

STATE PLANNING FRAMEWORK



Corner of Albany Highway and Kent Street Victoria Park



Albany Highway Victoria Park



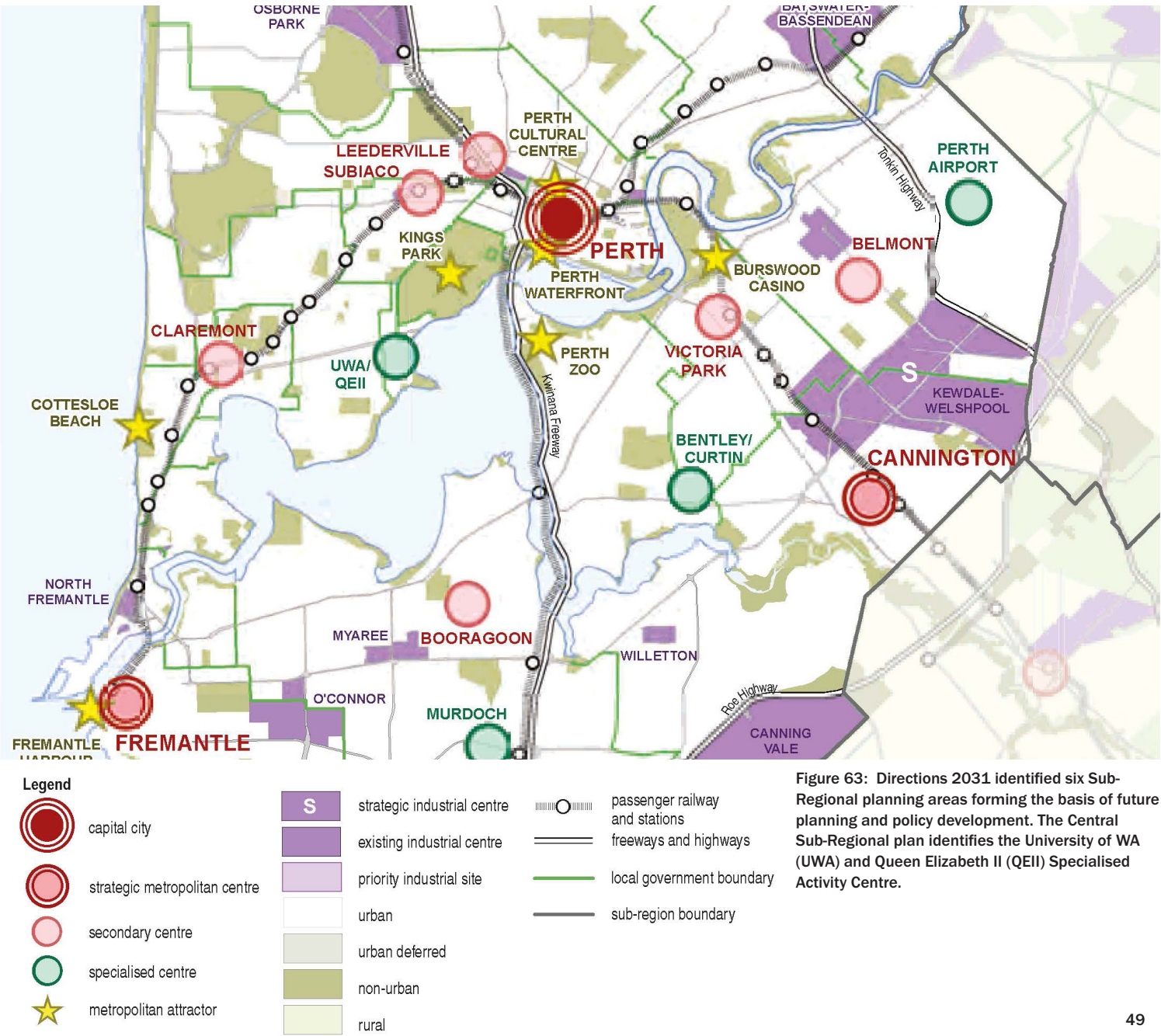
Corner of Canning Highway and Riseley Street, Ardross

Figure 62: 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.



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.

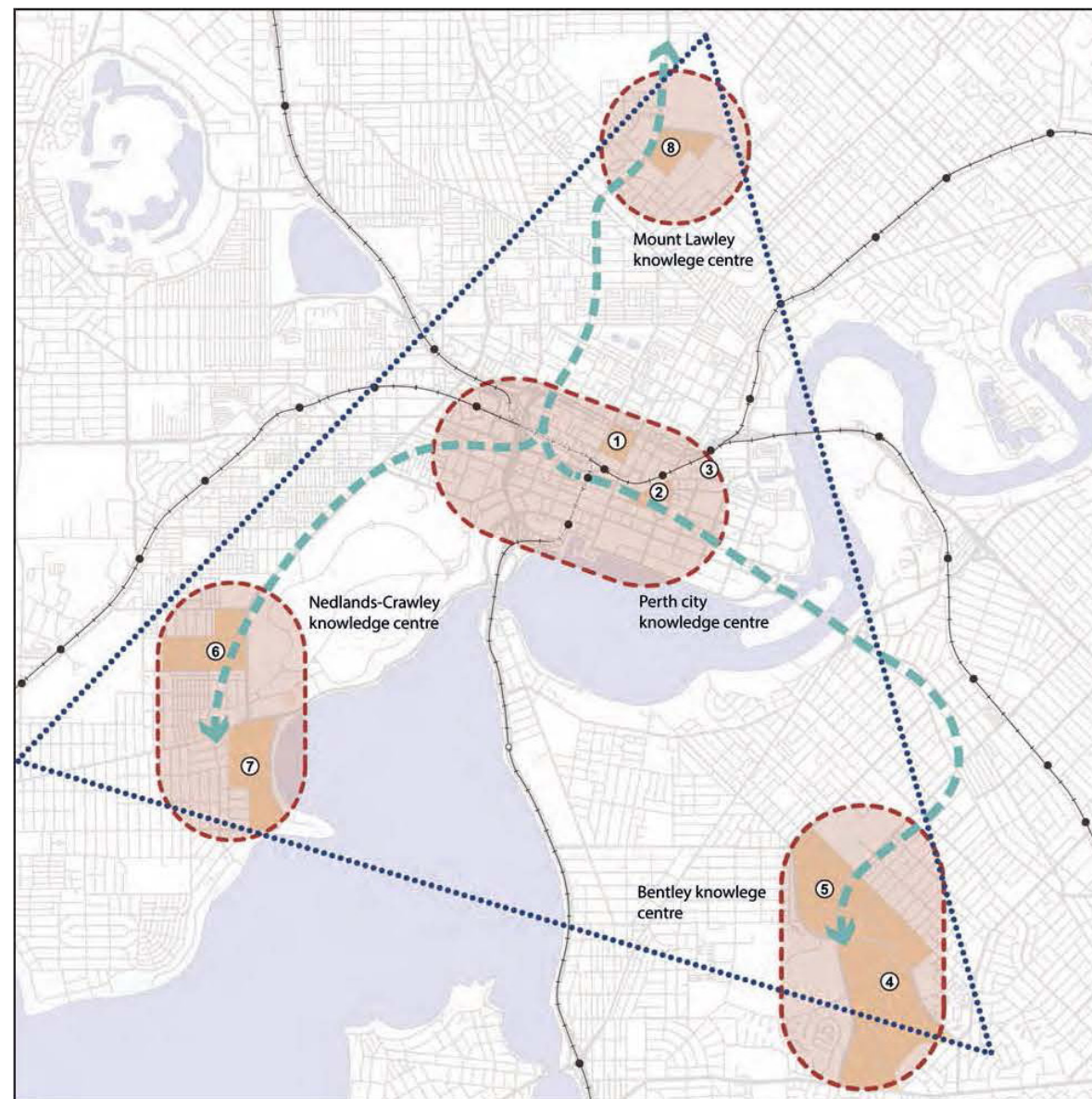
The January 2019 Urban Growth Monitor identifies that the net infill rate for the Perth Metropolitan and Peel regions in 2017 was approximately 42%, which is the highest net infill rate recorded since infill monitoring began in 2011, and the net infill dwellings for the area totalled 6,720. Of the 6,720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

