4. PUBLIC REALM

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











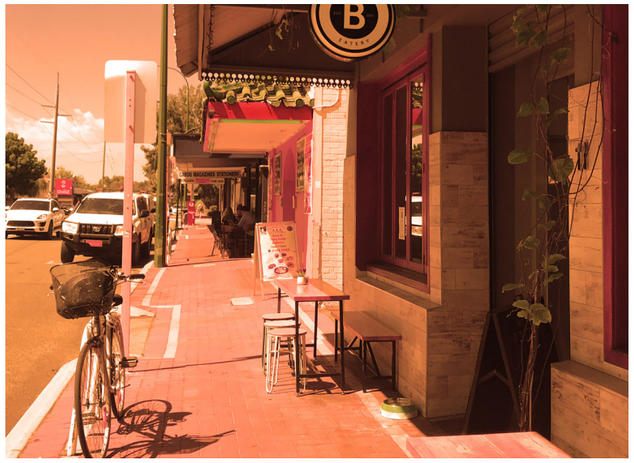














EXISTING LANDSCAPE CHARACTER

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

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

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

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

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

NORTHERN SUB-PRECINCT



COMMERCIAL STRIP

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



RESIDENTIAL SINGLE DWELLINGS

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



MAIN STREET

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



MATURE TREES

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



UNDULATING TOPOGRAPHY

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



Legend:

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

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

Figure 41: Existing Landscape Character

EXISTING LANDSCAPE CHARACTER

CENTRAL SUB-PRECINCT



RESIDENTIAL SINGLE DWELLINGS

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



MATURE TREES

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



TRADITIONAL SHOP FRONTS

- → Nil setbacks provide reduced capacity for vegetation



RESIDENTIAL

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



LOCAL SHOPPING CENTRE

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



Shopping centre-external to Precinct yet abutting the Precinct boundary

STEEP GRADIENT

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



Legend:

