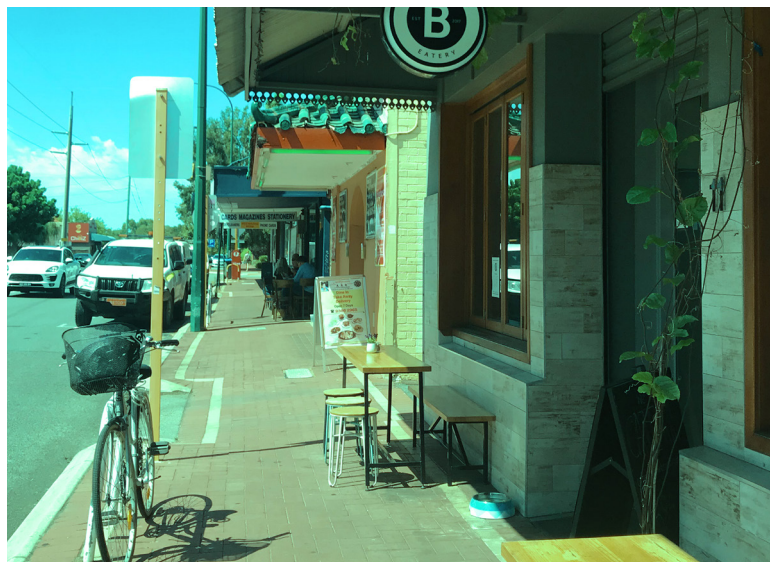


7. CONTEXT ANALYSIS

An overview of the community, governance and planning context.



COMMUNITY CONTEXT

CULTURE, VALUES AND IDENTITY

The City of Nedlands is a highly desirable location to live and work, with a passionate and engaged community. In the preparation of the Nedlands 2018-2028 Strategic Community Plan, 213 people attended open days and the City received 420 surveys and submissions. The dominant streetscape character of Nedlands is a leafy-green suburb with high-quality, low-rise, single residential homes. These homes are typically nestled within mature gardens which complement the high-quality tree-lined streets.

The adoption of the City's Local Planning Scheme No. 3 in April 2019 resulted in low-rise residential areas being up coded to high-density urban residential areas and higher density urban centres.

The rezoning and up-coding of areas within the City of Nedlands has necessitated the development of more refined, built form controls, with a focus on targeted infill areas and the surrounding transition areas. These targeted infill areas are located along high transit routes (namely Stirling Highway and Broadway) and co-located with the existing Neighbourhood and Local Centres across the City. To prepare nuanced built form controls a detailed appreciation of local character is essential. Part of that process is to understand the community's values and local sense of identity.

A community engagement process informed the Nedlands Strategic Community Plan (2018-2028), which identified the following priorities:

- Retain the existing character of Nedlands whilst still including appropriate development along activity corridors. Specifically, identifying the need for a "Town Centre", and new developments to include canopy trees
- Encourage Sustainable Building - prioritising buildings that are made of quality and sustainable materials is key to the City of Nedlands
- Renewal of Community Infrastructure – maintaining roads, footpaths, cycling and drainage
- Plant more native vegetation, especially in public areas
- Preserve heritage sites
- Allow for an efficient transport network that contributes to a more environmentally-friendly, safer City for both business and community activities
- Establish a City for both business and community activities.

Derived from the community's priorities identified within Our Vision 2030, and subsequent Nedlands Strategic Community Plan (2018-2028) process created the following 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."