→ Capital City Planning Framework

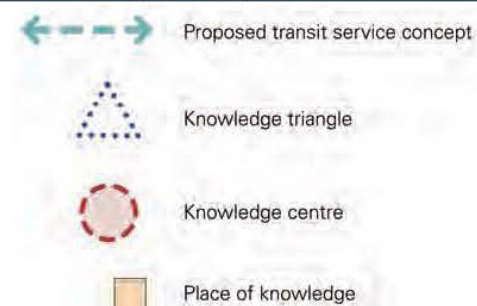
The WAPC's Capital City Planning Framework (2013) provides a key planning strategy for Central Perth and sets out how it responds to its role as State Capital, and envisages a renewed sense of landscape character and connectivity. The Framework sets the spatial framework using a 12 kilometre by 12 kilometre 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.

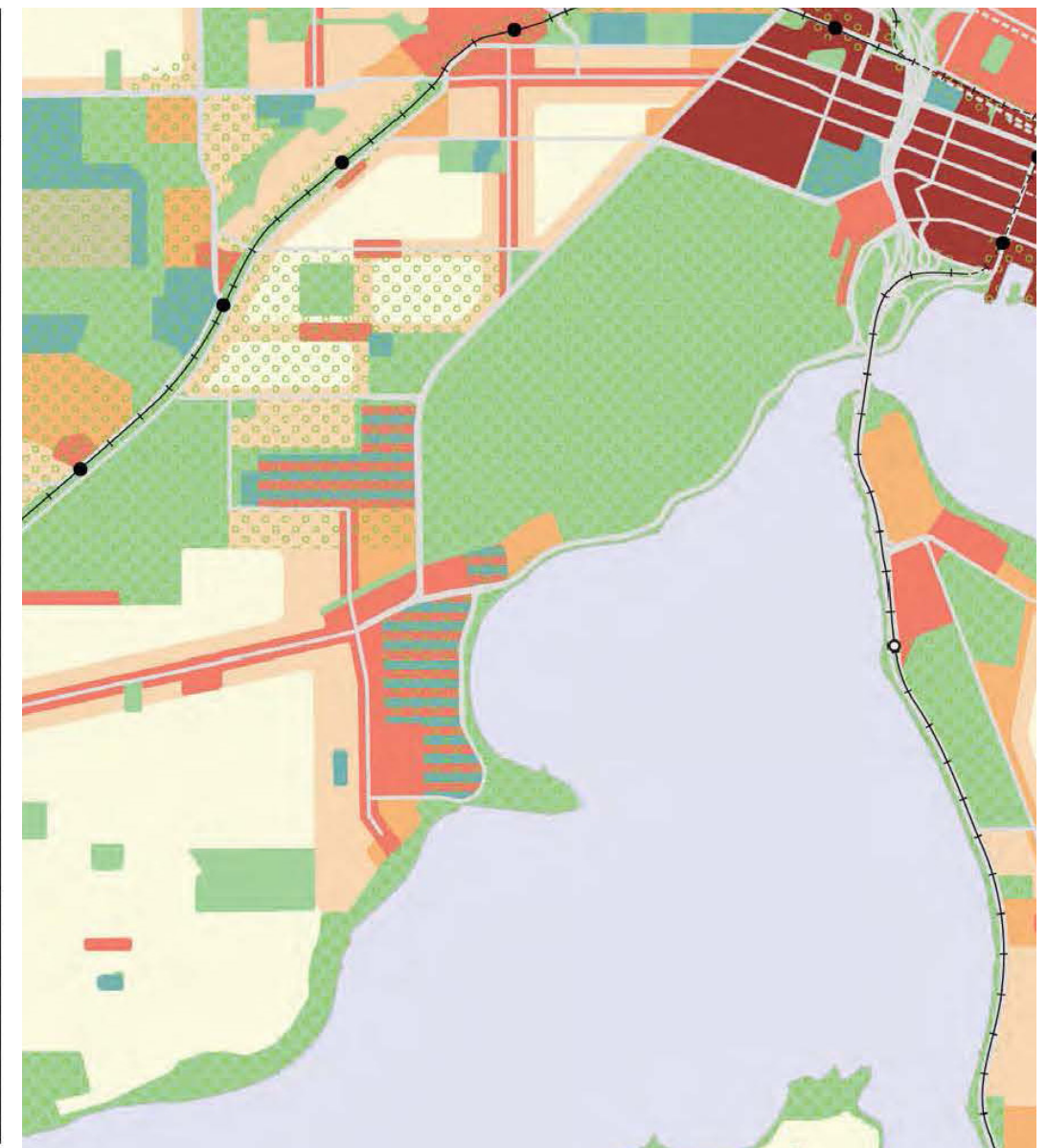


Knowledge triangle



- 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 64: 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



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 65: 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 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.

