct and contribute to a leafy-green sense of place
- Limited street trees within the Stirling Highway Road Reserve
- Existing street tree species are noted on a separate plan



### COMMERCIAL NODE

- Generally, nil or reduced setbacks to Stirling Highway minimise the opportunity for landscaping
- Low-rise, well-maintained landscape at lot boundary



### RESIDENTIAL SINGLE DWELLINGS

- Single and double-storey dwellings set back from the verge
- Well kept, green domestic gardens with mature vegetation
- Significant fences define the boundary to private lots along Stirling Highway
- Visually permeable or no fencing along secondary streets



### MULTI RESIDENTIAL DWELLINGS

- Mature trees within the front setback
- Low to medium rise, inter-War multi-residential apartments set back from the street edge



### CIVIC

- Mature trees and landscape surrounding buildings contribute to a “leafy-green” sense of place
- City Administration located within a residential-style built form
- Drabble House Community Centre in a modified residential building with a significant setback
- City of Nedlands Library has a modern civic aesthetic with a highly vegetated setback from the street



### Legend:

- Precinct Boundary
- - - Sub-Precinct Boundary
- Commercial
- Residential
- Multi-Residential
- Civic
- ⌈ - - - ⌋ Undulating Topography
- Tree Location

Let Boundaries data sourced from City of Nedlands Property Cadastral Data (file dated 2020)

Figure 37: Existing Landscape Character

# TREE SPECIES

Trees are a positive contribution to the streetscape. They are highly visible and appealing. Trees and shrubs provide shade, habitat, improve the micro-climate while contributing to the aesthetics of a place. Importantly, research also tells us both physical and mental health outcomes are supported by access to nature.

Native tree species complement and contribute to an authentic sense of place and establish an important landscape approach.

The trees identified are located within the road reserve and complement the mature vegetation within the private properties. They are a combination of native and exotic trees. The leafy-green character of Nedlands is identified in the City's Nedlands 2028 Strategic Community Plan as important to the community. There is an opportunity to enhance areas that have reduced tree canopy coverage both within the road reserve and private lots.

## RESIDENTIAL TRANSITION SUB-PRECINCT

### BOX SCRUB



LOPHOSTEMON CONFERTUS

### PEPPERMINT MYRTLE



AGONIS FLEXUOSA

### CREEK BOTTLEBRUSH



CALLISTEMON VIMALIS

### YELLOW BLOODWOOD



CORYMBIA EXIMIA

### CAESIA



EUCALYPTUS CAESIA 'SILVER PRINCESS'

#### Legend:

- Precinct Boundary
- Sub-precinct Boundary
- Species

Aerial map sourced from Nearmap (file dated 2020). Tree species data sourced from the City of Nedlands (file dated 2020). Species photos sourced from the websites: <https://www.benararseries.com/>, <https://www.metrosiderus-ecceisa-vibrance.com/>, <http://ellenbytreefarm.com/> and <https://www.aia.org.au/>



Figure 38: Tree Species

# TREE SPECIES

## TOWN CORE AND TOWN HEART SUB-PRECINCTS

**BOX SCRUB**



LOPHOSTEMON CONFERTUS

**CREEK BOTTLEBRUSH**



CALLISTEMON VIMALIS

**MARRI**



CORYMBIA CALOPHYLLA

**CALLERY PEAR**



PYRUS CALLERYANA

**LONDON PLANE**



PLATANUS XACERIFOLIA

**JACARANDA**



JACARANDA MIMOSIFOLIA

**CHINESE TALLOW TREE**



SAPIUM SEBIFERUM

**WATER GUM**



TRISTANIOPSIS LAURINA



Figure 39: Tree Species

**Legend:**

- Precinct Boundary
- Sub-precinct Boundary
- Species

Aerial map sourced from Nearmap (file dated 2020). Tree species data sourced from the City of Nedlands (file dated 2020). Species photos sourced from the websites: <https://www.bonarranursery.com/metrosideros-excelsa-vibrance>, <http://ellenhytreefarm.com/> and <https://www.ala.org.au/>

**BLUE GUM**



EUCALYPTUS LEUCOXYLON

# TREE SPECIES

## COMMUNITY SUB-PRECINCT

**○ BOX SCRUB**



**LOPHOSTEMON CONFERTUS**

**● CREEK BOTTLEBRUSH**



**CALLISTEMON VIMALIS**

**● MARRI**



**CORYMBIA CALOPHYLLA**

**● FLAMBOYANT**



**DELONIX REGIA**

**● LONDON PLANE**



**PLATANUS XACERIFOLIA**

**● JACARANDA**



**JACARANDA MIMOSIFOLIA**

**● FIDDLE WOOD**



**CITHAREXYLUM SPINOSUM**

**● WATER GUM**



**TRISTANIOPSIS LAURINA**

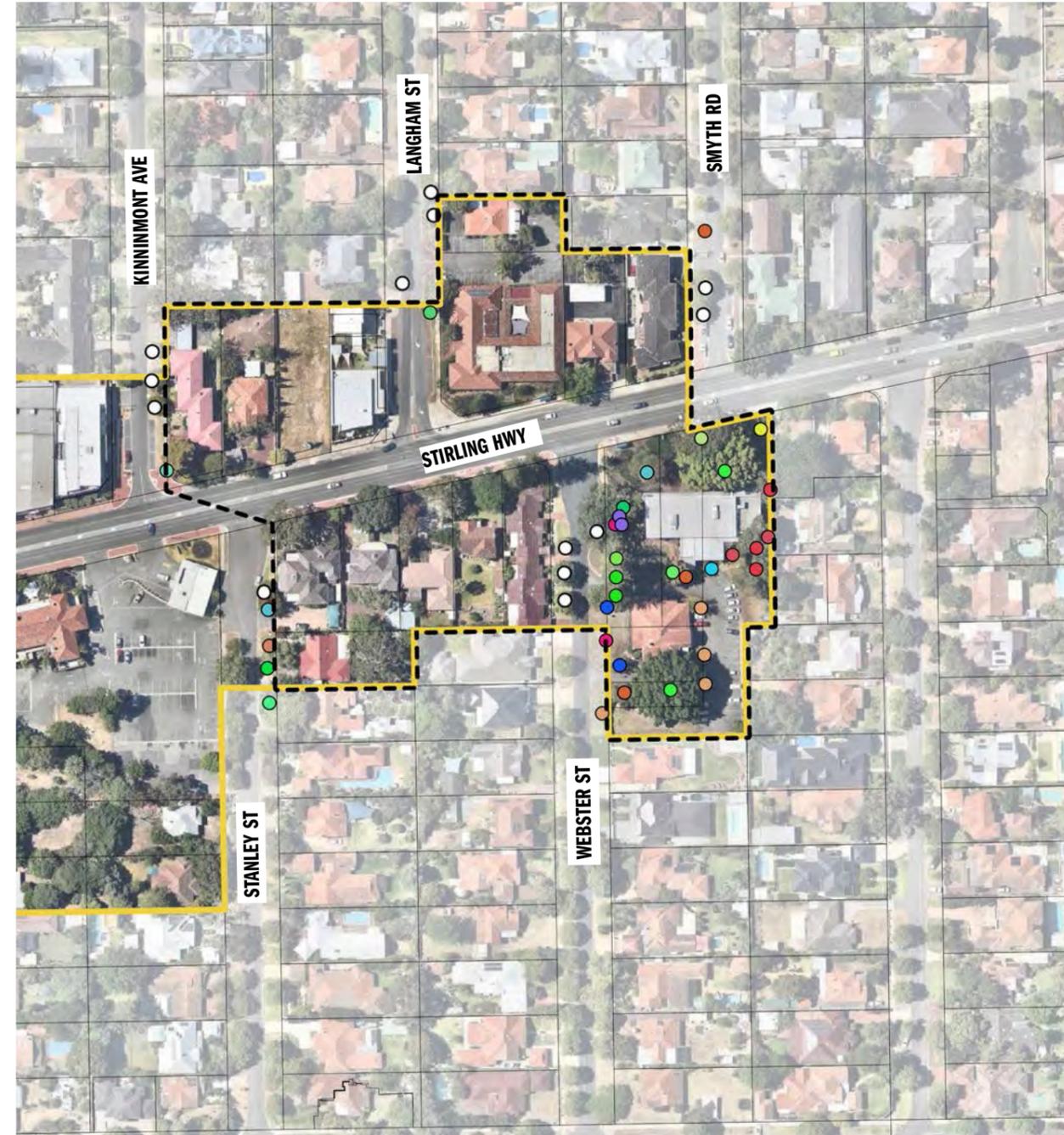


Figure 40: Tree Species

**Legend:**

- Precinct Boundary
- - - Sub-precinct Boundary
- Species

Aerial map sourced from Nearmap (file dated 2020), Tree species data sourced from the City of Nedlands (file dated 2020), Species photos sourced from the websites: <https://www.benararseries.com/>, <https://www.metrosiderus-ecolisa-vibrance.com/>, <http://ellenbytreefarm.com/> and <https://www.ala.org.au/>

**● NORFOLK ISLAND PINE**



**ARAUCARIA HETEROPHYLLA**

# TREE SPECIES



Figure 41: Tree Heights

## Legend:

 Precinct Boundary

### Tree Heights:

-  Below 4m
-  4m-6m
-  6m-9m
-  9m and above

# PUBLIC REALM AND OPEN SPACES

Healthy communities have access to active and passive recreation opportunities, inviting public spaces and public plazas. These open spaces can be in the form of parks, leisure and sporting facilities, recreational and spiritual areas and civic buildings. Public spaces can range in character and attract a number of users, meeting the needs of young and old. Tree-lined streets also contribute to the public realm and can offer an enhanced sense of place.

Attractive public spaces meet the diverse needs of the local community and support a local distinctiveness through references to local historical events and sensitive integration of cultural understanding into the urban fabric of the locality. Successful spaces are social, activated, universally accessible yet they can also provide opportunities for quiet contemplation for all members of the community.

The Nedlands Town Centre abuts the Peace Memorial Rose Garden to the west; two private community purposes are further to the south and a public purpose use to the east, with a public open space to the west. While the public open space of the Peace Memorial Rose Garden provides an area for contemplation, there are minimal mature trees along Stirling Highway or public spaces within the heart of the precinct. The City's Library and Administration Office are located to the east. Both the Rose Garden and civic buildings provide for a leaf-green entrance to the precinct.

There is an opportunity to improve the public realm within the Nedlands Town Centre through improving the urban canopy and pedestrian experience that will support a dedicated centre for the precinct. Opportunities to create an enticing and vibrant public realm co-located with the Captain Stirling and surrounding secondary street network are also essential to preserve. Enhancing universal access to the City's civic and community buildings should also continue to be pursued to create an enticing and vibrant public realm.



**MRS PUBLIC PURPOSE - SPECIAL USE AND CEMETERY - LPS3 RESERVE**

- Karrakatta Cemetery.
- 500 Railway Road, Nedlands.



**PUBLIC OPEN SPACE - LPS3 RESERVE**

- Peace Memorial Rose Garden.
- Constructed in 1948.



**PRIVATE COMMUNITY PURPOSE ZONE**

- Dalkeith Road Church of Christ and Dalkeith Road School of Music.
- 68 Dalkeith Road, Nedlands.



**Legend:**

**Public Spaces**

— Precinct Boundary

● Trees (species as per tree species map)

**MRS Reserves**

■ MRS Public Purposes - Public Purpose

**Local Planning Scheme Zones and Reserves**

■ Private Community Purposes - LPS3 Zone

■ Public Open Space - LPS3 Reserve

■ Cemetery - LPS3 Reserve

■ Mixed Use - LPS3 Zone

Open space source: City of Nedlands OPS No. 3 & City of Subiaco OPS No. 4 (submitted by the City of Perth)

**PRIVATE COMMUNITY PURPOSE ZONE**

- Library and Drabble House.
- 60 Stirling Highway, Nedlands.



**PRIVATE COMMUNITY PURPOSE ZONE**

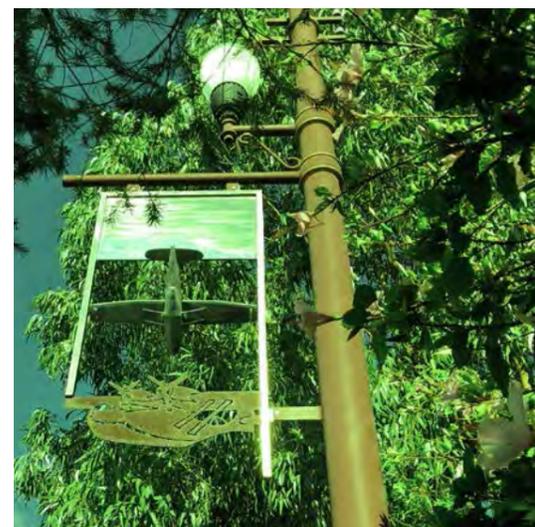
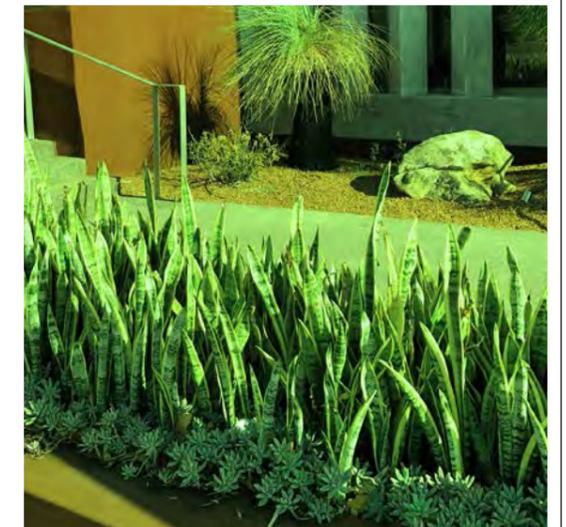
- Loreto Nedlands Primary School.
- 69 Webster Street, Nedlands.



Figure 42: Public Realm and Open Spaces

# 5. MOVEMENT

A study of the movement networks within and connecting to the precinct.



# MOVEMENT NETWORKS

A movement network is defined by its interconnected system of streets, roads and pathways, accommodating pedestrians, cyclists, public transport and private vehicle use—access to transport options influence how people use and interact in the precinct.

A successful movement network prioritises active transport modes including walking, cycling and public transport to complement private motor vehicle movements. The prioritising of active transport options has many benefits, including increased physical activity levels within the community, and the reduction of greenhouse gas emissions from less private motor vehicle use. Other tangible benefits of active transport include improved amenity, social wellbeing and a greater sense of community.

The Nedlands Town Centre precinct is serviced by bus routes 102, 103, 107, 998 and 999 running east-west along Stirling Highway and route 25 which operates north-south along Dalkeith Road. The individual bus routes of 998 and 999 are identified as high-frequency bus routes and provide services at least every 15 minutes between 7 am and 7 pm. While a traffic study in the area has revealed that the frequency of bus services to the precinct is adequate, the service could be improved by connecting to other centres and destinations. Nedlands is not located within a walkable catchment of a rail corridor; therefore, bus routes are essential to providing the public transport offer.

In terms of pedestrian movement and cycling, Stirling Highway features a prominent footpath running east-west. The only signalled crossing point is located at the intersection of Stirling Highway and Dalkeith Road. This reveals significant connectivity challenges between the northern and southern sides of the Nedlands Town Centre

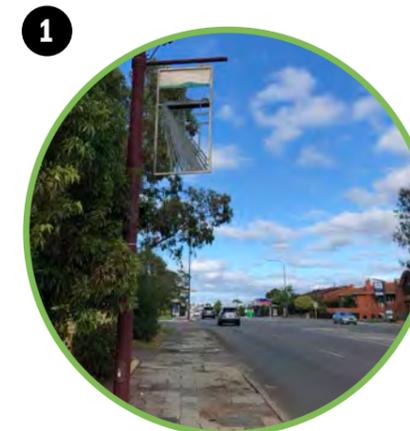
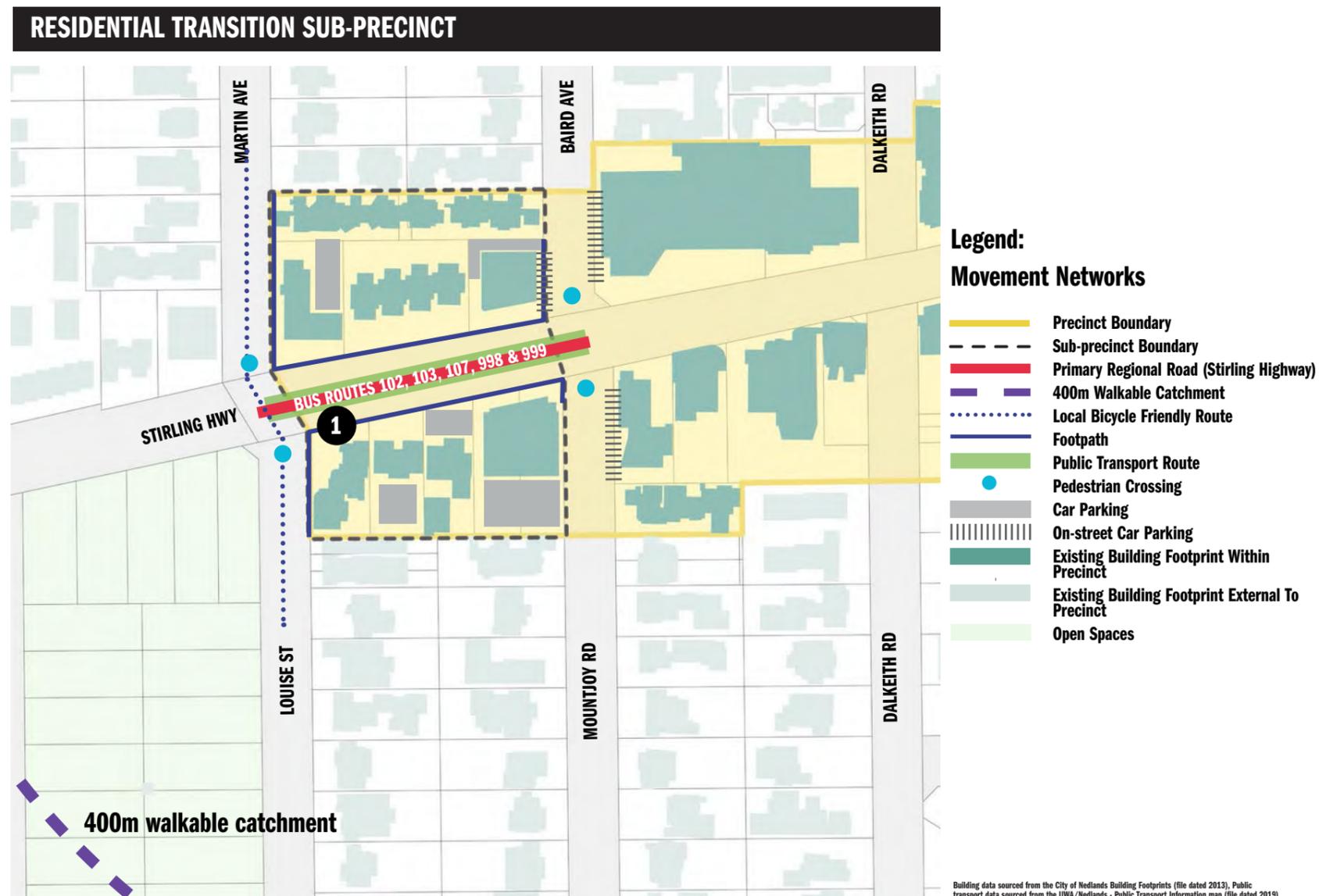
precinct. There is also a lack of cycling infrastructure with the only defined cycle route occurring along Dalkeith Road – with none along Stirling Highway. The City of Nedlands has planned for Princess Street to be a designated cycling route, as Stirling Highway is not suited to cyclists due to its high vehicle movements.

Stirling Highway is a four-lane single carriageway and the major arterial, high volume road between Perth and Fremantle. It has a speed limit of 60 km/hr with traffic slowed at the signalised intersection of Dalkeith Road. The Primary Regional Road dedication creates a distinct character for the precinct not shared by other centres in Nedlands.

The intersection provides the only 'formal' break in traffic along Stirling Highway that allows vehicles to effectively to perform right and left turns across Stirling Highway.

In terms of parking, the precinct has a large amount of off-street parking that is readily available with large car parking lots at the rear of the Captain Stirling Hotel, the Windsor Cinema and other retail and commercial land use along the highway. The majority of car parking facilities are located on the southern side of Stirling Highway, with parking options to the north limited to on-street or underground or underbuilding tenanted parking. On-street parking is not available on Stirling Highway.

The Nedlands Town Centre has the opportunity to improve connections between the north and south sides of the precinct predominately in the forms of active pedestrian, cycle and public transport infrastructure. Enhanced connections should be aligned with local streets and destinations throughout the precinct to support a more cohesive centre.



→ Footpath to the south of Stirling Highway

Figure 43: Movement Networks

Building data sourced from the City of Nedlands Building Footprints (file dated 2013). Public transport data sourced from the UWA/Nedlands - Public Transport Information map (file dated 2019)

# MOVEMENT NETWORKS

## TOWN CORE AND TOWN HEART SUB-PRECINCTS



→ Bus stop at cinema



→ Traffic lights at intersection of Stirling Highway and Dalkeith Road crossover



→ At-grade car parking around facilities and shops



- Legend:**
- Movement Networks**
- Precinct Boundary
  - Sub-precinct Boundary
  - Primary Regional Road (Stirling Highway)
  - Footpath
  - Public Transport Route
  - Bus Stop
  - ⊙ Traffic Lights
  - Pedestrian Crossing
  - Bike Parking
  - Public Seating
  - Car Parking
  - On-street Car Parking
  - Existing Building Footprint Within Precinct
  - Existing Building Footprint External To Precinct
  - Open Spaces

400m walkable catchment encompasses whole map area

Figure 44: Movement Networks

Building data sourced from the City of Nedlands Building Footprints (file dated 2013), Public transport data sourced from the UWA/Nedlands - Public Transport Information map (file dated 2013)

# MOVEMENT NETWORKS

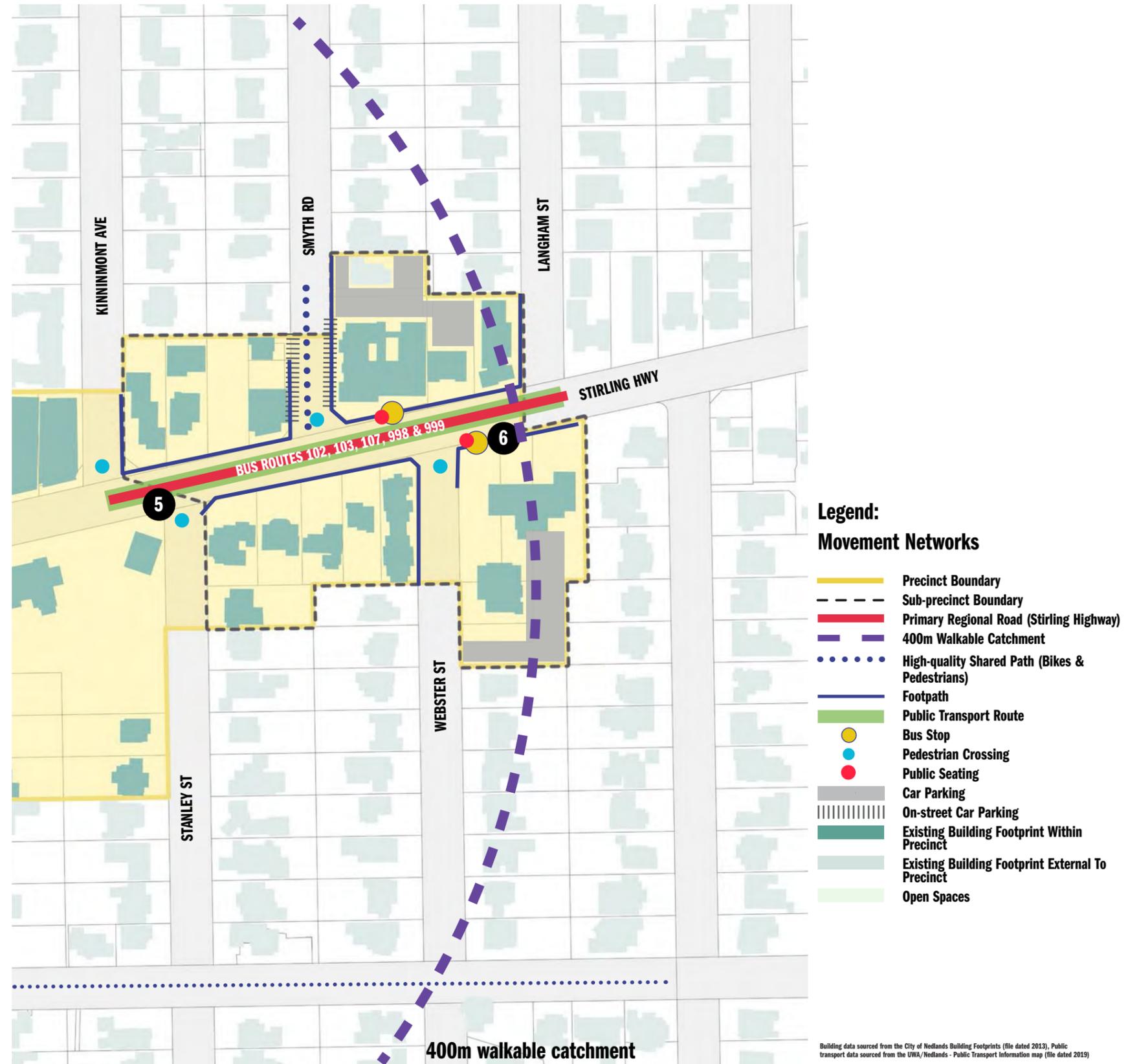
## COMMUNITY SUB-PRECINCT



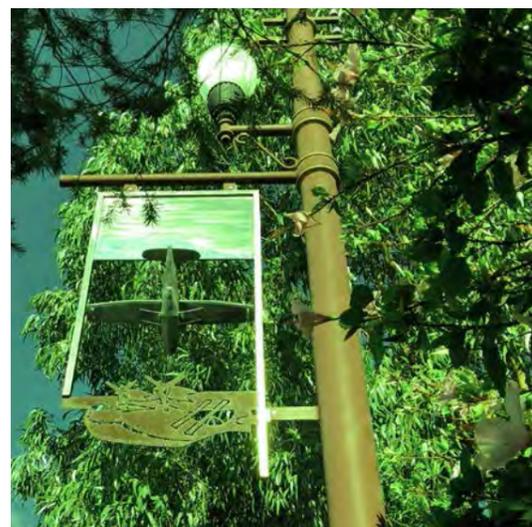
→ Stirling Highway - view to the west



→ Bus stop adjacent to City of Nedlands Council Administration Office



# 6. URBAN DESIGN PRINCIPLES



# URBAN DESIGN PRINCIPLES

A review of the precinct has identified the urban design principles that will assist in preserving a unique local sense of place and assist in defining local distinctiveness as the precinct experiences unprecedented development pressure. The gazettal of LPS3 has attributed increased development intensities across the precinct. By understanding the underlying fundamentals, detailed planning provisions will assist in guiding the best possible development outcomes for the existing and future communities.



→ Identify opportunities to improve pedestrian amenity along Stirling Highway



→ Establish the heart of the precinct



→ Ensure sympathetic development interfaces and preserve sight lines to significant heritage sites



→ Consider interfaces between uses



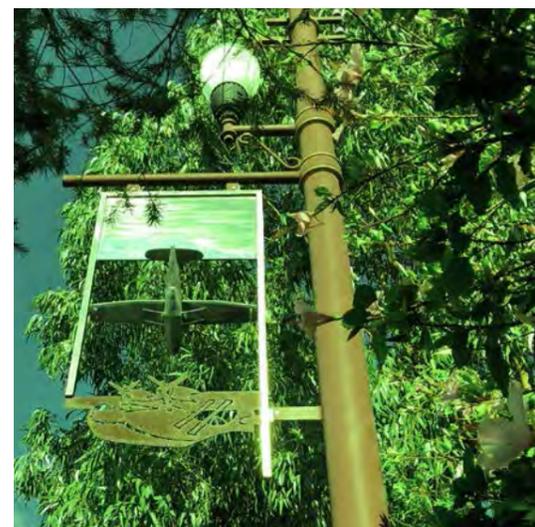
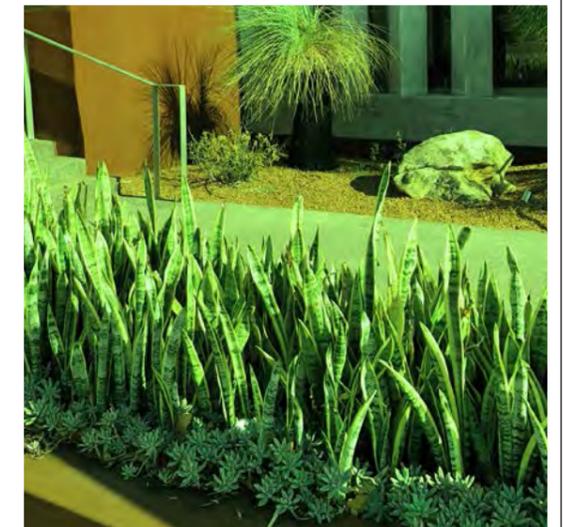
→ Provide high amenity pedestrian places adjacent to Stirling Highway



→ Identify ways to contribute to a leafy-green sense of place

# 7. CONTEXT ANALYSIS

An overview of community, governance and planning context.



## CULTURE, VALUES AND IDENTITY

The City of Nedlands is a highly desirable location to live and work, with a passionate and engaged community. In the preparation of the Nedlands 2018-2028 Strategic Community Plan, 213 people attended open days and the City received 420 surveys and submissions. The dominant streetscape character of Nedlands is a leafy-green suburb with high-quality, low-rise, single residential homes. These homes are typically nestled within mature gardens which complement the high-quality tree-lined streets.

The adoption of the City's Local Planning Scheme No. 3 in April 2019 resulted in the amendment to a number of areas across the City. The new Scheme resulted in low-rise residential areas being up coded to high-density urban residential areas and higher density urban centres.

The rezoning and up-coding of areas within the City of Nedlands has necessitated the development of more refined, built form controls, with a focus on targeted infill areas and the surrounding transition areas. These targeted infill areas are located along high transit routes (namely Stirling Highway and Broadway) and co-located with the existing Neighbourhood and Local Centres across the City. To prepare nuanced built form controls a detailed appreciation of local character is essential. Part of that process is to understand the community's values and local sense of identity.

A community engagement process informed the Nedlands Strategic Community Plan (2018-2028), which identified the following priorities:

- Retain the existing character of Nedlands whilst still including appropriate development along activity corridors. Specifically, identifying the need for a 'Town Centre', and new developments to include canopy trees
- Encourage Sustainable Building - prioritising buildings that are made of quality and sustainable materials is key to the City of Nedlands
- Renewal of Community Infrastructure – maintaining roads, footpaths, cycling and drainage
- Plant more native vegetation, especially in public areas
- Preserve heritage sites
- Allow for an efficient transport network that contributes to a more environmentally-friendly, safer City for both business and community activities
- Establish a City for both business and community activities.

Derived from the community's priorities identified within Our Vision 2030, and subsequent Nedlands Strategic Community Plan (2018-2028) process created the following vision:

*“Our overall vision is of a harmonious community. We will have easy access to quality health and educational facilities and lively local hubs consisting of parks, community and sporting facilities and shops where a mix of activities will bring people together, strengthening local relationships. Our gardens, streets, parks will be well maintained, green and tree-lined and we will live sustainably within the natural environment. We will work with neighbouring Councils and provide leadership to achieve an active, safe, inclusive community enjoying a high standard of local services and facilities. We will live in a beautiful place.”*

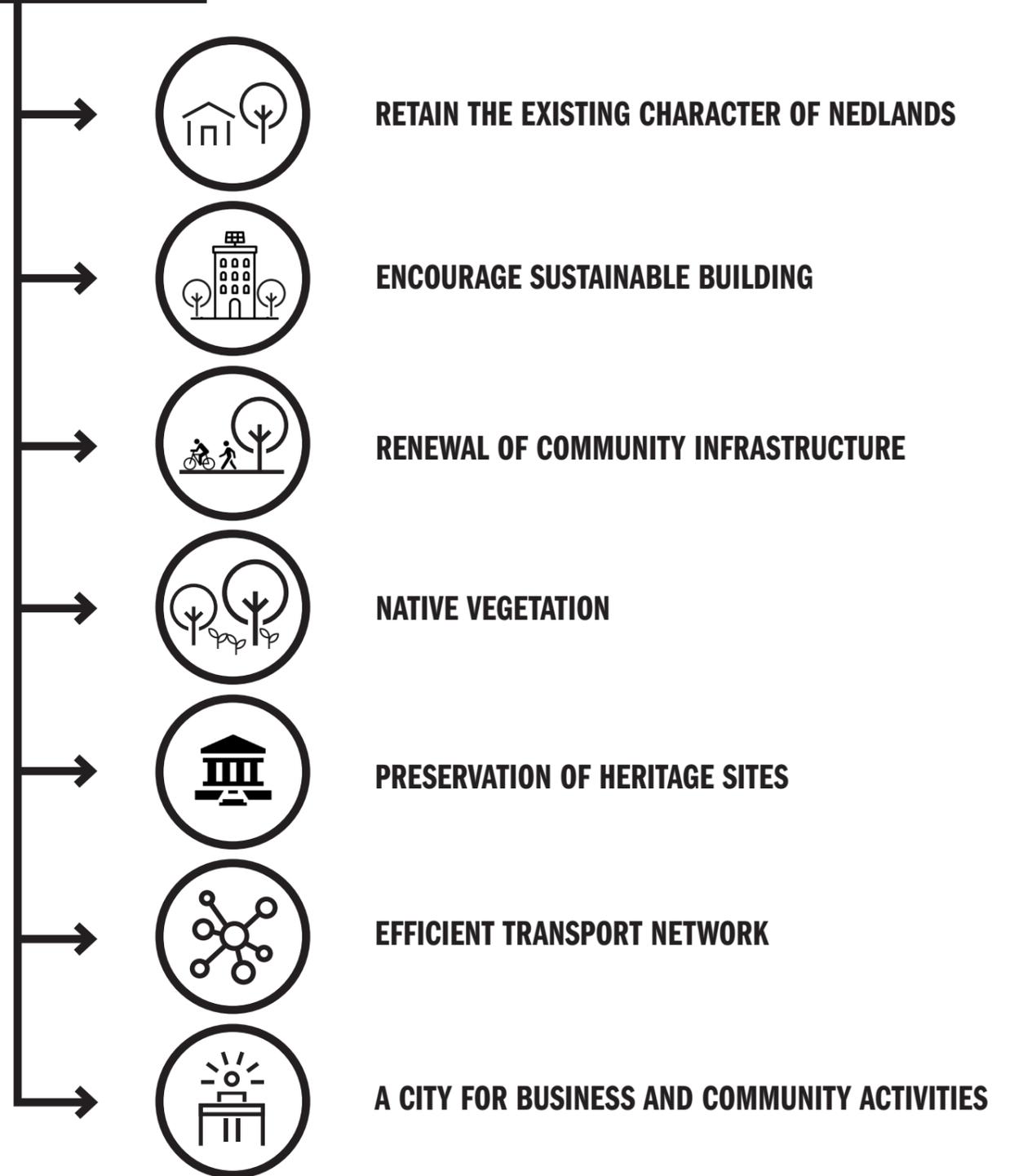
Informed by the vision, the strategic drivers impacting the City of Nedlands have been captured in the City's Local Planning Strategy and translated into planning principles. The principles seek to address the state planning framework that affects the City and provide clarity on how the City seeks to respond to the requirements of the State.

Planning Principles:

- Protect and enhance local character and amenity
- Respect the community vision for the development of the district
- Achieve quality residential built form outcomes for the growing population
- To develop and support a hierarchy of activity centres
- To integrate land uses and transport systems.
- Facilitate improved multi-modal access into and around the district
- Maintain and enhance the network of open space
- Facilitate good public health outcomes.
- Facilitate a high-quality provision of community services and facilities
- Encourage local economic development and employment opportunities
- To maintain, protect and enhance natural resources
- Respond to the local physical and climatic conditions
- Facilitate efficient supply and use of essential infrastructure.

## NEDLANDS STRATEGIC COMMUNITY PLAN (2018-2028):

### KEY PRIORITIES



# CULTURE, VALUES AND IDENTITY

The City's Local Planning Strategy goes on to identify the intent for a range of strategic areas including population and housing, retail and commerce, physical features, climate and natural areas, recreation and open space, community facilities, traffic and transport, infrastructure services, urban design, character and heritage.

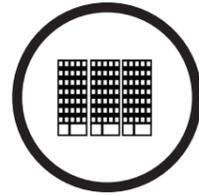
Importantly the City's intent associated with housing and local character is detailed through a number of planning strategies.

Population and Housing – To strongly encourage the development of additional diverse dwelling types within the targeted infill areas. Allowing the conservation and enhancement of the quality of the City of Nedlands' existing attractive residential neighbourhoods.

Strategies:

- Locate high-intensity development within Urban Growth Areas (particularly Stirling Highway).
- Develop appropriate Transition Zones adjacent to Urban Growth Areas to maintain separation from existing high-quality, low-density residential areas
- Facilitate quality development in targeted infill areas and along transit corridors
- Facilitate redevelopment opportunities for medium density residential development within Neighbourhood Centres
- Appropriately scaled residential densities located within and in the immediate vicinity of Neighbourhood Centres, responding to the local context
- Facilitate greater housing diversity, specifically higher density multiple and grouped dwelling developments in targeted infill areas to accommodate changes in population trends
- Establish controls for key sites to ensure the existing residential character is protected long term and development is focused in these locations
- Maintain established residential urban areas to ensure the retention of the existing residential character and lot configurations.

## POPULATION AND HOUSING



**HIGH-INTENSITY DEVELOPMENT IN URBAN GROWTH AREAS**



**DEVELOP TRANSITION ZONES**



**QUALITY INFILL DEVELOPMENT**



**REDEVELOPMENT OPPORTUNITIES IN NEIGHBOURHOOD CENTRES**



**FACILITATE GREATER HOUSING DIVERSITY**



**APPROPRIATELY SCALED DEVELOPMENT**



**MAINTAIN ESTABLISHED RESIDENTIAL AREAS**



**ESTABLISH CONTROLS**

Urban Design, Character and Heritage – To retain and enhance the character and streetscape of the City's existing residential areas whilst promoting best practice urban design principles in targeted infill areas. Ensure that proposed development responds to the unique character of each precinct and preserve quality streetscapes.

Strategies:

- Adopt development controls to retain and enhance the existing character of each identified precinct
- Promote best practice urban design outcomes in areas experiencing change and in areas of transition
- Improve public realm within Urban Growth Areas and Transition Zones
- Understand the elements that contribute to streetscapes to inform statutory controls
- Protect and promote places of heritage significance through the City.

## URBAN DESIGN, CHARACTER AND

### HERITAGE



**DEVELOPMENT CONTROLS TO RETAIN EXISTING CHARACTER**



**PROMOTE BEST PRACTICE OUTCOMES**



**IMPROVED PUBLIC REALM**



**UNDERSTAND STREETScape CHARACTER TO INFORM CONTROLS**



**PROMOTE PLACES OF HERITAGE SIGNIFICANCE**

# ENGAGEMENT

The Nedlands Town Centre Precinct Plan Local Planning Policy (2019) vision is to create a place where everybody wants to live, work and play. Strategically, the precinct will provide walkable, age-friendly and highly connected development within the centre core, including civic uses and nearby open space facilities. The precinct aims to have a heart of activity that will be directed to a new pedestrian-focused main street that is located away from Stirling Highway. The main street will include active street frontages supporting entertainment activities with passive and multi-functional open spaces that serve as gathering and events spaces. The precinct will also support a mix of residential and commercial uses through higher-density urban development, which is to be concentrated within the town centre.

When developing the precinct plan, an engagement process was undertaken involving Councillors, stakeholders (immediate property owners and developers) and community members within 400m of the precinct.

The engagement process involved workshops and information sessions. While participants had diverse views, they aligned on the need for quality architectural design style and retention of tree canopy.

In terms of the workshop with property owners and developers, a number of design themes were identified. They agreed that consolidation of density in targeted areas reduced infill pressure in lower density residential areas. In terms of the streetscape character, the at-grade, car parking between the primary street boundary and the built form was not supported. They advocated the inclusion

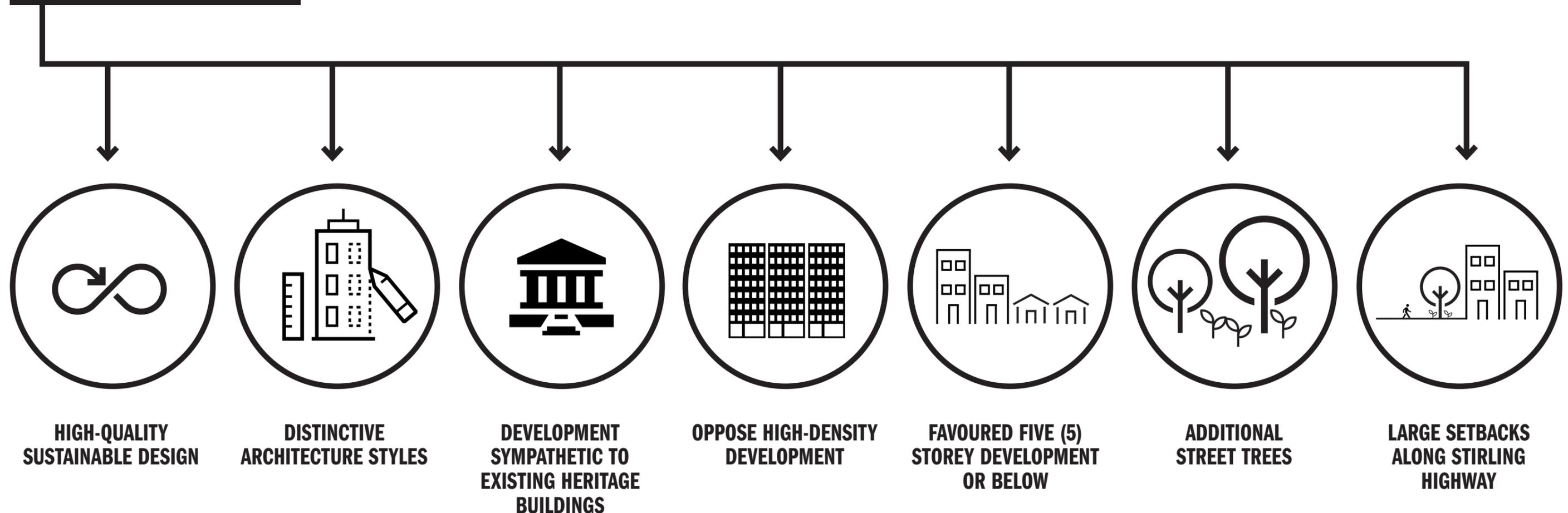
of activated ground floors, parking options above and below ground, consistent setbacks and the retention of existing tree canopies. The respondents also noted that no activation should be located along local streetscapes, concentrating activity to front Stirling Highway. The developers at the workshop advocated for 20-30 storey building heights within the town centre (preferably on the northern side of Stirling Highway) and survey results, identified a preference for 15 storeys and above throughout the precinct.

The workshop with residents and community members within 400m of the precinct identified their vision for the precinct. In terms of built form, the residents suggested themes around the desire of high-quality, sustainable design, distinctive architecture styles (with appropriate street setbacks) and development sympathetic to the

existing heritage buildings within the precinct. Residents strongly opposed high-density development, with the majority of resident's favouring development at five (5) storeys or below. Specifically, in terms of built form, residents favoured the inclusion of appropriate street trees, variations in building height (staggered heights to lower density residential development), sustainable and green architectural designs, retention of large setbacks along Stirling Highway and enhanced integration of heritage controls.

## NEDLANDS TOWN CENTRE: KEY FINDINGS

### RESIDENT PERSPECTIVES



# PEOPLE, EMPLOYMENT AND HOUSING

The 2016 ABS Census identified the City of Nedlands having a population of 21,121 people. Some 53% of them worked full time, in the areas of management (17%) or a profession (45%), earning a median weekly household income of \$2,708, with an average of two children.

The City's Local Planning Strategy identifies Nedlands as having a relatively higher proportion of its population born in: Australia, Malaysia, Singapore and USA. The 2011 ABS Census indicated a reasonably significant decline in the 35-44 and 75-84 age groups and some reasonably substantial increases in the 20-24, 55-64 and 65-74 age groups. Also, the ABS Census 2001 and 2011, identifies the population of Nedlands as a whole is older than the Greater Perth regional population. In 2016 this trend continued with Nedlands median age being 41 years, while the Western Australian median was 36 years.

When the City of Nedlands is compared to the Greater Perth area, there are some key employment differences. On average, Nedlands has a significantly lower proportion of households within the lower and middle-income groups compared to Greater Perth. For instance, the income groups that are \$2,500 and above are 43.1% for Nedlands and 23.3% for Greater Perth, where the difference between Nedlands and Greater Perth is evident in the high proportion of households making \$4,000 or more a week.

In terms of the labour force, residents in Nedlands have a higher proportion of professionals and managers, compared to Greater Perth. In comparison, the Greater Perth area has more technicians, trade workers, and clerical and administrative workers.

Housing diversity within the City of Nedlands is considered to be relatively low. According to the ABS, Nedland housing characteristics remained relatively static up to 2011, with 84.5% of dwellings described as separate houses. The 2016 ABS figures identified dwellings classified as separate houses had reduced to 80.7%, with separate houses slightly declining, while semi-detached, row and townhouses were increasing. Nonetheless, the separate house typology continues to be the dominant typology.

In proportional terms, Nedlands housing profile is much the same as the average for the Greater Perth area, with a slightly higher percentage of separate houses.



**GREATER PERTH:  
MEDIAN AGE  
- 36 YEARS**

**NEDLANDS:  
MEDIAN AGE  
- 41 YEARS**

DWELLING TYPES	CENSUS YEARS: NEDLANDS			GREATER PERTH (2016)
	2001	2011	2016	
 SEPARATE HOUSE	82.2%	84.5% ↑	80.7% ↓	79.1% ↓
 SEMI-DETACHED, ROW OR TERRACE HOUSE, TOWNHOUSE	7.5%	8.8% ↑	13% ↑	14.1% ↑
 FLAT, UNIT OR APARTMENT	9.9%	6.6% ↓	6.2% ↓	5.7% ↓

## EMPLOYMENT TYPES



PROFESSIONALS

**43.7%**

**21.8%** ↓



MANAGERS

**17.3%**

**11.5%** ↓



TRADE WORKERS

**5%**

**15.9%** ↑



CLERICAL WORKERS

**12.2%**

**15.4%** ↑

# PEOPLE, EMPLOYMENT AND HOUSING

The City's Local Planning Strategy identifies the demographic and housing characteristics of Nedlands. In particular, the Nedlands North and South Precincts are detailed in comparison to the City of Nedlands.

The majority of the Nedlands North area is residential development (mainly R10 to R25), with a large portion occupied by the Karrakatta Cemetery. Civic, commercial, retail and residential uses front Stirling Highway to the south.

When compared to the Nedlands LGA as a whole, the Nedlands North Precinct has:

- A higher proportion of people aged between 20 and 44 years
- More University students
- More single motor vehicle households
- More townhouses and apartments
- More rented accommodation
- More people employed in accommodation and food services and education and training
- A slightly higher proportion of professionals
- Slightly more people bussing to work and fewer driving.

Again, Nedlands South is largely a residential precinct (mainly R10 and R12.5), with other community-focused uses such as local shops, churches and schools distributed across the suburb.

Commercial and retail development is located to the north along Stirling Highway and the east along Broadway. The Local Planning Strategy identifies the Nedlands South Precinct as typical Nedlands with only minor variations from the City's average in all the demographic indicators.

The City's Local Planning Strategy has identified land along the length of Stirling Highway as potentially available land, which is land potentially available for development and redevelopment for the purposes of increasing dwelling numbers across the City.

Positioned on Stirling Highway, the Nedlands Town Centre precinct is already a well-established mixed use activity centre on a high-frequency transit route. It accommodates the City's Administration and Library and has a high diversity of destinations, including retail and commercial land uses. The Maharaja Indian Bistro, the Captain Stirling Hotel, and the Windsor Cinema complement the Nedlands IGA shopping centre. This precinct is therefore well placed to assist in accommodating an increase in population.

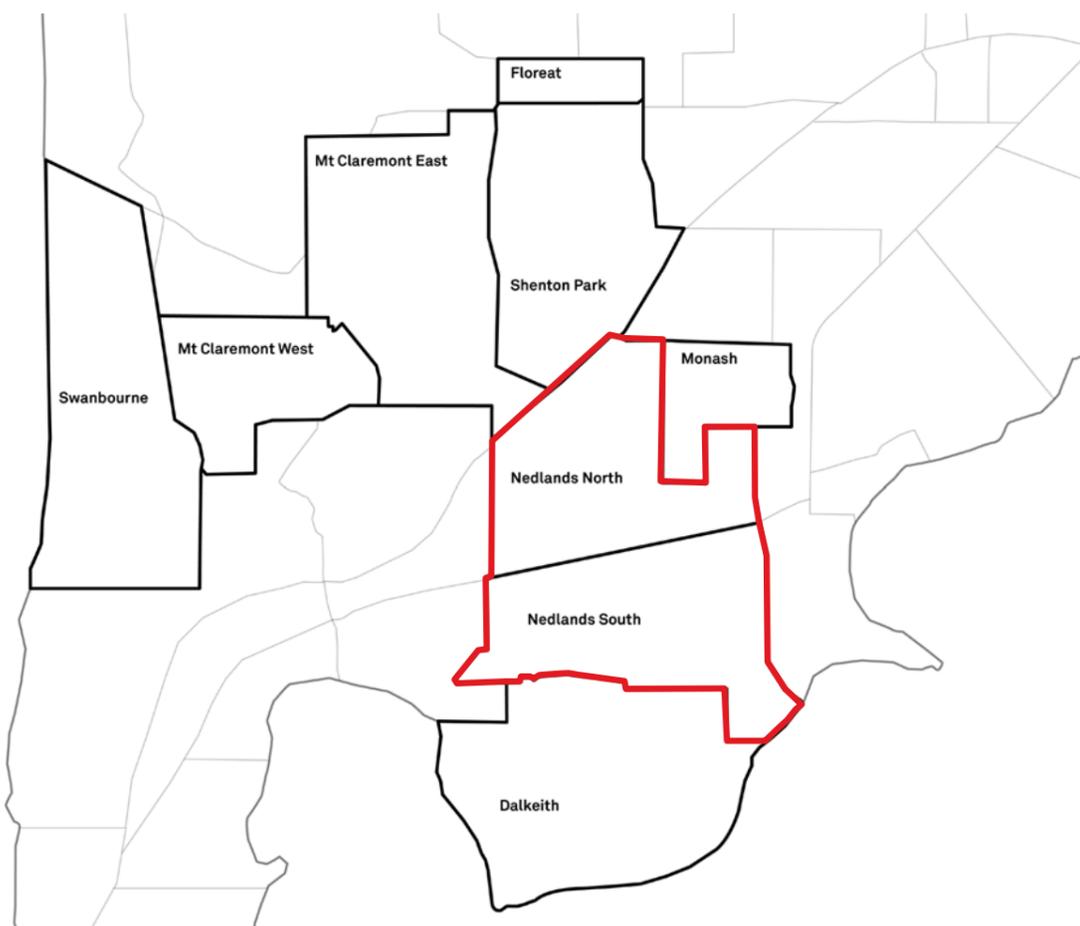


Figure 46: City of Nedlands Local Planning Strategy Precincts

The Western Australian Planning Commission's Perth and Peel @3.5million (2018) policy identifies a greater reliance on infill development with a target of 47 per cent for the Perth and Peel regions. The Central Sub-regional Planning Framework also reflects a strong focus on guiding infill growth in the Central Sub-Region and establishes specific dwelling targets for all local governments. For Nedlands the targets indicate an additional 2,540 dwelling units to be developed by 2031 and 1,780 post 2031. The WAPC's 2013 Report Card identified the need for a further 1,860 dwellings to be developed between 2031 and 2050 to reach an overall target of 4,400 additional dwellings.

To assist in determining an appropriate response to these infill targets, the City of Nedlands has undertaken land requirement calculations outlined within the City of Nedlands Local Planning Strategy (2018). These calculations indicate that based on the various assumptions, the total land area required to satisfy the 2031 target ranges between 49 and 75 hectares. Between 2031 and 2050, the calculations indicate that, based on the various assumptions, the total land area required to satisfy the 2050 target ranges between 25 hectares and 46 hectares. Total land area, comprising both the 2031 and 2050 targets, therefore ranges between 74 and 121 hectares. As summarised within the City of Nedlands Local Planning Strategy, much of the medium and higher density housing requirement could be incorporated into mixed use developments.

In particular, the Nedlands Town Centre precinct has been identified as area suitable for targeted infill, due to its co-location with high-frequency public transport along Stirling Highway and the existing diversity of land uses. The City's Local Planning Strategy also indicates that a number of sites along Stirling Highway could be appropriate for targeted infill, accommodating the expansion of uses to include multiple residential dwellings within mixed use development, subject to sufficient investment and commitment by the development industry.

As the highest order activity centre in the City, the Nedlands Town Centre has the capacity to accommodate an increase in residential dwellings within mixed use developments across the four sub-precincts; Residential Transition, Town Core, Town Heart and Community.

## ADDITIONAL DWELLINGS 2011-2036

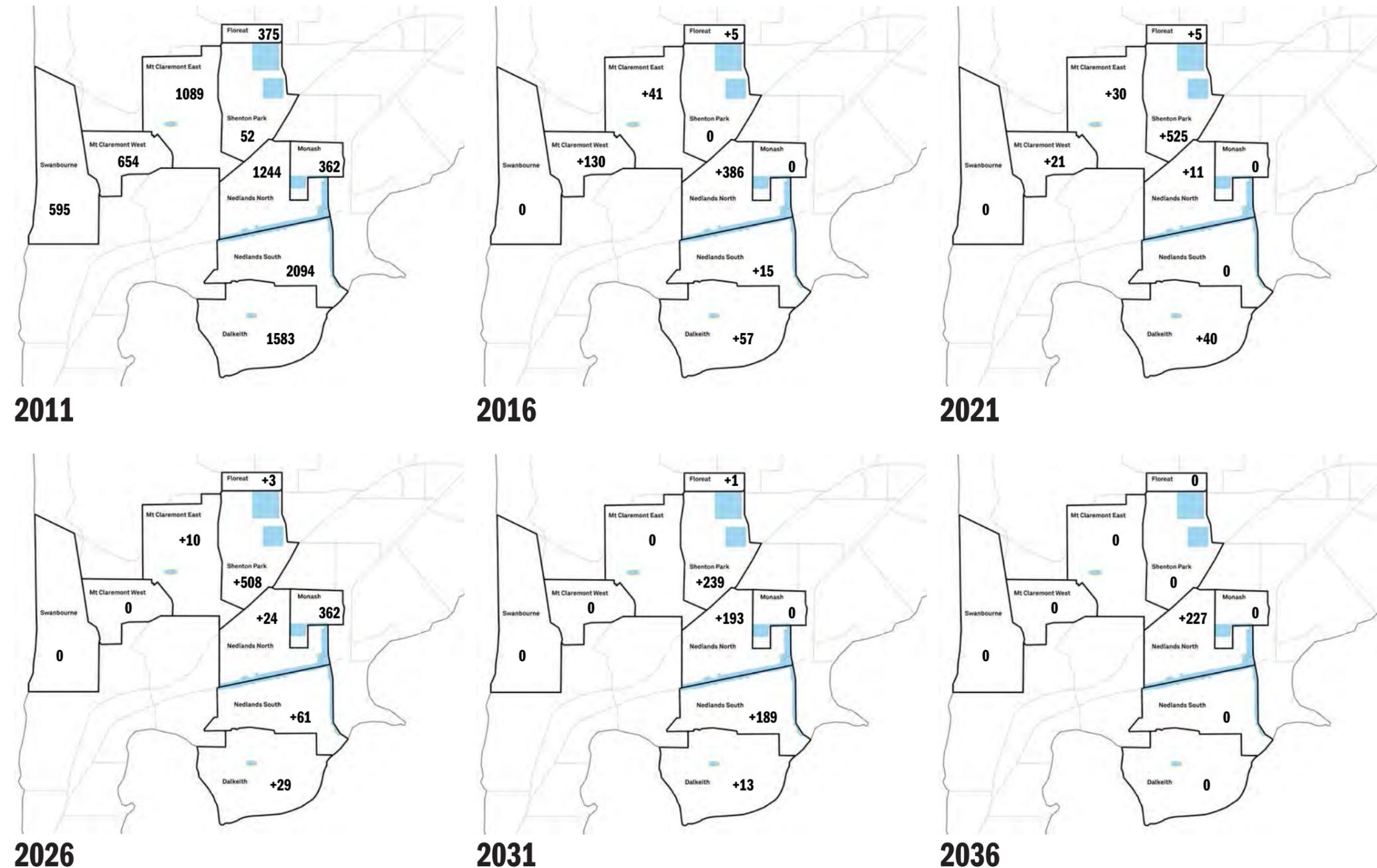


Figure 47: City of Nedlands Local Planning Strategy - Additional Dwellings 2011-2036

### Legend:

- Planning Precincts
- Potentially Available Land

Additional Dwellings by 2036:	
Nedlands North	841
Nedlands South	503
Dalkeith	139

# STATE PLANNING FRAMEWORK

## → State Planning Strategy 2050

The WAPC's State Planning Strategy 2050 (2014) is the Government's strategic planning response to the challenges Western Australia is likely to face in the future. The strategy proposes that diversity, liveability, connectedness and collaboration must be central to the vision of sustained growth and prosperity. The Strategy takes into account what is known about the future and the expectations of Western Australians, to provide a guide for future land-use planning and development.