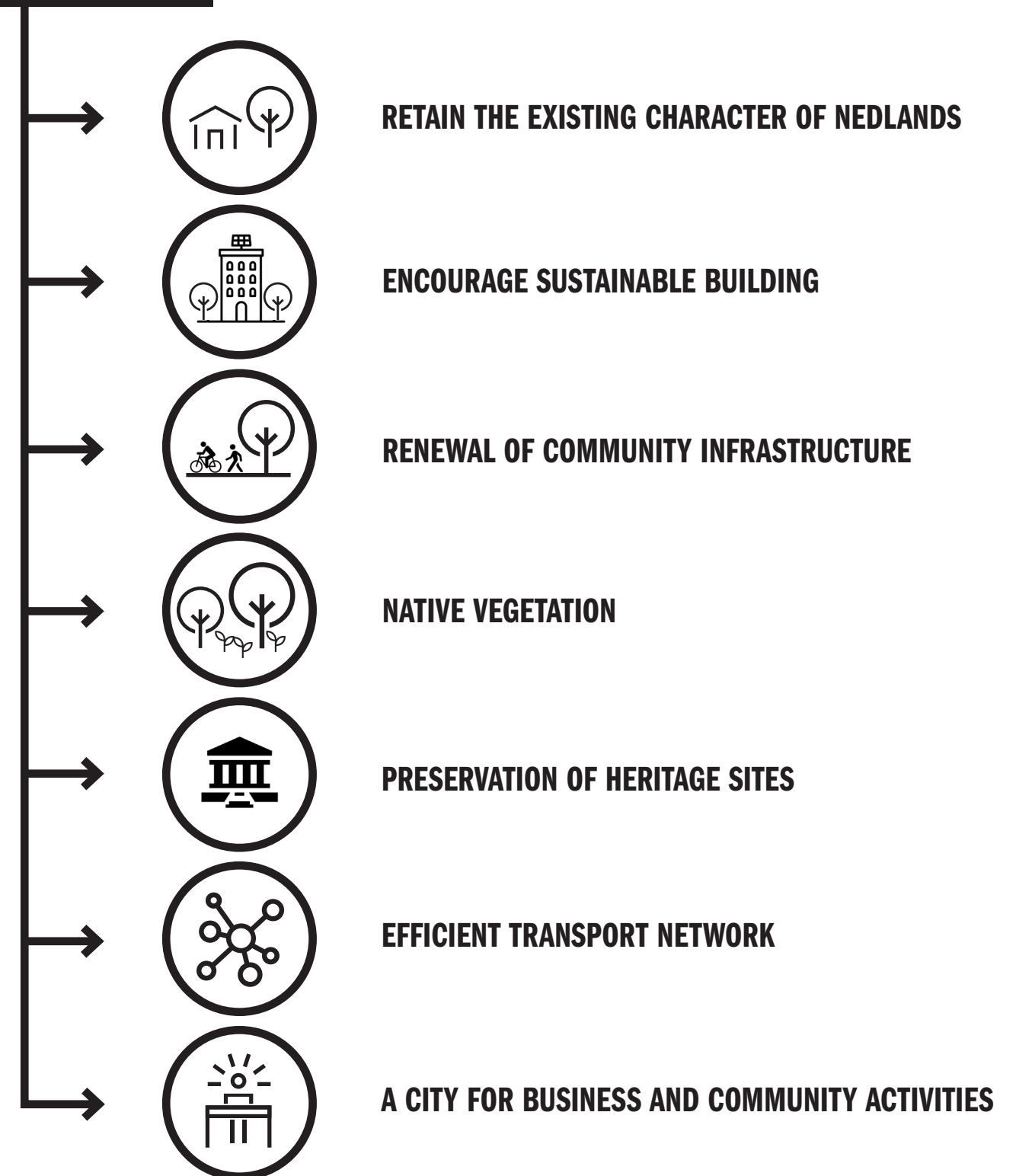
Informed by the vision, the strategic drivers impacting the City of Nedlands have been captured in the City's Local Planning Strategy and translated into planning principles. The principles seek to address the state planning framework that affects the City and provide clarity on how the City seeks to respond to the requirements of the State.

Planning Principles:

- Protect and enhance local character and amenity
- Respect the community vision for the development of the district
- Achieve quality residential built form outcomes for the growing population
- To develop and support a hierarchy of activity centres
- To integrate land uses and transport systems
- Facilitate improved multi-modal access into and around the district
- Maintain and enhance the network of open space.
- Facilitate good public health outcomes
- Facilitate a high-quality provision of community services and facilities
- Encourage local economic development and employment opportunities
- To maintain, protect and enhance natural resources.
- Respond to the local physical and climatic conditions.
- Facilitate efficient supply and use of essential infrastructure.

NEDLANDS STRATEGIC COMMUNITY PLAN (2018-2028)

KEY PRIORITIES



CULTURE, VALUES AND IDENTITY

The City's Local Planning Strategy goes on to identify the intent for a range of strategic areas including population and housing, retail and commerce, physical features, climate and natural areas, recreation and open space, community facilities, traffic and transport, infrastructure services, urban design, character and heritage.

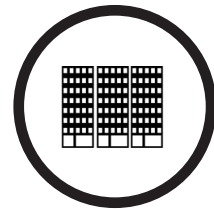
Importantly the City's intent associated with housing and local character is detailed through a number of planning strategies.

Population and Housing – To strongly encourage the development of additional diverse dwelling types within the targeted infill areas. Allowing the conservation and enhancement of the quality of the City of Nedlands' existing attractive residential neighbourhoods.