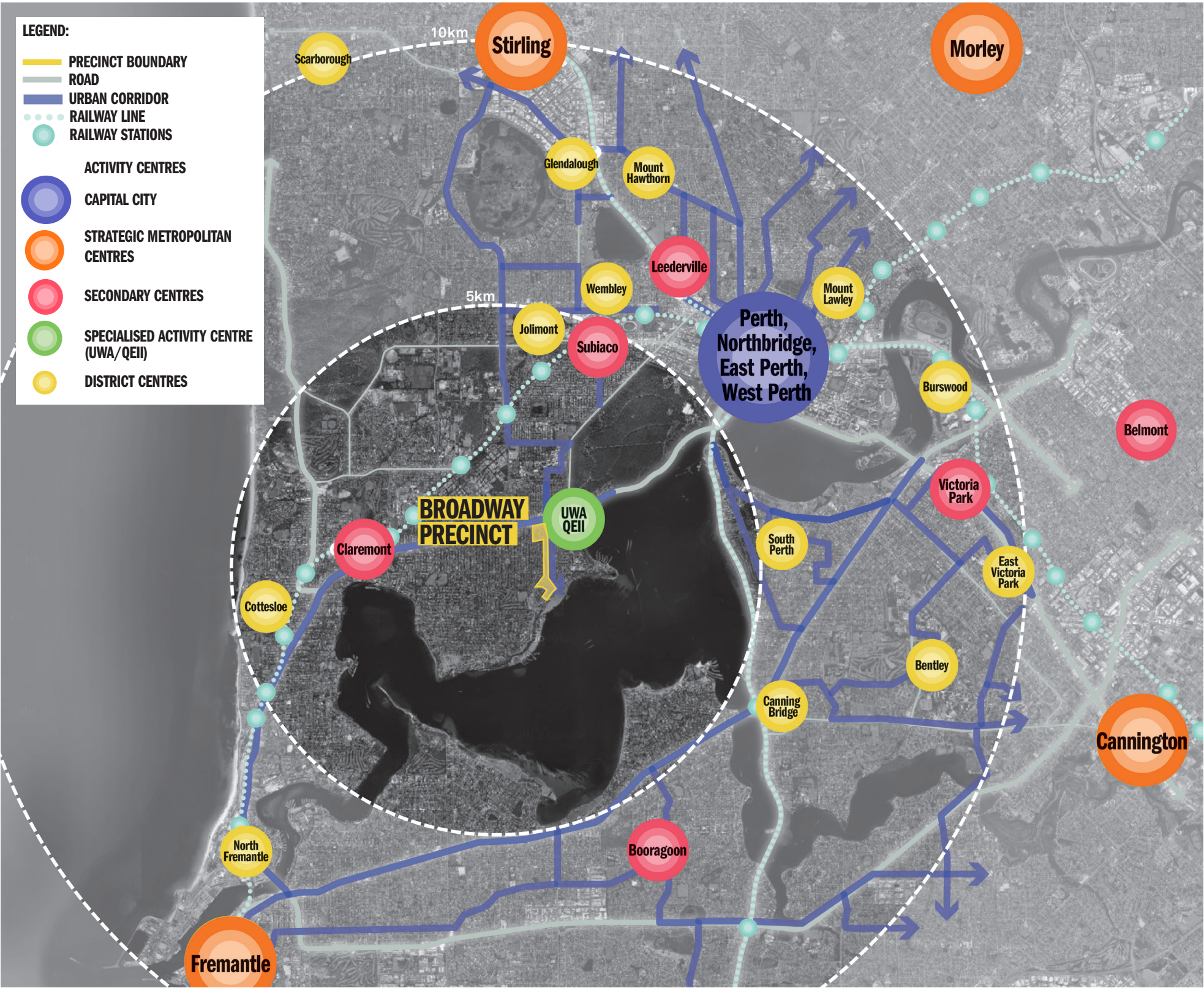


Figure 66: Activity centres within a 5km and 10 km radius of the precinct.

Figure 67: 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.

