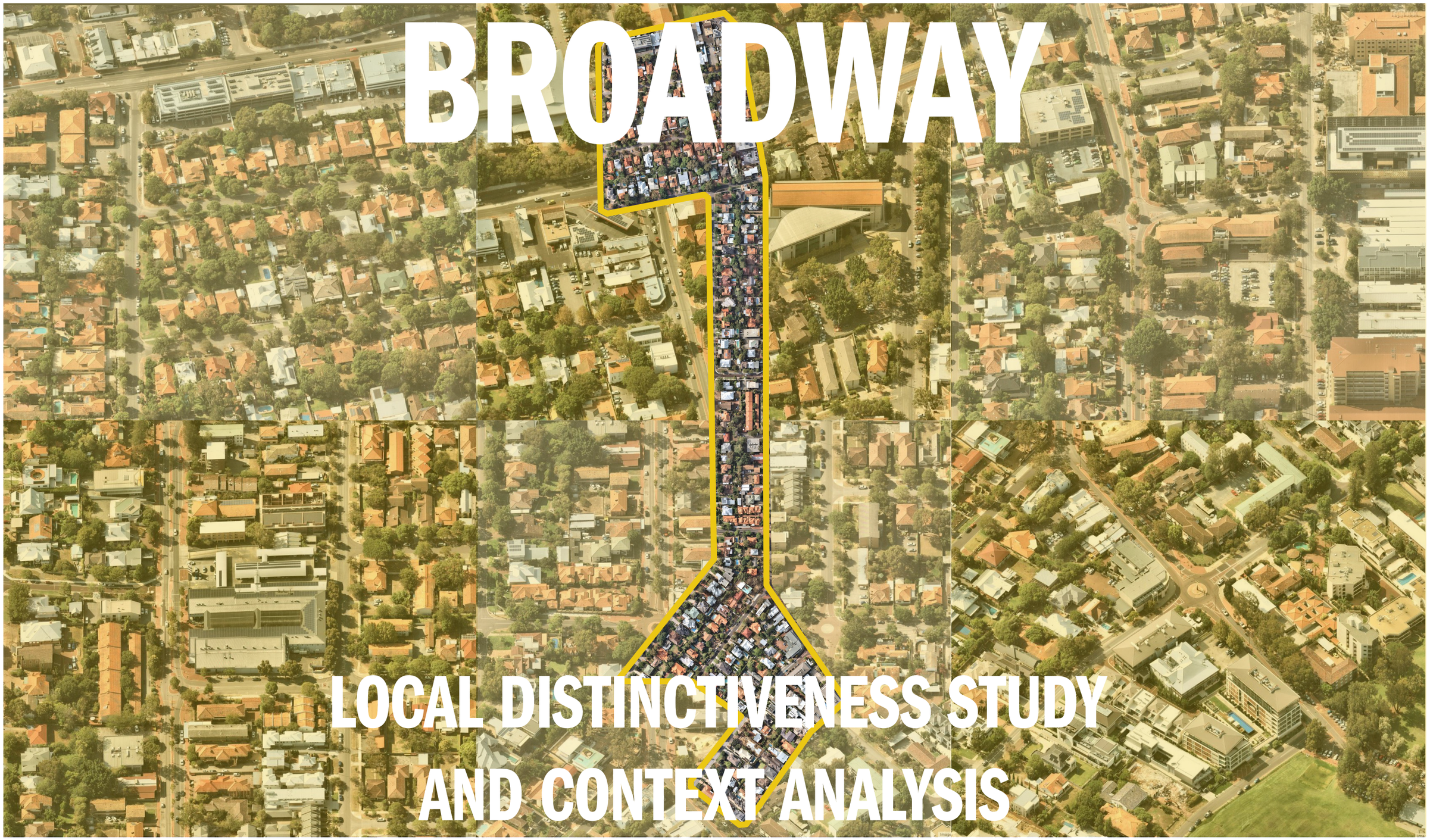
Hassell

City of Nedlands



BROADWAY

LOCAL DISTINCTIVENESS STUDY AND CONTEXT ANALYSIS

014796
City of Nedlands – Built Form Modelling

Prepared for the
City of Nedlands

Hassell ©
August, 2020

Hassell

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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 219m2 to 3,818m^2.

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.

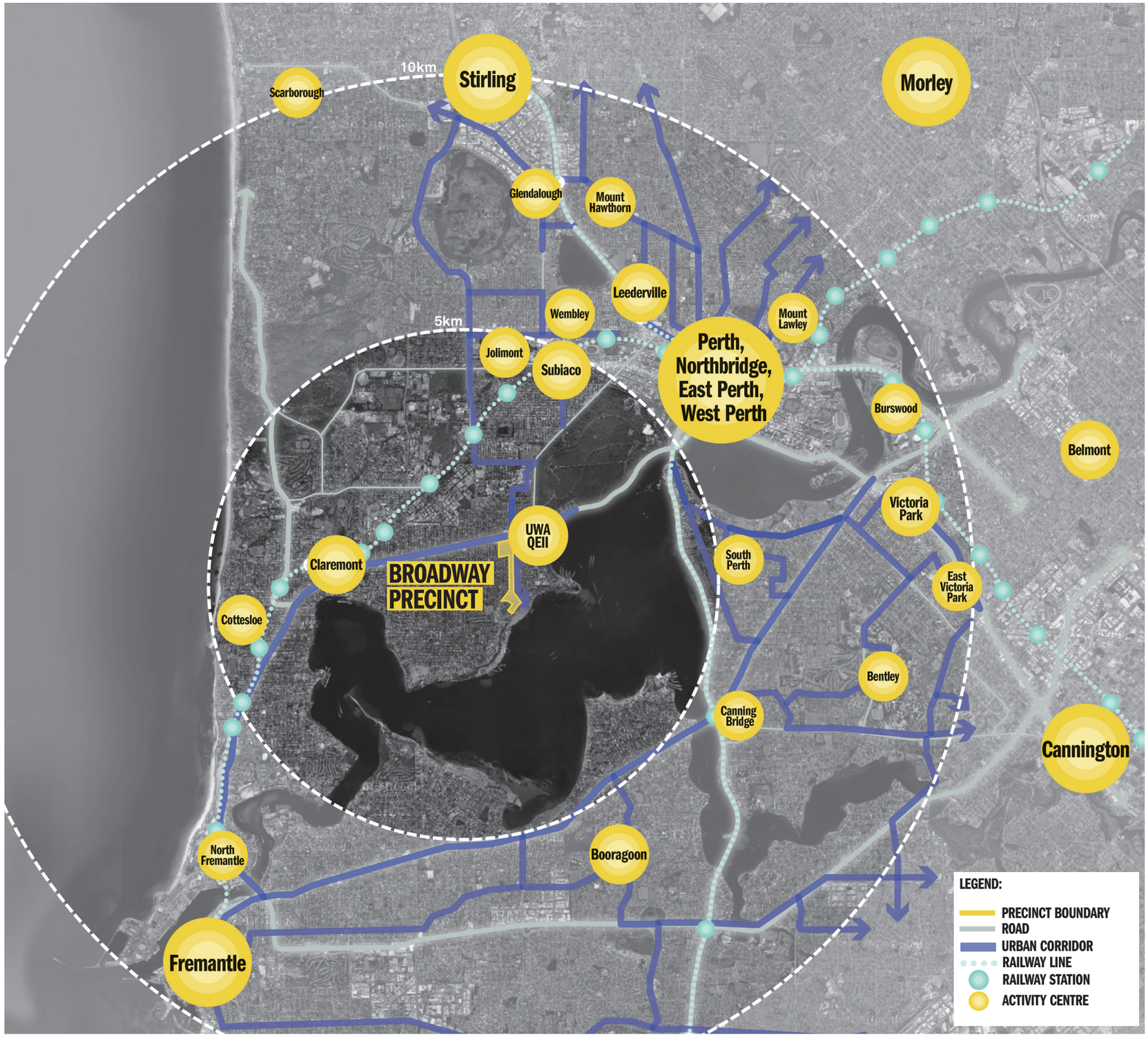


Figure 2: Regional Context

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^2.

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.