Strategies:

- Locate high-intensity development within Urban Growth Areas (particularly Stirling Highway)
- Develop appropriate Transition Zones adjacent to Urban Growth Areas to maintain separation from existing high-quality, low-density residential areas
- Facilitate quality development in targeted infill areas and along transit corridors
- Facilitate redevelopment opportunities for medium density residential development within Neighbourhood Centres
- Appropriately scaled residential densities located within and in the immediate vicinity of Neighbourhood Centres, responding to the local context
- Facilitate greater housing diversity, specifically higher density multiple and grouped dwelling developments in targeted infill areas to accommodate changes in population trends
- Establish controls for key sites to ensure the existing residential character is protected long term and development is focused in these locations
- Maintain established residential urban areas to ensure the retention of the existing residential character and lot configurations.

POPULATION AND HOUSING



**HIGH-INTENSITY
DEVELOPMENT IN URBAN
GROWTH AREAS**



**DEVELOP
TRANSITION
ZONES**



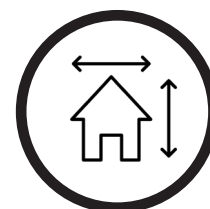
**QUALITY INFILL
DEVELOPMENT**



**REDEVELOPMENT
OPPORTUNITIES IN
NEIGHBOURHOOD CENTRES**



**FACILITATE
GREATER
HOUSING
DIVERSITY**



**APPROPRIATELY SCALED
DEVELOPMENT**



**MAINTAIN
ESTABLISHED
RESIDENTIAL AREAS**



**ESTABLISH
CONTROLS**

Urban Design, Character and Heritage – To retain and enhance the character and streetscape of the City's existing residential areas whilst promoting best practice urban design principles in targeted infill areas. Ensure that proposed development responds to the unique character of each Precinct and preserve quality streetscapes.

Strategies:

- Adopt development controls to retain and enhance the existing character of each identified Precinct
- Promote best practice urban design outcomes in areas experiencing change and in areas of transition
- Improve public realm within Urban Growth Areas and Transition Zones
- Understand the elements that contribute to streetscapes to inform statutory controls
- Protect and promote places of heritage significance through the City.

URBAN DESIGN, CHARACTER AND

HERITAGE



**DEVELOPMENT
CONTROLS TO
RETAIN EXISTING
CHARACTER**



**PROMOTE BEST
PRACTICE OUTCOMES**



**IMPROVED PUBLIC
REALM**



**UNDERSTAND
STREETSCAPE
CHARACTER TO
INFORM CONTROLS**



**PROMOTE PLACES
OF HERITAGE
SIGNIFICANCE**

PEOPLE, EMPLOYMENT AND HOUSING

The 2016 ABS Census identified the City of Nedlands having a population of 21,121 people. Some 53% of them worked full time, in the areas of management (17%) or a profession (45%), earning a median weekly household income of \$2,708, with an average of two children.

The City’s Local Planning Strategy identifies Nedlands as having a relatively higher proportion of its population born in: Australia, Malaysia, Singapore and USA. The 2011 ABS Census indicated a reasonably significant decline in the 35-44 and 75-84 age groups and some reasonably substantial increases in the 20-24, 55-64 and 65-74 age groups. Also, the ABS Census 2001 and 2011, identifies the population of Nedlands as a whole is older than the Greater Perth regional population. In 2016 this trend continued with Nedlands median age being 41 years, while the Western Australian median was 36 years.

When the City of Nedlands is compared to the Greater Perth area, there are some key employment differences. On average, Nedlands has a significantly lower proportion of households within the lower and middle-income groups compared to Greater Perth. For instance, the income groups that are \$2,500 and above are 43.1% for Nedlands and 23.3% for Greater Perth, where the difference between Nedlands and Greater Perth is evident in the high proportion of households making \$4,000 or more a week.

In terms of the labour force, residents in Nedlands have a higher proportion of professionals and managers, compared to Greater Perth. In comparison, the Greater Perth area has more technicians, trade workers, and clerical and administrative workers.

Housing diversity within the City of Nedlands is considered to be relatively low. According to the ABS, Nedland housing characteristics remained relatively static up to 2011, with 84.5% of dwellings described as separate houses. The 2016 ABS figures identified dwellings classified as separate houses had reduced to 80.7%, with separate houses slightly declining, while semi-detached, row and townhouses were increasing. Nonetheless, the separate house typology continues to be the dominant typology.

In proportional terms, Nedlands housing profile is much the same as the average for the Greater Perth area, with a slightly higher percentage of separate houses.