The strategy has six key principles that relate to all strategic development within the state, including the City of Nedlands and the Nedlands Town Centre precinct. While the state level policy does not mention the precinct specifically, the principles and aims are recognised in all development.

These six principles comprise:

- Community: Enabling diverse, affordable, accessible and safe communities
- Economy: Facilitating trade, investment, innovation, employment and community betterment
- Environment: Conserving natural assets through sustainable development
- Infrastructure: Ensuring infrastructure supports development
- Regional Development: Building the competitive and collaborative advantages of regions
- Governance: Building community confidence in development processes and practices.

Overview of the Western Australian planning system

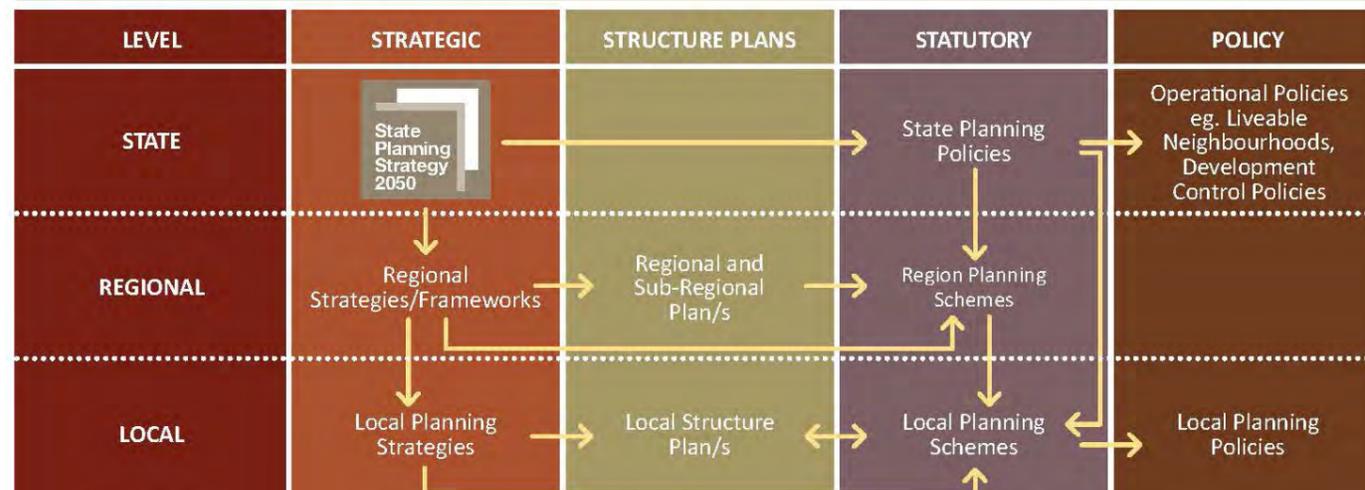


Figure 48: The State Planning Strategy 2050 highlights the planning response to address the challenges facing the State within the Western Australian planning system.



Figure 49: The State Planning Strategy 2050 highlights housing and urban form trends from 1850 to 2050.

# STATE PLANNING FRAMEWORK

## → Perth and Peel @ 3.5 million and Central Sub-Regional Planning Framework

The Perth and Peel @ 3.5million land use planning and infrastructure frameworks aim to accommodate 3.5 million people by 2050. The WAPC's Central Metropolitan Sub-Regional Planning Framework (2018) is a localised infrastructure framework set by the Perth and Peel @ 3.5 Million Plan to help guide future urban growth and infill across the metropolitan region. The City of Nedlands is located within the Central Sub-Region area where the framework aims to:

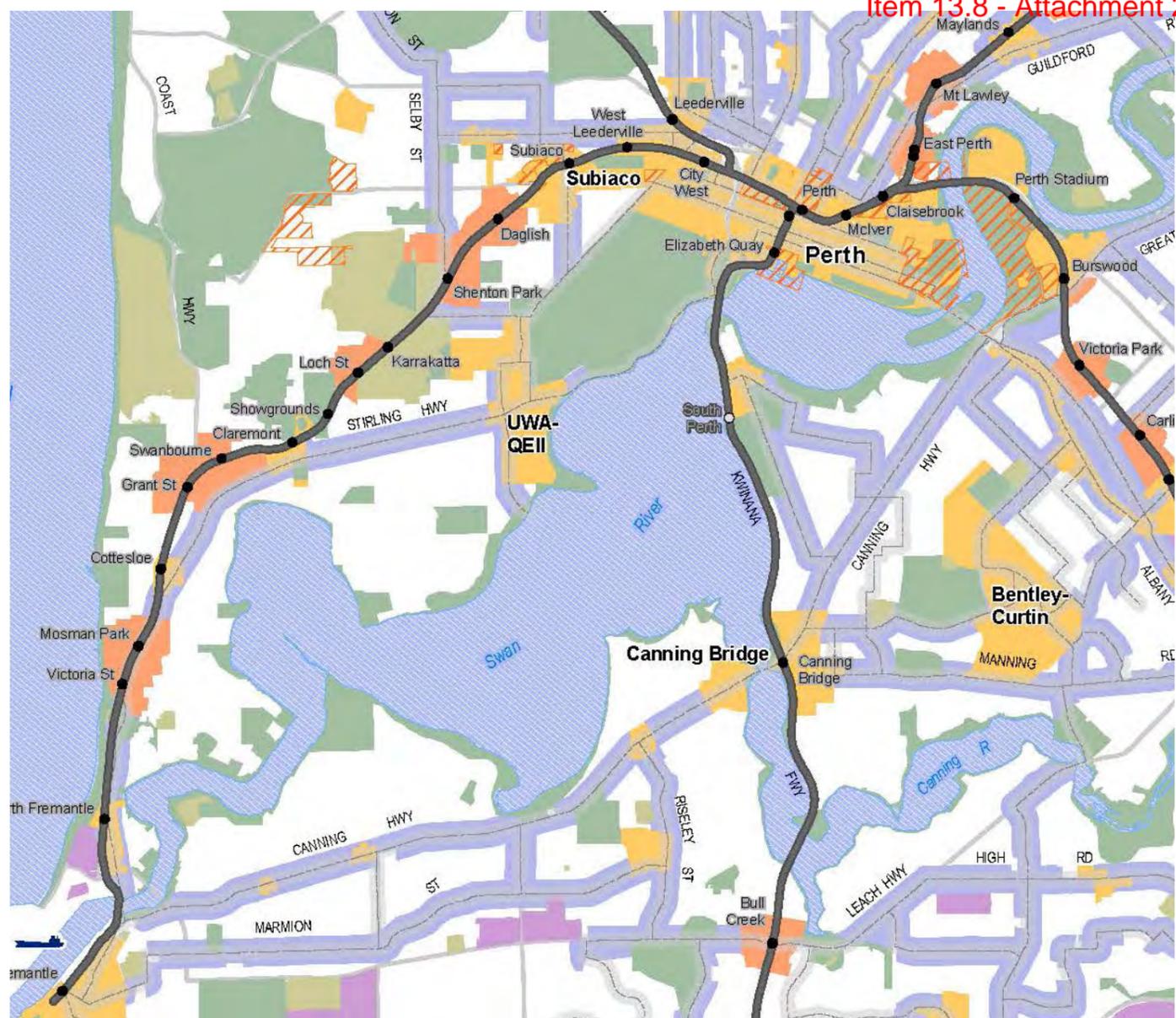
- Achieve more consolidated urban form and development
- Meet long-term housing requirements
- Strengthen key employment centres
- Provide transport linkages that connect people with key centres of activity and employment, with access to areas beyond the Perth and Peel regions
- Facilitate and support a future regional infrastructure network including transport, service, community, social, health, tertiary education, regional sport and recreation infrastructure
- Encourage and guide increased connectivity between areas of open space or conservation and protect areas of value
- Identifying targeted increases in the density and diversity of mixed use development, housing and employment
- Ensure urban consolidation precincts have access to existing and future high-frequency public transit
- Protect the green network of high-quality natural areas such as parks, rivers, beaches and wetlands and the linkages between these areas.



Figure 50: Nedlands is located within the Central Sub-Regional Planning Framework.



Figure 51: The spatial plan for Perth and Peel regions has been developed to deliver a more consolidated urban form to achieve a more efficient and cost-effective urban structure.



**Legend**

Sub-region boundary	Redevelopment area
<b>Framework land uses</b>	<b>Rail</b>
Green network (MRS only)	Passenger rail/station - existing
Activity centre	Passenger rail/station - proposed Stage 1 METRONET
Urban corridor	Passenger rail - further investigation
Station precinct	Passenger station - further investigation
Industrial centre	Railway alignment subject to further planning - refer to text in Part 5.3 of the Framework
Public purposes	Fremantle Port
Waterway	Kewdale freight terminal
	High-frequency public transit

NOTE: This is a conceptual representation of broad planning intentions within the sub-region. Further planning processes and decision-making under relevant legislation will need to be undertaken, including with reference to amendment of statutory instruments and detailed planning.

Figure 52: The Central Sub-Regional Planning Framework identifies Stirling Highway and Broadway as Urban Corridors. The principle is to focus infill within areas in close proximity to transit corridors and stations, activity centres and urban corridors. The framework identifies urban corridors in the Central Sub-Region alongside high-frequency public transit corridors.

# STATE PLANNING FRAMEWORK

Central Metropolitan Sub-Regional Planning Framework (2018) references the Directions 2031 and Beyond policy, which sets infill targets (proportion of the total amount of additional dwellings) at 47 per cent for the Perth and Peel regions. The target equates to approximately 380,000 new infill dwellings out of the estimated 800,000 dwellings that will be needed to accommodate the additional people expected by 2050. Some 215,000 dwellings (56 per cent of the total amount of new infill dwellings) are identified as being delivered in the Central Sub-Region.

The framework identifies infill targets where Nedlands will accommodate an additional 4,320 dwellings and population of 9,500 by 2050. The up coded areas of the City of Nedlands Local Planning Scheme No. 3 (LPS3) provide for an increase in residential development within the precinct.

Table 1: City of Nedlands' existing and projected dwellings and population 2011-2050 identified within the Sub-Regional Planning Framework.

Existing dwellings	Existing population	Additional dwellings	Additional population	Total dwellings	Total population
8,070	22,030	4,320	9,500	12,390	31,530

Table 2: For the City of Nedlands, the Sub-Regional Planning Framework identifies a residential infill timing projection, based on the draft framework scenario in five-year intervals, from 2011 to 2031 and Post 2031.

2011-16	2016-21	2021-26	2026-31	Total 2031	Post 2031	Total
880	860	400	400	2,540	1,780	4,320

Figure 54: The Central Sub-Regional Framework provides a cross-section illustrating a typical interface from corridors to adjacent neighbourhood areas. It also states that each area will be required to consider the local merits and specific condition.

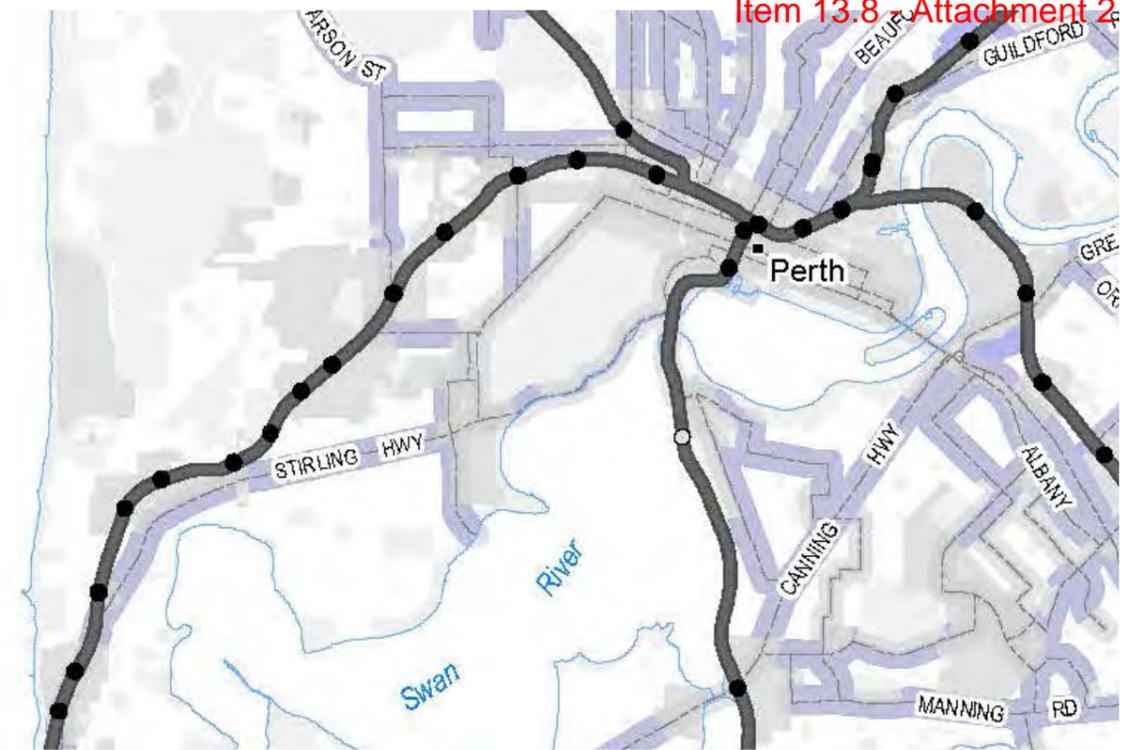


Figure 53: The Central Sub-Regional planning framework identifies urban corridors in the Central Sub-Region co-located with high-frequency public transit corridors.

## Legend

- Passenger rail/station - existing
- Passenger rail/station - proposed Stage 1 METRONET
- Passenger station - further investigation
- Railway alignment subject to further planning - refer to text in Part 5.3 of the Framework
- High-frequency public transit
- Urban corridors

# STATE PLANNING FRAMEWORK



Corner of Albany Highway and Kent Street Victoria Park



Albany Highway Victoria Park



Corner of Canning Highway and Riseley Street, Ardress

Figure 55: The Central Sub-Regional Framework provides a number of visualisations of urban corridors from across the Perth Metropolitan area, demonstrating the existing and the future built form.

## → Directions 2031 and Beyond: Metropolitan Planning Beyond the Horizon

The WAPC's Directions 2031 and Beyond (2010) is a state level strategic framework that addresses urban growth needs and the consideration to protect natural ecosystems. The framework recognises the benefits of a consolidated city, along with the integration of historical urban growth patterns. The framework sets achievable goals that will promote housing affordability while providing for different lifestyle choices, sustainable urban transport, nodes for economic and social activity with a long-term coordinated approach to the provision of infrastructure. The vision for the framework is to create Perth and Peel into a world-class liveable city that is green, vibrant, compact and accessible, with a unique sense of place by 2031.

The framework identifies Nedlands within the Central Metropolitan Perth Sub-Region, where the area is characterised by a suburban settlement pattern and includes a high level of amenity due to its proximity to the river and the coast. The framework additionally identifies that a particular characteristic of the Central Metropolitan Sub-Region is the dominance of the traditional grid form of neighbourhood subdivision. This form provides important opportunities for targeted infill development and redevelopment to meet changing community needs.

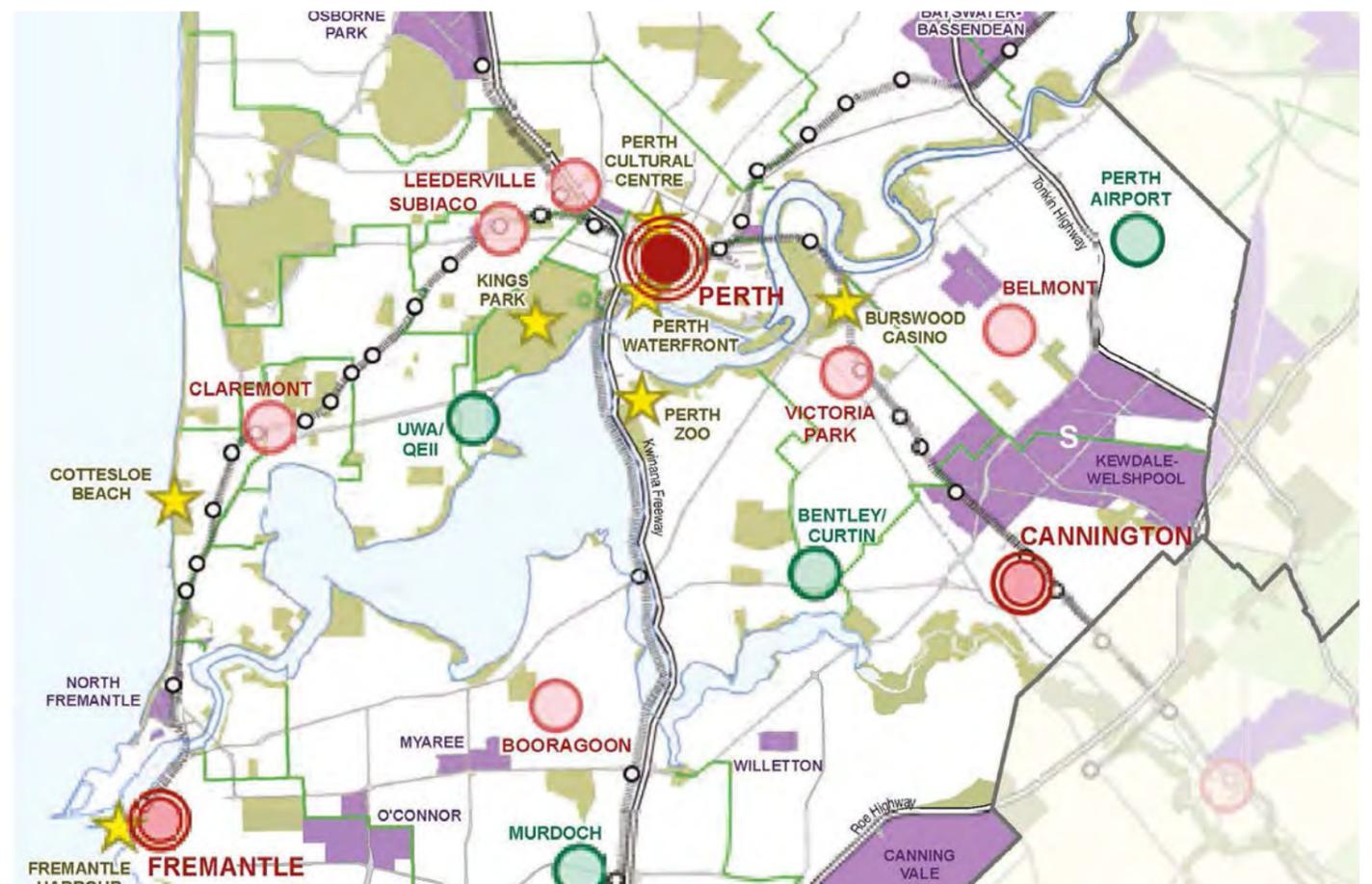


Figure 56: Directions 2031 identified six Sub-Regional planning areas forming the basis of future planning and policy development. The Central Sub-Regional plan identifies the University of WA (UWA)/Queen Elizabeth II (QEII) Specialised Activity Centre.

# STATE PLANNING FRAMEWORK

## → Urban Growth Monitor and City Population Data

The WAPC's Urban Growth Monitor (2019) tracks zoned land supply and land consumption for development in the Perth Metropolitan, Peel and Greater Bunbury regions. In accordance with state level objectives, the Perth Metropolitan area is in a constant process of change and includes increased levels of urban infill development not previously seen. The WAPC attempts to understand this change through the collection of development related data and reporting through the Urban Growth Monitor.

The January 2019 Urban Growth Monitor identifies that the net infill rate for the Perth Metropolitan and Peel regions in 2017 was approximately 42%, which is the highest net infill rate recorded since infill monitoring began in 2011, and the net infill dwellings for the area totalled 6,720. Of the 6,720 net infill dwellings, 4,650 were identified in the Central Sub-Region and 2,060 in the outer sub-regions of the Perth metropolitan and Peel regions. The Nedlands Town Centre precinct is located in the Central Sub-Region area.

## → Capital City Planning Framework

The WAPC's Capital City Planning Framework (2013) provides a key planning strategy for Central Perth and sets out how it responds to its role as State Capital, and envisages a renewed sense of landscape character and connectivity. The Framework sets the spatial framework using a 12 kilometre by 12 kilometre area situated around the city centre. The framework indicates how the objectives of Directions 2031 and Beyond can be delivered in this focus area, and are guided by the policies implementation elements. The Nedlands Town Centre is identified as an Urban Area and providing for High-intensity Residential development.

## → Metropolitan Region Scheme

The WAPC's Metropolitan Region Scheme (1963) is the state level framework that statutorily guides all future land use and development within the Perth Metropolitan Area. The scheme divides local government land into broad zones and reservations, which guide localised planning objectives and development outcomes.

The Nedlands Town Centre precinct's land area is zoned as urban. Other areas in the City of Nedlands are zoned and reserved as public purpose, urban, parks and recreation, parks and recreation – restructure public access, railways, primary regional roads and other regional roads.

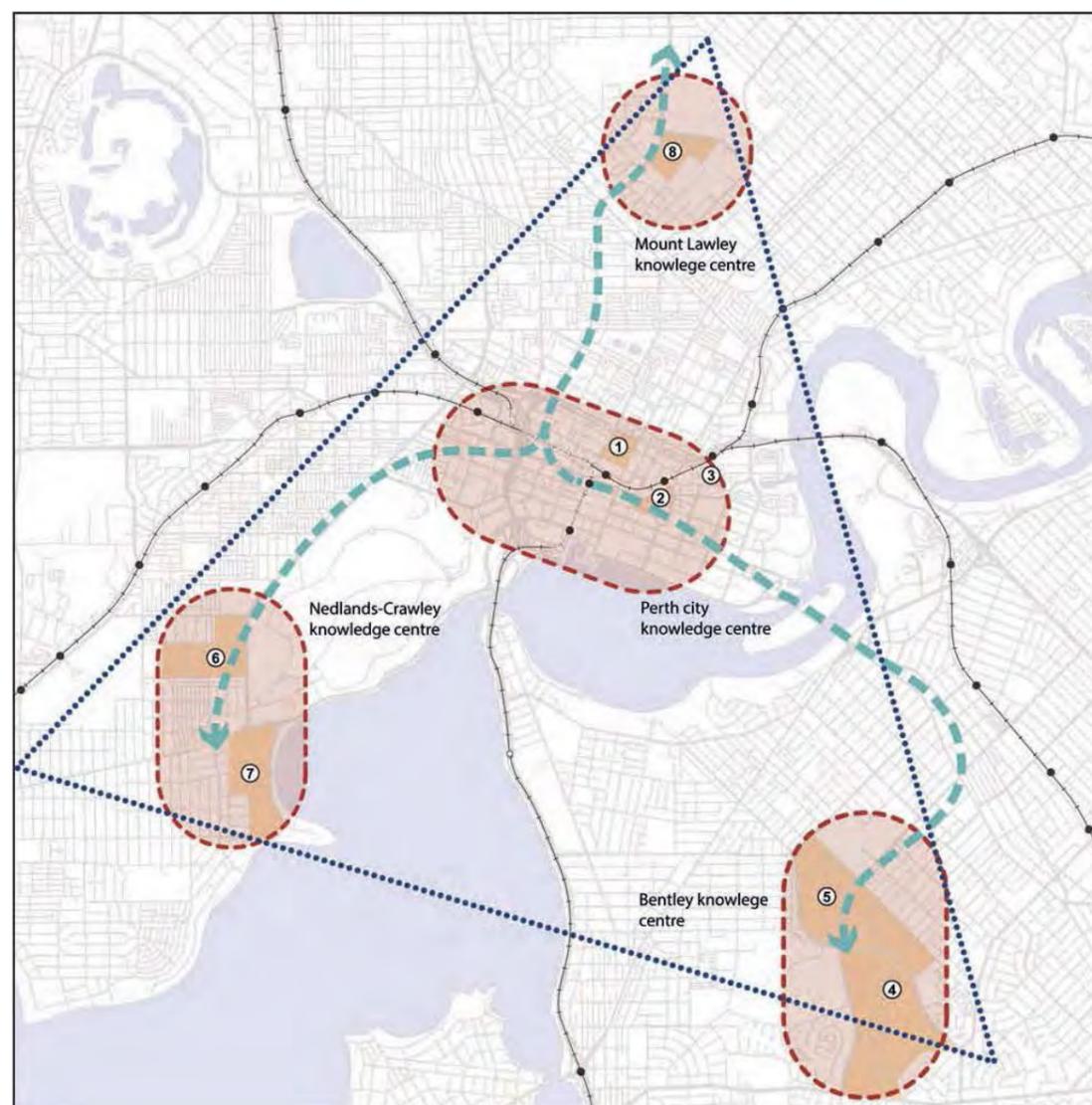


Figure 57: The Knowledge Triangle between Nedlands-Crawley, Mount Lawley and Bentley Knowledge centre as identified within the Capital City Planning Framework.

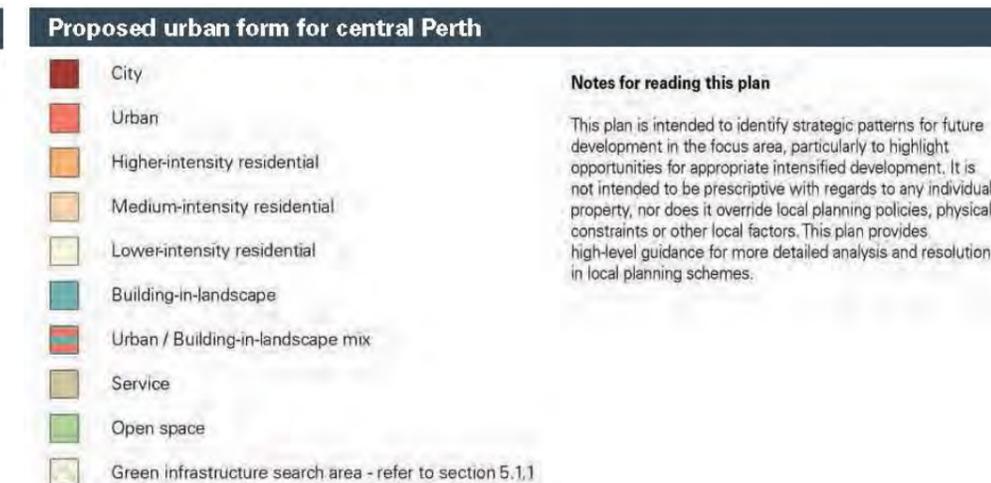


Figure 58: The Proposed Urban Form for Central Perth as identified within the Capital City Planning Framework.

# STATE PLANNING FRAMEWORK

## → State Planning Policy 4.2 - Activity centres for Perth and Peel

The WAPC's State Planning Policy 4.2 (2010) is a regional planning framework that aims to:

- Reduce the overall need to travel
- Support the use of public transport as well as cycling and pedestrian services, facilities and employment
- Promote more energy efficient urban form.

This policy defines an activity centre as a community focal point that includes the activities of commercial, retail, higher density housing, entertainment, tourism, civic, community, higher education, and medical services supported by public transport. These activity centres can vary in size and diversity and are designed to be well-served by public transport.

The State Planning Policy 4.2 Activity Centres specifically defines Neighbourhood Centres as important local community focal points providing daily to weekly household shopping (delicatessens and convenience stores) and community needs with a focus on medium-density housing. Nedlands has a high diversity of land uses, greater than those typically found within a Neighbourhood Centre. It is identified as the City's Town Centre within the City's Local Planning Strategy, as required by the State Planning Policy.

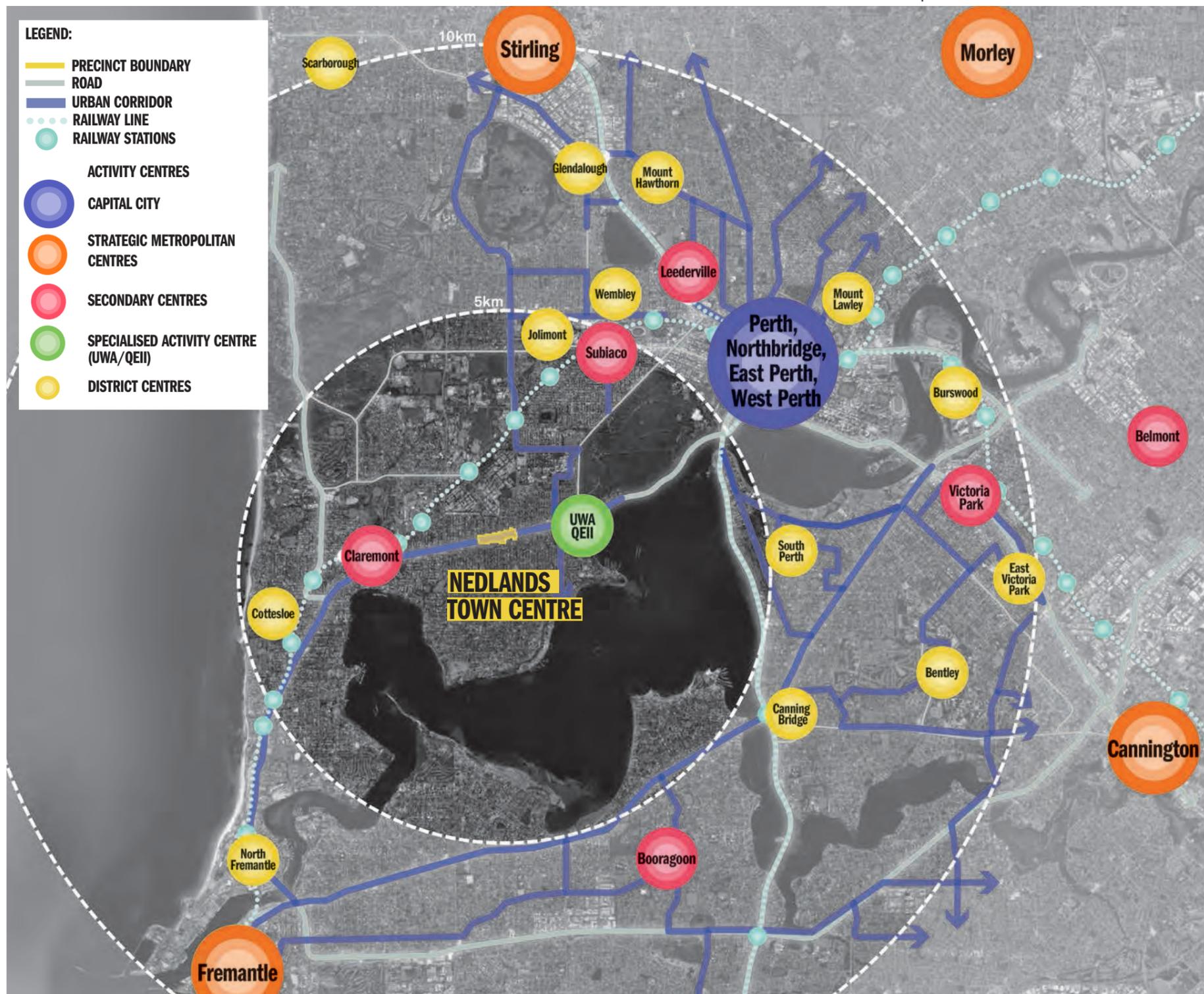


Figure 59: Activity centres within a 5km and 10 km radius of the precinct.

Figure 60: The SPP 4.2 Activity Centres Policy provides guidance for the functions, typical characteristics and performance targets of activity centres.

### Activity centres within 5km of the precinct.

#### **Perth Capital City (Perth Northbridge, East Perth and West Perth)**

Perth Capital City is the largest of the activity centres, providing the most intensely concentrated development in the region. It has the greatest range of high order services and jobs, and the largest commercial component of any activity centre.

#### **Specialised Activity Centre (UWA/QEII)**

The primary functions of the specialised centre is health, education and research activities. Specialised centres focus on regionally significant economic or institutional activities that generate many work and visitor trips, which therefore require a high level of transport accessibility.

#### **Secondary Centre (Subiaco, Claremont)**

Secondary centres share similar characteristics with strategic metropolitan centres but serve smaller catchments and offer a more limited range of services, facilities and employment opportunities. They perform an important role in the City's economy, and provide essential services to their catchments.

#### **District Centre (Cottesloe, Jolimont)**

District centres have a greater focus on servicing the daily and weekly needs of residents. Their relatively smaller scale catchment enables them to have a greater local community focus and provide services, facilities and job opportunities that reflect the particular needs of their catchments.

# STATE PLANNING FRAMEWORK

## → State Planning Policy 7.0 Design of the Built Environment

The WAPC’s State Planning Policy 7.0 (2019) is a regional planning framework that sets out objectives, measures, principles and processes that apply to the design and assessment of built environment proposals. The policy provides design quality guidance through the recognition of 10 design principles that include:

- Context and character
- Landscape quality
- Built form and scale
- Functionality and build quality
- Sustainability
- Amenity
- Legibility
- Safety
- Community
- Aesthetics.

Design WA's 10 design principles have informed the review of local distinctiveness and character within the precinct. While the policy does not mention the precinct specifically, the design principles are recognised in all new development within the City of Nedlands via the development assessment process.

## → Design WA Stage 2 – State Planning Policy 7.2 Precinct Design

The WAPC’s State Planning Policy 7.2 (2019) is a planning framework that aims to apply good design quality, built form outcomes and guidance to precinct planning based on the design elements of:

- Urban ecology
- Urban structure
- Movement
- Built form
- Land use
- Public realm
- Services and utilities.

Design WA's 10 design principles have informed the review of local distinctiveness and character within the precinct. While the policy does not mention the precinct specifically, the design principles are recognised in all new development within the City of Nedlands via the development assessment process.

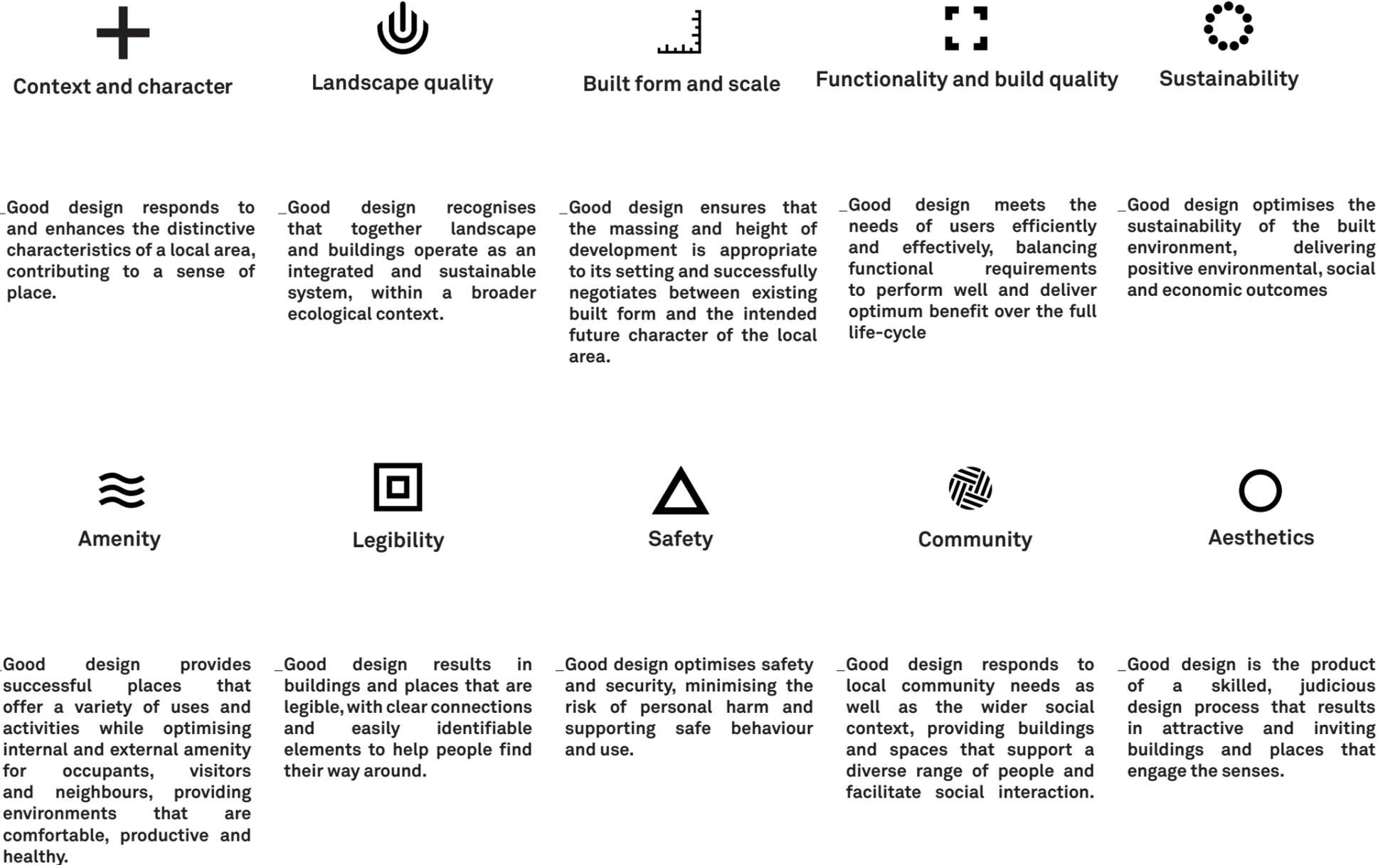


Figure 61: State Planning Policy 7.0 Design and the Built Environment

# STATE PLANNING FRAMEWORK

## → State Planning Policy 7.3 Residential Design Codes - Volume 1

The WAPC's State Planning Policy 7.3 Residential Design Codes – Volume 1 (2019) aims to provide a comprehensive basis for the control of residential development throughout Western Australia. This policy specifically applies to all single houses, grouped dwellings and multiple dwellings (in areas with a coding of less than R40). This policy sets the following objectives for residential development:

- Provision of appropriately designed residential development in terms of purpose, tenure, density, context and scheme objectives.
- Support for social, environmental and economic opportunities within new housing developments that respond to a local context
- Design that considers local heritage and culture
- Delivery of residential development that offers future residents opportunities for better living choices and affordability

The policy also provides additional objectives for planning governance and development processes which include:

- Design that is responsive to site, size and geometry of the development site
- Variety and diversity that reflects context or scheme objectives
- A clear scope for scheme objectives to influence the assessment of proposals
- Timely assessments and determination of proposals consistently across State and Local governments.

## → State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments

The WAPC's State Planning Policy 7.3 Residential Design Codes – Volume 2 (2019) is a planning framework that aims to improve the design outcomes for apartments and mixed use development, replacing Part 6 of the R-Codes. This policy refers to multiple dwellings (apartments) that are coded R40 and above, within both mixed use development and activity centres. This policy encourages the:

- Provision of appropriately designed residential development in terms of purpose, tenure, density, context and scheme objectives
- Support for social, environmental and economic opportunities within new housing developments that respond to a local context
- Design that considers local heritage and culture
- Delivery of residential development that offers future residents the opportunities for better living choices and affordability as well as reduced operational costs and security of investment in the long term.

# LOCAL PLANNING FRAMEWORK

# STRATEGIES AND PLANS

→ Consolidated Growth Plan: Opportunities and Issues Analysis Report Working Draft (2016)

The City of Nedlands Consolidated Growth Plan: Opportunities and Issues Analysis Report (2016) informed the preparation of a comprehensive strategic plan for the redevelopment of the consolidated growth area identified within the City of Nedlands Local Planning Strategy. It details a vision and implementation plan that will accommodate mixed use and higher intensity redevelopment by the year of 2050.

The Plan focuses on existing activity nodes along Stirling Highway that have the potential for urban intensification. These nodes are anticipated to accommodate mixed use development with a specific focus on retail, hospitality and food and beverage uses on the ground floor with commercial and residential on upper levels. The Nedlands Town Centre precinct area is described as the core of activity within Nedlands and identifies possible building heights of between four to 10 storeys.

→ City of Nedlands Local Planning Strategy

The City of Nedlands Local Planning Strategy (2017), to be read in conjunction with the City of Nedlands Local Planning Scheme No. 3 (LPS3), is a strategic document that sets out the City's long term vision and principles for the local government, and seeks to address the state planning framework that affects the City. The Local Planning Strategy gives clarity on how the City seeks to respond to the requirements of the State, and has been prepared following the City's Our Vision 2030 project, which was an initiative designed to engage the community in a shared vision for the future.

The strategy identifies the Nedlands Town Centre precinct as the locality's main town centre which includes the maintenance and expansion of the Captain Stirling Neighbourhood Centre with the additional nearby civic facilities such as City's Administration and Library. This plan identifies the Nedlands Town Centre precinct to be the hierarchically the largest and most complex mixed use activity centre in Nedlands.

City of Nedlands Local Planning Strategy Vision:

**“Our overall vision is of a harmonious community.**

**We will have easy access to quality health and educational facilities and lively local hubs consisting of parks, community and sporting facilities and shops where a mix of activities will bring people together, strengthening local relationships.**

**Our gardens, streets, parks will be well maintained, green and tree-lined and we will live sustainably within the natural environment.**

**We will work with neighbouring Councils and provide leadership to achieve an active, safe, inclusive community enjoying a high standard of local services and facilities.**

**We will live in a beautiful place.”**

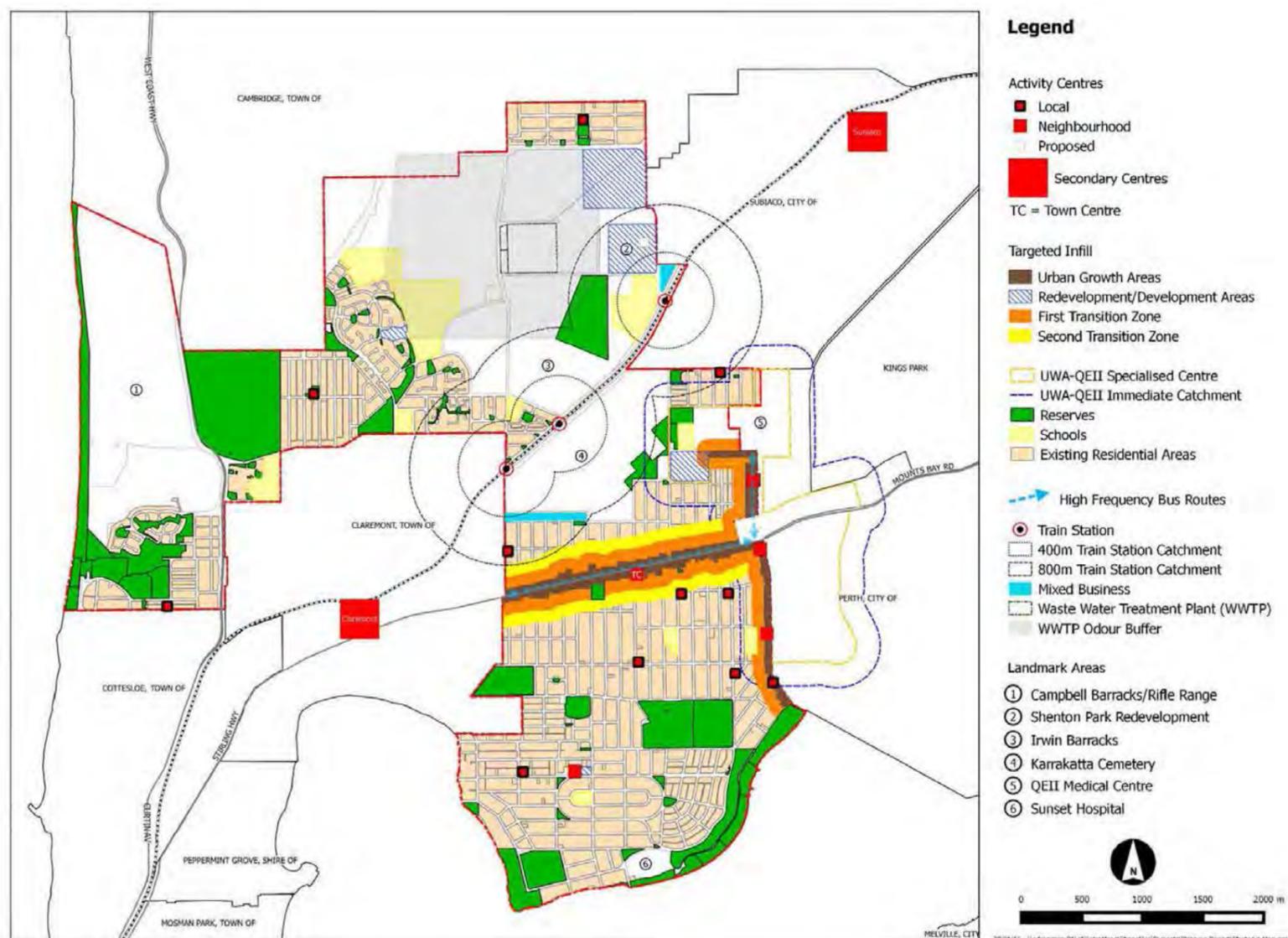


Figure 62: City of Nedlands Local Planning Strategy Map identifies targeted infill along Stirling Highway and Broadway.

# STRATEGIES AND PLANS

## → City of Nedlands Strategic Community Plan 2018-2028

The City of Nedlands 2018-2028 Strategic Community Plan (2018), builds upon the previous 2023 Strategic Community Plan and identifies the City's new strategic vision for the area. The plan has the overall vision of creating a diverse community where people can live through the different ages and stages of their lives.

The City has eight key values associated with the Strategic Community Plan, these values include:

- Health and safety
- Enhanced natural and built environments
- High standards of services
- Quality governances and civic leadership
- Inclusive and connected communities
- Valued precinct character identities
- A strong City business and economic base
- Preferred modes of transport to be accessible and easy to navigate around.

The long term concept map specifically identifies the Nedlands Town Centre precinct as a key urban growth area with a potential light rail line. The precinct is also identified as including an urban transition zone along with key Local Greenway and Cycleways.

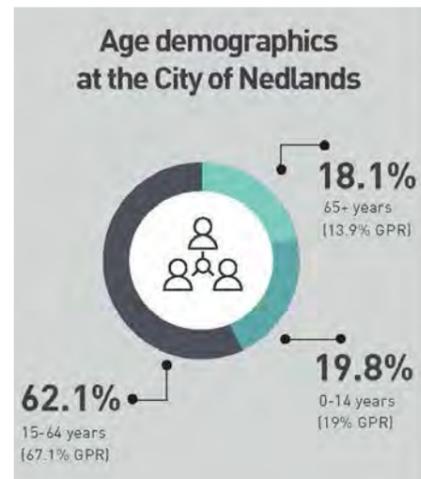


Figure 63: The 2016 ABS Census identified that Nedlands had 21,121 residents.

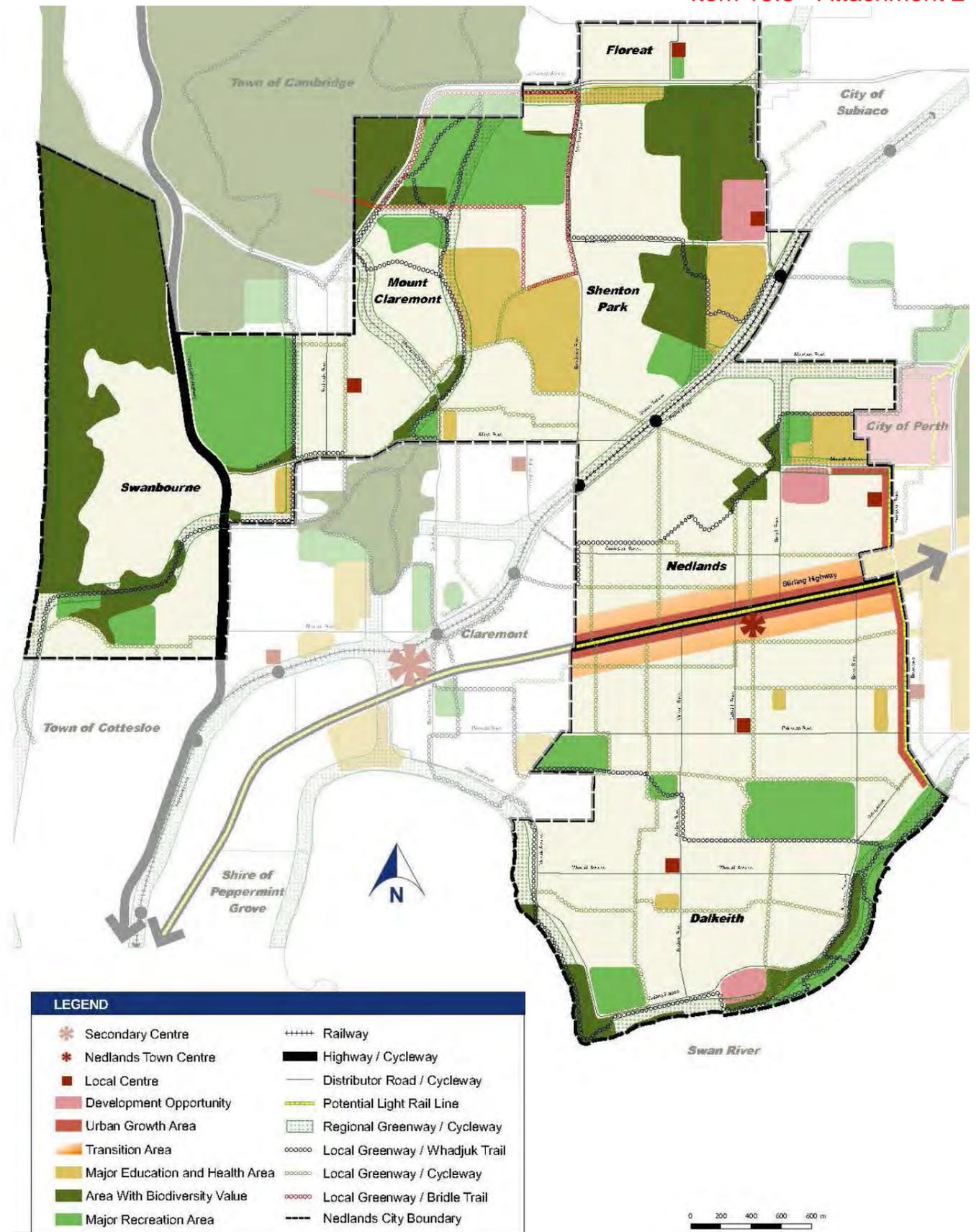


Figure 64: The City of Nedlands Strategic Community Plan 2018 - 2028 identifies urban growth and transition areas across the City, aligned with high-frequency transit routes.

# STRATEGIES AND PLANS

## → City of Nedlands Strategic Recreation Plan 2010-2015

The City of Nedlands Strategic Recreation Plan 2010-2015 has the vision of creating a significant and sustainable contribution to the quality of life for the people living within, and who visit the City's municipal boundary through the support of a broad range of sport and recreation services, facilities and programs. While the plan does not mention the Nedlands Town Centre precinct specifically, the plan identifies six major sporting and recreation venues that will be focused on as part of the strategy. These locations include:

- College Park
- Allen Park
- Hollywood-Subiaco Bowling Club and Highview Park
- DC Cruickshank Reserve
- Nedlands River Foreshore
- Melvista Reserve.

No venues are in close proximity to the Nedlands Town Centre, although the closest major sporting and recreation venues are Highview Park (which caters for hockey, bowls, gridiron, volleyball and a range of unstructured community activities) and Melvista Reserve (which caters for cricket, hockey, AFL, golf and croquet with centralised social clubrooms). The plan aims to enhance these nearby venues through:

- Floodlights to enable all users to participate throughout the year in the evenings and early mornings
- Additional facilities in the form of BBQ's, playground equipment and small local venues
- A network of linked and unlinked walking, and cycle paths for use by the community
- A trails network around the four themes of bush, heritage, natural and coastal
- More specialised sporting venues which ensure that the community has access to a wide range of sporting activities
- Documented management and user agreements including maintenance, power, water and public liability insurance
- All facility specific groups to have documented leases.
- Two multi-use community centre's to better meet the community's use and needs patterns
- Policies in place detailing community standards and responsibilities for:
  - Fees
  - Signage
  - Floodlights
  - Facility development
  - Council community grants
  - Fences
  - Reserve utilisation
  - Lease and License user agreements.

## → City of Nedlands Urban Forest Strategy 2018-2023

The City of Nedlands Urban Forest Strategy 2018-2023 (2018) outlines the green spaces, trees and other vegetation that grow in the public domain of the Nedlands boundary area. The City additionally continues to monitor the condition of the trees on private land, but however does not prescribe to control them within this strategy. This strategy has the 2023 vision of:

- Increasing the City's potential urban canopy by 10% towards the eventual target of 20% by 2028
- Replacing all deceased public trees (road reserves and public open space)
- Provision of street trees to all residents and ratepayers that have requested them
- Provision of infill street trees to all road rehabilitation projects
- Being recognised for quality customer service with respect to trees in the public domain
- Reported regularly to Council and the community on the progress of the urban forest strategy
- Deliver on greenway and bushland management plans
- Progress with the development of Enviro-scape Master Plans (EMP) for all public parks and reserves.

This strategy also has five key objectives which include:

1. Continue to increase the cover of the Urban Canopy to 20% greater than the original 2017 audit
2. Continue to support the operational activities with science-based decisions
3. Continue to progress with quality management practices in area of arboriculture and environmental conservation
4. Continue to develop and maintain documented plans for the maintenance of trees in all public open space.
5. Continue to improve engagement with customers.

While the strategy does not specifically mention the Nedlands Town Centre precinct, it identifies that the City of Nedlands landscape was originally characterised by a mosaic of Tuart, Jarrah, Marri and Banksia open forest and woodlands, which are still prevalent to this day. The City currently has 22,188 public trees consisting of 17,277 street trees and 4,911 trees within parks and reserves (excluding bushland).

The City has planted some 760 trees per annum from 2015-2018 in the public domain. With an average of 570 trees per annum in road reserves and parks. Enviro-scape Master Planning construction has been approved for Carrington Park, while Hollywood Tennis Court Reserve is identified but yet to commence.

## → Nedlands 2023 Making it Happen: 2013-2017 Corporate Business Plan

The City of Nedlands 2013-2017 Corporate Business Plan (2013), is a key part of the City's fulfilment of the Integrated Planning and Reporting Framework, implemented by the State Government's Local Government Reform Program. The Business Plan outlines a vision for a harmonious community that has access to quality health and education facilities, lively local hubs (consisting of parks, community and sporting facilities) and shops where a mix of activities bring people together and strengthen local relationships. It also identifies a desire to create a diverse community where people can live through the different ages and stages of their lives while enjoying the natural environment, efficient transport systems and cycling and walking facilities.

The Business Plan states that the Council's strategic priorities include:

- Protecting the City's quality living environment
- Renewal of community infrastructure such as roads, footpaths, community and sports facilities
- Underground power
- Encouraging sustainable building
- Retaining remnant bushland and cultural heritage
- Strengthening local hubs and centres
- Providing for sport and recreation opportunities
- Managing parking
- Working with neighbouring Councils to achieve the best outcomes for the Western Suburbs as a whole.

It identifies Stirling Highway as a Council four year strategic priority area. Initiatives include underground power, transport (specifically Stirling Highway and light rail), metropolitan reform and Swan River issues. With a population increase of 3,000 people identified over the next ten years, it is anticipated that the City will experience a 67.4% increase in the over 75 age group. A community that has access to quality health services, education facilities and mixed use centres will be essential to the long term liveability of the City.