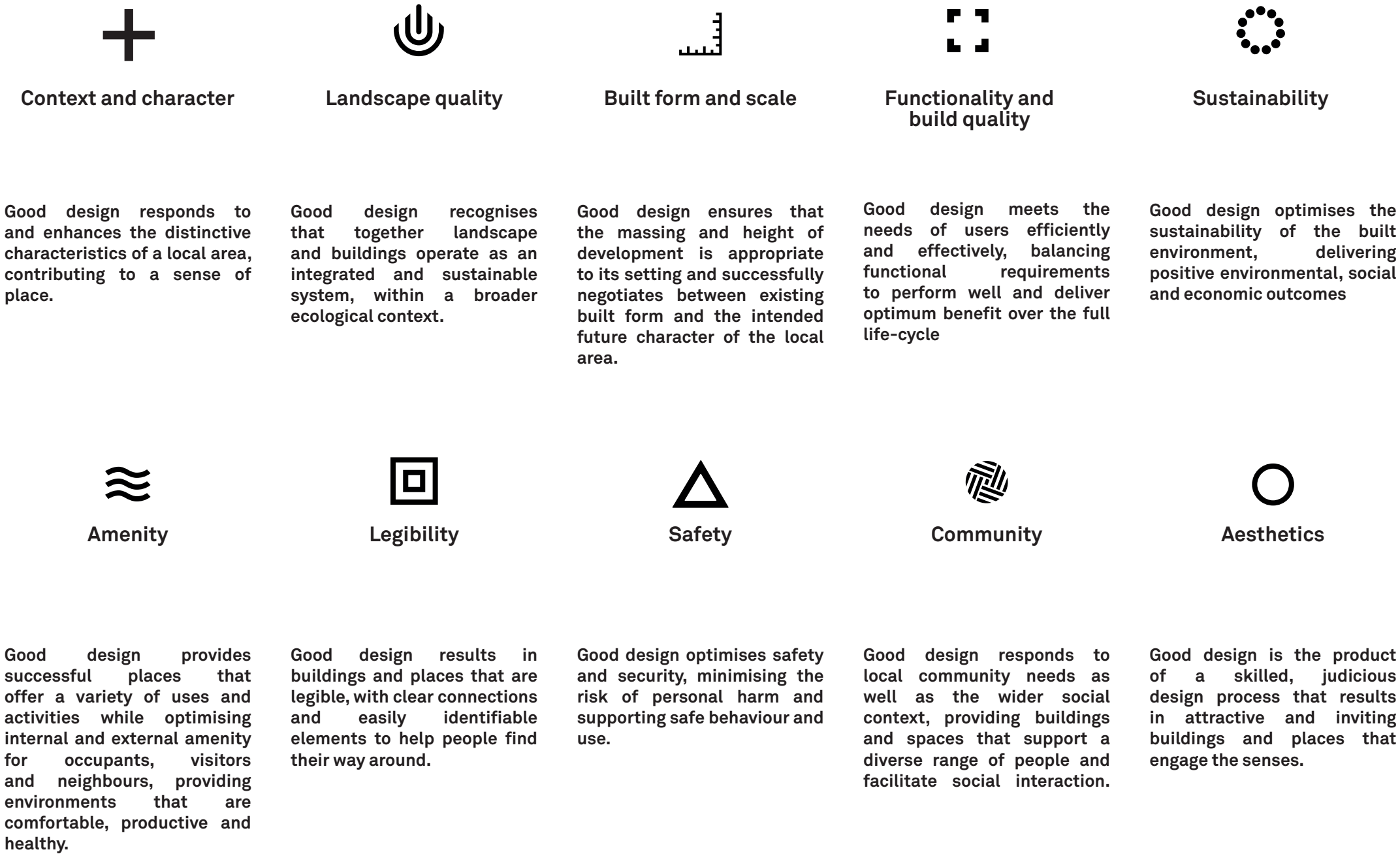


Figure 68: State Planning Policy 7.0 Design and the Built Environment

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.”

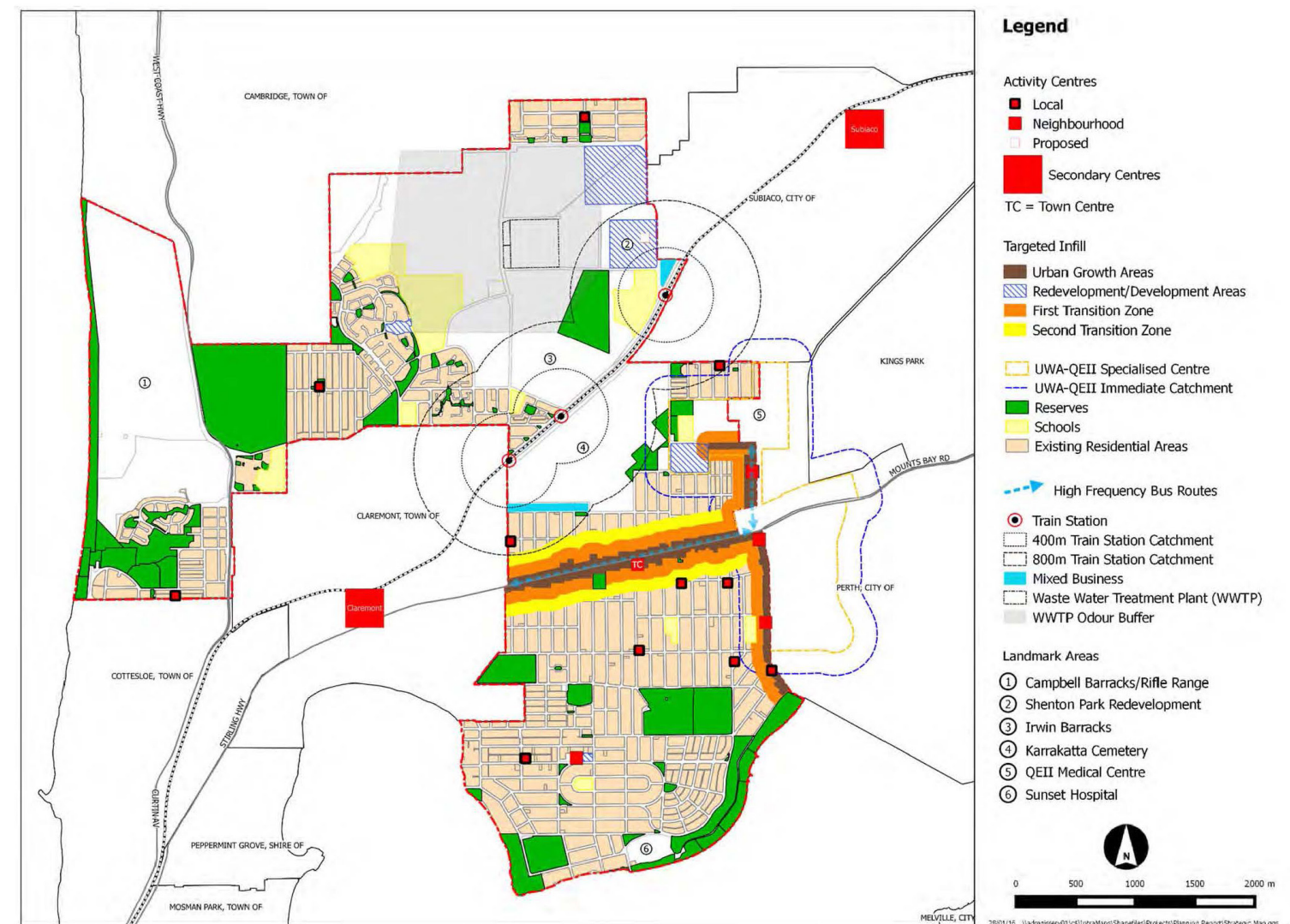


Figure 69: City of Nedlands Local Planning Strategy Map - Targeted infill along Stirling Highway and Broadway

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.