GREATER PERTH:
MEDIAN AGE
- 36 YEARS

NEDLANDS:
MEDIAN AGE
- 41 YEARS

DWELLING TYPES	CENSUS YEARS: NEDLANDS				GREATER PERTH (2016)
	2001	2011	2016		
 SEPARATE HOUSE	82.2%	84.5%	↑ 80.7%	↓	79.1% ↓
 SEMI-DETACHED, ROW OR TERRACE HOUSE, TOWNHOUSE	7.5%	8.8%	↑ 13%	↑	14.1% ↑
 FLAT, UNIT OR APARTMENT	9.9%	6.6%	↓ 6.2%	↓	5.7% ↓

EMPLOYMENT TYPES	NEDLANDS AND PERTH COMPARISON	
	NEDLANDS	GREATER PERTH
 PROFESSIONALS	43.7%	21.8% ↓
 MANAGERS	17.3%	11.5% ↓
 TRADE WORKERS	5%	15.9% ↑
 CLERICAL WORKERS	12.2%	15.4% ↑

PEOPLE, EMPLOYMENT AND HOUSING

The City's Local Planning Strategy identifies the demographic and housing characteristics of Nedlands. Specifically, the Nedlands South Precinct is detailed in comparison to the City of Nedlands.

Nedlands South is largely a residential Precinct (mainly R10 and R12.5), with other community-focused uses such as local shops, churches and schools distributed across the suburb.

Commercial and retail development is located to the north along Stirling Highway and the east along Broadway. The Local Planning Strategy identifies the Nedlands South Precinct as “typical Nedlands” with only minor variations from the City's average in all the demographic indicators.

The Broadway Precinct aligns with the City's Local Planning Strategy which identified “potentially available land”, an area of land potentially available for development or redevelopment for the purposes of increasing dwelling numbers across the City.

The up-coding of the Broadway Precinct will also afford the opportunity to locate higher intensity development in close proximity to the UWA/QEII Specialised Activity Centre, a regional destination. Its proximity to University of Western Australia (UWA) has the potential to contribute to more diversity in cultural representation as well as possibly representing a younger population. UWA also has a significant international student population that could live near the university.