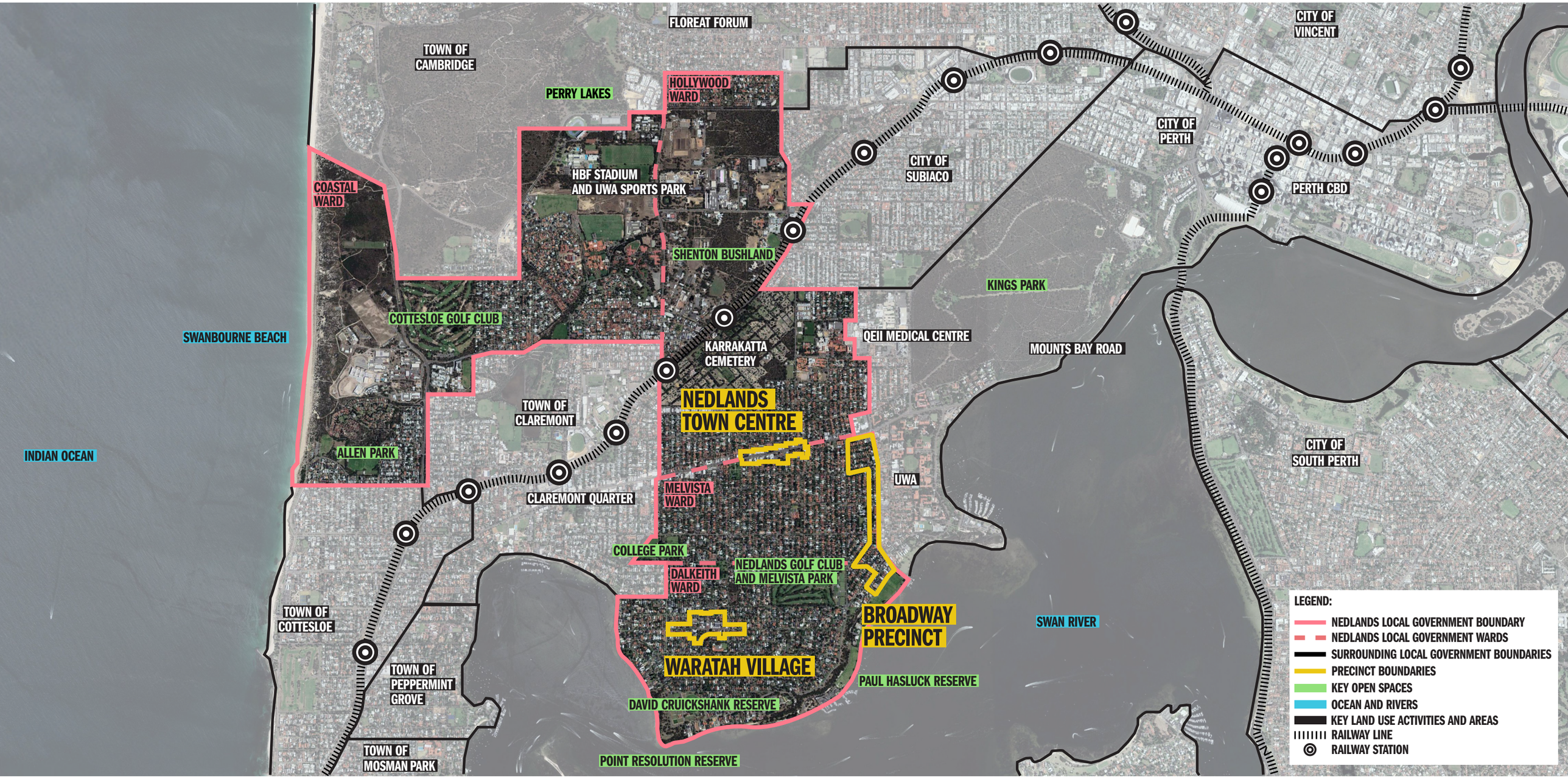


Figure 3: Sub-Regional Context

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.











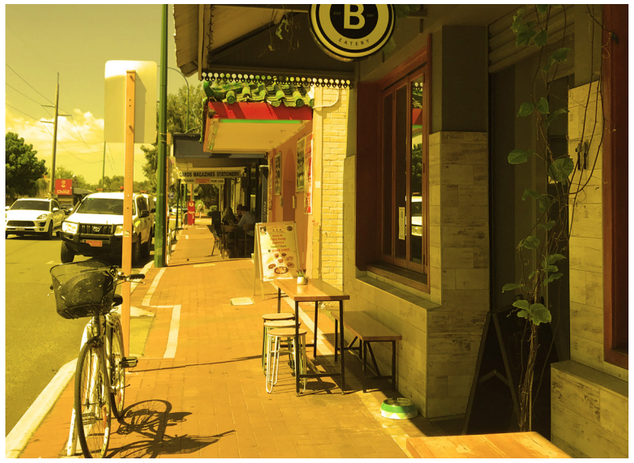














ACTIVITY AND LAND USE

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

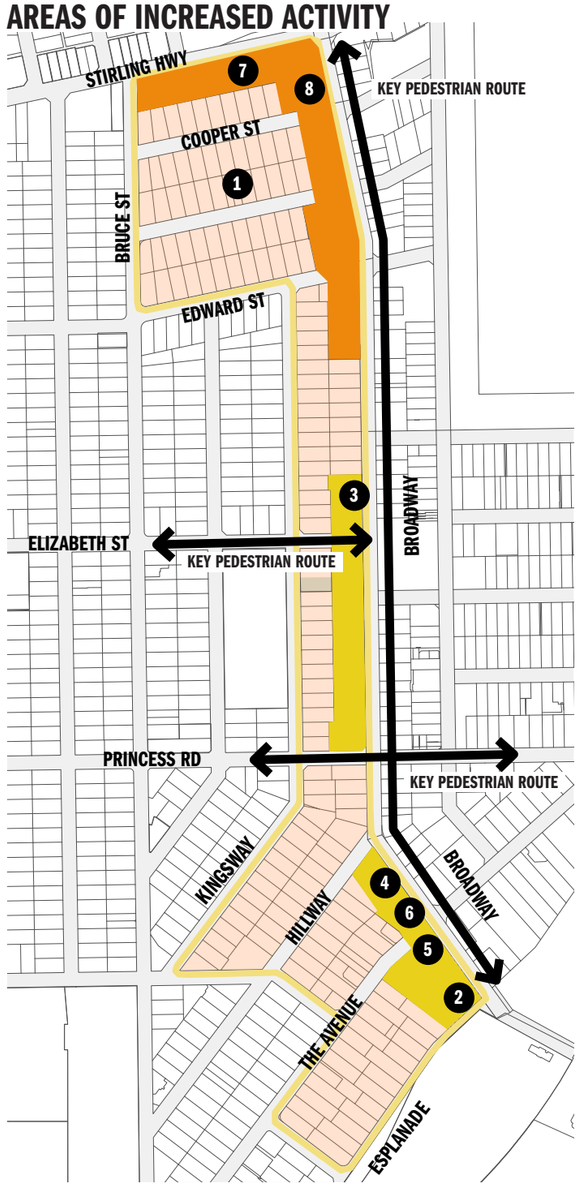


Figure 5: Areas of Increased Activity

LAND USE



Figure 6: Land Use

ACTIVITY

LOW

RESIDENTIAL

1



→ Single-residential
→ Low level of activity

2



→ Multi-residential
→ Low to moderate level of activity

MODERATE

OFFICE SPACE

3



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

CAFE

4



→ Shop and Retail
→ Moderate level of activity

HOTEL

5



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

MIXED USE COMPLEX

6



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

HIGH

HIGHWAY COMMERCIAL

7



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

LOCAL CAFÉS

8



→ 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.