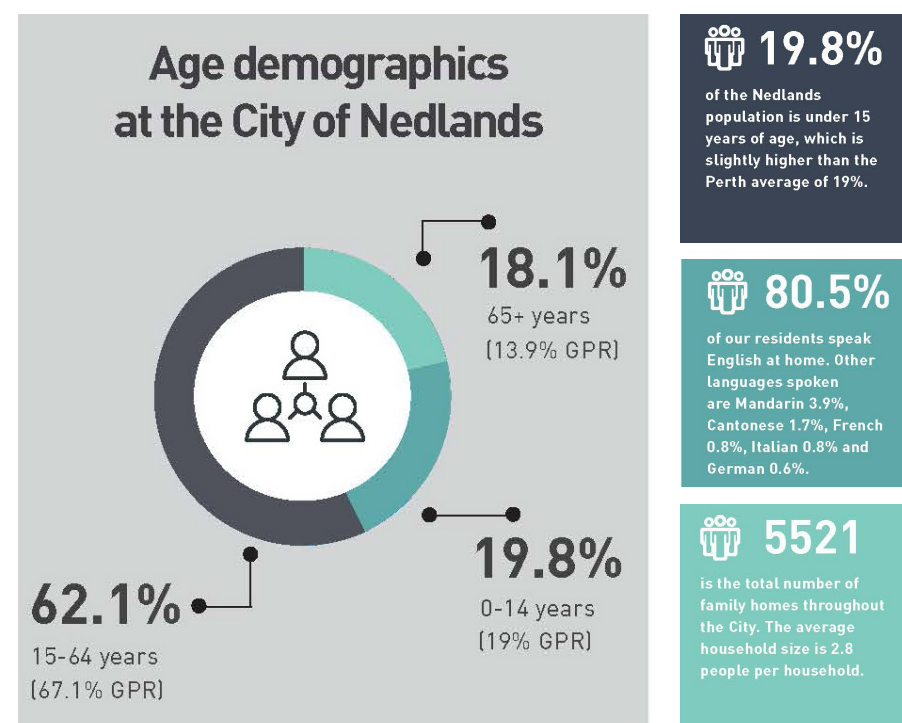


Figure 70: The 2016 ABS Census identified that Nedlands had 21,121 residents.

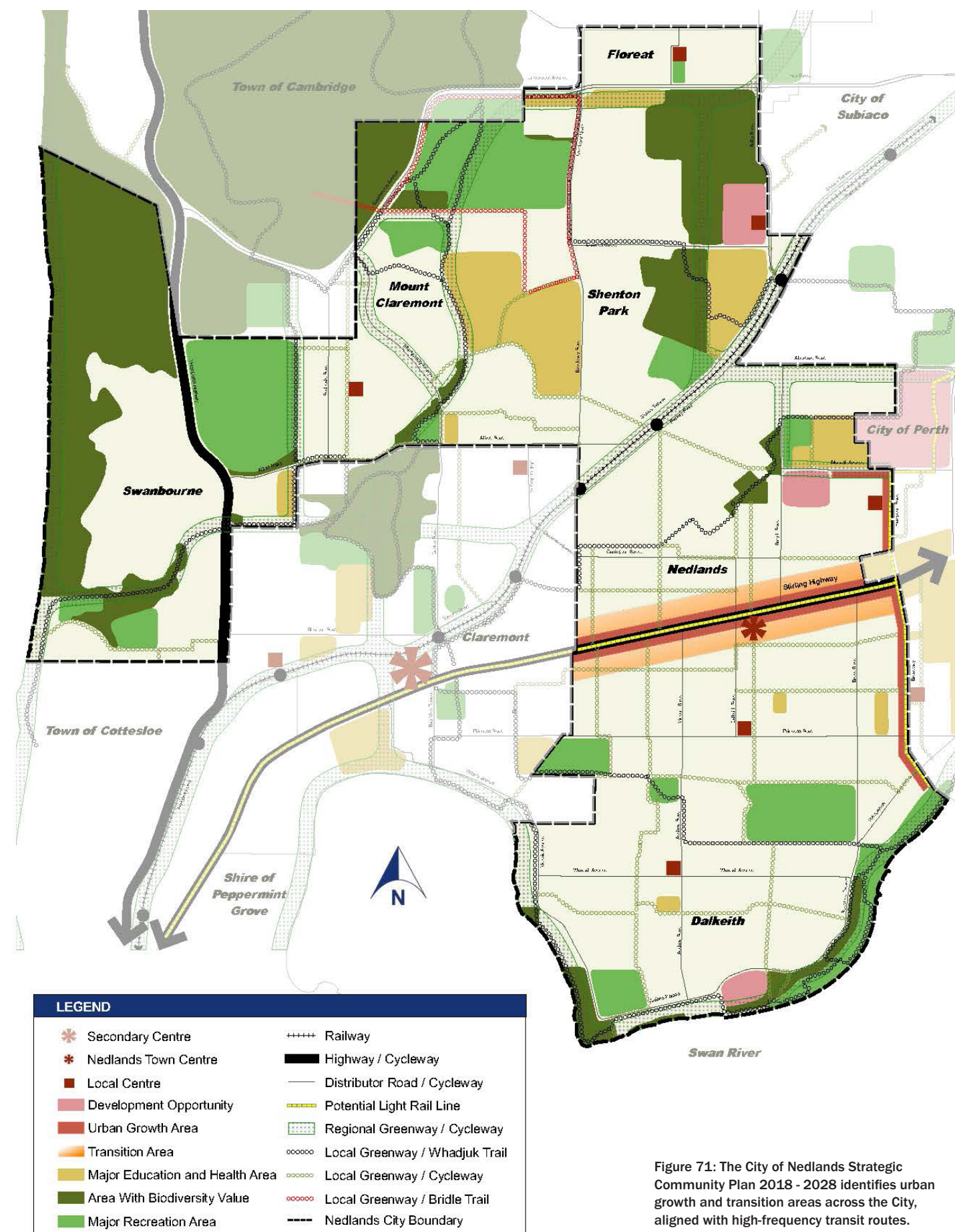


Figure 71: The City of Nedlands Strategic Community Plan 2018 - 2028 identifies urban growth and transition areas across the City, aligned with high-frequency transit routes.

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 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 72: 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.