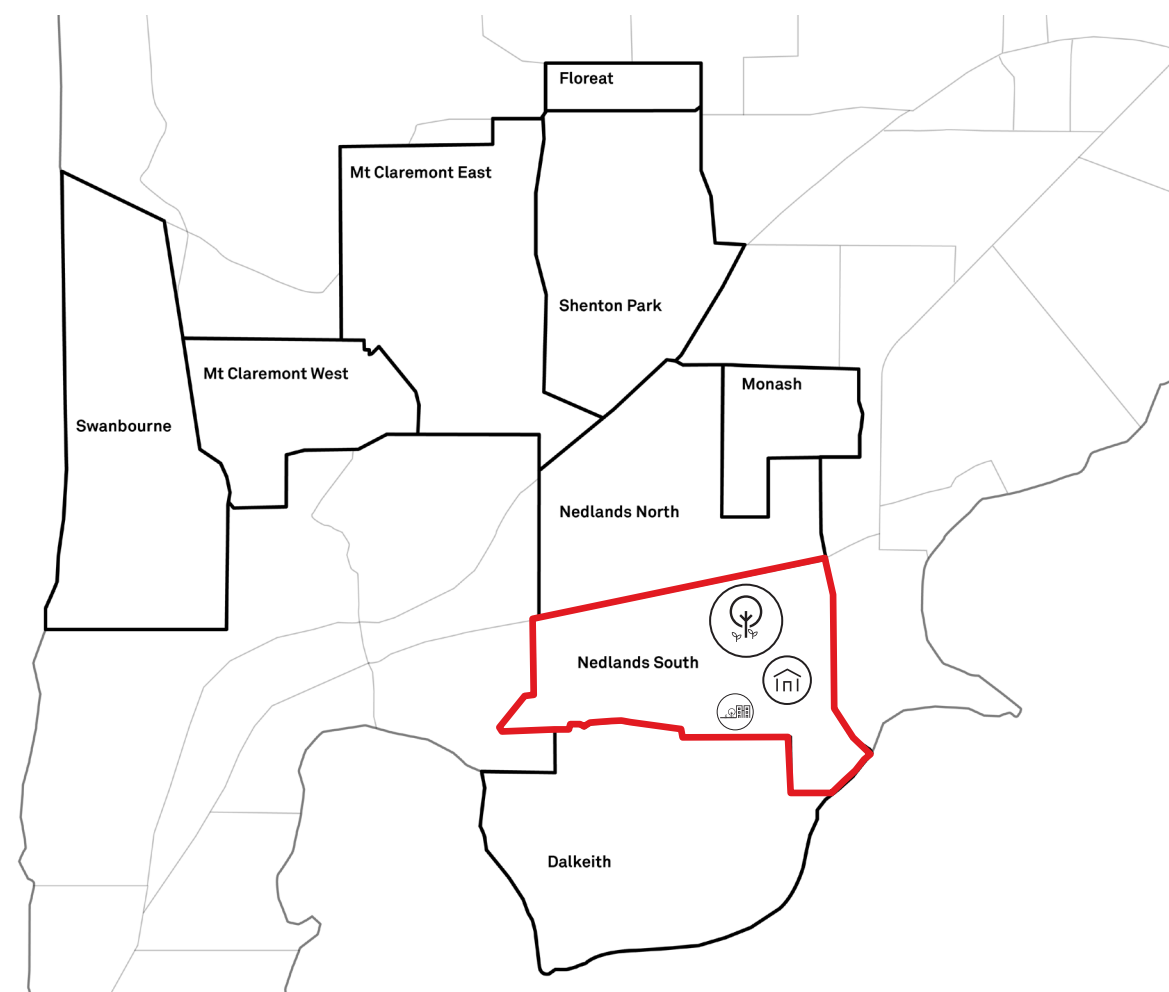


Figure 54: City of Nedlands Local Planning Strategy Precincts

HOUSING

The Western Australian Planning Commission's Perth and Peel @3.5million (2018) policy identifies a greater reliance on infill development with a target of 47 per cent for the Perth and Peel regions. The Central Sub-Regional Planning Framework also reflects a strong focus on guiding infill growth in the Central Sub-Region and establishes specific dwelling targets for all local governments. For Nedlands the targets indicate an additional 2,540 dwelling units to be developed by 2031 and 1,780 post 2031. The WAPC's 2013 Report Card identified the need for a further 1,860 dwellings to be developed between 2031 and 2050 to reach an overall target of 4,400 additional dwellings.

To assist in determining an appropriate response to these infill targets, the City of Nedlands has undertaken land requirement calculations outlined within the City of Nedlands Local Planning Strategy (2018). These calculations indicate that based on the various assumptions, the total land area required to satisfy the 2031 target ranges between 49 and 75 hectares. Between 2031 and 2050, the calculations indicate that, based on the various assumptions, the total land area required to satisfy the 2050 target ranges between 25 hectares and 46 hectares. Total land area, comprising both the 2031 and 2050 targets, therefore ranges between 74 and 121 hectares. As summarised within the City of Nedlands Local Planning Strategy, much of the medium and higher density housing requirement could be incorporated into mixed use developments.

The Broadway Precinct is identified as a local area that would be suitable for increased development intensity. The Local Planning Strategy identifies numerous sites as appropriate for targetted infill in the Hampden Road and Broadway area, resulting in an estimated total land area available for infill of 16.90ha. The Broadway Precinct, with its proximity to the UWA-QEII Specialised Activity Centre, is uniquely placed within the City of Nedlands to accommodate infill development through higher-density built form. With the up-coding of areas within the Precinct, there is an increased potential to provide diverse housing options, particularly relating to education, student accommodation and health and wellness professionals. Ultimately, this increase within the Broadway Precinct has the potential to support the dwelling targets set by the WAPC, in particular within the RAC1 and R-AC3 mixed use areas directly abutting Broadway and Stirling Highway.

The City of Nedlands Local Planning Strategy has identified how the 2011 to 2036 dwelling unit projections are likely to be distributed throughout Nedlands.