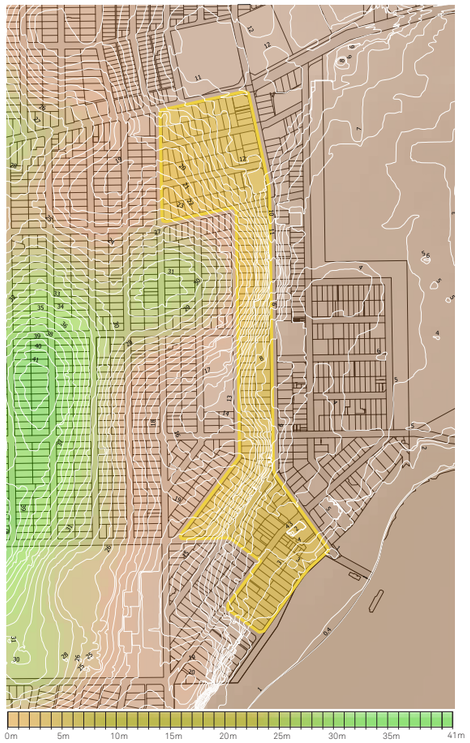


Figure 8: 1m Contours Across the Broadway Precinct

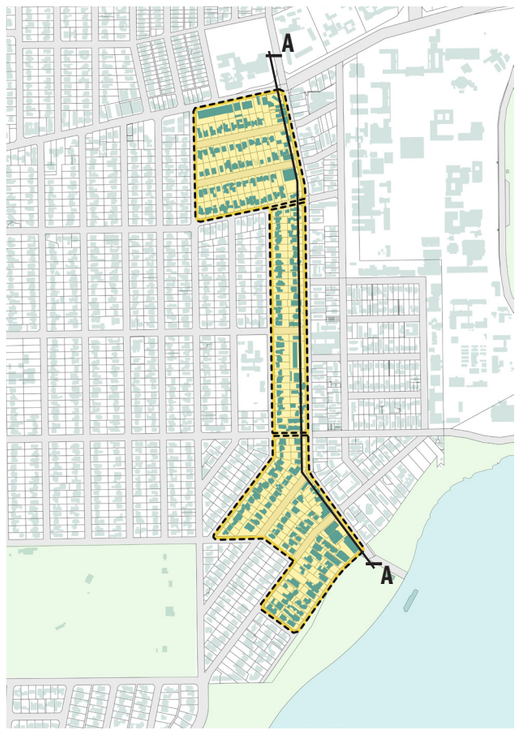
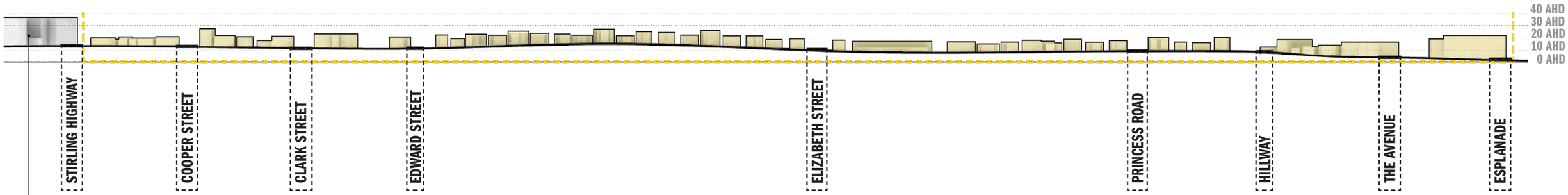


Figure 9: Location of Cross Section A

Figure 7: Topography - Section A

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



Legend:

Sections

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

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 NORTHERN SUB-PRECINCT, IDENTIFYING EXISTING BUILDING HEIGHTS

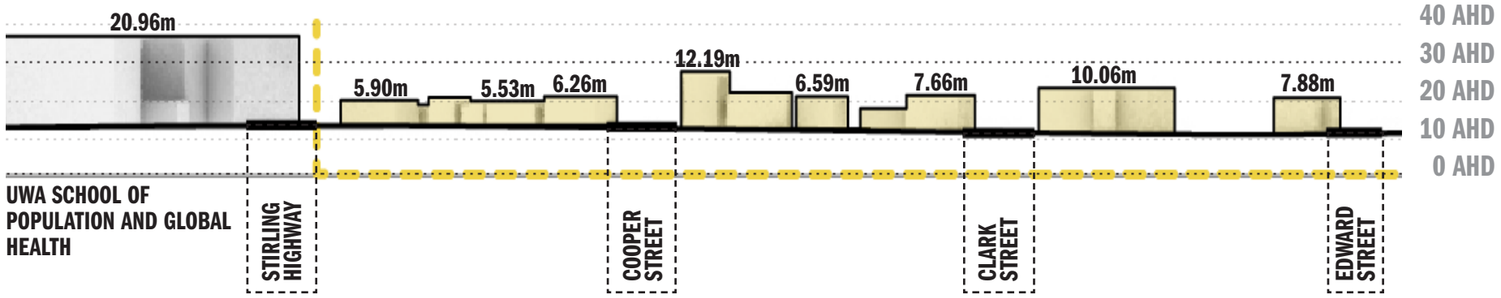
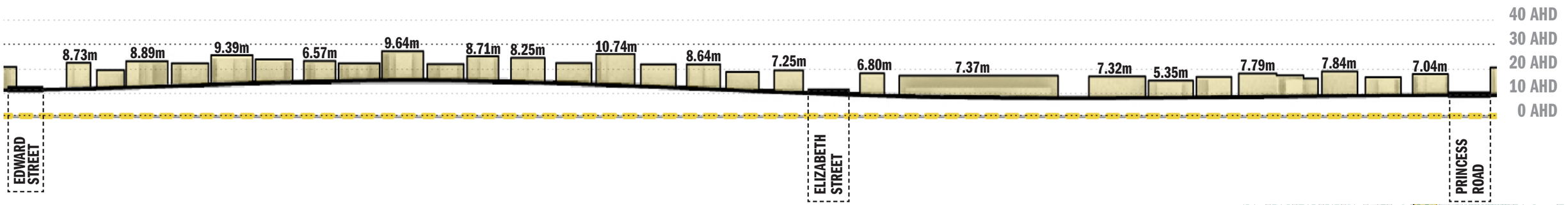




Figure 11: Location of Cross Section A1

Figure 12: Topography - Section A2

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



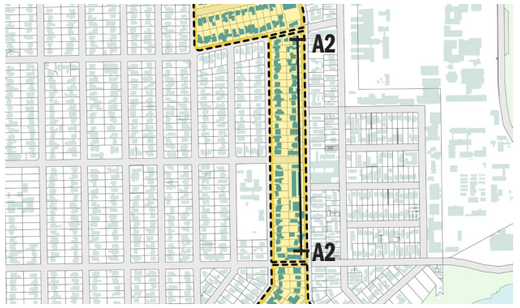


Figure 13: Location of Cross Section A2

Figure 14: Topography - Section A3

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

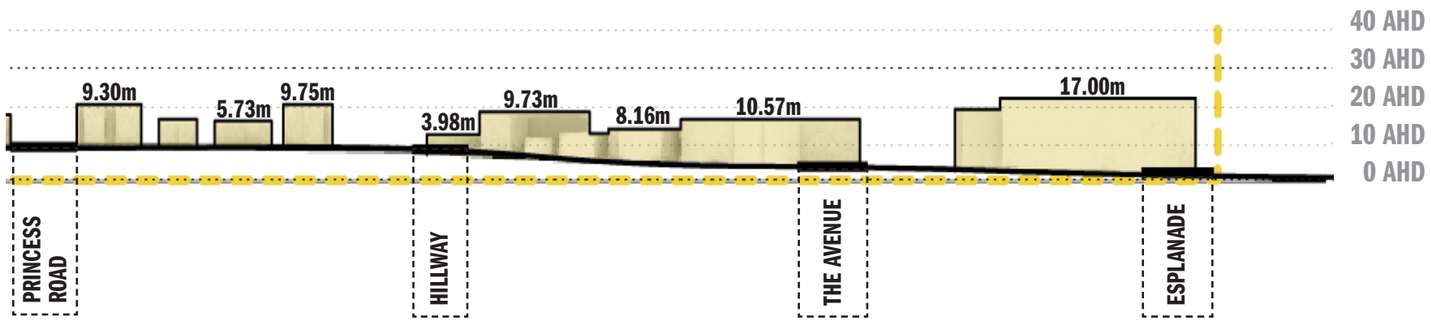




Figure 15: Location of Cross Section A3

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 2018) 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

