



LOCAL PLANNING POLICY – DALKEITH ROAD – STANLEY STREET LANEWAY AND BUILT FORM REQUIREMENTS

1.0 PURPOSE

- 1.1 This policy provides laneway requirements for the establishment of an east-west laneway through the properties at No. 56 (Lots 50 and 51) Dalkeith Road, No. 90 Stirling Highway (Lots 4 and 5), No. 4 Florence Road (Lot 22) and No. 7 Stanley Street (Lot 33).

2.0 APPLICATION OF POLICY

- 2.1 This policy applies to subdivision (amalgamation) and development on No. 56 (Lots 50 and 51) Dalkeith Road, No. 90 Stirling Highway (Lots 4 and 5) and the wider Captain Stirling redevelopment site being (No. 80 Stirling Highway (Lot 1), No. 2-6 Florence Road (Lots 21 to 23) and No. 7-9 Stanley Street (Lots 32 to 33)).
- 2.2 Where this policy is inconsistent with the provisions of a Local Planning Policy or Local Development Plan that applies to a specific site or area, the provisions of that policy shall prevail.

3.0 OBJECTIVES

- 3.1 To provide for the ceding of land and construction of the Dalkeith Road – Stanley Road Laneway.
- 3.2 To promote and facilitate high quality design outcomes for the redevelopment 56 (Lots 50 and 51) Stanley Road, 90 Stirling Highway (Lots 4 and 5) and the wider Captain Stirling redevelopment site being (80 Stirling Highway (Lot 1) 2-6 Florence Road (Lots 21 to 23) and 7-9 Stanley Street (Lots 32 to 33)).
- 3.3 To provide rear lot access, as an alternative to Stirling Highway, in order to relieve traffic pressures along Stirling Highway and to provide a local east-west road connection to the future Nedlands Town Centre.
- 3.4 To promote and facilitate a safe, efficient and attractive streetscape design and ameliorate potential amenity impacts to the abutting residential land to the south.
- 3.5 To achieve a high-quality landscape outcome that enhances the character of the streetscape and contributes to a sense of place.
- 3.6 To ensure that vehicle crossover locations do not detract from the safety and visual amenity of the public realm or the intended pedestrian focused precinct at the northern end of Florence Road.



4.0 POLICY MEASURES

4.1 Laneway Requirements

4.1.1 A laneway shall be provided on the land identified in Figure 1 and Figure 2.



Figure 1: Properties to the south of Stirling Highway between Dalkeith Road and Stanley Street subject to proposed laneway development