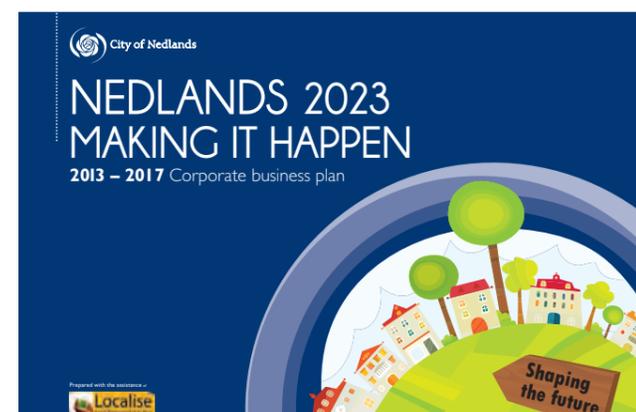


Figure 65: Nedlands 2023 Making it Happen 2013 - 2017 Corporate business plan

## → City of Nedlands Disability Access and Inclusion Plan 2018-19 – 2023-24

The City of Nedlands Disability Access and Inclusion Plan 2018-19 – 2023-24 (2018), which builds upon the City's previous 2013-14 – 2017-18 plan, aims to improve access for all. This aim includes not just people with a permanent disability, but also parents with young children and prams, the elderly and people from cultural and linguistically diverse backgrounds, and those community members who have a temporary impairment.

The plan encourages seven key outcomes which include enhanced:

### 6. Services and Events

- People with disability have the same opportunities as other people to access the services of and any events organised by the City of Nedlands.

### 7. Buildings and Facilities

- People with disability have the same opportunities as other people to access the buildings and other facilities of the City of Nedlands.

### 8. Information

- People with disabilities receive information from the City of Nedlands in formats that enable them to access information as readily as other people are able to access it.

### 9. Service from Employees

- People with disabilities receive the same level and quality of service from the staff of the City of Nedlands as other people receive from the staff of the City of Nedlands
- Feedback and Complaints
- People with a disability have the same opportunities as other people to make complaints to the City of Nedlands.

### 10. Public Consultation

- People with disabilities have the same opportunities as other people to participate in any public consultation by the City of Nedlands.

### 11. Employment

- People with a disability have the same opportunities as other people to obtain and maintain employment with the City of Nedlands.

The key outcomes of this plan are recognised by all new development and civic land uses throughout the City of Nedlands.

# LOCAL PLANNING SCHEMES

## → City of Nedlands Local Planning Scheme No. 3 (LPS3)

The City of Nedlands Local Planning Scheme No. 3 (LPS3), gazetted in April 2019, is a statutory document which, under the guidance of the MRS, identifies zones and reserves within the Nedlands municipal area. These different designated zones and reserves include:

- Residential
- Mixed Use
- Local Centre
- Neighbourhood Centre
- Service Commercial
- Private Community Purpose
- Urban Development
- Special Use.

The City's LPS3, replacing the City of Nedlands Town Planning Scheme No. 2, is the legal document guiding all land use and development in the City of Nedlands. All planning decisions related to the Nedlands Town Centre area, and its dedicated zones, are based on this document.

Importantly, in relation to land coded R-AC1, the Scheme applied variation under Clause 26 of LPS3 states: "The default Acceptable Requirement for building height limit (storeys) as set out in Table 2.1: Primary Controls Table does not apply."

In addition to the modification of heights, up-coding of the Nedlands Town Centre precinct has seen the following amendments

- Residential R35 to R-AC1
- Retail/Shopping, Office and Hotel to Mixed Use with R-AC1 coding

Areas abutting the precinct have also been up-coded from R20 or R35 to R160.

The result is the need to carefully consider interfaces between differently coded areas, with consideration to appropriate building height, setbacks and opportunities for landscape to ameliorate impacts of higher intensity development.

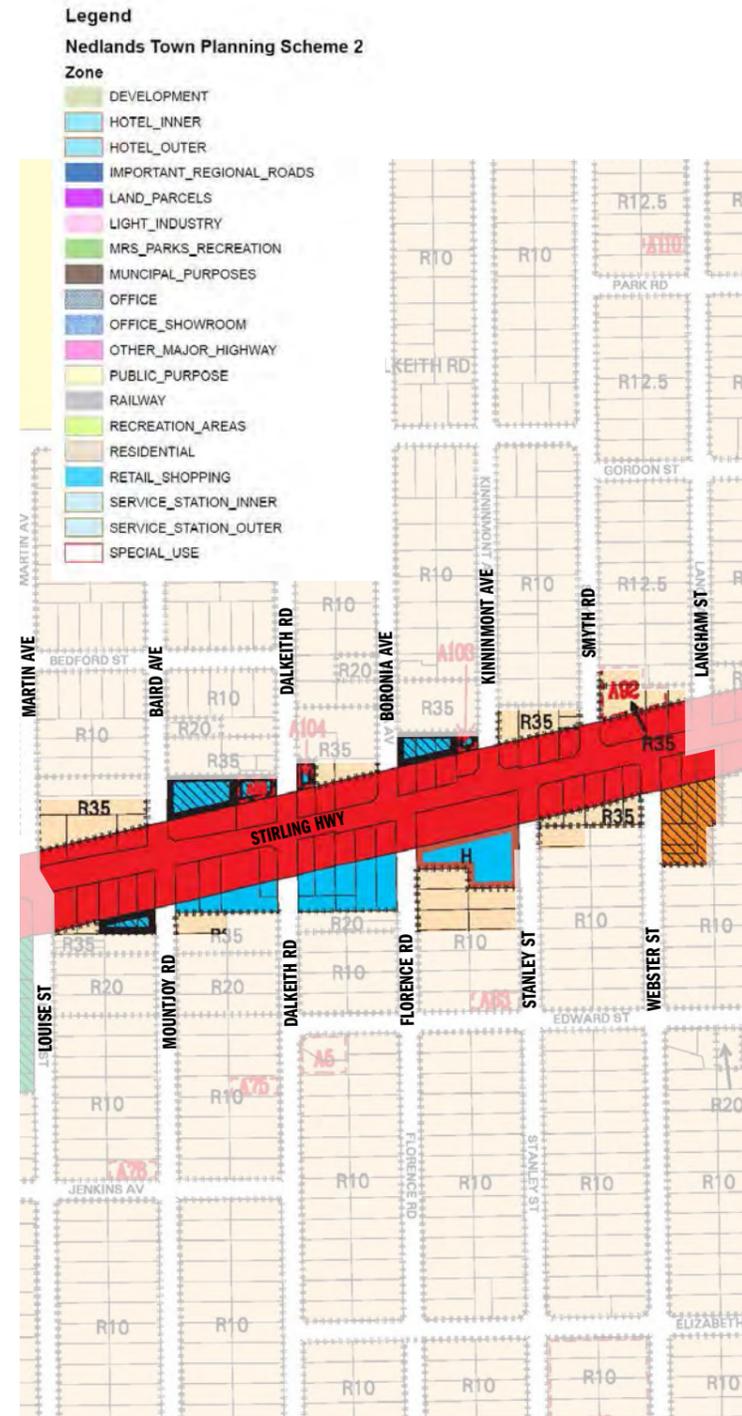


Figure 66: City of Nedlands Town Planning Scheme No.2 provided for lower residential densities compared to the adopted Local Planning Policy No.3.

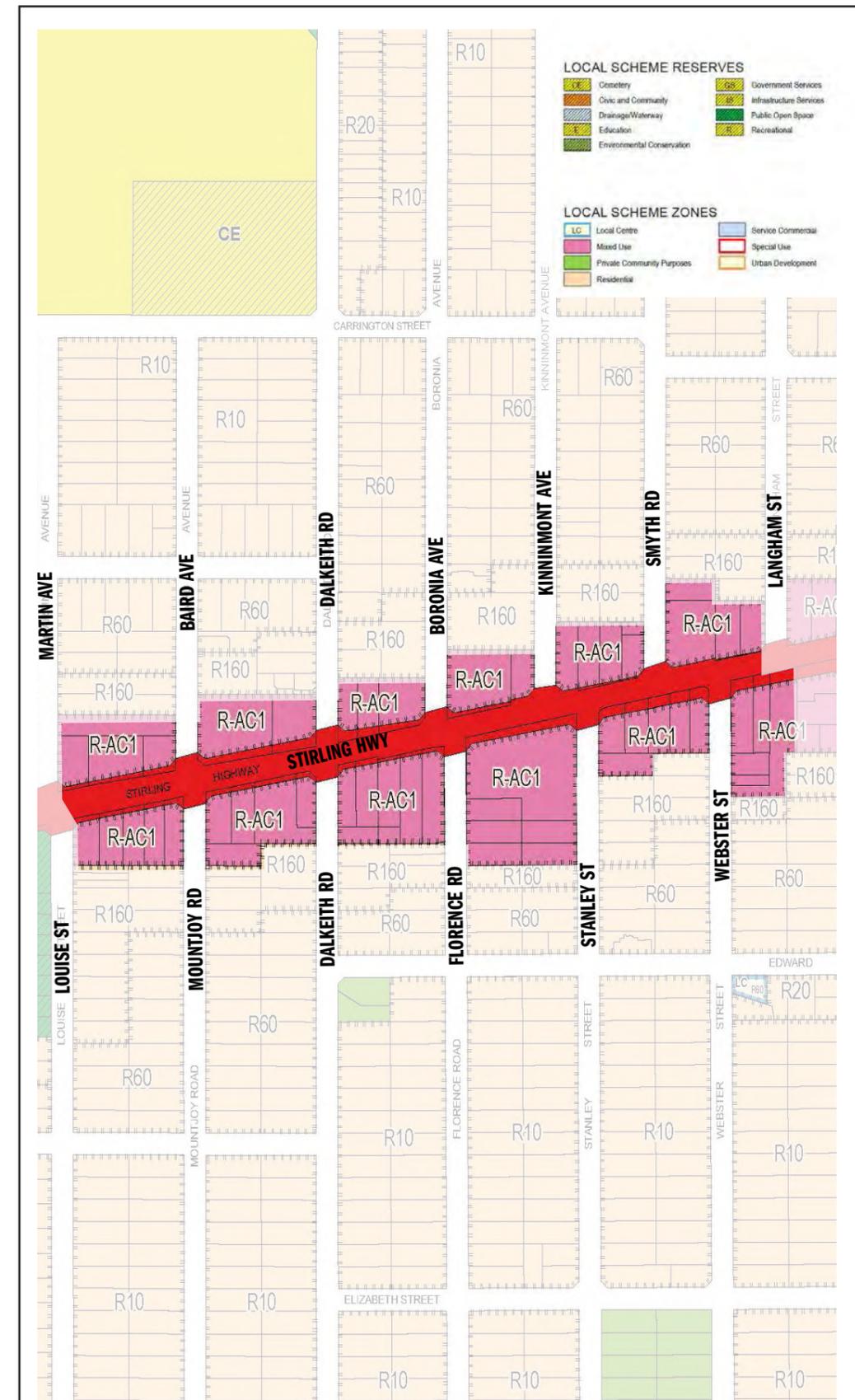
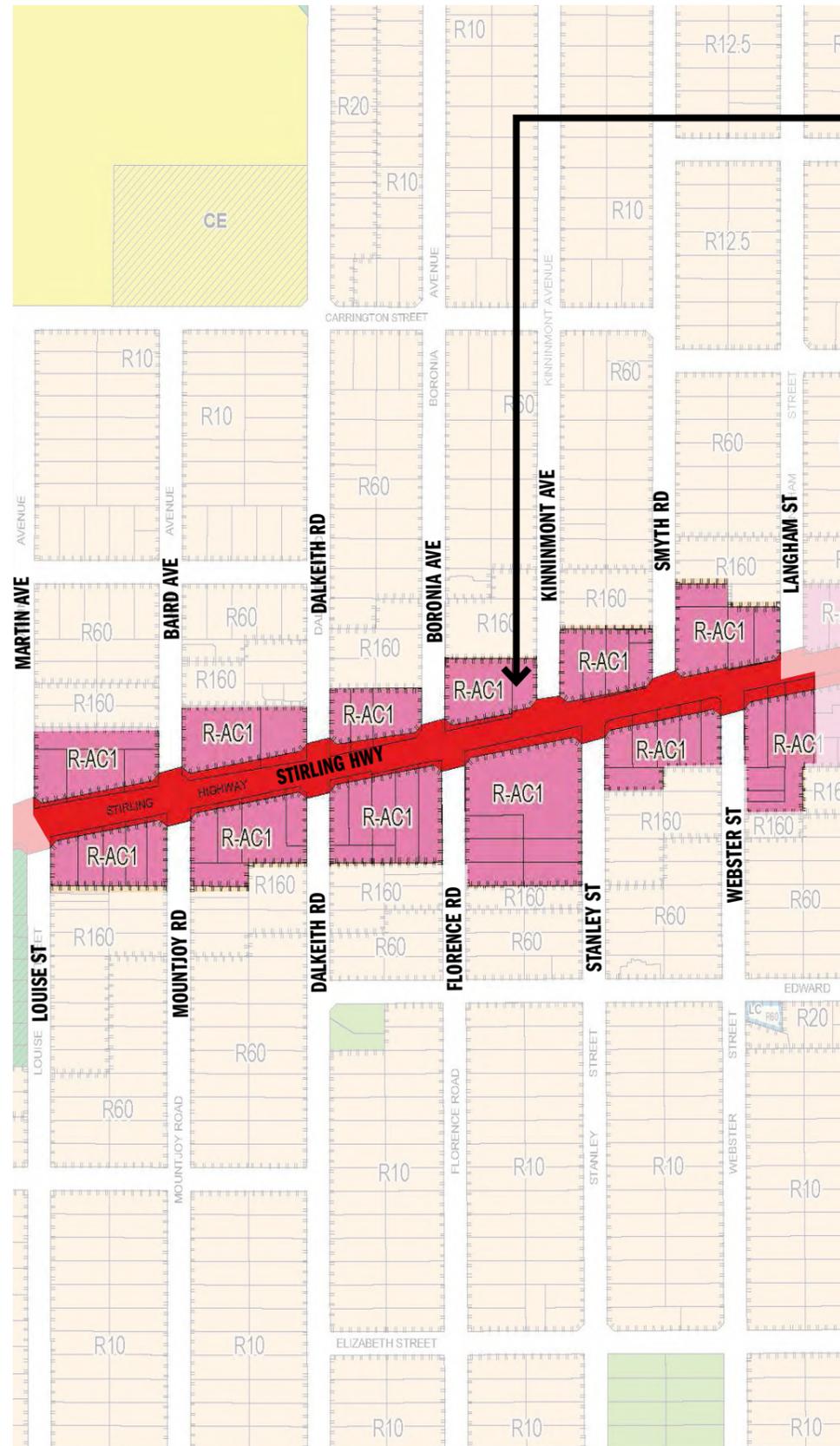


Figure 67: City of Nedlands Local Planning Scheme No.3 identifies areas for increased residential development, along high-frequency transit routes and within activity centres.

# CITY OF NEDLANDS LPS3: SCHEME MAP

## → City of Nedlands Local Planning Scheme No. 3

On 16 April 2019, the LPS3 was gazetted providing changes to the zoning, land use permissions, density codes and development standards for the City of Nedlands. All planning decisions are based on this new scheme, which is able to encourage more housing choice through urban infill, ageing-in-place opportunities and higher residential density around transport corridors.



### MIXED USE WITH R-AC1 CODING

- To provide for a significant residential component as part of any new development.
- To facilitate well designed development of an appropriate scale that is sympathetic to the desired character of the area.
- To provide for a variety of active uses on street level that are compatible with residential and other non-active uses on upper levels.
- To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres and eating establishments that do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.
- SPP 7.3 - Volume 2 refers to residential R-AC1 as high density urban centres.
- SPP 7.3 - Volume 2 primary controls for R-AC1 include nil primary and secondary street setbacks and a plot ratio maximum of 3.0.
- Under Part 4 - General Development Requirements section 26 (3) (a) of the City of Nedlands Town Planning Scheme No. 3, the default Acceptable Requirement for building height limit (storeys) as set out in table 2.1: Primary Controls Table in SPP 7.3 - Volume 2, does not apply.

### LOCAL SCHEME RESERVES

Cemetery	Government Services
Civic and Community	Infrastructure Services
Drainage/Waterway	Public Open Space
Education	Recreational
Environmental Conservation	

### LOCAL SCHEME ZONES

Local Centre	Service Commercial
Mixed Use	Special Use
Private Community Purposes	Urban Development
Residential	

Figure 68: City of Nedlands Local Planning Scheme No.3 Scheme Map

# LOCAL PLANNING POLICIES

Local planning policies are prepared by the City and adopted by Council under statutory procedures set out under the Planning and Development (Local Planning Schemes) Regulations 2015. All City of Nedlands Local Planning Policies apply to the Waratah Village Precinct unless stated otherwise within the policy.

## PREVIOUS NEDLANDS TOWN CENTRE STUDIES

### → Nedlands Consolidated Growth Areas - Plan (2016)

The City of Nedlands Consolidated Growth Areas Plan (2016), prepared by Taylor Burrell Barnett, outlines specific growth area land use activities in the City. The plan specifically focuses on Stirling Highway and includes the Nedlands Town Centre precinct.

The land use within the precinct is identified as an activity centre core. The plan stipulates that this land use aligns with an existing activity centre nodes along Stirling Highway that has a strong potential for urban intensification. The indicative building heights range from four to 10 storeys and includes residential uses integrated with offices, retail and hospitality.

### → Nedlands Planning Strategy – Future Traffic Assessment

The Nedlands Planning Strategy – Future Traffic Assessment (2016), prepared by Steven Piotrowski – Transport Consultant, is an assessment that analyses traffic and transport implications of proposed redevelopment from the City of Nedlands Consolidated Growth Draft Vision and Implementation Framework (2016). The assessment analyses four land use scenarios based on urban design workshops. These four scenarios include:

- Moderate Growth: Initial (worst case scenario).
- Moderate Growth: Modified (reduction in commercial office space).
- Bottom up – based on SIDRA intersection capacity (elimination of 2,800 residential units, most of the new commercial floor space and half the new retail floor space).
- Moderate Growth – 2026 Staged (estimate of the amount of development that would occur by 2026 if the Local Structure Plan was approved).

Based on the traffic assessment, the Stirling Highway and Dalkeith Road intersection, located within the Nedlands Town Centre precinct area, has the existing situation results of:

- AM Peak average delay: 47.9 seconds
- PM Peak average delay: 42.3 seconds

In terms of projected growth from the City of Nedlands Consolidated Growth Draft Vision and Implementation Framework (2016), the following growth scenarios for the Stirling Highway and Dalkeith Road intersection are as follows:

- Moderate Growth: Initial
  - AM Peak average delay: 317.8 seconds
  - PM Peak average delay: 647.3 seconds
- Moderate Growth: Modified
  - AM Peak average delay: 235.9 seconds
  - PM Peak average delay: 299.2 seconds
- Bottom Up
  - AM Peak average delay: 128 seconds
  - PM Peak average delay: 178 seconds
- Moderate Growth: 2026 Staged
  - AM Peak average delay: 48 seconds
  - PM Peak average delay: 42 seconds

Beyond 2026, it has been assumed that improvements in technology would help increase the capacity of the Nedlands road network to allow for increased development levels. These technologies include intelligent traffic signals and the introduction of intelligent motor vehicles, with autonomous vehicles eventually being introduced.

### → City of Nedlands Draft Vision and Implementation Framework

The City of Nedlands Draft Vision and Implementation Framework (2016) is intended to provide broad guidance for development of public and private land within the Consolidated Growth area of Stirling Highway, Hampden Road and Broadway. The objectives of the framework are derived from the community engagement and consultation undertaken for the City of Nedlands Local Planning Strategy (2017), and are outlined as:

- Provide the opportunity for increased residential density along the Stirling Highway, Hampden Road and Broadway corridors in order to increase the diversity of dwelling types within the City and respond to the infill density targets provided by the WAPC's Perth & Peel @ 3.5 million.
- To respect and retain the suburban character of the surrounding Nedlands area, and ensure that new development along the said corridors does not negatively impact existing suburban residential areas
- Improve the quality of the public realm throughout the City area, particularly for pedestrians and cyclists within the Stirling Highway corridor
- Maintain and enhance a broad variety of business and employment opportunities throughout the City area to promote vibrancy and diversity of Local Centres
- Ensure that new development contributes to the character of local areas and a sense of place, and is designed to the highest of architectural and eco-friendly standards.

The framework identifies that the Nedlands Town Centre precinct will become the thriving heart of the local area. It will be a focal point for daily shopping, entertainment and dining activities while accommodating a broad range of uses including a supermarket, restaurants, cafés, speciality

shops, offices and apartments, and additional civic uses. The framework stipulates that private land will be redeveloped over time to accommodate buildings of between four and 10 storeys that are designed with activated ground floor, with office and residential uses on upper floors to provide employment and living opportunities. The public realm will also be enhanced with the planting of mature trees in the street verge and the incorporation of street furniture and public art.

### → Stirling Highway Intersection SIDRA Modelling Results – Revised Development: Technical Note (2016)

The Stirling Highway Intersection SIDRA Modelling Results – Revised Development Technical Note (2016) details SIDRA intersection modelling for options of a revised development scenario for three intersections on Stirling Highway. One of the intersections, the Stirling Highway and Dalkeith Road, is located within the Nedlands Town Centre precinct area. The results of the technical note were based on the following:

- Degree of Saturation
- Average Delay
- Level of Service.

The Dalkeith and Stirling Highway intersection had delays higher than desired, yet was still expected to function with increased delays.

# PREVIOUS NEDLANDS TOWN CENTRE STUDIES

## → Nedlands Town Centre Precinct Plan Local Planning Policy (2019)

The City of Nedlands Town Centre Precinct Plan Local Planning Policy applies to all land contained within the Nedlands Town Centre. It identifies a highly connected, walkable, age-friendly precinct complemented by civic and open space facilities. Sophisticated public transport management is envisaged to support the desired pedestrian movements as well as improve road treatments for a safe and permeable public realm. The vision outlines a new 'heart' of activity directed toward a new pedestrian-focused main street away from Stirling Highway.

The main street area includes active street frontages supporting entertainment activities with passive and multifunctional open spaces. The intent is that these spaces will serve as dedicated gathering places that can be used for community events. The public realm will be revitalised to complement the leafy-green character of Nedlands with additional diverse retail and community facility opportunities that enhance heritage values. A strong sense of place will be incorporated into distinct, high-quality and environmentally sustainable buildings and streetscapes that are softened by landscaping.

The precinct will support a mix of residential and commercial uses with higher density development concentrated within the Town Centre while maintaining solar access to the southern sections of the precinct.

The City of Nedlands Town Centre Precinct Plan Local Planning Policy identifies four sub-precincts including the Town Heart, Town Core, Residential Transition and the Community.

The Town Heart demonstrates the most diverse built form of all the identified sub-precincts and encompasses mixed use development with a focus on retail, place activation, destinations (active street frontages), after-hour activity and servicing of the community heart. The Town Heart has five objectives that include:

- The creation of the Town Heart along the South of Stirling Highway comprising a land use mix that includes retail, cafés, restaurants, entertainment (specifically at ground level with significant residential development above)
- Activated frontages
- An open space area surrounding the Captain Stirling Hotel
- Implementation of the long-term closure of Florence Road to encourage pedestrianisation
- Increased residential densities above ground levels.

The Town Core is located in the north-central area of the precinct, between the transitioning areas to the west and east. This sub-precinct focuses on apartment living with ground floor activation. The precinct has four objectives which include:

- Ground and first floor development activated with restaurants, offices and cafés (specifically on corner lots located away from the noise of Stirling Highway)
- Supporting of multi-purpose spaces used for small business hubs
- Increased densities above ground and first floors
- Relocation of bus stops to be within Town Heart & Town Core.

The Residential Transition sub-precinct ensures quality medium density residential development that is connected to the Rose Gardens. Innovative office spaces will also be supported to activate corner lot developments. The Residential Transition sub-precinct has four objectives that include:

- Corner lot development activation at ground levels with office uses that reflect the current land use pattern of the area
- Residential uses to be the predominant land use within this precinct
- Incorporation of an appropriate transition between the Town Heart and Town Core areas to the west of precinct 3 (outside the precinct)
- Allow for shared office spaces for small businesses.

The Community sub-precinct anticipates no significant changes in the short-term, although connectivity and integration within the Core shall be improved. Residential dwellings will also be supported above civic and community uses as the precinct further develops. The objectives of the precinct include:

- A mix of residential uses amongst non-residential uses (professional services, community and civic buildings)
- Administration of non-residential uses only at ground and first floors.

The local planning policy then explores and sets objectives for movement, activity, urban form and resource conservation.

Finally, the Nedlands Town Centre Local Planning Policy goes on to indicate that there is a need for:

- Architectural and urban design perspectives including 3D bulk and massing plans, and
- A public realm design for the proposed new Florence Road Town Centre Heart.

The massing plans and public realm design will test the primary controls as they relate to setbacks and implications for overshadowing and plot ratio. The built form provisions are able to be refined to support the different characters of each sub-precinct and support a higher level of landscaping within the precinct.

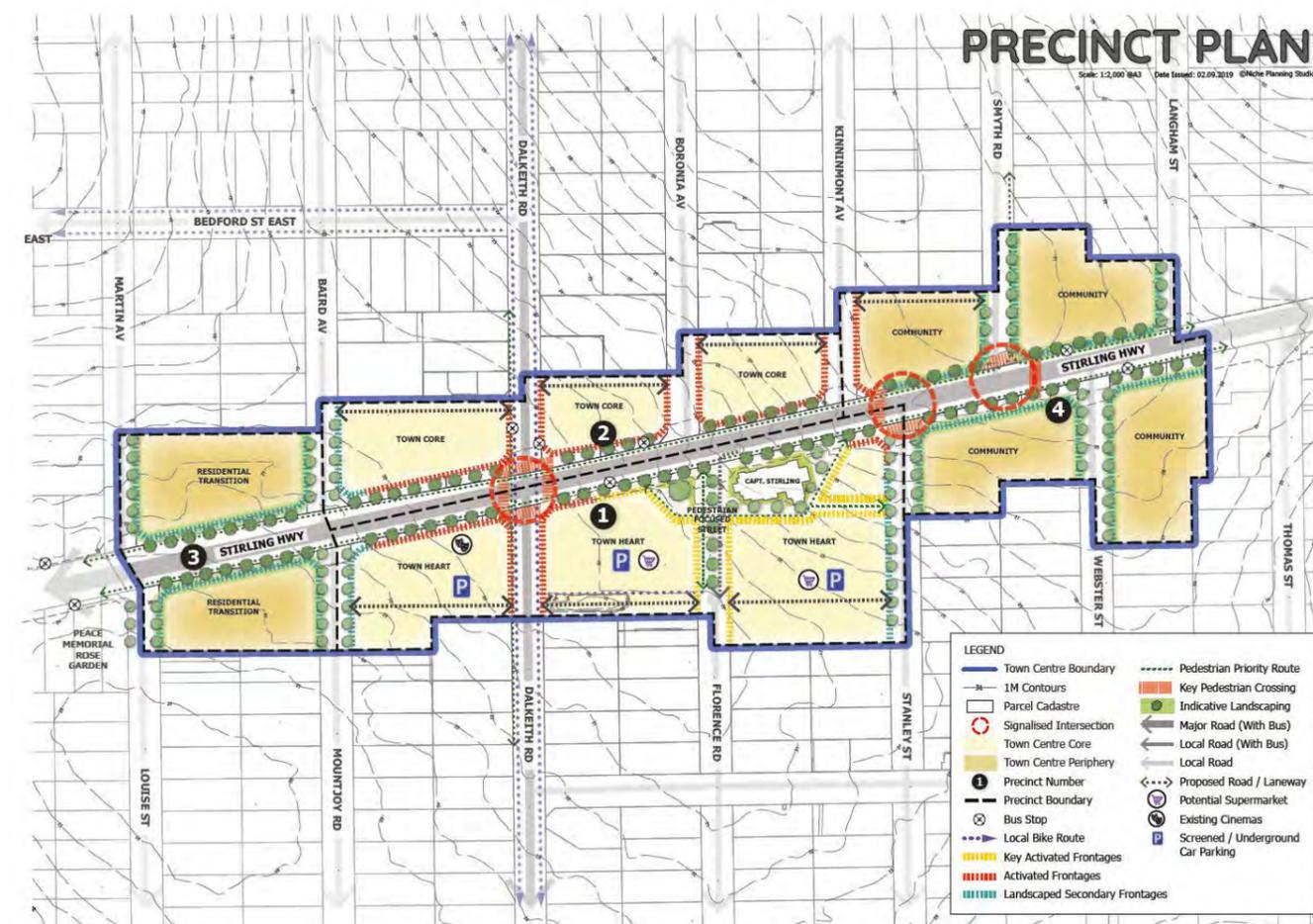


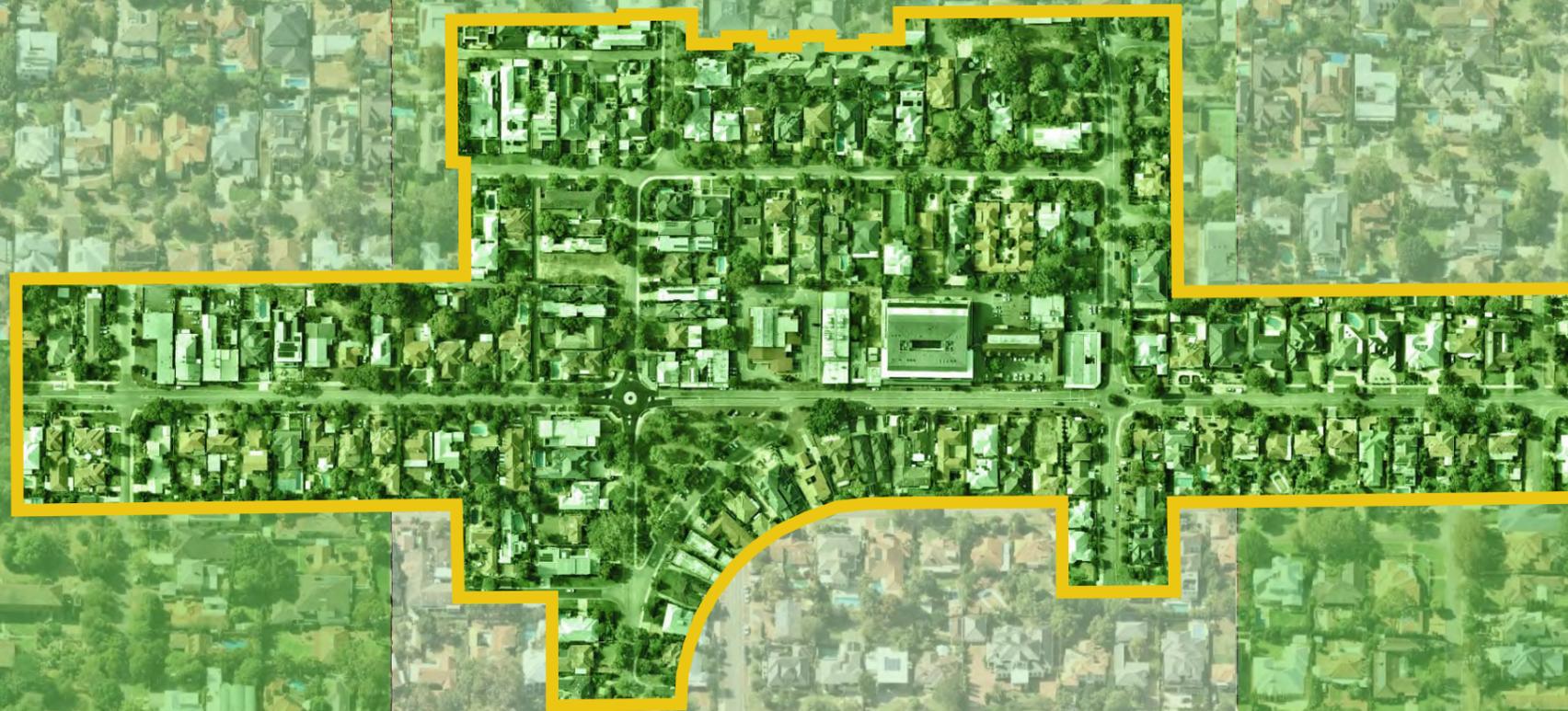
Figure 69: Precinct Plan - City of Nedlands Town Centre Precinct Plan Local Planning Policy.



Figure 70: Pedestrian Focused Florence Road - City of Nedlands Town Centre Precinct Plan Local Planning Policy.



# WARATAH VILLAGE



## LOCAL DISTINCTIVENESS STUDY AND CONTEXT ANALYSIS



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<b>1.</b>	<b>Introduction</b>	<b>1</b>
<b>2.</b>	<b>Context Plans</b>	<b>2</b>
<b>3.</b>	<b>Built Environment</b>	<b>7</b>
<b>4.</b>	<b>Public Realm</b>	<b>20</b>
<b>5.</b>	<b>Movement</b>	<b>29</b>
<b>6.</b>	<b>Urban Design Principles</b>	<b>33</b>
<b>7.</b>	<b>Context Analysis</b>	<b>35</b>

# 1. INTRODUCTION

**Successful streets, spaces, villages, towns and cities tend to have qualities in common. The fundamental qualities of successful places include character and sense of place. A place that responds to and reinforces locally distinctive patterns of development and landscape.**

(CABE - The Councillor's Guide to Urban Design)

The gazettal of the City's Local Planning Scheme 3 (LPS3) has seen the Waratah Village identified as an opportunity for growth and a higher intensity of urban development as one of the growth and transition areas. Rezoning and recoding provide for a mix of low to high residential densities and a medium-rise urban centre. The intent is for the City to refine the built form controls within these growth and transition areas to reflect the local context better and support a unique sense of place. Before revised planning provisions are established, it is fundamental to understand the current local distinctiveness of the Precinct, which can inform the future character of the place.

In 2000, the UK's Commission for Architecture and the Built Environment (CABE) prepared the "By Design - Urban design in the planning system: towards better practice" which highlighted the

importance of local distinctiveness in assisting in defining and informing planning provisions. The study identified local distinctiveness as "the positive features of a place and its communities which contribute to its special character and sense of place".

This local distinctiveness study is not a formal assessment of architectural style or heritage; it is a review of the characteristics of the existing built form that inform the character of the place.

The focus has been to uncover elements that make a positive contribution to local distinctiveness and the opportunities for enhancement.

The key urban design features that impact local distinctiveness have been derived from an understanding of the State Planning Policy 7.0 Design of the Built Environment, which advocates for higher quality

design outcomes. The qualities of place are influenced by the following design principles of context and character, landscape quality, built form and scale, functionality and build quality, sustainability, amenity, legibility, safety, community and aesthetics.

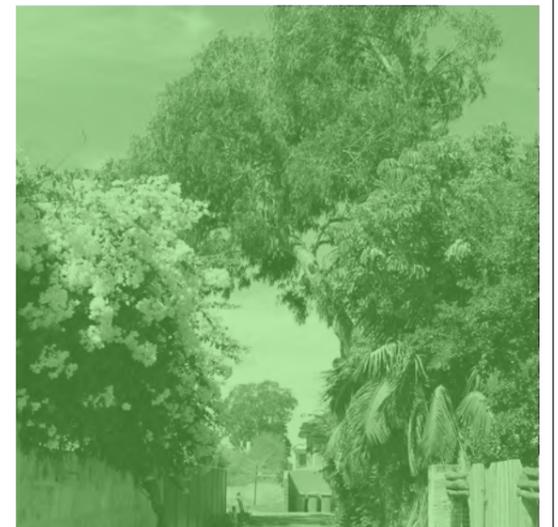
The study addresses the design elements within the built environment and the public realm to identify opportunities to inform and enhance local distinctiveness.

To complement the study, an extensive audit of the Precinct was undertaken. The review includes a block-by-block, on-the-ground survey of the existing built form within the Precinct. The analysis has also been informed by the ten design principles of State Planning Policy 7.0 Design of the Built Environment.



# 2. CONTEXT PLANS

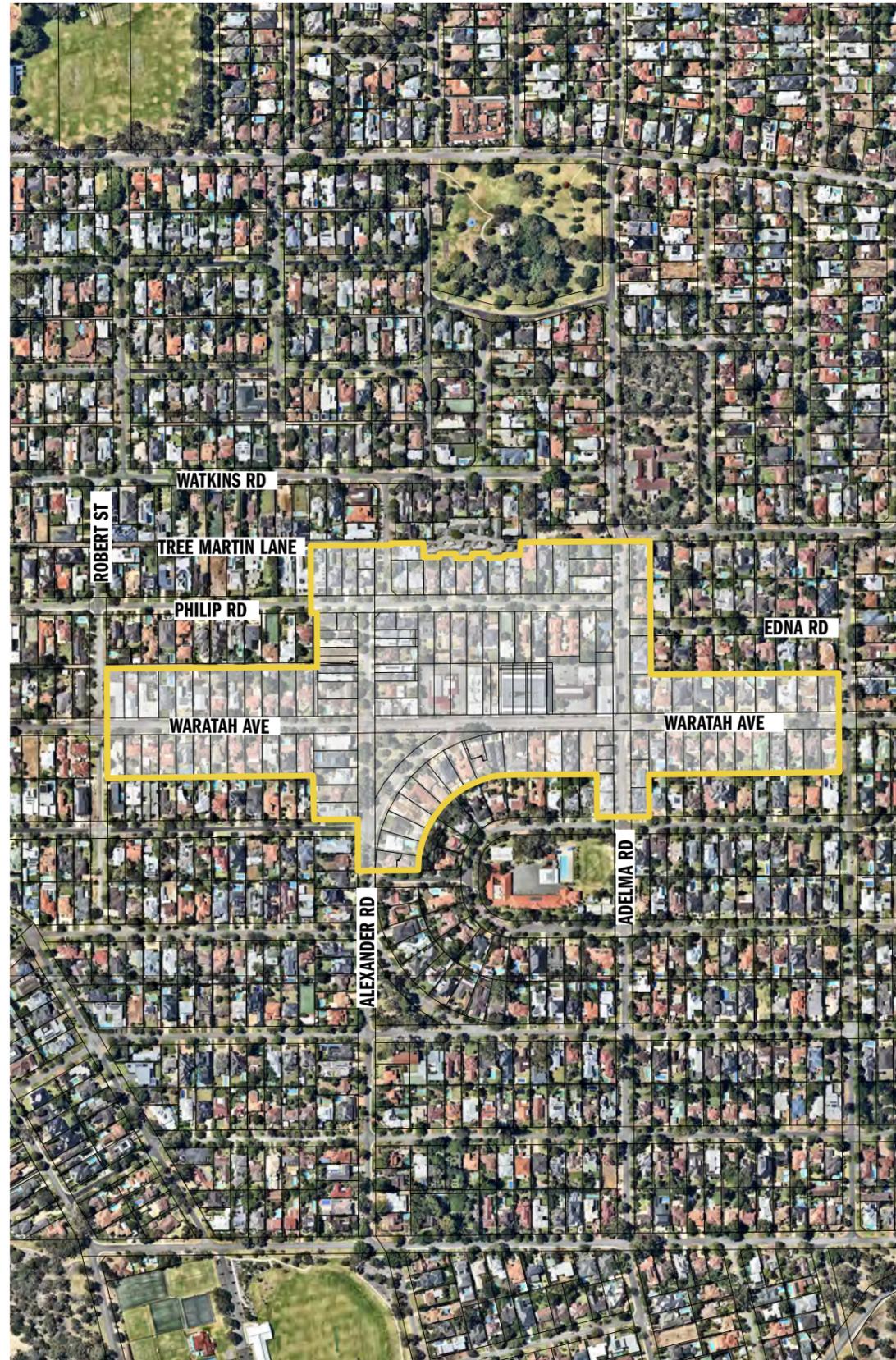
The Waratah Village Precinct including its Sub-Precinct, Regional, Sub-Regional and Local Contexts.



# SITE AND PRECINCT PLAN

This map shows the Waratah Village Precinct site, referred to throughout this study.

The Waratah Village occupies approximately 17ha of land area with 142 lots ranging from 332m<sup>2</sup> to 3,684m<sup>2</sup>.



**Legend:**  
— Precinct Boundary

Aerial map sourced from Nearmap (file dated 2020)

Figure 1: Precinct Plan

# REGIONAL CONTEXT

The Waratah Village is located within the central sub-region of the Perth Metropolitan area, surrounded by a number of activity centres that meet the different needs of the community. The objective is to ensure a suitable distribution of activity centres to meet different levels of community need and enable employment, goods and services to be accessed efficiently and equitably by the community. Activity centres are hubs of activity and support mixed use, including retail, commercial and residential land uses integrated with a high-frequency public transport system.

The Precinct is within 7km of the Perth Central Business District, 2km of the Claremont Secondary Centre and 6km of the Subiaco Secondary Centre.

The Waratah Village is a series of local scaled centres with a well-performing shopping centre. Larger scaled commercial and mixed land use is dominant throughout the village core. Dalkeith Hall and the community centre provide complementary services. A small pocket park is co-located within the retail core providing a diversity of amenities for the community.

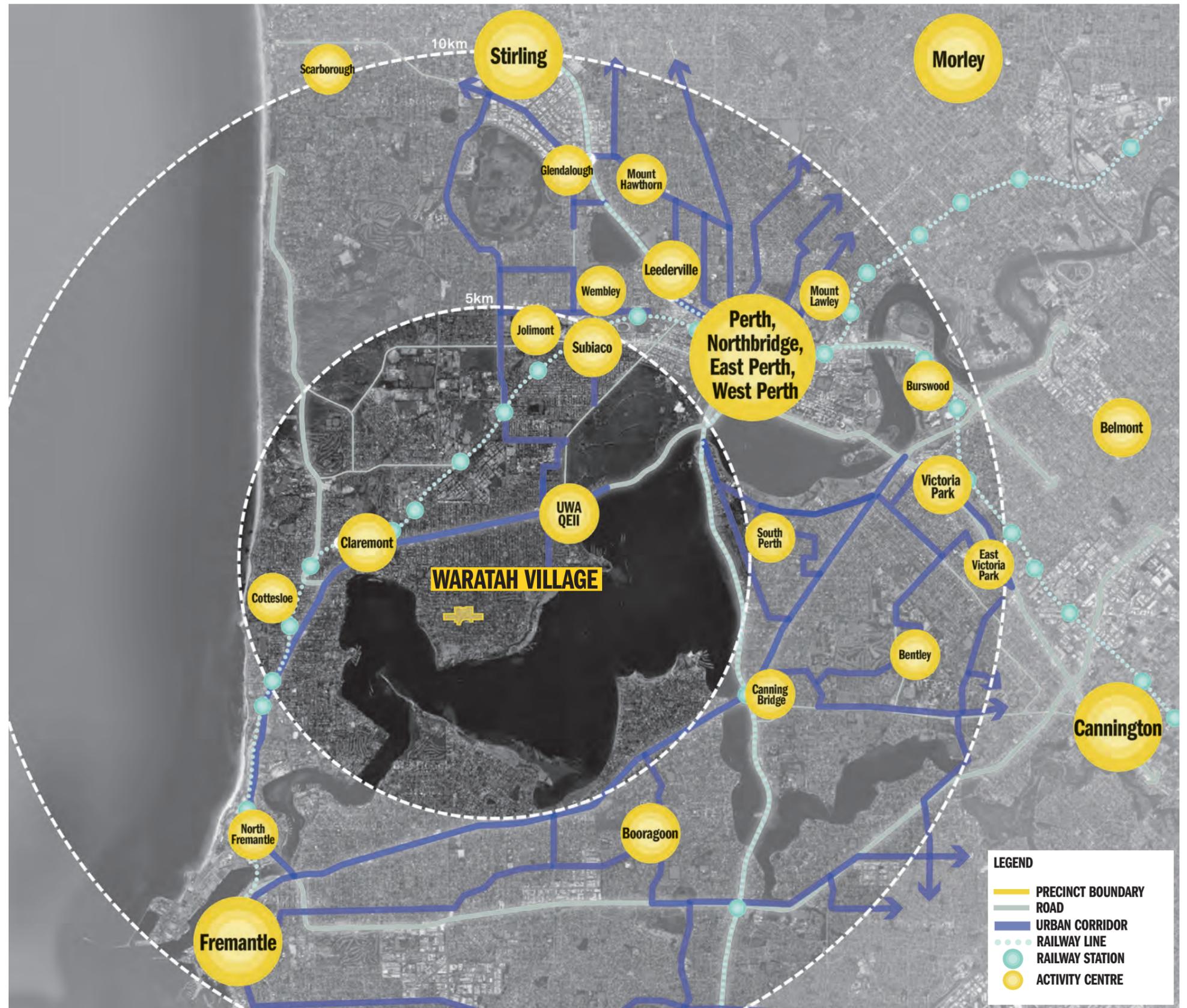


Figure 2: Regional Context

# SUB-REGIONAL CONTEXT

The City of Nedlands is an inner-city local government within the greater Perth Metropolitan area. Nedlands is situated 5.5km from the Perth central business district (CBD), and covers approximately 20km<sup>2</sup>.

The City has four distinct areas which are named the Coastal, Hollywood, Melvista and Dalkeith wards. The City is well serviced with recreational facilities such as the HBF Stadium, Cottesloe Golf Club, Swanbourne Beach

and picturesque parks along the Swan River. Primary and secondary schools, including the John XXIII College, provide high-quality education services.

Large areas of the City are traditional, low-rise residential development, nestled within tree-lined streets. The Waratah Village is a Neighbourhood Centre located to the south of the City of Nedlands, between the larger activity centres of Claremont, Subiaco and the Perth CBD. At the eastern

interface of the City there are key state destinations such as the University of Western Australia and QEII Medical Campus and Hospital. Nedlands is bounded by the local government areas of Perth, Subiaco, Cambridge, Cottesloe and Claremont.

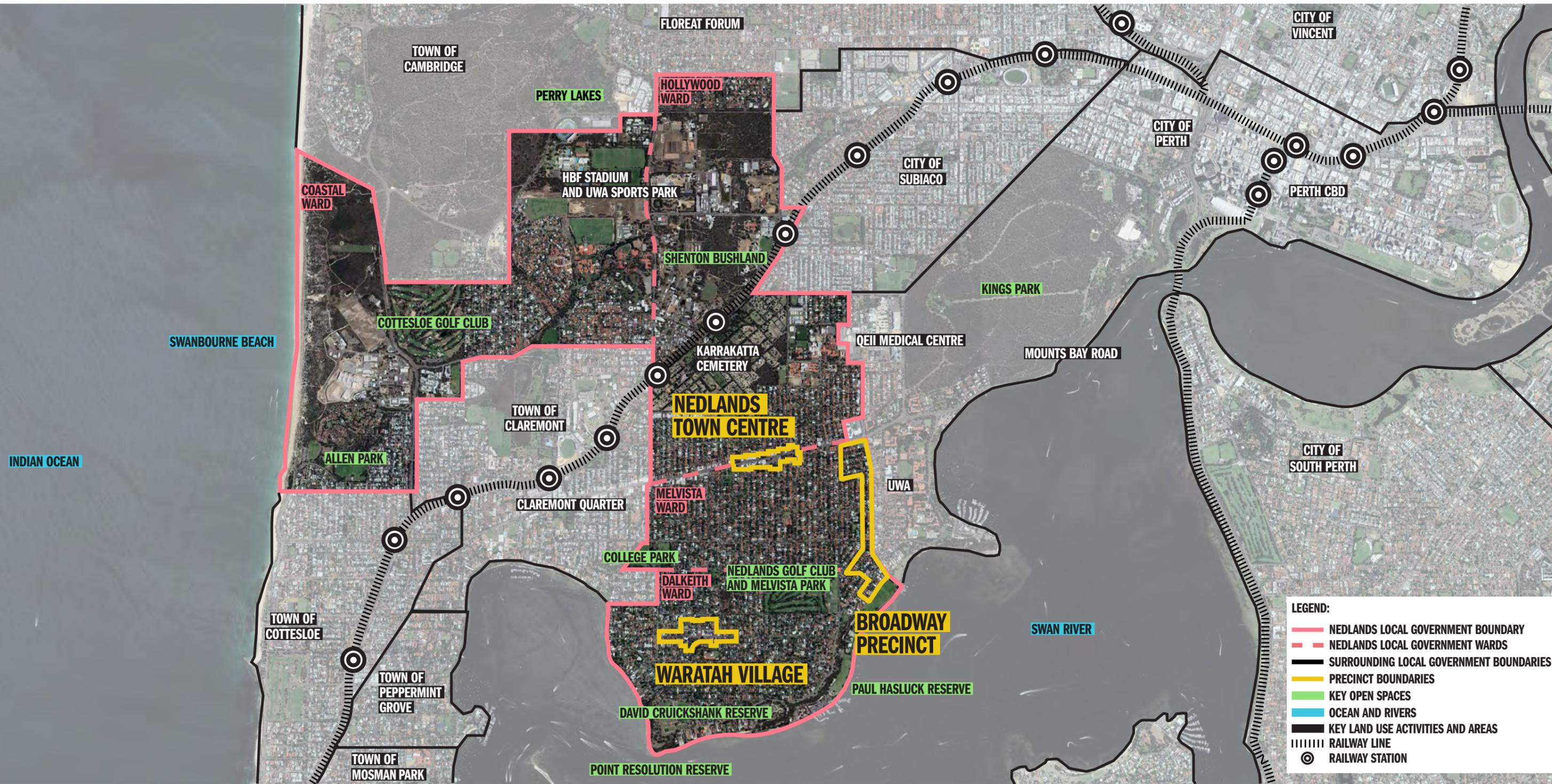


Figure 3: Sub-Regional Context

# LOCAL CONTEXT

The Waratah Village Precinct is located within the City of Nedlands Dalkeith ward, along Waratah Avenue. It is a Neighbourhood Activity Centre identified in the City's Local Planning Strategy.

The City's Strategy identifies that this centre comprises commercial uses from Adelma Road to Robert Street. This centre was established to link Nedlands and Dalkeith residents to Claremont, and has therefore developed

organically to comprise of uses and shops that are utilised by residents on a needs basis only. More broadly, the town centre is situated to the south-east of the Claremont Secondary Activity Centre and the south-west of the Queen Elizabeth II Medical Centre (QEII). In general, the precinct is surrounded by predominately single residential dwellings on large lots with well-established, tree-lined streets. Educational facilities and public open spaces are also dispersed throughout the neighbourhood.

Surrounding activity centres influence the scale of retail and commercial land use within the precinct. The State Planning Policy 4.2 - Activity Centres for Perth and Peel identifies Claremont and Subiaco as secondary centres and UWA-QEII as a specialised activity centre. As a Neighbourhood Centre Waratah Village is expected to meet the needs of the local community, providing for the main daily to weekly household shopping and community needs. The centre provides for a mix of lands uses.

The precinct is characterised by low to medium rise retail and commercial development along Waratah Avenue. There are two main nodes along the avenue, to the west is small single storey retail and commercial uses, whereas more central to the precinct is generally retail and commercial and civic medium-rise uses. Single residential developments are predominately distributed throughout the centre.

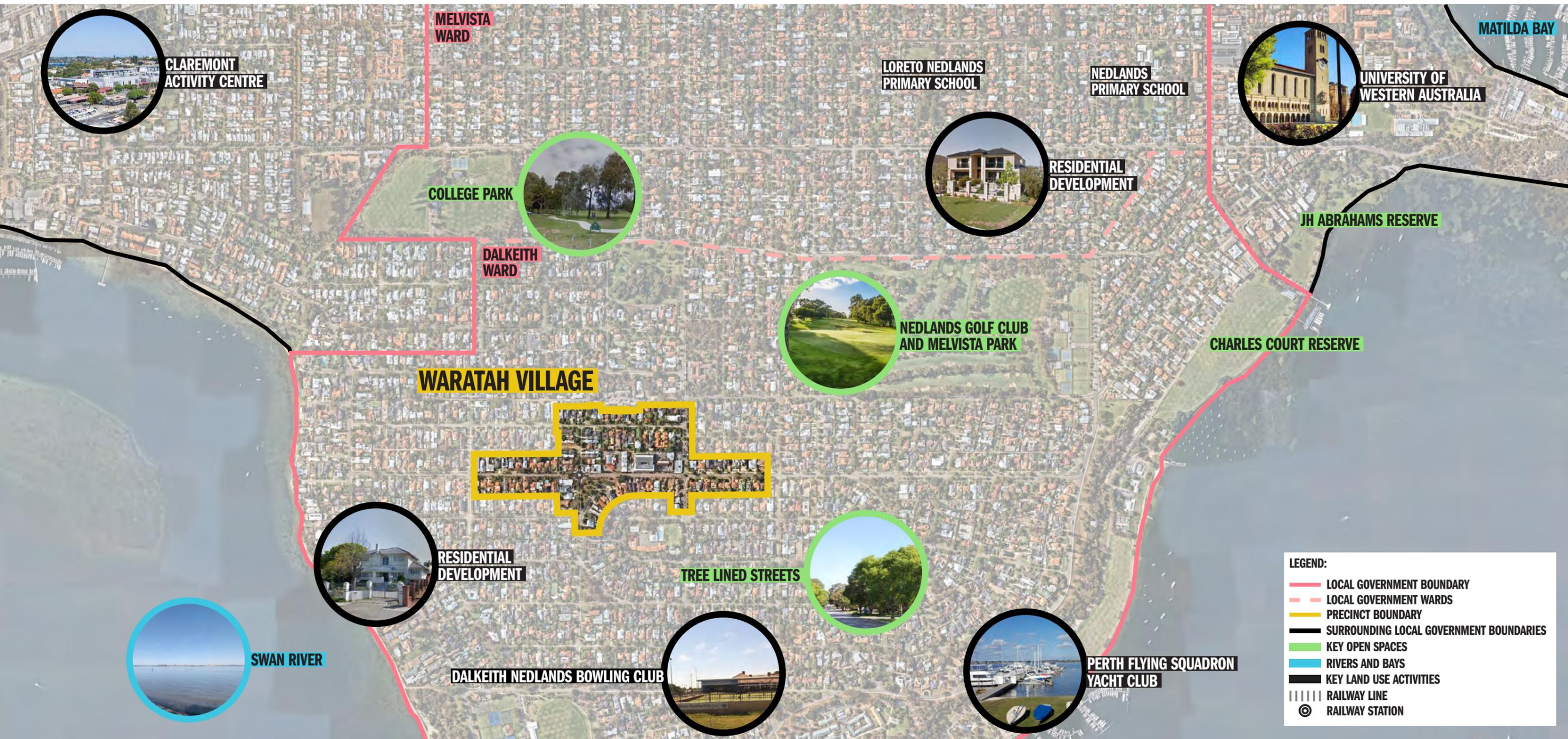
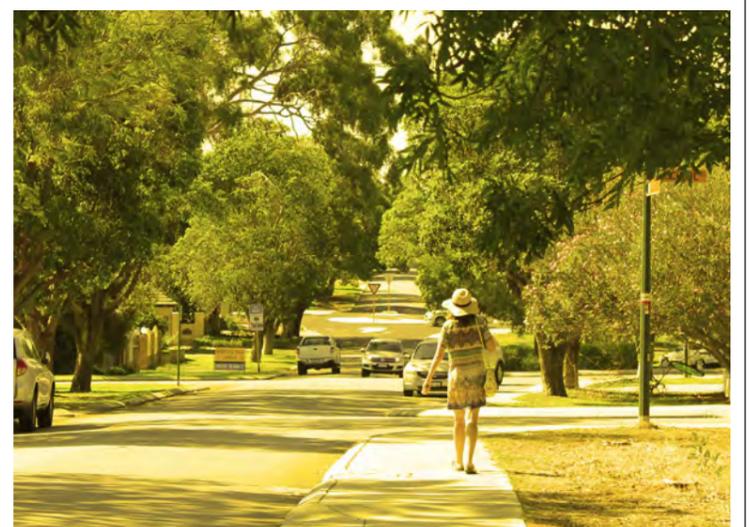
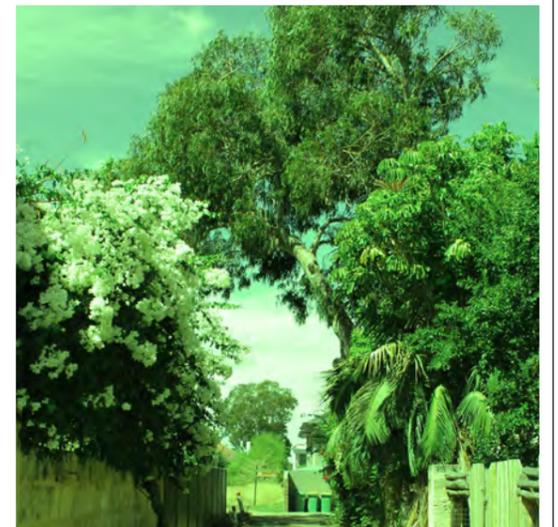
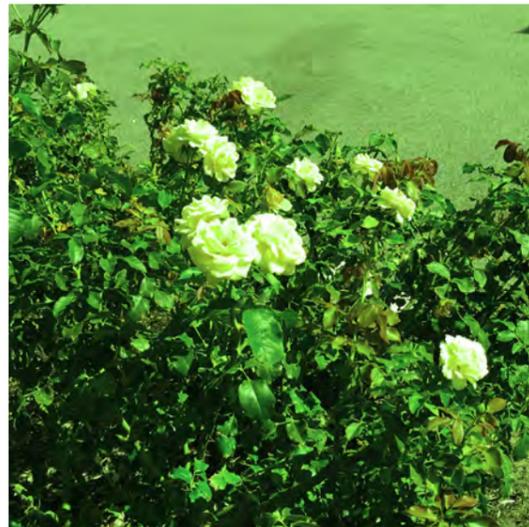


Figure 4: Local Context

# 3. BUILT ENVIRONMENT

An exploration of the elements that form the built environment within the Precinct.