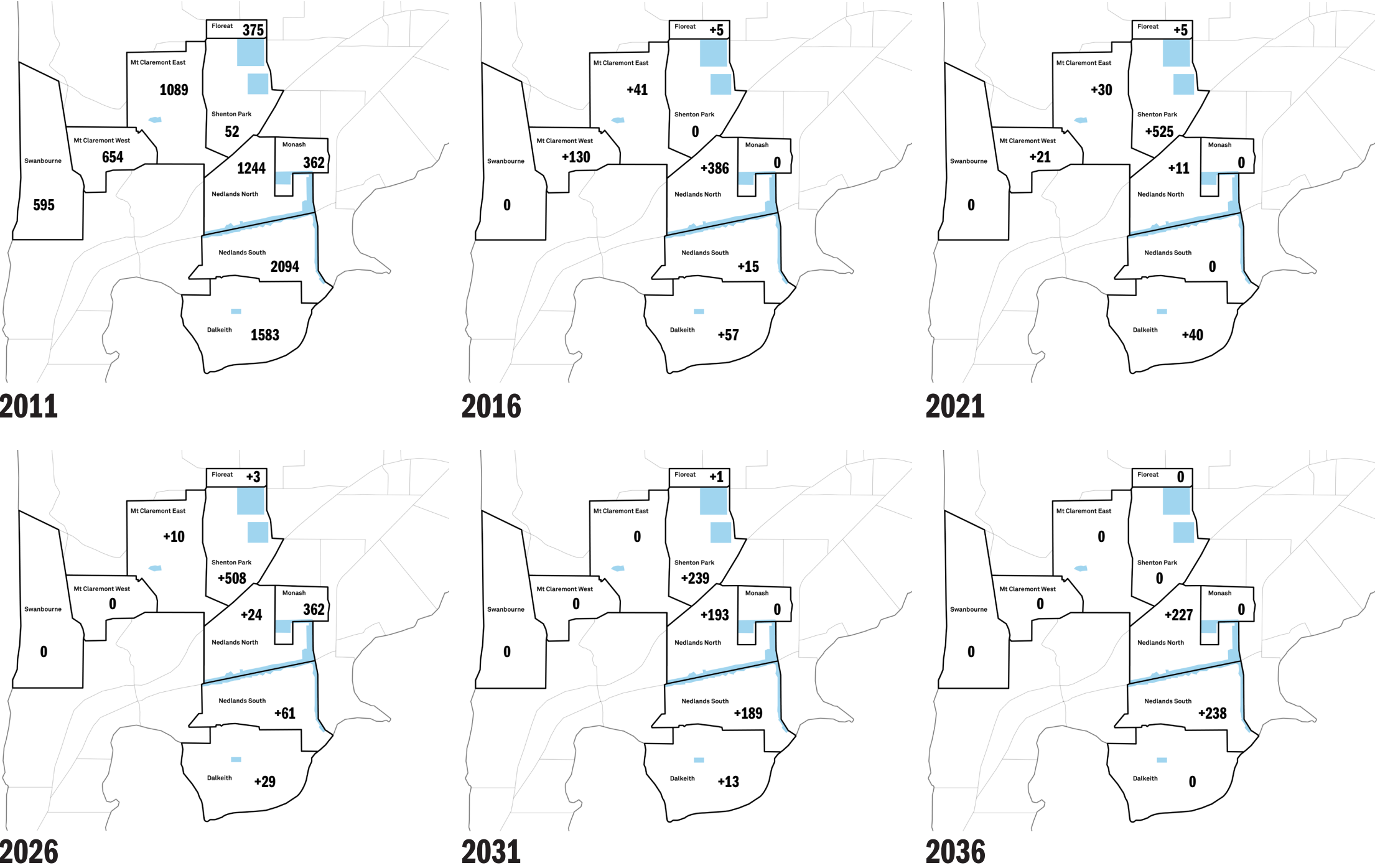


Figure 55: City of Nedlands Local Planning Strategy - Additional Dwellings 2011-2036

Legend:

- Planning Precincts
- Potentially Available Land

Additional Dwellings by 2036:	
Nedlands North	841
Nedlands South	503
Dalkeith	139

GOVERNANCE CONTEXT

STATE PLANNING FRAMEWORK

→ State Planning Strategy 2050

The WAPC's State Planning Strategy 2050 (2014) is the Government's strategic planning response to the challenges Western Australia is likely to face in the future. The strategy proposes that diversity, liveability, connectedness and collaboration must be central to the vision of sustained growth and prosperity. The Strategy takes into account what is known about the future and the expectations of Western Australians, to provide a guide for future land-use planning and development.

The strategy has six key principles that relate to all strategic development within the state, including the City of Nedlands and the Broadway Precinct. While the state level policy does not mention the Broadway Precinct specifically, the principles and aims are recognised in all development.

These six principles comprise:

- Community: Enabling diverse, affordable, accessible and safe communities
- Economy: Facilitating trade, investment, innovation, employment and community betterment
- Environment: Conserving natural assets through sustainable development
- Infrastructure: Ensuring infrastructure supports development
- Regional Development: Building the competitive and collaborative advantages of regions
- Governance: Building community confidence in development processes and practices.