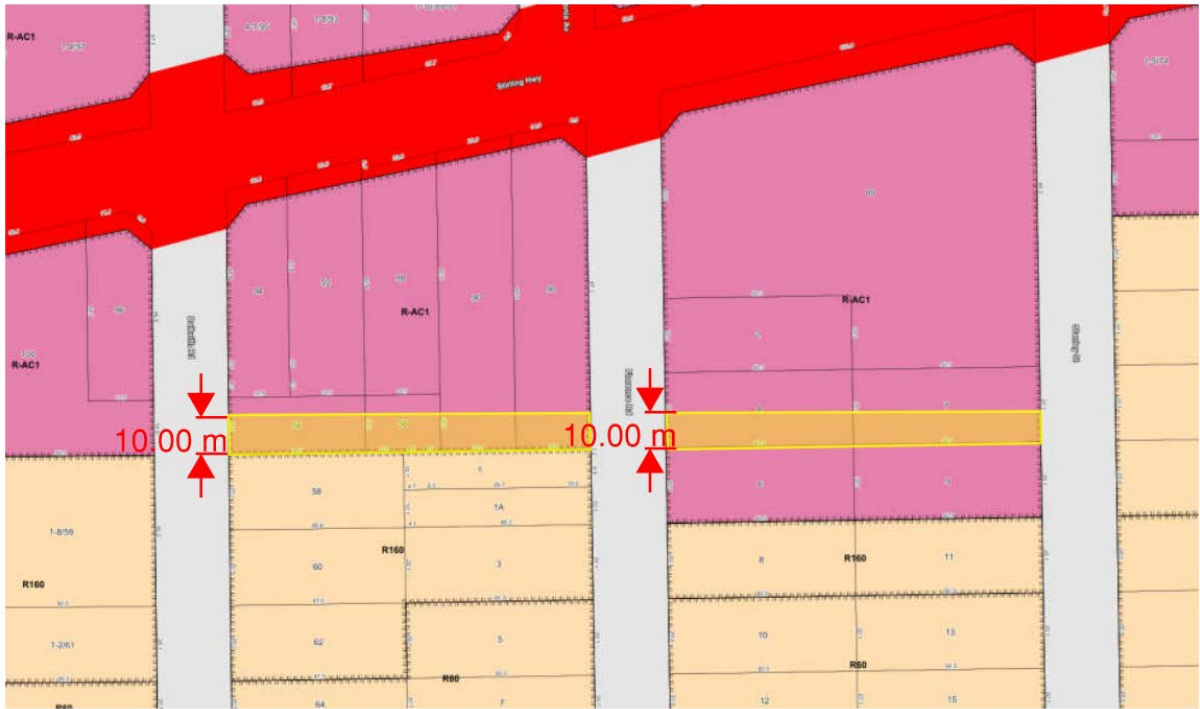


Figure 2: Proposed location of 10m wide laneway

- 4.1.2 Where identified in Figure 2, and unless otherwise agreed to by the City, the land must be ceded to the Crown by the landowner free of cost pursuant to the provisions of Clause 32.3 of Local Planning Scheme No. 3 or as a requirement of a Deed of Agreement.
- 4.1.3 Where a laneway is required, it shall be constructed and drained to the specifications and satisfaction of the City of Nedlands prior to the creation of new titles (as a result of subdivision) or to occupation of the new development (as a result of development approval), whichever occurs first. The timeframe for the construction of the laneway may also be addressed as a requirement of a Deed of Agreement.
- 4.1.4 The laneway shall have a total width of 10m, including a 3m wide infrastructure, landscaping and servicing strip located along the southern edge of the laneway. Subject to detailed design:
- (a) The southern 3m strip will indicatively facilitate the construction of a 2.5m wide shared path, an acoustic barrier where considered appropriate, landscaping treatments such as canopy tree planting or and vegetative screening, and lighting/ other servicing requirements, to the satisfaction of the City.
 - (b) The laneway is to be designed to match the centreline levels to the natural ground, to the satisfaction of the City.

- (c) Landscaping treatments including semi-mature trees (with a minimum height of 2.4m and species and pot size to be specified by the City) or vegetative screens will be planted within the southern 3m wide infrastructure, landscaping and servicing strip prior to the occupation of development and maintained by the landowner for a minimum of 2 years from occupation, to the satisfaction of the City.
- (d) The laneway shall include lighting infrastructure which is to be installed within the infrastructure, landscaping and servicing strip, at the cost of the developer and to the specification and satisfaction of the City.

4.2 Built Form Requirements

- 4.2.1 New vehicle access to the affected lots is not permitted from Stirling Highway. Vehicle access is to be preferentially obtained from the Laneway, unless otherwise agreed to by the City.
- 4.2.2 Only one (1) crossover is permitted per lot.
- 4.2.3 Clearly defined pedestrian access is to be provided on affected lots from the adjoining secondary streets; Dalkeith Road, Florence Road and Stanley Street.
- 4.2.4 In order to reinforce and support the continuation of the green leafy character of the Nedlands locality, vegetative screening or small sized trees (4-8m at maturity) with a corresponding deep root planting zone are to be planted in the infrastructure, landscaping and servicing strip along the laneway's southern residential interface. Tree planting is to be generally in accordance with Figure 3 and to the satisfaction of the City.

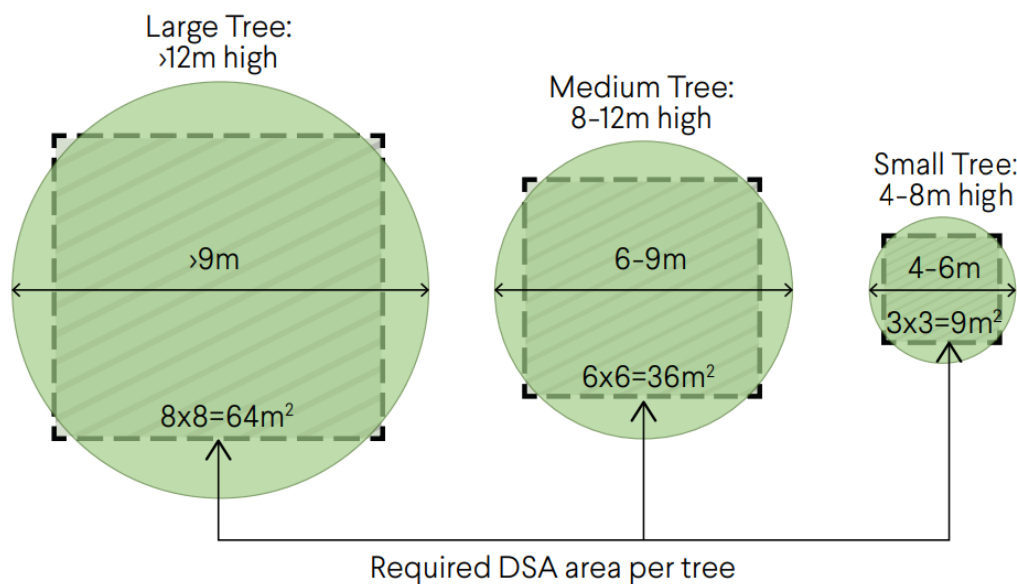


Figure 3: Tree size definitions when mature for deep soil areas



4.3 Variations to this Policy

The City may consider a variation to this Policy through the lodgement of a subdivision or development application. Any proposed variation to the requirements of this Policy is to be assessed against the Policy's purpose and objectives. Applicants are to submit a statement of justification in support of any proposed variations, addressing the Policy's purpose and objectives and a design statement addressing the requirements of State Planning Policy 7.0. Each application will be assessed upon its merit, having regard to the detail of the proposed development, and its interface to adjoining properties, integration with the public realm, and broader implications for the Nedlands Town Centre and surrounding context including, but not limited to, amenity impacts and traffic movement and safety.

5.0 ADDITIONAL DEVELOPMENT APPLICATION REQUIREMENTS

- 5.1 All development applications are to be accompanied by a landscape plan for assessment and endorsement. The landscape plan must address the required information stated in *Appendix 5 – Development application guidance of State Planning Policy 7.3: Residential Design Codes Volume 2*.

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:
- State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments
 - Local Planning Scheme No. 3
 - Draft Nedlands Town Centre Precinct Plan Local Planning Policy

Council Resolution Number	CEO Report 13.5
Implementation Date	28 July 2020 and Item 13 Reports by CEO
Date Reviewed/Modified	DD MM YYYY