# ACTIVITY AND LAND USE

Activity and land use are essential characteristics of a great place. The level of activity within a Precinct is directly related to the diversity of land use options. Often the most welcoming places are created by ensuring a sustainable and diverse mix of land uses, with activity focused at key locations.

The benefits of diversity can be in the form of increased housing options, retail and commercial opportunities, higher levels of social interaction, reduced concerns relating to crime, and improved accessibility to transport. Meeting the diverse needs of the community also includes ensuring effective integration of land uses and transport opportunities. Importantly, the needs of the current and future community need to be considered.

The Waratah Village Precinct offers a central core of increased activity including mixed use, commercial, retail and residential uses along with the Dalkeith Fresh IGA. The Precinct also includes two smaller Local Centres with cafés and local businesses that meet the local communities needs. Outside of the mixed use areas, the Precinct is dominated by low-rise residential development, extending outwards from the central commercial core of the Precinct.

Opportunities within Waratah Village are:

- Identify opportunities for a public plaza within the Precinct
- Greater diversity of housing typologies to support a mix of land uses
- Provide built form provisions to ensure fine grain and active ground plane developments within mixed use areas
- Ensure suitable interfaces and edge treatments between different zones
- Ensure land use integration with current and future transport outcomes, with a pedestrian-first focus
- Propose planning provisions that enhance the natural amenities of tree-lined streets and Genesta Park in the Precinct.

## ACTIVITY

### LOW

### MODERATE

### HIGH

#### RESIDENTIAL



→ Low-rise residential  
→ Low level of activity



→ Low-rise, two storey residential  
→ Low level of activity



→ Low-rise residential  
→ Low level of activity

#### COMMUNITY HUB



→ Nedlands Community Care Centre  
→ Moderate level of activity

#### CAFE



→ Cafe strip with adjacent retail uses  
→ Moderate level of activity

#### COMMERCIAL AND MIXED USE



→ Commercial, retail and residential uses  
→ High level of activity

#### SHOPPING CENTRE



→ Dalkeith Fresh IGA  
→ High level of activity

#### AREAS OF INCREASED ACTIVITY

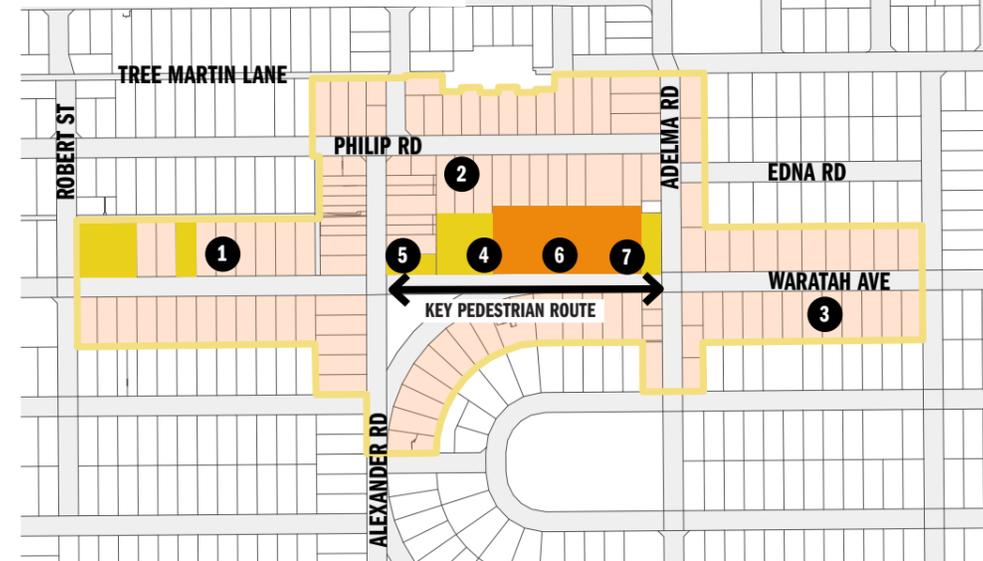


Figure 5: Areas of Increased Activity

#### LAND USE

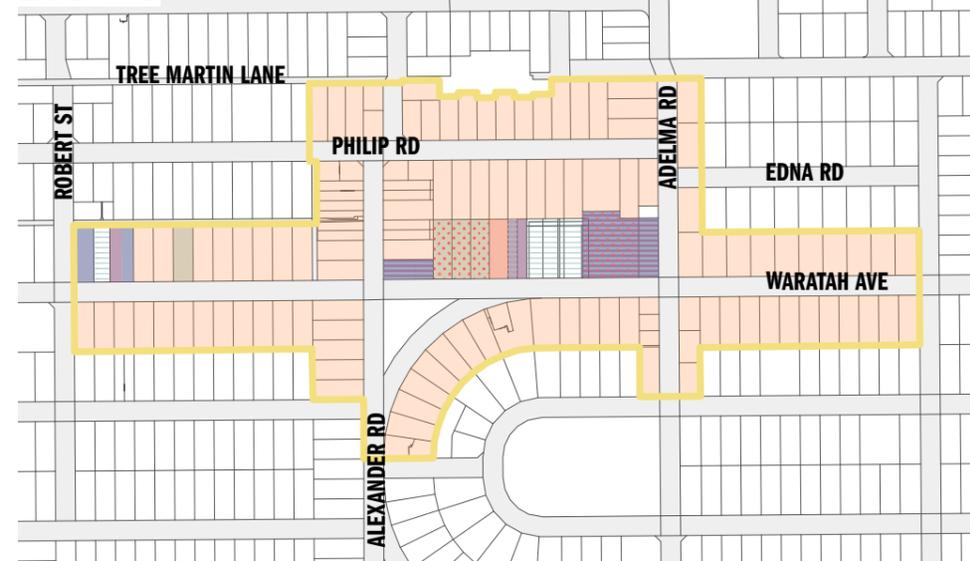


Figure 6: Land Use

#### Legend:

#### Land Use / Activity (PLUC Codes)

- Precinct Boundary
- Residential
- Shop/Retail
- Shop/Retail with Office/Business
- Office/Business
- Office/Business with Service Industry
- Office/Business with Shop/Retail and Entertainment/Recreation/Culture
- Health/Welfare/Community Services
- Health/Welfare/Community Services with Entertainment/Recreation/Culture
- Entertainment/Recreation/Culture
- Vacant Floor Area

PLUC Code source: Department of Planning, Lands and Heritage on behalf of the Western Australian Planning Commission (2015/17).

# TOPOGRAPHY

The undulation of the natural ground plane fundamentally contributes to local distinctiveness. Level sites provide for different streetscapes to undulating sites. The topography of a place is the arrangement of the natural and artificial physical features of an area - an essential factor is the natural ground levels. The level of the ground before any excavation or filling of a site is referred to as the 'natural ground level', whereas the 'finished ground level' is once development has 'finished' with building floor plate, paving, asphalt or landscape. The natural ground levels and undulation of a site can impact the style of development that is proposed.

The rise and fall of the natural ground level can be subtle and indiscernible or extreme and impact access. In all scenarios, development should respond to the topography in a meaningful and sympathetic manner.

The Waratah Village Centre has slight to moderate undulation in the natural ground levels across the Precinct. Along the length of Waratah, the levels rise towards Curlew Road to the east and Robert Street to the west (Section A). The topography falls slightly between Alexander and

Adelma Road, which correlates with the taller buildings in the Precinct (Section A1). This moderate change in levels allows for long, tree-lined sightlines along Waratah, terminating at the palm within the roundabout at the intersection of Waratah Avenue and Adelma Road (Section A2 and A3). Cross-sections of the Precinct in a north-south orientation identify a slightly greater undulation in natural ground levels. The land rises up toward Neville Road and Circe Circle N, to the south of the Precinct (Section B and C).

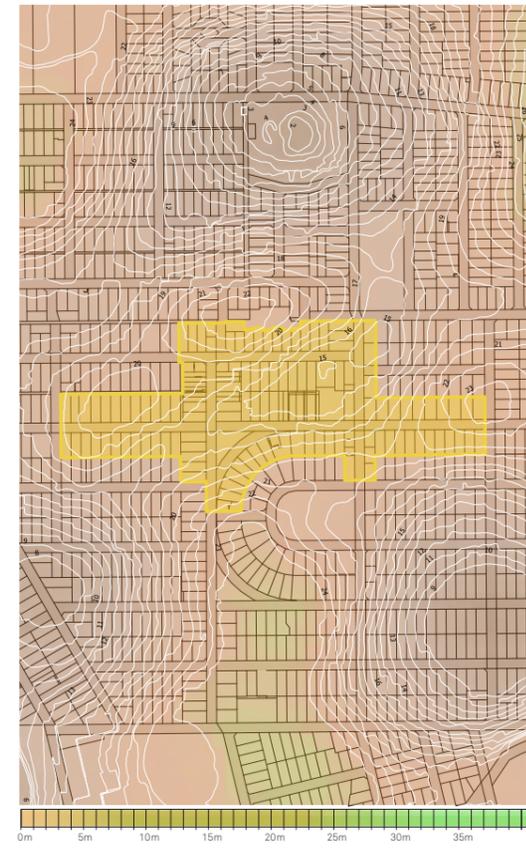


Figure 8: 1m Contour Across Waratah Village Precinct



Figure 9: Location of Cross Section A

## SECTION A - TOPOGRAPHY OF THE PRECINCT ALONG WARATAH AVENUE, IDENTIFYING EXISTING BUILDING HEIGHTS

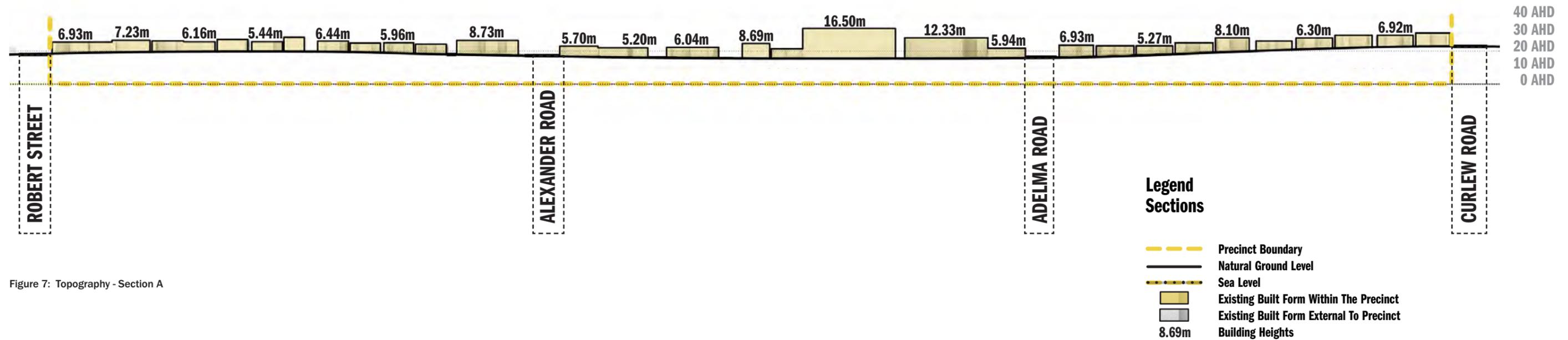


Figure 7: Topography - Section A

Building data sourced from the City of Nedlands Building Footprints (file dated 2013), Data WA Building Heights (file dated 2018) and Sea Level Data sourced from City of Nedlands Topography Data (file dated 2017)

# TOPOGRAPHY

## SECTION A1 - TOPOGRAPHY OF THE PRECINCT WITHIN WESTERN PART OF THE PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS

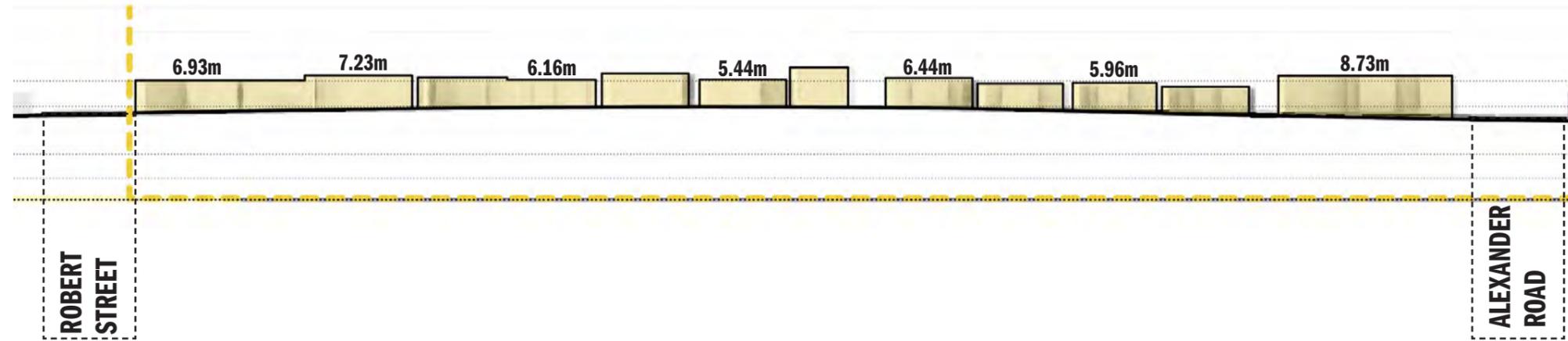


Figure 10: Topography - Section A1

## SECTION A2 - TOPOGRAPHY OF THE PRECINCT WITHIN CENTRAL PART OF THE PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS

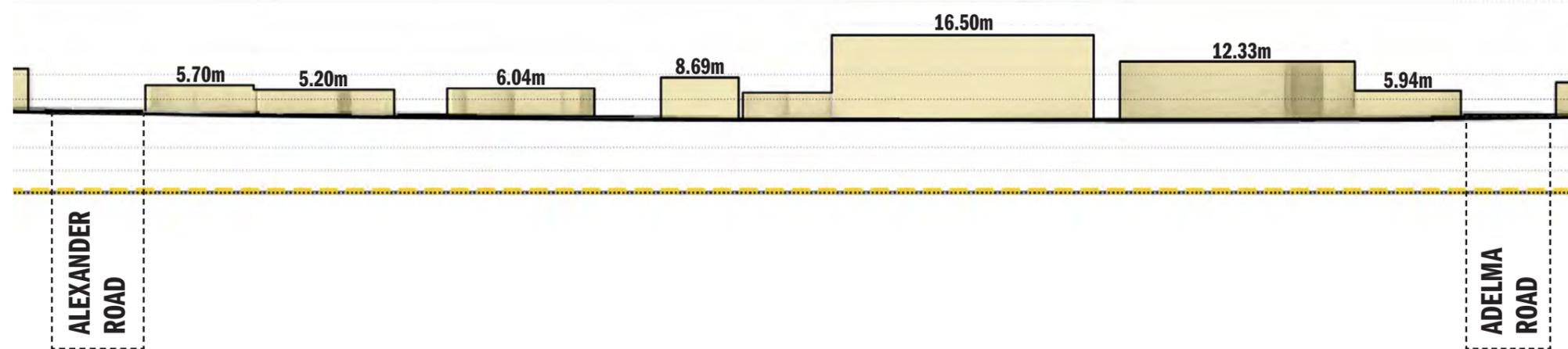


Figure 12: Topography - Section A2

## SECTION A3 - TOPOGRAPHY OF THE PRECINCT WITHIN EASTERN PART OF THE PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS

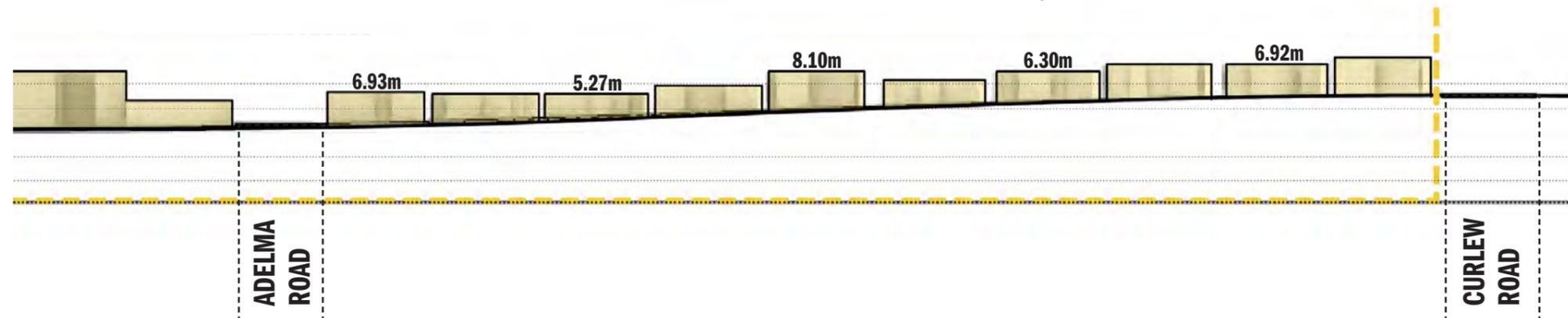


Figure 14: Topography - Section A3

40 AHD  
35 AHD  
30 AHD  
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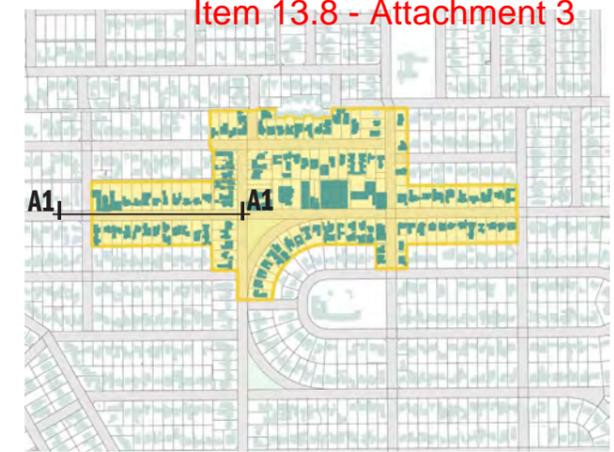


Figure 11: Location of Section A1



Figure 13: Location of Section A2



Figure 15: Location of Cross Section A3

**Legend:**

**Sections**

- Precinct Boundary
- Natural Ground Level
- Sea Level
- Existing Built Form Within The Precinct
- Existing Built Form External To Precinct
- Building Heights

# TOPOGRAPHY

## SECTION B - TOPOGRAPHY OF THE PRECINCT WITHIN WESTERN SUB-PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS



Figure 17: Location of Cross Section B

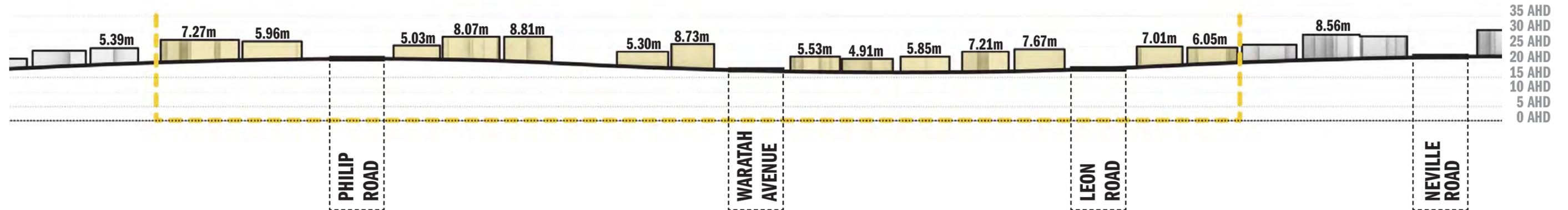


Figure 16: Topography - Section B

## SECTION C - TOPOGRAPHY OF THE PRECINCT WITHIN CENTRAL SUB-PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS

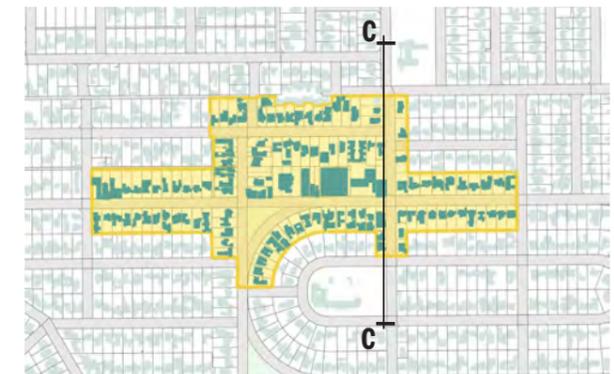


Figure 19: Location of Cross Section C

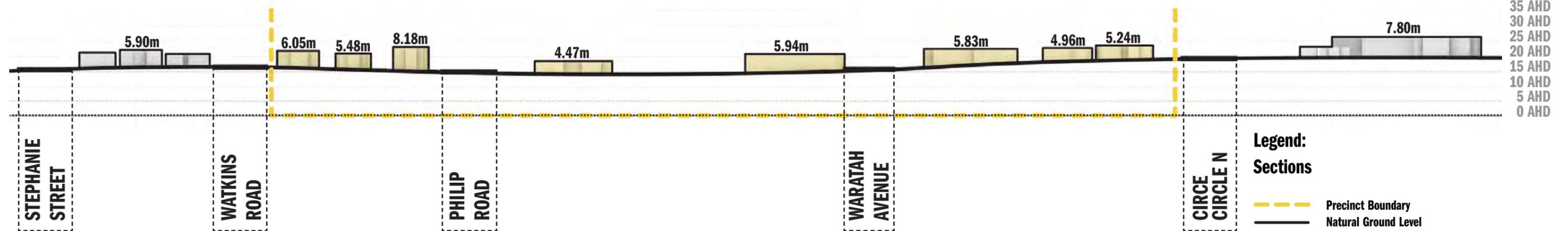


Figure 18: Topography - Section C

**Legend:**

**Sections**

- Precinct Boundary
- Natural Ground Level
- Sea Level
- Existing Built Form Within The Precinct
- Existing Built Form External To Precinct
- 8.69m Building Heights

# BUILT FORM

Built form within the Precinct informs local distinctiveness. The mass, scale and height of buildings are some of the many elements that make up built form character. Building setbacks also establish a relationship with the street and influence the perception of built form bulk.

Importantly, the bulk and scale of buildings need to respond to interfaces and edge qualities between land uses effectively. Quality built form outcomes should both support a sense of place and accommodate future land uses.

The core of the Waratah Precinct provides for local shopping needs within low to moderately scaled buildings. Traditional low-rise shopfronts are alongside medium-rise, mixed use development and retail businesses. The Dalkeith Community Centre is a low-rise building within a large lot.

Substantial, single dwellings of one to two storey surround the mixed use core.

Due to the increase in development intensity, provided via LPS3, there is an opportunity to provide detailed planning provisions to address built form with a focus on the transition between zones.

The built form plan provides an overview of the diversity of the existing built environment within the Precinct. Further plans provide analysis associated with the following existing building elements:

- Setbacks
- Heights
- Footprints.

These qualities will be considered along with streetscape character, landscaping, land use and a range of other built form elements that contribute to local distinctiveness.

With the gazettal of LPS3, there is an opportunity to provide nuanced built form provisions to address the transition and edges to abutting lower density residential developments and provide guidance as to height, setbacks and active ground floor use.

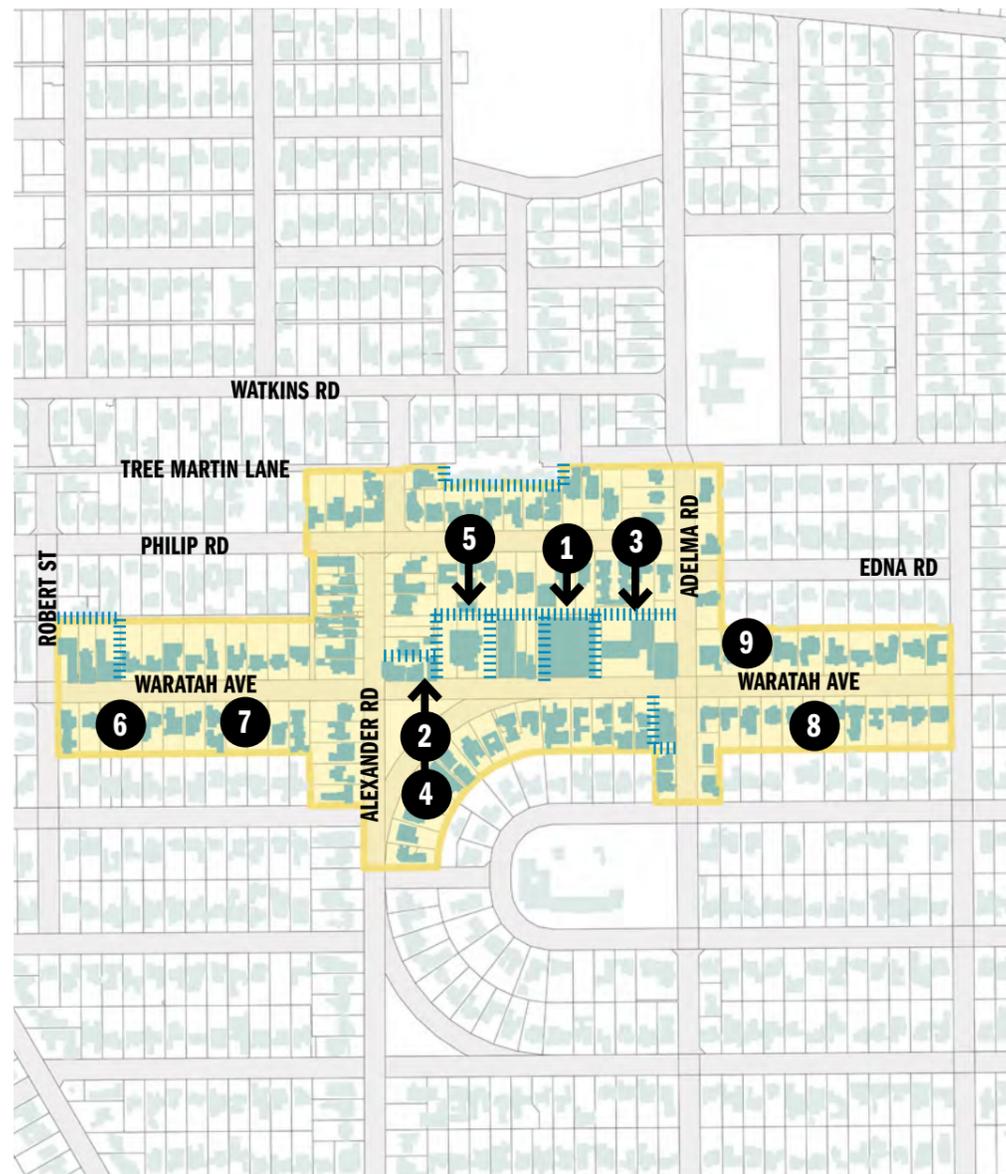


Figure 20: Built Form

MIXED USE	COMMERCIAL	RETAIL	CIVIC	
<p><b>1</b></p>  <p>→ Multiple dwellings and commercial use → Mid-rise</p>	<p><b>2</b></p>  <p>→ Contemporary refurbished traditional → Low-rise</p>	<p><b>3</b></p>  <p>→ Commercial and retail complex → Mid-rise</p>	<p><b>4</b></p>  <p>→ Local cafe → Low-rise</p>	<p><b>5</b></p>  <p>→ Community centre → Low-rise</p>
RESIDENTIAL				
<p><b>6</b></p>  <p>→ Single residential development → Low-rise</p>	<p><b>7</b></p>  <p>→ Two storey, single residential development → Low density, low-rise</p>	<p><b>8</b></p>  <p>→ Single residential dwelling → Low density, low-rise</p>	<p><b>9</b></p>  <p>→ Two storey, residential dwelling → Low density, low-rise</p>	

# BUILDING HEIGHTS

Building height is a key element within the built environment. The perception of building height can be ameliorated through the manipulation of setbacks, bulk, topography, typology and introduction of landscaping. How a building is oriented is also found to contribute to a responsive urban landscape.

Receptive development heights should respond to land uses and zones, as well as current and future contexts. Building height provisions should promote a built form that is responsive to the street and enables a functional and pleasant internal environment.

In general, the Precinct is currently low-rise in nature reflecting the existing, low-density residential uses and moderately scaled retail and commercial activities. Along Waratah Avenue, the Precinct is characterised by single-storey retail uses with exception to the centre of the Precinct, which has a five-storey mixed use building and another medium-rise development. The residential uses are distinctively low-rise throughout the Precinct, including single dwellings and battleaxe lots.

With the gazettal of LPS3 the low-rise residential provisions have been replaced with medium-rise residential and a mixed use zone with a Residential R-AC3 coding, supporting a medium-rise urban centre. There is an opportunity to provide careful consideration of the interfaces between different R-coded zones and the mixed use centre. Abutting the Precinct are areas coded R10 and R12.5, making the consideration of interfaces and edges vital to the overall amenity of the area.

To ensure a seamless transition between densities, the City of Nedlands Local Planning Scheme 3 Proposed Scheme Amendment No. 9 amends R60 and R80 land along Waratah Avenue, Philip and Alexander Roads to R35. Additionally, the City of Nedlands Local Planning Scheme 3 Proposed Scheme Amendment No. 13 amends the peripheral R10 and R12.5 land to a mixture of R20-R40 within the Waratah Village Precinct. These provision amendments provide an enhanced built form outcome for the Precinct where building heights will now reflect the desired character for the Waratah Village Precinct.

## LOW-RISE

### RETAIL



### RESIDENTIAL



## MEDIUM-RISE

### COMMERCIAL



## MEDIUM TO HIGH-RISE

### MIXED USE



### Legend: Building Heights

- Precinct Boundary
- Below 6m
- 6m - 9m
- 9m - 12m
- 12m - 15m
- 15m - 18m
- 18m - 21m
- 21m +

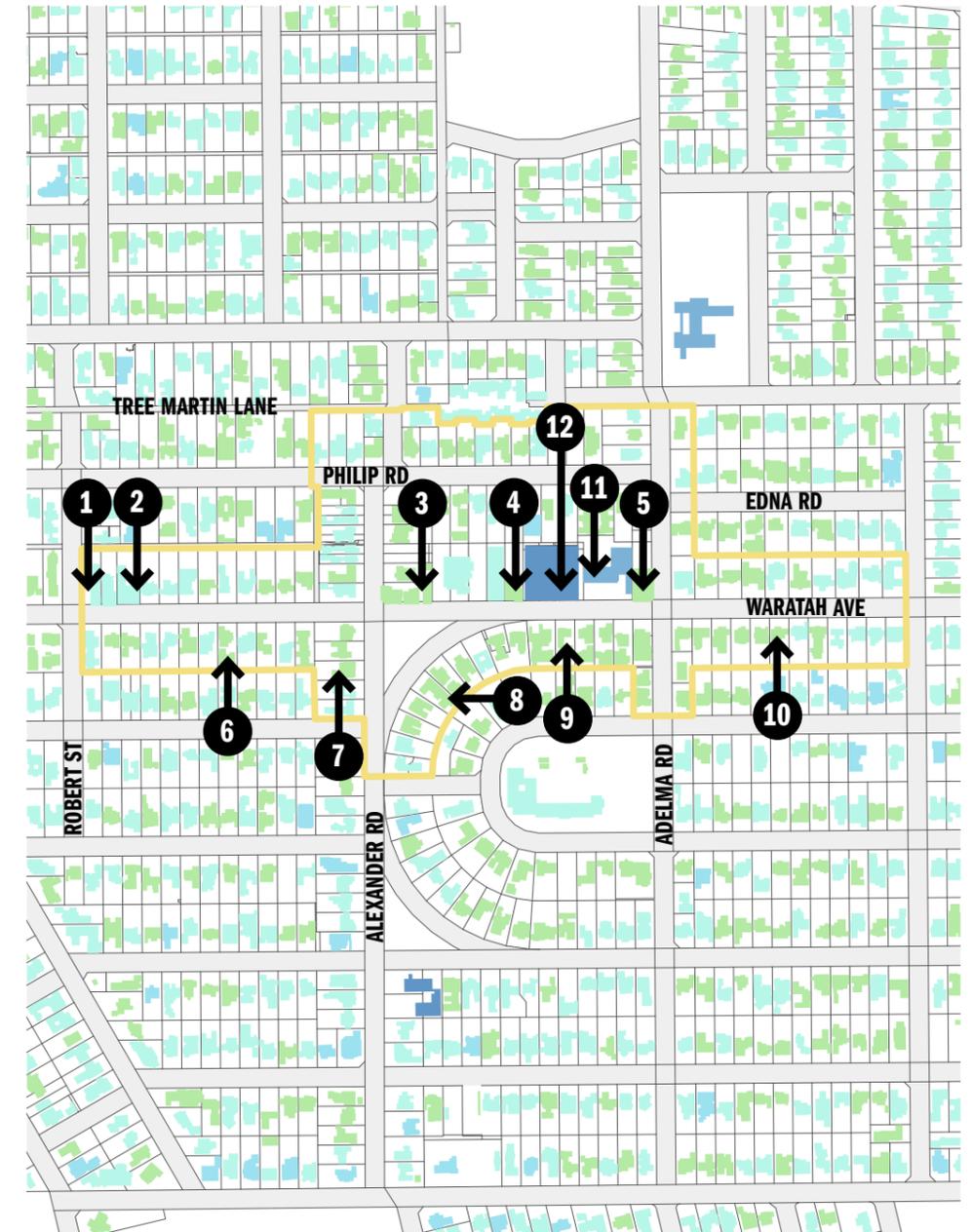


Figure 21: Building Heights

# BUILDING FOOTPRINT

The building footprint is the area the structure (dwelling, shop, office or civic building) occupies on the site. It is essential to understanding local distinctiveness as the building footprint reflects the orientation, siting and bulk of a building. It demonstrates the grain and rhythm of the streetscape.

In general, the building footprints within a Precinct need to respond to and support the function of identified land uses and activities. Commercial and mixed use building footprints tend to be larger in scale to accommodate open plan working arrangements and often occupy a greater area of the site. Single residential building footprints tend to provide for generous areas of private recreation to the front and rear of properties. Importantly, larger-scale commercial or residential developments that are well-designed with appropriate setbacks, facade articulation and landscape can integrate more sympathetically into a streetscape than low-rise buildings with a high site cover and poor consideration of context.

Low-rise, single residential, built form footprints are dominant throughout the Waratah Village Precinct. Significant setbacks provide for mature landscapes to the front of dwellings and large back yards. The residential lots to the extremes of the Precinct, east and the west, along Waratah Avenue have a relatively small building footprint reflecting the historic R10 R-coding. In contrast, the residential lots to the north and south of the Precinct have slightly larger building footprints due to increased residential density codings that have previously been in place. A node of large building footprints abutting Waratah Avenue to the north is predominately located between Alexander and Adelma Road. These lots accommodate low to medium-rise retail and commercial uses as well as the larger-scale mixed use development and the local shopping centre.

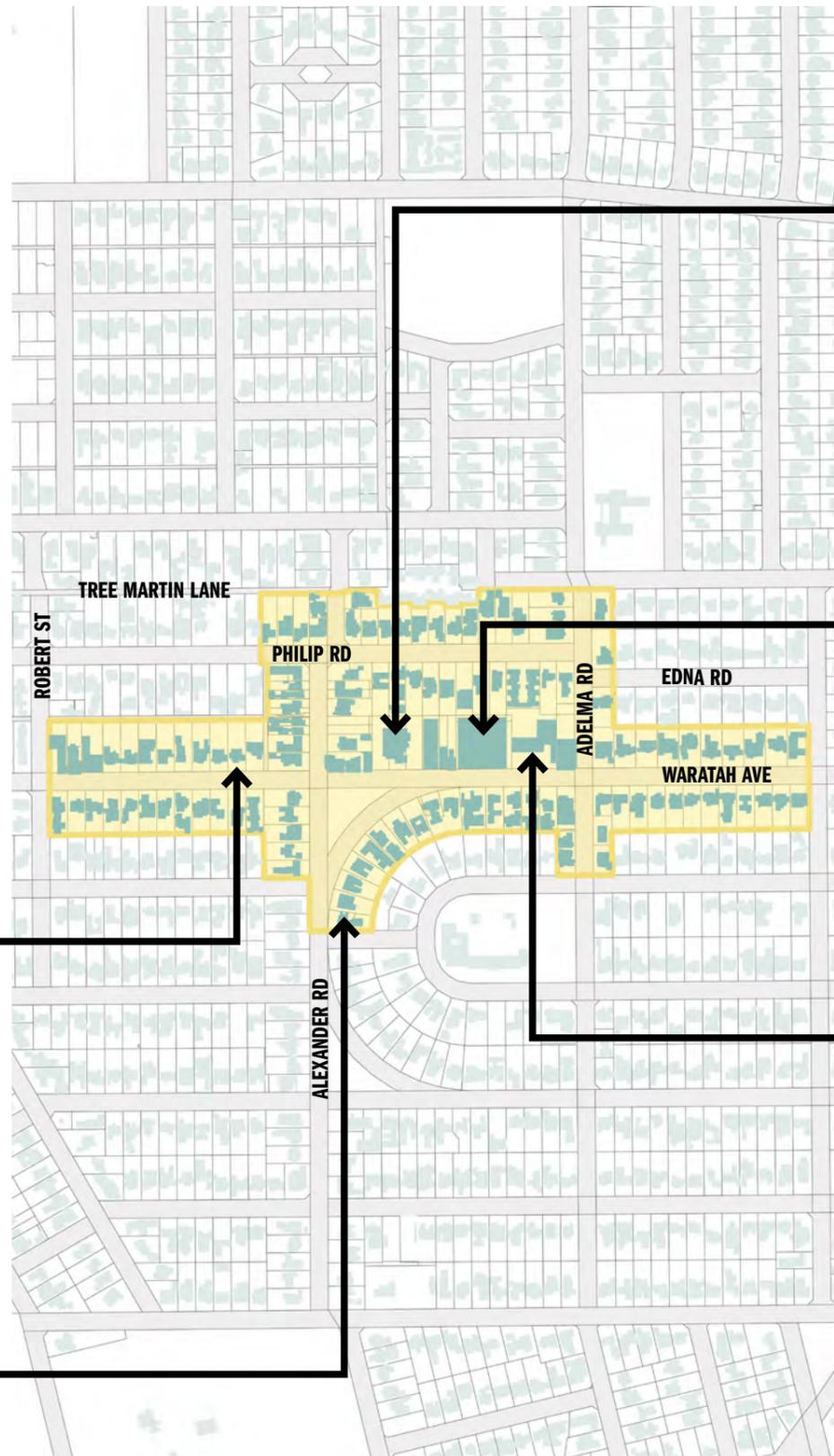


Figure 22: Building Footprint

## COMMUNITY USE FOOTPRINT

- Low-rise
- Medium site cover
- Approx. 55% open space on site



## COMMERCIAL FOOTPRINT

- Medium to high rise
- High site cover
- Approx. 10% open space on site



## RETAIL FOOTPRINT

- Low-medium rise
- Medium site cover
- Approx. 55% open space on site



## RESIDENTIAL FOOTPRINT

- Low-rise
- Low site cover
- Approx. 60% open space on site



## RESIDENTIAL FOOTPRINT

- Low-medium rise
- Medium site cover
- Approx. 55% open space on site



### Legend: Building Footprints

- Precinct Boundary
- Existing Building Footprints Within Precinct
- Existing Building Footprints External to Precinct

Buildings data sourced from the City of Nedlands Building Footprints (dated 2013) & Data WA Building Heights Information (dated 2016).

# BUILDING SETBACKS - PRIMARY STREET

Built form setbacks influence the perception of Precinct character and streetscape amenity. A setback refers to the horizontal distance between a wall or building and an adjacent lot boundary, measured at right angles (90 degrees) to the boundary.

Any proposed development should provide for setbacks that positively contribute to the streetscape. Well-designed setbacks are responsive to the physical characteristics of the site and manage constraints and opportunities to create optimal amenity outcomes.

The setbacks to retail and commercial buildings in the Waratah Village Precinct are relatively consistent. The majority of the commercial uses have nil to 3m setback from the primary street, including both the traditional and the more modern forms of development found along Waratah Avenue. The centre of the Precinct has a mix of low to medium rise commercial use buildings which have a relationship with the existing tree-lined street character.

Within the central core of the Waratah Village Precinct, a distinctive mixed commercial complex and supermarket have a setback of up to 12m, with at-grade car parking forward of the lot. This larger setback is also reflected in the location and orientation of the community centre further to the west.

Residential setbacks within the Waratah Village Precinct range from nil to 9m. The majority of residential primary street setbacks found in the Waratah Village Precinct are 6-9m and are predominately two-storey dwellings. These setbacks reflect the planning provisions of the Residential Design Codes Volume 1 and the previous City of Nedlands Town Planning Scheme No. 2 (TPS2). Along Adelma Road two dwellings are found to have a primary street setback of below 3m. Additionally, there are a small number of lots (to the north and east) that have a primary setback between 3m and 6m, typically found on corner lots.

It is important to find opportunities to preserve and enhance the leafy-green character of the Precinct. Outside of the Mixed Use and Local Centre areas, appropriate setbacks to development could safeguard the existing streetscape character and preserve the local sense of place. There is an opportunity to provide more detailed setback guidance to inform the streetscape character and address the transitions between differently coded areas across the Precinct.

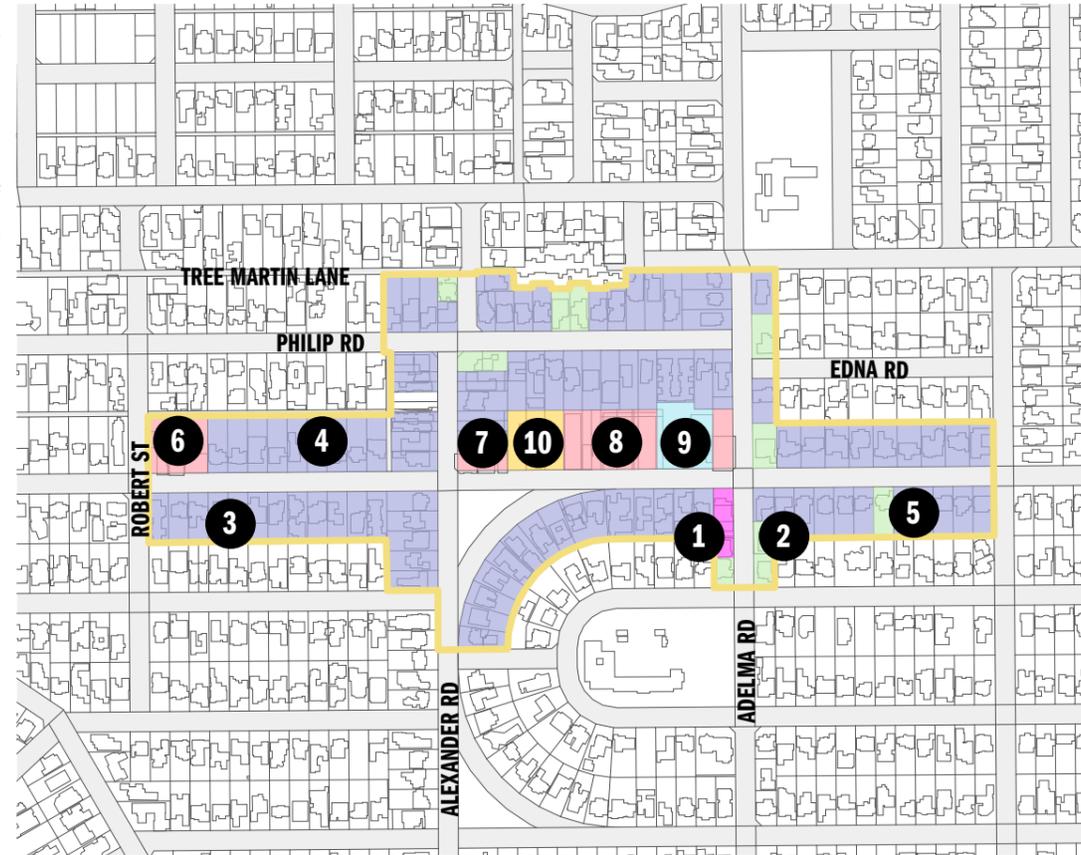


Figure 23: Building Setbacks – Primary Street

## Legend: Building Setbacks

- Precinct Boundary
- Primary Streetbacks**
- Nil to 3m Setback - Residential
- 3m to 6m Setbacks - Residential
- 6m to 9m Setback - Residential
- Nil to 3m Setbacks - Commercial and Mixed Use
- Upto 12m Setback - Commercial/Retail
- 12m + Setbacks - Civic

### NIL TO 3M SETBACKS - RESIDENTIAL

→ Setbacks characterised by picket fencing, vegetated planting beds and trees



### 3M TO 6M SETBACKS - RESIDENTIAL

→ Setbacks characterised by vegetated planting beds, trees and driveway access



### 6M TO 9M SETBACK - RESIDENTIAL

→ Setbacks influenced by large front yards and small retaining walls



### NIL TO 3M SETBACKS - COMMERCIAL AND MIXED USE

→ Setbacks include an active ground plane with opportunities alfresco dining



### UP TO 12M SETBACK - COMMERCIAL AND RETAIL

→ Setback dominated by at-grade car parking to service the commercial and retail land uses



### 12M + SETBACKS - CIVIC

→ Setback includes at-grade car parking and vegetated garden beds



# BUILDING SETBACKS - SIDE

Side setbacks assist in defining building envelopes and are expressed as a minimum distance in metres between the building and the site boundary. Side setbacks moderate the extent of built form in order for land to be effectively used for open space, courtyards, driveways, stormwater run-off management, tree planting and landscaping.

In terms of residential dwellings, the Waratah Village Precinct includes side setbacks of less than 2m. Side setbacks that are greater than 2m are sparsely distributed

throughout the Precinct and not generally present on both sides of a lot. The majority of greater than 2m setbacks are located along Genesta crescent and at the intersections of Adelma, Philip and Edna Road.

Commercial side setbacks share the same attributes as the residential setbacks, being predominately less than 2m. Although, the Nedlands Community Care Centre and the Dalkeith Fresh IGA have side setbacks of greater than 2m, providing for vehicle circulation and rear car parking.



Figure 24: Building Setback - Side

## LESS THAN 2M SIDE SETBACK



## GREATER THAN 2M SIDE SETBACK



- Legend:**  
**Side Setbacks**
- Precinct Boundary
  - Less than 2m
  - Greater than 2m
  - Commercial Development

Buildings data sourced from the City of Nedlands Building Footprints (March 2013)

# BUILDING SETBACKS – REAR

A rear setback is defined as a minimum distance in metres between the building and the rear site boundary. Rear setbacks can be effectively used for open space, courtyards, driveways, stormwater run-off management, tree planting and landscaping. Appropriate rear setbacks can also ameliorate the interface between differently coded areas.

Commercial rear setbacks are predominately greater than 6m (to accommodate parking and vehicle circulation) with commercial development at the intersection of Alexander Road and Waratah Avenue having setbacks that are less than 2m.

In terms of residential dwellings, the Waratah Village Precinct includes rear setbacks that are greater than 6m. Rear setbacks that are less than 2m are primarily located within the central and southern areas of the Precinct.



Figure 25: Building Setback – Rear

## LESS THAN 2M REAR SETBACK



## GREATER THAN 6M REAR SETBACK



- Legend:**  
**Rear Setbacks**
- Precinct Boundary
  - Less than 2m
  - Greater than 6m
  - Commercial developments

Building data sourced from the City of Nedlands Building Footprints (June 2022)

# FAÇADES AND MATERIALS

The materials and textures of building and public realm features combine to inform and reflect a local sense of place. Much of the current materiality reflect the character of the area and the different stages of development. The many homes across the City have diverse architectural styles. After World War I, the Federation Cottage and Bungalow styles were widespread, and variants of the California Bungalow and Old English style homes were also prevalent. The materials associated with these dwellings are typically brick, tile with a rich red brick and terracotta colouring with off white and cream features.

Within the general locality, modern single and double-storey residential dwellings are interspersed with high-quality Inter-War Functionalist, and Inter-War Old

English style homes (1). These homes exhibit attention to architectural detail and the use of high-quality materials such as stone and variegated brickwork.

Commercial and civic buildings are diverse in character and materiality. Traditional shopfront style retail was constructed in the 1940s, with single-storey masonry and iron buildings with parapet walls concealing the roofs located along Waratah Avenue (2-3). The parapet walls are simple, some stepped, some with simple detailing, and all shops having boxed metal awnings cantilevered over the footpath. Shopfronts have been altered over time, with little original detailing remaining. The design of the Dalkeith Village Shopping Centre reflects elements of an Inter-War Old English character with intense contrasting colours (4).

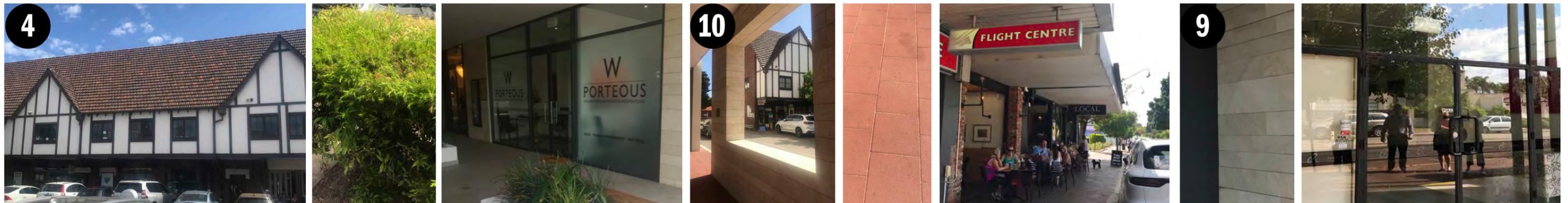
The low-rise, rendered masonry and tile, Dalkeith Hall and Community Centre is a mix of styles initially constructed in 1955 with alterations in 1998 (5).

The larger scale contemporary mixed use development has integrated modern building techniques with quality and restrained materials and colours (6-7). Tones and colours reference the richness of the darker red brick, darker-toned tiles and stone with the bulk of the building being an off white colour (8-10).

Any new built form should embrace a diverse mix of the highest quality building materials. There is an opportunity for a contemporary interpretation of the existing materiality and rich, sophisticated colouring. The choice of materials can contribute to environmental sustainability with an

opportunity to encourage enduring, robust materials with a recycled component. Natural warm-toned materials, including stone and timber, should be integrated into design outcomes. In the right locations, the meaningful integration of locally inspired artworks would also contribute to a thoughtful, more inclusive local sense of place.

The design of built form should consider the constraints of the site, and provide highly articulated forms with elegant, vertical proportions. Blank imposing façades should be avoided, with consideration for an appropriate interface with the public realm and adjoining properties.



## COMMERCIAL



## RETAIL, HOSPITALITY AND COMMUNITY

## CIVIC AND COMMUNITY



## RESIDENTIAL

Figure 26: Façades and Materials

# HERITAGE AND CHARACTER

The important elements of an enduring sense of place are the character and heritage qualities of buildings and places within a Precinct. It is also important to consider that there are differences between heritage and character. A heritage place has a formal recognition that it is of cultural heritage significance (either at a Local or State level). The process of listing a property ensures that any proposed changes respect and retain those qualities and characteristics that make the place significant. Heritage Significance is defined in terms of aesthetic, historic, scientific, social or spiritual value for all past, present and future generations. Determining Heritage Significance is a detailed process where places of different age, condition and style are reviewed by a heritage expert. Character includes the private built environment as well as public spaces, relating to the uniqueness of the urban landscape. It is complex to define as it includes the accumulation and interaction of many elements such as vegetation, scale and bulk of built form, size of verges, street trees, setbacks and use of materials.

No heritage listed places are within the Waratah Village Precinct. Two places situated to the south of the Precinct are on the State Register and the City of Nedlands Heritage List. 32 Genesta Crescent is an Inter-War Functionalist architectural style residential development that is listed as State Heritage Place No. 04651. Another distinctive feature to the south of the Precinct is St. Lawrence's Anglican Church and Rectory. This structure is listed as State Heritage Place No. 04576. There are no Municipal Inventory listings within the Waratah Village Precinct, but there are three nearby. These listings are classified as categories A, B and C respectively.

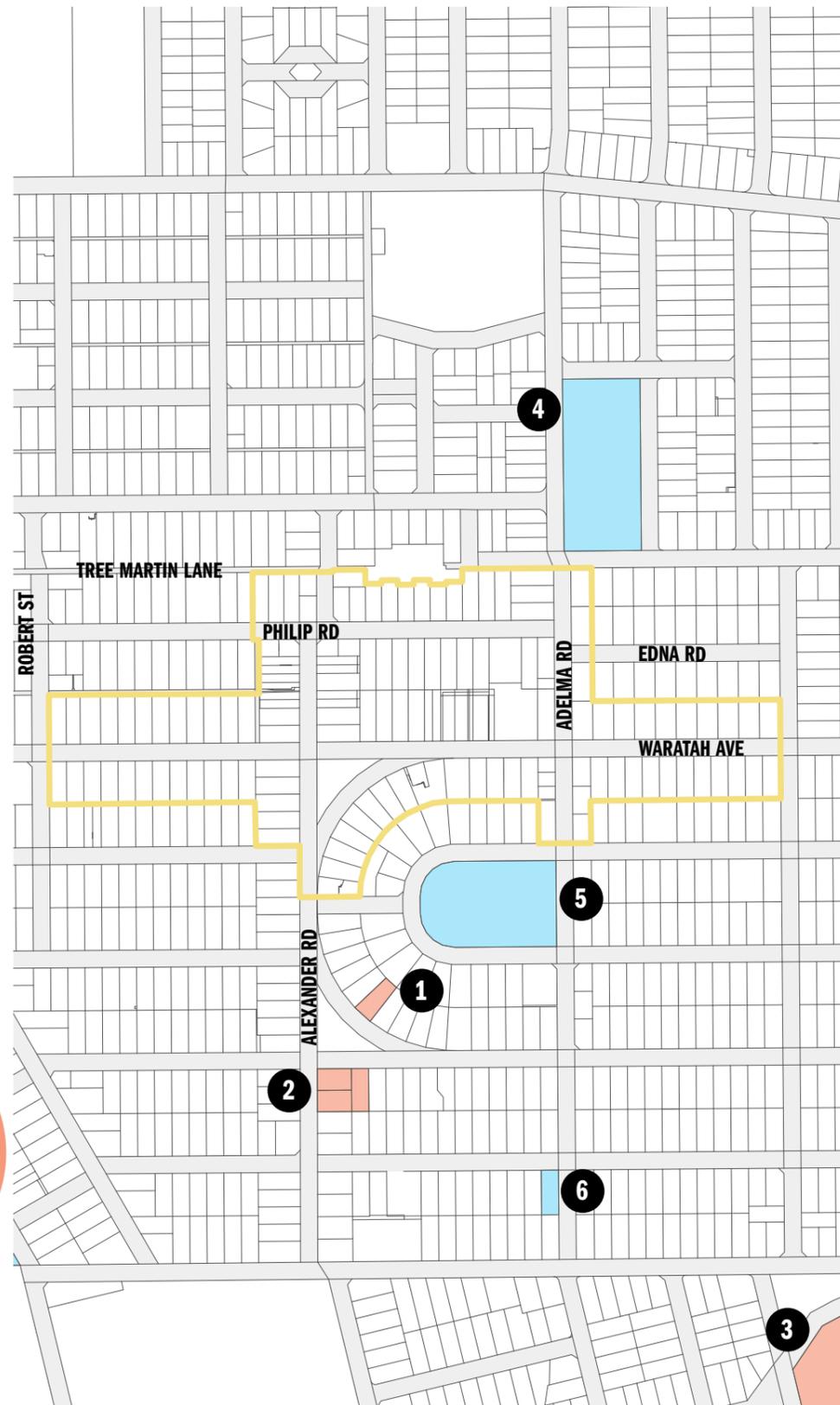


Figure 27: Heritage and Character

## STATE HERITAGE LISTINGS AND CITY OF NEDLANDS HERITAGE LIST

### → State Heritage Listings

The State Register of Heritage Places is a statutory list of places that have been assessed by the Heritage Council of WA and are considered to have cultural heritage significance for Western Australia. There are a number of State-listed places within the City of Nedlands.