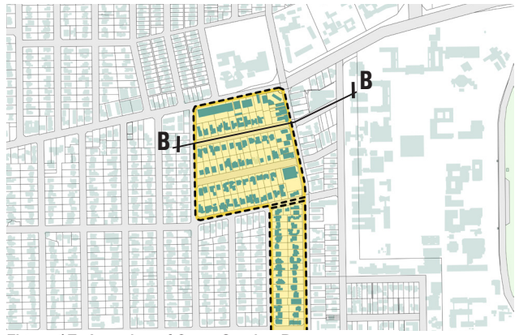


Figure 17: Location of Cross Section B

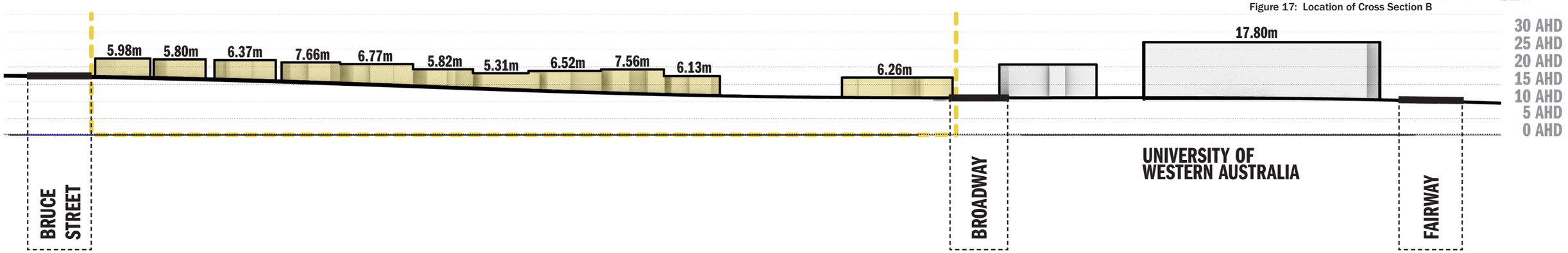


Figure 18: Topography - Section C

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

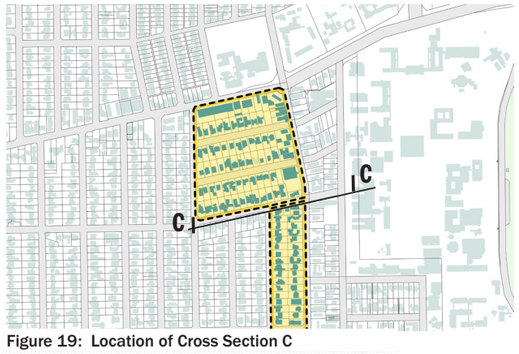
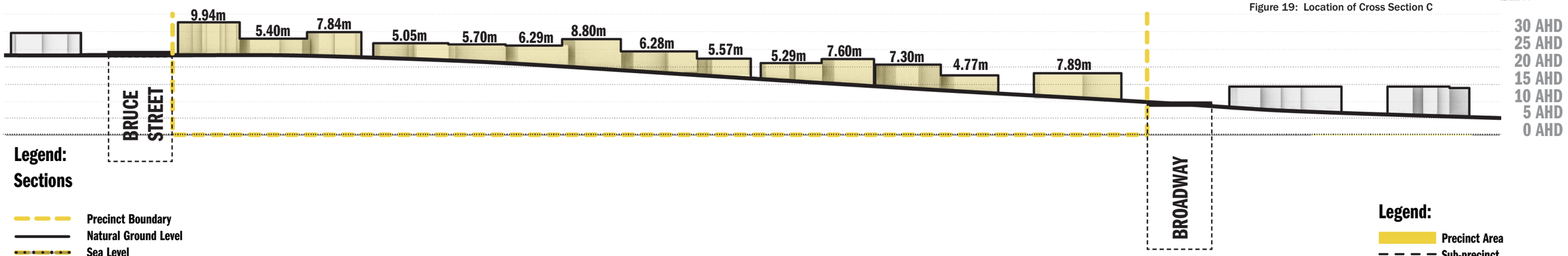


Figure 19: Location of Cross Section C



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:

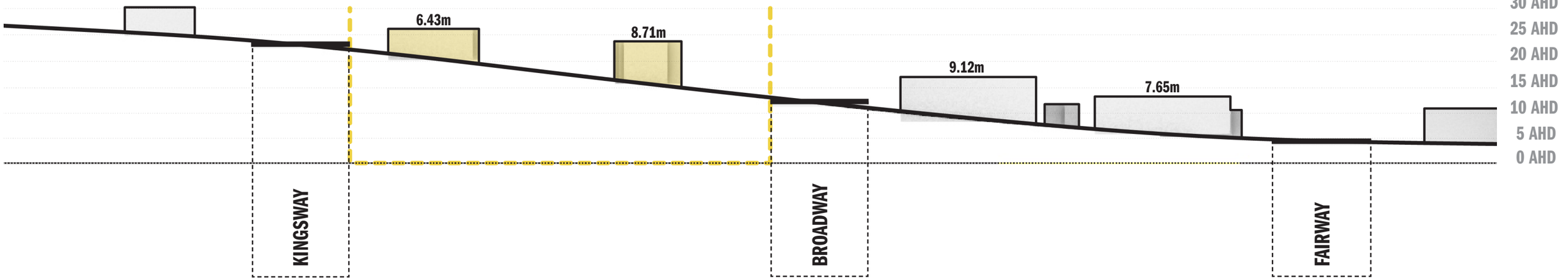
- Precinct Area
- Sub-precinct Boundary
- Existing Building Footprint Within Precinct
- Existing Building Footprint External To Precincts

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



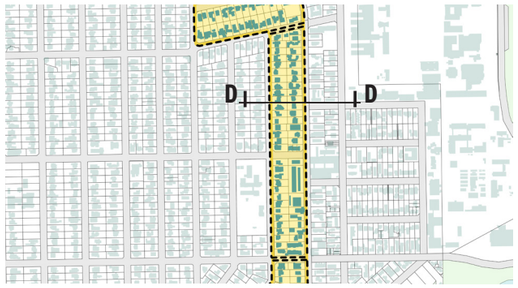
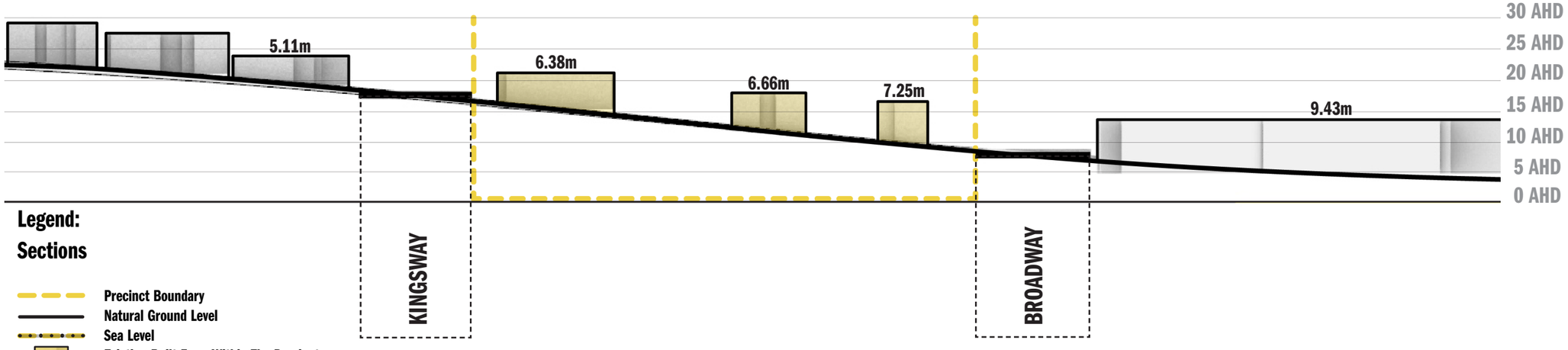


Figure 21: Location of Cross Section D

Figure 22: Topography - Section E

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



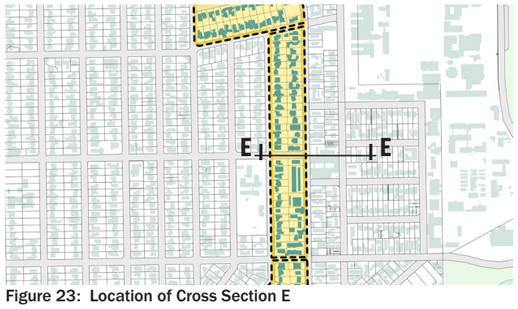
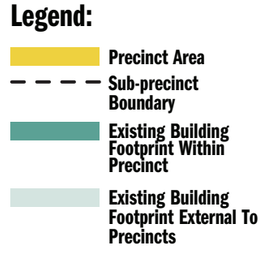


Figure 23: Location of Cross Section E



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 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