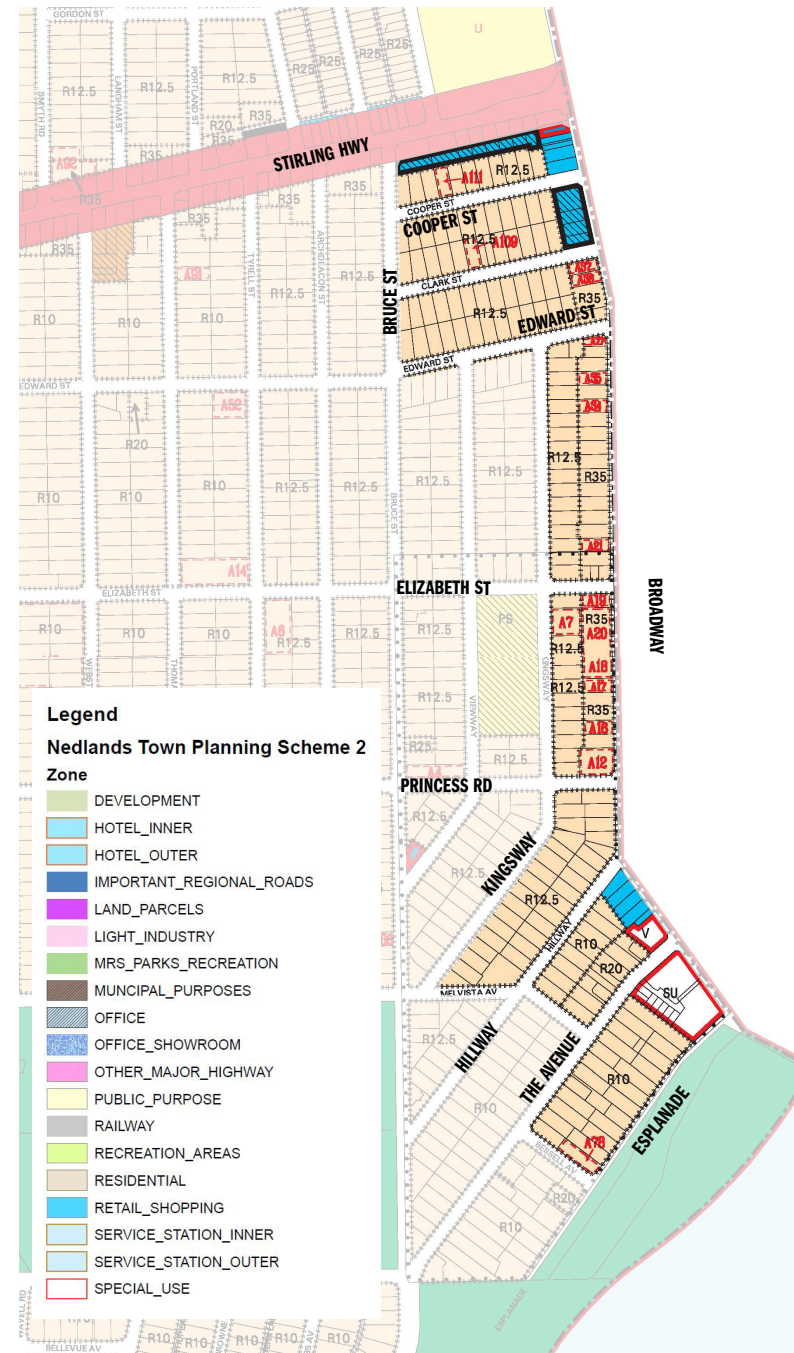


Figure 73: City of Nedlands Town Planning Scheme No.2 provided for lower residential densities compared to the adopted Local Planning Policy No.3.

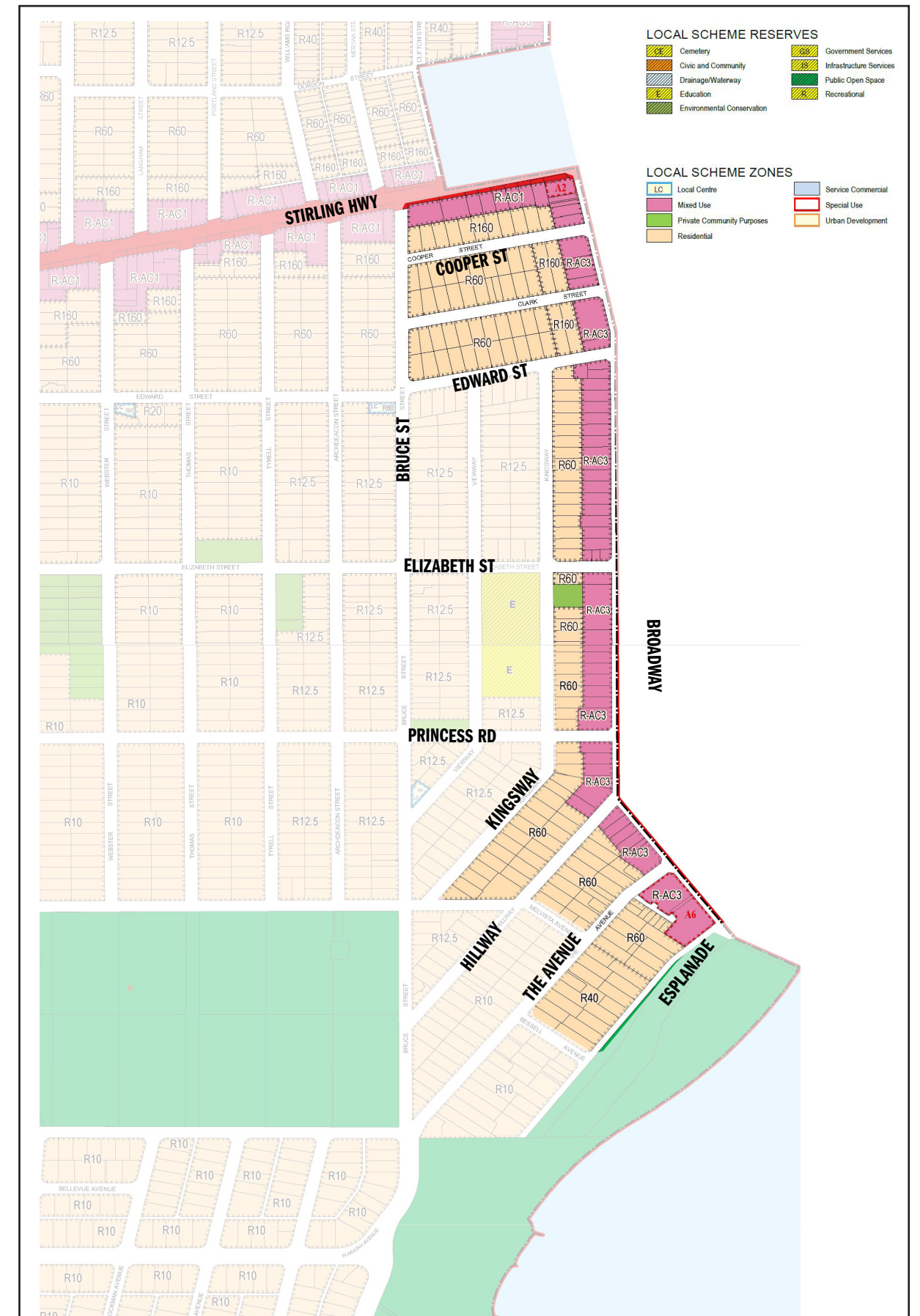


Figure 74: City of Nedlands Local Planning Scheme No.3 identifies areas for increased residential development, along high-frequency transit routes and within activity centres.