### → City of Nedlands Heritage List

The City of Nedlands has a Heritage List containing a small number of properties that have statutory protection under the planning framework.



- 32 Genesta Crescent
- Two storey residential house
- Constructed 1939-1940
- Inter-War Functionalist Style



- Corner Viking Road and Alexander Road
- Religious building
- Constructed in 1957
- Post-war Ecclesiastical Style



- Birdwood Parade
- Sunset Hospital
- Constructed in 1904-1906
- Federation Arts and Crafts Style

## MUNICIPAL INVENTORY LISTINGS

### → Municipal Inventory Heritage Listings

The Heritage of Western Australia Act 1990 requires all local governments to compile a Municipal Inventory (MI). The City of Nedlands MI was originally compiled in 1999 and adopted in 2001. An updated version of the Municipal Inventory was endorsed by Council in October 2018 and includes 5 heritage classifications from A -E as per the City of Nedlands Management Categories document.



- Corner Adelma Road and Gallop Road
- Category A heritage management
- Carmelite Monastery
- Constructed 1935
- Inter-War Gothic Style



- 44 Circe Circle
- Category B heritage management
- Dalkeith Primary School
- First constructed in 1937
- Inter-War Stripped Classical Style



- 40 Minora Road
- Category C heritage management
- Two storey residential house
- Constructed in 1936
- Inter-War Old English Style

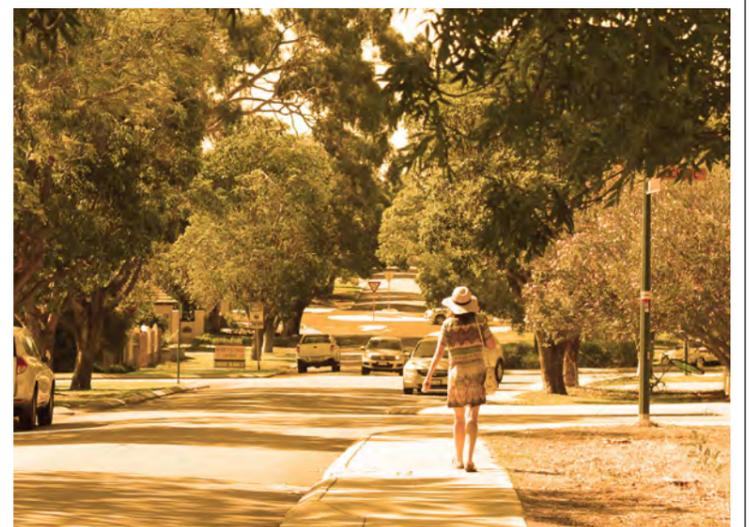
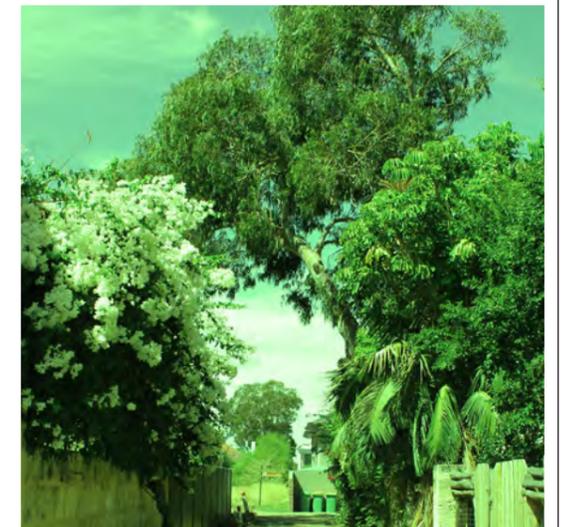
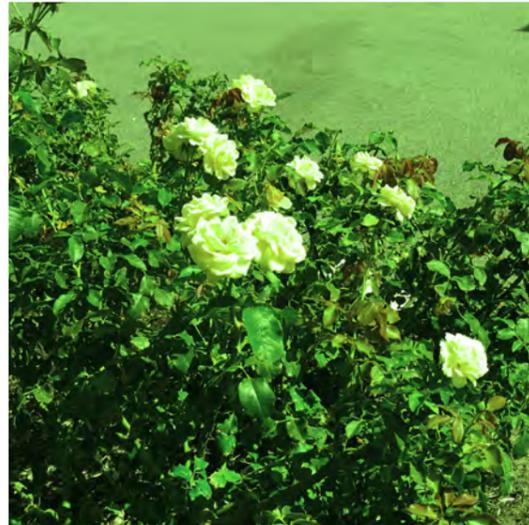
### Legend: Heritage Sites

- Precinct Boundary
- State Heritage Listings and City of Nedlands Heritage List
- Municipal Inventory Listings

Heritage source: City of Nedlands Municipal Inventory 2023 & updated 2024.

# 4. PUBLIC REALM

A review of the elements within the public realm that combine to create a unique sense of place.



# EXISTING LANDSCAPE CHARACTER

The concept of landscape character is underpinned by a combination of many elements that include trees, vegetation, hardscape, paving, planters and street amenities. Landscape character relates to a distinct pattern of recognisable features within an area.

Green spaces can provide for inviting micro-climates contributing to the overall amenity of the Precinct. Importantly, the choice of plants and landscape materials contributes to an authentic sense of place that can be enjoyed by the community.

Within the Waratah Village Precinct, mature street trees are located along most residential streets. These mature trees can predominately be found to the east and west of the Waratah Village Precinct along Philip, Alexander and Adelma Roads. Where retail and commercial uses are present along Waratah Avenue, there are minimal landscape elements and mature tree plantings within the streetscape. Opposite

of the retail and commercial uses is the green space of Genesta Park which provides a lower scale of landscape integration into the Precinct.

There are opportunities to improve the landscape character along the length of Waratah Avenue and the surrounding streets of Philip, Alexander and Adelma Roads. Through the provision of well-designed soft and hard landscaping, this Precinct will have improved amenity outcomes. While most surrounding streets are leafy-green in character, the central area of the Waratah Village Precinct has the highest level of opportunity for landscape integration. The ongoing maintenance and preservation of existing mature street trees throughout the Precinct will also support the distinctive and local sense of place for the Waratah Village.



Figure 28: Existing Landscape Character

## UNDULATING GRADIENT

→ Undulating natural ground levels result in private lots located below the level of the road reserve



## MATURE TREES

→ Mature trees in road reserve and local parks provide shade and contribute to an improved streetscape quality  
 → Existing street tree species are noted on a separate plan



## MAIN STREET

→ Nil (or reduced) setbacks restrict opportunities for soft landscape



## RESIDENTIAL

→ Established grass verges with large, shady street trees in the road reserve  
 → Well kept, green domestic gardens  
 → Limited or visually permeable fencing in primary setback delineating the private and public spaces



# EXISTING LANDSCAPE CHARACTER



## CIVIC

→ Opportunity to improve the landscape and rationalise access arrangements



## UNDULATING GRADIENT

→ Undulating natural ground levels result in private lots located below the level of the road reserve



## MATURE TREES AND POCKET PARK

→ Mature trees in road reserve and local parks provide shade and contribute to an improved streetscape quality  
 → Existing street tree species are noted on a separate plan



## RESIDENTIAL SINGLE DWELLINGS

→ Established grass verges with large, shady street trees in the road reserve  
 → Well kept, green domestic gardens  
 → Limited or visually permeable fencing in primary setback delineating the private and public spaces



Figure 29: Existing Landscape Character

## RETAIL AND COMMERCIAL

→ Extensive setback provides an opportunity for landscape or public plaza creating a community focal point for the Precinct



## MAIN STREET

→ Nil (or reduced) setbacks restrict opportunities for soft landscape



## RESIDENTIAL

→ Side boundaries and reduced setbacks to residential buildings with a reduced verge influences street character  
 → Increased number of cross overs reduces opportunities for street trees



### Legend:

- Precinct Boundary
- Main Street
- Residential
- Residential (Single Dwellings)
- Undulating Gradient
- Civic
- Retail/Commercial
- Tree Location

# EXISTING LANDSCAPE CHARACTER



## RESIDENTIAL AND COMMERCIAL

→ Increased number of cross overs and parking spaces reduce opportunities for street trees



## RESIDENTIAL SINGLE DWELLINGS

- Established grass verges with large, shady street trees in the road reserve
- Single, lower scale houses set back from the street edge
- A diversity of fencing delineating the private and public spaces
- Bus shelters in Waratah Avenue road reserve



### Legend:

- Precinct Boundary
- - - Sub-Precinct Boundary
- Residential and Commercial
- Residential (Single Dwellings)
- Tree Location

Lot Boundaries data sourced from City of Nedlands Property Cadastral Data (file dated 2020)

## REDUCED STREET TREES

- Reduced number of mature trees in road reserve influences streetscape quality
- Existing street tree species are noted on a separate plan



Figure 30: Existing Landscape Character

# TREE SPECIES

Trees are a positive contribution to the streetscape. They are highly visible and appealing. Trees and shrubs provide shade, habitat, improve the micro-climate while contributing to the aesthetics of a place. Importantly, research also tells us both physical and mental health outcomes are supported by access to nature.

Selecting native tree species can contribute to an authentic sense of place, but also complementing and contributing to an established landscape approach is important.

The trees identified are located within the road reserve and complement the mature vegetation within the private properties. They

are a combination of native and exotic trees. The leafy-green character of Nedlands is an enduring quality that is loved by the community. There is an opportunity to enhance areas that have reduced tree canopy coverage both within the road reserve and private lots.

**BOX SCRUB**



**LOPHOSTEMON CONFERTUS**

**KURRAJONG**



**BRACHYCHITON POPULNEUS**

**FLAMBOYANT**



**DELONIX REGIA**

**BLUE GUM**



**EUCALYPTUS LEUCOXYLON**

**PEPPERMINT MYRTLE**



**AGONIS FLEXUOSA**

**AMERICAN SWEETGUM**



**LIQUIDAMBAR STYRACIFLUA**

**CHINESE TALLOW TREE**



**SAPIUM SEBIFERUM**

**MOPTOP ROBINIA**



**ROBINIA UMBRACULIFERA 'MOPTOP'**

**CALLERY PEAR**



**PYRUS CALLERYANA**

**JACARANDA**



**JACARANDA MIMOSIFOLIA**

**ASH - GOLDEN**



**FRAXINUS EXCELSIOR 'AUREA'**

**TIPA**



**TIPUANA TIPU**

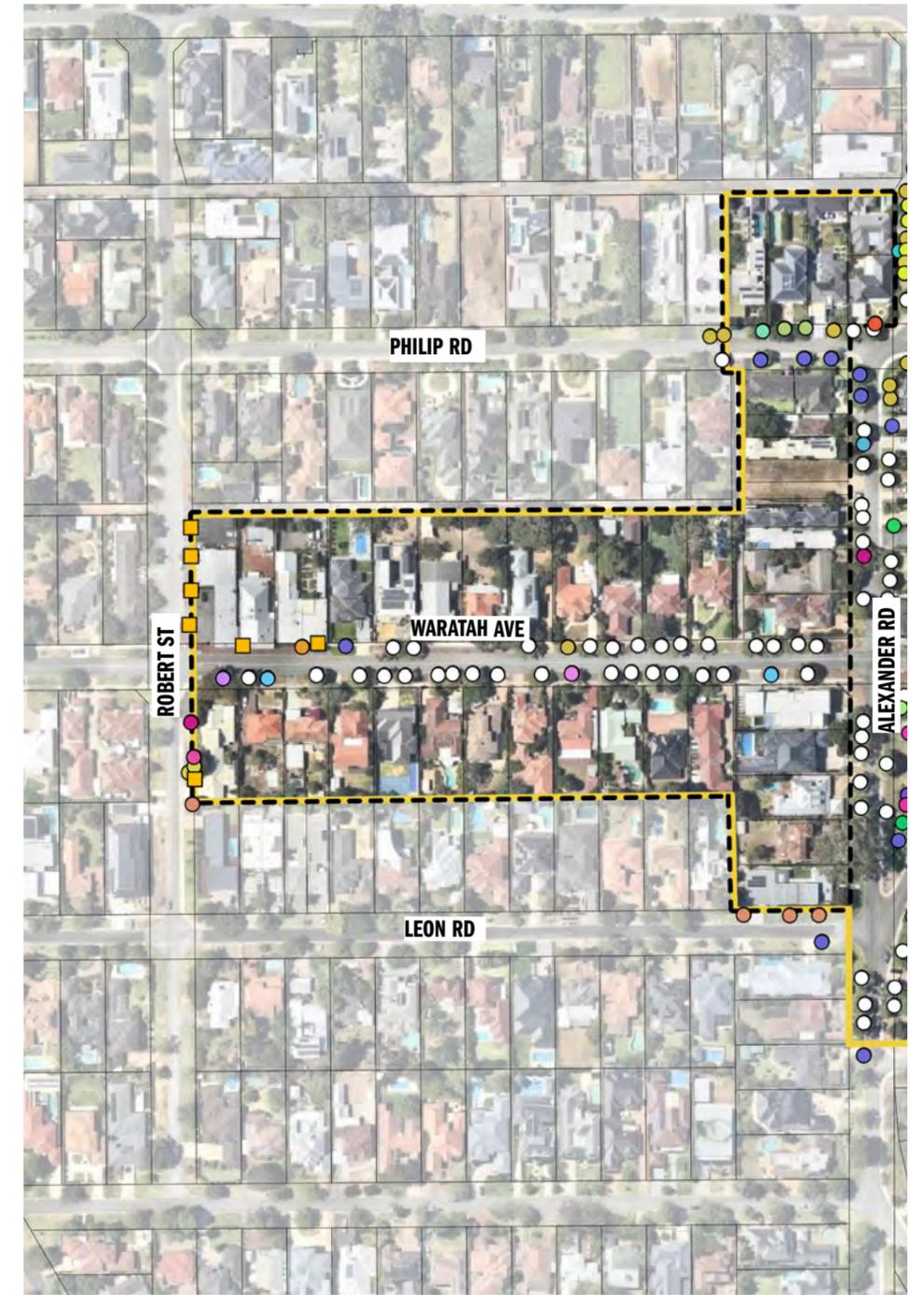


Figure 31: Tree Species

**CHINESE ELM**



**ULMUS PARVIFOLIA**

**Legend:**

- Precinct Boundary
- Sub-Precinct Boundary
- Species

Aerial map sourced from Nearmap (file dated 2020). Tree species data sourced from the City of Nedlands (file dated 2020). Species photos sourced from the websites: <https://www.bonarrurseries.com/>, <https://metrosideros-excelso-vibrance.com/>, <http://ellenbytreefarm.com/> and <https://www.ala.org.au/>

# TREE SPECIES

○ BOX SCRUB



LOPHOSTEMON CONFERTUS

● PEPPERMINT MYRTLE



AGONIS FLEXUOSA

● CREEK BOTTLEBRUSH



CALLISTEMON VIMINALIS

● CANARY ISLAND DATE PALM



PHOENIX CANARIENSIS

● RED FLOWERING GUM



CORYMBIA FICIFOLIA

● JACARANDA



JACARANDA MIMOSIFOLIA

■ CALLERY PEAR



PYRUS CALLERYANA

● CHINESE TALLOW TREE



SAPIUM SEBIFERUM

● ASH - GOLDEN



FRAXINUS EXCELSIOR 'AUREA'

● MARRI



CORYMBIA CALOPHYLLA

● NORFOLK ISLAND PINE



ARAUCARIA HETEROPHYLLA

● JARRAH



EUCALYPTUS MARGINATA

● CHINESE ELM



ULMUS PARVIFOLIA

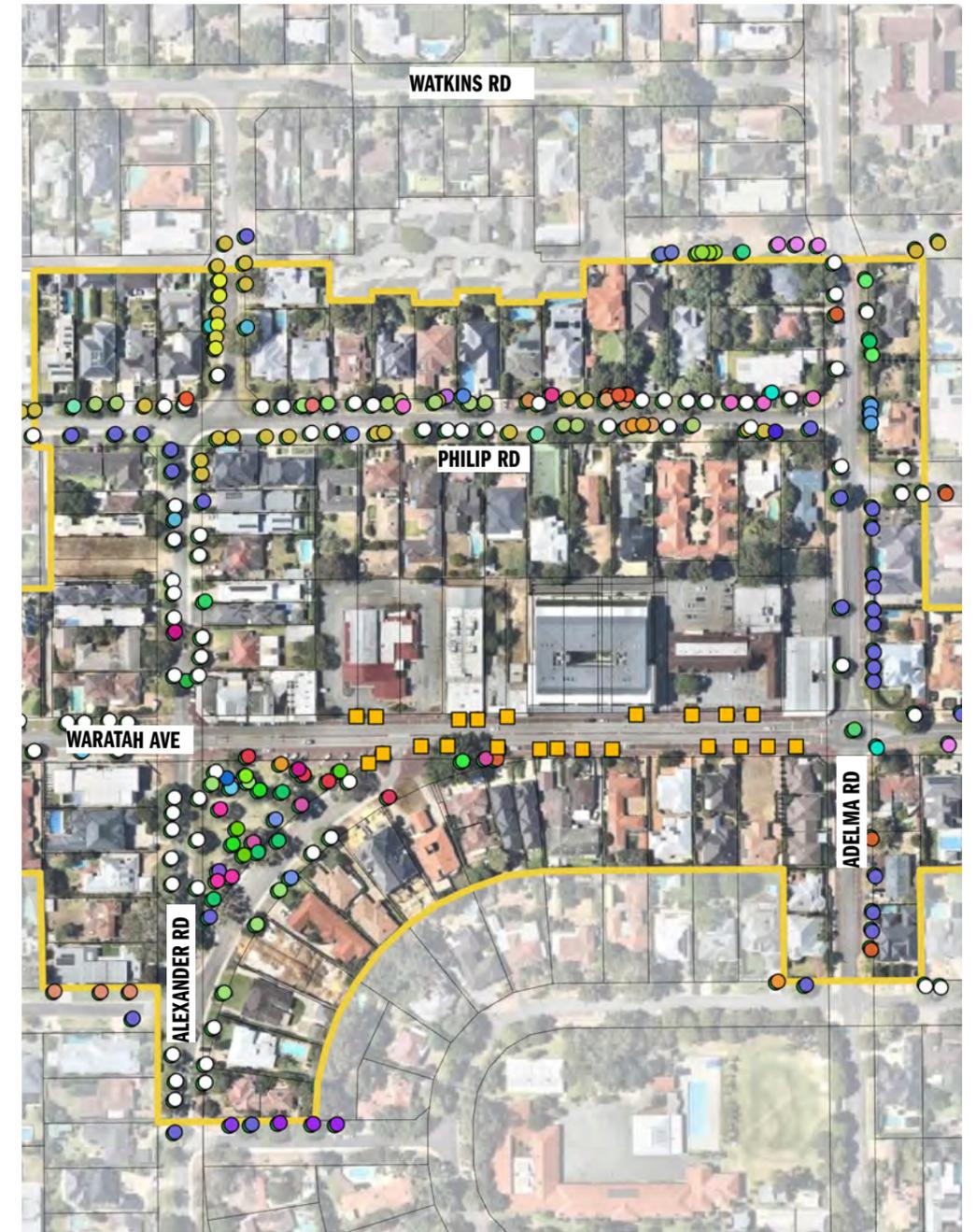


Figure 32: Tree Species

Legend:

- Precinct Boundary
- Sub-Precinct Boundary
- Species

Aerial map sourced from Nearmap (file dated 2020). Tree species data sourced from the City of Nedlands (file dated 2020). Species photos sourced from the websites: <https://www.benarumseries.com/>, <https://metrosideros-excelso-vibrance.com/>, <http://ellenbytreefarm.com/> and <https://www.ala.org.au/>

# TREE SPECIES

○ BOX SCRUB



LOPHOSTEMON CONFERTUS

● PEPPERMINT MYRTLE



AGONIS FLEXUOSA

● CREEK BOTTLEBRUSH



CALLISTEMON VIMINALIS

● KURRAJONG



BRACHYCHITON POPULNEUS

● AMERICAN SWEETGUM



LIQUIDAMBAR STYRACIFLUA

● JACARANDA



JACARANDA MIMOSIFOLIA

● FLAMBOYANT



DELONIX REGIA

● CAESIA



EUCALYPTUS CAESIA 'SILVER PRINCESS'

● BULL OAK



ALLOCASUARINA FRASERIANA

● SYDNEY BLUE GUM



EUCALYPTUS SALIGNA

● CUPRESSUS SEMPERVIRENS



CUPRESSUS SEMPERVIRENS

★ ITALIAN CYPRESS



EUCALYPTUS RUDIS

● WHITE MULBERRY



MORUS ALBA



Figure 33: Tree Species

**Legend:**

- Precinct Boundary
- Sub-Precinct Boundary
- Species

Aerial map sourced from Nearmap (file dated 2020). Tree species data sourced from the City of Nedlands (file dated 2020). Species photos sourced from the websites: <https://www.benararseries.com/metrosideros-excelsa-vibrance>, <http://ellenbytreefarm.com/> and <https://www.ala.org.au/>

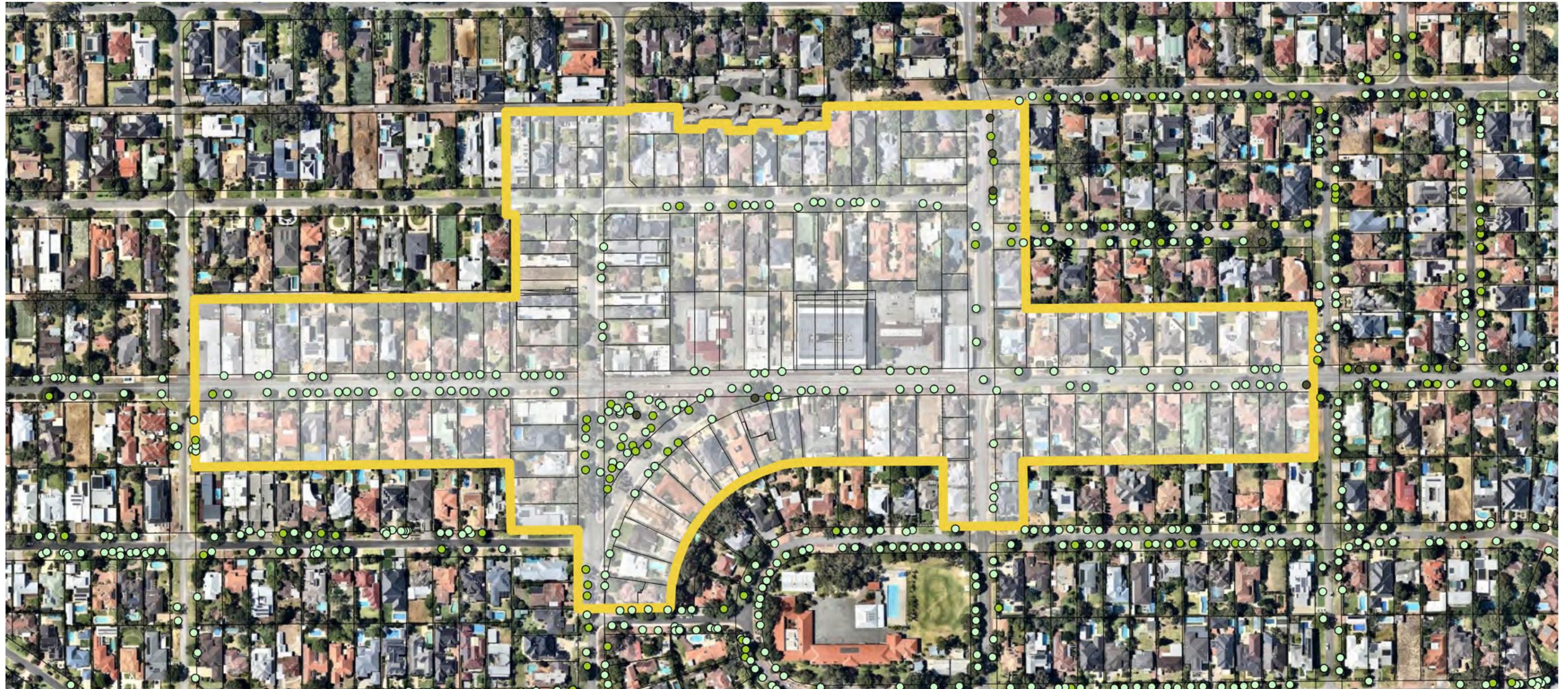


Figure 34: Tree Heights

### Legend:

 Precinct Boundary

### Tree Heights:

-  Below 4m
-  4m-6m
-  6m-9m

# PUBLIC REALM AND OPEN SPACES

Healthy communities have access to welcoming public spaces that offer both a range of active and passive recreation opportunities. These opportunities include the use of parks for leisure, sporting facilities, and recreation, spiritual and civic buildings. Public spaces can range in character and attract a number of users-the best places adopt an intergenerational approach. Tree-lined streets can also have a positive contribution to the public realm, offering a less formal space but a distinctive sense of place.

The best public spaces support a sense of local distinctiveness and meet the needs of the local community. Places can be enhanced through the integration of references to local historical events and sensitive cultural understandings. Successful spaces are shown to be social, activated, universally accessible and also provide opportunities for quiet contemplation for all members of the community.

Easily accessible parklands surround the Waratah Precinct. Two regional spaces are located to the south, being David Cruickshank Reserve and the Sunset Heritage Precinct, with College Park to the north. Blain Park and Mason Gardens complement local public open space within the Waratah Precinct. The mature trees and sports grounds of the Dalkeith Primary School also positively contribute to the leafy-green sense of place with places of worship complementing community activities. Genesta Park lies within the village Precinct and offers spaces to play, and opportunities to relax. The mature trees provide for extensive shade within an open grassed area. Across the road, the City of Nedlands Community Centre and Dalkeith Hall provides for formal community activities. Several mature trees within the road reserve and open spaces provide for inviting streetscapes.

There are many opportunities to enhance the public realm, such as improving the connection between the mixed use areas to the north of Waratah with Genesta Park. Additional park amenities and facilities would support higher levels of park use. Rationalising vehicular access to the community centre and improved integration with the streetscape would enhance streetscape outcomes. The community could benefit from an inviting, universally accessible public plaza creating a community focal point for the Precinct. Within the retail core, additional mature trees or landscaping would also improve pedestrian amenity outcomes.

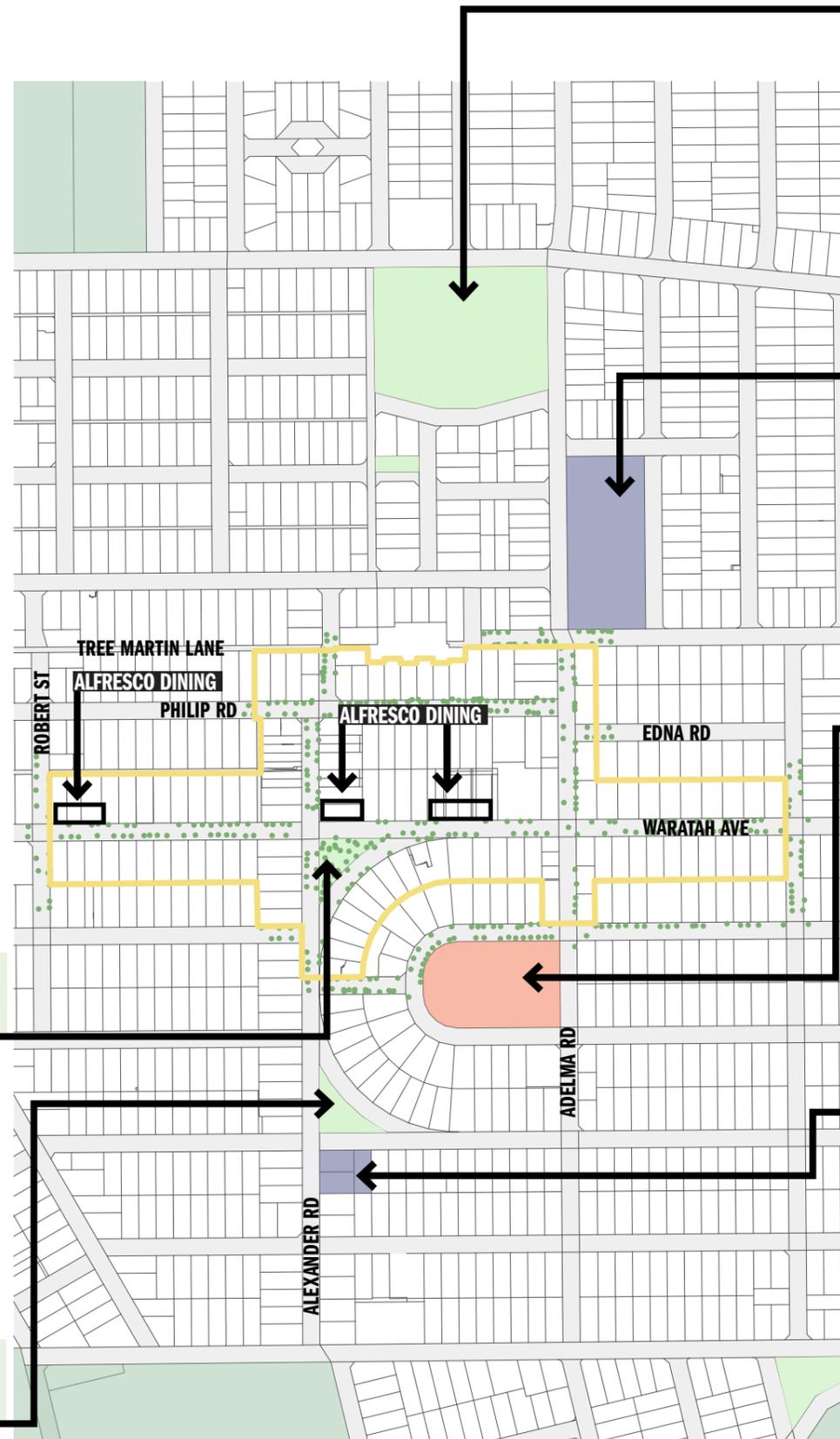


Figure 35: Public Realm and Open Spaces

## PUBLIC OPEN SPACE - LPS3 RESERVE

- Mason Gardens
- 80 Melvista Avenue, Dalkeith



## PRIVATE COMMUNITY PURPOSE ZONE

- Carmelite Monastery
- 104 Adelma Road, Dalkeith



## EDUCATION - LPS3 RESERVE

- Dalkeith Primary School
- 44 Circle Circle, Dalkeith



## PRIVATE COMMUNITY PURPOSE ZONE

- Dalkeith Anglican Church
- 56 Viking Road, Dalkeith



## PUBLIC OPEN SPACE - LPS3 RESERVE

- Genesta Park
- 11 Genesta Crescent, Dalkeith



## PUBLIC OPEN SPACE - LPS3 RESERVE

- Blain Park
- 33 Genesta Crescent, Dalkeith



### Legend: Public Spaces

- MRS Reserves
- MRS Parks and Recreation
  - MRS Parks and Recreation - Restricted
- Local Planning Scheme Zones and Reserves
- Private Community Purposes - LPS3 Zone
  - Public Open Space - LPS3 Reserve
  - Education - LPS3 Reserve
  - Precinct Boundary
  - Trees (species as per tree species map)

# 5. MOVEMENT

A study of the movement networks within and connecting to the Precinct.



# MOVEMENT NETWORKS

An interconnected network of streets, paths and parking defines a Precinct's movement network and supports the activities of pedestrians, cyclists, public transport patrons and private vehicle users—a distinct relationship is formed between the movement network, built form and land use.

The best movement networks prioritise active transport modes including walking, cycling and public transport to complement private motor vehicle movements. Increased physical activity levels, reduced greenhouse gas emissions and improved amenity and social wellbeing are outcomes of adopting an active transport approach.

In terms of active transport, the Waratah Village Precinct has a relatively low level of public transport provision due to the single bus route 24 along Waratah Avenue. The low-frequency buses travel along Waratah Avenue in an east-west orientation with no diversion to the north or south.

In terms of pedestrian movement and cycling, the Waratah Village Precinct features a prominent pathway to both sides of Waratah Avenue. Adelma, Philip and Alexander Road have a pathway to only one side of the street. Although paths are generally large, especially along Waratah Avenue, the Precinct lacks cycling infrastructure as the area has no dedicated cycling provisions within the street networks.

Waratah Avenue is the main east-west street in the Precinct, which is supported by secondary streets such as Philip Road and Alexander Road. Adelma Road provides the most prominent north-south movement. As these streets are residential, speed limits are set at 50 km/hr, and traffic is slowed at the roundabouts at the intersections of Waratah Avenue and Alexander Road as well as Waratah Avenue and Adelma Road. In terms of parking, the Precinct has a large amount of formal on-street parking along the expanse of Waratah Avenue. The retail and commercial land uses in the village centre core are supported by customer car parking in the primary setback and sleeved behind buildings.

The Waratah Village has the opportunity to improve active transportation measures such as public transport infrastructure in the form of greater bus route diversity and the inclusion of more bus stop locations. Furthermore, the Precinct would also benefit from the integration of cycling infrastructure, which would increase physical activity levels and social wellbeing among community members. The City is pursuing the ability to provide a laneway within the town centre core to support more effective traffic management and improve amenity in the mixed use area.



→ On-street car parking servicing retail offer

**Legend:**  
**Movement Networks**

- Precinct Boundary
- Waratah Avenue
- 400m Walkable Catchment
- Footpath
- Public Transport Route
- Bus Stop
- Pedestrian Crossing
- Public Seating
- Car Parking
- On-street Car Parking
- Existing Building Footprint Within Precinct
- Existing Building Footprint External To Precinct
- Open Spaces



Building data sourced from the City of Nedlands Building Footprints (file dated 2013), Public transport data sourced from the UWA/Nedlands - Public Transport Information map (file dated 2019)

Figure 36: Movement Networks

# MOVEMENT NETWORKS



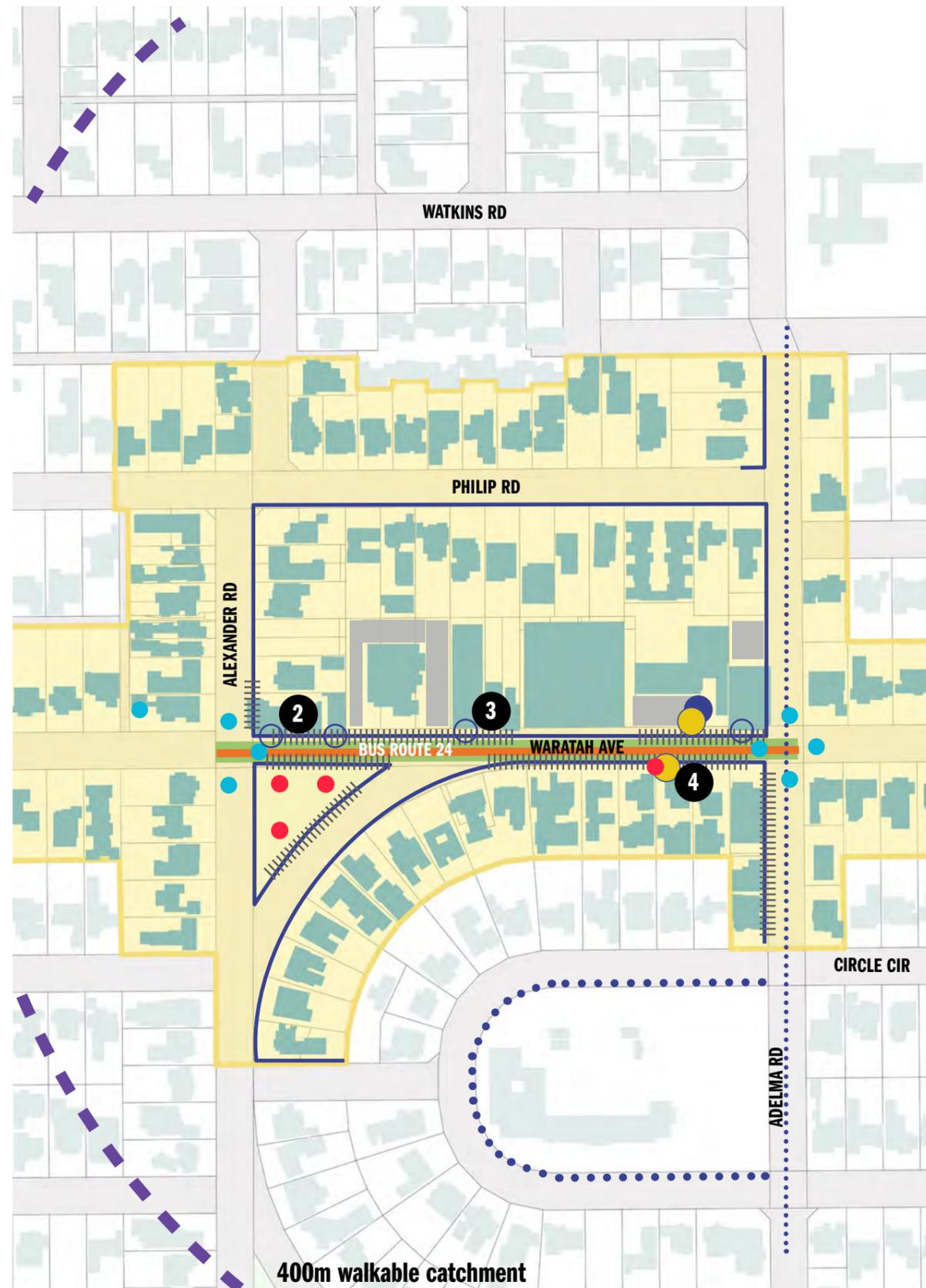
→ On-street car parking servicing retail offer



→ On-street car parking on both sides of Waratah Avenue



→ Bus stop adjacent to local supermarket



- Legend:**  
**Movement Networks**
- Precinct Boundary
  - Sub-Precinct Boundary
  - Waratah Avenue
  - 400m Walkable Catchment
  - High-quality Shared Path (Bikes & Pedestrians)
  - Local Bicycle Friendly Route
  - Footpath
  - Public Transport Route
  - Bus Stop
  - Pedestrian Crossing
  - Bike Parking
  - Bike Stand
  - Public Seating
  - Car Parking
  - On-street Car Parking
  - Existing Building Footprint Within Precinct
  - Existing Building Footprint External To Precinct
  - Open Spaces

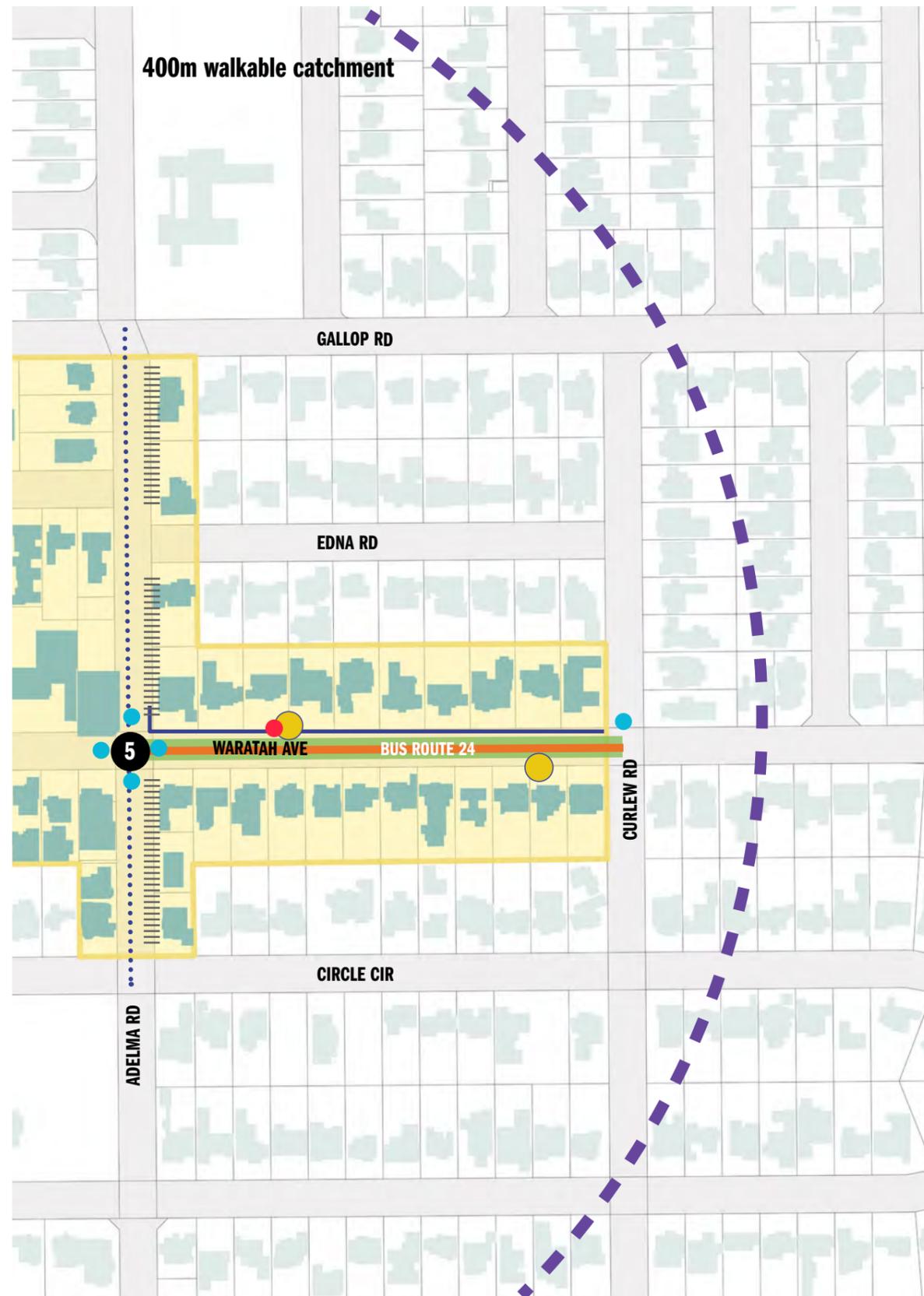
Figure 37: Movement Networks

Building data sourced from the City of Nedlands Building Footprints (file dated 2013), Public transport data sourced from the UWA/Nedlands - Public Transport Information map (file dated 2019)

# MOVEMENT NETWORKS



→ Roundabout at intersection of Waratah Avenue and Adelma Road

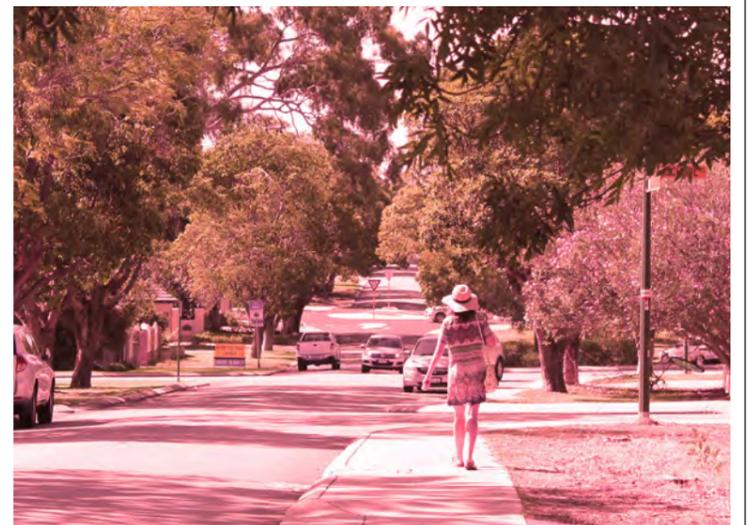
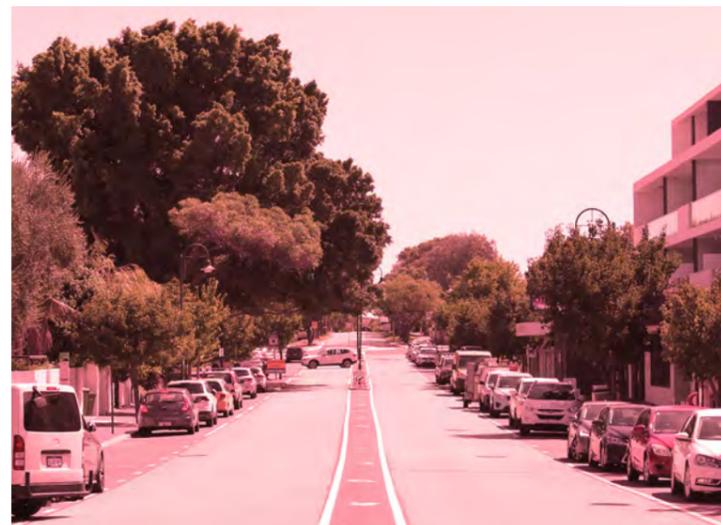
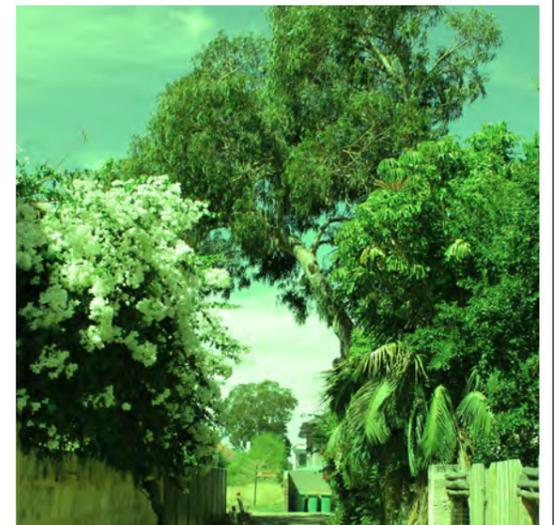
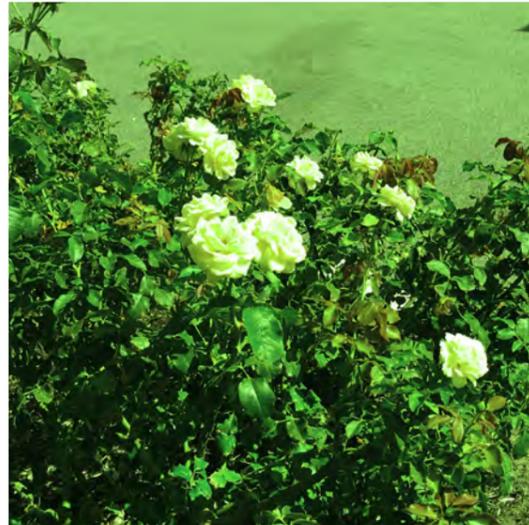


- Legend:**  
**Movement Networks**
- Precinct Boundary
  - Sub-Precinct Boundary
  - Waratah Avenue
  - 400m Walkable Catchment
  - Local Bicycle Friendly Route
  - Footpath
  - Public Transport Route
  - Bus Stop
  - Pedestrian Crossing
  - Public Seating
  - Car Parking
  - On-street Car Parking
  - Existing Building Footprint Within Precinct
  - Existing Building Footprint External To Precinct
  - Open Spaces

Building data sourced from the City of Nedlands Building Footprints (file dated 2013), Public transport data sourced from the UWA/Nedlands - Public Transport Information map (file dated 2019)

Figure 38: Movement Networks

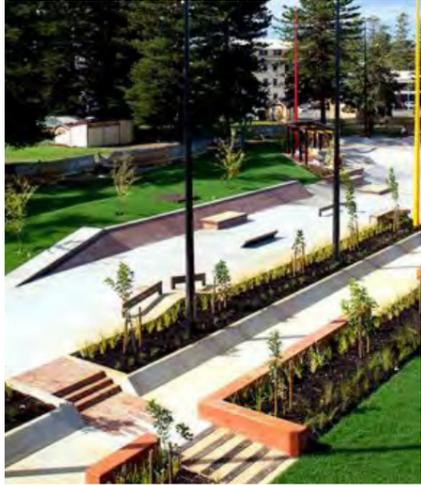
# 6. URBAN DESIGN PRINCIPLES



# URBAN DESIGN PRINCIPLES

A review of the Waratah Village Precinct has identified the urban design principles that will assist in preserving a unique local sense of place. These principles will assist in defining local distinctiveness as development responds to a more intense development vision.

The gazettal of LPS3 has attributed increased development intensities across the Precinct. By understanding the underlying fundamentals, detailed planning provisions will assist in guiding the best possible development outcomes for the existing and future communities.



→ Identify opportunities for a public plaza creating a focal point and heart for the centre



→ Improve connections between retail, commercial and civic uses along Waratah Avenue



→ Encourage active, low-rise, fine grain uses within the ground floor of new development



→ Consider the interfaces between low, medium and higher residential densities and mixed use



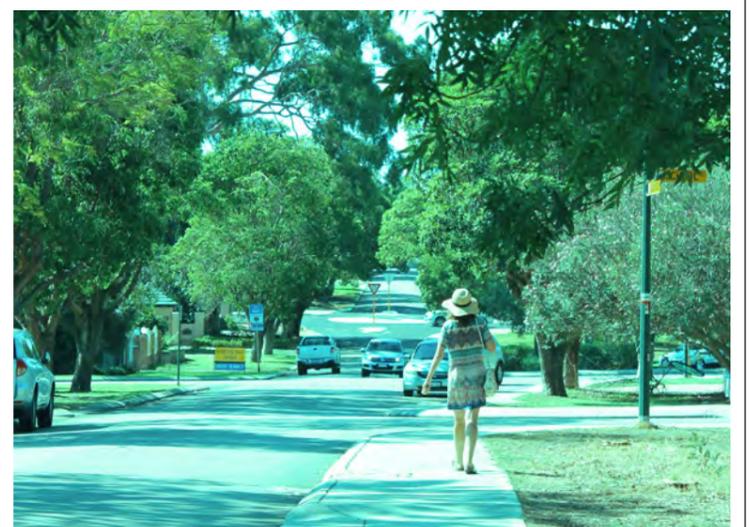
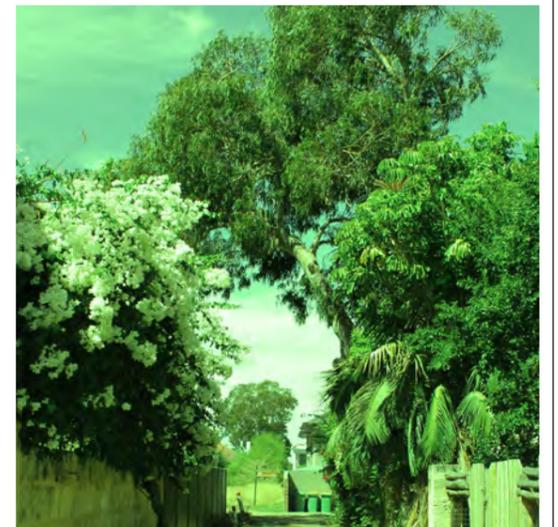
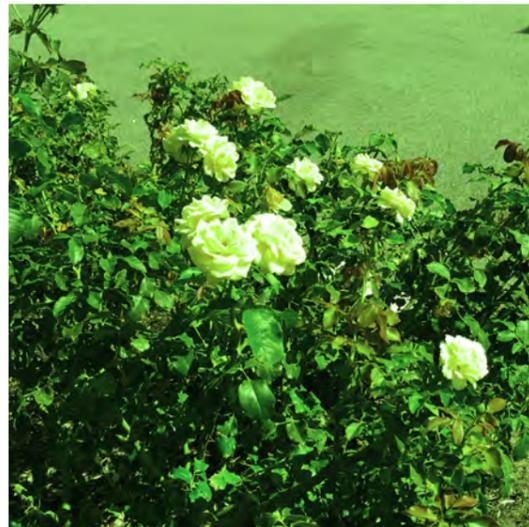
→ Ensure safe, legible and connected lane ways that are also a place for nature



→ Identify opportunities to contribute to a leafy-green sense of place throughout the Precinct

# 7. CONTEXT ANALYSIS

An overview of community, governance and planning context.



# COMMUNITY CONTEXT

## CULTURE, VALUES AND IDENTITY

The City of Nedlands is a highly desirable location to live and work, with a passionate and engaged community. In the preparation of the Nedlands 2018-2028 Strategic Community Plan, 213 people attended open days and the City received 420 surveys and submissions. The dominant streetscape character of Nedlands is as a leafy-green suburb with high-quality, low-rise, single residential homes. These homes are typically nestled within mature gardens which complement the high-quality tree-lined streets.

The adoption of the City's Local Planning Scheme No. 3 in April 2019 resulted in the amendment to a number of areas across the City. The new Scheme resulted in low-rise residential areas being up coded to high-density urban residential areas and higher density urban centres.

The rezoning and up-coding of areas within the City of Nedlands has necessitated the development of more refined, built form controls, with a focus on targeted infill areas and the surrounding transition areas. These targeted infill areas are located along high transit routes (namely Stirling Highway and Broadway) and co-located with the existing Neighbourhood and Local Centres across the City. To prepare nuanced built form controls a detailed appreciation of local character is essential. Part of that process is to understand the community's values and local sense of identity.

A community engagement process informed the Nedlands Strategic Community Plan (2018-2028), which identified the following priorities:

- Retain the existing character of Nedlands whilst still including appropriate development along activity corridors. Specifically, identifying the need for a 'Town Centre', and new developments to include canopy trees
- Encourage Sustainable Building - prioritising buildings that are made of quality and sustainable materials is key to the City of Nedlands
- Renewal of Community Infrastructure – maintaining roads, footpaths, cycling and drainage
- Plant more native vegetation, especially in public areas
- Preserve heritage sites
- Allow for an efficient transport network that contributes to a more environmentally-friendly, safer City for both business and community activities
- Establish a City for both business and community activities.

Derived from the community's priorities identified within Our Vision 2030, and subsequent Nedlands Strategic Community Plan (2018-2028) process created the following vision:

*"Our overall vision is of a harmonious community. We will have easy access to quality health and educational facilities and lively local hubs consisting of parks, community and sporting facilities and shops where a mix of activities will bring people together, strengthening local relationships. Our gardens, streets, parks will be well maintained, green and tree-lined and we will live sustainably within the natural environment. We will work with neighbouring Councils and provide leadership to achieve an active, safe, inclusive community enjoying a high standard of local services and facilities. We will live in a beautiful place."*

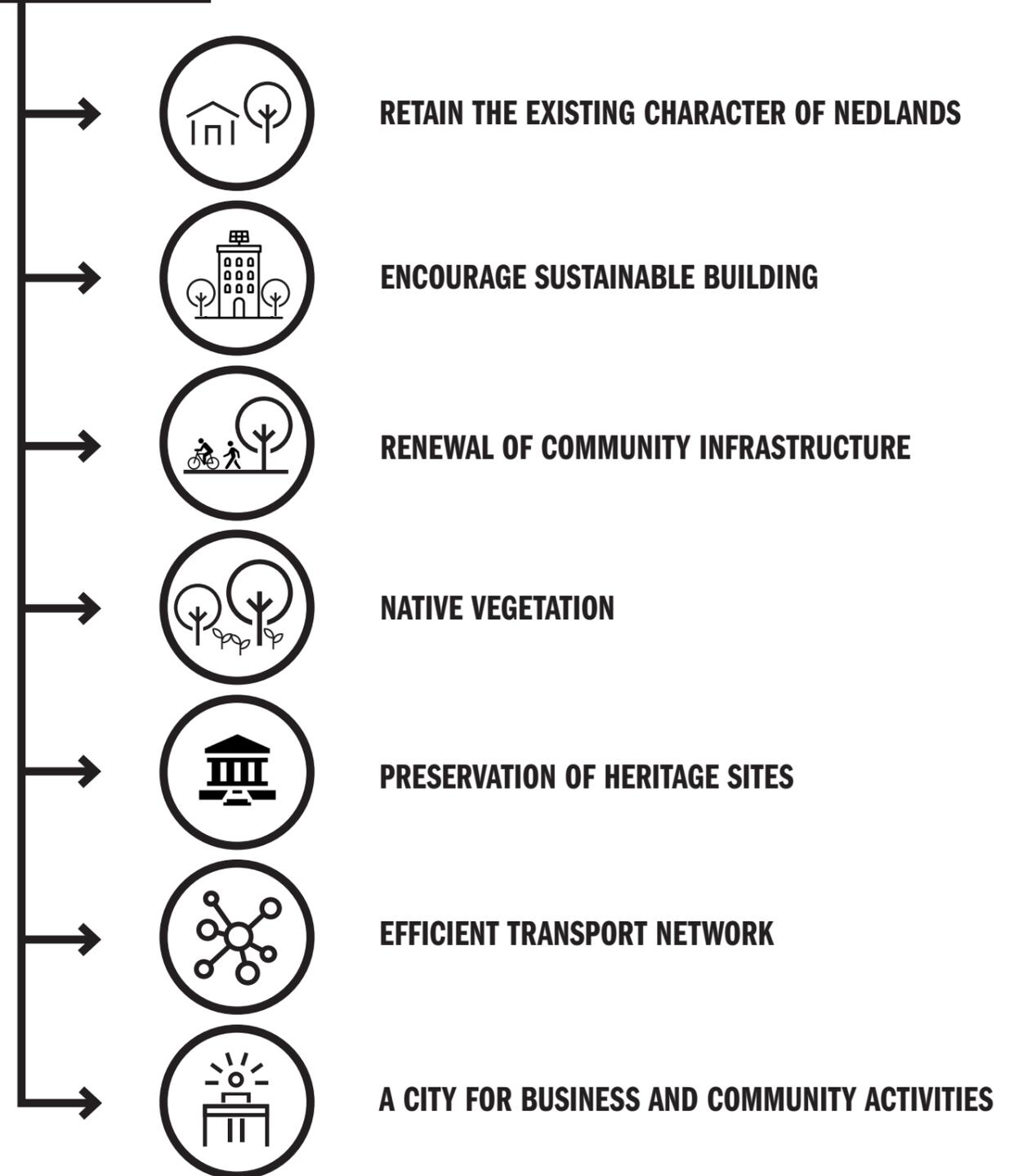
Informed by the vision, the strategic drivers impacting the City of Nedlands have been captured in the City's Local Planning Strategy and translated into planning principles. The principles seek to address the state planning framework that affects the City and provide clarity on how the City seeks to respond to the requirements of the State.