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

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

Figure 42: Existing Landscape Character

EXISTING LANDSCAPE CHARACTER

SOUTHERN SUB-PRECINCT



STEEP GRADIENT

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



RESIDENTIAL SINGLE DWELLINGS

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



RESIDENTIAL SINGLE DWELLINGS

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

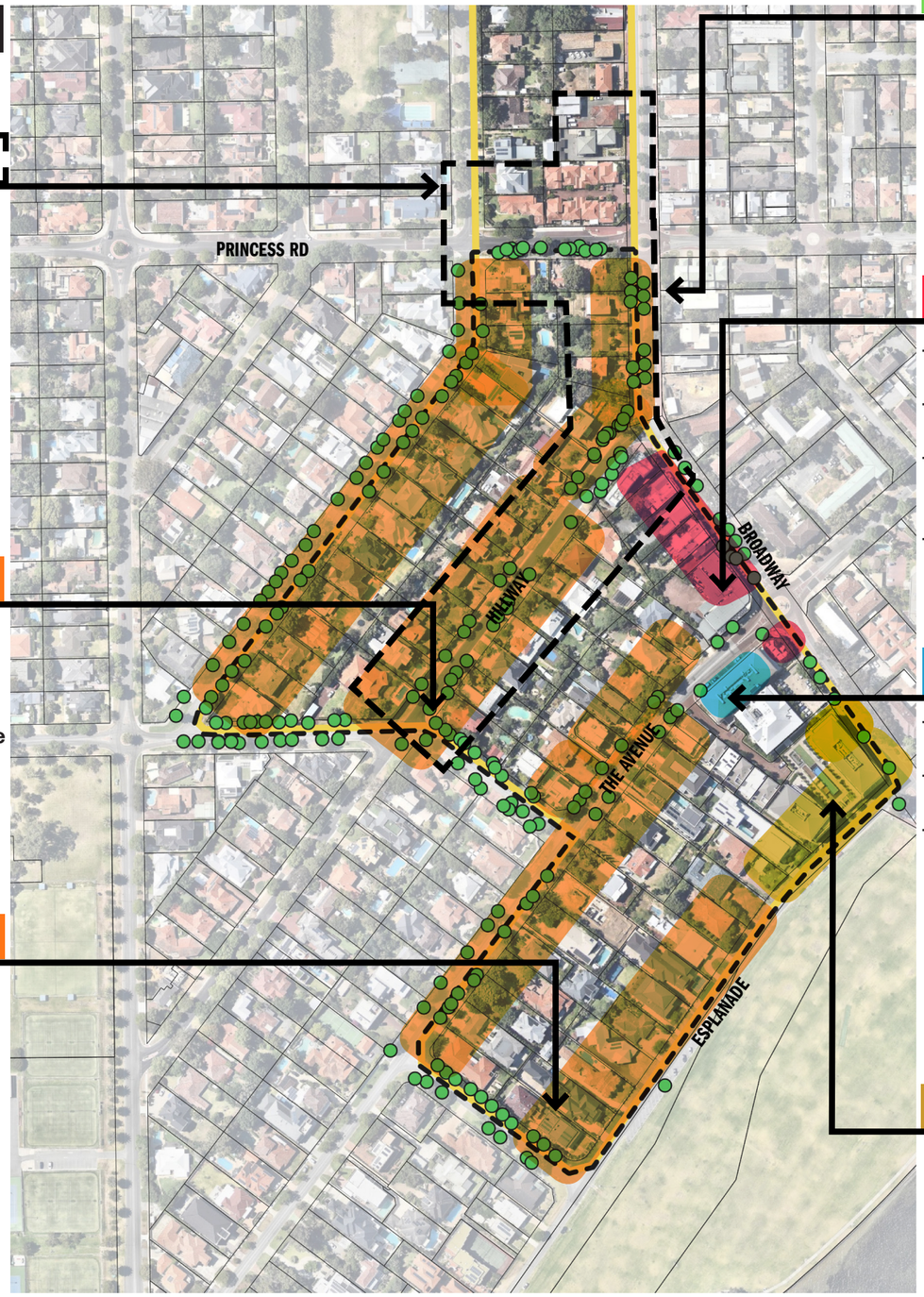


Figure 43: Existing Landscape Character

MATURE TREES

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



CAFÉS

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



MIXED USE

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



LARGER SCALE RESIDENTIAL

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



Legend:

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

TREE SPECIES

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

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

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

NORTHERN SUB-PRECINCT

BOX SCRUB



LOPHOSTEMON CONFERTUS

PEPPERMINT MYRTLE



AGONIS FLEXUOSA

MARRI



CORYMBIA CALOPHYLLA

CHINESE ELM



ULMUS PARVIFOLIA

AMERICAN SWEETGUM



LIQUIDAMBAR STYRACIFLUA

JACARANDA



JACARANDA MIMOSIFOLIA

BLUE GUM



EUCALYPTUS LEUCOXYLON

CAESIA



EUCALYPTUS CAESIA ‘SILVER PRINCESS’