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.

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

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 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

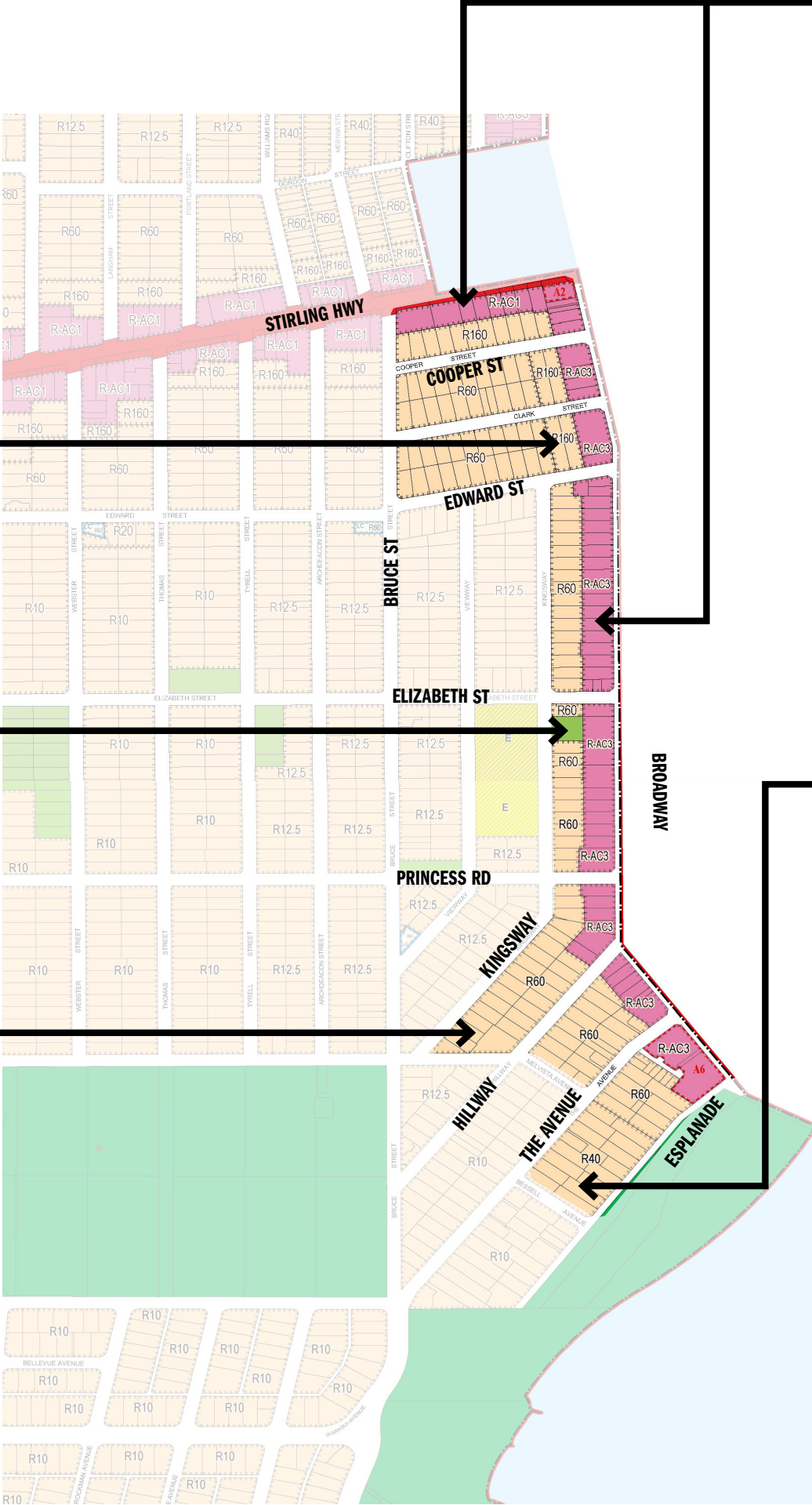


Figure 75: City of Nedlands Local Planning Scheme No.3 Scheme Map

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 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.

PREVIOUS BROADWAY STUDIES

→ 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.