Planning Principles:

- Protect and enhance local character and amenity
- Respect the community vision for the development of the district
- Achieve quality residential built form outcomes for the growing population
- To develop and support a hierarchy of activity centres
- To integrate land uses and transport systems
- Facilitate improved multi-modal access into and around the district
- Maintain and enhance the network of open space
- Facilitate good public health outcomes
- Facilitate a high-quality provision of community services and facilities
- Encourage local economic development and employment opportunities
- To maintain, protect and enhance natural resources
- Respond to the local physical and climatic conditions
- Facilitate efficient supply and use of essential infrastructure.

## NEDLANDS STRATEGIC COMMUNITY PLAN (2018-2028)

### KEY PRIORITIES



# CULTURE, VALUES AND IDENTITY

The City's Local Planning Strategy goes on to identify the intent for a range of strategic areas including population and housing, retail and commerce, physical features, climate and natural areas, recreation and open space, community facilities, traffic and transport, infrastructure services, urban design, character and heritage.

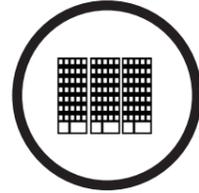
Importantly the City's intent associated with housing and local character is detailed through a number of planning strategies.

Population and Housing – To strongly encourage the development of additional diverse dwelling types within the targeted infill areas. Allowing the conservation and enhancement of the quality of the City of Nedlands' existing attractive residential neighbourhoods.

Strategies:

- Locate high-intensity development within Urban Growth Areas (particularly Stirling Highway)
- Develop appropriate Transition Zones adjacent to Urban Growth Areas to maintain separation from existing high-quality, low-density residential areas
- Facilitate quality development in targeted infill areas and along transit corridors
- Facilitate redevelopment opportunities for medium density residential development within Neighbourhood Centres
- Appropriately scaled residential densities located within and in the immediate vicinity of Neighbourhood Centres, responding to the local context
- Facilitate greater housing diversity, specifically higher density multiple and grouped dwelling developments in targeted infill areas to accommodate changes in population trends
- Establish controls for key sites to ensure the existing residential character is protected long term and development is focused in these locations
- Maintain established residential urban areas to ensure the retention of the existing residential character and lot configurations.

## POPULATION AND HOUSING



**HIGH-INTENSITY DEVELOPMENT IN URBAN GROWTH AREAS**



**DEVELOP TRANSITION ZONES**



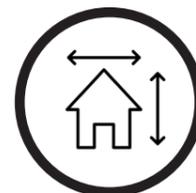
**QUALITY INFILL DEVELOPMENT**



**REDEVELOPMENT OPPORTUNITIES IN NEIGHBOURHOOD CENTRES**



**FACILITATE GREATER HOUSING DIVERSITY**



**APPROPRIATELY SCALED DEVELOPMENT**



**MAINTAIN ESTABLISHED RESIDENTIAL AREAS**



**ESTABLISH CONTROLS**

Urban Design, Character and Heritage – To retain and enhance the character and streetscape of the City's existing residential areas whilst promoting best practice urban design principles in targeted infill areas. Ensure that proposed development responds to the unique character of each Precinct and preserve quality streetscapes.

Strategies:

- Adopt development controls to retain and enhance the existing character of each identified Precinct
- Promote best practice urban design outcomes in areas experiencing change and in areas of transition
- Improve public realm within Urban Growth Areas and Transition Zones
- Understand the elements that contribute to streetscapes to inform statutory controls
- Protect and promote places of heritage significance through the City.

## URBAN DESIGN, CHARACTER AND

### HERITAGE



**DEVELOPMENT CONTROLS TO RETAIN EXISTING CHARACTER**



**PROMOTE BEST PRACTICE OUTCOMES**



**IMPROVED PUBLIC REALM**



**UNDERSTAND STREETScape CHARACTER TO INFORM CONTROLS**



**PROMOTE PLACES OF HERITAGE SIGNIFICANCE**

# ENGAGEMENT

The vision for the Waratah Avenue Placemaking Strategy was to support the mixed use nature of the Precinct through a specific focus on improving placemaking and wayfinding across the site. The Strategy aimed to better link Waratah Avenue with the adjacent Genesta Park and the Dalkeith Hall. The City undertook a systematic and genuine engagement process that allowed community members to contribute to the Waratah Avenue Placemaking Strategy authentically.

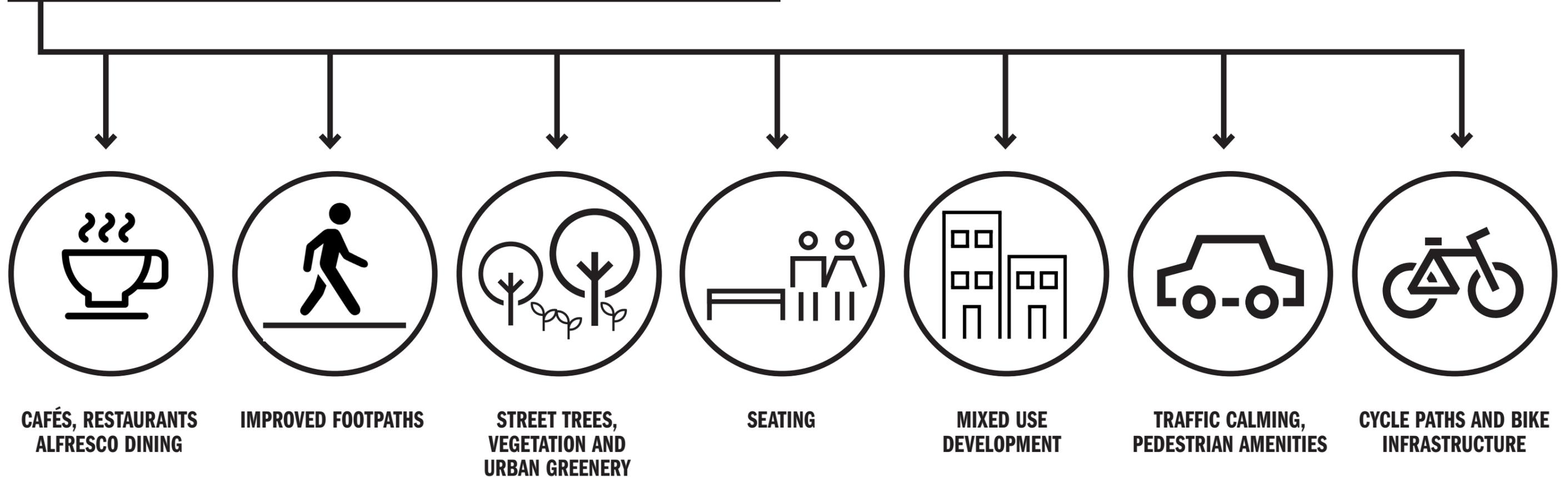
The engagement process had four objectives which included:

- Involve local residents, traders and landowners systematically and genuinely
- Implement an authentic engagement process
- Frequently communicate consistently with local residents, traders and business owners about the project and the engagement process
- Ensure opportunities for people to participate in the engagement process as different points in the project's progression.

To engage with the community, the City organised an array of different community events and engagement methods. There were 11 different events and methods. They ranged from a Steering Committee (which discussed the progress of the project and ensured the community were kept up to date - comprising three residents, four Councillors, the Mayor and the CEO), two community workshops, online surveys and interviews with local businesses. Some 77 respondents contributed to the Waratah Avenue's place assessment process. Respondents perceived Waratah Avenue as a local meeting place, with a sense of place, including a good mix of residential and commercial land uses (with a variety of shops, cafés and restaurants). They saw the Precinct as a safe and good place to access services.

In terms of how the City could improve Waratah Avenue, the community suggested various measures. Firstly, the highest-scoring responses were the incorporation of more cafés, restaurants, alfresco dining opportunities along with improvement of footpaths (which allow for greater carrying capacity and alfresco dining). Furthermore, the community also identified that greater amounts of street trees, significant vegetation, seating and urban greenery (more attractive streetscapes) were to be integrated into Waratah Avenue. Lastly, the community also advocated for mixed use developments, increased traffic calming and pedestrian amenities and cycle paths with supporting bike infrastructure such as bike racks.

## WARATAH AVENUE: KEY SUGGESTED IMPROVEMENTS



# PEOPLE, EMPLOYMENT AND HOUSING

The 2016 ABS Census identified the City of Nedlands having a population of 21,121 people. Some 53% of them worked full time, in the areas of management (17%) or a profession (45%), earning a median weekly household income of \$2,708, with an average of two children.

The City's Local Planning Strategy identifies Nedlands as having a relatively higher proportion of its population born in: Australia, Malaysia, Singapore and USA. The 2011 ABS Census indicated a reasonably significant decline in the 35-44 and 75-84 age groups and some reasonably substantial increases in the 20-24, 55-64 and 65-74 age groups. Also, the ABS Census 2001 and 2011, identifies the population of Nedlands as a whole is older than the Greater Perth regional population. In 2016 this trend continued with Nedlands median age being 41 years, while the Western Australian median was 36 years.

When the City of Nedlands is compared to the Greater Perth area, there are some key employment differences. On average, Nedlands has a significantly lower proportion of households within the lower and middle-income groups compared to Greater Perth. For instance, the income groups that are \$2,500 and above are 43.1% for Nedlands and 23.3% for Greater Perth, where the difference between Nedlands and Greater Perth is evident in the high proportion of households making \$4,000 or more a week.

In terms of the labour force, residents in Nedlands have a higher proportion of professionals and managers, compared to Greater Perth. In comparison, the Greater Perth area has more technicians and trade workers and clerical and administrative workers.

Housing diversity within the City of Nedlands is considered to be relatively low. According to the ABS, Nedland housing characteristics remained relatively static up to 2011, with 84.5% of dwellings described as separate houses. The 2016 ABS figures identified dwellings classified as separate houses had reduced to 80.7%, with separate houses slightly declining, while semi-detached, row and townhouses were increasing. Nonetheless, the separate house typology continues to be the dominant typology.

In proportional terms, Nedlands housing profile is much the same as the average for the Greater Perth area, with a slightly higher percentage of separate houses.



**GREATER PERTH:  
MEDIAN AGE  
- 36 YEARS**

**NEDLANDS:  
MEDIAN AGE  
- 41 YEARS**

DWELLING TYPES	CENSUS YEARS: NEDLANDS			GREATER PERTH (2016)
	2001	2011	2016	
 SEPARATE HOUSE	82.2%	84.5% ↑	80.7% ↓	79.1% ↓
 SEMI-DETACHED, ROW OR TERRACE HOUSE, TOWNHOUSE	7.5%	8.8% ↑	13% ↑	14.1% ↑
 FLAT, UNIT OR APARTMENT	9.9%	6.6% ↓	6.2% ↓	5.7% ↓

## EMPLOYMENT TYPES



PROFESSIONALS

**43.7%**

**21.8%** ↓



MANAGERS

**17.3%**

**11.5%** ↓



TRADE WORKERS

**5%**

**15.9%** ↑



CLERICAL WORKERS

**12.2%**

**15.4%** ↑

# PEOPLE, EMPLOYMENT AND HOUSING

The Local Planning Strategy identifies the demographic and housing characteristics of the City. In particular, the Dalkeith Precinct is detailed in comparison to the City of Nedlands

Dalkeith is described as a well-designed low-density neighbourhood, reflecting mainly R10 and R12.5 residential densities. There are local shops at its centre co-located with the intersection of Waratah Avenue and Adelma Road. The Dalkeith Primary School and Genesta Park within the Waratah Village Precinct provide for a high amenity Neighbourhood Centre.

When compared to the Nedlands LGA as a whole, the Dalkeith Precinct has:

- A slightly younger population
- A higher proportion of people born in Malaysia and Singapore
- A higher proportion of households on high incomes
- Higher motor vehicle ownership
- Fewer small households and more larger ones
- A high proportion of separate houses
- Higher home-ownership, with fewer rentals
- Higher employment in health care and social assistance
- A higher proportion of journeys to work by private car (as driver).

Within the Waratah Village Precinct, the LPS3, R-AC3 mixed use area generally aligns with the City's Local Planning Strategy which identified "potentially available land" along Waratah Avenue. It is an area of land potentially available for development or redevelopment for the purposes of increasing dwelling numbers across the City.

The residential up-coding within the Waratah Village Precinct will also provide an opportunity to increase the diversity of housing within Dalkeith. By locating the increased development intensity within the Precinct boundary, it will help preserve the low-rise suburban amenity surrounding the Precinct.

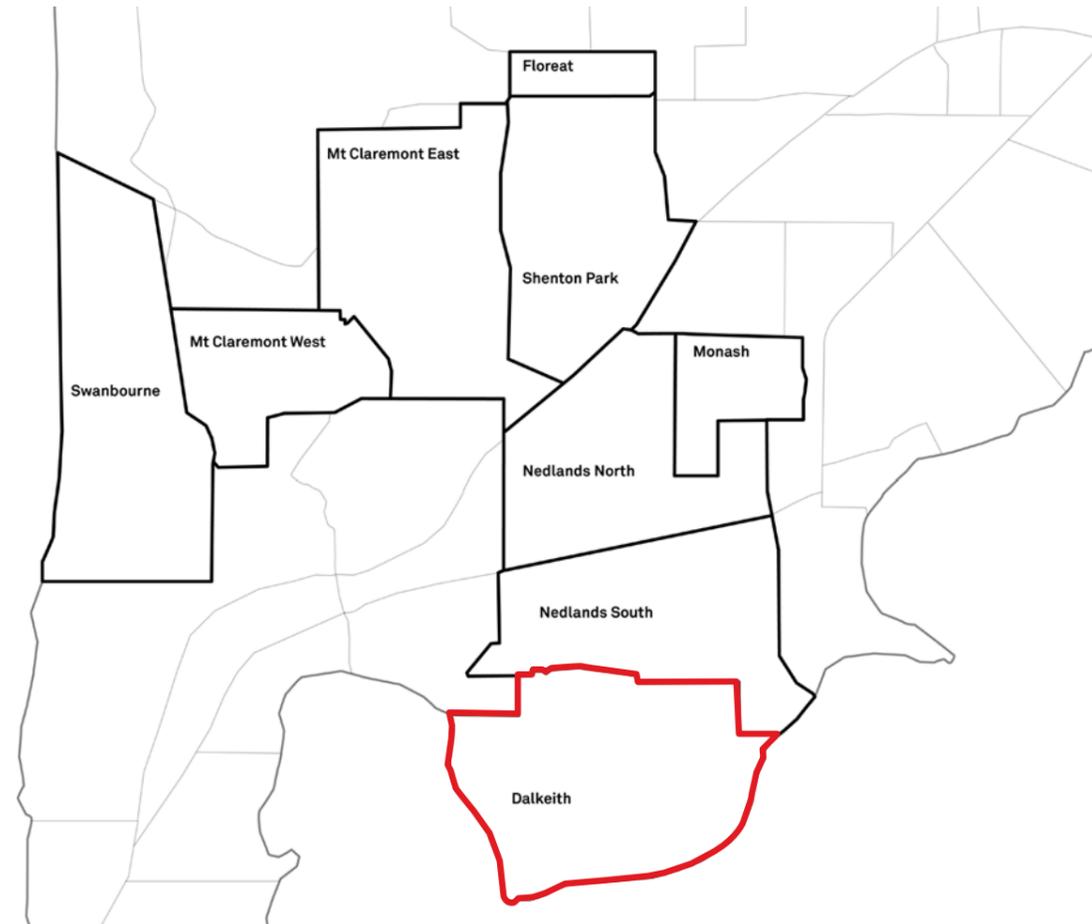


Figure 39: City of Nedlands Local Planning Strategy Precincts

The Western Australian Planning Commission's Perth and Peel @3.5million (2018) policy identifies a greater reliance on infill development with a target of 47 per cent for the Perth and Peel regions. The Central Sub-regional Planning Framework reflects a strong focus on guiding infill growth in the Central sub-region and establishes specific dwelling targets for all local governments. For Nedlands the targets indicate an additional 2,540 dwelling units to be developed by 2031 and 1,780 post 2031. The WAPC's 2013 Report Card identified the need for a further 1,860 dwellings to be developed between 2031 and 2050 to reach an overall target of 4,400 additional dwellings.

To assist in determining an appropriate response to these infill targets, the City of Nedlands has undertaken land requirement calculations outlined within the City of Nedlands Local Planning Strategy (2018). These calculations indicate that based on the various assumptions, the total land area required to satisfy the 2031 target ranges between 49 and 75 hectares. Between 2031 and 2050, the calculations indicate that, based on the various assumptions, the total land area required to satisfy the 2050 target ranges between 25 hectares and 46 hectares. Total land area, comprising both the 2031 and 2050 targets, therefore ranges between 74 and 121 hectares. As summarised within the City of Nedlands Local Planning Strategy, much of the medium and higher density housing requirement could be incorporated into mixed use developments.

The core of the Waratah Village Precinct has been identified as a local area that would be suitable for targeted infill and has "potentially available land". The City of Nedlands Local Planning Strategy states that some sites may be able to be identified as appropriate for targeted infill. Yet, the total land area available (classified as Site available) amounts to 0.72ha. It goes on to state that the existing uses on identified infill sites could be considered to have the potential to accommodate an expansion of uses to include multiple dwelling development within mixed use development, subject to development interest.

While the Waratah Village Precinct has the capacity to contribute to the residential infill targets, the intensity of development needs to be commensurate with the local, low-rise, suburban context. The Precinct is serviced by a reduced frequency of public transport and has a relatively small R-AC3 mixed use centre. Areas within the Precinct are also lower residential codes compared to Precincts located on higher-order roads. Therefore, the overall residential yield should reflect this lower order activity centre.

## ADDITIONAL DWELLINGS 2011-2036

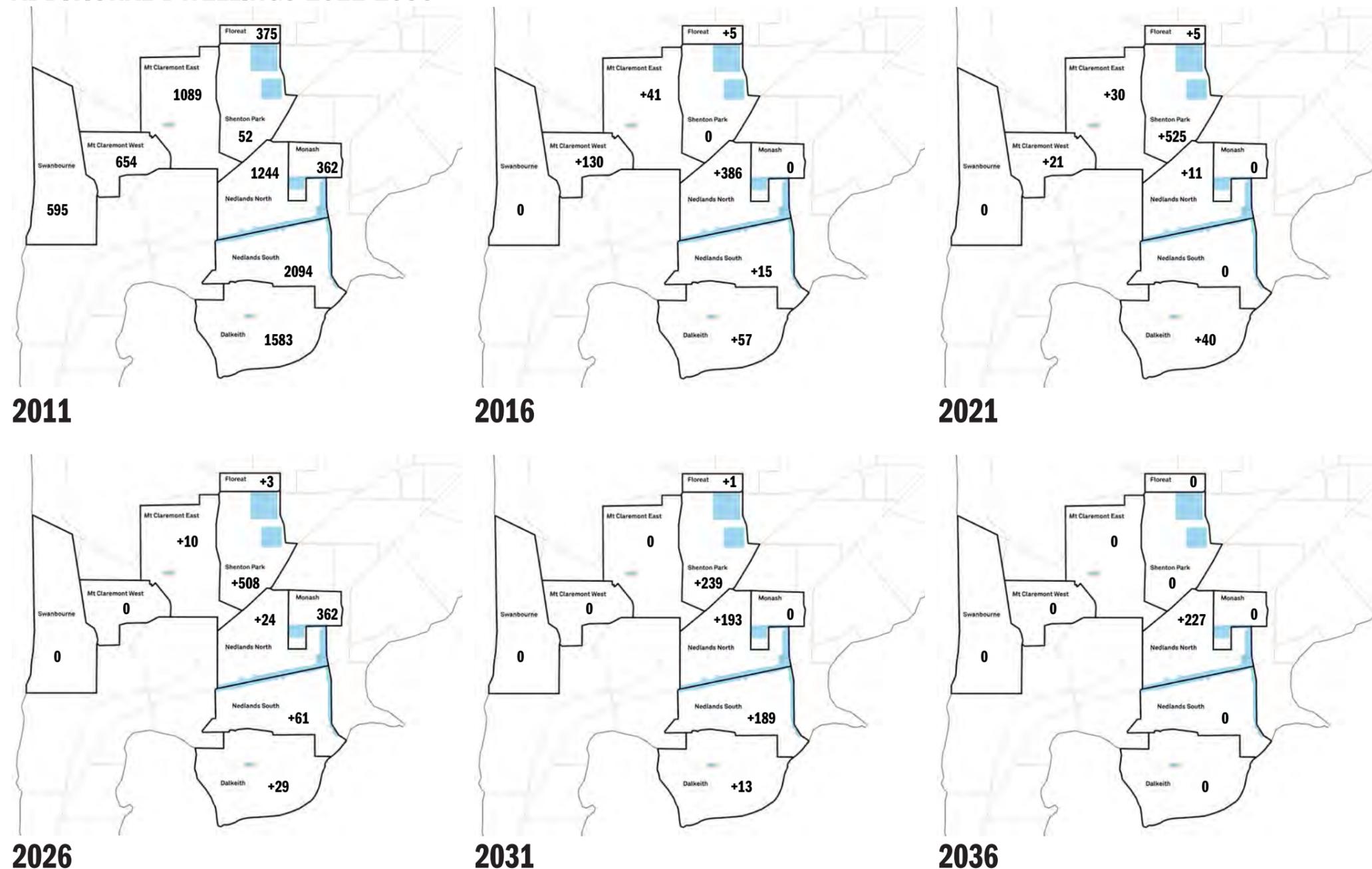


Figure 40: City of Nedlands Local Planning Strategy - Additional Dwellings 2011-2036

### Legend:

- Planning Precincts
- Potentially Available Land

Additional Dwellings by 2036:	
Nedlands North	841
Nedlands South	503
Dalkeith	139

# STATE PLANNING FRAMEWORK

## → State Planning Strategy 2050

The WAPC's State Planning Strategy 2050 (2014) is the Government's strategic planning response to the challenges Western Australia is likely to face in the future. The strategy proposes that diversity, liveability, connectedness and collaboration must be central to the vision of sustained growth and prosperity. The Strategy takes into account what is known about the future and the expectations of Western Australians, to provide a guide for future land-use planning and development.

The strategy has six key principles that relate to all strategic development within the state, including the City of Nedlands and the Waratah Village Precinct. While the state level policy does not mention the Precinct specifically, the principles and aims are recognised in all development.

These six principles comprise:

- Community: Enabling diverse, affordable, accessible and safe communities
- Economy: Facilitating trade, investment, innovation, employment and community betterment
- Environment: Conserving natural assets through sustainable development
- Infrastructure: Ensuring infrastructure supports development
- Regional Development: Building the competitive and collaborative advantages of regions
- Governance: Building community confidence in development processes and practices.

Overview of the Western Australian planning system

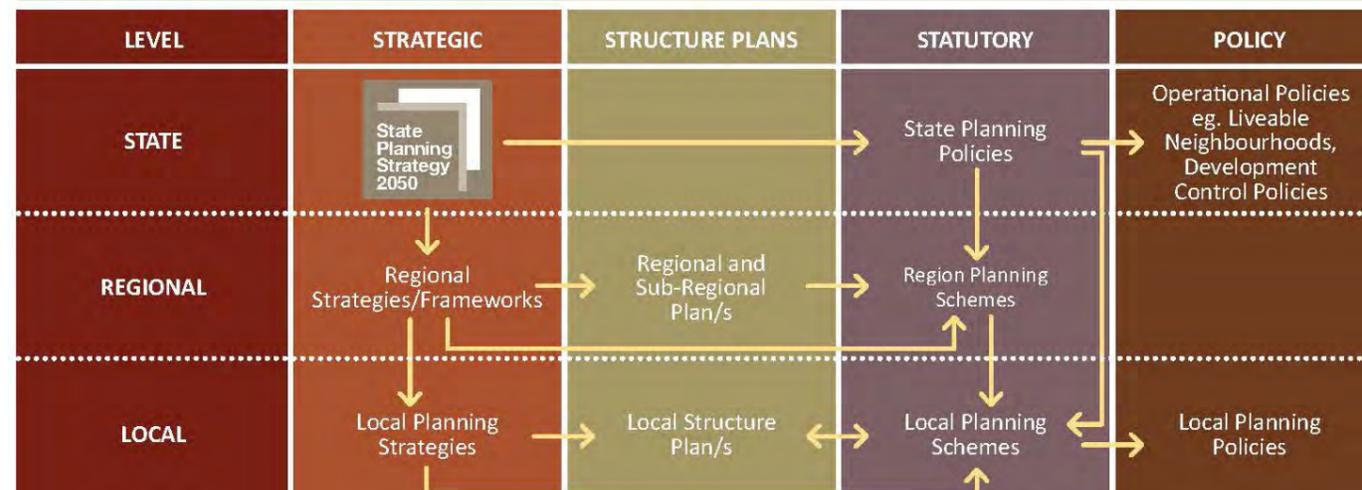


Figure 41: The State Planning Strategy 2050 highlights the planning response to address the challenges facing the State within the Western Australian planning system.



Figure 42: The State Planning Strategy 2050 highlights housing and urban form trends from 1850 to 2050.

# STATE PLANNING FRAMEWORK

## → Perth and Peel @ 3.5 million and Central Sub-Regional Planning Framework

The Perth and Peel @ 3.5million land use planning and infrastructure frameworks aim to accommodate 3.5 million people by 2050. The WAPC's Central Metropolitan Sub-Regional Planning Framework (2018) is a localised infrastructure framework set by the Perth and Peel @ 3.5 Million Plan to help guide future urban growth and infill across the metropolitan region. The City of Nedlands is located within the Central Sub-Region area where the framework aims to:

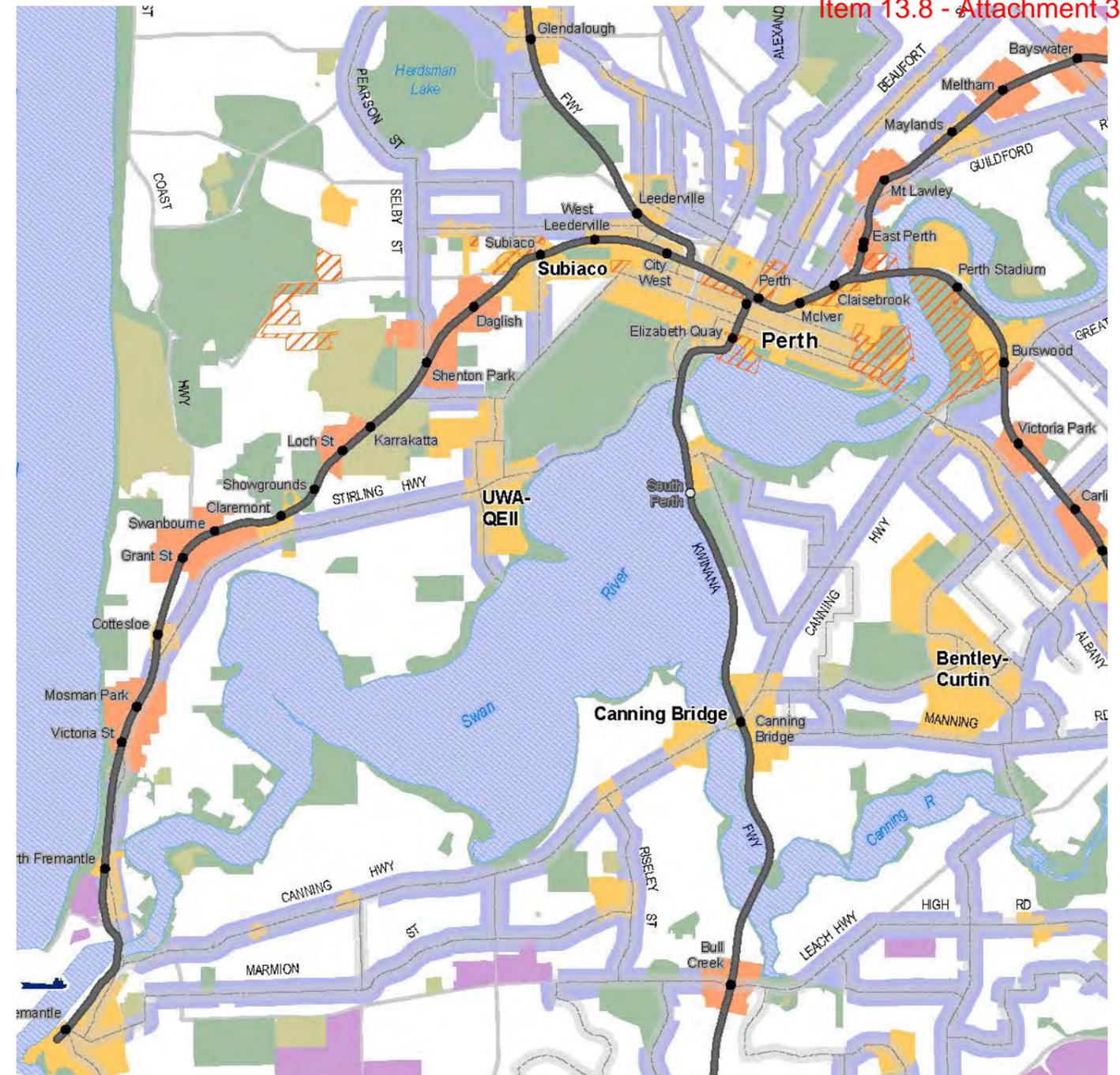
- Achieve more consolidated urban form and development
- Meet long-term housing requirements
- Strengthen key employment centres
- Provide transport linkages that connect people with key centres of activity and employment, with access to areas beyond the Perth and Peel regions
- Facilitate and support a future regional infrastructure network including transport, service, community, social, health, tertiary education, regional sport and recreation infrastructure
- Encourage and guide increased connectivity between areas of open space or conservation and protect areas of value
- Identify targeted increases in the density and diversity of mixed use development, housing and employment
- Ensure urban consolidation Precincts have access to existing and future high-frequency public transit
- Protect the green network of high-quality natural areas such as parks, rivers, beaches and wetlands and the linkages between these areas.



Figure 43: Nedlands is located within the Central Sub-Regional Planning Framework.



Figure 44: The spatial plan for Perth and Peel regions has been developed to deliver a more consolidated urban form to achieve a more efficient and cost-effective urban structure.



**Legend**

- Sub-region boundary
- Framework land uses:
  - Green network (MRS only)
  - Activity centre
  - Urban corridor
  - Station precinct
  - Industrial centre
  - Public purposes
  - Waterway
- Redevelopment area
- Rail:
  - Passenger rail/station - existing
  - Passenger rail/station - proposed Stage 1 METRONET
  - Passenger rail - further investigation
  - Passenger station - further investigation
- Railway alignment subject to further planning - refer to text in Part 5.3 of the Framework.
- Fremantle Port
- Kewdale freight terminal
- High-frequency public transit

NOTE: This is a conceptual representation of broad planning intentions within the sub-region. Further planning processes and decision-making under relevant legislation will need to be undertaken, including with reference to amendment of statutory instruments and detailed planning.

Figure 45: The Central Sub-Regional Planning Framework identifies Stirling Highway and Broadway as Urban Corridors. The principle is to focus infill within areas in close proximity to transit corridors and stations, activity centres and urban corridors. The framework identifies urban corridors in the Central Sub-Region alongside high-frequency public transit corridors.

# STATE PLANNING FRAMEWORK

Central Metropolitan Sub-Regional Planning Framework (2018) references the Directions 2031 and Beyond Policy, which sets infill targets (proportion of the total amount of additional dwellings) at 47 per cent for the Perth and Peel regions.

The target equates to approximately 380,000 new infill dwellings out of the estimated 800,000 dwellings that will be needed to accommodate the additional people expected by 2050.

Some 215,000 dwellings (56 per cent of the total amount of new infill dwellings) are identified as being delivered in the Central Sub-Region.

The framework identifies infill targets where Nedlands will accommodate an additional 4,320 dwellings and population of 9,500 by 2050. The up coded areas of the City of Nedlands Local Planning Scheme No. 3 (LPS3) provide for an increase in residential development within the Precinct.

Table 1: City of Nedlands' existing and projected dwellings and population 2011-2050 identified within the Sub-Regional Planning Framework.

Existing dwellings	Existing population	Additional dwellings	Additional population	Total dwellings	Total population
8,070	22,030	4,320	9,500	12,390	31,530

Table 2: For the City of Nedlands, the Sub-Regional Planning Framework identifies a residential infill timing projection, based on the draft framework scenario in five-year intervals, from 2011 to 2031 and Post 2031.

2011-16	2016-21	2021-26	2026-31	Total 2031	Post 2031	Total
880	860	400	400	2,540	1,780	4,320

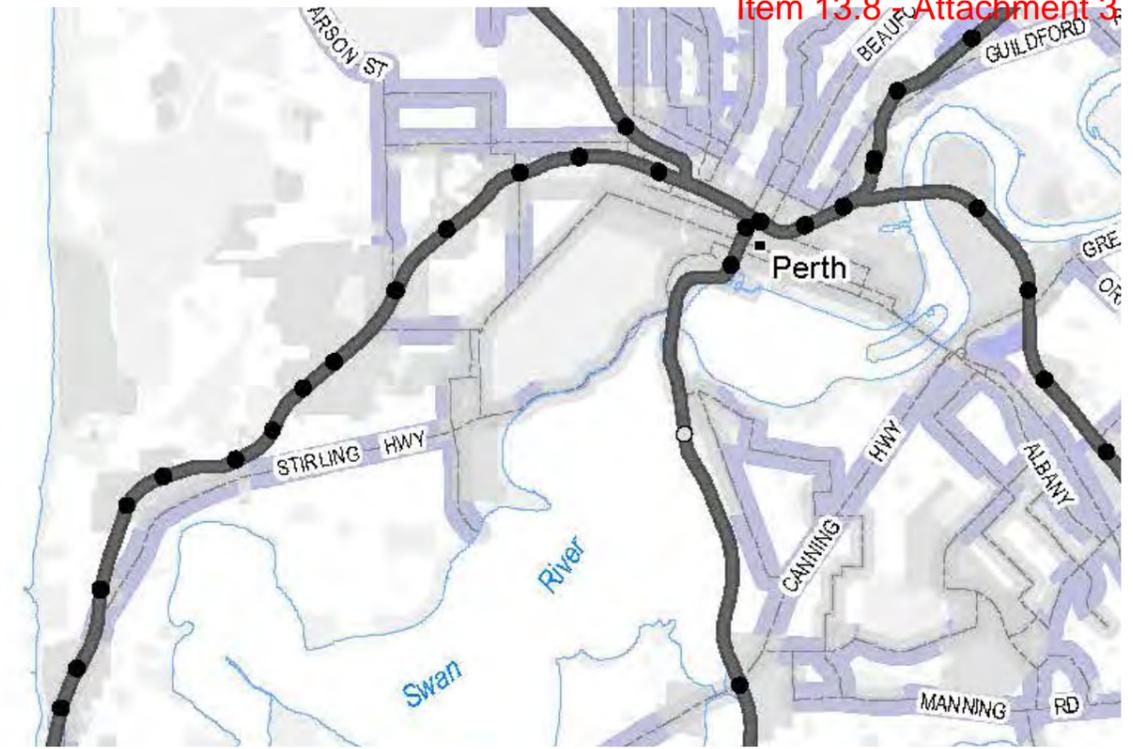


Figure 46: The Central Sub-Regional planning framework identifies urban corridors in the Central Sub-Region co-located with high-frequency public transit corridors.

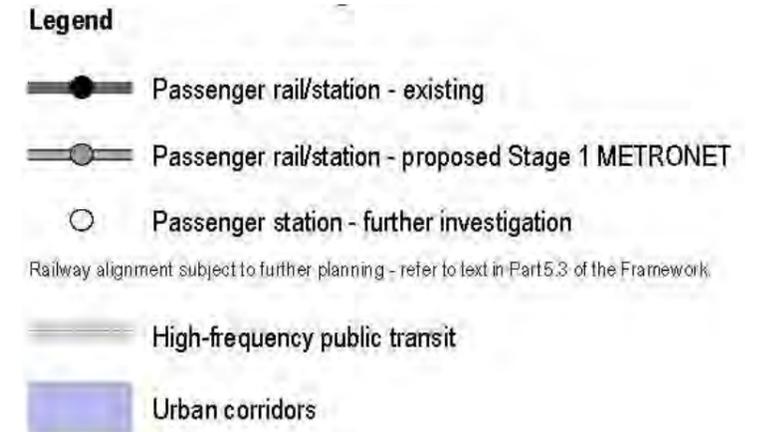


Figure 47: The Central Sub-Regional Framework provides a cross-section illustrating a typical interface from corridors to adjacent neighbourhood areas. It also states that each area will be required to consider the local merits and specific condition.



# STATE PLANNING FRAMEWORK



Corner of Albany Highway and Kent Street Victoria Park



Albany Highway Victoria Park



Corner of Canning Highway and Riseley Street, Ardross

Figure 48: The Central Sub-Regional Framework provides a number of visualisations of urban corridors from across the Perth Metropolitan area, demonstrating the existing and the future built form.

## → Directions 2031 and Beyond: Metropolitan Planning Beyond the Horizon

The WAPC's Directions 2031 and Beyond (2010) is a state level strategic framework that addresses urban growth needs and the consideration to protect natural ecosystems. The framework recognises the benefits of a consolidated city, along with the integration of historical urban growth patterns. The framework sets achievable goals that will promote housing affordability while providing for different lifestyle choices, sustainable urban transport, nodes for economic and social activity and a long-term co-ordinated approach to the provision of infrastructure. The vision for the framework is to create Perth and Peel into a world-class liveable city that is green, vibrant, compact and accessible, with a unique sense of place by 2031.

The framework identifies Nedlands within the Central Metropolitan Perth Sub-Region, where the area is characterised by a suburban settlement pattern and includes a high level of amenity due to its proximity to the river and the coast. The framework additionally identifies that a particular characteristic of the central metropolitan sub-region is the dominance of the traditional grid form of neighbourhood subdivision. This form provides important opportunities for targeted infill development and redevelopment to meet changing community needs.

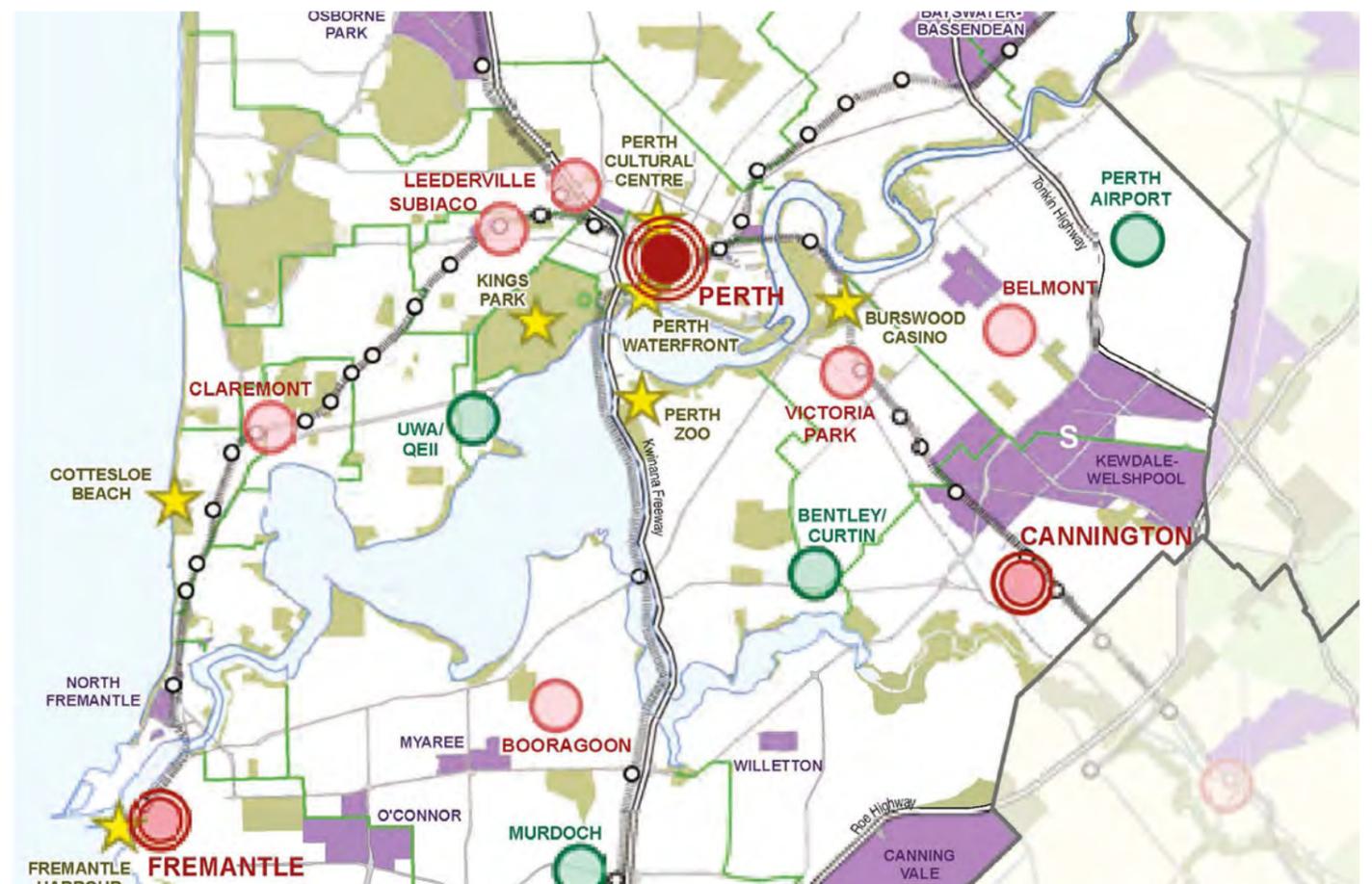


Figure 49: Directions 2031 identifies six Sub-Regional planning areas that form the basis of future planning and policy development. The Central Sub-Regional plan identifies the University of WA (UWA)/Queen Elizabeth II (QEII) Specialised Activity Centre to the City's eastern boundary.

### → Urban Growth Monitor and City Population Data

The WAPC's Urban Growth Monitor (2019) tracks zoned land supply and land consumption for development in the Perth Metropolitan, Peel and Greater Bunbury regions. In accordance with state level objectives, the Perth Metropolitan area is in a constant process of change and includes increased levels of urban infill development not previously seen. The WAPC attempts to understand this change through the collection of development related data and reporting through the Urban Growth Monitor.

The January 2019 Urban Growth Monitor identifies that the net infill rate for the Perth Metropolitan and Peel regions in 2017 was approximately 42%, which is the highest net infill rate recorded since infill monitoring began in 2011, and the net infill dwellings for the area totalled 6,720. Of the 6,720 net infill dwellings, 4,650 were identified in the Central Sub-Region and 2,060 in the outer sub-regions of the Perth metropolitan and Peel regions. The City of Nedlands, including the Waratah Village Precinct, is located in the Central Sub-Region area.

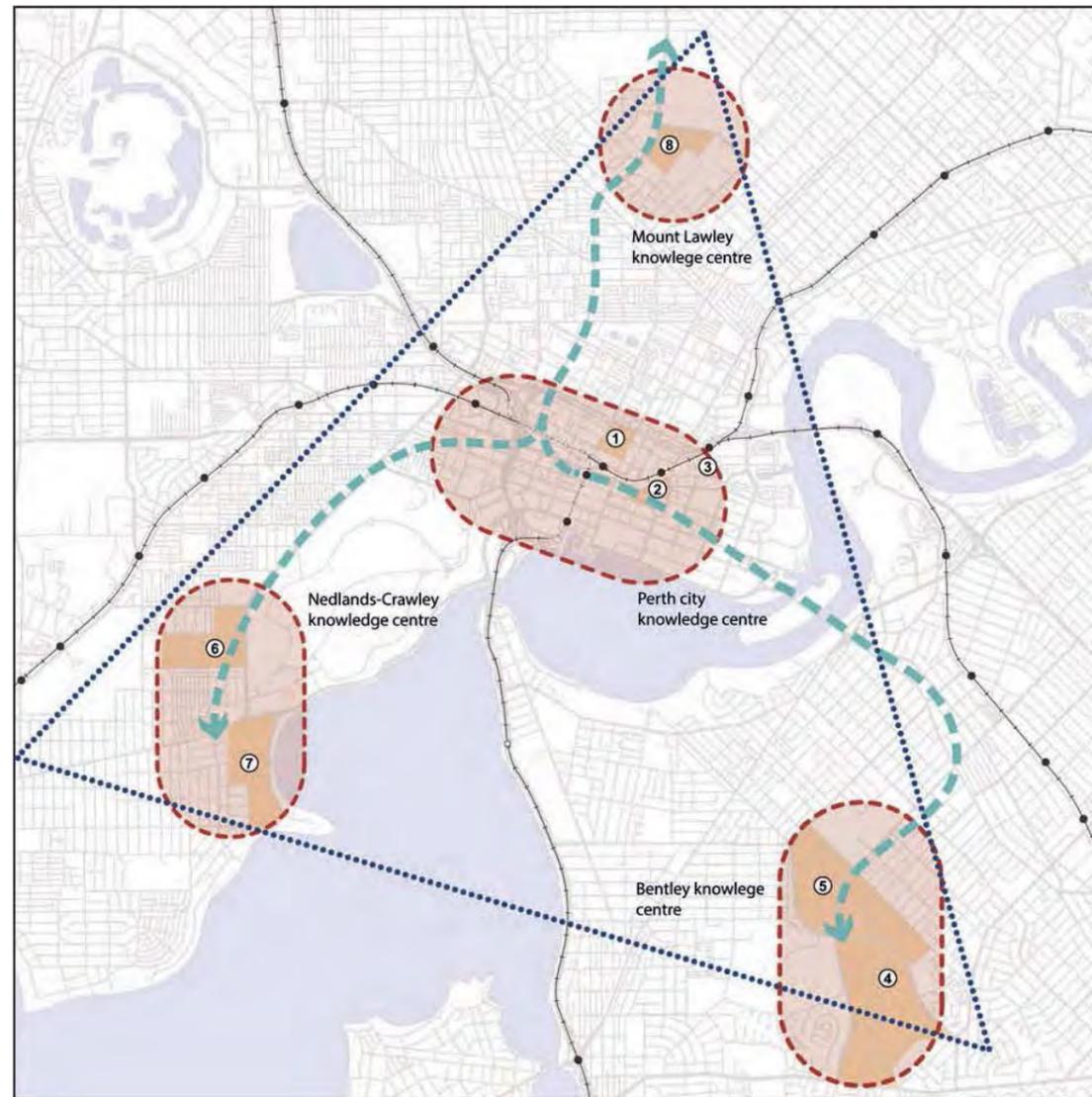
### → Capital City Planning Framework

The WAPC's Capital City Planning Framework (2013) provides a key planning strategy for Central Perth and sets out how it responds to its role as State Capital, and envisages a renewed sense of landscape character and connectivity. The Framework sets the spatial framework using a 12 kilometre by 12 kilometre area situated around the city centre. The framework indicates how the objectives of Directions 2031 and Beyond can be delivered in this focus area, and are guided by the policies implementation elements. The framework identifies the Waratah local centre as urban.

### → Metropolitan Region Scheme

The WAPC's Metropolitan Region Scheme (1963) is the state level framework that statutorily guides all future land use and development within the Perth Metropolitan Area. The scheme divides local government land into broad zones and reservations, which guide localised planning objectives and development outcomes.

The Waratah Village Precinct's land area is zoned as urban. Other areas in the City of Nedlands are zoned and reserved as public purpose, urban, parks and recreation, parks and recreation – restructure public access, railways, primary regional roads and other regional roads.



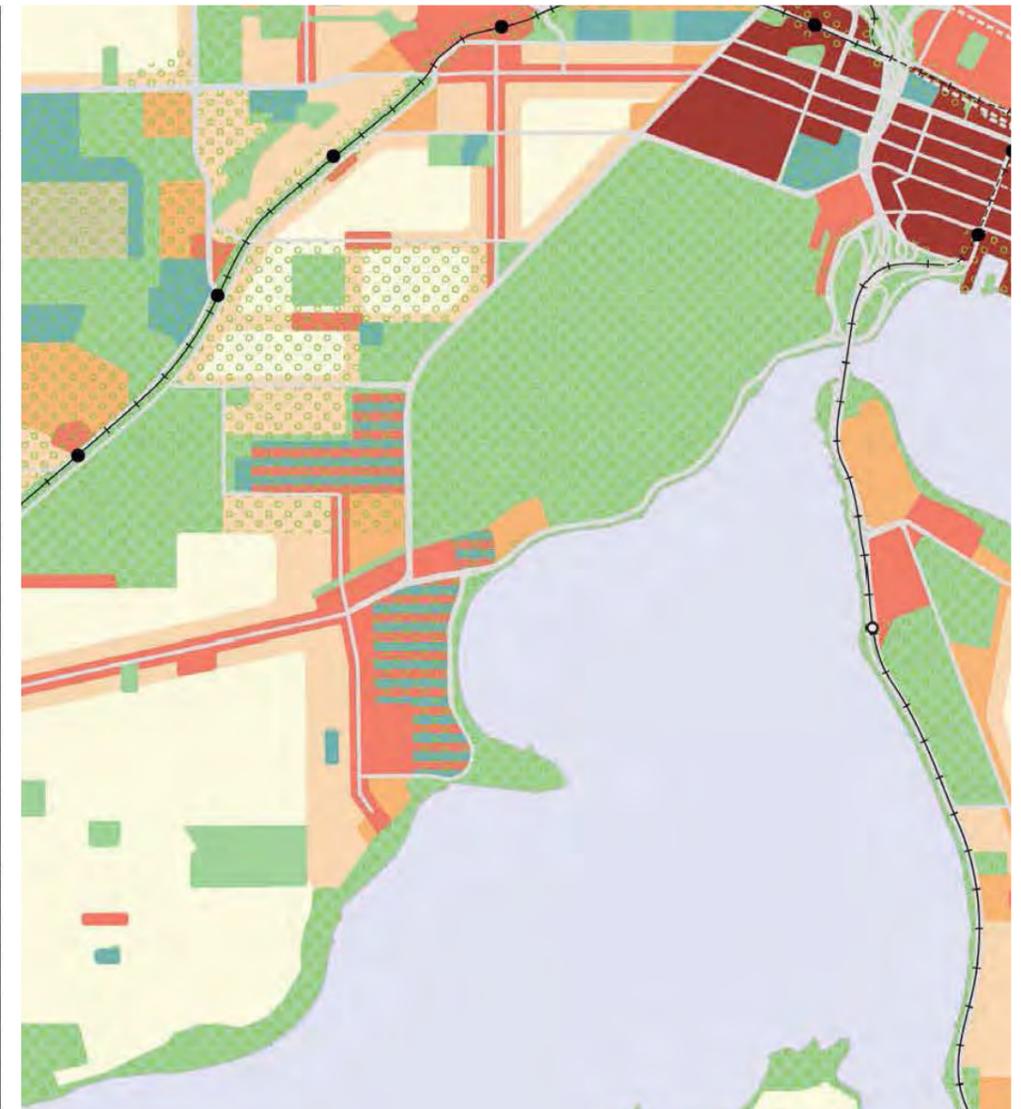
#### Knowledge triangle

- Proposed transit service concept
- Knowledge triangle
- Knowledge centre
- Place of knowledge

#### Significant knowledge places and precincts

1. Perth Cultural Centre & education precinct
2. Royal Perth Hospital precinct
3. Central Institute of Technology East Perth campus
4. Curtin University of Technology
5. Bentley Technology Park
6. QEII Hospital
7. University of Western Australia
8. Edith Cowan University Mount Lawley campus

Figure 50: The Knowledge Triangle between Nedlands-Crawley, Mount Lawley and Bentley Knowledge centre as identified within the Capital City Planning Framework.



#### Proposed urban form for central Perth

- City
- Urban
- Higher-intensity residential
- Medium-intensity residential
- Lower-intensity residential
- Building-in-landscape
- Urban / Building-in-landscape mix
- Service
- Open space
- Green infrastructure search area - refer to section 5.1.1

#### Notes for reading this plan

This plan is intended to identify strategic patterns for future development in the focus area, particularly to highlight opportunities for appropriate intensified development. It is not intended to be prescriptive with regards to any individual property, nor does it override local planning policies, physical constraints or other local factors. This plan provides high-level guidance for more detailed analysis and resolution in local planning schemes.

Figure 51: The Proposed Urban Form for Central Perth as identified within the Capital City Planning Framework.

# STATE PLANNING FRAMEWORK

Figure 52: Activity centres within a 5km and 10 km radius of the precinct.

## → State Planning Policy 4.2 - Activity Centres for Perth and Peel

The WAPC's State Planning Policy 4.2 (2010) is a regional planning framework that aims to:

- Reduce the overall need to travel
- Support the use of public transport as well as cycling and pedestrian services, facilities and employment
- Promote more energy efficient urban form.

This policy defines an activity centre as a community focal point that includes the activities of commercial, retail, higher density housing, entertainment, tourism, civic and community, higher education, and medical services supported by public transport. These activity centres can vary in size, diversity and are designed to be well-served by public transport.

The State Planning Policy 4.2 Activity Centres specifically defines Neighbourhood and Local Centres as important local community focal points providing daily to weekly household shopping (delicatessens and convenience stores) and community needs with a focus on medium-density housing. The lower-order centres provide walkable access to services and facilities for communities.

The Waratah Village Neighbourhood Centre is identified in the City's Local Planning Strategy as required by the State Planning Policy.