FLAMBOYANT



DELONIX REGIA

POHUTUKAWA



METROSIDEROS EXCELSA

IRONBARK



EUCALYPTUS SIDEROXYLON

RED FLOWERING GUM



CORYMBIA FICIFOLIA

LILLY-PILLY



ACMENA SMITHII

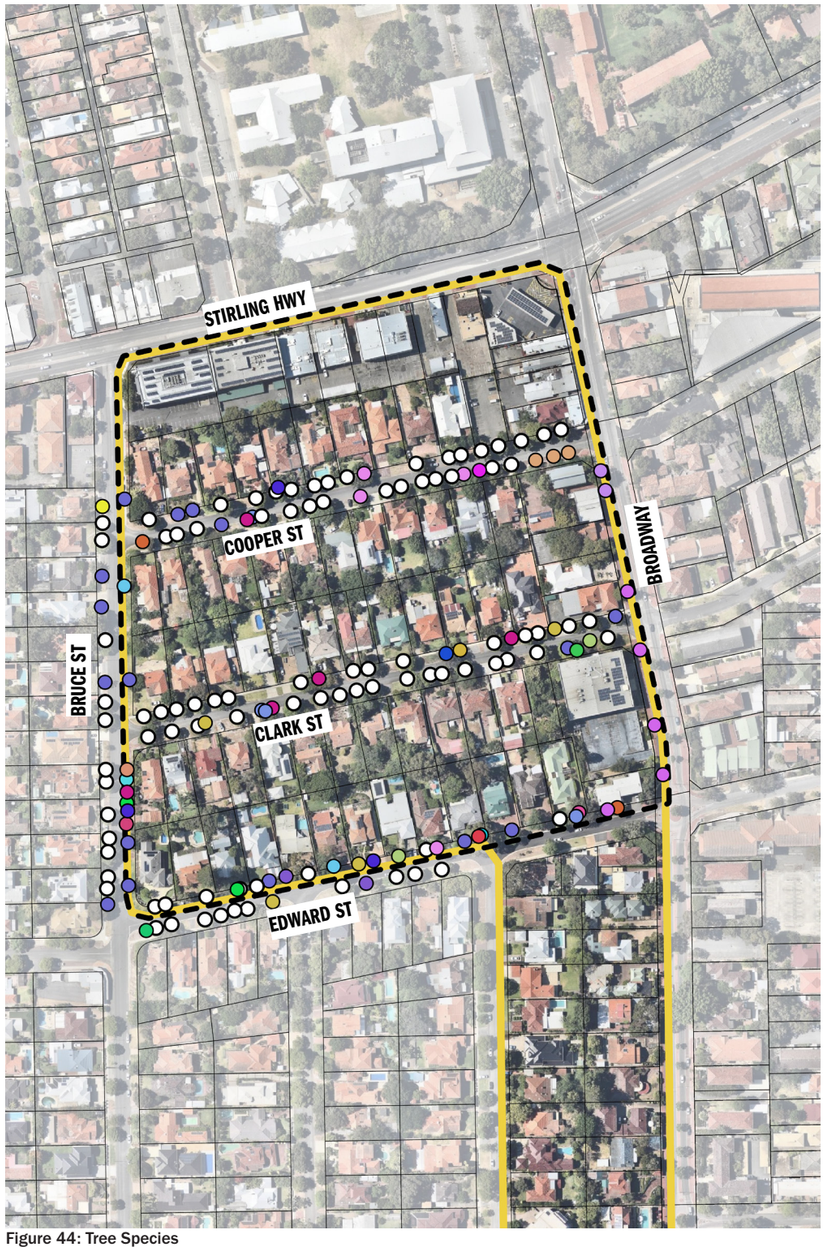


Figure 44: Tree Species

Legend:

- Precinct Boundary
- Sub-Precinct Boundary
- Species

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

TREE SPECIES

CENTRAL SUB-PRECINCT

BOX SCRUB



LOPHOSTEMON CONFERTUS

PEPPERMINT MYRTLE



AGONIS FLEXUOSA

FLAMBOYANT



DELONIX REGIA

CHINESE TALLOW TREE



SAPIUM SEBIFERUM

NATIVE FRANGIPANI



HYMENOSPORUM FLAVUM

JACARANDA



JACARANDA MIMOSIFOLIA

FIRE TREE



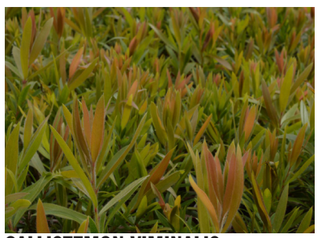
STENOCARPUS SINUATUS

EVERGREEN ASH



FRAXINUS GRIFFITHII

CREEK BOTTLEBRUSH



CALLISTEMON VIMINALIS

FIDDLE WOOD



CITHAREXYLUM SPINOSUM

IRONBARK



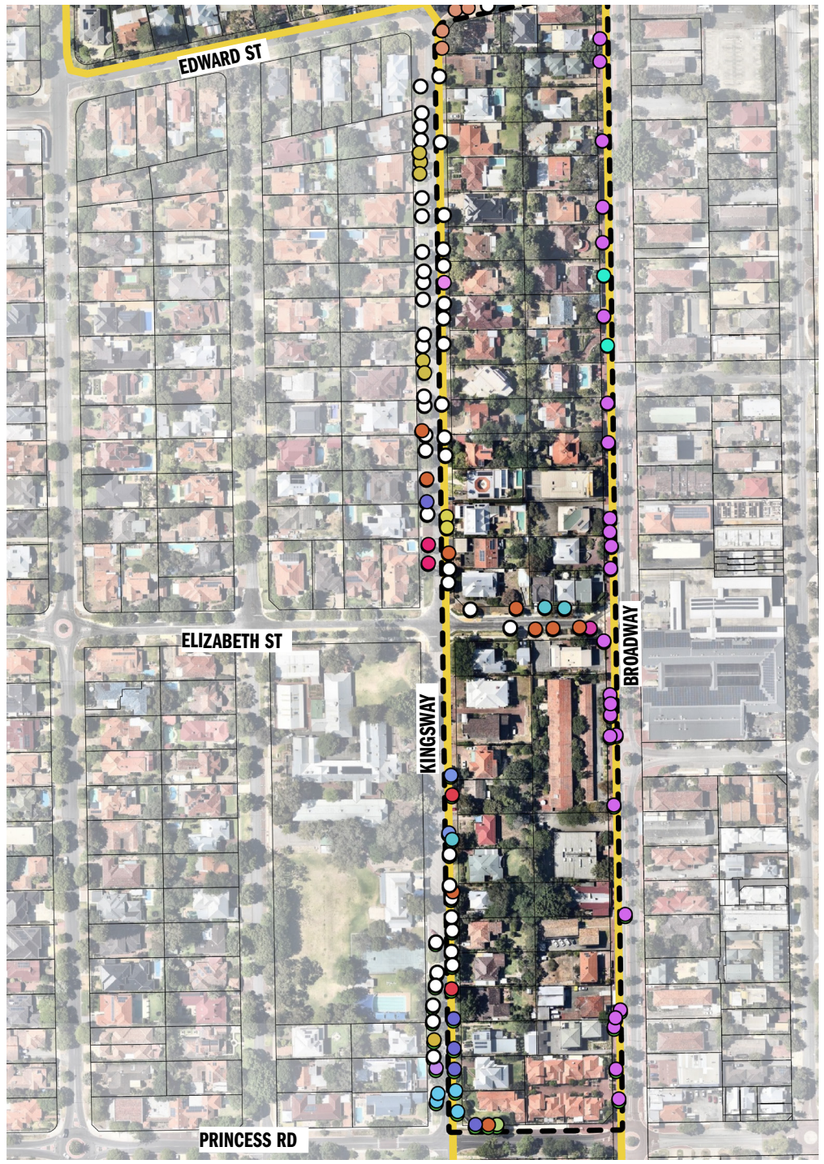
EUCALYPTUS SIDEROXYLON

RED FLOWERING GUM



CORYMBIA FICIFOLIA

Figure 45: Tree Species



CHINESE ELM



ULMUS PARVIFOLIA

Legend:

- Precinct Boundary
- Sub-Precinct Boundary
- Species

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

TREE SPECIES

SOUTHERN SUB-PRECINCT

BOX SCRUB



LOPHOSTEMON CONFERTUS

PEPPERMINT MYRTLE



AGONIS FLEXUOSA

UMBRELLA TREE



SCHEFFLERA ACTINOPHYLLA

CHINESE TALLOW TREE



SAPIUM SEBIFERUM

OLD WORLD SYCAMORE



PLATANUS ORIENTALIS

JACARANDA



JACARANDA MIMOSIFOLIA

FIRE TREE



STENOCARPUS SINUATUS

FIG



FICUS RUBIGINOSA

CREEK BOTTLEBRUSH



CALLISTEMON VIMINALIS

BLUE GUM



EUCALYPTUS LEUCOXYLON

OLIVE



OLEA EUROPAEA

RED FLOWERING GUM



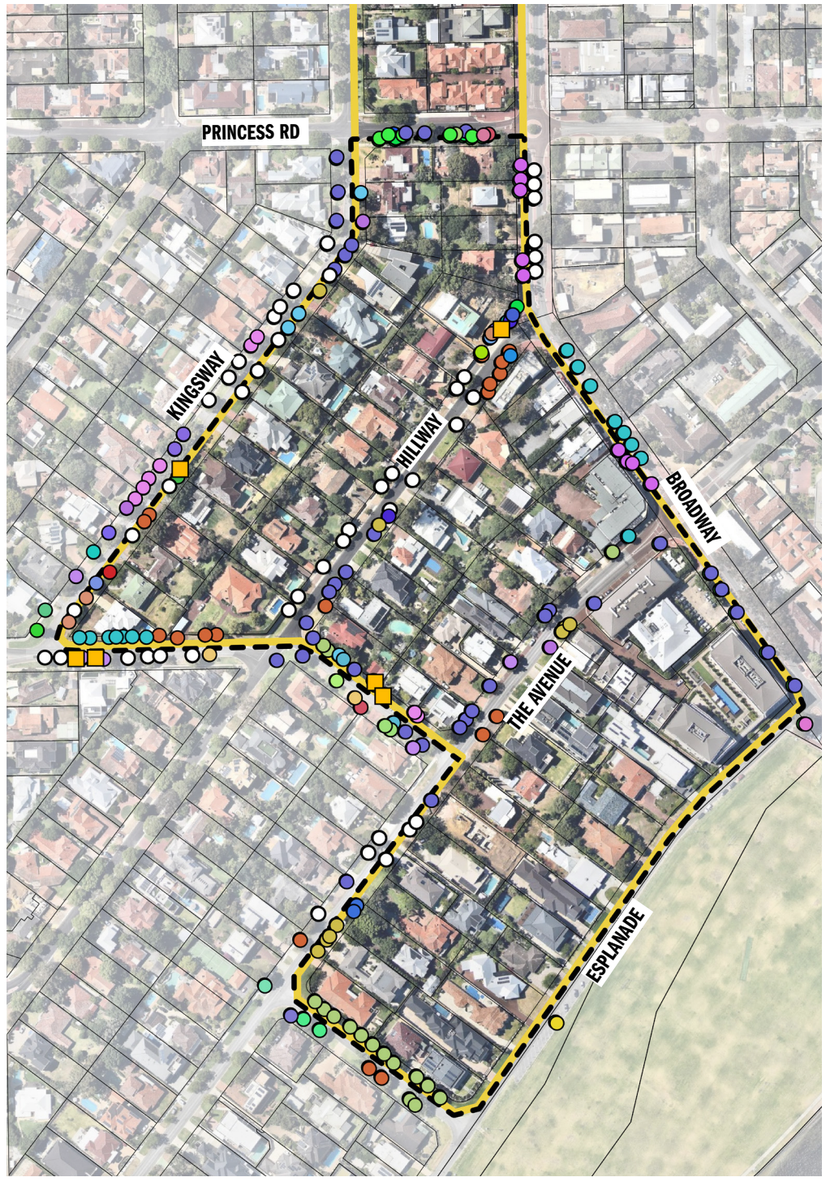
CORYMBIA FICIFOLIA

CHINESE ELM



ULMUS PARVIFOLIA

Figure 46: Tree Species



Legend:

- Precinct Boundary
- Sub-Precinct Boundary
- Species

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

TREE SPECIES



Figure 47: Tree Heights - Plan A



Figure 48: Tree Heights - Plan B

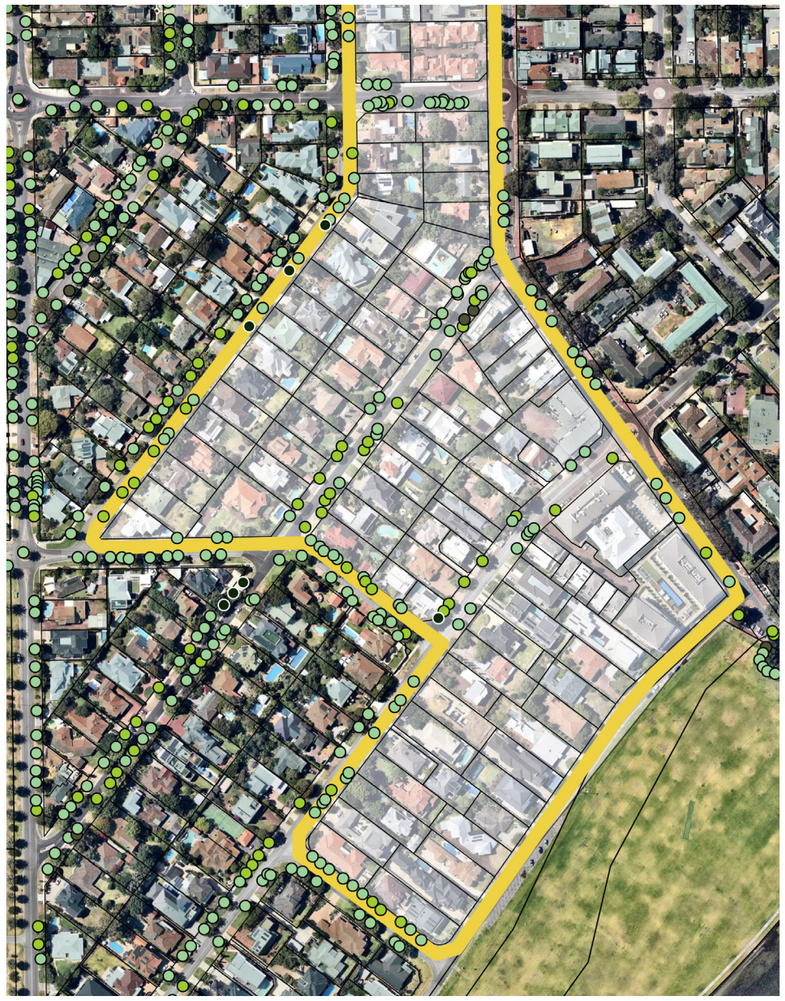


Figure 49: Tree Heights - Plan C

Legend:

Precinct Boundary

Tree Heights:

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

PUBLIC REALM AND OPEN SPACES

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

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

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

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



EDUCATION - LPS3 RESERVE

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



PRIVATE COMMUNITY PURPOSE ZONE



MRS PARKS AND RECREATION - RESTRICTED

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

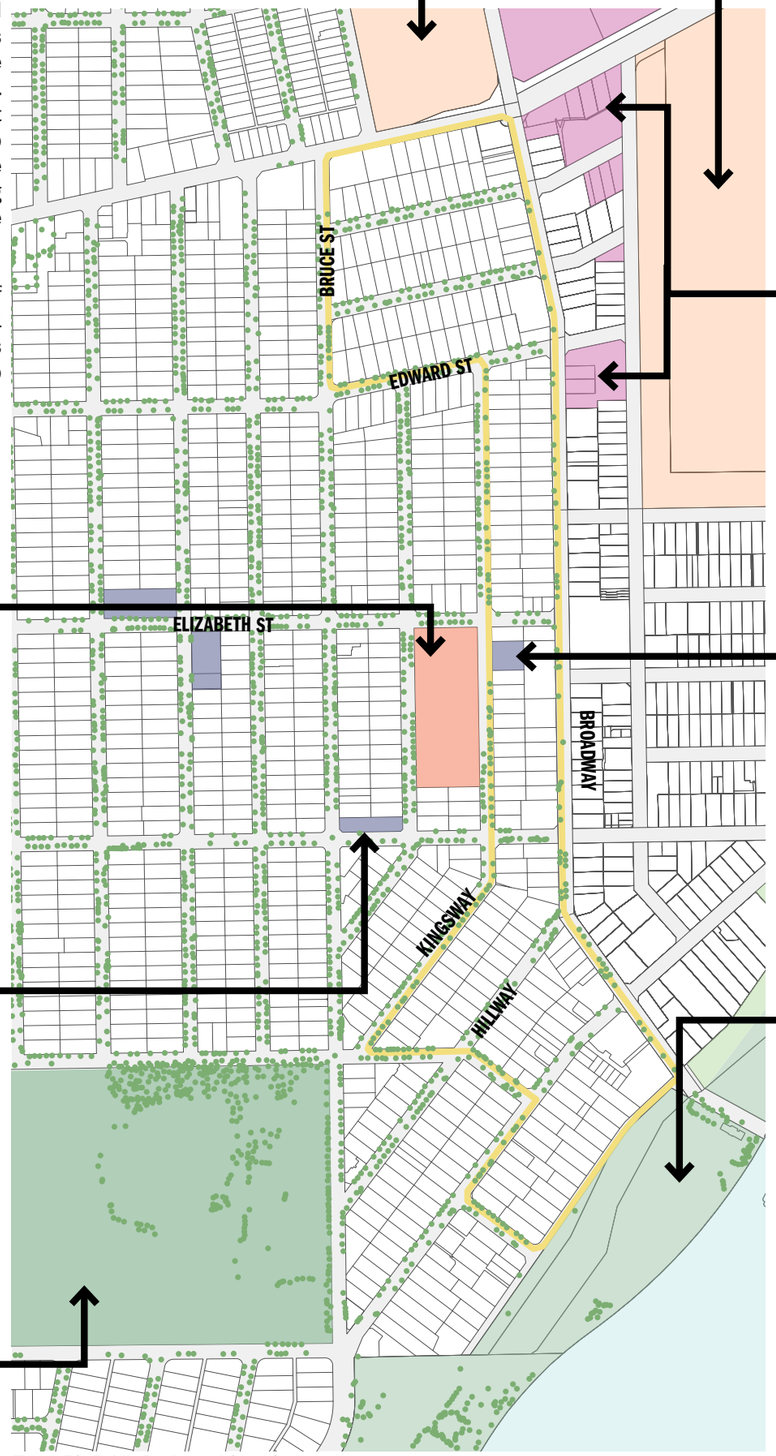


Figure 50: Public Realm and Open Spaces

MRS PUBLIC PURPOSES - UNIVERSITY

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



PUBLIC PURPOSES UNIVERSITY - TPS4 RESERVE (CITY OF SUBIACO)

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



PRIVATE COMMUNITY PURPOSE ZONE

→ Kingsway Methodist Church
→ 38 Kingsway, Nedlands



MRS PARKS AND RECREATION

→ Charles Court Reserve and Swan River



Legend:

Public Spaces

MRS Reserves

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

Local Planning Scheme Zones and Reserves

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

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

Open spaces source: City of Nedlands LPS No. 3 & City of Subiaco TPS No. 4 (administered by the City of Perth)