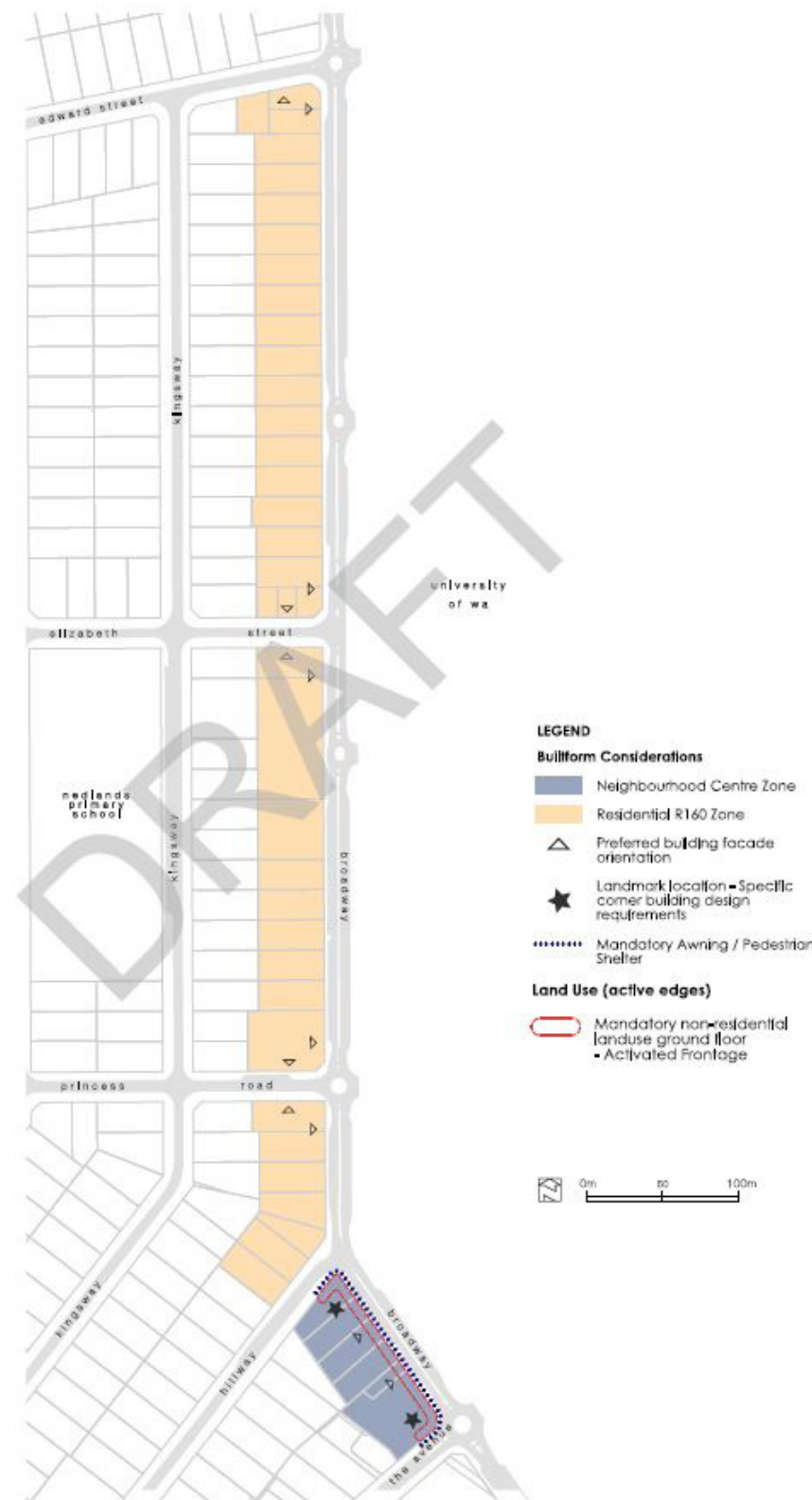


Figure 78: Broadway Precinct as outlined in the Draft Stirling Highway, Hampden Road and Broadway Precinct Development Plan (2018).

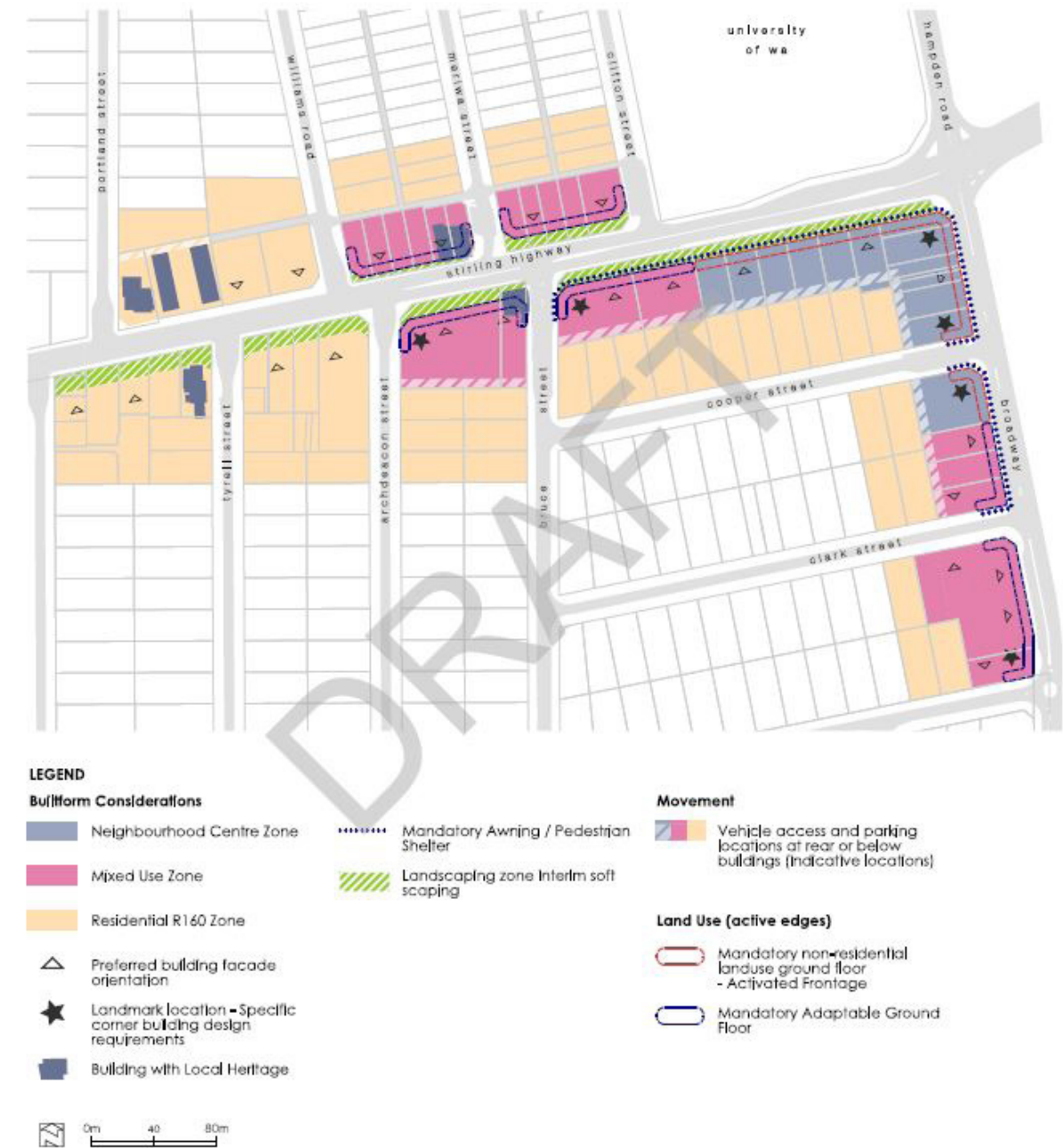


Figure 79: Gateway Precinct as outlined in the Draft Stirling Highway, Hampden Road and Broadway Precinct Development Plan (2018).