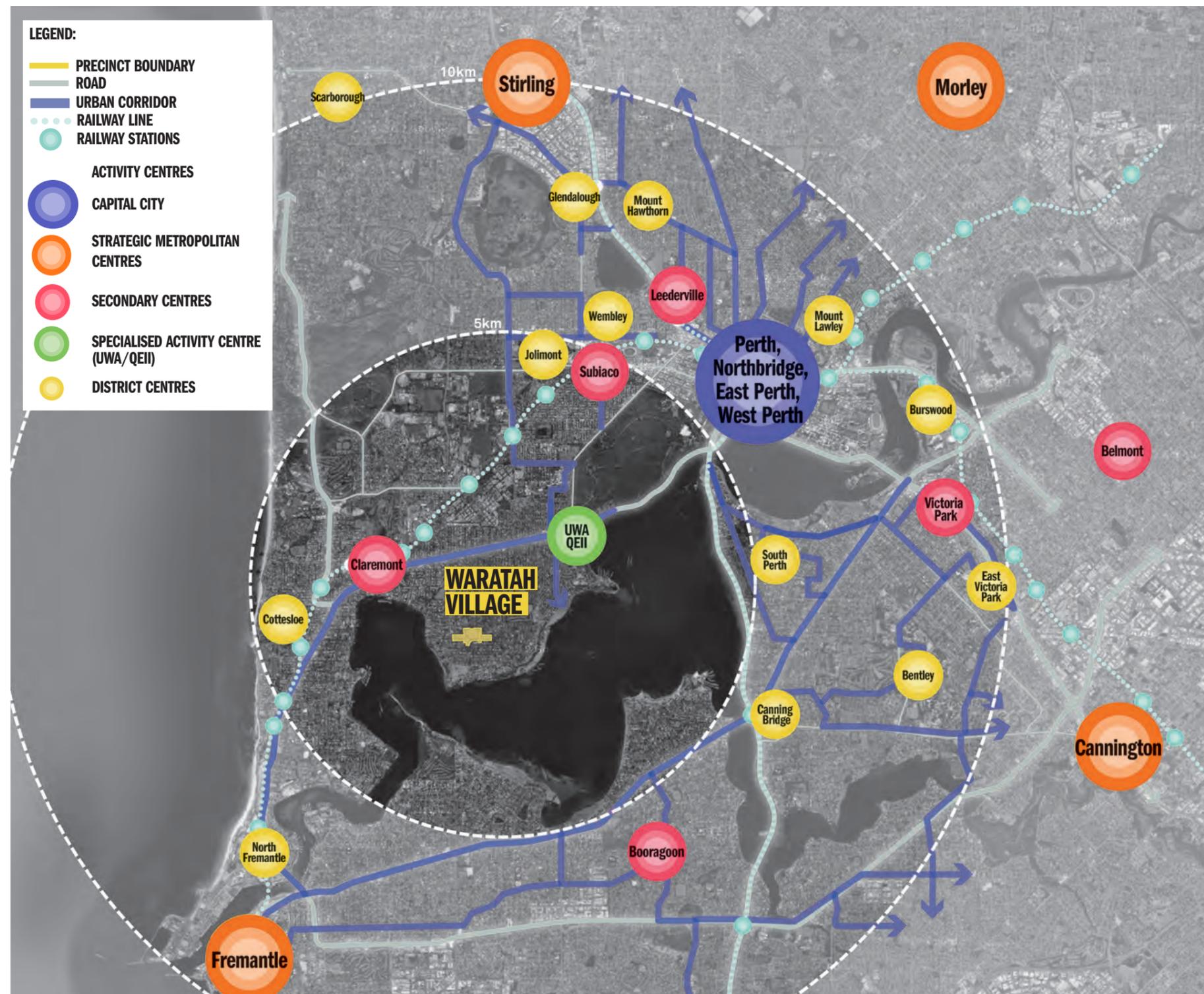


Figure 53: The SPP 4.2 Activity Centres Policy provides guidance for the functions, typical characteristics and performance targets of activity centres.

### Activity centres within 5km of the Precinct.

#### **Perth Capital City (Perth Northbridge, East Perth and West Perth)**

Perth Capital City is the largest of the activity centres, providing the most intensely concentrated development in the region. It has the greatest range of high order services and jobs, and the largest commercial component of any activity centre.

#### **Specialised Activity Centre (UWA/QEII)**

The primary functions of the specialised centre is health, education and research activities. Specialised centres focus on regionally significant economic or institutional activities that generate many work and visitor trips, which therefore require a high level of transport accessibility.

#### **Secondary Centre (Subiaco, Claremont)**

Secondary centres share similar characteristics with strategic metropolitan centres but serve smaller catchments and offer a more limited range of services, facilities and employment opportunities. They perform an important role in the City's economy, and provide essential services to their catchments.

#### **District Centre (Cottesloe, Jolimont)**

District centres have a greater focus on servicing the daily and weekly needs of residents. Their relatively smaller scale catchment enables them to have a greater local community focus and provide services, facilities and job opportunities that reflect the particular needs of their catchments.

# STATE PLANNING FRAMEWORK

## → State Planning Policy 7.0 Design of the Built Environment

The WAPC's State Planning Policy 7.0 (2019) is a regional planning framework that sets out objectives, measures, principles and processes that apply to the design and assessment of built environment proposals. The policy provides design quality guidance through the recognition of 10 design principles that include:

- Context and character
- Landscape quality
- Built form and scale
- Functionality and build quality
- Sustainability
- Amenity
- Legibility
- Safety
- Community
- Aesthetics.

Design WA's 10 design principles have informed the review of local distinctiveness and character within the Precinct. While the policy does not mention the Precinct specifically, the design principles are recognised in all new development within the City of Nedlands via the development assessment process.

## → State Planning Policy 7.3 Residential Design Codes - Volume 1

The WAPC's State Planning Policy 7.3 Residential Design Codes – Volume 1 (2019) aims to provide a comprehensive basis for the control of residential development throughout Western Australia. This policy specifically applies to all single houses, grouped dwellings and multiple dwellings (in areas with a coding of less than R40). This policy sets the following objectives for residential development:

- Provision of appropriately designed residential development in terms of purpose, tenure, density, context and scheme objectives
- Support for social, environmental and economic opportunities within new housing developments that respond to a local context
- Design that considers local heritage and culture
- Delivery of residential development that offers future residents opportunities for better living choices and affordability.

The policy also provides additional objectives for planning governance and development processes which include:

- Design that is responsive to site, size and geometry of the development site
- Variety and diversity that reflects context or scheme objectives
- A clear scope for scheme objectives to influence the assessment of proposals
- Timely assessments and determination of proposals consistently across State and Local governments.

## → State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments

The WAPC's State Planning Policy 7.3 Residential Design Codes – Volume 2 (2019) is a planning framework that aims to improve the design outcomes for apartments and mixed use development, replacing Part 6 of the R-Codes. This policy refers to multiple dwellings (apartments) that are coded R40 and above, within both mixed use development and activity centres. This policy encourages the:

- Provision of appropriately designed residential development in terms of purpose, tenure, density, context and scheme objectives
- Support for social, environmental and economic opportunities within new housing developments that respond to a local context
- Design that considers local heritage and culture
- Delivery of residential development that offers future residents the opportunities for better living choices and affordability as well as reduced operational costs and security of investment in the long term.



Figure 54: State Planning Policy 7.0 Design and the Built Environment

# LOCAL PLANNING FRAMEWORK STRATEGIES AND PLANS

## → City of Nedlands Local Planning Strategy

The City of Nedlands Local Planning Strategy (2017), to be read in conjunction with the LPS3, is a strategic document that sets out the City's long term vision and principles for the local government, and seeks to address the state planning framework that affects the City. The Local Planning Strategy gives clarity on how the City seeks to respond to the requirements of the State, and has been prepared following the City's Our Vision 2030 project, which was an initiative designed to engage the community in a shared vision for the future.

The strategy identifies the Waratah Village Precinct as a Neighbourhood Centre with potential land available for development and redevelopment purposes. This land area of 0.72ha (excluding roads) currently comprises commercial uses from Adelma Road to Robert Street. The centre was established along Waratah Avenue in order to link Nedlands and Dalkeith residents to Claremont, in which the development of the centre has grown organically to comprise multiple uses and shops. Recent development will see the emergence of apartments which will add further growth to the established Precinct. The Waratah Village Precinct is identified as a location within Nedlands that the City can optimise to achieve the additional 3,000 new dwellings target set by the WAPC for 2050.

## City of Nedlands Local Planning Strategy Vision:

**“Our overall vision is of a harmonious community. We will have easy access to quality health and educational facilities and lively local hubs consisting of parks, community and sporting facilities and shops where a mix of activities will bring people together, strengthening local relationships. Our gardens, streets, parks will be well maintained, green and tree-lined and we will live sustainably within the natural environment. We will work with neighbouring Councils and provide leadership to achieve an active, safe, inclusive community enjoying a high standard of local services and facilities. We will live in a beautiful place.”**

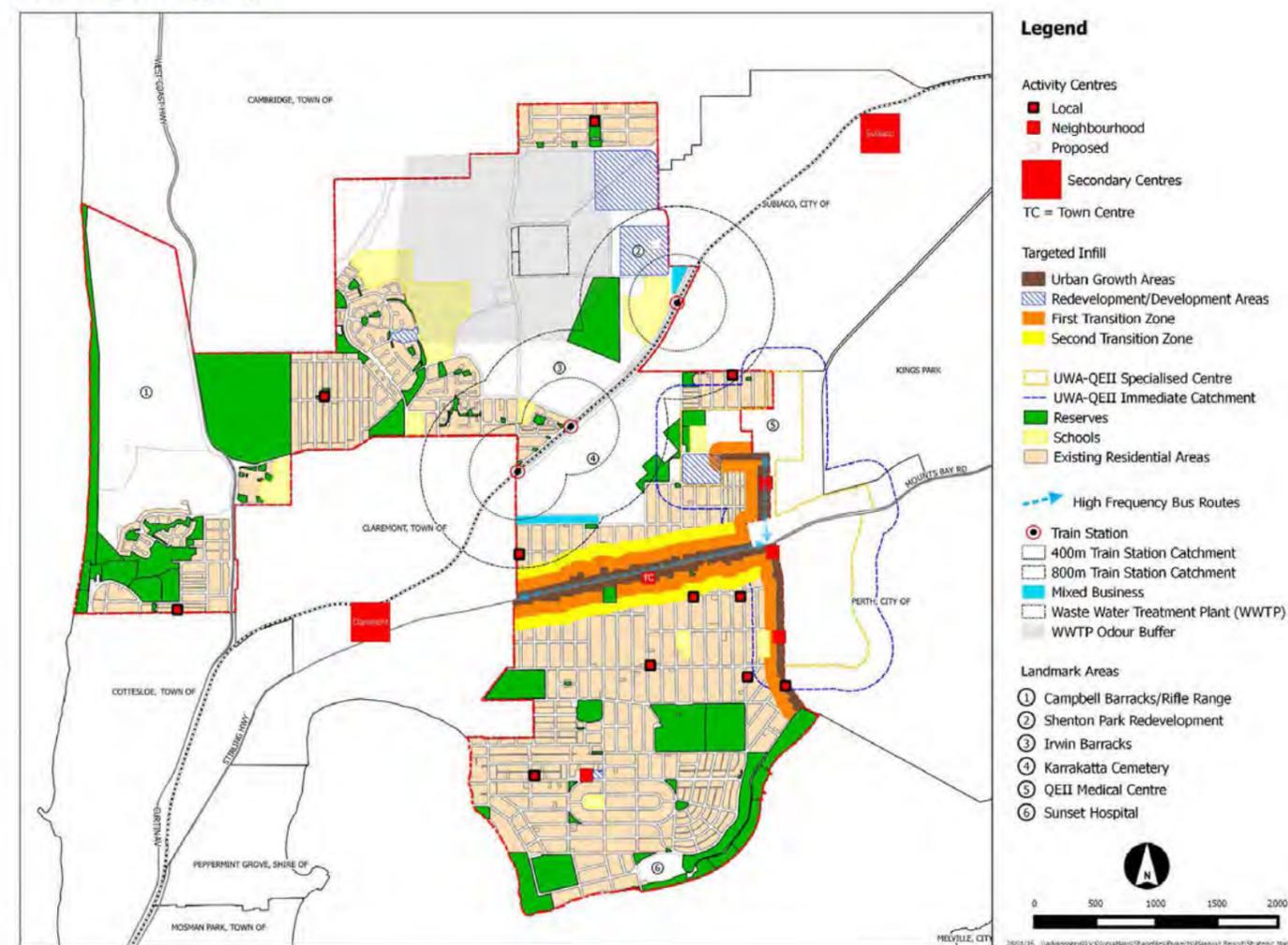


Figure 55: City of Nedlands Local Planning Strategy Map- Targeted infill along Stirling Highway and Broadway and Neighbourhood Centre within the Waratah Village Precinct.

→ **City of Nedlands Strategic Community Plan 2018-2028**

The City of Nedlands 2018-2028 Strategic Community Plan (2018), builds upon the previous 2023 Strategic Community Plan and identifies the City's new strategic vision for the area. The plan has the overall vision of creating a diverse community where people can live through different ages and stages of their lives.

The City has eight key values associated with the Strategic Community Plan, these values include:

- Health and safety
- Enhanced natural and built environments
- High standards of services
- Quality governances and civic leadership
- Inclusive and connected communities
- Valued Precinct character identities
- A strong City business and economic base
- Preferred modes of transport to be accessible and easy to navigate around.

The long term concept map specifically identifies the Waratah Village Precinct as a local centre that includes a distributor road and cycleway. Within a 400m catchment of the Precinct there will be a Local Greenway, Whadjuk Trail and Cycleway.

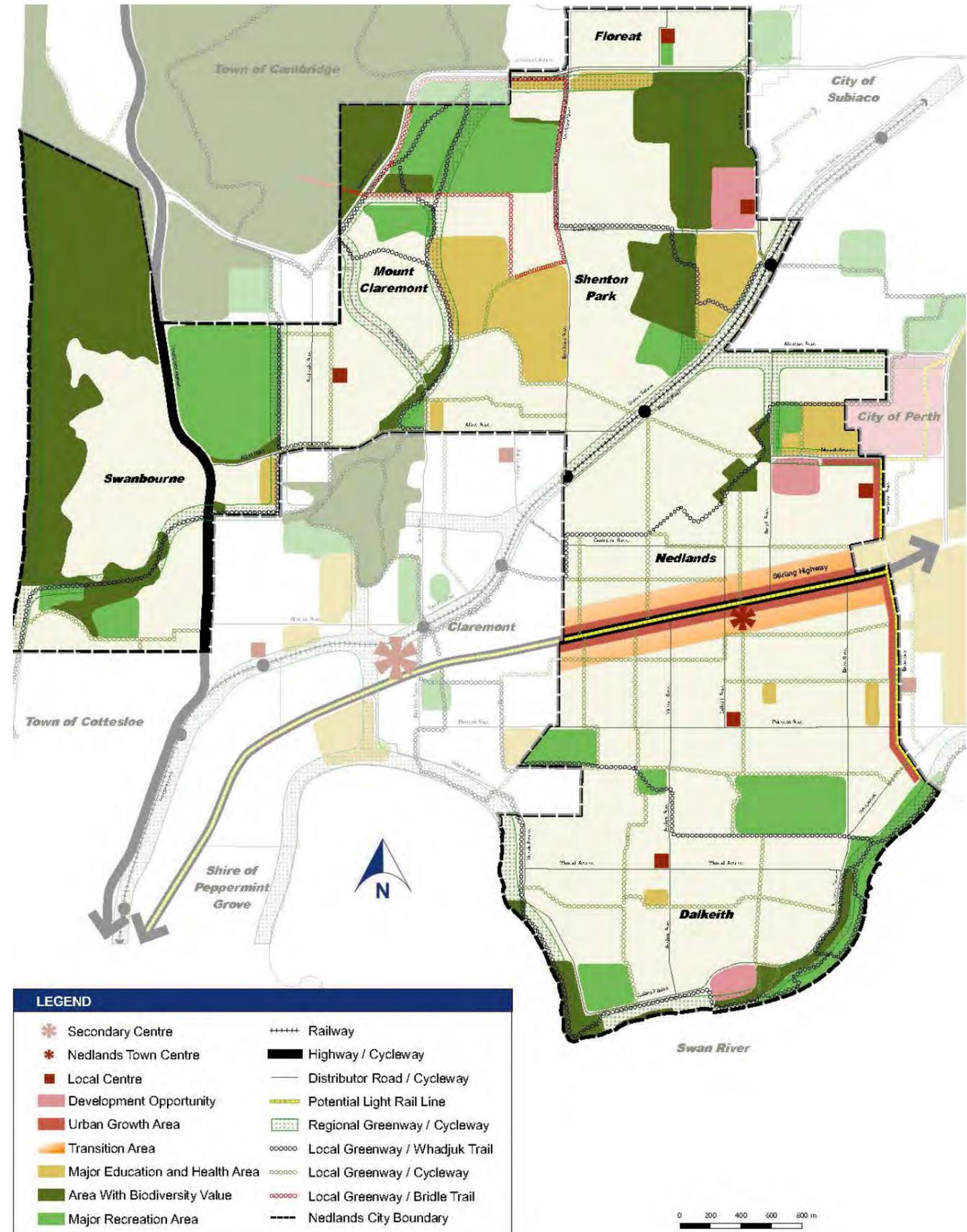


Figure 56: The City of Nedlands Strategic Community Plan 2018 - 2028 identifies urban growth and transition areas across the City, aligned with high-frequency transit routes.

# STRATEGIES AND PLANS

## → City of Nedlands Strategic Recreation Plan 2010-2015

The City of Nedlands Strategic Recreation Plan 2010-2015 has the vision of creating a significant and sustainable contribution to the quality of life for the people living within and who visit the City's municipal boundary through the support of a broad range of sport and recreation services, facilities and programs. While the plan does not mention the Waratah Village Precinct specifically, the plan identifies six major sporting and recreation venues that will be focused on as part of the strategy. These locations include:

- College Park
- Allen Park
- Hollywood-Subiaco Bowling Club and Highview Park
- DC Cruickshank Reserve
- Nedlands River Foreshore
- Melvista Reserve.

The locations in close proximity to the Waratah Village Precinct are the David Cruickshank Reserve (which caters for Tennis, Lawn Bowls, AFL, Cricket, Ultimate Frisbee and the community's recreational needs) and Melvista Reserve (which caters for cricket, hockey, AFL, golf and croquet with centralised social clubrooms). The plan aims to enhance these nearby venues through:

- Floodlights to enable all users to participate throughout the year in the evenings and early mornings
- Additional facilities in the form of BBQ's, playground equipment and small local venues
- A network of linked and unlinked walking, and cycle paths for use by the community
- A trails network around the four themes of bush, heritage, natural and coastal
- More specialised sporting venues that ensure the community has access to a wide range of sporting activities
- Documented management and user agreements including maintenance, power, water and public liability insurance
- All facility specific groups to have documented leases.
- Two multi-use community centre's to better meet the community's use and needs patterns
- Policies in place detailing community standards and responsibilities for:
  - Fees
  - Signage
  - Floodlights
  - Facility development
  - Council community grants
  - Fences
  - Reserve utilisation
  - Lease and License user agreements.

## → City of Nedlands Urban Forest Strategy 2018-2023

The City of Nedlands Urban Forest Strategy 2018-2023 (2018) outlines the green spaces, trees and other vegetation that grow in the public domain of the Nedlands boundary area. The City additionally continues to monitor the condition of the trees on private land, however does not prescribe to control them within this strategy. This strategy has the 2023 vision of:

- Increasing the City's potential urban canopy by 10% towards the eventual target of 20% by 2028
- Replacing all deceased public trees (road reserves and public open space)
- Provision of street trees to all residents and ratepayers that have requested them
- Provision of infill street trees to all road rehabilitation projects
- Being recognised for quality customer service with respect to trees in the public domain
- Reported regularly to Council and the community on the progress of the urban forest strategy
- Deliver on greenway and bushland management plans
- Progress with the development of Enviro-scape Master Plans (EMP) for all public parks and reserves.

This strategy also has five key objectives which include:

1. Continue to increase the cover of the Urban Canopy to 20% greater than the original 2017 audit
2. Continue to support the operational activities with science-based decisions
3. Continue to progress with quality management practices in area of arboriculture and environmental conservation
4. Continue to develop and maintain documented plans for the maintenance of trees in all public open space
5. Continue to improve engagement with customers.

While the strategy does not mention the Waratah Village Precinct specifically, it identifies that the City of Nedlands landscape was originally characterised by a mosaic of Tuart, Jarrah, Marri and Banksia open forest and woodlands, which are still prevalent to this day. The City currently has 22,188 public trees consisting of 17,277 street trees and 4,911 trees within parks and reserves (excluding bushland). The City has planted an average of approximately 760 trees per annum from 2015-2018 in the public domain, and an average of 570 trees per annum in road reserves and parks. The nearby David Cruickshank Reserve has completed Enviro-scape Master Planning process, while Genesta Park within the Waratah Village Precinct is yet to commence.

## → Nedlands 2023 Making it Happen: 2013-2017 Corporate Business Plan

The City of Nedlands 2013-2017 Corporate Business Plan (2013), is a key part of the City's fulfilment of the Integrated Planning and Reporting Framework, implemented by the State Government's Local Government Reform Program. The Business Plan outlines a vision for a harmonious community that has access to quality health and education facilities, lively local hubs (consisting of parks, community and sporting facilities) and shops where a mix of activities bring people together and strengthen local relationships. It also identifies a desire to create a diverse community where people can live through the different ages and stages of their lives while enjoying the natural environment, efficient transport systems and cycling and walking facilities.

The Business Plan states that the Council's strategic priorities include:

- Protecting the City's quality living environment
- Renewal of community infrastructure such as roads, footpaths, community and sports facilities
- Underground power
- Encouraging sustainable building
- Retaining remnant bushland and cultural heritage
- Strengthening local hubs and centres
- Providing for sport and recreation opportunities
- Managing parking
- Working with neighbouring Councils to achieve the best outcomes for the Western Suburbs as a whole.

With a population increase of 3,000 people identified over the next ten years, it is anticipated that the City will experience a 67.4% increase in the over 75 age group. A community that has access to quality health services, education facilities and mixed use centres will be essential to the long term liveability of the City.

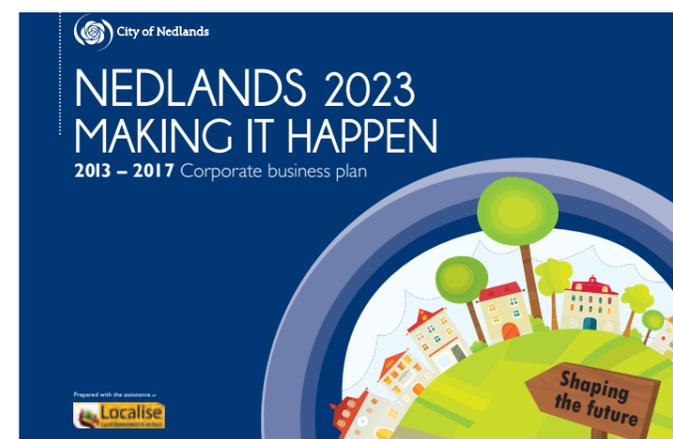


Figure 57: Nedlands 2023 Making it Happen 2013 - 2017 Corporate business plan

## → City of Nedlands Disability Access and Inclusion Plan 2018-19 – 2023-24

The City of Nedlands Disability Access and Inclusion Plan 2018-19 – 2023-24 (2018), which builds upon the City's previous 2013-14 – 2017-18 plan, aims to improve access for all.

This aim includes not just people with a permanent disability, but also parents with young children and prams, the elderly and people from cultural and linguistically diverse backgrounds, and those community members who have a temporary impairment.

The plan encourages seven key outcomes which include enhanced:

### 1. Services and Events

- People with disability have the same opportunities as other people to access the services of and any events organised by the City of Nedlands.

### 2. Buildings and Facilities

- People with disability have the same opportunities as other people to access the buildings and other facilities of the City of Nedlands.

### 3. Information

- People with disabilities receive information from the City of Nedlands in formats that enable them to access information as readily as other people are able to access it.

### 4. Service from Employees

- People with disabilities receive the same level and quality of service from the staff of the City of Nedlands as people without disabilities receive from the staff of the City of Nedlands.

### 5. Feedback and Complaints

- People with a disability have the same opportunities as other people to make complaints to the City of Nedlands.

### 6. Public Consultation

- People with disabilities have the same opportunities as other people to participate in any public consultation by the City of Nedlands.

### 7. Employment

- People with a disability have the same opportunities as other people to obtain and maintain employment with the City of Nedlands.

# LOCAL PLANNING SCHEMES

## → City of Nedlands Local Planning Scheme No. 3 (LPS3)

The City of Nedlands Local Planning Scheme No. 3 (LPS3), gazetted in April 2019, is a statutory document which, under the guidance of the MRS, identifies zones and reserves within the Nedlands municipal area. These different designated zones and reserves include:

- Residential
- Mixed Use
- Local Centre
- Neighbourhood Centre
- Service Commercial
- Private Community Purpose
- Urban Development
- Special Use.

The City's LPS3, replacing the City of Nedlands Town Planning Scheme No. 2, is the legal document guiding all land use and development in the City of Nedlands. All planning decisions related to the Nedlands Town Precinct area, and its dedicated zones, are based on this document.

The up-coding of the area has seen the following amendments:

- Residential R10 to R40, R60 or R80
- Residential R20 to R60
- Residential R12.5 to R60
- Retail/Shopping zone to Mixed Use with R-AC3 coding.

Interfaces become important, there is a need to carefully consider interfaces between differently coded areas, with modifications to building height, setbacks and landscape provisions.

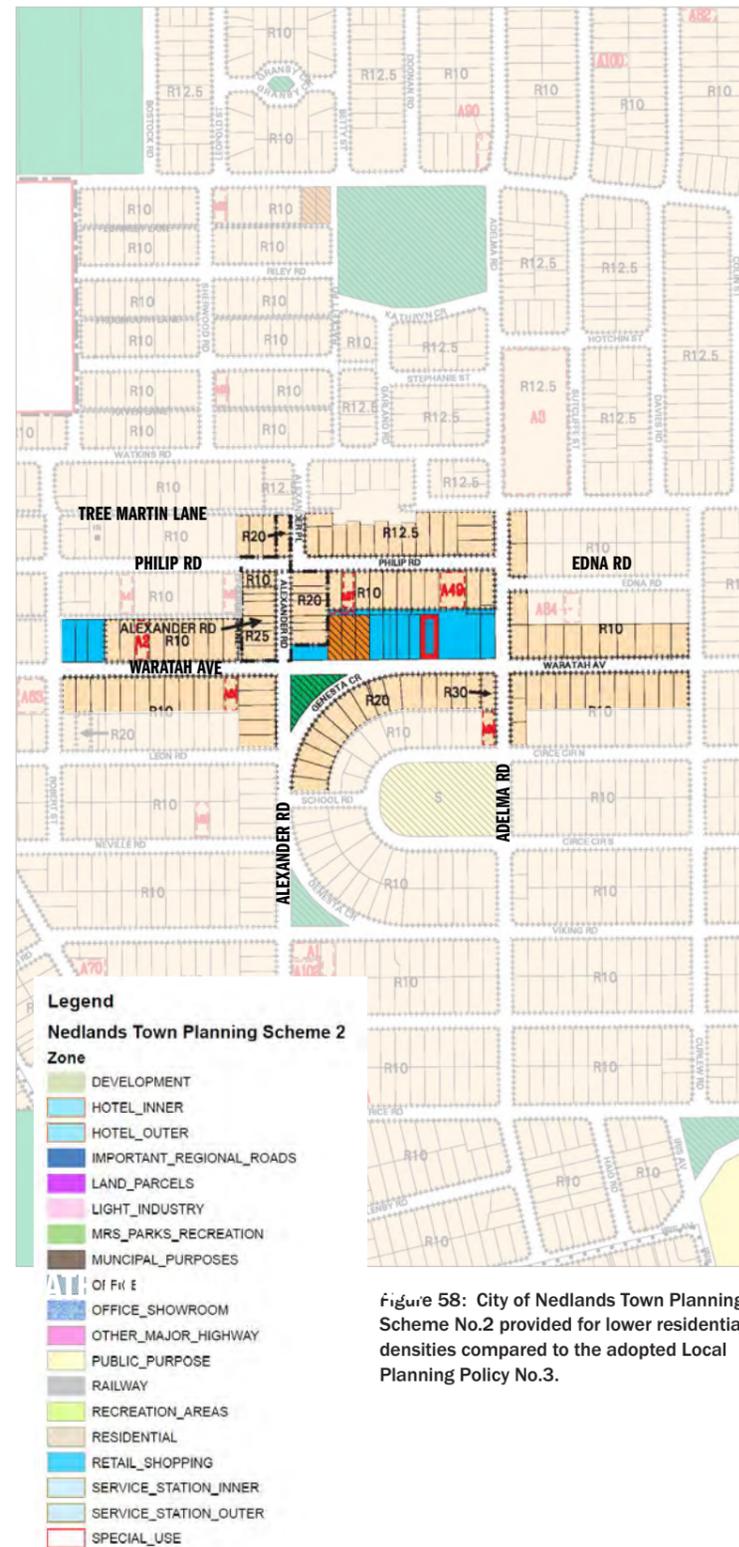


Figure 58: City of Nedlands Town Planning Scheme No.2 provided for lower residential densities compared to the adopted Local Planning Policy No.3.

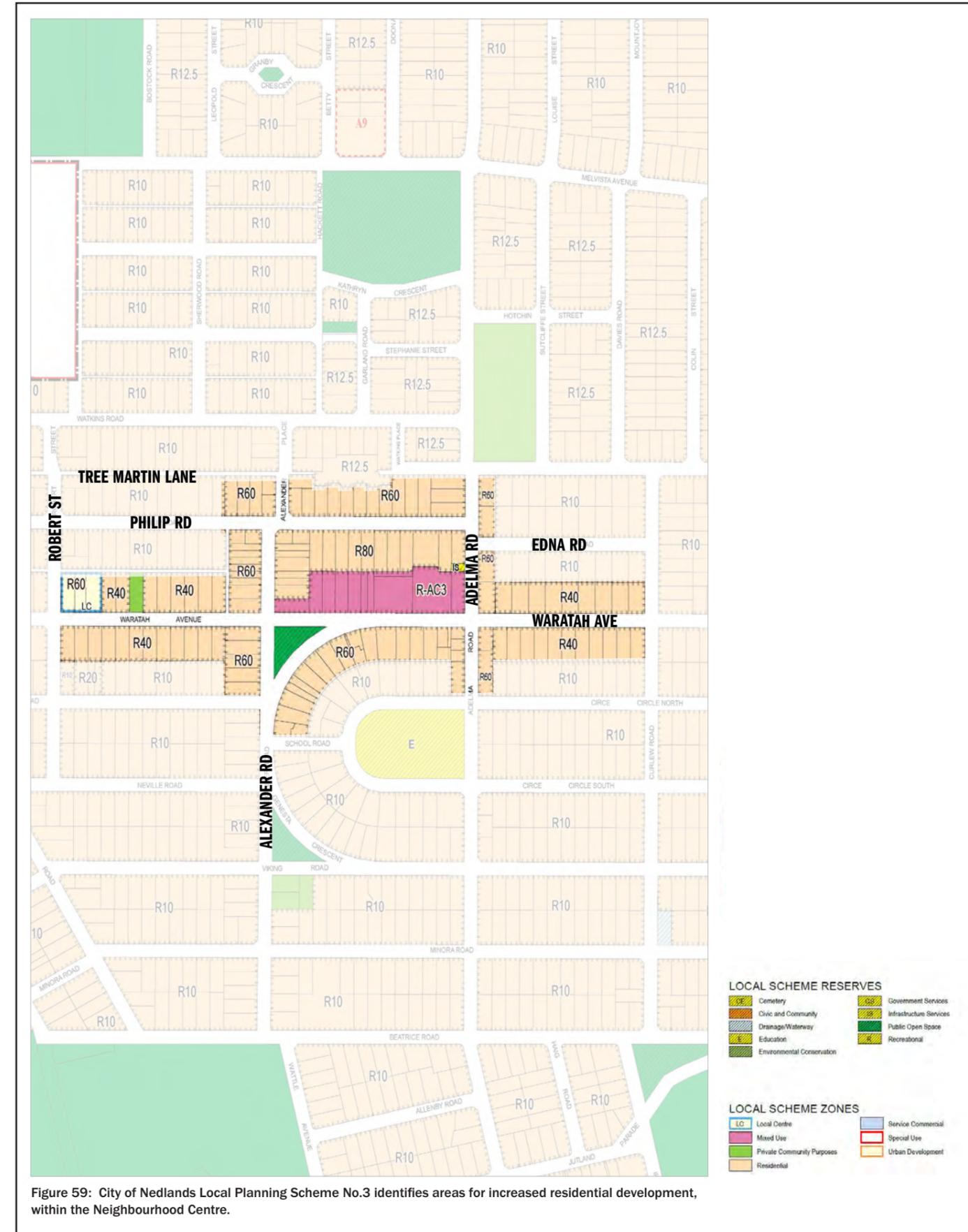


Figure 59: City of Nedlands Local Planning Scheme No.3 identifies areas for increased residential development, within the Neighbourhood Centre.

# CITY OF NEDLANDS LPS3: SCHEME MAP

## → City of Nedlands Local Planning Scheme No. 3

On 16 April 2019, the LPS3 was gazetted, providing changes to the zoning, land use permissions, density codes and development standards for the City of Nedlands. All planning decisions are based on this new scheme, which is able to encourage more housing choice through urban infill, ageing-in-place opportunities and higher residential density around transport corridors.

### RESIDENTIAL R80

- To provide for a range of housing and a choice of residential densities to meet the needs of the community.
- SPP 7.3 - Volume 2 refers to residential R80 as medium-rise residential development.
- SPP 7.3 - Volume 2 primary controls include a height of 4 storeys (default acceptable outcomes subject to element objective assessment), primary and secondary street setbacks of 2m and a plot ratio maximum of 1.0.

### RESIDENTIAL R60

- To provide for a range of housing and a choice of residential densities to meet the needs of the community.
- SPP 7.3 - Volume 2 refers to residential R60 as medium-rise residential development.
- SPP 7.3 - Volume 2 primary controls include a height of 3 storeys (default acceptable outcomes subject to element objective assessment), primary and secondary street setbacks of 2m and a plot ratio maximum of 0.8.

### LOCAL CENTRE

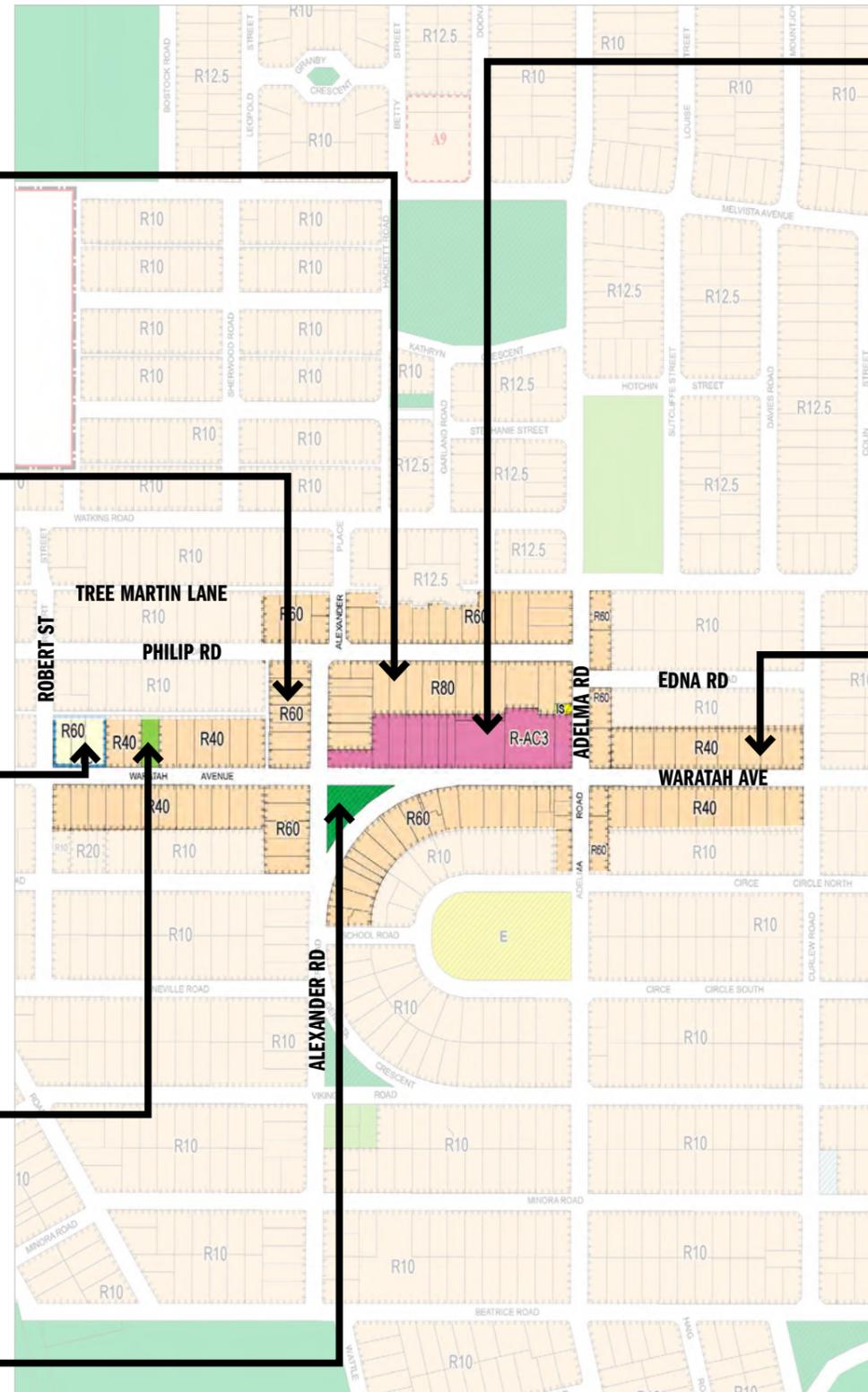
- To provide a range of low-scale retail and service uses for the immediate neighbourhood, that are easily accessible but which do not adversely impact on the amenity of adjoining residential areas.
- To focus on the main daily household shopping and community needs.
- To encourage high quality, pedestrian friendly, street-orientated development.
- To ensure non-residential uses are located at street level and are compatible with adjoining residential uses.

### PRIVATE COMMUNITY PURPOSE

- To provide sites for privately owned and operated recreation, institutions and places of worship.
- To provide for a range of privately-owned community facilities, and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development.

### LPS PUBLIC OPEN SPACE RESERVE

- To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.
- To set aside areas for public open space, particularly those established under the Planning and Development Act 2005 s.152.



### MIXED USE WITH R-AC3 CODING

- To provide for a significant residential component as part of any new development.
- To facilitate well designed development of an appropriate scale which is sympathetic to the desired character of the area.
- To provide for a variety of active uses on street level that are compatible with residential and other non-active uses on upper levels.
- To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres and eating establishments which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.
- SPP 7.3 - Volume 2 refers to residential R-AC3 as mid-rise urban centres.
- SPP 7.3 - Volume 2 primary controls for R-AC3 include a height of 6 storeys (default acceptable outcomes subject to element objective assessment), nil primary and secondary street setbacks (or nil if commercial use at ground floor) and a plot ratio maximum of 2.0.

### RESIDENTIAL R40

- To provide for a range of housing and a choice of residential densities to meet the needs of the community.
- SPP 7.3 - Volume 2 refers to residential R40 as low-rise residential development.
- SPP 7.3 - Volume 2 primary controls include a height of 2 storeys (default acceptable outcomes subject to element objective assessment), primary and secondary street setbacks of 4m (with a minimum secondary street setback of 1.5m) and a plot ratio maximum of 0.6.

### LOCAL SCHEME RESERVES

CE	Cemetery	GS	Government Services
CC	Civic and Community	IS	Infrastructure Services
DW	Drainage/Waterway	POS	Public Open Space
E	Education	R	Recreational
EC	Environmental Conservation		

### LOCAL SCHEME ZONES

LC	Local Centre	SC	Service Commercial
MU	Mixed Use	SU	Special Use
PCP	Private Community Purposes	UD	Urban Development
R	Residential		

Figure 60: City of Nedlands Local Planning Scheme No.3 Scheme Map

# LOCAL PLANNING POLICIES

Local planning policies are prepared by the City and adopted by Council under statutory procedures set out under the Planning and Development (Local Planning Schemes) Regulations 2015. All City of Nedlands Local Planning Policies apply to the Waratah Village Precinct unless stated otherwise within the policy.

# PREVIOUS WARATAH VILLAGE STUDIES

## → Waratah Avenue Placemaking Strategy: Community Engagement Results (2013)

The City of Nedlands Waratah Avenue Placemaking Strategy: Community Engagement Results (2013) was a community engagement process undertaken for the Waratah Avenue, located within the Waratah Village Precinct area. The goal of the community consultation was to legitimately contribute to what is eventually produced, with the City outlining key objectives and principles for the engagement process. These objectives included:

- To involve local residents, traders and landowners in the preparation of the strategy in a systematic and genuine way
- To implement an engagement process that legitimately contributes to the preparation of the Strategy
- To communicate consistently with local residents, traders and business owners about the project and the engagement process through different mediums
- To ensure that there are different opportunities for people to participate in the engagement process as the project progresses.

When asked what the top three key areas the Council should focus on for the Waratah Avenue, the community voted for pedestrians (footpath and road), vegetation (trees, flowers and shrub) and traffic calming. Some elements from the engagement process that the community strongly disliked for the Waratah Avenue were built up median strips, raised road surfaces in lieu of roundabouts, on street parking (northern side only) and bike lanes.

## → The Waratah Avenue Concept Plan

The Waratah Avenue Concept Plan was prepared to guide changes to the Waratah Avenue and create a memorable, attractive, accessible and vibrant place where people want to gather and foster a sense of community. The concept plan was created as a result of the Placemaking Strategy, and included the desired outcomes of:

- An improved, upgraded and high-quality streetscape for Waratah Avenue with high-quality details. These details include functioning and comfortable street furniture that is placed out of the way of pedestrians and the provision of more street trees for the benefit of shade and softness to the urban landscape
- A more pedestrian friendly Waratah Avenue due to slow moving traffic, wider footpaths and greater alfresco dining opportunities

- Well-planned improvements to Waratah Avenue and Genesta Park that align with the expectations of the local residents and traders
- Genesta Park to be identified as a place for people to gather, that can be enjoyed by a range of age groups and host community activities.

A concept plan was then prepared by the City which focused on key streetscape upgrades and park improvements, which included:

### Pedestrian Crossings

- Inclusion of dedicated raised pedestrian crossings that remove the need for a median to cross the road, enabling most people to make it across the street without a median refuge or pedestrian crossing.

### Road widths, grades and traffic calming

- Median strip is proposed to be removed, in order to permit the widening of the northern side footpath
- The Waratah Avenue area to maintain the different grades between street and pedestrian areas with a resurfacing proposed to a different bitumen colour to indicate the entering of a different space
- The provision of a roundabout at the western end of Waratah Avenue to create a bookend to the street and mirror the roundabout at the other street end to calm street traffic.

### Landscaping and trees

- Street trees incorporated into the concept plan, with provision of either side of the street between car parking bays of Waratah Avenue to provide an urban canopy along the street
- Additional plantings and trees proposed within and along the periphery of Genesta Park.

### Footpath Widths

- Widening of the northern side footpath
- The provision of a wider footpath adjacent to Genesta Park on the southern side to create a promenade with additional street trees
- The proposal of a central footpath to connect the parking on the southern side of Genesta Park to the promenade on Waratah Avenue.

WARATAH AVENUE CONCEPT PLAN

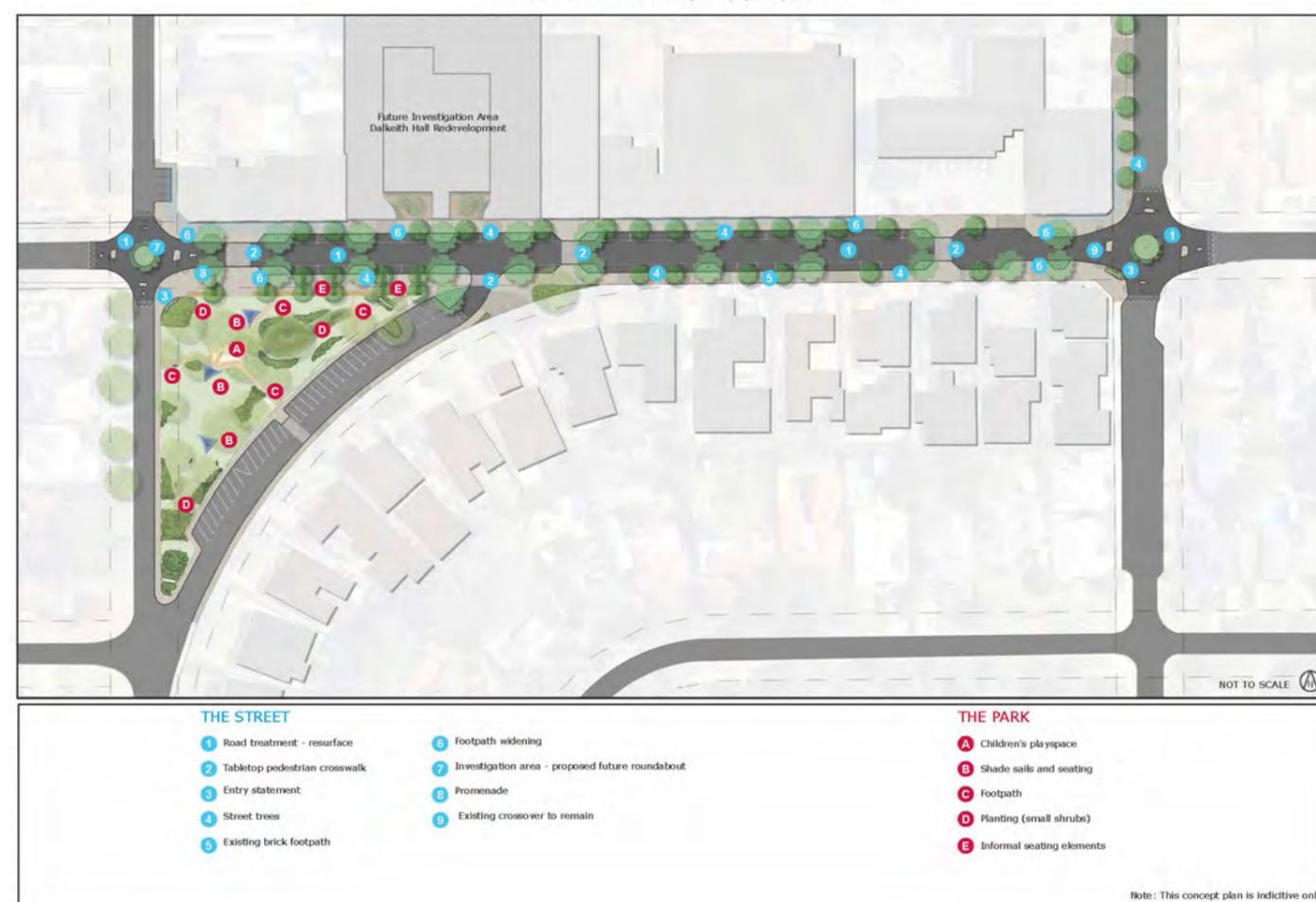


Figure 61: The Waratah Avenue Concept Pan



### 13.9 Amendment to Parking Local Planning Policy – Residential Aged Care Parking Requirements

<b>Council</b>	25 August 2020
<b>Applicant</b>	City of Nedlands
<b>Employee Disclosure under section 5.70 Local Government Act 1995</b>	Nil
<b>Director</b>	Peter Mickleson - Director Planning and Development
<b>CEO</b>	Mark Goodlet
<b>Attachments</b>	1. Current Parking Local Planning Policy. 2. Car Parking Assessment
<b>Confidential Attachments</b>	Nil

#### Executive Summary

The purpose of this report is for Council to consider a modification to the Parking Local Planning Policy. The modification relates to the level of car parking required for the residential aged care facilities.

#### Recommendation to Council

##### Council:

1. amends Table 1 of the City of Nedlands Local Planning Policy – Parking by:
  - a. Removing the existing minimum number of car parking bays required for a residential aged care facility of 12 or 1 per every 4 beds (whichever is greater); and
  - b. Inserting a new minimum number of car parking bays required for a residential aged care facility of 12 or 1 per every 3 beds (whichever is greater).
2. advertises for a period of 21 days the proposed amendment to the City of Nedlands Local Planning Policy – Parking in accordance with the Planning and Development (Local Planning Scheme) Regulations 2015 Schedule 2, Part 2, clauses 4 and 5.

#### Discussion/Overview

Non-residential car parking requirements are outlined in the City's Local Planning Policy – Parking (the Policy), a copy of which is included at Attachment 1. The current car parking requirement for residential aged care facilities is 12

spaces or 1 space for every 4 beds, whichever is greater. It is considered that this requirement may not reflect the car parking usage behaviors of this type of facility.

Administration engaged Cardno Traffic Consultants to undertake a survey of residential aged care facilities to identify an average car parking requirement that could be incorporated into the Policy. A copy of Cardno's review is included at Attachment 2.

Cardno have contacted eight residential aged care facilities across Perth to determine peak staffing levels and indicative visitor demands. These facilities ranged in size from approximately 60 to 110 beds. It is noted that the information obtained through this method is anecdotal. However, it provides some indication of the appropriate scale of parking required. Various parking studies were also consulted, including staff and visitor parking surveys from a variety of contexts and locations.

The key findings of the study were:

- From interviews, it was determined that staffing levels vary according to the level of care provided. The facilities surveyed employed approximately 1 staff member per 4-5 beds (average 0.21 staff per bed).
- In addition, visitor demand was determined to be approximately 1 visitor per 4-7 residents per day. Realistically, this demand is not concurrent, though it will tend to coincide in the middle part of the day. As such, a representative concurrent parking demand of 1 space per 10 beds is considered reasonable.
- By combining the results of staff and visitor parking levels, using both interviews and parking studies, a single parking demand rate for residential aged care would appear to be in the range of 0.3 and 0.35 spaces per bed.

Cardno concludes that there are two methods to calculate car parking for residential aged care facilities. The first method is to apply a separate rate for staff and visitors. This provides for 1 space per staff member present at the facility at any one time. Visitor parking is provided at the rate of 1 space for every 10 beds. The second method combines the two parking requirements to provide a single rate of 1 space for every 3 beds.

The first method has the benefit of ensuring all staff car parking is provided on site. However, it will require developments to identify staffing requirements in sufficient detail to allow for calculation of car parking numbers. As staffing levels may change between the development application stage and occupation of the facility, this method may be more difficult to ensure compliance. Staffing levels may also change during operation of the facility. A change in staff numbers would not necessarily trigger a development application where car parking requirements can be considered.

The second method will be more easily applied to a development as it links to the number of beds. Any increase in the number of beds would trigger a development application. This will allow for additional car parking requirements to be considered and applied.

It is noted that the two methods generate similar levels of car parking, when calculated using the parameters provided by Cardno. As the second method will be more efficient to administer, it is recommended Council adopt a car parking ratio of 1 space for every 3 beds for residential aged care facilities. It is further recommended that the existing minimum number of spaces of 12 be retained. This will ensure there is adequate car parking for small facilities where staffing ratios may be higher (i.e. less than 36 beds).

### **Key Relevant Previous Council Decisions:**

Council adopted the current Policy on 24 September 2019.

### **Consultation**

It is recommended that the proposed amendment to the Policy is advertised for comment prior to final determination. Council is able under clause 5 of the Deemed Provisions to not advertise a minor amendment. However, this amendment is considered to not be minor in nature as it may affect current and planned residential aged care developments and be of interest to the general public. Advertising is recommended for 21 days in accordance with clauses 4 and 5 of the Deemed Provisions (Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015).

### **Strategic Implications**

#### **How well does it fit with our strategic direction?**

The amendment is consistent with Council's endorsed Local Planning Strategy.

#### **Who benefits?**

Ensuring adequate car parking supply for developments will benefit users and surrounding properties.

#### **Does it involve a tolerable risk?**

There is no risk associated with a review of car parking requirements, where any changes are made in accordance with the relevant regulations.

#### **Do we have the information we need?**

The proposed changes to car parking provision for residential aged care facilities is based upon a sound methodology and carried out by consultants with traffic and parking expertise.

## **Budget/Financial Implications**

### **Can we afford it?**

There is no impact on the City's Long-Term Financial Plan.

### **How does the option impact upon rates?**

The proposed amendment will not impact upon rates.



Please note: Parking standards for the Residential land use represent a Council adopted policy position. They do not apply as a Deemed to Comply provision under the Residential Design Codes - Volume 1 (R-Codes Vol. 1), or as an Acceptable Outcome under the Residential Design Codes Volume 2 (R-Codes Vol. 2) until the Western Australian Planning Commission (WAPC) have granted approval in accordance with Clause 7.3.2 of the R-Codes Vol. 1 and Clause 1.2.3 of the R-Codes Volume 2.

## LOCAL PLANNING POLICY – PARKING

### 1.0 PURPOSE

1.1 The purpose of this policy is to define standards for car parking for residential and non-residential developments.

### 2.0 APPLICATION OF POLICY

2.1 This policy applies to all residential and non-residential development on land that is reserved or zoned under Local Planning Scheme 3 (LPS 3), within the City of Nedlands.

2.2 This policy is to be read in conjunction with LPS 3 and State Planning Policy 7.3 – Residential Design Codes Volumes 1 & 2 (R-Codes).

2.3 Where this policy is inconsistent with the provisions of a specific Local Planning Policy, Precinct Plan or Local Development Plan that applies to a particular site or area, the provisions of that specific Local Planning Policy, Precinct Plan or Local Development Plan will prevail.

### 3.0 OBJECTIVES

3.1 To facilitate the development of sufficient parking facilities for cars and other wheeled vehicles.

### 4.0 POLICY MEASURES

#### 4.1 Minimum parking requirements

4.1.1 All development shall provide car parking on-site in accordance with Table 1, unless otherwise approved by the City.

Table 1: Parking Requirements

Land Use	Minimum no. of Car Parking Bays Required
Amusement parlour Art gallery Betting agency Cinema/theatre Club premises Exhibition centre Recreation – private	1 per 2 persons.
Animal Establishment	1 per employee; <b>and</b> 1 drop off/pick up bay per 6 animals.
Bed and breakfast Holiday accommodation Holiday house	1 per guest bedroom, in addition to any bays required under the R-Codes for the dwelling (if applicable).



Hotel Motel	2 spaces per 5 guest rooms.
Bulky goods showroom Garden centre Motor vehicle, boat or caravan sales Trade display Trade supplies Warehouse/storage	2.2 per 100m <sup>2</sup> net lettable area <b>or</b> 1 per employee (whichever is greater).  1 space in every 3 to be set aside for employees.
Child care premises	1 per employee; 1 per every 6 children in attendance; <b>and</b> 1 drop off/pick up bay per 30 children (or part thereof).
Civic use Community purpose Funeral parlour Place of worship Reception centre	1 per 4 persons.
Consulting rooms Hospital Veterinary centre Medical centre	12 <b>or</b> 1 per every 4 beds (whichever is greater).
Convenience store Liquor store – small Market Shop	8.3 per 100m <sup>2</sup> of net lettable area.  1 space in every 5 to be set aside for employees.
Lunch bar Restaurant/café Fast food outlet	1 per 2.6m <sup>2</sup> of restaurant seating area <b>or</b> 1 per 2 persons (whichever is greater).
Educational establishment - Pre-primary/ Primary  - Secondary/ Tertiary/ Technical	1.2 per employee.  2 of every 10 spaces (or part thereof) to be set aside for visitors.  2 per employee; 1 per rostered canteen worker <b>and</b> an additional 2 for each 10 provided (or part thereof).  Additional spaces to be set aside for visitors.
Family day care	1 bay in addition to the requirements of the R-Codes for the dwelling.
Home business	Additional spaces as required by the number of staff and customers coming to the property, in addition to the requirements of the R-Codes (where applicable).
Industry - light	2.2 per 100m <sup>2</sup> of net lettable area <b>or</b> 1 per employee (whichever is greater).  1 space in every 3 to be set aside for employees.
Motor vehicle repair Motor vehicle wash Service station	5 per working bay <b>and</b> 1 per employee.



Office	4.75 per 100m <sup>2</sup> of net lettable area. 2 spaces in every 3 to be set aside for employees.
Residential aged care facility	12 <b>or</b> 1 per every 4 beds (whichever is greater).
Serviced apartment	1 per unit <b>and</b> 1 per 2 employees.
Small bar Tavern	1 per 1.3m <sup>2</sup> of bar and public areas (excluding toilets); <b>and</b> 1 per employee.
Residential	2 spaces per dwelling unit 3 spaces per dwelling unit on lots greater than 1000 square meters

Notes:

- a) **Persons** means the number of persons for which a building has been designed or for whom seating is provided. **Employee** means any person employed in the building.
- b) Where spaces are to be set aside for visitors or employees, they must be clearly marked as such.

**4.2 Land uses which are not listed within Table 1**

4.2.1 Where a land use is not listed within Table 1 of this Policy, the parking ratio will be determined having regard to the objectives of this policy, similar uses and surrounding uses. This is the same as ‘Uses not Listed’ within LPS 3.

**5.0 VARIATIONS TO THIS POLICY**

5.1 Where a proposal does not increase an existing approved shortfall of car parking (in accordance with the car parking requirements in Table 1) then the proposal is not considered a variation to this Policy.

5.2 Variations to this Policy shall be determined in accordance with the objective of this Policy.

5.3 Applicants seeking variations to this Policy are required to submit a detailed written statement addressing the objective of this policy for the City’s assessment.

