



Legend

- LDP Boundary
- Street Setback Line
- Existing Lot Boundary
- Areas of Vegetation
- 1 Development Area 1
- ➔ Monash Avenue Access Points
- 2 Development Area 2
- ➔ Verdun Avenue Access Points
- 3 Development Area 3
- Existing and Approved Buildings

Local Development Plan Provisions

Application of Local Development Plan

1. This Local Development Plan (LDP) has been prepared in accordance with Part 6 of the Planning and Development (Local Planning Schemes) Regulations 2015 (As Amended).
2. This LDP applies to Lots 562 (No. 87), 563 (No. 85), 565 (No. 101) and 566 (91) Monash Avenue, Nedlands.
3. The provisions of the City of Nedlands (the City) Local Planning Scheme No. 3 (LPS3) and the City's Local Planning Policies apply unless otherwise varied by this LDP.

Built Form – Height and Setback

4. New development is to be in accordance with the following:
 - (a) Building Setbacks
 - Monash Avenue: 10m
 - Verdun Street: 10m
 - Western boundary: 10m
 - Eastern boundary: 0m
 - (b) Wall Height *
 - Area 1: Maximum wall height 13m (where within 80m of Verdun Street)
 - Area 2: Maximum wall height 26.7m
 - Area 3: Maximum wall height 18.3m (where within 60m of Monash Avenue)

Access, Movement and Parking

5. Access points shall be as per Plan 1, unless otherwise agreed to by the City.
6. Vehicle movements to Verdun Street shall be restricted to staff and service vehicles only, for all new development.
7. The Hollywood Private Hospital Travel Plan is to be updated to reflect any approved substantial development.
8. A transport impact assessment is to be completed for application involving substantial development** and/or the addition of 30 or more bays.
9. A wayfinding and signage plan shall be prepared for every new application for substantial development**.

* Not including minor projections including ventilation pipes, aerials, lift and stair overruns and other such infrastructure. Height is measured to Natural Ground Level immediately below the wall.

** Substantial development is defined as significant external alterations and expansion to new or existing development but does not include minor works such as service sheds, servicing structures, shade structures, canopies and the like.

Local Development Plan

Hollywood Private Hospital
 Lots 562 (87), 563 (85), 565 (101) and 566 (91)
 Monash Avenue, Nedlands

**Approved by Council at the
 22 November 2022 Ordinary
 Council Meeting**

Date: 5 Aug 2022 Scale: 1:2000@ A3 File: 717-356-CP-1 A Staff: DR GF GW Checked: GF

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