Overview of the Western Australian planning system

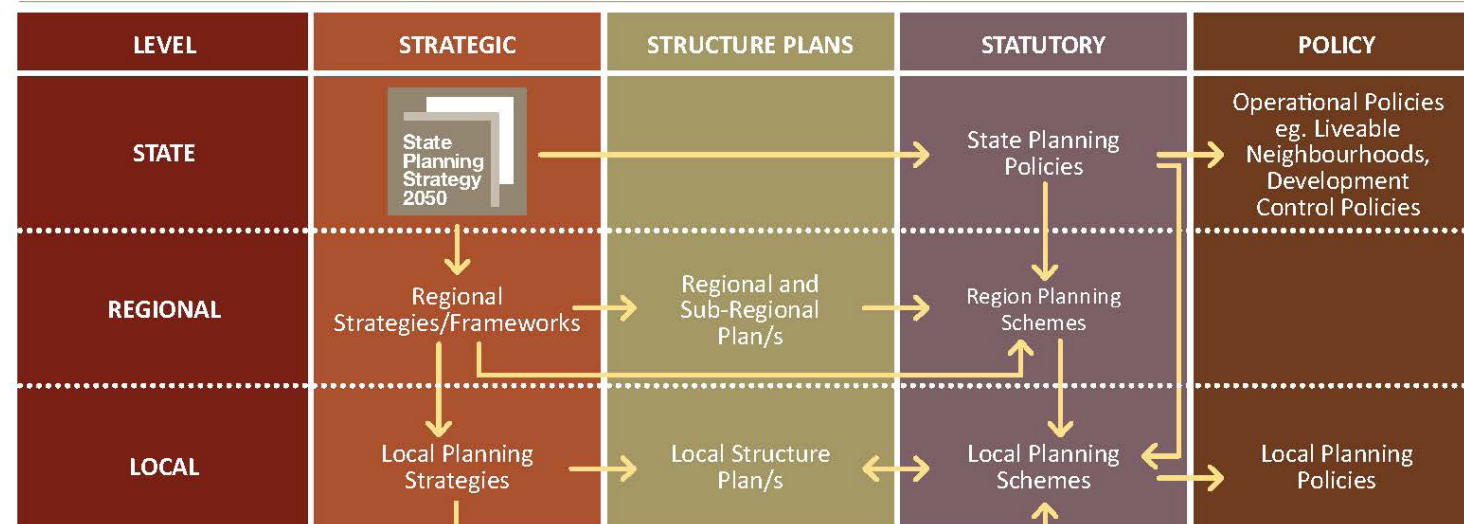


Figure 56: The State Planning Strategy 2050 highlights the planning response to address the challenges facing the State within the Western Australian planning system.



Figure 57: The State Planning Strategy 2050 highlights housing and urban form trends from 1850 to 2050.

STATE PLANNING FRAMEWORK

→ Perth and Peel @ 3.5 million and Central Sub-Regional Planning Framework

The Perth and Peel @ 3.5million land use planning and infrastructure frameworks aim to accommodate 3.5 million people by 2050. The WAPC's Central Metropolitan Sub-Regional Planning Framework (2018) is a localised infrastructure framework to help guide future urban growth and infill across the metropolitan region. The City of Nedlands and the Broadway Precinct are located within the Central Sub-Region area where the framework aims to:

- Achieve more consolidated urban form and development
- Meet long-term housing requirements
- Strengthen key employment centres
- Provide transport linkages that connect people with key centres of activity and employment, with access to areas beyond the Perth and Peel regions
- Facilitate and support a future regional infrastructure network including transport, service, community, social, health, tertiary education, regional sport and recreation infrastructure
- Encourage and guide increased connectivity between areas of open space or conservation and protect areas of value
- Identifying targeted increases in the density and diversity of mixed use development, housing and employment
- Ensure urban consolidation Precincts have access to existing and future high-frequency public transit
- Protect the green network of high-quality natural areas such as parks, rivers, beaches and wetlands and the linkages between these areas.



Figure 58: Nedlands is located within the Central Sub-Regional Planning Framework.



Figure 59: The spatial plan for Perth and Peel regions has been developed to deliver a more consolidated urban form to achieve a more efficient and cost-effective urban structure.