**6.0 RELATED LEGISLATION**

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Local Planning Scheme No. 3
- State Planning Policy 7.3 – Residential Design Codes

Council Resolution Number	PD39.19
Adoption Date	OCM 24 September 2019
Date Reviewed/Modified	

# Technical Memorandum



<b>To</b>	Roy Winslow, City of Nedlands	<b>From</b>	Jessie Moore, Jacob Martin, Cardno
<b>CC</b>	Ross Jutras-Minett, City of Nedlands	<b>Date</b>	11 August 2020
<b>Project</b>	CW1137800	<b>Location/Time</b>	Perth
<b>Subject</b>	Residential Aged Care Parking Requirements		

## Residential Aged Care Parking Requirements

### Background and Objective

This Technical Memorandum has been prepared to assess the suitability of the existing car parking ratio for residential aged care facilities in the City of Nedlands, and to recommend changes to this ratio as appropriate.

The City of Nedlands' current car parking policy (*Local Planning Policy – Parking*) provides a car parking ratio of 12 bays or 1 bay per 4 beds (whichever is greater) for residential aged care facilities. This ratio has been considered against available demand and supply information from existing developments and other planning jurisdictions.

### Methodology

Eight residential aged care facilities from across the Perth metropolitan region were contacted to determine peak staffing levels and indicative visitor demands. These facilities ranged in size from approximately 60 to 110 beds. This form of interview technique was chosen over alternative parking surveys due to the ongoing intervention of Covid-19 restrictions and changes in visitation and staff behaviour related to its effects. As such, current car parking observations are not considered to provide a representative sample for the purpose of comparison.

It is understood that the information obtained through this method is anecdotal, however it provides some indication of the appropriate scale of parking required. Various parking studies were also consulted, including staff and visitor parking surveys from a variety of contexts and locations.

### Findings

Local Government residential aged care parking supply ratios are expressed in two different ways: either on a per bed basis (as in the current City of Nedlands *Local Planning Policy*), or by separating employee parking and visitation.

- > From interviews, it was determined that staffing levels vary according to the level of care provided. The facilities surveyed employed approximately 1 staff member per 4-5 beds (average 0.21 staff per bed).
- > In addition, visitor demand was determined to be approximately 1 visitor per 4-7 residents, per day. Realistically, this demand is not concurrent, though it will tend to coincide in the middle part of the day. As such, a representative concurrent parking demand rate of 1 space per 10 beds is considered to be reasonable.
- > By combining the results of staff and visitor parking levels, using both interviews and parking studies, a single parking demand rate for residential aged care would appear to be in the range of 0.3 and 0.35 spaces per bed.

The above findings for visitor parking appear to be consistent with parking supply ratios in NSW and Victoria, and the parking demand rates defined in ITE *Parking Generation 4<sup>th</sup> Edition*.

# Technical Memorandum



## Conclusions

The above has considered two different ways of calculating parking, either by applying a separate rate for staff and visitors, or a standardised supply rate based solely on the number of beds.

Benchmarking across a number of sites indicates that demand is approximately 1 space per staff member (including shift-change requirements and depending on Journey to Work mode share) and 1 visitor space per 10 beds.

Due to staffing ratios at the comparator sites, this seems to be equivalent to approximately 1 space for every 3 beds.

Given the additional specificity attached to the per staff member calculation, Cardno recommends using this alternative if the City were to set a new minimum parking policy rate for the purpose of development assessment.

Where parking is provided below the above rates, additional management arrangements may need to be employed, such as pre-booking visitation, a managed staff rotation, or approved use of off-site parking supplies.

**13.10 Local Planning Policy – Alexander and Philip Roads, Dalkeith, Building Height**

<b>Council</b>	25 August 2020
<b>Applicant</b>	City of Nedlands
<b>Employee Disclosure under section 5.70 Local Government Act 1995</b>	Nil.
<b>Director</b>	Peter Mickleson – Director Planning & Development
<b>Attachments</b>	1. Draft Local Planning Policy – Alexander and Philip Roads, Dalkeith Building Height 2. Schedule of Submissions
<b>Confidential Attachments</b>	Nil.

**Executive Summary**

This report is presented to Council so that it can consider submissions received on the draft Local Planning Policy – Alexander and Philip Roads, Dalkeith Building Height and determine the Policy in accordance with clause 4(3) of Schedule 2, Part 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 (Deemed Provisions).

**Recommendation to Council**

**Council defers final consideration of draft Local Planning Policy – Alexander and Philip Roads, Dalkeith Building Height until Council can give consideration of the Waratah Village local character and distinctiveness study, character analysis, built form modelling, draft Waratah Village Local Precinct Plan and final adoption of Amendment No. 8 to Local Planning Scheme No.3.**

**Discussion/Overview****Key Relevant Previous Council Decisions:**

At its Ordinary Meeting held on 26 May 2020, Council resolved to advertise for public comment the draft Local Planning Policy – Alexander and Philip Roads, Dalkeith Building Height. A copy of the Policy as advertised included at Attachment 1.

## **Effect of draft Policy**

Residential development in Western Australia is primarily governed by State Planning Policy 7.3 Residential Design Codes (the Codes). Volume 1 of the Codes is structured to provide a series of 'Deemed-to-Comply' provisions that where met, provide automatic compliance with the Design Principles. The Codes provide for a local planning policy which can modify Deemed-to-Comply provisions. However, local planning policies must remain consistent with the Design Principles. The same approach is relevant to Volume 2 of the Codes, where the Acceptable Outcomes can be modified. Element Objectives are unable to be modified.

The draft Policy intends to place a 10.0m building height limit on the properties within the Policy Area. This is made effective by replacement of the relevant Deemed-to-Comply and Acceptable Outcome provisions. It is important to note that the Policy will not set a 'cap' on building height. Rather, it will replace the default Deemed-to-Comply and Acceptable Outcomes provisions. Where a development does not comply with the Policy, the proposed building height will be considered against the building height Design Principle 5.1.6 P6 (Volume 1) or Element Objectives O 2.2.1-2.2.4 (Volume 2) and therefore does not mandate an intended height limit.

If a development is received that does not meet the 10.0m building height limit imposed by the Policy, it will be insufficient to refuse the application on the grounds of non-compliance with the Policy. It will also be insufficient to impose a condition that seeks compliance with the Policy, without assessment against the applicable Design Principle or Element Objectives. This is not to say that development above 10.0m will necessarily be appropriate, but it will allow a performance-based assessment to take place.

## **Land use transition**

The draft Policy has been prepared in conjunction with proposed Scheme Amendment No.8. This amendment seeks to reduce the residential density within the Policy Area from R60 and R80 to R35. This will lead to potential land use conflict with adjoining R80 and R-AC3 areas, which will continue to allow 4-6 storeys. In comparison, the reduced density code and the draft Policy will limit development to 2 storeys on land abutting the higher coded areas with no provisions for appropriate transitioning of that density

## **Compliance with deemed provisions**

The making of a local planning policy is governed by clause 3 of the Deemed provisions for local planning schemes contained in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. The deemed provisions are read into Local Planning Scheme No.3. Clause 3(3) of the deemed provisions states:

‘A local planning policy must be based on sound town planning principles and may address either strategic or operational considerations in relation to the matters to which the policy applies’.

Critical to the draft Policy is that it must be based on sound town planning principles. In that regard, it is relevant that the draft Policy is being prepared prior to the conclusion of the built form modelling intended to inform policy settings, and it is also limited to a specific number of properties within the Waratah Village Activity Centre. This can be argued to be contrary to the sound town planning principle of orderly and proper planning. However, many of the same properties were previously the subject of special detailed development controls under TPS2, and it is clear that more detailed planning and local development controls are needed. The same land is also the subject of Amendment No. 8 which proposes a reduction in the density coding. Therefore, it may also be argued that it is consistent with sound town planning principles for the draft Policy to ‘hold the line’ as an interim measure until the more comprehensive planning is completed.

Clause 3(5) of the deemed provisions states:

‘In making a determination under this Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with this Scheme’.

The implication of a ‘hard’ building height limit in a small portion of the City will create an inconsistency in the application of building height throughout the Scheme Area. More locally, the differing building height limits will create inconsistencies in the assessment of development in and around the Waratah Village Activity Centre.

### **Administration’s Recommended Approach**

Administration’s recommended approach is that Council does not adopt the draft Policy in its current form.

Administration’s recommended approach for developing localised planning controls for the Waratah Village area is to follow the existing schedule of work. This includes a detailed context analysis, built form modelling, traffic modelling, and pre-engagement with the local community, to produce a Draft Precinct based-LPP and associated built form controls forming a comprehensive scheme amendment for Waratah Village as a precinct, which will be based on sound town planning principles. This existing schedule of work is discussed in further detail below.

### **Legal advice obtained by the City**

The City has obtained legal advice from McLeod’s on the matter of the appropriate weight which should be afforded to local planning policies. This legal advice has been previously provided to Councillors.

## **Existing schedule of work**

The City's LPS 3 was gazetted in April 2019 and as a result, properties along Stirling Highway, Hampden Road, Broadway and Waratah Avenue were rezoned to Mixed Use, and residential densities surrounding these corridors were increased. Noting the desire to provide localised planning controls for these areas, Administration has split this area into a number of activity and transition precincts, with the intent to create a local planning policy framework for each precinct.

The WAPC released Draft State Planning Policy 7.2 – Precinct Design (draft SPP 7.2) in August 2019 for public comment. Draft SPP 7.2 sets out that precincts are areas that require a high level of planning and design focus due to their complexity, whether this is due to mixed use components, higher levels of density, an activity centre designation or character, heritage and/or ecological value. Draft SPP 7.2 sets out a sound methodology to follow when planning for redevelopment in infill scenarios, which includes detailed context analysis and stakeholder and community participation. Administration considers the process advocated by SPP 7.2 is a best practice model and intends to adopt this process for the development of localised planning controls for the City's identified activity and transition precincts. Noting that draft SPP 7.2 is not yet operational, Administration intends to follow the process set out in draft SPP 7.2 but adopt the localised planning controls through local planning policies and comprehensive statutory controls to be placed in the Scheme. These will be afforded statutory weight under the Planning Regulations.

Administration has started the process of developing local precinct based planning policies, using the methodology set out in draft SPP 7.2, for a number of precincts within the City. In relation to the Waratah Village Area, the following is taking place:

- Community engagement undertaken November 2019;
- Detailed context analysis and built form modelling currently being undertaken to inform preparation of the draft local planning policy.

The precinct planning schedule of works to date has been designed to balance the need to ensure policy is based on sound town planning principles by following the best practice model for policy development (as identified through draft SPP 7.2), and the need to expedite policy development for all precinct areas. External consultants have also been engaged to assist Administration in undertaking community engagement, context analysis and built form modelling as part of this policy development.

The City has engaged an external consultant to undertake built form modelling for the Waratah Village Area. This work is comprised of the following deliverables:

4. Local character and distinctiveness study
  - Includes a block-by-block, on-the-ground survey of the existing built form within the precinct.
  - Reviews the characteristics of the existing built form that informs the character of place.
5. Context analysis
  - Identifies the key physical, community and governance considerations relevant to the precinct.
  - Reviews the existing location and quality of the public realm within the precinct.
6. Built form modelling
  - Assess the most appropriate massing, typology and building height for each street block within the precinct.
  - Built form controls based on modelling.
  - A suite of diagrams and text to illustrate the most appropriate building envelope for each street block, which can be used to inform community engagement (community engagement itself is not included in this deliverable).

This work is anticipated to be finalised third quarter of 2020. The context analysis, modelling work and community engagement will then inform a draft LPP, which is anticipated to be presented to Council for adoption to advertise in late 2020 or early 2021.

Noting that the above timeline would not produce draft localised planning controls ready for adoption until late 2020 or early 2021, Administration have planned for Deliverable 1 (Local character and distinctiveness study) and Deliverable 2 (Context analysis) to be finalised in a form ready for Council adoption, in advance of Deliverable 3 (Built form modelling) being finalised. This would mean that, prior to having finalised built form controls, the City could have a Council-endorsed, detailed context analysis for the Waratah Village precinct. The City would then have a defined existing local character which could inform the assessment of development applications in this area.

## **Consultation**

The draft Policy was advertised for public comment in accordance with clauses 4(1) and 4(2) of the Deemed Provisions and Council's Local Planning Policy - Consultation of Planning Proposals. The following advertising was conducted:

- Publication of a notice in the Post newspaper of 27 June 2020;
- Publication of information on the City's Your Voice website from 26 June 2020;
- Postage of letters to all owners and occupiers of property within the policy area on 25 June 2020; and

- Placement of a notice on the City's notice boards from 26 June 2020.

Submissions were invited up to and including 18 July 2020. At the time of closing, a total of 54 submissions had been received. A total of 53 submissions in support of the draft Policy were received. One submission objecting to the draft policy was received. All submissions are presented in the Schedule of Submissions included at Attachment 2.

There were a wide range of reasons provided in support of the draft Policy. However, the following key reasons were provided in a significant number of submissions:

- Respect the community vision for the development of Alexander Road and Phillip Roads;
- Protect and enhance the local character and amenity; and
- Maintain the streetscape in terms of bulk, scale, height, street alignment and setbacks of the Street which is mainly new buildings on R 20 blocks.

Some submissions included support of reducing the density of the area. The draft Policy does not amend the R-Code of R60 or R80 that currently applies with the policy area. However, Amendment No.8 to Local Planning Scheme No.3 is currently being advertised for public comment. This Amendment seeks to reduce the density of the Policy Area to R35.

No modifications to the draft Policy are considered necessary to address the submissions of support.

A detailed submission objecting to the draft Policy has been lodged. This submission raises four key issues with the draft Policy, namely:

- The Policy has not been prepared in accordance with Clause 3(3) of the Deemed Provisions;
- The Policy attempts to amend the Local Planning Scheme density coding assigned to the area which contravenes the Planning and Development (Local Planning Schemes) Regulations 2015;
- The building height controls have not been tested concurrently with plot ratio controls; and
- The proposed building height does not provide an adequate transition in height from adjacent LPS3 rezoned properties.

These issues generally reflect the advice Administration has provided in this report and the previous report concerning adoption of the Policy for advertising. However, the issue raised concerning the Policy amending the density of the area is not supported by Administration. Whilst the Policy seeks to replace the deemed-to-comply and acceptable outcome provisions relating to building height, it remains silent on the underlying density. However, it is considered prudent that the adoption of the Policy is timed with the finalisation of Amendment No.8 as discussed elsewhere in this report.

## **Strategic Implications**

### **How well does it fit with our strategic direction?**

This amendment is consistent with the City's endorsed Local Planning Strategy. The policy is premature in relation to the development of the Waratah Village Precinct Local Plan and precedes finalisation of the built form modelling currently being prepared for Waratah Village including the properties included in this policy.

### **Who benefits?**

The landowners of Alexander Road, Philp Road and Alexander Place whom this policy encompasses are perceived to benefit from this local planning policy.

### **Does it involve a tolerable risk?**

There is a risk that the Policy if adopted will be challenged at the State Administrative Tribunal. There is also a risk of creating land use conflict due to the building height differences inside and surrounding the Policy Area.

### **Do we have the information we need?**

A draft of the local planning policy has been prepared and is included at Attachment 1. The absence of built form modelling places doubt in regard to whether this policy is based on sound town planning advice.

## **Budget/Financial Implications**

### **Can we afford it?**

Costs associated with this draft local planning policy include the cost of printing and sending out letters for advertising in accordance with clause 4 of the deemed provisions and City of Nedlands Local Planning Policy – Consultation of Planning Proposals. Other costs include staff time and resources that is redirected from other programmed priority tasks including the Waratah Village Precinct Local Plan Local Planning Policy.

### **How does the option impact upon rates?**

The effect on rates in the event that the local planning policy is adopted is not known at this stage. Any positive or negative effect of the Policy on Gross Rental Value may have a consequent impact on rates income over time.

## **Statutory Provisions**

Under Schedule 2, Part 2, clause 3(1) of the Deemed Provisions the City may prepare a local planning policy in respect to any matter related to the planning and development of the Scheme area.

Once Council has advertised a draft local planning policy, it must review the policy in the light of the submissions received. It then is able to resolve to proceed with the policy with or without modification, or not to proceed with the policy (clause 4(3)(b)). In the event that the policy is proceeded with, Council is required to publish a notice of the policy in a newspaper circulating within the area. The policy will become effective on the date of publishing of the newspaper notice.

The Residential Design Codes allows for replacement of building height Deemed-to-Comply or Acceptable Outcome provisions without the approval of the Western Australian Planning Commission.

### **Alternative Recommendation**

In weighing up the community interest and overall support for the policy, the need to expedite this policy may be seen to be pre-eminent over the planning process issues raised in this report. Should this be the case, Council may resolve as follows:

“Council proceeds to adopt the Local Planning Policy – Alexander and Philip Roads, Dalkeith Building Height, without modification, in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2, Part 2, Clause 4(3)(b)(ii).”

### **Conclusion**

The draft local planning policy to limit building height in an area centered on Alexander and Philip Roads, Dalkeith has been prepared in accordance with the Deemed Provisions. The Policy will replace the relevant Deemed-to-Comply and Acceptable Outcomes of the Residential Design Codes (State Planning Policy 7.3).

In the event the Policy is adopted, it will not create a ‘hard’ building height limit. This is due to the requirement for variations to the Policy to be considered in accordance with the provisions of the Residential Design Codes. Refusal of a development application on the grounds of non-compliance with the Policy will be an insufficient planning argument.

There is a considerable amount of planning work currently underway in the Waratah Village vicinity. This work includes preparation of the Waratah Village Local Precinct Plan, local character and distinctiveness study, character analysis, built form modelling and recoding of the Policy Area from R60 / R80 to R35. This concerted effort will culminate in Council considering these planning actions in late 2020 or early 2021.

Given the interrelationship between the planning actions in the Precinct, Administration recommends that this Policy is not progressed until the existing precinct planning actions are completed.



## LOCAL PLANNING POLICY – ALEXANDER AND PHILIP ROAD, DALKEITH BUILDING HEIGHT

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### 1.0 PURPOSE

1.1 The purpose of this policy is to provide guidance and development provisions for building height limits for selected properties on Alexander Road and Philip Road, Dalkeith.

### 2.0 APPLICATION OF POLICY

2.1 This policy applies to all development proposals on land within the Policy Area bound and shaded below:



2.2 This Policy replaces clause 5.1.6 *Building Height*, Deemed-to-comply provision C6 of State Planning Policy 7.3 Residential Design Codes Volume 1.

2.3 This Policy replaces Acceptable Outcome 2.2.1 of Element 2.2 *Building Height* of State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments.



- 2.4 This Policy replaces clause 4.5 Building Height of City of Nedlands Local Planning Policy – Residential Development: Single and Grouped Dwellings.

### **3.0 OBJECTIVES**

- 3.1 Protect and enhance local character and amenity.
- 3.2 Respect the community vision for the development of the district.
- 3.3 Ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks of street.

### **4.0 POLICY MEASURES**

- 4.1 All development is to have a maximum building height of 10.0m above natural ground level.
- 4.2 For all single house and grouped dwelling development and multiple dwelling development in areas coded less than R40, deemed-to-comply provision 5.1.6 C6 of State Planning Policy 7.3 Residential Design Codes Volume 1 is replaced with the following provision:

Buildings which comply with a maximum building height of 10.0m above natural ground level (refer Figure Series 7).

- 4.3 For multiple dwelling development in areas coded R40 and above, acceptable outcome A 2.2.1 of State Planning Policy 7.3 Residential Design Codes Volume 2 is replaced with the following provision:

Development complies with the building height limit of 10.0m above natural ground level.

### **5.0 VARIATIONS TO POLICY**

- 5.1 Where a variation to this policy is sought, consideration shall be given to objectives of the policy, in addition to the judgement of merit procedure of the Residential Design Codes.

### **6.0 RELATED LEGISLATION**

- 6.1 This policy has been prepared in accordance with Schedule 2 Part 2 Clause 4 of the Planning and Development (Local Planning Schemes) Regulations 2015.
- 6.2 This policy should be read in conjunction with the following additional planning instruments and its requirements apply unless specifically stipulated elsewhere in any of the below:
- Planning and Development (Local Planning Schemes) Regulations 2015
  - Local Planning Scheme No. 3
  - State Planning Policy 7.3 – Residential Design Codes
  - Consultation of Planning Proposals Local Planning Policy



## 7.0 DEFINITIONS

7.1 For this policy the following definitions apply:

Definition	Meaning
Building height	The maximum height of a building including walls and roof. Building height is to be measured in accordance with the provisions of State Planning Policy 7.3 Residential Design Codes, relevant to the type of development.

Council Resolution Number	
Adoption Date	
Date Reviewed/Modified	

**LOCAL PLANNING POLICY – Alexander and Philips Roads, Dalkeith Building Height  
SCHEDULE OF SUBMISSIONS**

No.	Name and Address of Submitter	Within 400m radius of policy area	Proforma from Community Website	Summary of Submission	Response and recommendation
1	Alex and Jennifer Campbell 3A Alexander Road, Dalkeith	Yes	No	a) Support b) Addresses previous concerns about too radical a change to the amenity and character of our streets. c) We believe that relatively recent rezoning that permitted two dwellings on a 10000m block was the ideal, and that those of us that have made recent investments under the rezoning should have reasonable time to benefit from those investments.	a) Noted b) Noted c) No change in the density of development is proposed. Alternatively, a height limit is to be provided that reflects the amenity of the locality.
2	Harvey Leys 18 Goldsmith Road, Claremont	No	No	a) Support	a) Noted
3	Lynne Leys 18 Goldsmith Road, Claremont	No	No	a) Support b) Object to density changes. c) Policy is a case of thankful for small mercies.	a) Noted b) The policy will not affect residential densities. However, there is a proposed amendment to LPS 3 that seeks to reduce the density in the Alexander Road vicinity. c) Noted
4	William Foster 33 Philip Road, Dalkeith	Yes	No	a) Support b) The adoption of this policy will ensure that the character of the area is maintained and that residents can continue to enjoy amenity of a high standard. c) Limiting building heights is supported in conjunction with changes to densities that support infill in a manner that protects character.	a) Noted b) Noted c) The policy will not affect residential densities. However, there is a proposed amendment to LPS 3 that seeks to reduce the density in the Alexander Road vicinity.

**LOCAL PLANNING POLICY – Alexander and Philips Roads, Dalkeith Building Height  
SCHEDULE OF SUBMISSIONS**

No.	Name and Address of Submitter	Within 400m radius of policy area	Proforma from Community Website	Summary of Submission	Response and recommendation
5	Carmen Tutor. 8A Alexander Road, Dalkeith	Yes	Yes	a) Support b) Protects and enhances local character and amenity. c) Respects the community vision for the development of the district. d) Ensures development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks of Alexander Road and Philip Roads.	a) Noted b) Noted c) Noted d) Noted
6	Geoffrey Cahif 8B Alexander Road, Dalkeith	Yes	No	a) Support b) It will protect and enhance the local character and amenity of the area and respect the community vision for the development of the district. c) Also it will ensure that any future development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks of Alexander and Philip Roads.	a) Noted b) Noted c) Noted
7	Philip Oates 28 Philip Road, Dalkeith	Yes	No	a) Support b) The policy reflects the strong community wishes to place local amenity above developers profits and ensure we maintain the local character that has made the area so attractive. c) Increased densities is something that can be embraced sensibly over time without materially changing the bulk and scale of this small local street.	a) Noted b) Noted c) The policy will not affect residential densities. However, there is a proposed amendment to LPS 3 that seeks to reduce the density in the Alexander Road vicinity.
8	Kaye Eastwood 7 Alexander Place, Dalkeith	Yes	Yes	a) Support b) Protects and enhances local character and amenity. c) Respects the community vision for the development of the district. d) Ensures development maintains compatibility with the desired streetscape in terms of bulk, scale,	a) Noted b) Noted c) Noted d) Noted

**LOCAL PLANNING POLICY – Alexander and Philips Roads, Dalkeith Building Height  
SCHEDULE OF SUBMISSIONS**

No.	Name and Address of Submitter	Within 400m radius of policy area	Proforma from Community Website	Summary of Submission	Response and recommendation
				height, street alignment and setbacks of Alexander Road and Philip Roads.	
9	Danny Meneghello 31 Philip Road, Dalkeith	Yes	No	a) Support b) It protects and enhances the local character whilst respecting the community's vision for the development of the district.	a) Noted b) Noted
10	Dianne Allan 4B Alexander Road, Dalkeith	Yes	No	a) Support b) This amendment will still allow for infill but maintain the local character, amenity and streetscape. Height restrictions will maintain compatibility with the existing homes in this area.	a) Noted b) The policy will not affect residential densities. However, there is a proposed amendment to LPS 3 that seeks to reduce the density in the Alexander Road vicinity.
11	Jan Lord 21 Alexander Road, Dalkeith	Yes	Yes	a) Support b) It is vitally important to protect and enhance local character and amenity and to respect the community vision for the development of the district. It is also of critical importance to ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks of street.	a) Noted b) Noted
12	David Lord 21 Alexander Road, Dalkeith	Yes	No	a) Support b) It is of critical importance to respect the community vision for the development of the district by protecting and enhancing the local character and amenity. Accordingly, it is vitally important to ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks of street.	a) Noted b) Noted

**LOCAL PLANNING POLICY – Alexander and Philips Roads, Dalkeith Building Height  
SCHEDULE OF SUBMISSIONS**

No.	Name and Address of Submitter	Within 400m radius of policy area	Proforma from Community Website	Summary of Submission	Response and recommendation
13	Brendan O'Toole 66 Minora Road, Dalkeith	Yes	No	a) Support b) I often walk around, and enjoy, the leafy relaxed streetscape which is not shaded or overlooked by high developments. The character of the area is at risk from high apartments and I would like to see a 10m height limit for that reason.	a) Noted b) Noted
14	Zoe Tole 35 Philip Road, Dalkeith	Yes	No	a) I enthusiastically accept and support the proposed City of Nedlands draft Alexander and Philip Road, Dalkeith Building Height Local Planning Policy. b) The proposed height limit will ensure that future development will be of an appropriate nature in relation to the size and scale of the existing neighbourhood and would further enhance the streetscapes. c) Such development would align with the community's vision for the future of the City of Nedlands and would be welcomed not rejected ,as it would be seen to be completely appropriate and acceptable for this lovely ,peaceful ,garden suburb.	a) Noted b) Noted c) Noted
15	Gary & Margaret Dienhoff 4A Alexander Road, Dalkeith	Yes	No	a) Support b) The height limits suggested are imperative to our neighbourhood.	a) Noted b) Noted
16	Paula Meling 32 Philip Road, Dalkeith	Yes	Yes	a) Support b) Protects and enhances local character and amenity. c) Respects the community vision for the development of the district. d) Ensures development maintains compatibility with the desired streetscape in terms of bulk, scale,	a) Noted b) Noted c) Noted d) Noted

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SCHEDULE OF SUBMISSIONS**

No.	Name and Address of Submitter	Within 400m radius of policy area	Proforma from Community Website	Summary of Submission	Response and recommendation
				height, street alignment and setbacks of Alexander Road and Philip Roads.	
17	Teena Townsend 4 Broome Street, Nedlands	No	Yes	a) Support b) I support the LPP and these key factors: 1. Respect the community vision for the development of Alexander Road and Phillip Roads 2. Protect and Enhance the local character and Amenity 3. Maintain the streetscape in terms of bulk, scale, height, street alignment and setbacks of the Street which is mainly new buildings on R 20 blocks.	a) Noted b) Noted
18	Nicholas Tole 35 Philip Road, Dalkeith	Yes		a) Support b) The Draft Proposal will ensure that any future development in these streets will balance the rights of existing neighbours to lead quiet peaceful lives without the undue interference from noise, overshadowing, increased traffic, loss of privacy and significant loss of property value. c) It will balance the requirement to provide increased density with the real need to maintain and preserve the existing neighbourhood and its amenities. d) It is an equitable solution that respects the vision of the community to preserve the local character and amenity of our streetscape regarding the bulk, scale, height ,setbacks and alignment of future developments and the requirement for higher density. e) Development that accords with the proposed height restrictions would not be opposed, as it would fit	a) Noted b) Noted c) Noted d) Noted e) Noted

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				seamlessly into the neighbourhood as the town houses in Alexander Rd did.	
19	Rudolf Boeddinghaus 9 Granby Crescent, Nedlands	No	No	a) Support b) The height limit is reasonable and will protect the amenity of the local area	a) Noted b) Noted
20	Kylie Passage 80 Doonan Road, Nedlands	No	Yes	a) Support b) I support the LPP and these key factors: 1. Respect the community vision for the development of Alexander Road and Phillip Roads 2. Protect and Enhance the local character and Amenity 3. Maintain the streetscape in terms of bulk, scale, height, street alignment and setbacks of the Street which is mainly new buildings on R 20 blocks.	a) Noted b) Noted
21	Robyn Hancock 66 Kingsway, Nedlands	No	No	a) Support b) STOP destroying our community	a) Noted b) Noted
22	Kath Leys 37 Philip Road, Dalkeith	Yes	No	a) Support b) I SUPPORT the Draft LPP for Alexander and Philip Road, Dalkeith, for the following reasons: a) The Draft LLP ensures that ALL development proposals on land within the red zoned areas, will comply with a maximum building height of 10m above natural ground level. b) This will: 1) Allow for responsible infill and development within the district.	a) Noted b) It is noted that the draft Policy does not place a 'hard and fast' height limited. Rather it provides a new 'deemed-to-comply' or 'acceptable outcome' that will be used to guide assessment of development. Variations to the height limit can still be

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No.	Name and Address of Submitter	Within 400m radius of policy area	Proforma from Community Website	Summary of Submission	Response and recommendation
				2) Protect and enhance the current and future local character and amenity. 3) Respect the community vision for the future development of the district. 4) Ensure future development maintains compatibility with the desired character and streetscape, in terms of bulk, scale, height, street alignment and setbacks. 5) Protect the current and future amenity of neighbouring sites, by restricting adverse impacts related to overshadowing and privacy.	considered against the design principles or element objectives in the same manner as for the existing height provisions.
<b>23</b>	Jane Leaversuch 78b Doonan Road, Nedlands	No	No	a) Support b) I support the LPP and these key factors: 1. Building heights to be capped at 10 metres 2. Maintaining, protecting and enhancing the streetscape and amenity and local character of the area. 3. Respect the community vision for the development of Alexander Road and Phillip Roads 4. Maintain the streetscape in terms of bulk, scale, height, street alignment and setbacks of the Street which is mainly new buildings on R 20 blocks.	a) Noted b) Noted
<b>24</b>	Ian Chan 75 Viking Road, Dalkeith	Yes	No	a) Support b) I support the amendments and the objectives behind it. I had great concern about the appearance and the character of the suburb with a r60/r80 code in this amended area.	a) Noted b) Noted
<b>25</b>	Zinny Chan 147 Victoria	No	No	a) Support	a) Noted b) Noted

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No.	Name and Address of Submitter	Within 400m radius of policy area	Proforma from Community Website	Summary of Submission	Response and recommendation
	Avenue, Dalkeith			b) I have always had concerns about the sudden, drastic increase in local population density and the impact on suburb character, local amenities etc	
<b>26</b>	Katie Bourke 14 Loftus Street, Nedlands	No	No	a) Support b) Having had the R-code zonings changed a few years ago many people have built their homes on the smaller blocks allowed. Take a look at these new homes, they are not your average “spec homes” – they are expensively built homes. Other homes have been extensively renovated. To have these R-codes changed yet again beggars belief. c) Maintain the streetscape in terms of bulk, scale, height, street alignment and setbacks of the Street which is mainly new buildings on R 20 blocks.	a) Noted b) The policy will not affect residential densities. However, there is a proposed amendment to LPS 3 that seeks to reduce the density in the Alexander Road vicinity. c) Noted
<b>27</b>	Peter Coglean 37 Bulimba Road, Nedlands	No	No	a) Support b) Height should be capped at ten metres. Maintain the beautiful streetscape.	a) Noted b) Noted
<b>28</b>	Rebecca Coglean 37 Bulimba Road, Nedlands	No	No	a) Support b) I support the LPP and building height at 10 metres. I support the heights limit maintain the beautiful streetscape. A lower height gets rid of potentially bulk and scale and preserve the character of the area.	a) Noted b) Noted
<b>29</b>	Sur Doonan Road, Nedlands	No	Yes	a) Support b) I support the LPP and these key factors: 1. Respect the community vision for the development of Alexander Road and Phillip Roads 2. Protect and Enhance the local character and Amenity	a) Noted b) Noted

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				3. Maintain the streetscape in terms of bulk, scale, height, street alignment and setbacks of the Street which is mainly new buildings on R 20 blocks.	
<b>30</b>	Warrick Edwards Doonan Road, Nedlands	No	Yes	a) Support b) I support the LPP and these key factors: 1. Respect the community vision for the development of Alexander Road and Phillip Roads 2. Protect and Enhance the local character and Amenity 3. Maintain the streetscape in terms of bulk, scale, height, street alignment and setbacks of the Street which is mainly new buildings on R 20 blocks.	a) Noted b) Noted
<b>31</b>	Susan Stevens 65 Melvista Avenue, Nedlands	No		a) Support b) I would like to express my support for the LPP with a minor amendment to include those properties North and South on Philip Road, West of Alexander Road for the following reasons: 1. There needs to be a greater buffer zone between high density and residential areas, and not R10-12.5 hard up against R60-80. 2. It seems inappropriate that this has not been extended to take in the South and North sides of Philip Road, East of Alexander. These should also be R35, as zones have gone from R10 to R60-80. I would recommend that the LPP includes this minor amendment to align with the R35 proposed for Alexander Road and West Philip Road. 3. It is important that any zone changes respect the existing community vision for the development of Alexander Road and Phillip Road.	a) Noted. b) These comments are more appropriately considered as part of proposed Amendment 8 that seeks to modify residential densities in the locality.

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				<p>4. We need to make sure that the local character of the neighbourhood and amenity for all residents is protected and enhanced.</p> <p>5. I feel very strongly that the streetscape in terms of existing bulk, scale, height, street alignment and setbacks pertaining to Alexander Street which is mainly new buildings on R 20 blocks is maintained. This should be applied to all subsequent developments in Alexander and Philip Roads.</p>	
<b>32</b>	Jim Hancock 66 Kingsway Nedlands	No	No	<p>a) Support</p> <p>b) It is unreasonable to have excessively high buildings in amongst well established 1 and 2 storey residents. Where is the common sense, please!</p>	<p>a) Noted</p> <p>b) Noted</p>
<b>33</b>	Andrew Edwards 14 Doonan Road, Nedlands	No	No	<p>a) Support</p> <p>b) I think the proposed height limits set down in the draft LPP within the area the subject of the LPP are appropriate having regard to the existing and intend context and character of this locality</p>	<p>a) Noted</p> <p>b) Noted</p>
<b>34</b>	Michael Cahill 65 Melvista Avenue, Nedlands	No	No	<p>a) Support</p> <p>b) I support the height limits proposed. I am not against development or the introduction of higher density dwellings where appropriate. In moving to higher density it is imperative that we:</p> <ul style="list-style-type: none"> <li>-- protect and enhance local character and amenity of our neighbourhood</li> <li>-- respect the community vision for the development of the district.</li> <li>-- to ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks of street.</li> </ul>	<p>a) Noted</p> <p>b) Noted</p> <p>c) Noted</p>

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No.	Name and Address of Submitter	Within 400m radius of policy area	Proforma from Community Website	Summary of Submission	Response and recommendation
				c) Nedlands is a special and desirable suburb in which to live. We have a responsibility to preserve that "specialness" for future generations. Once we increase the density there is no turning back. Remember, today's high rise are tomorrow's ghettos -- take a look at any major city in the world and you'll realise how special Nedlands is.	
35	Bev Stewart 39 Watkins Road, Dalkeith	Yes	Yes	a) Support b) I support the LPP and these key factors: 1. Respect the community vision for the development of Alexander Road and Phillip Roads 2. Protect and Enhance the local character and Amenity 3. Maintain the streetscape in terms of bulk, scale, height, street alignment and setbacks of the Street which is mainly new buildings on R 20 blocks.	a) Noted b) Noted
36	Sarah Flanagan 5 Granby Crescent, Nedlands	No	Yes	a) Support b) I support the LPP and these key factors: 1. Respect the community vision for the development of Alexander Road and Phillip Roads 2. Protect and Enhance the local character and Amenity 3. Maintain the streetscape in terms of bulk, scale, height, street alignment and setbacks of the Street which is mainly new buildings on R 20 blocks.	a) Noted b) Noted
37	Desmond Marsh 4 Bedford Street, Nedlands	No	Yes	a) Support b) I support the LPP and these key factors: 1. Respect the community vision for the development of Alexander Road and Phillip Roads	a) Noted b) Noted

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No.	Name and Address of Submitter	Within 400m radius of policy area	Proforma from Community Website	Summary of Submission	Response and recommendation
				<p>2. Protect and Enhance the local character and Amenity</p> <p>3. Maintain the streetscape in terms of bulk, scale, height, street alignment and setbacks of the Street which is mainly new buildings on R 20 blocks.</p>	
38	Rohan Hockings 6 Alexander Road, Dalkeith	Yes	No	<p><b>a) Objection</b></p> <p>b) We wish to advise that we object to the proposed draft Policy as we believe it has not been prepared based on sound planning principles, has not been tested concurrently with plot ratio controls and does not provide an adequate transition in height from adjacent rezoned properties. As owners of an affected property, we do not want this policy imposed. Our concerns are detailed below as follows:</p> <p>c) Issue 1: The Policy has not been prepared in accordance with Clause 3(3) of the Deemed Provisions.</p> <p>A localised policy which seeks to modify the controls within the Residential Design Codes (R-Codes) Volume 2 should be properly prepared in the context of building massing, analysis of traffic impacts and development feasibility. Based on these inputs further consideration is required on the ability of draft controls to still meet the density identified within the City of Nedland's Local Planning Scheme No. 3 (LPS 3), and so this should be considered in the preparation of a Local Planning Policy modifying the Acceptable Outcomes of the R-Codes Volume 2.</p>	<p>a) Noted</p> <p>b) Noted</p> <p>c) It is recommended that adoption of the draft Policy be deferred pending finalisation of the built form modelling and Waratah Village Local Precinct Plan.</p>

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				<p>The modifications appear to have been made based on the desire to simply reduce the development potential of the properties along Alexander Rd.</p> <p>d) Issue 2: The Policy attempts to amend the Local Planning Scheme density coding assigned to the area which contravenes the Planning and Development (Local Planning Schemes) Regulations 2015;</p> <p>This proposal represents the inappropriate use of a local planning policy to effectively reduce the density and zoning as set by the local planning scheme. The appropriate (and legal) mechanism to reduce the permitted development potential of a property is through a scheme amendment to rezone land under LPS 3 – not via a local planning policy.</p> <p>e) Issue 3: The building height controls have not been tested concurrently with plot ratio controls; Although the Acceptable Outcomes of the Primary Controls (such as Building Height) of Volume 2 of the R-Codes are permitted to be varied, the density code specified within LPS 3 is also required to be observed.</p> <p>With the density code of LPS 3 referencing the corresponding density code of Volume 2 of the R-Codes, the Council proposal to reduce the building height to 10m or 2 storeys, from the current allowable limit of 15m and 4 storeys for blocks zoned R80, is akin to seeking to reduce the density coding within the scheme.</p>	

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				<p>The effective zoning is much lower than the R80 currently applicable.</p> <p>The building height controls make achieving the 1.0 maximum plot ratio impossible given the other building envelope and development constraints;</p> <p>The Planning Guidance also states that where modifying building height controls, consideration must also be had for the viability of development types and efficient use of land, as a number of factors impact on the feasibility of a development (PG 2.2.11). The Administration recommendation did not provide any information around the research done into the development feasibility using their proposed controls.</p> <p>Modifying the methodology of building height assessment through a local planning policy would require WAPC approval;</p> <p>f) Issue 4: The proposed building height does not provide an adequate transition in height from adjacent LPS3 rezoned properties;</p> <p>Several properties along the east side of Alexander Rd are located adjacent to the R-AC3 zoned properties along Waratah avenue.</p> <p>These properties are zoned R-AC3 with permitted heights of 6 storeys.</p> <p>An example exists at 95 Waratah Ave which has recently received development approval for a 5 storey apartment building less than 40m from some of the proposed affected sites.</p>	

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				Similarly, properties along the south side of Philip Rd to the east of the target properties remain zoned at R80 without any proposed height restrictions.	
<b>39</b>	Joan Robins 12 Edward Street, Nedlands	No	Yes	a) Support b) I support the LPP and these key factors: 1. Respect the community vision for the development of Alexander Road and Phillip Roads 2. Protect and Enhance the local character and Amenity 3. Maintain the streetscape in terms of bulk, scale, height, street alignment and setbacks of the Street which is mainly new buildings on R 20 blocks. 4. 10m height limit on Alexander Road.	a) Noted b) Noted
<b>40</b>	Marguerite Sharman 37 Boronia Avenue, Nedlands	No	Yes	a) Support b) I support the LPP and these key factors: 1. Respect the community vision for the development of Alexander Road and Phillip Roads 2. Protect and Enhance the local character and Amenity 3. Maintain the streetscape in terms of bulk, scale, height, street alignment and setbacks of the Street which is mainly new buildings on R 20 blocks.	a) Noted b) Noted
<b>41</b>	Peter Robins 10 Edward Street, Nedlands	No	Yes	a) Support b) I support the LPP and these key factors: 1. Respect the community vision for the development of Alexander Road and Phillip Roads 2. Protect and Enhance the local character and Amenity	a) Noted b) Noted

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				3. Maintain the streetscape in terms of bulk, scale, height, street alignment and setbacks of the Street which is mainly new buildings on R 20 blocks. 4. 10m height limit on Alexander Road.	
<b>41</b>	Catie Robins 10 Edward Street, Nedlands	No	Yes	a) Support b) I support the LPP and these key factors: 1. Respect the community vision for the development of Alexander Road and Phillip Roads 2. Protect and Enhance the local character and Amenity 3. Maintain the streetscape in terms of bulk, scale, height, street alignment and setbacks of the Street which is mainly new buildings on R 20 blocks. 4. 10m height limit on Alexander Road.	a) Noted b) Noted
<b>42</b>	Tom Robins 10 Edward Street, Nedlands	No	Yes	a) Support b) I support the LPP and these key factors: 1. Respect the community vision for the development of Alexander Road and Phillip Roads 2. Protect and Enhance the local character and Amenity 3. Maintain the streetscape in terms of bulk, scale, height, street alignment and setbacks of the Street which is mainly new buildings on R 20 blocks. 4. 10m height limit on Alexander Road.	a) Noted b) Noted
<b>43</b>	Hal Monro 74 Kingsway, Nedlands	No	No	a) Support b) It is important to ensure that there is a limit on the building height of new developments in our area to maintain the streetscape and amenity of those who already live in our suburb.	a) Noted b) Noted

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No.	Name and Address of Submitter	Within 400m radius of policy area	Proforma from Community Website	Summary of Submission	Response and recommendation
44	Ted Graham 42 Marita Road, Nedlands	No	No	a) Support b) I request the height limit cap be 10metres to maintain existing streetscape and amenity.	a) Noted b) Noted
45	Nicky Giovkos 52 Louise Street, Nedlands	No	Yes	a) Support b) I support the LPP and these key factors: 1. Respect the community vision for the development of Alexander Road and Phillip Roads 2. Protect and Enhance the local character and Amenity 3. Maintain the streetscape in terms of bulk, scale, height, street alignment and setbacks of the Street which is mainly new buildings on R 20 blocks.	a) Noted b) Noted
46	Simon Edis 72 Kingsway, Nedlands	No	Yes	a) Support b) I support the LPP and these key factors: 1. Respect the community vision for the development of Alexander Road and Phillip Roads 2. Protect and Enhance the local character and Amenity 3. Maintain the streetscape in terms of bulk, scale, height, street alignment and setbacks of the Street which is mainly new buildings on R 20 blocks.	a) Noted b) Noted
47	Jen Edis 72 Kingsway, Nedlands	No	Yes	a) Support b) I support the LPP and these key factors: 1. Respect the community vision for the development of Alexander Road and Phillip Roads 2. Protect and Enhance the local character and Amenity	a) Noted b) Noted

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				3. Maintain the streetscape in terms of bulk, scale, height, street alignment and setbacks of the Street which is mainly new buildings on R 20 blocks.	
48	Toby Leys 37 Philip Road, Dalkeith	Yes	No	a) Support b) I SUPPORT the Draft LPP for Alexander and Philip Road, Dalkeith, for the following reasons: The Draft LLP ensures that ALL development proposals on land within the red zoned areas, will comply with a maximum building height of 10m above natural ground level. This will: 1) Allow for responsible infill and development within the district. 2) Protect and enhance the current and future local character and amenity. 3) Respect the community vision for the future development of the district. 4) Ensure future development maintains compatibility with the desired character and streetscape, in terms of bulk, scale, height, street alignment and setbacks. 5) Protect the current and future amenity of neighbouring sites, by restricting adverse impacts related to overshadowing and privacy.	a) Noted b) Noted
49	Julian Goldsworthy 8 Archdeacon Street, Nedlands	No	Yes	a) Support b) I support the LPP and these key factors: 1. Respect the community vision for the development of Alexander Road and Phillip Roads 2. Protect and Enhance the local character and Amenity	a) Noted b) Noted

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No.	Name and Address of Submitter	Within 400m radius of policy area	Proforma from Community Website	Summary of Submission	Response and recommendation
				3. Maintain the streetscape in terms of bulk, scale, height, street alignment and setbacks of the Street which is mainly new buildings on R 20 blocks.	
50	Jodie Monro 74 Kingsway, Nedlands	No	No	a) Support b) It is imperative that a 10 metre limit on building height is enforced to maintain the existing streetscape of our area.	a) Noted b) Noted
51	Scott Monro 74 Kingway, Nedlands	No	No	a) Support b) We should have a 10 metre limit on new developments to maintain the streetscape of our suburb.	a) Noted b) Noted
52	Gwendoline Jacobs & Jonathan Swire- Thompson, Dalkeith	Unknown	No	a) Support b) We would like to express our support for the LPP with a minor amendment to include those properties North and South on Philip Road, West of Alexander Road for the following reasons: 1. There needs to be a greater buffer zone between high density and residential areas, and not R10-12.5 hard up against R60-80. 2. It seems inappropriate that this has not been extended to take in the South and North sides of Philip Road, East of Alexander. These should also be R35, as zones have gone from R10 to R60-80. I would recommend that the LPP includes this minor amendment to align with the R35 proposed for Alexander Road and West Philip Road. 3. It is important that any zone changes respect the existing community vision for the development of Alexander Road and Phillip Road.	a) Noted b) The matters relating to density are best directed to the proposed Amendment 8 that seeks to reduce the density in the Alexander vicinity. The LPP is not seeking to modify the underlying densities. Rather it seeks to introduce a default height limit as deemed-to-comply or acceptable outcomes provisions of the R-Codes.

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No.	Name and Address of Submitter	Within 400m radius of policy area	Proforma from Community Website	Summary of Submission	Response and recommendation
				<p>4. We need to make sure that the local character of the neighbourhood and amenity for all residents is protected and enhanced.</p> <p>5. We feel very strongly that the streetscape in terms of existing bulk, scale, height, street alignment and setbacks pertaining to Alexander Street which is mainly new buildings on R 20 blocks is maintained. This should be applied to all subsequent developments in Alexander and Philip Roads.</p>	
53	Elizabeth Jacobs, Dalkeith	Unknown	No	<p>a) Support</p> <p>b) I am a resident of Dalkeith and would like to express my support for the LPP with a minor amendment to include those properties North and South on Philip Road, West of Alexander Road for the following reasons:</p> <ol style="list-style-type: none"> <li>1. There needs to be a greater buffer zone between high density and residential areas, and not R10-12.5 hard up against R60-80.</li> <li>2. It seems inappropriate that this has not been extended to take in the South and North sides of Philip Road, East of Alexander. These should also be R35, as zones have gone from R10 to R60-80. I would recommend that the LPP includes this minor amendment to align with the R35 proposed for Alexander Road and West Philip Road.</li> <li>3. It is important that any zone changes respect the existing community vision for the development of Alexander Road and Phillip Road.</li> </ol>	<p>a) Noted</p> <p>b) The matters relating to density are best directed to the proposed Amendment 8 that seeks to reduce the density in the Alexander vicinity. The LPP is not seeking to modify the underlying densities. Rather it seeks to introduce a default height limit as deemed-to-comply or acceptable outcomes provisions of the R-Codes.</p>

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No.	Name and Address of Submitter	Within 400m radius of policy area	Proforma from Community Website	Summary of Submission	Response and recommendation
				<p>4. We need to make sure that the local character of the neighbourhood and amenity for all residents is protected and enhanced.</p> <p>5. I feel very strongly that the streetscape in terms of existing bulk, scale, height, street alignment and setbacks pertaining to Alexander Street which is mainly new buildings on R 20 blocks is maintained. This should be applied to all subsequent developments in Alexander and Philip Roads.</p>	
54	Alex Ireland & Robin Chinnery 1 Alexander Road, Dalkeith and 24 Philip Road, Dalkeith	Yes	No	<p>a) Support</p> <p>b) We request the height of dwellings for the area shown on the plan for Nedlands LPP be limited to a maximum height of 10 metres, and with elevations and mass in keeping with most of the existing character of the residential neighbourhood, and maintain the human scale and amenity that is highly valued by both residents and visitors.</p> <p>c) We support the City of Nedlands Draft LPP for Alexander and Philip Roads, which will protect and enhance the local character and amenity of this area; respect the community vision for the development of the district; and ensure development maintains compatibility with the desired streetscape.</p>	<p>a) Noted</p> <p>b) Noted</p> <p>c) Noted</p>

**14. Elected Members Notices of Motions of Which Previous Notice Has Been Given**

Disclaimer: Where administration has provided any assistance with the framing and/or wording of any motion/amendment to a Councillor who has advised their intention to move it, the assistance has been provided on an impartial basis. The principle and intention expressed in any motion/amendment is solely that of the intended mover and not that of the officer/officers providing the assistance. Under no circumstances is it to be expressed to any party that administration or any Council officer holds a view on this motion other than that expressed in an official written or verbal report by Administration to the Council meeting considering the motion.

**14.1 Councillor Mangano – Reopening Council & Council Committee Meeting to Public**

On the 11<sup>th</sup> August 2020 Councillor Mangano gave notice of his intention to move the following at this meeting.

**That all Council and Committee Meetings are reopened to the community, and a suitable venue is used to accommodate a minimum of 100 members of the community in the gallery, in accordance with any restrictions in place at the time due to the COVID pandemic and WA's state of emergency. In addition, these meetings are to continue to be live-streamed.**

Justification

1. Other councils have long been reopened to the public.
2. There are many ratepayers wishing to physically attend the meeting, as evidenced at the last meeting at Bendat Basketball Centre.
3. That the current situation is resulting in extended meetings due to issues associated with using the remote meeting IT platform.

Administration Comment

Refer to report at item 13.5.

## 14.2 Councillor Coghlan – Betty Doonan Age Care Submissions

On the 13<sup>th</sup> August 2020 Councillor Coghlan gave notice of her intention to move the following at this meeting.

**That Council instructs the CEO to ensure that all public submissions received in response to the advertising of the Development Application – 16 & 18 Betty Street and 73 and 75 Doonan Road, Nedlands – Residential Aged Care Facility (DA) be made publicly available at the 8<sup>th</sup> September Council Committee Meeting.**

Justification

Transparency

1. Public consultation is central to the City's planning process. The 'Your Voice Nedlands' webpage expresses the City's 'commitment to providing opportunities for our community to be involved in our decision-making processes' and notes that 'this will lead to stronger community cohesion, city amenity and quality of life for the City of Nedlands community'.
2. Transparency is needed around consultation and consequent decision-making, to ensure community confidence in planning process and to facilitate accountability to ratepayers on the part of the City and Councillors.
3. It is standard practice for summary analysis of submissions to be provided to Councillors. This approach is aimed at approving accountability, transparency and appropriate depth of consideration in Council's deliberations and determinations in the public interest.
4. However, Councillors as decision-makers need to be fully informed. Given the breadth of concern and submissions received in relation to the DA, full access to all submissions is needed to enable comprehensive, deliberate and informed decision-making taking into account all relevant considerations.
5. In light of the number of submissions received (approx. 500), a summary analysis will not be adequate for fulsome consideration by Councillors.
6. In the interests of transparency and informed community engagement, and in light of the unprecedented community engagement and the ongoing nature of aged care planning in the City, it is appropriate and necessary that submissions relating to the DA be made available in full both to Councillors and to City's ratepayers.

Community interest and engagement on this DA

7. Aged Care in the City of Nedlands is a matter of significant and ongoing community concern.
  - a. Over 150 residents attended a community meeting, also attended by the Mayor, on 6 July 2020.
  - b. In response to significant resident concern and requests, the Council meeting on 28 July was moved to a larger venue (Bendat Stadium) to allow in-person attendance by members of the public. The number of residents who attended was so high that they could not all be physically accommodated in the venue.
  - c. Council, Councillors and the City have received an unprecedented volume of correspondence, including letters, emails and phone calls, from residents with a strong interest and concern in aged care planning in the City.

#### Continuing community interest in the DA and aged care planning in the City

1. At a Special Council Meeting on 28 July 2020, Council voted unanimously to revoke decision PD11.20 of 28 April 2020 to adopt the *Local Planning Policy – Residential Aged Care Facilities*.
2. At a Special Council Meeting on 4 August 2020, Council resolved to prepare, and advertises for a period of 21 days in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2, Part 2, Division 2, Clause 4 a draft *Local Planning Policy – Residential Aged Care Facilities (Draft LPP)*.
3. The Draft LPP was advertised for public comment from 4 August 2020, with submissions closing at 5pm on Saturday 29 August 2020.
4. Submissions made in relation to the DA are also relevant to the Draft LPP and should be publically available ahead of the closing date for consideration in the process of preparing submissions on the Draft LPP.

#### Continuing community interest in aged care and the DA

1. The developer has now withdrawn its DA from the JDAP process and indicated an intention to pursue approval from the recently established State Development Assessment Unit.
2. However, community concern regarding the DA remains strong and ratepayers should be fully informed about submissions received as this is a matter of sustained and significant ratepayer consternation.

#### A practice of publication

1. Publishing the submissions in full would accord with best practice in planning matters.

2. On making a submission in relation to the DA, all submitters were advised via the 'Your Voice Nedlands' submission portal that submissions are not confidential.
3. At DAP level, submissions in the form of presentations are published in full in the relevant agendas.'
4. Reports relating to Metropolitan Region Scheme Amendments include the publication of submissions and a transcript of public hearings.
5. WA Planning legislation does not prescribe that submissions should be confidential nor limit how regulatory and governance bodies are to restrict publication of submissions.
6. Other local councils adopt a practice of publishing submissions in full. For example, Cambridge Council published full submissions relating to a contentious *Local Planning Strategy*.
7. In these circumstances, a failure to provide access to full submissions may be perceived by ratepayers as an attempt at secrecy. In the absence of clear justification for keeping the submissions confidential, the planning process is compromised by a perception of incomplete consideration of relevant matters, a lack of consideration of submissions and a lack of transparency regarding the basis on which decisions are made.

#### Administration Comment

To meet the September Committee meeting agenda deadline Administration, have 5 working days to summarise over 500 submissions. This is 100 per day or approximately one every 5 minutes. Many of the submissions are comprehensive and require reading, analysing and then summarising. 30 minutes per submission would be doing well therefore 6 staff (qualified planners) would need to be allocated to this task full time for 5 days (approximately 240 hours of staff time). This resource is not currently available within Administration so would need to be outsourced. Assuming a contractor with enough qualified staff could be found at short notice Council should allocate approximately \$36,000 for this task (240hrs x \$150 p/hr). As noted above this application has been withdrawn and Administration no longer has any involvement with it.

**15. Elected members notices of motion given at the meeting for consideration at the following ordinary meeting on 25 August 2020**

Disclaimer: Where administration has provided any assistance with the framing and/or wording of any motion/amendment to a Councillor who has advised their intention to move it, the assistance has been provided on an impartial basis. The principle and intention expressed in any motion/amendment is solely that of the intended mover and not that of the officer/officers providing the assistance. Under no circumstances is it to be expressed to any party that administration or any Council officer holds a view on this motion other than that expressed in an official written or verbal report by Administration to the Council meeting considering the motion.

Notices of motion for consideration at the Council Meeting to be held on 25 August 2020 to be tabled at this point in accordance with Clause 3.9(2) of Council's Local Law Relating to Standing Orders.

**16. Urgent Business Approved by the Presiding Member or By Decision**

Any urgent business to be considered at this point.

**17. Confidential Items**

Any confidential items to be considered at this point.

**Declaration of Closure**

There being no further business, the Presiding Member will declare the meeting closed.