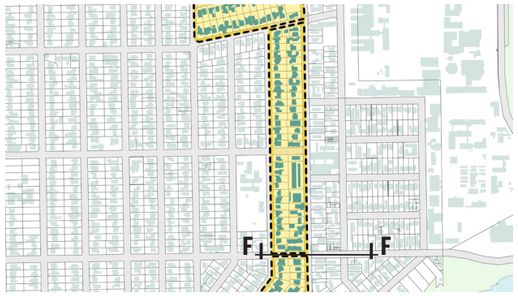


Figure 25: Location of Cross Section F

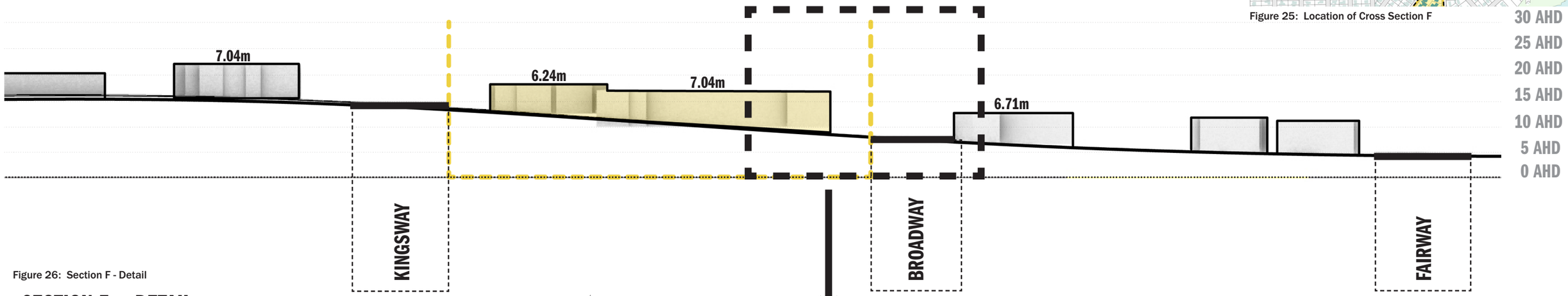
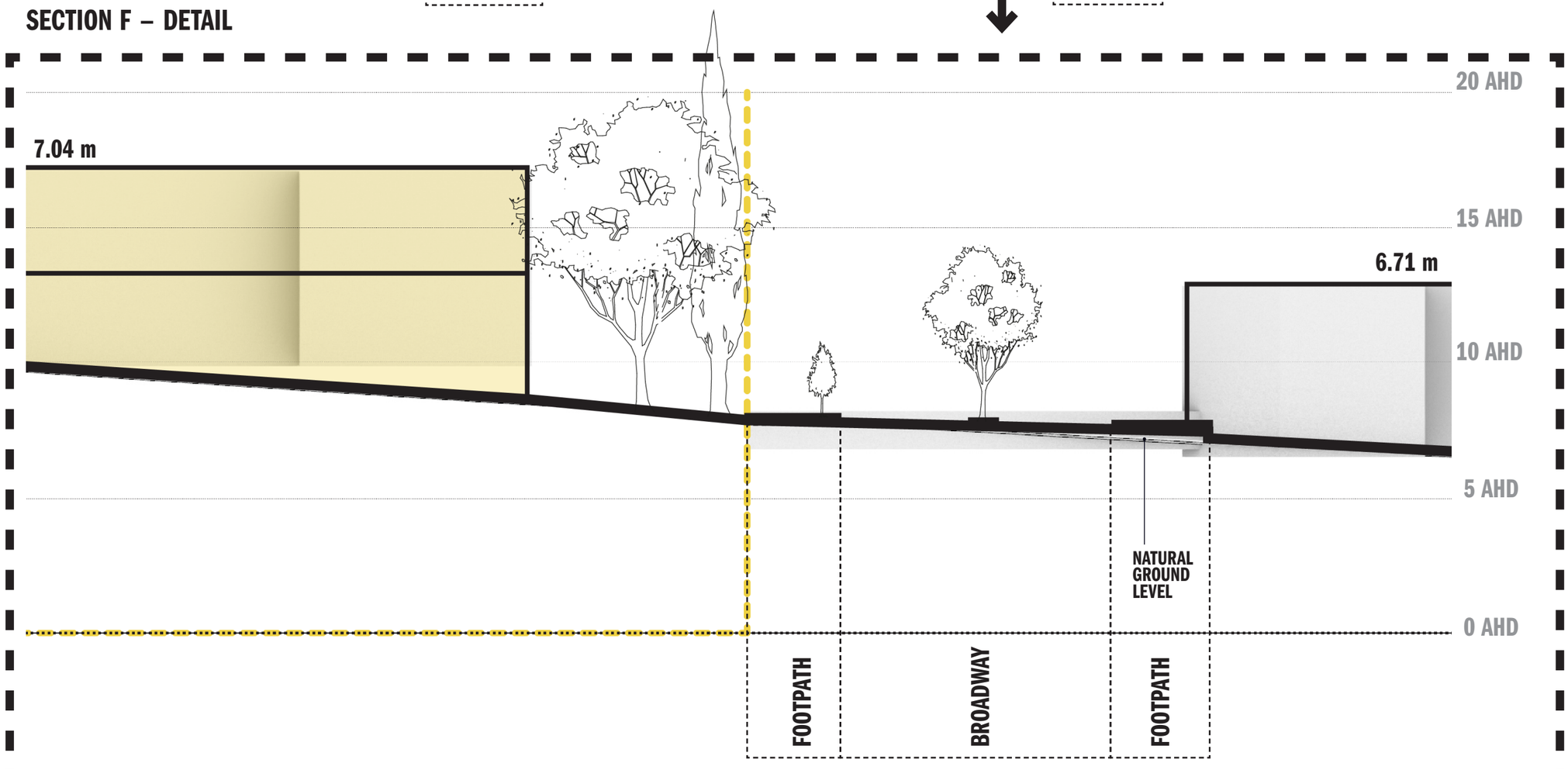


Figure 26: Section F - Detail

SECTION F – DETAIL



Legend:
Sections

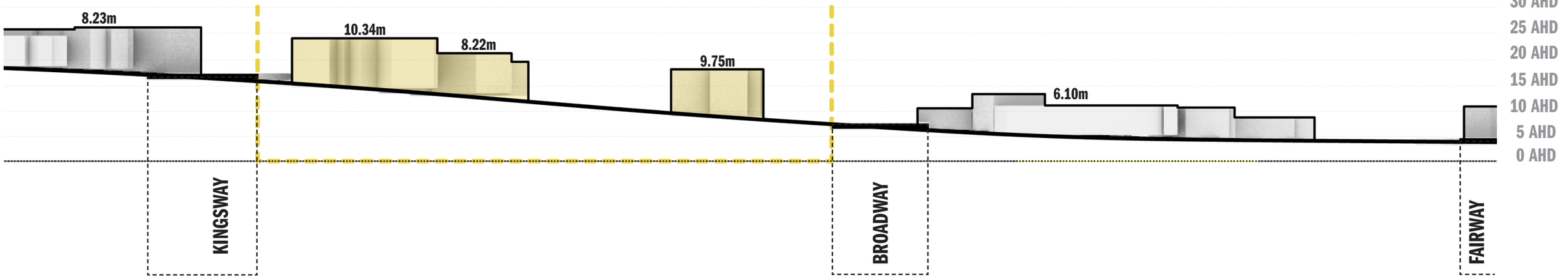
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- 8.16m Building Heights

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



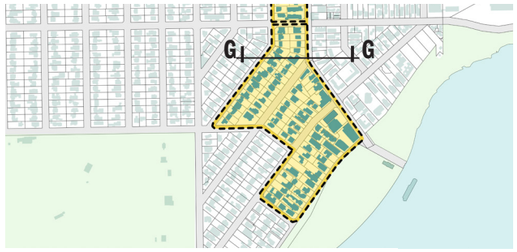


Figure 28: Location of Cross Section G

Figure 29: Topography - Section H

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

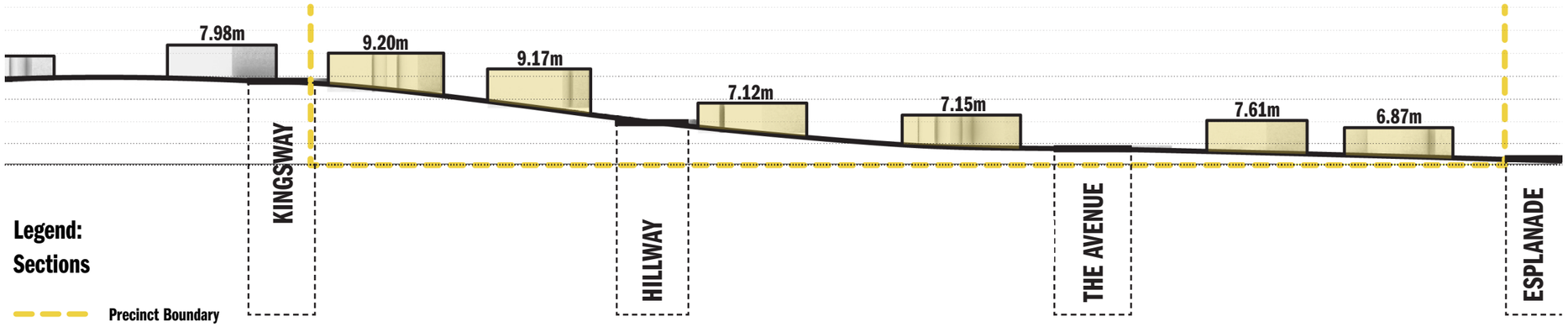




Figure 30: Location of Cross Section H

Legend:

- 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

1



→ Service station with extensive hardscape

2



→ Low-rise brutalist and traditional shop front inspired development

3



→ Mid-rise commercial

4



→ Mid-rise office use

5



→ Contemporary refurbished
→ Mid-rise
→ Minimal setbacks

6



→ Contemporary refurbished
→ Mid-rise

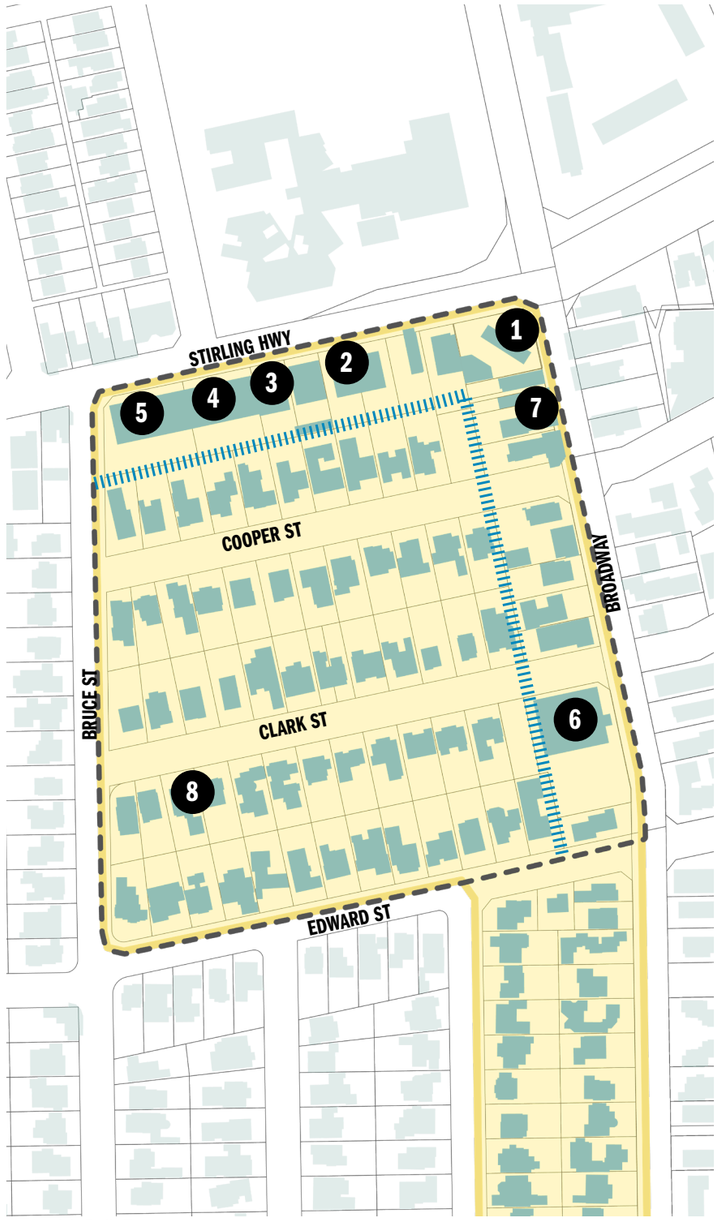


Figure 31: Built Form

RETAIL

7



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

RESIDENTIAL

8



→ Single residential dwellings
→ Low density, 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)