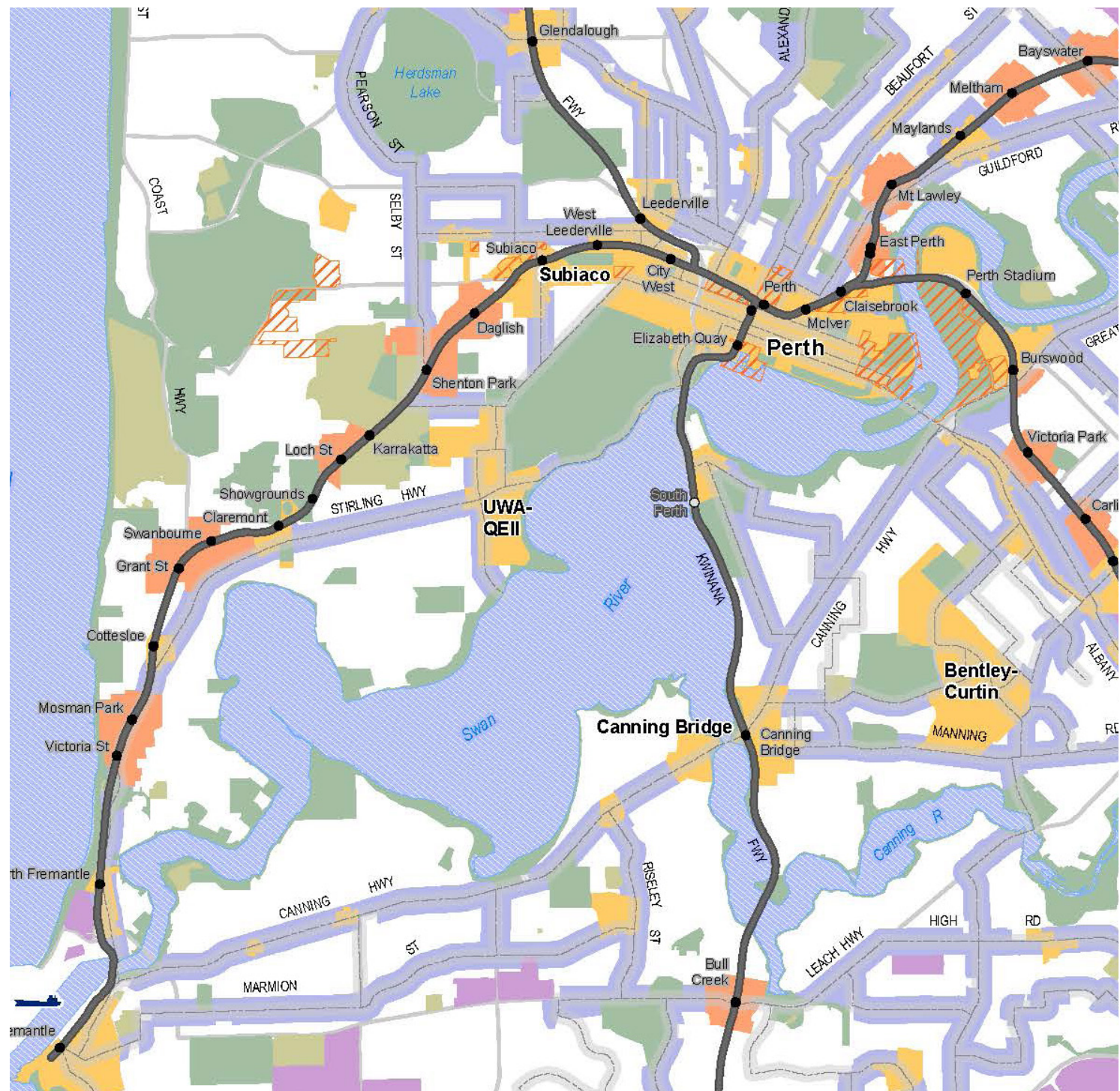


Figure 60: The Central Sub-Regional Planning Framework identifies Stirling Highway and Broadway as Urban Corridors. The principle is to focus infill within areas in close proximity to transit corridors and stations, activity centres and urban corridors. The framework identifies urban corridors in the Central Sub-Region alongside high-frequency public transit corridors.

NOTE: This is a conceptual representation of broad planning intentions within the sub-region. Further planning processes and decision-making under relevant legislation will need to be undertaken, including with reference to amendment of statutory instruments and detailed planning.

STATE PLANNING FRAMEWORK

Central Metropolitan Sub-Regional Planning Framework (2018) references the Directions 2031 and Beyond policy, which sets infill targets (proportion of the total amount of additional dwellings) at 47 per cent for the Perth and Peel regions.

The target equates to approximately 380,000 new infill dwellings out of the estimated 800,000 dwellings that will be needed to accommodate the additional people expected by 2050.

Some 215,000 dwellings (56 per cent of the total amount of new infill dwellings) are identified as being delivered in the Central Sub-Region.

The framework identifies infill targets where Nedlands will accommodate an additional 4,320 dwellings and population of 9,500 by 2050. The up coded areas of the City of Nedlands Local Planning Scheme No. 3 (LPS3) provide for an increase in residential development within the Precinct.

Table 1: City of Nedlands' existing and projected dwellings and population 2011-2050 identified within the Sub-Regional Planning Framework.

Existing dwellings	Existing population	Additional dwellings	Additional population	Total dwellings	Total population
8,070	22,030	4,320	9,500	12,390	31,530

Table 2: For the City of Nedlands, the Sub-Regional Planning Framework identifies a residential infill timing projection, based on the draft framework scenario in five-year intervals, from 2011 to 2031 and Post 2031.

2011-16	2016-21	2021-26	2026-31	Total 2031	Post 2031	Total
880	860	400	400	2,540	1,780	4,320



Figure 61: The Central Sub-Regional planning framework identifies urban corridors in the Central Sub-Region co-located with high-frequency public transit corridors.

Legend

- Passenger rail/station - existing
- Passenger rail/station - proposed Stage 1 METRONET
- Passenger station - further investigation

Railway alignment subject to further planning - refer to text in Part5.3 of the Framework.

- High-frequency public transit
- Urban corridors