BUILT FORM

CENTRAL SUB-PRECINCT

RESIDENTIAL

9



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

10



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

11

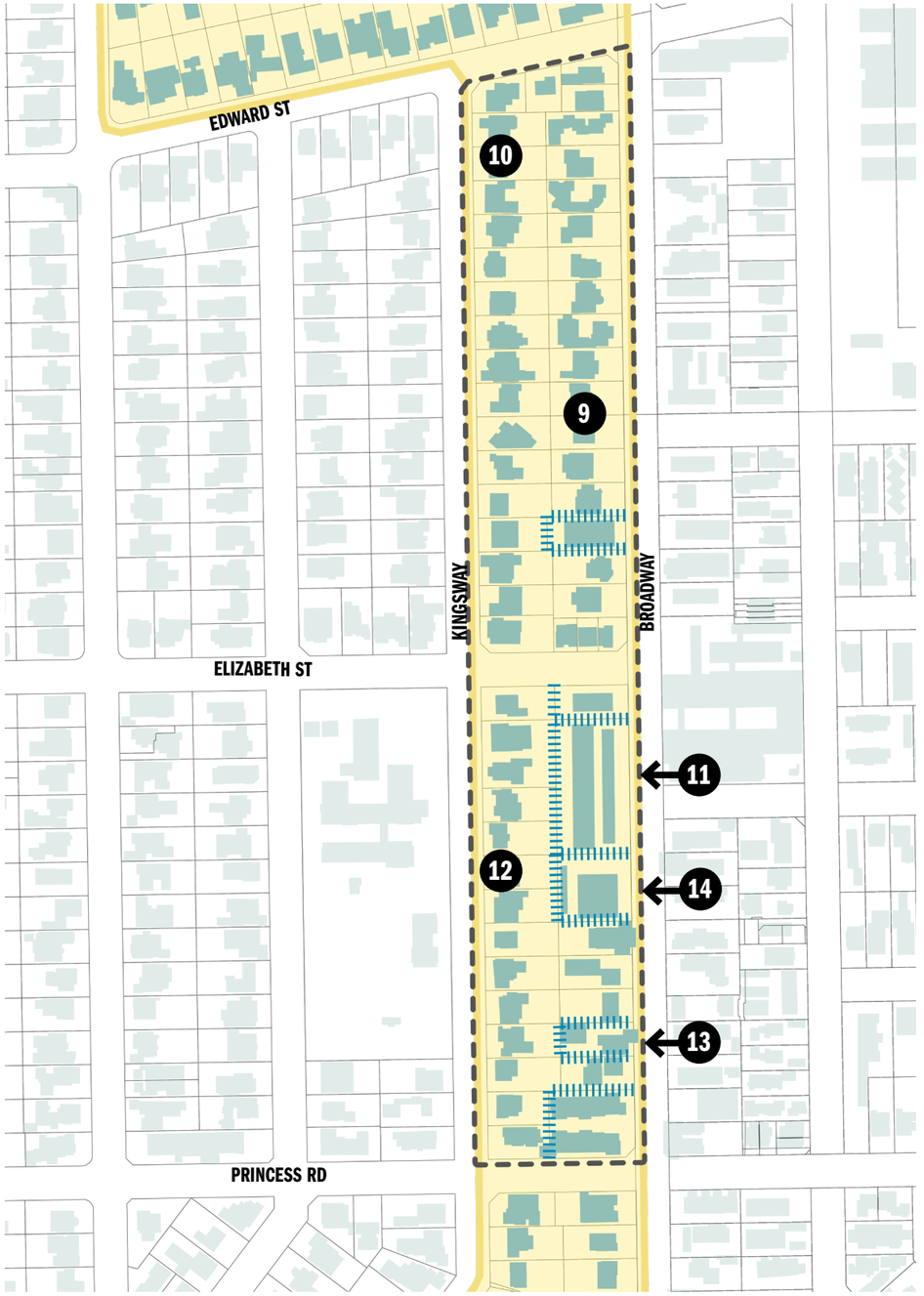


→ Low-rise grouped dwellings

12



→ Single residential dwellings
→ Low density, low-rise



RETAIL

13



→ Low-rise retail

COMMERCIAL

14



→ 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

BUILT FORM

SOUTHERN SUB-PRECINCT

RESIDENTIAL

15



→ Single dwellings on undulating sites

16



→ Multiple dwellings
→ Mid-high rise

17

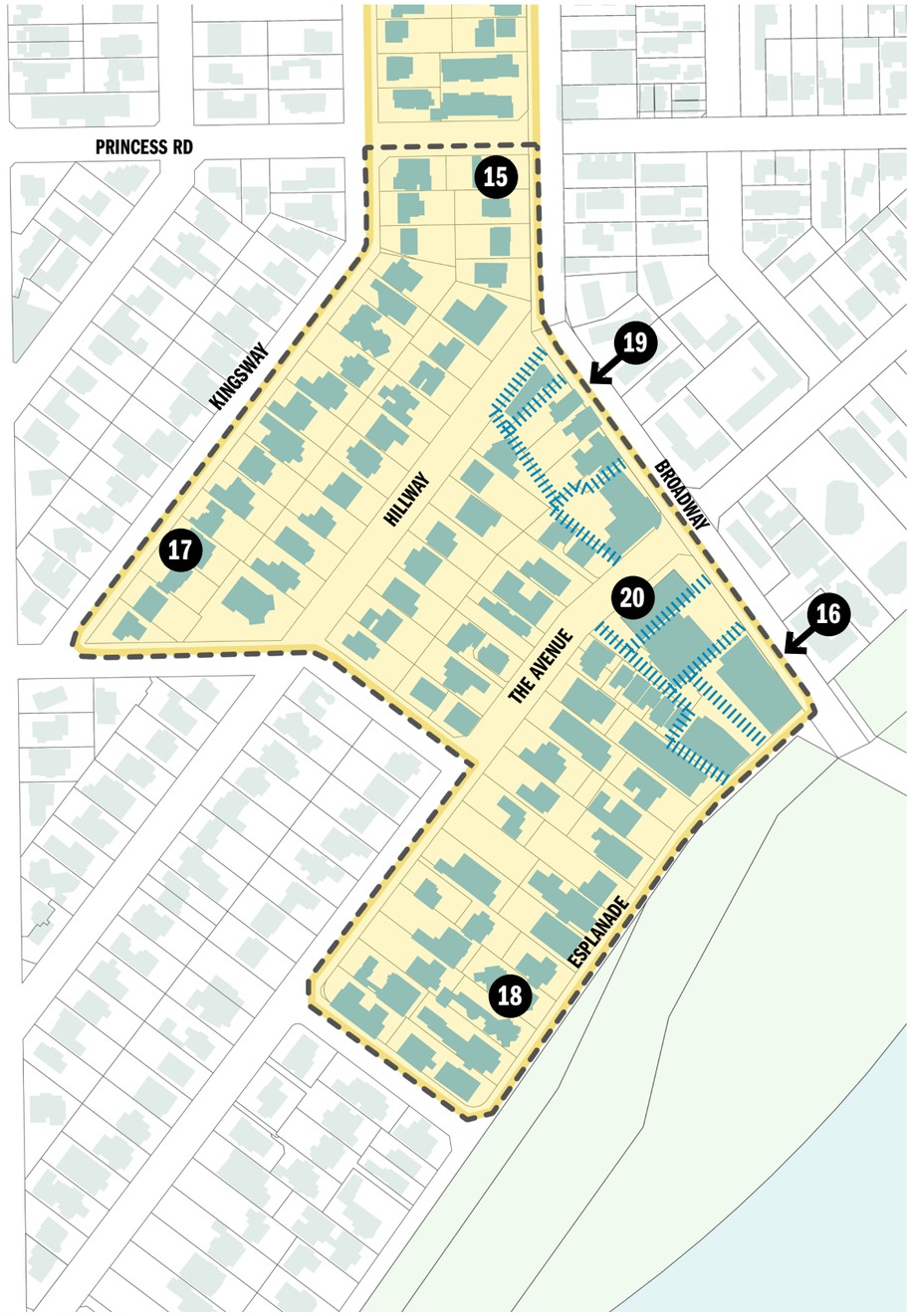


→ Two storey residential development
→ Low density, low-rise

18



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



RETAIL

19



→ Alfresco dining
→ Low-rise retail

MIXED USE

20



→ Low-mid rise mixed use

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 33: Built Form

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

1



2



3



RESIDENTIAL

4



5



6



MEDIUM-RISE

COMMERCIAL

7



8



MEDIUM TO HIGH-RISE

RETAIL AND COMMERCIAL

9



10



RESIDENTIAL

11



12



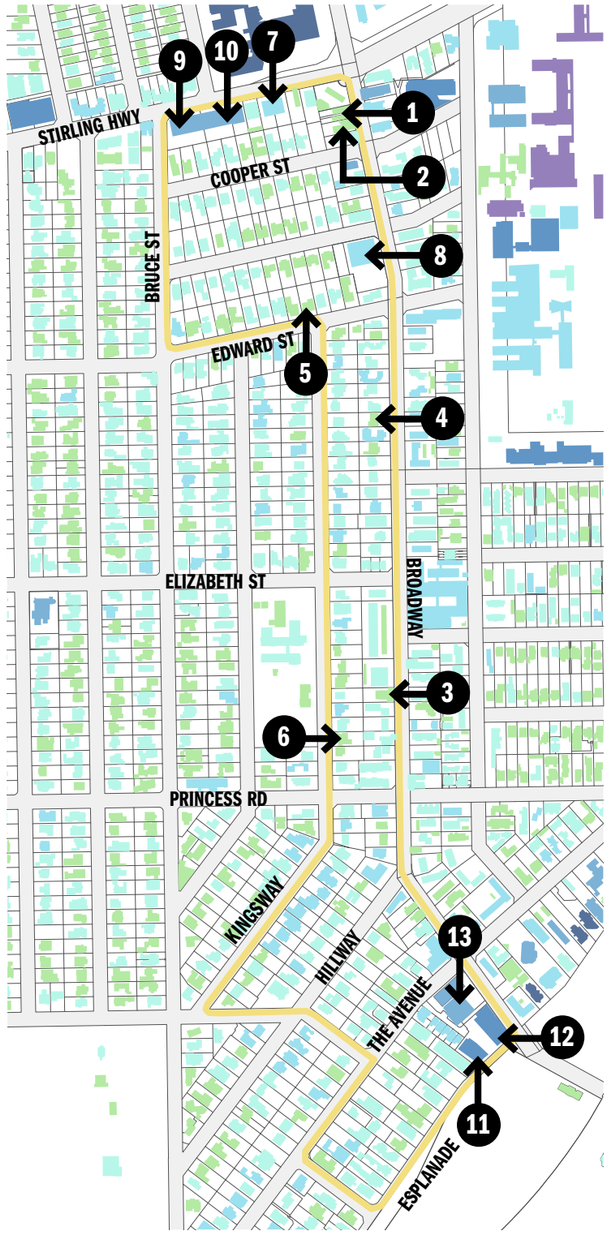
MEDIUM TO HIGH-RISE

MIXED USE

13



Figure 34: Building Heights



Legend:
Building Heights

- Precinct Boundary
- Below 6m
- 6m - 9m
- 9m - 12m
- 12m - 15m
- 15m - 18m
- 18m - 21m
- 21m +

Indicative building height intensis: State Planning Policy 7.3 Residential Design Codes Volume 1 - Table 3, page 49

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

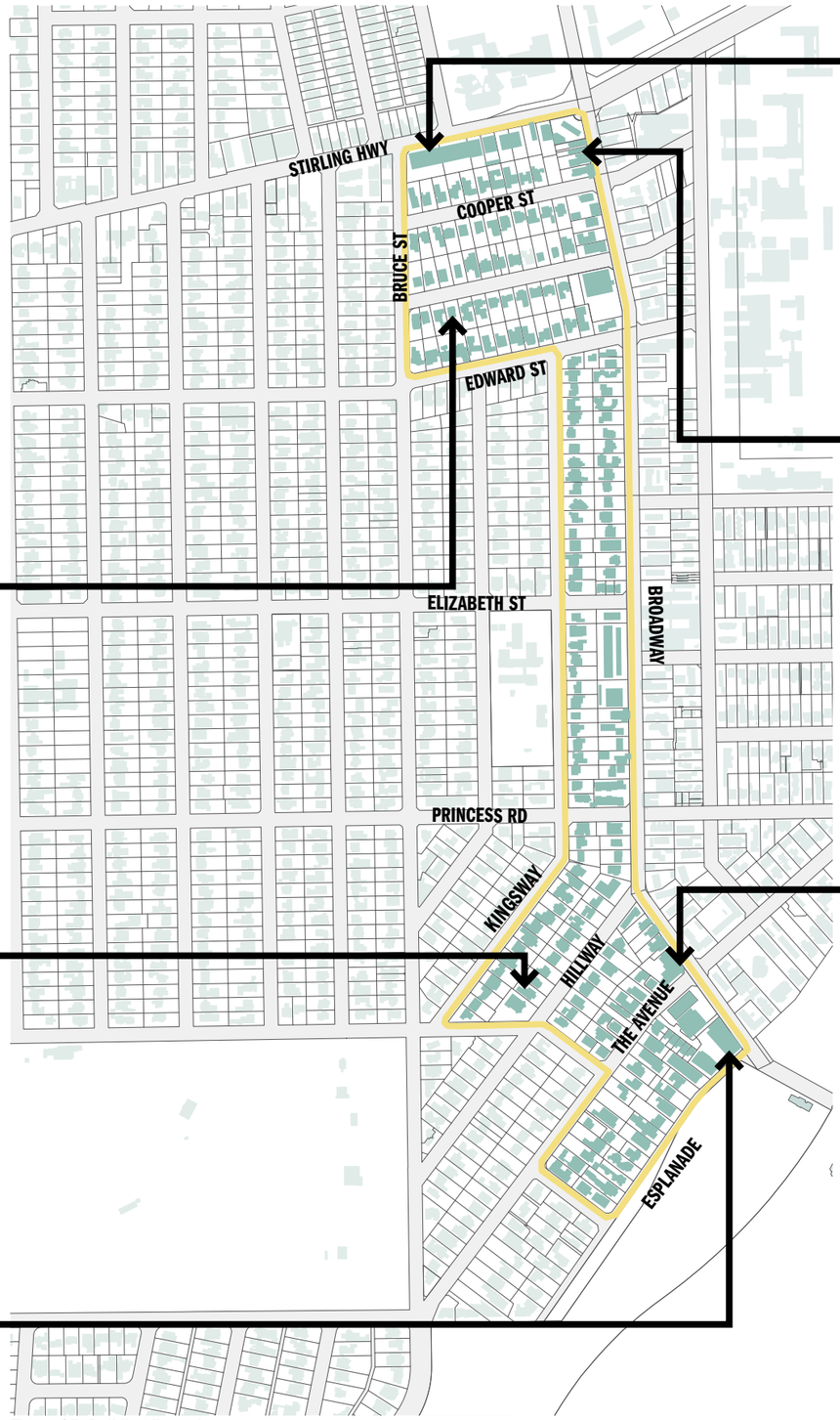


Figure 35: Building Footprint



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 Redlands Building Footprints (dated 2013) & Data WA Building Heights Information (dated 2018)

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

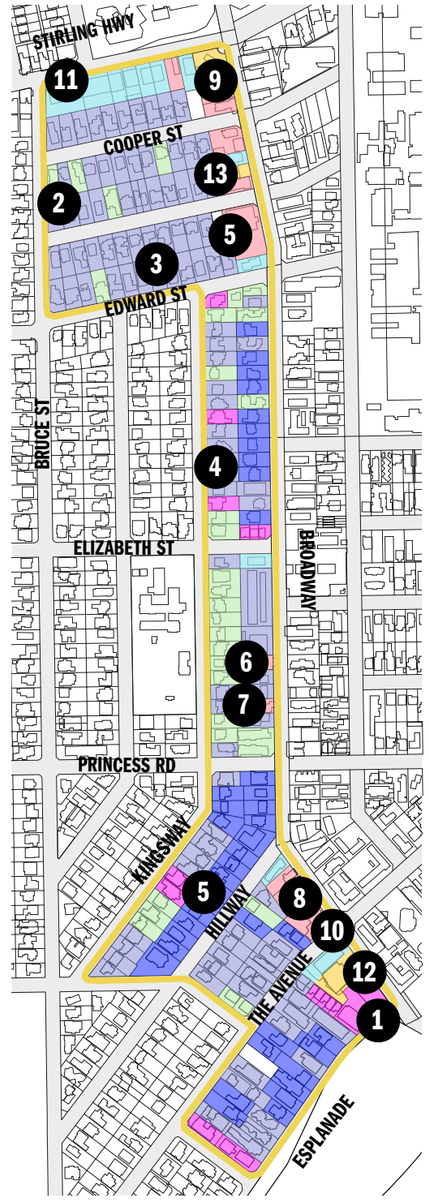


Figure 36: Building Setback - Primary

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

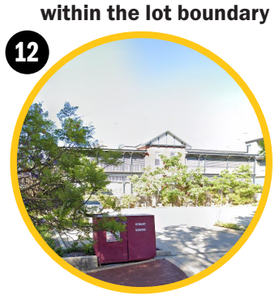
→ Setbacks characterised by trees and vegetated planting beds and alfresco dining





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 Footprints (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



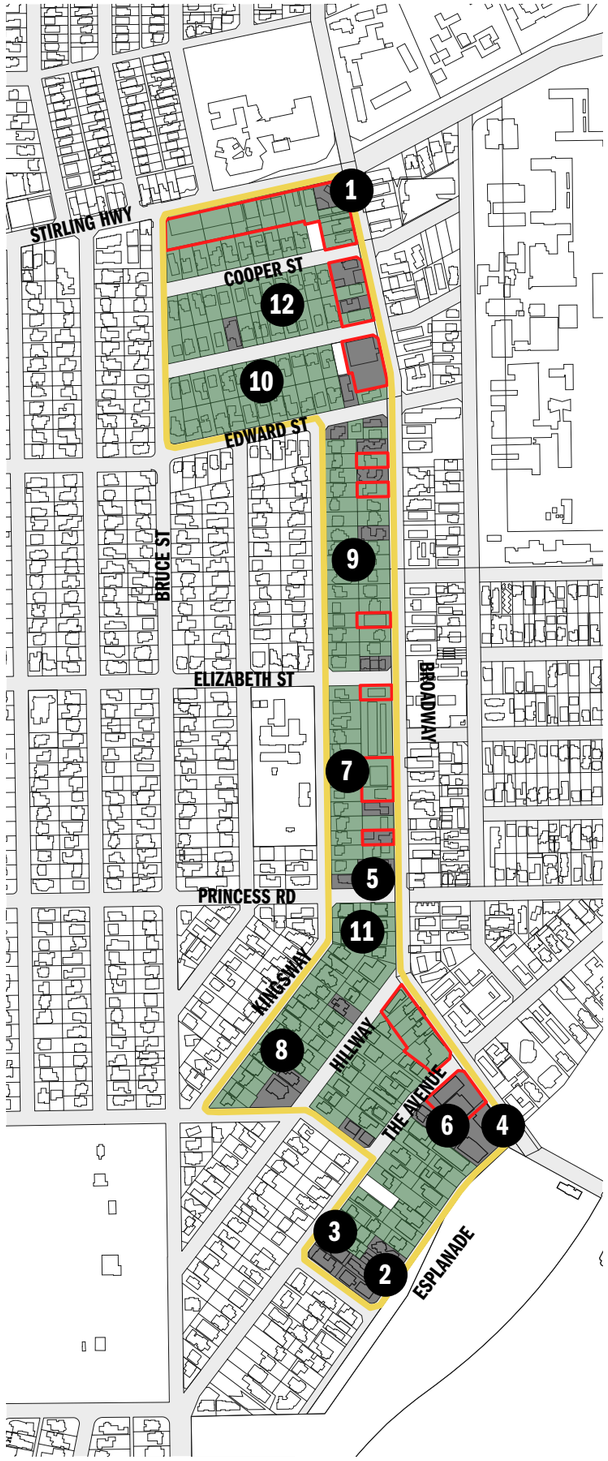












Legend:

Rear Setbacks

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

Buildings data sourced from the City of Nedlands Building Footprints (dated 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.

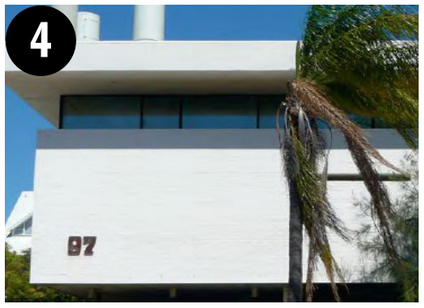
Late-twentieth century international style focused on pristine form influenced by cubic modernism constructed of brick or rendered masonry with clean white and off white colouring (4). More contemporary modern commercial buildings have made reference to the rich restrained colours and diversity of materials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

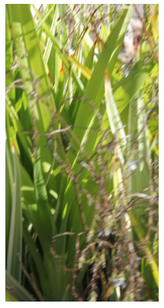
Any new built form should embrace a diverse mix of the highest quality building materials. There is an opportunity for a contemporary interpretation of the existing materiality and rich, sophisticated colouring. The choice of materials can contribute to environmental sustainability with an opportunity 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.



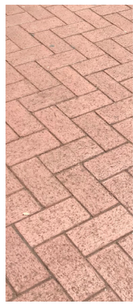














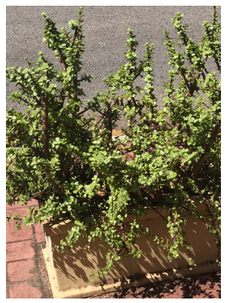
COMMERCIAL



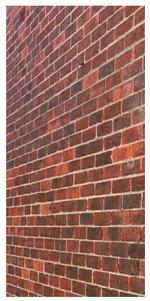












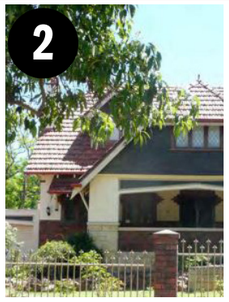




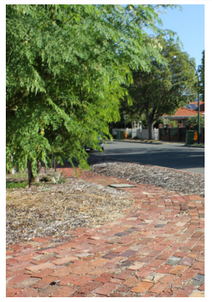
RETAIL AND HOSPITALITY















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 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 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. Margarets 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

Heritage source: City of Nedlands Municipal Inventory 2019 & InHerit 2020.

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